Planning and Zoning Commission
Hearing Date: January 15, 2026
Canyon County Development Services Department

PLANNING DIVISION STAFF REPORT

CASE NUMBER:	**CU2025-0018**
APPLICANT/REPRESENTATIVE:	**Victor Ferral**
PROPERTY OWNER:	**Abraham Aguilar Gonzalez**
APPLICATION:	**Conditional Use Permit – Staging Area & Contractor Shop**
LOCATION:	**23930 Stone Lane, Caldwell, ID 83607 Parcel R22073**
ANALYST:	**Amber Lewter, Associate Planner**
STAFF RECOMMENDATION:	**Approval**

REQUEST:
The applicant, Abraham Gonzalez, represented by Victor Ferral, is requesting a Conditional Use Permit for a staging area and contractor shop to support the applicant's business, A&A Tires LLC, a 24-hour mobile tire repair service. The applicant is proposing to store service trucks, equipment, and tires with a contractor shop on-site. It is proposed to have three (3) employees with the hours of operation being Monday – Sunday, 8 am – 5 pm.

PARCEL INFORMATION REPORT: *See Exhibit C.1 for information*

APPLICABLE CODE:
The following laws and ordinances apply to this decision: Canyon County Code of Ordinances (CCCO) §01-17 (Land Use/Land Division Hearing Procedures), CCCO §07-05 (Notice, Hearing and Appeal Procedures), CCCO §07-07 (Conditional Use Permits), CCCO §07-02-03 (Definitions), CCCO §07-10-27 (Land Use Regulations (Matrix)), CCCO §07-14 (Use Standards), Idaho Code §67-6512 (Special Use Permits, Conditions, and Procedures), and CCCO §07-14-03 (Contractor Shop) CCCO §07-14-29 (Staging Area).

BACKGROUND:
Parcel R22073 is part of the Fruitdale Farm Subdivision that was originally platted in 1909. The subject properties' current configuration was created by an approved administrative land division on April 22, 2021 (AD2021-0008).

A code enforcement violation was opened on the subject property on May 29, 2025, for operating an unpermitted business. The code enforcement violation was complaint-driven. A notice of violation was sent out on May 30, 2025, to the property owner. On June 24, 2025, the property owner spoke with Development Services and was advised that a conditional use permit is required to operate the property owner's business associated with A & A Tires LLC. Canyon County Development Services received a conditional use permit application for a staging area and contractor shop on August 7, 2025.

HEARING CRITERIA:

Table 1. Conditional Use Permit Standards of Evaluation Analysis

<table>
<tr><td colspan="3">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:</td></tr>
<tr><td colspan="3">County Ordinance and Staff Review</td></tr>
<tr><td>Criteria Met?</td><td>Code Section</td><td>Analysis</td></tr>
<tr><td>Yes</td><td>1</td><td>Is the proposed use permitted in the zone by conditional use permit?</td></tr>
<tr><td>Staff Analysis</td><td colspan="2">The proposed use for a staging area and contractor shop is permitted in the zone by a conditional use permit, pursuant to County Ordinance CCCO §07-10-27.

The applicant submitted a conditional use permit for a staging area and contractor shop on August 7, 2025. See Exhibit A for the application and submitted materials.
• 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.”

A vehicle service facility is not permitted in the “A” (Agricultural) zone. Although the applicant isn’t proposing a vehicle service facility, condition number 12 has been added to address this.
• CCCO §07-02-03 defines a vehicle service facility as “Premises on which repair and service work to vehicles is performed.”

See project description analysis contained in Section 07-07-05(2) detailing the nature of the request.</td></tr>
<tr><td>Criteria Met?
Yes</td><td>2</td><td>What is the nature of the request?</td></tr>
<tr><td>Staff Analysis</td><td colspan="2">The property owner, Abraham Gonzalez, requests a conditional use permit to establish a staging area and contractor shop for his business, A & A Tires LLC, on approximately 1.58 acres, designated as R22073. A & A Tires LLC is a 24-hour mobile tire service business. This type of business would typically be considered a home occupation, which is a permitted use. However, the owner is requesting to expand the business to include a staging area and contractor shop to store additional equipment and business vehicles on the subject property.

• <u>Use:</u> The nature of the request consists of using the subject property to store equipment for the property owner's mobile tire service business, A & A Tires LLC, such as service trucks, equipment, and tires (Exhibit B2). The request includes a 30’ x 60’ pre-engineered metal building to be used for the contractor shop (Exhibit B5). The contractor shop is proposed to be used for temporarily storing old and new tires and tire repair equipment (Exhibit B3).
• <u>Number of Employees:</u> The applicant is proposing to have three (3) employees. The employees come on-site to load and unload the needed supplies; the work is conducted off-site (Exhibit B2).
• <u>Customers:</u> According to the applicant’s Operation Plan (Exhibit B3), customer visits to the contractor shop are expected to be rare. See condition number 12.
• <u>Hours of Operation:</u> The hours of operation proposed are Monday through Sunday, 8:00 am – 5:00 pm, per the land use worksheet (Exhibit B4). On average, deliveries will occur 1 to 3 times a week (Exhibit B2.1).
• <u>Parking:</u> The proposal includes parking for the property owners’ company vehicles and employees as needed.</td></tr>
</table>

	• Restrooms: There is currently an individual septic tank servicing the residence on site. The proposed staging area and contractor shop do not anticipate the use of restrooms (**Exhibit B2.1**). During staff's site visit on November 21, 2025, staff observed a portable restroom. *See condition number 11a.* • Tire Disposal: According to the email correspondence on August 25, 2025, the applicant has a contract with a local tire reclaim business in Caldwell, and the tires will be disposed of as often as needed (**Exhibit B2.1**).	
Criteria Met? **Yes**	**3**	**Is the proposed use consistent with the comprehensive plan?**
Staff Analysis	As conditioned, the proposed use is consistent with the Comprehensive Plan. The 2030 Canyon County Comprehensive Plan designates the subject parcel as "Rural Residential" (**Exhibit C2.17**). The designation is intended to create a buffer between residential and agricultural uses along the City of Middleton's area of impact. However, the City of Middleton's area of impact has recently been adjusted, getting pulled back closer to the City of Middleton. With that change, staff cannot anticipate what the impact will be on the future designation of parcels in this area. Approximately 0.90 miles west of the subject property, there is a future agricultural land use designation, and approximately 0.90 miles southwest of the subject property is zoned commercial and industrial. The future land use is trending towards a mix of residential, commercial, and agricultural uses. As conditioned, the proposed use is aligned with but not limited to the following goals and policies of the 2030 Comprehensive Plan: • Property Rights Goal: o G1.01.00: *"Protect the integrity of individual property rights while safeguarding public health, safety, and welfare."* 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 conditions on page 9.* • Population Goal: o G2.01.00: "Incorporate *population growth trends and projections when making land use decisions."* Property owners have the "right to enjoy the property for its intended use without creating nuisances. Zoning categorizes land uses based on compatibility, such as agriculture, residential, commercial, and industrial. Each category has characteristics that might not be compatible with other zoning categories (Pg. 10, Comprehensive Plan 2030)." See section 07-07-05(4) for analysis on land use compatibility and consistency. • Economic Development Goal: o 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 conditions on page 9.* • Land Use 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."*

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 conditions on page 9.*

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

Staff Analysis

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.

Summary:
The surrounding land uses, as reviewed within a one- and two-mile radius, as well as the current zoning and classification map, indicate that land uses in the area are a combination of residential, commercial, and agricultural uses as seen in **Exhibits C2.6, and C2.7.** The property to the west of the subject parcel has an approved conditional use permit for a staging area and contractor shop (CU2024-0001). There are agricultural operations to the east of the subject property, and approximately 0.75 miles to the southwest, there is a commercial zone designation. A staging area and contractor shop are allowed in an agricultural zone with a conditional use permit. As conditioned, the proposed use is not anticipated to be injurious to other property within the immediate vicinity, nor negatively change the essential character of the area.

Adjacent Existing Conditions:

Direction	Existing Use	Primary Zone	Other Zone
N	Primary Residence	R1	A
S	Empty Lot	A	R1
E	Agricultural with Primary Residence	A	--
W	Primary Residence with CUP – Staging Area	A	R1

"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:
Within a 1-mile radius of the property, there have been three (3) Conditional Use Permits approved for a staging area and contractor shop, a school, and a planned unit development. Three (3) Rezones or Conditional Rezones from "A" zone to "R1" zone. There have been two (2) Rezones or Conditional Rezones to a Commercial Zone. A total of eight (8) Subdivisions have been approved within a 1-mile radius. The approved land use cases can be seen in **Exhibit C2.7**.

Within a 1-mile radius of the property, there has been one (1) gravel pit and two (2) feedlots approved. Within a 2-mile radius, there are two (2) additional feedlots and two (2) gravel pits approved (**Exhibit C2.9**).

There are forty-five (45) subdivisions with an average lot size of 1.81 acres and seven (7) subdivisions in platting with an average lot size of 1.65 acres (**Exhibit C2.8**).

Character of the Area:
The area is characterized by a mix of uses ranging from primarily residential and agricultural to some industrial and commercial operations within a 2-mile radius.

Potential Impacts:

	As proposed, the staging area and contractor shop are not anticipated to significantly increase the sound levels in the immediate vicinity. Per the letter of intent (**Exhibit B2**), the nature of the work is remote, with loading and unloading onsite. As conditioned, the hours of operation are limited to Monday through Sunday, 8:00 am – 5:00 pm (**Exhibit B2.1**), and the proposed use shall be in general conformance with the applicant's site plan (meaning it cannot expand outside of the area shown without amending the conditional use permit. *See condition number 7.* During staff's site visit on November 21, 2025, the property owner advised that the proposed use is on the east 1-acre portion of the property, behind the primary residence. Staff discussed the need for a sight-obscuring fence. *See condition number 10.* The proposed use may increase the dust levels in the immediate vicinity due to the storage and parking areas being gravel. 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. *See condition number 9.* See further analysis under section 07-07-05(06 & 07) for discussion and conditions. The applicant has not indicated that they plan to install lighting for the associated use; there were no exterior lights observed during the site visit conducted on November 21, 2025. 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 number 4.* The applicant's business is a mobile tire repair service, which has the potential for becoming a vehicle service facility on the subject property. A vehicle service facility is not an allowed use in an agricultural zone. *See condition number 12.* See CCCO §07-07-05(7) for potential traffic impact analysis.
Criteria Met? **Yes**	**5**	**Will adequate water, sewer, irrigation, drainage and stormwater drainage facilities, and utility systems be provided to accommodate the use?**
Staff Analysis	The project will have adequate water, sewer, irrigation, drainage, and stormwater drainage facilities, and utility systems to accommodate the proposed use based on the analysis contained herein. **Water:** The property appears to have adequate water via an individual well. According to the letter of intent, water for the contractor shop will be provided via a new well (**Exhibit B2**). The existing and future water uses are anticipated to provide adequate water for the proposed use. **Sewer:** There are no proposed septic tanks for this project. There is currently an individual septic tank servicing the residence on site. Southwest District Health provided comment on September 5, 2025, and there were no concerns raised (**Exhibit E3**). During the site visit on November 21, 2025, staff observed a portable restroom onsite. As conditioned, the applicant shall meet Southwest District Health (SWDH) requirements for the proposed uses on the property. *See condition numbers 11 and 11a.* **Irrigation:** The applicant has an irrigation well with gravity irrigation (**Exhibit B4**). Agency notice was sent out to Black Canyon Irrigation District on September 2, 2025, and December 11, 2025. No comments were received. It's not anticipated that the irrigation system will be impacted by the proposed use. *Condition number 5* ensures the applicant shall not impede, disrupt, or disturb the existing irrigation structure without approval from the irrigation district.	

	Stormwater drainage facilities: According to the land use worksheet (**Exhibit B4**), stormwater drainage on the subject property will be retained by borrow ditches. It appears the use does not require or affect stormwater drainage on the property. **Utility Systems:** Utility agencies, including Idaho Power, Intermountain Gas, CenturyLink, and Ziply, were notified of the application on September 2, 2025, and December 11, 2025. 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 needed.	
Criteria Met? **Yes**	**6**	**Does legal access to the subject property for the development exist or will it exist at the time of development?**
Staff Analysis	The subject property does have legal access for the development and will exist at the time of the development. The subject parcel has approximately 189 feet of frontage on Stone Road along the western boundary. Stone Road is classified as a local road. According to the comment received from Highway District No. 4, as seen in **Exhibit E5,** the existing approach can be utilized for the proposed commercial activity, subject to conditions. *See condition number 3.*	
Criteria Met? **Yes**	**7**	**Will there be undue interference with existing or future traffic patterns?**
Staff Analysis	Undue interference with the existing or future traffic patterns is not anticipated. Any potential impact will be reviewed by the local highway district jurisdiction. It's anticipated that there will be a total of three (3) employees who will be picking up materials as needed. According to the applicant's operation plan, it is anticipated that customers coming onsite will be rare (**Exhibit B3**). The comment received from Highway District No. 4 on September 22, 2025, stated that HD4 does not oppose the requested land use changes. HD4 requests a traffic impact fee of $4,756. The ITE Trip Generation Manual estimates there to be 9 daily trips (**Exhibit E5**). *See condition number 3a*. ITD's comment received on September 4, 2025 (**Exhibit E2)**, states that the application will not impact the state highway.	
Criteria Met? **Yes**	**8**	**Will essential services be provided to accommodate the use including, but not limited to, school facilities, police and fire protection, emergency medical services, irrigation facilities, and will the services be negatively impacted by such use or require additional public funding in order to meet the needs created by the requested use?**
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, and irrigation facilities. The services will not be negatively impacted by such use or require additional public funding in order to meet the needs created by the requested use. **School Facilities:** Parcel R22073 is serviced by the Middleton School District. It is not anticipated that any impacts or accommodations will be needed for the proposed use. Agency comments were sent out on September 2, 2025, and December 11, 2025. No comments were received by the school district. **Police and Fire Protection:**	

	Parcel R22073 is under the jurisdiction of the Middleton Rural Fire District. Middleton Rural 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 number 13.* Agency notice was sent on September 2, 2025, and December 11, 2025. The Middleton Rural Fire District provided comments on September 2, 2025, as seen in **Exhibit E1.** The Middleton Rural Fire District advised that the requested use will not negatively impact services. The nearest fire station is Station 53, approximately 4.2 miles away from the subject property, with an estimated response time of 7 minutes. Future response will be provided by Station 54, once funding is secured. Station 54 is 3.2 miles away from the subject property, with an estimated response time of 3.2 minutes. No comment was received from the Canyon County Sheriff's Department. **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 September 2, 2025, and December 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. **Irrigation Facilities:** The proposed use is not anticipated to impact the irrigation facilities. Agency notice was sent out to Black Canyon Irrigation District on September 2, 2025, and December 11, 2025. No comments were received. *See condition number 5,* which ensures the applicant shall not impede, disrupt, or disturb the existing irrigation structure without approval from the irrigation district.

Table 2. Use Standards – Contractor Shop CCCO §07-14-09

Per CCCO §07-14-03(1): The provisions of this article apply to all properties where a use is listed as an allowed use, a conditional use, or a director's decision in section 07-10-27 of this chapter (land use matrix).		
County Ordinance and Staff Review		
Criteria Met?	**Code Section**	**Analysis**
Yes	**1**	**The use shall be contained within a building or behind a sight obscuring fence.**
Staff Analysis	There shall be a sight-obscuring fence that all vehicles and equipment will be contained behind. *See condition number 10.* The applicant's proposal includes a 30' x 60' pre-engineered metal building, for which general maintenance on the equipment will be conducted, and the storage of equipment (**Exhibits B2.1 and B5**). According to the Operational Plan (**Exhibit B3**), it is anticipated that customer visits to the shop will be a rare occurrence. All other work is done off-site. *See condition number 12.*	

Table 3. Use Standards – Staging Area: CCCO §07-14-29

Per CCCO §07-14-03(1): The provisions of this article apply to all properties where a use is listed as an allowed use, a conditional use, or a director's decision in section 07-10-27 of this chapter (land use matrix).		
County Ordinance and Staff Review		
Criteria Met?	**Code Section**	**Analysis**
Yes	**1**	**All work shall be conducted off site.**
Staff Analysis	Per the applicant's land use worksheet and letter of intent, all work will be conducted off-site, except for loading and unloading of supplies on-site, and 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 (**Exhibits B2 and B4).**	
Criteria Met? **Yes**	**2**	**Business vehicles shall be operable and parked on site, not on a public or private road.**

Staff Analysis	Per the letter of intent, parking will be on-site (**Exhibit B2).** No parking will take place on a public or private road. *See condition number 7b.* Based on the Planning Staff's site visit on November 21, 2025, there does not appear to be any inoperable business vehicles on the property (**Exhibit C**).	
Criteria Met? **Yes**	**3**	**Persons not employed on the premises may visit the premises for the purpose of picking up equipment and materials to be used elsewhere, including trucks offloading or transferring equipment and/or materials to other vehicles.**
Staff Analysis	Per the land use worksheet, there will be approximately three (3) employees total who will visit the premises to pick up equipment to be used elsewhere (**Exhibit B4**).	
Criteria Met? **Yes**	**4**	**Employees may meet on the premises to share rides to and from job sites.**
Staff Analysis	It is not anticipated that the above will occur. However, 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.	
Criteria Met? **Yes**	**5**	**Employees' vehicles shall be parked on site and not on a public or private road.**
Staff Analysis	There are ample parking spaces for employee vehicles, as seen during the site visit (**Exhibit C**). There is space for more parking if needed. There shall be no parking on a public or private road. *See condition number 7b.*	

Table 4. Area of City Impact

CCCO §09-09-17: Middleton Area of City Impact – Application Procedures: Within the Middleton area of city impact, the following ordinances apply.		
County Ordinance and Staff Review		
Criteria Met?	**Code Section**	**Analysis**
Yes	**09-09-17(1)A**	Land Use Applications: All land use applications submitted to the county including, but not limited to, conditional use permits, variances and land divisions requiring notification of a public hearing, shall be referred to the city in the same manner as provided for in subsection 09-09-11(3) of this article.
Staff Analysis	**Area of City Impact:** The City of Middleton's agency notice was sent out on September 2, 2025, and December 11, 2025. No comments were received. The subject parcel will not be in the area of impact for the City of Middleton come January 1, 2026. The proposed use is not anticipated to negatively impact the City of Middleton.	

NOTIFICATION AND COMMENTS:

Notice of the public hearing was provided as per CCCO §07-05-01. Agencies were notified on September 2, 2025 and December 11, 2025. Property owners within 600 feet of the subject property boundaries were notified on December 11, 2025. JEPA notice to the City of Middleton was completed on September 2, 2025. A newspaper notice was published on December 12, 2025. The subject property was posted with a notice on December 16, 2025.

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 one (1) written public comments by the materials deadline of January 5, 2026. The comment received was in opposition. 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 for a staging area and contractor shop is compliant with Canyon County Ordinance 07-07-05. A full analysis is detailed within the staff report.

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

1. The development shall comply with all applicable federal, state, and county laws, ordinances, rules, and regulations that pertain to the subject property and the proposed use.
2. A building permit shall be obtained for the pre-existing shipping containers. All appropriate building permits shall be obtained within **180 days from the approval of the Conditional Use Permit**.
    a. The applicant shall obtain a building permit for the 30' x 60' pre-engineered metal building prior to commencement of use.
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. Provided at the time of the change of occupancy permit, the applicant shall coordinate with Highway District No. 4 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 and easement without written approval from the irrigation district with jurisdiction.
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 (**Exhibits B2, B2.1, and B5**).
    a. The hours of operation shall be Monday – Sunday, 8:00 am – 5:00 pm, as outlined in the Land Use Worksheet (**Exhibit B4**).
    b. 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.
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.
9. A dust mitigation plan shall be provided **180 days from the approval of the Conditional Use Permit** 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 sight-obscuring fence shall be constructed on the north, east, and south property lines located on the eastern 1-acre portion of the subject property**, within 6 months from the approval of the Conditional Use Permit**. The placement of fencing shall take into consideration any easements that may be in place. Proof shall be submitted to the Development Services Department for review and approval.
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, provided **180 days from the approval of the Conditional Use Permit**.
    a. The number of portable restrooms and maintenance shall be as recommended by Southwest District Health.
12. The applicant shall not repair or service customers' vehicles on parcel R22073.
13. The applicant shall meet all applicable Middleton Rural Fire District requirements for the proposed uses. Evidence shall be a letter of review and approval from Middleton Rural Fire District, provided at the time of building permit issuance for condition 2.
14. The conditional use permit for a staging area and contractor shop shall be limited to Abraham Aguilar Gonzalez and family. Should ownership of parcel R22073 change from Abraham Aguilar Gonzalez or an immediate family member, the conditional use permit for a staging area and contractor shop shall terminate.

DECISION OPTIONS

- **Approval of the Application**: "I move to approve CU2025-0018, Victor Ferral for A & A Tires LLC, finding the application **does** meet the criteria for approval under Article 07-07-05 of Canyon County Zoning Ordinance, **with the conditions listed in the staff report, finding that**: [*Cite reasons for approval & Insert any additional conditions of approval*].
- **Denial of the Application**: "I move to deny CU2025-0018, Victor Ferral for A & A Tires LLC, finding the application **does not** meet the criteria for approval under Article 07-07-05 of Canyon County Zoning Ordinance, **finding that** [*cite findings for denial based on the express standards outlined in the criteria & the actions, if any, the applicant could take to obtain approval (ref.ID.67-6519(5)*].
- **Table the Application:** "I move to continue CU2025-0018, Victor Ferral for A & A Tires LLC, to a [*date certain or uncertain*]

EXHIBITS:

A. **Draft FCOS**
B. **Application Packet & Supporting Materials**
    1. Master Application
    2. Letter of Intent
        2.1. Email Correspondence from August 25, 2025
    3. Operation Plan
    4. Land Use Worksheet
    5. Site Plan(s)
    6. Neighborhood Meeting
    7. Agency Acknowledgment
    8. Applicant's Presentation Materials
C. Supplemental Documents
    1. Parcel Information Report
    2. Case Maps/Reports
        2.1. Aerial
        2.2. Notification Map
        2.3. Small Air Photo 1 Mile
        2.4. FEMA Small Air Photo
        2.5. Small Vicinity Map
        2.6. Zoning & Classification Map
        2.7. Case Map & Summary
        2.8. Subdivision Map & Report
        2.9. Dairy, Feedlot, & Gravel Pit Map
        2.10. Lot Classification Map
        2.11. Soil & Prime Farmland Maps
        2.12. Contour Map
        2.13. City of Middleton Future Land Use Map
        2.14. Nitrate Priority & Wells Map
        2.15. TAZ Household & Job Maps
        2.16. Slope Percent Map
        2.17. Future Land Use Map
D. Site Visit Photos: November 21, 2025
E. Agency Comments Received by: January 5, 2026
    1. Middleton Rural Fire District; Received: September 2, 2025
    2. ITD; Received: September 4, 2025
    3. Southwest District Health; Received: September 5, 2025
    4. DEQ; Received: September 8, 2025
    5. Highway District No. 4; Received: September 22, 2025
F. Public Comments Received by: January 5, 2026
    1. Denise Thomas – In Opposition; Received: December 16, 2025

Exhibit A:

EXHIBIT A

Draft FCOs

Planning & Zoning Commission

Case #: CU2025-0018

Hearing date: January 15, 2026

In the matter of the application of:
A & A Tires LLC– CU2025-0018

The Canyon County Planning and Zoning Commission considers the following:

Case No. CU2025-0018: The applicant, Abraham Gonzalez, represented by Victor Ferral, is requesting a Conditional Use Permit for a staging area and contractor shop for the applicant's business, A&A Tires, LLC, which is a 24-hour mobile tire repair service. The applicant is proposing to store service trucks, equipment, and tires with a contractor shop on-site. It is proposed to have three (3) employees with the hours of operation being Monday – Sunday, 8 am – 5 pm. The property is approximately 1.58 acres in an "A" (Agricultural) zone. The subject property is located at 23930 Stone Ln, Caldwell, also referenced as Parcel R22073, a portion of the NW quarter of Section 03, T4N, R3W, 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 CU2025-0018.
      1. All exhibits are located in the case staff report dated January 15, 2026.

Applicable Law

1. The following laws and ordinances apply to this decision: Canyon County Code of Ordinances (CCCO) §01-17 (Land Use/Land Division Hearing Procedures), CCCO §07-05 (Notice, Hearing and Appeal Procedures), CCCO §07-07 (Conditional Use Permits), CCCO §07-02-03 (Definitions), CCCO §07-10-27 (Land Use Regulations (Matrix)), CCCO §07-14 (Use Standards), Idaho Code §67-6512 (Special Use Permits, Conditions, and Procedures), and CCCO §09-09-17 (Area of City Impact Agreement).

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

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

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

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

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

e. Use Standards – Contractor's Shop: The use shall be contained within a building or behind a sight obscuring fence. *See* CCCO §07-14-09.

f. Use Standards – Staging Area: (1) All work shall be conducted off site. (2) Business vehicles shall be operable and parked on site, not on a public or private road. (3) Persons not employed on the premises may visit the premises for the purpose of picking up equipment and materials to be used elsewhere, including trucks offloading or transferring equipment and/or materials to other vehicles. (4) Employees may meet on the premises to share rides to and from job sites. (5) Employees' vehicles shall be parked on site and not on a public or private road. *See* CCCO §07-14-29.

2. The commission shall have those powers and perform those duties assigned by the board that are provided for in the local land use planning act, Idaho Code, title 67, chapter 65, and county ordinances. CCCO §07-03-01, 07-07-01.

3. There are no mandates in the Local Planning Act as to when conditional permits may or may not be granted, aside from non-compliance with the community master plan. I.C. § 67-6512. Chambers v. Kootenai Cnty. Bd. of Comm'rs, 125 Idaho 115, 117, 867 P.2d 989, 991 (1994).

4. The burden of persuasion is upon the applicant to prove that all criteria are satisfied. CCCO §07-05-03.

5. Idaho Code §67-6535(2) requires the following: The approval or denial of any application required or authorized pursuant to this chapter shall be in writing and accompanied by a reasoned statement that explains the criteria and standards considered relevant, states the relevant contested facts relied upon, and explains the rationale for the decision based on the applicable provisions of the comprehensive plan, relevant ordinance and statutory provisions, pertinent constitutional principles and factual information contained in the record.

6. The County's hearing procedures adopted per Idaho Code §67-6534 require that final decisions be in the form of written findings, conclusions, and orders. CCCO 07-05-03(1)(I).

The application, CU2025-0018, was presented at a public hearing before the Canyon County Planning and Zoning Commission on January 15, 2026. Having considered all the written and documentary evidence, the record, the staff report, oral testimony, and other evidence provided, including the conditions of approval and project plans, the Canyon County Planning and Zoning Commission decide as follows:

Table 1. Conditional Use Permit Standards of Evaluation Analysis

Standards of Evaluation – CCCO §07-07-05: The presiding party shall consider each conditional use permit application by finding adequate evidence to answer the following questions in its FCOs:		
County Ordinance and Review		
Criteria Met?	**Code Section**	**Analysis**
Yes	**1**	**Is the proposed use permitted in the zone by conditional use permit?**
Analysis	*The proposed use for a staging area and contractor shop is permitted in the zone by a conditional use permit, pursuant to County Ordinance* CCCO §07-10-27. *The applicant submitted a conditional use permit for a staging area and contractor shop on* August 7, 2025. *See Staff Report Exhibit A for the application and submitted materials.* • *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."* *A vehicle service facility is not permitted in the "A" (Agricultural) zone. Although the applicant isn't proposing a vehicle service facility, condition number 12 has been added to address this.*	

	• *CCCO §07-02-03 defines a vehicle service facility as "Premises on which repair and service work to vehicles is performed."* *See project description analysis contained in Section 07-07-05(2) detailing the nature of the request.*	
Criteria Met? **Yes**	**2**	**What is the nature of the request?**
Analysis	The property owner, Abraham Gonzalez, requests a conditional use permit to establish a staging area and contractor shop for his business, A & A Tires LLC, on approximately 1.58 acres, designated as R22073. A & A Tires LLC is a 24-hour mobile tire service business. This type of business would typically be considered a home occupation, which is a permitted use. However, the owner is requesting to expand the business to include a staging area and contractor shop to store additional equipment and business vehicles on the subject property. • Use: The nature of the request consists of using the subject property to store equipment for the property owner's mobile tire service business, A & A Tires LLC, such as service trucks, equipment, and tires (**Staff Report Exhibit B2**)**.** The request includes a 30' x 60' pre-engineered metal building to be used for the contractor shop (**Staff Report Exhibit B5**). The contractor shop is proposed to be used for temporarily storing old and new tires and tire repair equipment (**Staff Report Exhibit B3**). • Number of Employees: The applicant is proposing to have three (3) employees. The employees come on-site to load and unload the needed supplies; the work is conducted off-site (**Staff Report Exhibit B2**). • Customers: According to the applicant's Operation Plan (**Staff Report Exhibit B3**), customer visits to the contractor shop are expected to be rare. *See condition number 12.* • Hours of Operation: The hours of operation proposed are Monday through Sunday, 8:00 am – 5:00 pm, per the land use worksheet (**Staff Report Exhibit B4**). On average, deliveries will occur 1 to 3 times a week (**Staff Report Exhibit B2.1**). • Parking: The proposal includes parking for the property owners' company vehicles and employees as needed. • Restrooms: There is currently an individual septic tank servicing the residence on site. The proposed staging area and contractor shop do not anticipate the use of restrooms (**Staff Report Exhibit B2.1**). During staff's site visit on November 21, 2025, staff observed a portable restroom. *See condition number 11a.* • Tire Disposal: According to the email correspondence on August 25, 2025, the applicant has a contract with a local tire reclaim business in Caldwell, and the tires will be disposed of as often as needed (**Staff Report Exhibit B2.1**).	
Criteria Met? **Yes**	**3**	**Is the proposed use consistent with the comprehensive plan?**
Analysis	As conditioned, the proposed use is consistent with the Comprehensive Plan. The 2030 Canyon County Comprehensive Plan designates the subject parcel as "Rural Residential" (**Staff Report Exhibit C2.17**). The designation is intended to create a buffer between residential and agricultural uses along the City of Middleton's area of impact. However, the City of Middleton's area of impact has recently been adjusted, getting pulled back closer to the City of Middleton. With that change, staff cannot anticipate what the impact will be on the future designation of parcels in this area. Approximately 0.90 miles west of the subject property, there is a future agricultural land use designation, and approximately 0.90 miles southwest of the subject property is zoned commercial and industrial. The future land use is trending towards a mix of residential, commercial, and agricultural uses. As conditioned, the proposed use is aligned with but not limited to the following goals and policies of the 2030 Comprehensive Plan:	

	• Property Rights Goal: o G1.01.00: *"Protect the integrity of individual property rights while safeguarding public health, safety, and welfare."* 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 conditions on page 9 of the Staff Report.* • Population Goal: o G2.01.00: "Incorporate *population growth trends and projections when making land use decisions."* *Property owners have the "right to enjoy the property for its intended use without creating nuisances. Zoning categorizes land uses based on compatibility, such as agriculture, residential, commercial, and industrial. Each category has characteristics that might not be compatible with other zoning categories (Pg. 10, Comprehensive Plan 2030)." See section 07-07-05(4) for analysis on land use compatibility and consistency.* • Economic Development Goal: o 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 conditions on page 9 of the Staff Report.* • Land Use Policies: o P4.01.01: *"Maintain a balance between residential growth and agriculture that protects the rural character."* o *P4.01.02: "Planning, zoning, and land-use decisions should balance the community's interests and protect private property rights."* 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 conditions on page 9 of the Staff Report.*
Criteria Met? **Yes**	**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	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. **Summary:** The surrounding land uses, as reviewed within a one- and two-mile radius, as well as the current zoning and classification map, indicate that land uses in the area are a combination of residential, commercial, and agricultural uses as seen in **Staff Report Exhibits C2.6, and C2.7.** The property to the west of the subject parcel has an approved conditional use permit for a staging area and contractor shop (CU2024-0001). There are agricultural operations to the east of the subject property, and approximately 0.75 miles to the southwest, there is a commercial zone designation. A staging area and contractor shop are allowed in an agricultural zone with a conditional use permit. As conditioned, the proposed use is not anticipated to be injurious to other property within the immediate vicinity, nor negatively change the essential character of the area. **Adjacent Existing Conditions:**

Direction	Existing Use	Primary Zone	Other Zone
N	Primary Residence	R1	A
S	Empty Lot	A	R1

E	**Agricultural with Primary Residence**	**A**	**--**
W	**Primary Residence with CUP – Staging Area**	**A**	**R1**

"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:
Within a 1-mile radius of the property, there have been three (3) Conditional Use Permits approved for a staging area and contractor shop, a school, and a planned unit development. Three (3) Rezones or Conditional Rezones from "A" zone to "R1" zone. There have been two (2) Rezones or Conditional Rezones to a Commercial Zone. A total of eight (8) Subdivisions have been approved within a 1-mile radius. The approved land use cases can be seen in **Staff Report Exhibit C2.7**.

Within a 1-mile radius of the property, there has been one (1) gravel pit and two (2) feedlots approved. Within a 2-mile radius, there are two (2) additional feedlots and two (2) gravel pits approved (**Staff Report Exhibit C2.9**).

There are forty-five (45) subdivisions with an average lot size of 1.81 acres and seven (7) subdivisions in platting with an average lot size of 1.65 acres (**Staff Report Exhibit C2.8**).

Character of the Area:
The area is characterized by a mix of uses ranging from primarily residential and agricultural to some industrial and commercial operations within a 2-mile radius.

Potential Impacts:
As proposed, the staging area and contractor shop are not anticipated to significantly increase the sound levels in the immediate vicinity. Per the letter of intent (**Staff Report Exhibit B2**), the nature of the work is remote, with loading and unloading onsite. As conditioned, the hours of operation are limited to Monday through Sunday, 8:00 am – 5:00 pm (**Staff Report Exhibit B2.1**), and the proposed use shall be in general conformance with the applicant's site plan (meaning it cannot expand outside of the area shown without amending the conditional use permit. *See condition number 7.*

During staff's site visit on November 21, 2025, the property owner advised that the proposed use is on the east 1-acre portion of the property, behind the primary residence. Staff discussed the need for a sight-obscuring fence. *See condition number 10.*

The proposed use may increase the dust levels in the immediate vicinity due to the storage and parking areas being gravel. 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. *See condition number 9.* See further analysis under section 07-07-05(06 & 07) for discussion and conditions.

The applicant has not indicated that they plan to install lighting for the associated use; there were no exterior lights observed during the site visit conducted on November 21, 2025. 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 number 4.*

The applicant's business is a mobile tire repair service, which has the potential for becoming a vehicle service facility on the subject property. A vehicle service facility is not an allowed use in an agricultural zone. *See condition number 12.*

See CCCO §07-07-05(7) for potential traffic impact analysis.

Criteria Met?	**5**	

Yes		**Will adequate water, sewer, irrigation, drainage and stormwater drainage facilities, and utility systems be provided to accommodate the use?**
Analysis	The project will have adequate water, sewer, irrigation, drainage, and stormwater drainage facilities, and utility systems to accommodate the proposed use based on the analysis contained herein. **Water:** The property appears to have adequate water via an individual well. According to the letter of intent, water for the contractor shop will be provided via a new well (**Staff Report Exhibit B2**). The existing and future water uses are anticipated to provide adequate water for the proposed use. **Sewer:** There are no proposed septic tanks for this project. There is currently an individual septic tank servicing the residence on site. Southwest District Health provided comment on September 5, 2025, and there were no concerns raised (**Staff Report Exhibit E3**). During the site visit on November 21, 2025, staff observed a portable restroom onsite. As conditioned, the applicant shall meet Southwest District Health (SWDH) requirements for the proposed uses on the property. *See condition numbers 11 and 11a.* **Irrigation:** The applicant has an irrigation well with gravity irrigation (**Staff Report Exhibit B4**). Agency notice was sent out to Black Canyon Irrigation District on September 2, 2025, and December 11, 2025. No comments were received. It's not anticipated that the irrigation system will be impacted by the proposed use. *Condition number 5* ensures the applicant shall not impede, disrupt, or disturb the existing irrigation structure without approval from the irrigation district. **Stormwater drainage facilities:** According to the land use worksheet (**Staff Report Exhibit B4**), stormwater drainage on the subject property will be retained by borrow ditches. It appears the use does not require or affect stormwater drainage on the property. **Utility Systems:** Utility agencies, including Idaho Power, Intermountain Gas, CenturyLink, and Ziply, were notified of the application on September 2, 2025, and December 11, 2025. 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 needed.	
Criteria Met? **Yes**	**6**	**Does legal access to the subject property for the development exist or will it exist at the time of development?**
Analysis	The subject property does have legal access for the development and will exist at the time of the development. The subject parcel has approximately 189 feet of frontage on Stone Road along the western boundary. Stone Road is classified as a local road. According to the comment received from Highway District No. 4, as seen in **Staff Report Exhibit E5,** the existing approach can be utilized for the proposed commercial activity, subject to conditions. *See condition number 3.*	
Criteria Met? **Yes**	**7**	**Will there be undue interference with existing or future traffic patterns?**
Analysis	Undue interference with the existing or future traffic patterns is not anticipated. Any potential impact will be reviewed by the local highway district jurisdiction. It's anticipated that there will be a total of three (3) employees who will be picking up materials as needed. According to the applicant's operation plan, it is anticipated that customers coming onsite will be rare (**Staff Report Exhibit B3**).	

	The comment received from Highway District No. 4 on September 22, 2025, stated that HD4 does not oppose the requested land use changes. HD4 requests a traffic impact fee of $4,756. The ITE Trip Generation Manual estimates there to be 9 daily trips (**Staff Report Exhibit E5**). *See condition number 3a*. ITD's comment received on September 4, 2025 (**Staff Report Exhibit E2)**, states that the application will not impact the state highway.	
Criteria Met? **Yes**	**8**	**Will essential services be provided to accommodate the use including, but not limited to, school facilities, police and fire protection, emergency medical services, irrigation facilities, and will the services be negatively impacted by such use or require additional public funding in order to meet the needs created by the requested use?**
Analysis	Essential services will be provided to accommodate the use, including, but not limited to, school facilities, police and fire protection, emergency medical services, and irrigation facilities. The services will not be negatively impacted by such use or require additional public funding in order to meet the needs created by the requested use. **School Facilities:** Parcel R22073 is serviced by the Middleton School District. It is not anticipated that any impacts or accommodations will be needed for the proposed use. Agency comments were sent out on September 2, 2025, and December 11, 2025. No comments were received by the school district. **Police and Fire Protection:** Parcel R22073 is under the jurisdiction of the Middleton Rural Fire District. Middleton Rural 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 number 13.* Agency notice was sent on September 2, 2025, and December 11, 2025. The Middleton Rural Fire District provided comments on September 2, 2025, as seen in **Staff Report Exhibit E1.** The Middleton Rural Fire District advised that the requested use will not negatively impact services. The nearest fire station is Station 53, approximately 4.2 miles away from the subject property, with an estimated response time of 7 minutes. Future response will be provided by Station 54, once funding is secured. Station 54 is 3.2 miles away from the subject property, with an estimated response time of 3.2 minutes. No comment was received from the Canyon County Sheriff's Department. **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 September 2, 2025, and December 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. **Irrigation Facilities:** The proposed use is not anticipated to impact the irrigation facilities. Agency notice was sent out to Black Canyon Irrigation District on September 2, 2025, and December 11, 2025. No comments were received. *See condition number 5,* which ensures the applicant shall not impede, disrupt, or disturb the existing irrigation structure without approval from the irrigation district.	

Table 2. Use Standards – Contractor Shop CCCO §07-14-09

Per CCCO §07-14-03(1): The provisions of this article apply to all properties where a use is listed as an allowed use, a conditional use, or a director's decision in section 07-10-27 of this chapter (land use matrix).		
County Ordinance and Review		
Criteria Met?	**Code Section**	**Analysis**
Yes	**1**	**The use shall be contained within a building or behind a sight obscuring fence.**
Analysis	There shall be a sight-obscuring fence that all vehicles and equipment will be contained behind. *See condition number 10.* The applicant's proposal includes a 30' x 60' pre-engineered metal building, for	

	which general maintenance on the equipment will be conducted, and the storage of equipment (**Staff Report Exhibits B2.1 and B5**). According to the Operational Plan (**Staff Report Exhibit B3**), it is anticipated that customer visits to the shop will be a rare occurrence. All other work is done off-site. *See condition number 12.*

Table 3. Use Standards – Staging Area: CCCO §07-14-29

Per CCCO §07-14-03(1): The provisions of this article apply to all properties where a use is listed as an allowed use, a conditional use, or a director's decision in section 07-10-27 of this chapter (land use matrix).		
County Ordinance and Review		
Criteria Met?	**Code Section**	**Analysis**
Yes	**1**	**All work shall be conducted off site.**
Analysis	Per the applicant's land use worksheet and letter of intent, all work will be conducted off-site, except for loading and unloading of supplies on-site, and 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 (**Staff Report Exhibits B2 and B4).**	
Criteria Met? **Yes**	**2**	**Business vehicles shall be operable and parked on site, not on a public or private road.**
Analysis	Per the letter of intent, parking will be on-site (**Staff Report Exhibit B2).** No parking will take place on a public or private road. *See condition number 7b.* Based on the Planning Staff's site visit on November 21, 2025, there does not appear to be any inoperable business vehicles on the property (**Staff Report Exhibit C**).	
Criteria Met? **Yes**	**3**	**Persons not employed on the premises may visit the premises for the purpose of picking up equipment and materials to be used elsewhere, including trucks offloading or transferring equipment and/or materials to other vehicles.**
Analysis	Per the land use worksheet, there will be approximately three (3) employees total who will visit the premises to pick up equipment to be used elsewhere (**Staff Report Exhibit B4**).	
Criteria Met? **Yes**	**4**	**Employees may meet on the premises to share rides to and from job sites.**
Analysis	It is not anticipated that the above will occur. However, 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.	
Criteria Met? **Yes**	**5**	**Employees' vehicles shall be parked on site and not on a public or private road.**
Analysis	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. There shall be no parking on a public or private road. *See condition number 7b.*	

Table 4. Area of City Impact

CCCO §09-09-17: Middleton Area of City Impact – Application Procedures: Within the Middleton area of city impact, the following ordinances apply.		
County Ordinance and Review		
Criteria Met?	**Code Section**	**Analysis**
Yes	**09-09-17(1)A**	Land Use Applications: All land use applications submitted to the county including, but not limited to, conditional use permits, variances and land divisions requiring notification of a public hearing, shall be referred to the city in the same manner as provided for in subsection 09-09-11(3) of this article.
Analysis	**Area of City Impact:** The City of Middleton's agency notice was sent out on September 2, 2025, and December 11, 2025. No comments were received. The subject parcel will not be in the area of impact for the City of Middleton come January 1, 2026. The proposed use is not anticipated to negatively impact the City of Middleton.	

Order
Based upon the Findings of Fact, Conclusions of Law and Order contained herein, the Planning and Zoning Commission or Hearing Examiner **approves** Case # CU2025-0018, a conditional use permit for a staging area and contractor shop 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 building permit shall be obtained for the pre-existing shipping containers. All appropriate building permits shall be obtained within **180 days from the approval of the Conditional Use Permit**.
    a. The applicant shall obtain a building permit for the 30' x 60' pre-engineered metal building prior to commencement of use.
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. Provided at the time of the change of occupancy permit, the applicant shall coordinate with Highway District No. 4 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 and easement without written approval from the irrigation district with jurisdiction.
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 B2, B2.1, and B5**).
    a. The hours of operation shall be Monday – Sunday, 8:00 am – 5:00 pm, as outlined in the Land Use Worksheet (**Staff Report Exhibit B4**).
    b. 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.
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.
9. A dust mitigation plan shall be provided **180 days from the approval of the Conditional Use Permit** 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 sight-obscuring fence shall be constructed on the north, east, and south property lines located on the eastern 1-acre portion of the subject property**, within 6 months from the approval of the Conditional Use Permit**. The placement of fencing shall take into consideration any easements that may be in place. Proof shall be submitted to the Development Services Department for review and approval.
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, provided **180 days from the approval of the Conditional Use Permit**.

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

12. The applicant shall not repair or service customers' vehicles on parcel R22073.
13. The applicant shall meet all applicable Middleton Rural Fire District requirements for the proposed uses. Evidence shall be a letter of review and approval from Middleton Rural Fire District, provided at the time of building permit issuance for condition 2.
14. The conditional use permit for a staging area and contractor shop shall be limited to Abraham Aguilar Gonzalez and family. Should ownership of parcel R22073 change from Abraham Aguilar Gonzalez or an immediate family member, the conditional use permit for a staging area and contractor shop shall terminate.

DATED this _____ day of _____, 2026.

PLANNING AND ZONING COMMISSION
CANYON COUNTY, IDAHO

_____
Robert Sturgill, Chairman

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:

EXHIBIT B

Application Packet & Supporting Materials

Planning & Zoning Commission

Case #: CU2025-0018

Hearing date: January 15, 2026

Exhibit B1:

CONDITIONAL USE PERMIT
PUBLIC HEARING - APPLICATION

PROPERTY OWNER	OWNER NAME: Abraham Aguilar Gonzalez	
	MAILING ADDRESS: 23930 Stone Ln, Caldwell, ID 83607	
	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: _____ *Date:* 6-17-25

APPLICANT: IF DIFFERING FROM THE PROPERTY OWNER	APPLICANT NAME: VICTOR FERRAL	
	COMPANY NAME: BRS ARCHITECTS	
	MAILING ADDRESS: 1010 S. ALLANTE P. #100 BOISE, ID 83709	
	PHONE: [redacted]	EMAIL: [redacted]

SITE INFO	STREET ADDRESS: 23930 Stone Ln, Caldwell, ID 83607	
	PARCEL NUMBER: R 22073	
	PARCEL SIZE: 1.58 Acres	
	REQUESTED USE: Contrator Shop & Staging area	
	FLOOD ZONE (YES/NO) NO	ZONING DISTRICT: Agricultural rural

FOR DSD STAFF COMPLETION ONLY:

CASE NUMBER	CU2025-0018	DATE RECEIVED:	8-7-25
RECEIVED BY:	M Barron	APPLICATION FEE:	1600.00 (CK) MO CC CASH

CUP 1200
Notice 350
CaseMaps 50
$1600

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

LAND USE WORKSHEET

PLEASE CHECK ALL THAT APPLY TO YOUR REQUEST:

GENERAL INFORMATION

1. **DOMESTIC WATER:** ☑ Individual Domestic Well ☐ Centralized Public Water System ☐ City
   ☐ N/A – Explain why this is not applicable: _____
   ☐ How many Individual Domestic Wells are proposed? _____

2. **SEWER (Wastewater)** ☑ Individual Septic ☐ Centralized Sewer system
   ☐ N/A – Explain why this is not applicable: _____

3. **IRRIGATION WATER PROVIDED VIA:**
   ☐ Surface ☑ Irrigation Well ☐ None

4. **IF IRRIGATED, PROPOSED IRRIGATION:**
   ☐ Pressurized ☑ Gravity

5. **ACCESS:**
   ☑ Frontage ☐ Easement Easement width_____Inst. # _____

6. **INTERNAL ROADS:**
   ☑ Public ☐ Private Road User's Maintenance Agreement Inst #_____

7. **FENCING** ☐ Fencing will be provided (Please show location on site plan)
   Type: _____ 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)
   Ditches

RESIDENTIAL USES

1. **NUMBER OF LOTS REQUESTED:**

☐ Residential _____ ☐ Commercial _____ ☐ Industrial _____

☐ Common _____ ☐ Non-Buildable _____

2. **FIRE SUPPRESSION:**

☐ Water supply source: _____

3. **INCLUDED IN YOUR PROPOSED PLAN?**

☐ Sidewalks ☐ Curbs ☐ Gutters ☐ Street Lights ☐ None

NON-RESIDENTIAL USES

1. **SPECIFIC USE:** Contractor Shop

2. **DAYS AND HOURS OF OPERATION:**

☑	Monday	8:00 AM to	5:00 PM
☑	Tuesday	8:00 AM to	5:00 PM
☑	Wednesday	8:00 AM to	5:00 PM
☑	Thursday	8:00 AM to	5:00 PM
☑	Friday	8:00 AM to	5:00 PM
☑	Saturday	8:00 AM to	5:00 PM
☑	Sunday	8:00 AM to	5:00 PM

3. **WILL YOU HAVE EMPLOYEES?** ☑ Yes If so, how many? 1 ☐ No

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

Height: 3 ft Width: 16 ft. Height above ground: 7 ft

What type of sign: _____ Wall ✓ Freestanding _____ Other

5. **PARKING AND LOADING:**

How many parking spaces? 2

Is there is a loading or unloading area? yes

ANIMAL CARE-RELATED USES

1. MAXIMUM NUMBER OF ANIMALS: _____

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: _____

ARCHITECTS

1010 S. Allante Place, Suite 100
Boise, Idaho 83709
Telephone 208 336-8370
Fax 208 336-8380
www.brsarchitects.com

Date: Tuesday, August 5, 2025

RE: Conditional Use Permit | Letter of Intent
A & A Tires, LLC
23930 Stone Lane, Caldwell, ID 83607
BRS Job No.: 25076

To Whom It May Concern,

This Letter of Intent is submitted as part of our application to Canyon County Development Services for a Conditional Use Permit for a contractor shop and staging area.

A & A Tires, LLC, owned and operated by Abraham Aguilar, provides 24-hour mobile tire repair services. When customers experience tire issues, Mr. Aguilar responds directly to their location to assess the situation and perform necessary repairs or replacements. The proposed contractor shop will serve as a central hub for the business. While mobile services will continue without interruption, operations at the future shop will be limited to standard business hours (8:00 AM – 6:00 PM). Customer visits to the shop are expected to be infrequent.

In accordance with **Canyon County Zoning Ordinance 07-07-05 (03)**, the proposed use—a contractor shop/staging area—is consistent with the future zoning designation of the property. As confirmed by Michelle Barron, Principal Planner with Canyon County Development Services, the property is currently zoned Agricultural (A), but the Comprehensive Plan designates it for future zoning as Rural Residential (R-R). This use requires a Conditional Use Permit.

Mr. Aguilar and his family took possession of the property in May 2025. Since then, they have taken steps to clean up the site, removing debris left by the previous owners and improving the overall appearance. The proposed pre-engineered metal building will complement the character of the neighborhood, which already includes small businesses and privately used shops.

Water for the contractor shop will be provided via a new well. A new septic system will be installed if necessary. Stormwater will be managed on-site, and any required utility installations, including electrical service, will be performed by licensed professionals.

At the time of development, a new commercial access driveway will be constructed to serve the shop, as required by **Highway District #4**. This entrance will be separate from the driveway serving the private residence on the property.

The proposed shop is expected to have minimal impact on traffic along Stone Lane. Since most work will take place off-site, the shop will primarily be used to store service trucks, equipment, and a limited number of new tires. Tire deliveries will occur during normal business hours and off the street. Most tires will be installed shortly after delivery, resulting in minimal on-site storage.

The project will not require any public funding. The contractor shop will fully comply with all requirements set by the **Middleton/Star Fire District**. Since the proposed shop location is more than 150 feet from the nearest road, the layout will follow the **International Fire Code Appendix D**, specifically **Section D103.4 – Dead Ends**, ensuring proper emergency vehicle access.

Mr. Aguilar has proactively worked with Canyon County Development Services from the outset to ensure all aspects of the proposed development are properly permitted. Even before engaging BRS Architects, he demonstrated a strong commitment to compliance and transparency. He is dedicated to making a positive impact on both the property and the neighborhood, acting as a responsible business owner and community member. Should any unforeseen negative impacts arise, he is fully prepared to address and mitigate them.

We appreciate your time and consideration of the attached application. If you have any questions or need further information, please do not hesitate to contact us.

Sincerely,

Victor Ferral
BRS Architects | [redacted]

ARCHITECTS
1010 S. Allante Place, Suite 100
Boise, Idaho 83709
Telephone [redacted]
Fax [redacted]
[redacted]

Date: Tuesday, August 5, 2025

RE: Conditional Use Permit | Operation Plan
A & A Tires, LLC
23930 Stone Lane, Caldwell, ID 83607
BRS Job No.: 25076

To Whom It May Concern,

The goal of the client, Abraham Aguilar, is to eventually establish a permanent, central location for his mobile tire repair business, *A & A Tires, LLC*.

Please find below a summary of current and proposed business operations:

Business Established: Summer 2022

Business Model: *A & A Tires, LLC* provides mobile tire repair services. Customers experiencing tire issues contact the business, and Abraham travels to their location to assess the situation and replace tires as necessary.

Proposed Contractor Shop:
The future shop will serve as a central hub for the business. It will be used to:

- Store tire repair equipment
- Temporarily store old and new tires
- Park three (3) service trucks

Hours of Operation:

- **Current:** Mobile service available 24/7
- **Future:** Mobile services will continue as-is. Shop operations will be limited to standard business hours (8:00 AM – 6:00 PM). Customer visits to the shop are expected to be rare.

Number of Employees: Three (3)

Noise Levels: Minimal and restricted to regular business hours.

Dust Levels: Minimal; the site will feature a compact gravel roadway leading to and surrounding the contractor shop.

Material Deliveries:
New tires will be delivered to the shop. All delivery vehicles will be instructed to access the shop directly, avoiding the main road (Stone Lane).

Site Improvements:

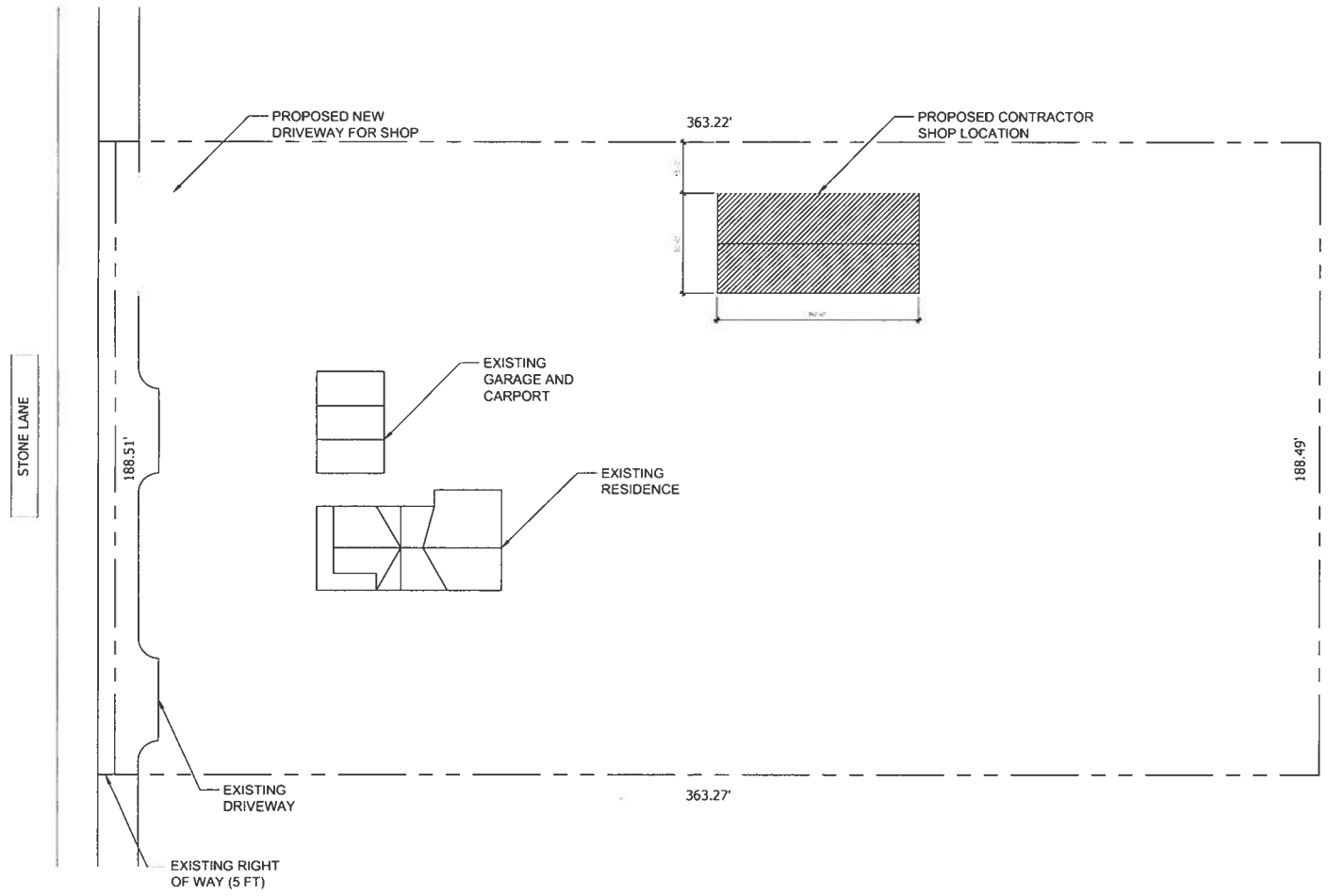
- Construction of a dead-end fire apparatus turnaround, as required by the Middleton/Star Fire District
- A new driveway approach meeting **ACCHD-106** standards, per the requirements of Highway District #4

-

Please let us know if any further information is needed.

Sincerely,

Victor Ferral
BRS Architects | [redacted]



NORTH

SITE PLAN (CONDITIONAL USE PERMIT)

SCALE: 1/16" = 1'-0"

SITE INFORMATION

SITE 23930 STONE LANE

SITE ZONE R-R (RURAL RESIDENTIAL)

SITE PARCEL R20778010

SITE SIZE 1.76 ACRES

SETBACK REQUIREMENTS PER CANYON COUNTY ORDINANCE CODE SECTION 07-10-21 - TABLE 1 (RESIDENTIAL ZONES R-R, R-1, AND R-2)

FRONT 30' 1
SIDE 10' 1
REAR 30' 1
CORNER 30' 1

PROPOSED BUILDING FOOTPRINT: 1,040 SF

NO	REVISIONS	DATE

1010 S. ALLANTE PL
SUITE 100
BOISE, IDAHO 83709
(208) 336-8370
FAX (208) 336-8380

BRS ARCHITECTS

PROPOSED DESIGN FOR

A & A TIRES, LLC

CONDITIONAL USE PERMIT

23930 STONE LN

CALDWELL ID 83607

DRAWN	VF
DATE	08/06/2025
CHECKED	TJK
JOB NO	25076

SITE PLAN

AS101

CONDITIONAL USE PERMIT

ARCHITECTS
1010 S. Allante Place, Suite 100
Boise, Idaho 83709
Telephone [redacted]
Fax [redacted]
[redacted]

Date: Monday, July 7, 2025

RE: Conditional Use Permit | Notice of Neighborhood Meeting
A & A Tires, LLC
23930 Stone Lane, Caldwell, ID 83607
BRS Job No.: 25076

Dear Neighbor,

We are in the process of presenting an application to Canyon County Development Services for a **Conditional Use Permit** for a contractor shop/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: Monday, July 21, 2025
Time: 5:30 – 7:00pm
Location: 23930 Stone Lane, Caldwell, ID 83607
Property description: Meeting at the project site (address above)

The project is summarized below:

Site Location: 23930 Stone Lane, Caldwell, ID 83607
Proposed access: Existing
Total acreage: 1.58 acres

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 email address below.

Sincerely,

Victor Ferral
BRS Architects | [redacted]

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: 23930 STONE LANE	Parcel Number: 22073000 0	
City: CALDWELL	State: ID	ZIP Code: 83607
Notices Mailed Date: 07/03/2025	Number of Acres: 1.58	Current Zoning: (A)
Description of the Request: Conditional Use Permit (CUP) for a contractor shop/staging area.		

APPLICANT / REPRESENTATIVE INFORMATION		
Contact Name: VICTOR FERRAL		
Company Name: BRS ARCHITECTS		
Current address: 1010 S. ALLANTE PL. #100		
City: BOISE	State: ID	ZIP Code: 83709
Phone: [redacted]	Cell:	Fax:
Email: [redacted]		

MEETING INFORMATION		
DATE OF MEETING: 07/21/2025	MEETING LOCATION: 23930 STONE LN., CALDWELL, ID 83607	
MEETING START TIME: 5:30pm	MEETING END TIME: 7:00pm	
ATTENDEES:		
NAME (PLEASE PRINT)	SIGNATURE:	ADDRESS:
1. Carol Styles	Carol Styles	24025 Freezeout Rd Caldwell
2. Brent Wallingard	Brent Wallingard	23800 Stone Ln Caldwell
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): VICTOR FERRAL (BRS ARCHITECTS)

APPLICANT/REPRESENTATIVE (Signature): Victor Ferral

DATE: 07 / 21 / 2025

ARCHITECTS
1010 S. Allante Place, Suite 100
Boise, Idaho 83709
Telephone [redacted]
Fax [redacted]
[redacted]

Date: Monday, July 7, 2025

RE: Conditional Use Permit | Notice of Neighborhood Meeting
A & A Tires, LLC
23930 Stone Lane, Caldwell, ID 83607
BRS Job No.: 25076

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Proposed access: Existing
Total acreage: 1.58 acres

AGENCY ACKNOWLEDGMENT

Date: 6/17/25
Applicant: Abigail Ann Aguilar Gonzalez
Parcel Number: R22073
Site Address: 23930 State Ln. Caldwell, ID 83607

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: Middleton RFD
☒ Applicant submitted/met for official review.
Date: 8/5/25 Signed: _____
Authorized Fire District Representative
(This signature does not guarantee project or permit approval)

Highway District: District: HD 4
☒ Applicant submitted/met for official review.
Date: 7/24/25 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: Middleton
☒ Applicant submitted/met for official review.
Date: 7/25/25 Signed: _____
Authorized AOCI Representative
(This signature does not guarantee project or permit approval)

Received by Canyon County Development Services:
Date: 7/25/25 Signed: _____
Canyon County Development Services Staff

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

SOUTHWEST DISTRICT HEALTH

ACCESSORY USE APPROVAL

THIS ACCESORY USE APPROVAL IS GRANTED BASED ON INFORMATION THE APPLICANT HAS PROVIDED.

ISSUED TO:	**Abraham Aguilar Gonzales**	
FOR THE APPROVAL OF AN:	**Accessory Use**	EST. #:
LOCATED AT:	23930 Stone Ln Caldwell ID 83607	**022263**

Legal Description:

Parcel #: R23073
Township: 4N
Range: 3W
Section: 03

HEALTH AUTHORITY

_____

Conditions of Approval:

The proposed 40'x8' dry storage container will not encroach on existing or replacement septic systems. The proposed must maintain all agreed-upon setbacks per the accessory use application and IDAPA 58.01.03.

06/24/2025

Victor Ferral

From: Mike Meyers <mikem@blackcanyonirrigation.com>
Sent: Wednesday, July 16, 2025 12:49 PM
To: Darla Erskine; Victor Ferral
Subject: RE: 25076 | Canyon County CUP | Black Canyon Irrigation District

Victor,

BCID has no facilities on your property. We do service irrigation water to your property however we do not have an issue with signing off on this project.

From: Darla Erskine <Darla@blackcanyonirrigation.com>
Sent: Wednesday, July 16, 2025 10:36 AM
To: Victor Ferral [redacted]
Cc: Mike Meyers <mikem@blackcanyonirrigation.com>
Subject: RE: 25076 | Canyon County CUP | Black Canyon Irrigation District

I have Cc'd our District Manager Mike Meyers, so he can answer your questions.

Thank you 😊

Darla Erskine
Office Clerk
Black Canyon Irrigation
208-459-4141 ext 102

From: Victor Ferral [redacted]
Sent: Wednesday, July 16, 2025 8:31 AM
To: Darla Erskine <Darla@blackcanyonirrigation.com>
Subject: 25076 | Canyon County CUP | Black Canyon Irrigation District

Good morning –

RE: 23930 Stone Ln., Caldwell, ID
My name is Victor Ferral, and I am a project manager at BRS Architects.

We are working with the owner of **A & A Tires LLC** on submitting a *Conditional Use Permit* (CUP) application to Canyon County Development Services (CCDS).
The requested use is a contractor shop and staging area for this business, located at the address shared above.

One of the requirements from Canyon County is to contact the corresponding irrigation district and request approval. According to Karla with CCDS, this property falls under the Black Canyon Irrigation District.

We have sent out our Neighborhood Letter and will have the meeting on site next week. Please refer to the attached PDFs.

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

TELEPHONE 208.454.8135
FAX 208.454.2008

Pre- Development Meeting Minutes

Project Name: Stone- A&A Tires
Project Owner/Representative: BRS Architects-Victor Ferral
Phone: [redacted]
Email: [redacted]

Project Location: R22073

Proposal: Mobile tire repair, 3 employees, customers visits are rare

Jurisdiction:

Public Roads

Name	Classification	Exist. R/W	Ultimate R/W	Notes
Stone Lane	Local		60'	

Access:
Access spacing is 140' on local road.

Circular approach to be removed. Not allowed per HSDP 3061.040.

Improvement Requirements:

- Improve commercial approach to meet ACCHD-106.
- Impact fees assessed at time of access permit and are subject to change
- Additional ROW dedication may be required
- Access permit required

Other Comments:

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

PROPERTY REPORT

PROPERTY ADDRESS:
23930 Stone Ln
Caldwell ID 83607-7836

PARCEL NUMBER:
R2207300000

PREPARED FOR:
Stacey Schoenfelder

DATE:
3/17/2025

Warmest Regards,
Your Customer Service Team

With *4 locations* across the Treasure Valley to serve you:

1144 S. Silverstone Way Suite 120, Meridian
485 E. Riverside Dr. Suite 200, Eagle
5700 E. Franklin Rd., Suite 100, Nampa
524 Cleveland Blvd., Suite 225, Caldwell

Fidelity National Title Idaho | www.FNTIdaho.com
For all your customer service needs, please contact (208) 377-3190 or FNTIdahoCS@fnf.com

Trusted everywhere, every day. Fidelity National Title *Idaho*

The following information is deemed reliable however is not guaranteed. Fidelity National Title implies no warranties or insurance of any kind pertaining to the information contained.

Canyon, ID County Property Profile

23930 Stone Ln
Caldwell ID 83607-7836

Fidelity National Title
IDAHO



Parcel Information

Parcel Id (APN)	R2207300000
Address	23930 Stone Ln Caldwell, ID 83607-7836
Acres	1.58
Lot Sq Feet	68,825

Owner Information

Owner	Fka Family Trust Azevedo, Lindsay Trustee
Owner Address	23930 Stone Ln Caldwell, ID 83607-7836

Tax Information (2024)

Levy Code	032-00
Levy Rate	0.004320355
Total Tax	$1,154.66

Assessment Information (2024)

Land Value	$186,630.00
Improved Value	$238,500.00
Total Value	$425,130.00

Land Information

Land Use	37h Res Imp On 15
Parcel Type	Residential
Watershed	1705011404 Mason Creek-Boise River
School District	134 Middleton
Neighborhood	340000
Dwellings Count	1

School Attendance

Primary School	Purple Sage Elementary
Middle School	Middleton Middle School
High School	Middleton High School

Improvements

Year Built	1896
Effective Year Built	1978
Stories	1.00
Finished Square Feet	1,736
Bedrooms	3
Bathrooms	1.5
Garage Description	Detached Garage
Garage Square Feet	360
Exterior Wall Type	Wood Siding
Roof Type	3
Roof Cover	Comp sh 240-260#
Heat Type	Central

Map Information

Map Grid	1285
Page	
Row	
Column	

Survey Information

Plat Name	Fruitdale Farms
Block	22
T R S Q	04N 03W 03 NW

Census Information

Census Tract	021907
Census Block	2018

Legal

03-4N-3W NW FRUITDALE FARM TX 23468 IN BLK 22

Transfer Information

Document Number	2023028647

Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report

Canyon, ID County Property Profile

23930 Stone Ln
Caldwell ID 83607-7836

Fidelity National Title
IDAHO



Canyon, ID County Property Profile

23930 Stone Ln
Caldwell ID 83607-7836

Fidelity National Title
IDAHO



Canyon, ID County Property Profile

23930 Stone Ln
Caldwell ID 83607-7836

Fidelity National Title
IDAHO

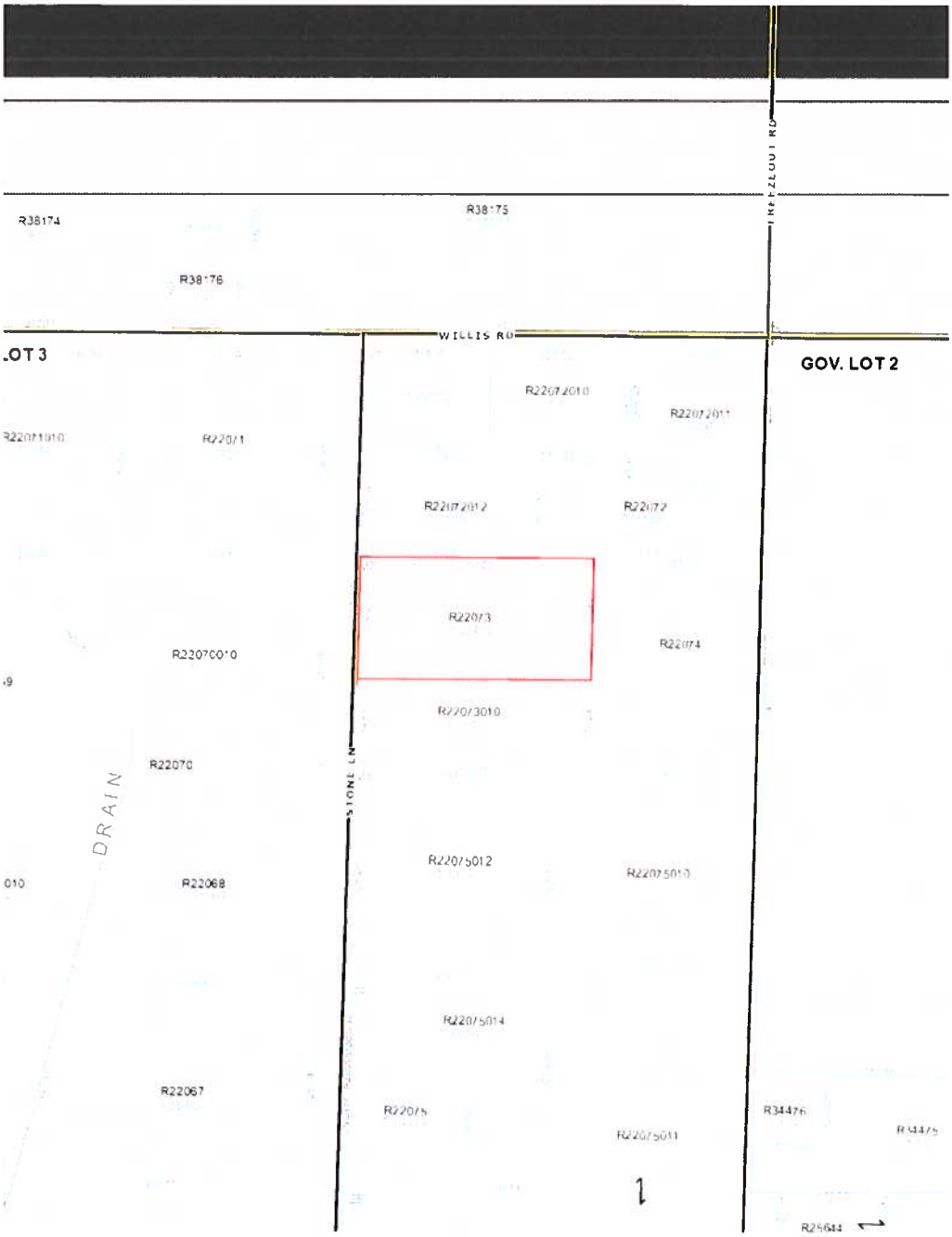


Exhibit B2:

ARCHITECTS

1010 S. Allante Place, Suite 100
Boise, Idaho 83709
Telephone 208 336-8370
Fax 208 336-8380
www.brsarchitects.com

Date: Tuesday, August 5, 2025

RE: Conditional Use Permit | Letter of Intent
A & A Tires, LLC
23930 Stone Lane, Caldwell, ID 83607
BRS Job No.: 25076

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The project will not require any public funding. The contractor shop will fully comply with all requirements set by the **Middleton/Star Fire District**. Since the proposed shop location is more than 150 feet from the nearest road, the layout will follow the **International Fire Code Appendix D**, specifically **Section D103.4 – Dead Ends**, ensuring proper emergency vehicle access.

Mr. Aguilar has proactively worked with Canyon County Development Services from the outset to ensure all aspects of the proposed development are properly permitted. Even before engaging BRS Architects, he demonstrated a strong commitment to compliance and transparency. He is dedicated to making a positive impact on both the property and the neighborhood, acting as a responsible business owner and community member. Should any unforeseen negative impacts arise, he is fully prepared to address and mitigate them.

We appreciate your time and consideration of the attached application. If you have any questions or need further information, please do not hesitate to contact us.

Sincerely,

Victor Ferral
BRS Architects | [redacted]

Exhibit B2.1:

Archived: Monday, January 5, 2026 4:01:48 PM
From: Victor Ferral
Mail received time: Mon, 25 Aug 2025 15:15:13
Sent: Mon, 25 Aug 2025 21:15:04
To: Amber Lewter Abraham Aguilar
Cc: 'gomezelvil@gmail.com'
Subject: [External] 25079 || RE: CU2025-0018
Importance: Normal
Sensitivity: None

Good afternoon Amber –
Thank you for your email.

My name is Victor Ferral and I representing the owner and his wife through this CUP process. I have included the owner's email address – Abraham Aguilar – as the other email is of his wife, Elvi.

Please review my responses in **RED** below. Please let me know if you have additional questions.
Thank you,

Victor Ferral | **BRS Architects** | Project Manager
208.336.8370 x206 office

From: Amber Lewter <Amber.Lewter@canyoncounty.id.gov>
Sent: Friday, August 22, 2025 12:49 PM
To: 'gomezelvil@gmail.com' <gomezelvil@gmail.com>; Victor Ferral <victor@brsarchitects.com>
Subject: CU2025-0018

Hello,

I wanted to introduce myself as the Planner to your case CU2025-0018 for a staging area and contractor shop. I have a few clarifying questions.

- How large is the shop that is planned to be placed on the property for the business? I am not able to see the square footage on the site plan.
  - 30' x 60' Pre-Engineered Metal Building (Refer to the attached PNG)
  - 1,800 SF.

- There appears to be some accessory structures on the south side of the property that are not meeting setbacks. What will be done with these buildings? For example, will they be removed or moved to meet setbacks? What is the sq. ft. of these buildings?
  - There are no structures currently on the south side of the property.

- I wanted to clarify the parking spaces that is proposed to be placed on the property. The Land Use page has two parking spaces listed. Is this for customers only? Where will the employees park? Will there be employee parking?
  - To my understanding, the parking will be for employees only. *A & A Tires LLC* is a mobile tire repair company. Therefore, most of their work would be off site.

- Will there be an office? Will there be bathrooms for customers and/or employees?
  - There is not an office nor restroom planned at this time.

- What are the hours of operation? On the Land Use page it states 8am – 5pm, the Letter of Intent states 8am – 6pm.

- The application completed by the owner would be the most accurate – 8:00am to 5:00pm.

- The letter of intent mentions a new well. Will this well be primarily for the shop and there will be an additional well for the primary residence?
  - If a new well is installed, it would be for the new shop; the existing residence already has one.

- How often will deliveries occur to the subject property?
  - The delivery will vary from week to week; to my understanding it might be 1 to 3 times.

- What is the plan for disposing of the old tires?
  - *A & A Tires* has a contract with a local tire reclaim business in Caldwell and those tires are disposed as often as needed.

- I was also hoping for clarification on the employees. There are 3 service trucks and 3 employees with 24 hour offsite service and hours of operation onsite service. Do the employees come onsite to switch to the service truck when it is after hours? Will they be on the subject property working in the shop during business hours?
  - Currently, most of the work is mobile, and they go to the location of the disabled vehicle. If there is work to be done on site, that work would be done during business hours. Most of the offsite overnight work will be handled by the owner, Abraham Aguilar. When he gets the call from a client, whether at 9:00pm or 3:00am, he is the one that goes to where the car, truck, SUV, or semitrailer is located.

I appreciate your time in getting me clarification on these subjects. Once I have all the information I will be sending out an initial notice to the applicable agencies. Please let me know if you have any questions.

Thank you,

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

Direct Line: 208-454-6631
Email: amber.lewter@canyoncounty.id.gov
Website: www.canyoncounty.id.gov

Development Services Department (DSD)
Public office hours
Monday, Tuesday, Thursday and Friday
8am – 5pm
Wednesday
1pm – 5pm
**We will not be closed during lunch hour **

PUBLIC RECORD NOTICE: All communications transmitted within the Canyon County email system may be a public record and may be subject to disclosure under the Idaho Public Records Act and as such may be copied and reproduced by members of the public.

Exhibit B3:

ARCHITECTS
1010 S. Allante Place, Suite 100
Boise, Idaho 83709
Telephone [redacted]
Fax [redacted]
[redacted]

Date: Tuesday, August 5, 2025

RE: Conditional Use Permit | Operation Plan
A & A Tires, LLC
23930 Stone Lane, Caldwell, ID 83607
BRS Job No.: 25076

To Whom It May Concern,

The goal of the client, Abraham Aguilar, is to eventually establish a permanent, central location for his mobile tire repair business, *A & A Tires, LLC*.

Please find below a summary of current and proposed business operations:

Business Established: Summer 2022

Business Model: *A & A Tires, LLC* provides mobile tire repair services. Customers experiencing tire issues contact the business, and Abraham travels to their location to assess the situation and replace tires as necessary.

Proposed Contractor Shop:
The future shop will serve as a central hub for the business. It will be used to:

- Store tire repair equipment
- Temporarily store old and new tires
- Park three (3) service trucks

Hours of Operation:

- **Current:** Mobile service available 24/7
- **Future:** Mobile services will continue as-is. Shop operations will be limited to standard business hours (8:00 AM – 6:00 PM). Customer visits to the shop are expected to be rare.

Number of Employees: Three (3)

Noise Levels: Minimal and restricted to regular business hours.

Dust Levels: Minimal; the site will feature a compact gravel roadway leading to and surrounding the contractor shop.

Material Deliveries:
New tires will be delivered to the shop. All delivery vehicles will be instructed to access the shop directly, avoiding the main road (Stone Lane).

Site Improvements:

- Construction of a dead-end fire apparatus turnaround, as required by the Middleton/Star Fire District
- A new driveway approach meeting **ACCHD-106** standards, per the requirements of Highway District #4

-

Please let us know if any further information is needed.

Sincerely,

Victor Ferral
BRS Architects | [redacted]

Exhibit B4:

LAND USE WORKSHEET

PLEASE CHECK ALL THAT APPLY TO YOUR REQUEST:

GENERAL INFORMATION

1. **DOMESTIC WATER:** ☑ Individual Domestic Well ☐ Centralized Public Water System ☐ City
   ☐ N/A – Explain why this is not applicable: _____
   ☐ How many Individual Domestic Wells are proposed? _____

2. **SEWER (Wastewater)** ☑ Individual Septic ☐ Centralized Sewer system
   ☐ N/A – Explain why this is not applicable: _____

3. **IRRIGATION WATER PROVIDED VIA:**
   ☐ Surface ☑ Irrigation Well ☐ None

4. **IF IRRIGATED, PROPOSED IRRIGATION:**
   ☐ Pressurized ☑ Gravity

5. **ACCESS:**
   ☑ Frontage ☐ Easement Easement width_____Inst. # _____

6. **INTERNAL ROADS:**
   ☑ Public ☐ Private Road User's Maintenance Agreement Inst #_____

7. **FENCING** ☐ Fencing will be provided (Please show location on site plan)
   Type: _____ 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)
   Ditches

RESIDENTIAL USES

1. **NUMBER OF LOTS REQUESTED:**

☐ Residential _____ ☐ Commercial _____ ☐ Industrial _____

☐ Common _____ ☐ Non-Buildable _____

2. **FIRE SUPPRESSION:**

☐ Water supply source: _____

3. **INCLUDED IN YOUR PROPOSED PLAN?**

☐ Sidewalks ☐ Curbs ☐ Gutters ☐ Street Lights ☐ None

NON-RESIDENTIAL USES

1. **SPECIFIC USE:** Contractor Shop

2. **DAYS AND HOURS OF OPERATION:**

☑	Monday	8:00 AM to	5:00 PM
☑	Tuesday	8:00 AM to	5:00 PM
☑	Wednesday	8:00 AM to	5:00 PM
☑	Thursday	8:00 AM to	5:00 PM
☑	Friday	8:00 AM to	5:00 PM
☑	Saturday	8:00 AM to	5:00 PM
☑	Sunday	8:00 AM to	5:00 PM

3. **WILL YOU HAVE EMPLOYEES?** ☑ Yes If so, how many? 1 ☐ No

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

Height: 3 ft Width: 16 ft. Height above ground: 7 ft

What type of sign: _____ Wall ✓ Freestanding _____ Other

5. **PARKING AND LOADING:**

How many parking spaces? 2

Is there is a loading or unloading area? yes

ANIMAL CARE-RELATED USES

1. MAXIMUM NUMBER OF ANIMALS: _____

2. HOW WILL ANIMALS BE HOUSED AT THE LOCATION?

☐ Building ☐ Kennel ☐ Individual Housing ☐ Other _____

3. HOW DO YOU PROPOSE TO MITIGATE NOISE?

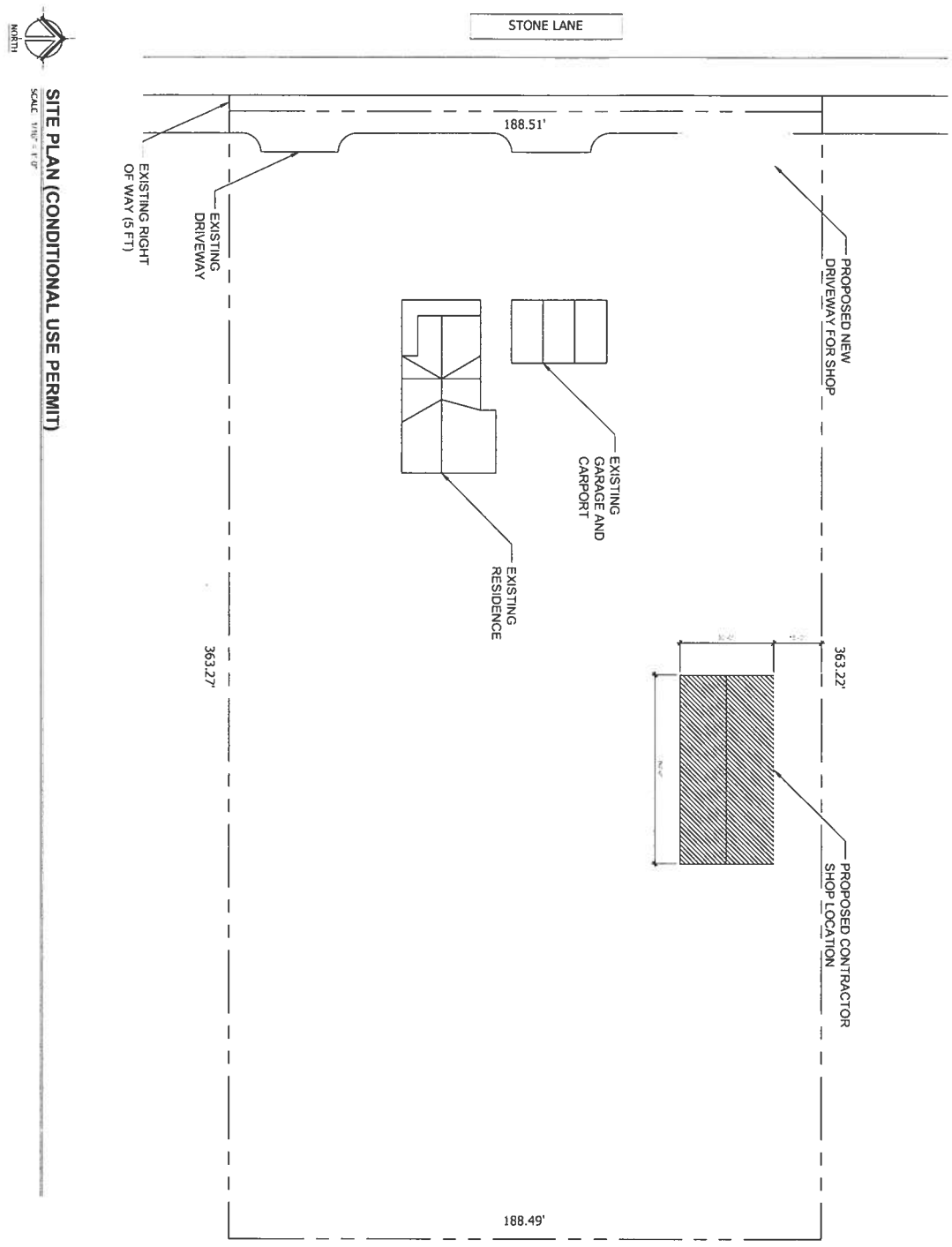
☐ Building ☐ Enclosure ☐ Barrier/Berm ☐ Bark Collars

4. ANIMAL WASTE DISPOSAL

☐ Individual Domestic Septic System ☐ Animal Waste Only Septic System

☐ Other: _____

Exhibit B5:



SITE PLAN (CONDITIONAL USE PERMIT)

SCALE: 1/16" = 1'-0"

SITE INFORMATION

SITE: 23930 STONE LANE

SITE ZONE: M (INDUSTRIAL)

SITE PARCEL: R3760010010

SITE SIZE: 1.76 ACRES ±

IS THIS A PERMITTED USE PER CANYON COUNTY ORDINANCE CODE SECTION 07-10-31? PARCEL IS ZONED INDUSTRIAL (M) AND IS ALL AROUND BY INDUSTRIAL ZONED PARCELS, AND IS

FRONT	30'
SIDE	10'
REAR	20'
HEIGHT	50'

PROPOSED BUILDING FOOTPRINT: 1,960 SF

PROPOSED DESIGN FOR

A & A TIRES, LLC

CONDITIONAL USE PERMIT

23930 STONE LN CALDWELL ID 83607

BRS ARCHITECTS
1010 S. ALLANTE PL
SUITE 100
BOISE, IDAHO 83709
(208) 336-8370
FAX (208) 336-8380

NO	REVISIONS	DATE

DRAWN BY	VF
DATE	08/06/2025
CHECKED	TJK
JOB NO	25076

SITE PLAN

AS101

CONDITIONAL USE PERMIT

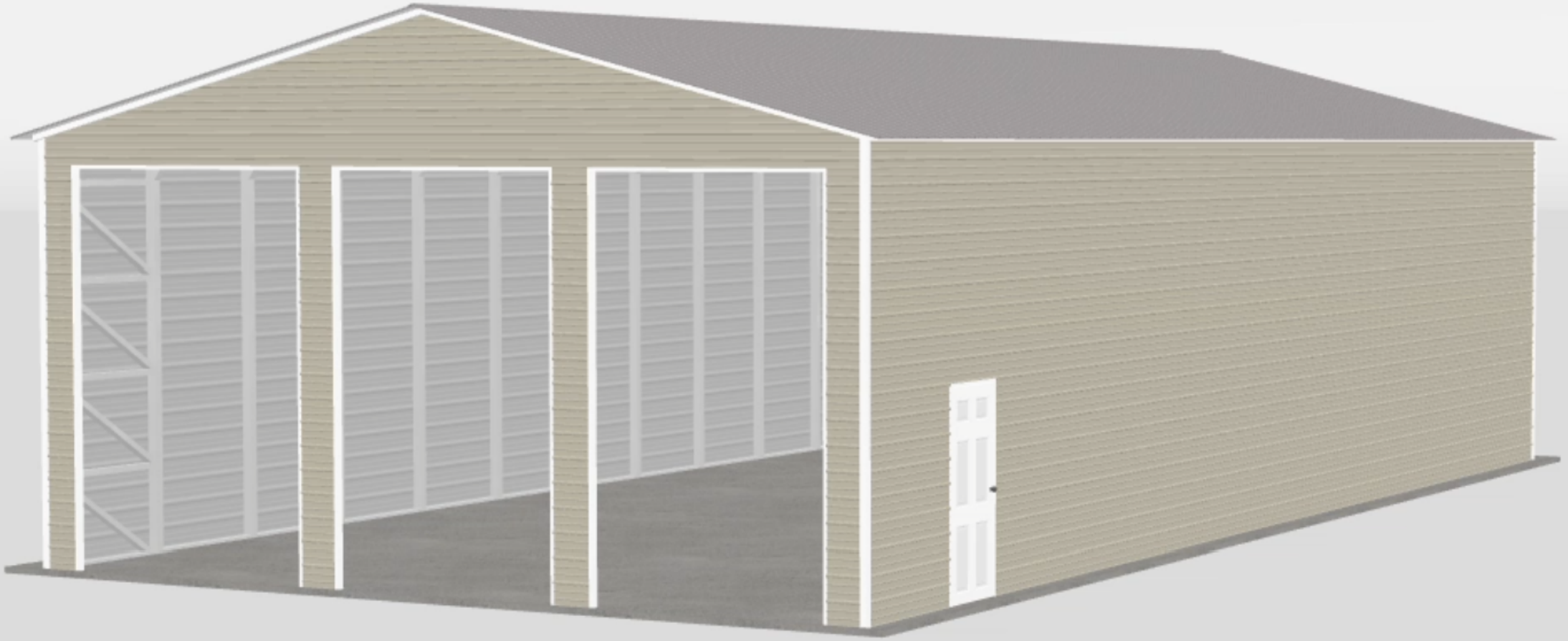


Exhibit B6:

BRS ARCHITECTS
1010 S. Allante Place, Suite 100
Boise, Idaho 83709
Telephone [redacted]
Fax [redacted]
[redacted]

Date: Monday, July 7, 2025

RE: Conditional Use Permit | Notice of Neighborhood Meeting
A & A Tires, LLC
23930 Stone Lane, Caldwell, ID 83607
BRS Job No.: 25076

Dear Neighbor,

We are in the process of presenting an application to Canyon County Development Services for a **Conditional Use Permit** for a contractor shop/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: Monday, July 21, 2025
Time: 5:30 – 7:00pm
Location: 23930 Stone Lane, Caldwell, ID 83607
Property description: Meeting at the project site (address above)

The project is summarized below:

Site Location: 23930 Stone Lane, Caldwell, ID 83607
Proposed access: Existing
Total acreage: 1.58 acres

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 email address below.

Sincerely,

Victor Ferral
BRS Architects | [redacted]

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: 23930 STONE LANE	Parcel Number: 22073000 0	
City: CALDWELL	State: ID	ZIP Code: 83607
Notices Mailed Date: 07/03/2025	Number of Acres: 1.58	Current Zoning: (A)
Description of the Request: Conditional Use Permit (CUP) for a contractor shop/staging area.		

APPLICANT / REPRESENTATIVE INFORMATION		
Contact Name: VICTOR FERRAL		
Company Name: BRS ARCHITECTS		
Current address: 1010 S. ALLANTE PL. #100		
City: BOISE	State: ID	ZIP Code: 83709
Phone: [redacted]	Cell:	Fax:
Email: [redacted]		

MEETING INFORMATION		
DATE OF MEETING: 07/21/2025	MEETING LOCATION: 23930 STONE LN., CALDWELL, ID 83607	
MEETING START TIME: 5:30pm	MEETING END TIME: 7:00pm	
ATTENDEES:		
NAME (PLEASE PRINT)	SIGNATURE:	ADDRESS:
1. Carol Styles	Carol Styles	24025 Freezeout Rd Caldwell
2. Brent Wallingard	Brent Wallingard	23800 Stone Ln Caldwell
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): VICTOR FERRAL (BRS ARCHITECTS)

APPLICANT/REPRESENTATIVE (Signature): Victor Ferral

DATE: 07 / 21 / 2025

Exhibit B7:

AGENCY ACKNOWLEDGMENT

Date: 6/17/25
Applicant: Abigaliann Aguilar Gonzalez
Parcel Number: R22073
Site Address: 23930 State Ln. Caldwell, ID 83607

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: Middleton RFD
☒ Applicant submitted/met for official review.

Date: 8/5/25 Signed: _____
Authorized Fire District Representative
(This signature does not guarantee project or permit approval)

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

Date: 7/24/25 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: Middleton
☒ Applicant submitted/met for official review.

Date: 7/25/25 Signed: _____
Authorized AOCI Representative
(This signature does not guarantee project or permit approval)

Received by Canyon County Development Services:

Date: 7/25/25 Signed: _____
Canyon County Development Services Staff

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

SOUTHWEST DISTRICT HEALTH

ACCESSORY USE APPROVAL

THIS ACCESORY USE APPROVAL IS GRANTED BASED ON INFORMATION THE APPLICANT HAS PROVIDED.

ISSUED TO:	**Abraham Aguilar Gonzales**	
FOR THE APPROVAL OF AN:	**Accessory Use**	EST. #:
LOCATED AT:	23930 Stone Ln Caldwell ID 83607	**022263**

Legal Description:

Parcel #: R23073
Township: 4N
Range: 3W
Section: 03

HEALTH AUTHORITY

_____

Conditions of Approval:

The proposed 40'x8' dry storage container will not encroach on existing or replacement septic systems. The proposed must maintain all agreed-upon setbacks per the accessory use application and IDAPA 58.01.03.

06/24/2025

Victor Ferral

From: Mike Meyers <mikem@blackcanyonirrigation.com>
Sent: Wednesday, July 16, 2025 12:49 PM
To: Darla Erskine; Victor Ferral
Subject: RE: 25076 | Canyon County CUP | Black Canyon Irrigation District

Victor,

BCID has no facilities on your property. We do service irrigation water to your property however we do not have an issue with signing off on this project.

From: Darla Erskine <Darla@blackcanyonirrigation.com>
Sent: Wednesday, July 16, 2025 10:36 AM
To: Victor Ferral [redacted]
Cc: Mike Meyers <mikem@blackcanyonirrigation.com>
Subject: RE: 25076 | Canyon County CUP | Black Canyon Irrigation District

I have Cc'd our District Manager Mike Meyers, so he can answer your questions.

Thank you 😊

Darla Erskine
Office Clerk
Black Canyon Irrigation
208-459-4141 ext 102

From: Victor Ferral [redacted]
Sent: Wednesday, July 16, 2025 8:31 AM
To: Darla Erskine <Darla@blackcanyonirrigation.com>
Subject: 25076 | Canyon County CUP | Black Canyon Irrigation District

Good morning –

RE: 23930 Stone Ln., Caldwell, ID
My name is Victor Ferral, and I am a project manager at BRS Architects.

We are working with the owner of **A & A Tires LLC** on submitting a *Conditional Use Permit* (CUP) application to Canyon County Development Services (CCDS).
The requested use is a contractor shop and staging area for this business, located at the address shared above.

One of the requirements from Canyon County is to contact the corresponding irrigation district and request approval. According to Karla with CCDS, this property falls under the Black Canyon Irrigation District.

We have sent out our Neighborhood Letter and will have the meeting on site next week. Please refer to the attached PDFs.

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

TELEPHONE 208.454.8135
FAX 208.454.2008

Pre- Development Meeting Minutes

Project Name: Stone- A&A Tires
Project Owner/Representative: BRS Architects-Victor Ferral
Phone: [redacted]
Email: [redacted]

Project Location: R22073

Proposal: Mobile tire repair, 3 employees, customers visits are rare

Jurisdiction:

Public Roads

Name	Classification	Exist. R/W	Ultimate R/W	Notes
Stone Lane	Local		60'	

Access:
Access spacing is 140' on local road.

Circular approach to be removed. Not allowed per HSDP 3061.040.

Improvement Requirements:

- Improve commercial approach to meet ACCHD-106.
- Impact fees assessed at time of access permit and are subject to change
- Additional ROW dedication may be required
- Access permit required

Other Comments:

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

Exhibit B8:

PLANNING & ZONING - PUBLIC HEARING

LOCATION:
Canyon County Development Services Department
111 North 11th Ave. Ste. 310
Caldwell, ID 83605

DATE/TIME:
January 15, 2026
6:30pm MST.

CONDITIONAL USE PERMIT:
A & A TIRES LLC - CU2025-0018

P&Z COMMISSION: ROBERT STURGIL, BRIAN SHEETS, HAROLD NEVILL, MATT DORSEY, (ROBERT) GEOFFREY MATHEWS, ANITA JOHNSON, & HOLLEY WERHANOWICZ

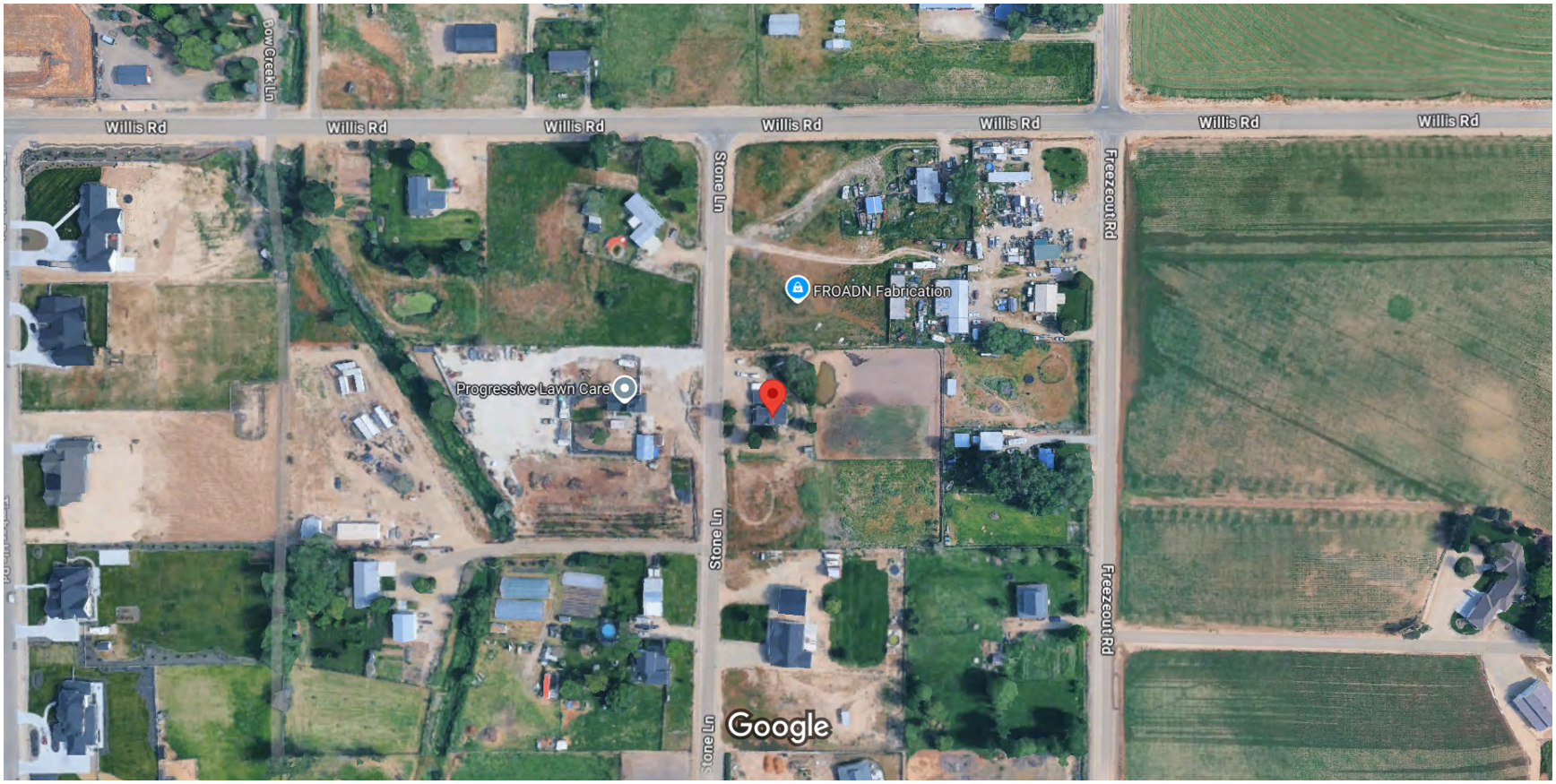
ASSOCIATE PLANNER: AMBER LEWTER

INTRODUCTION

CLIENT REPRESENTATIVE:
BRS Architects
1010 S. Allante Pl. #100
Boise, ID 83709
Project Manager: Victor Ferral
BRS Project: #25076

CLIENT & PROPERTY OWNER:
Abraham Aguilar
23930 Stone Lane
Caldwell, ID 83607
Parcel Number: R2207300000
Parcel Size: 1.58 Acres

BACKGROUND: LOCATION (23930 STONE LN.)



Imagery ©2025 Vexcel Imaging US, Inc., Imagery ©2025 Airbus, Maxar Technologies, Vexcel Imaging US, Inc., Map data ©2025 100 ft

BACKGROUND: NOTICE OF VIOLATION



Canyon County, 111 North 11th Avenue, Suite 310, Caldwell, ID 83605
Code Enforcement (208) 402-4165 ▪ CodeEnforcement@canyoncounty.id.gov ▪ www.canyoncounty.id.gov

NOTICE OF VIOLATION / CEASE and DESIST

May 30, 2025 *Sent Certified Mail & 1st-Class Mail*

Abraham Aguilar Gonzalez and
Elvi Aguilar Gomez
23930 Stone Lane
Caldwell, ID 83607

Dear Property Owner:

Development Services Department (DSD) is investigating multiple violations of Canyon County Ordinances on your property located at 23930 Stone Lane, Caldwell, ID; also identified as Assessor Parcel Number R22073. This property is in an area in Canyon County that is zoned "A" (Agricultural).

- **ZONING ORDINANCE VIOLATIONS: Vehicle Service Facility (tire repair – see photo below)**

These types of activities are **prohibited** in an area zoned "A" (Agricultural) and are violations of the Canyon County Zoning Ordinance (CCZO § 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
Vehicle service facility	-	-	-	-	C	A	A	A	A

CORRECTION: Please **cease and desist** all business activities at this site **immediately**. The business will have to be moved off-site to a property zoned for this type activity. All operations must be relocated **within the next 10 days or no later than June 13, 2025.**

- **BUILDING ORDINANCE: Unpermitted structure (shipping container – see photo below):**
  As per the Canyon County Building Ordinance (CCBO § 06-01-09) BUILDING PERMIT REQUIRED: Building Permits: It shall be unlawful for any person to erect, construct, enlarge, alter, repair, improve, move, remove, convert or demolish any building or structure unless a separate permit for each building or structure has first been obtained from the County Development Services Department.

CORRECTION: Meet with DSD Building **within the next 10 days or no later than June 13, 2025.** to discuss options available to you and obtain the necessary permits. DSD Building can be reached at (208) 402-4163.

BACKGROUND

"NOTICE OF VIOLATION / CEASE and DESIST"

> Letter Received by Owner, Dated May 30, 2025

"ZONING ORDINANCE VIOLATIONS: Vehicle Service Facility
These types of Activities are prohibited in an area zoned "A" (Agricultural) and are violations of the Canyon County Ordinance (CCZO 07-10-27):

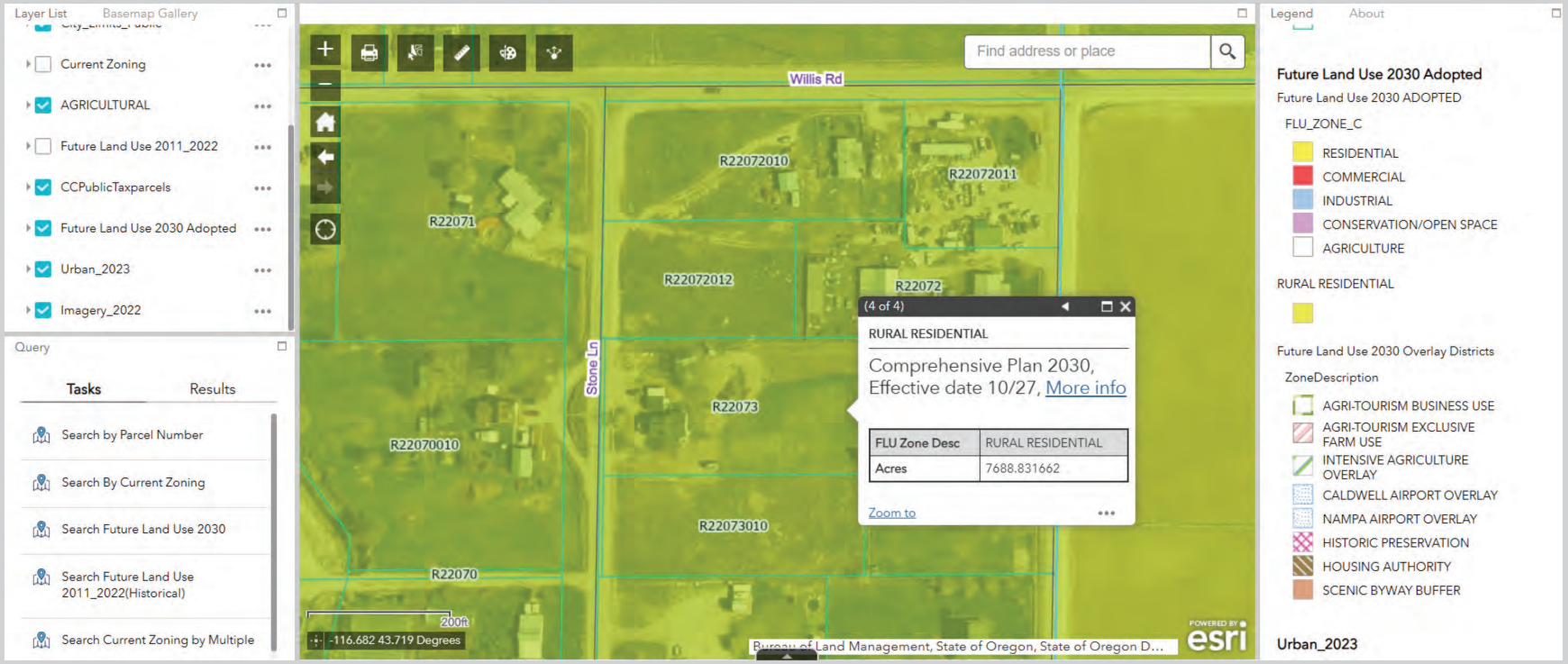
07-10-27: LAND USE REGULATION (MATRIX)
This section lists uses within each land use: allowed uses (A), permitted uses with a conditional use permit (C), Director administrative decision, (D), not applicable because covered by different use/section (n/a) or prohibited (-)"

Zoning Classification	A	R-R	R-1	R-2	C-1	C-2	M-1	M-2	MU-A
Vehicle service facility	-	-	-	-	C	A	A	A	A

FUTURE LAND USE: RURAL RESIDENTIAL (RR)

JUNE 18, 2025 (VIA EMAIL)

- CANYON COUNTY PRINCIPAL PLANNER - MICHELLE BARRON
- FUTURE LAND USE: **RURAL RESIDENTIAL (RR)**
- "STAGING AREAS AND CONTRACTOR SHOPS NEED AN APPROVED CONDITIONAL USE PERMIT"
- PUBLIC HEARING PROCESS



PROVIDED BY: CANYON COUNTY, ID ZONING & FUTURE LAND USE MAP

CONDITIONAL USE PERMIT: PUBLIC HEARING CHECKLIST

CONDITIONAL USE PERMIT
PUBLIC HEARING - CHECKLIST

CONDITIONAL USE PERMIT - CCZO Section 07-07-05

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

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

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

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

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

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

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT
111 North 11th Avenue, #310, Caldwell, ID 83605
zoninginfo@canyoncounty.id.gov - Phone: 208-402-4164
Revised 1/25/24

CONDITIONAL USE PERMIT: SUBMITTAL

AUGUST 6, 2025

- SUBMITTAL TO CANYON COUNTY (CCDS)

- MASTER APPLICATION
- LETTER OF INTENT
- SITE PLAN
- OPERATION PLAN
- LAND USE WORKSHEET
- NEIGHBORHOOD MEETING
- PROOF OF APPLICATION/COMMUNICATION WITH THE FOLLOWING AGENCIES:
--- SOUTHWEST DISTRICT HEALTH (06/24/2025)
--- IRRIGATION DISTRICT (07/16/2025 - Black Canyon)
--- FIRE DISTRICT (08/05/2025 - Middleton/Star)
--- HIGHWAY DISTRICT/ IDAHO TRANSPORTATION DEPT. (07/24/2025 - Hwy. Dist. NO 4)
--- AREA OF CITY IMPACT (07/24/2025 - Middleton)
- DEED OF EVIDENCE OF PROPERTY INTEREST TO THE SUBJECT PROPERTY

CONDITIONAL USE PERMIT: OPERATION PLAN

BUSINESS ESTABLISHED: Summer 2022

BUSINESS MODEL: *A & A TIRES, LLC* provides mobile tire repair services. Customers experiencing tire issues contact the business, and Abraham (or employee) travel to their location to assess the situation and repair tires as necessary.

PROPOSED CONTRACTOR SHOP:
The future shop will serve as a central hub for the business.

It will be used to:
- Store tire repair equipment
- Temporarily store old and new tires
- Park three (3) service vehicles

HOURS OF OPERATION:
- Current: Mobile Services available 24/7
- Future: Mobile Services will continue as-is. Shop Operations will be limited to standard business hours (8:00am - 6:00pm). Customer visits to the shop are expected to be rare.

NUMBER OF EMPLOYEES: Three (3)

CONDITIONAL USE PERMIT: OPERATION PLAN

NOISE LEVELS:
Minimal and restricted to regular business hours.

DUST LEVELS:
Minimal; the site will feature a compact gravel roadway leading to and surrounding the contractor shop.

MATERIAL DELIVERIES:
New tires will be delivered to the shop from time to time. All delivery drivers will be instructed to access the shop directly, avoid parking on the main road (Stone Lane).

SITE IMPROVEMENTS:
- Construction of a dead-end fire apparatus turnaround, as required by the Middleton/Star Fire District (Victor Islas)
- A new driveway approach meeting ACCHD-16 standards, per the requirements of Highway District #4 (Lenny Riccio)

SITE CONDITIONS (CANYON COUNTY ASSESSOR)



6/20/2025, 9:16:26 AM

Tax Parcels Static
Canyon County Roads
Canyon County Roads
Sections_Adjusted_for_Assessment
County
Imagery_2022
Red: Band_1
Green: Band_2
Blue: Band_3

1:564

0 0.01 0.01 0.02 mi
0 0.01 0.01 0.03 km

CURRENT CONDITIONS (07/21/2025)

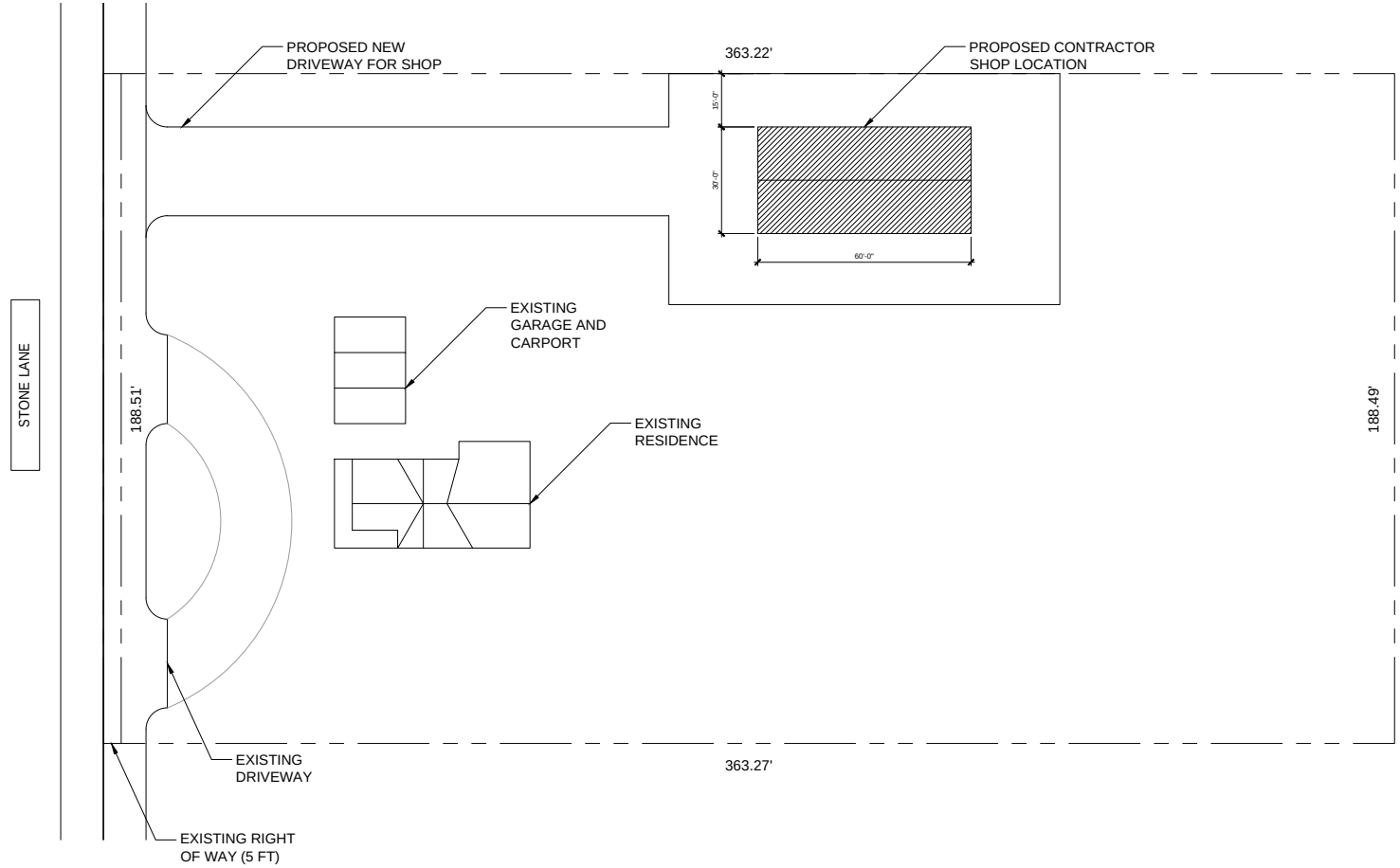








SITE PLAN



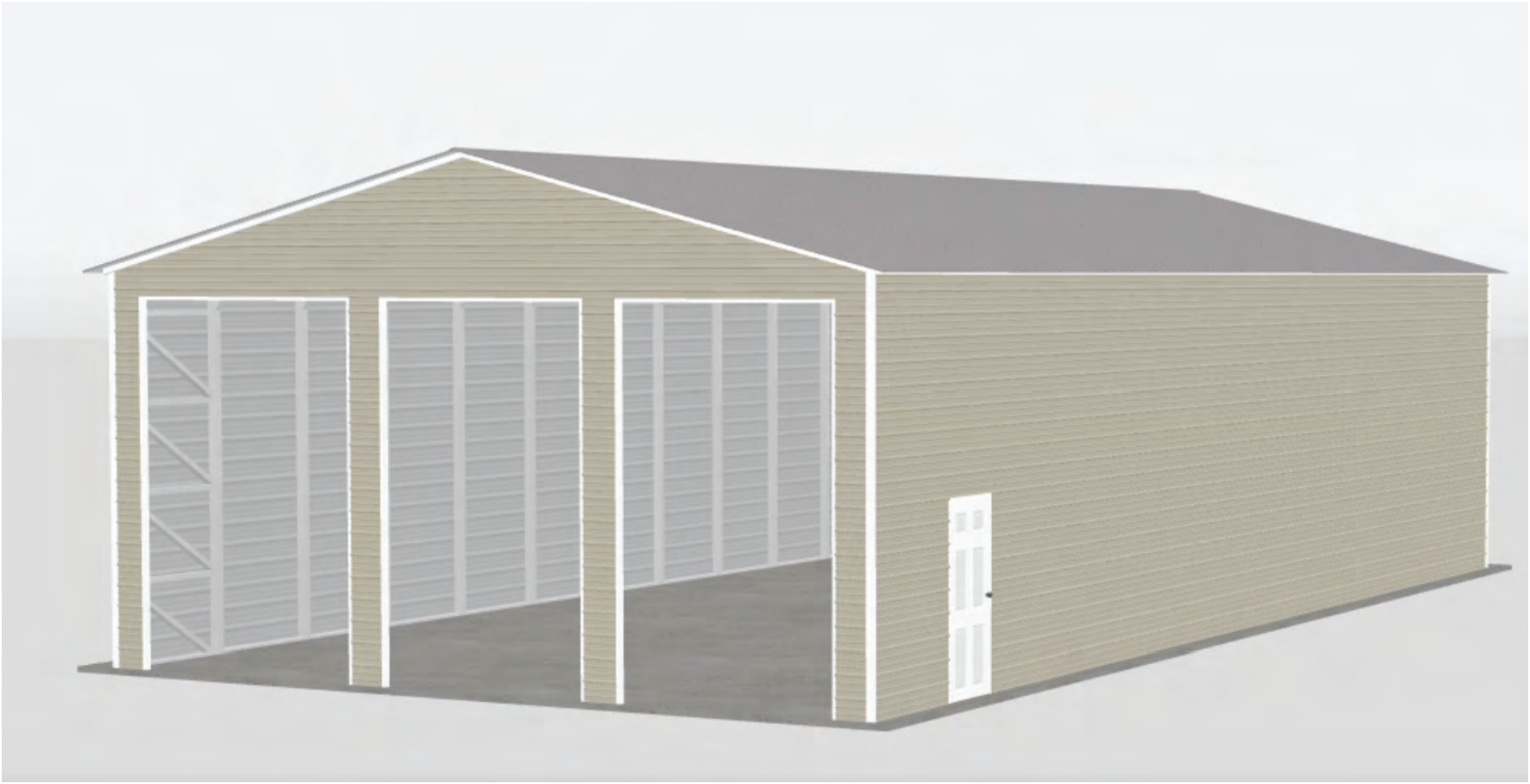
NORTH

SITE PLAN (CONDITIONAL USE PERMIT)

SCALE: 1/16" = 1'-0"

PROVIDED BY: BRS ARCHITECTS

PRE-ENGINEERED METAL BUILDING



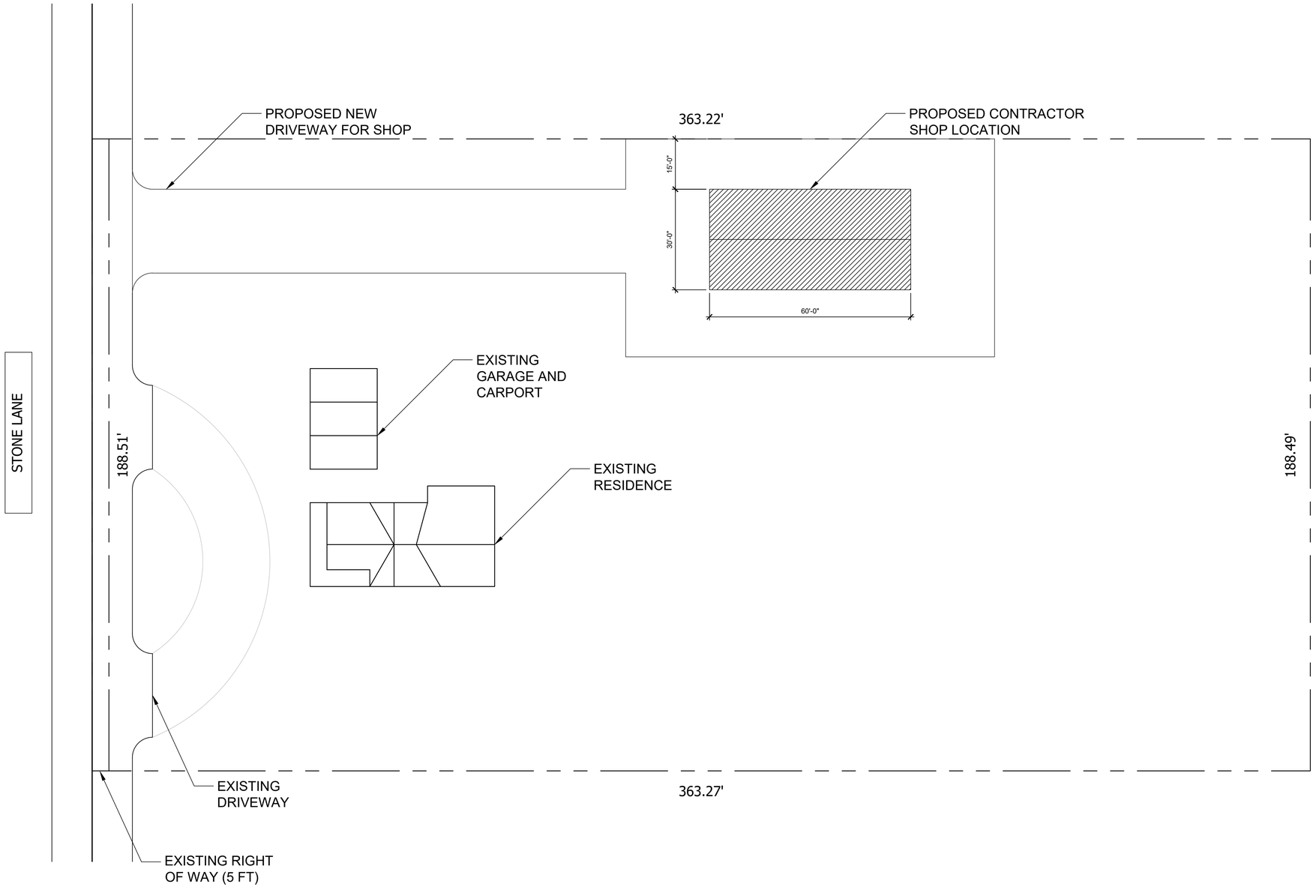
PRELIMINARY RENDERING PROVIDED BY: ALPHA STEEL BUILDINGS

CONCLUSION



QUESTIONS, COMMENTS, CONCERNS?

THANK YOU



NORTH

SITE PLAN (CONDITIONAL USE PERMIT)

SCALE: 1/16" = 1'-0"

SITE INFORMATION

SITE: 23930 STONE LANE

SITE ZONE: R-R (RURAL RESIDENTIAL)

SITE PARCEL: 22073000 0

SITE SIZE: 1.58 ACRES

SETBACK REQUIREMENTS PER CANYON COUNTY ORDINANCE CODE SECTION 07-10.21 - TABLE 1 (RESIDENTIAL ZONES R-R, R-1, AND R-2)

FRONT:	20FT
SIDE:	10FT
REAR:	20FT
CORNER:	20FT

PROPOSED BUILDING FOOTPRINT: 1,800 S.F.

NO.	REVISIONS	DATE

1010 S. ALLANTE PL.
SUITE 100
BOISE, IDAHO 83709
(208) 336-8370
FAX (208) 336-8380

BRS ARCHITECTS

PROPOSED DESIGN FOR:

A & A TIRES, LLC

CONDITIONAL USE PERMIT

23930 STONE LN. CALDWELL, ID 83607

DRAWN	VF
DATE	08/06/2025
CHECKED	TJK
JOB NO.	25076

SITE PLAN

AS101

CONDITIONAL USE PERMIT

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Exhibit C:

EXHIBIT C

Supplemental Documents

Planning & Zoning Commission

Case #: CU2025-0018

Hearing date: January 15, 2026

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

Exhibit C1:

R22073 PARCEL INFORMATION REPORT

1/5/2026 3:38:40 PM

PARCEL NUMBER:	R22073
OWNER NAME:	GONZALEZ ABRAHAM AGUILAR
CO-OWNER:	GOMEZ ELVI AGUILAR
MAILING ADDRESS:	23930 STONE LN CALDWELL ID 83607
SITE ADDRESS:	23930 STONE LN
TAX CODE:	0320000
TWP: 4N RNG: 3W SEC: 03 QUARTER: NW	
ACRES:	1.58
HOME OWNERS EXEMPTION:	No
AG-EXEMPT:	No
DRAIN DISTRICT:	NOT In Drain Dist
ZONING DESCRIPTION:	AG / AGRICULTURE
HIGHWAY DISTRICT:	HIGHWAY DISTRICT #4
FIRE DISTRICT:	MIDDLETON FIRE
SCHOOL DISTRICT:	MIDDLETON SCHOOL DIST #134
IMPACT AREA:	MIDDLETON
FUTURE LAND USE 2011-2022 :	RES
FLU Overlay Zone Desc 2030:	
FLU RR Zone Desc 2030:	RURAL RESIDENTIAL
FUTURE LAND USE 2030:	AGRICULTURE
IRRIGATION DISTRICT:	BLACK CANYON IRRIGATION DIST
FEMA FLOOD ZONE:	A / X FLOODWAY: NOT In FLOODWAY FIRM PANEL: 16027C0235F
WETLAND:	NOT In WETLAND
NITRATE PRIORITY:	NE CANYON CO.
FUNCTIONAL Classification:	NOT In COLLECTOR
INSTRUMENT NO. :	2025016730
SCENIC BYWAY:	NOT In Scenic Byway
LEGAL DESCRIPTION:	03-4N-3W NW FRUITDALE FARM TX 23468 IN BLK 22
PLATTED SUBDIVISION:	FRUITDALE FARM
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 C2:

EXHIBIT C2

Case Maps/Reports

Planning & Zoning Commission

Case #: CU2025-0018

Hearing date: January 15, 2026

Canyon County, ID Web Map

Exhibit C2.1:



8/7/2025, 2:55:22 PM

Multiple Parcel Search _Query result

Hydro_NHDFlowline

CanyonCountyRoads

Roads

County Boundary

Current Impact Area

City Limits

Sections

Imagery_2025_3in

Red: Band_1

Green: Band_2

Blue: Band_3

1:2,257

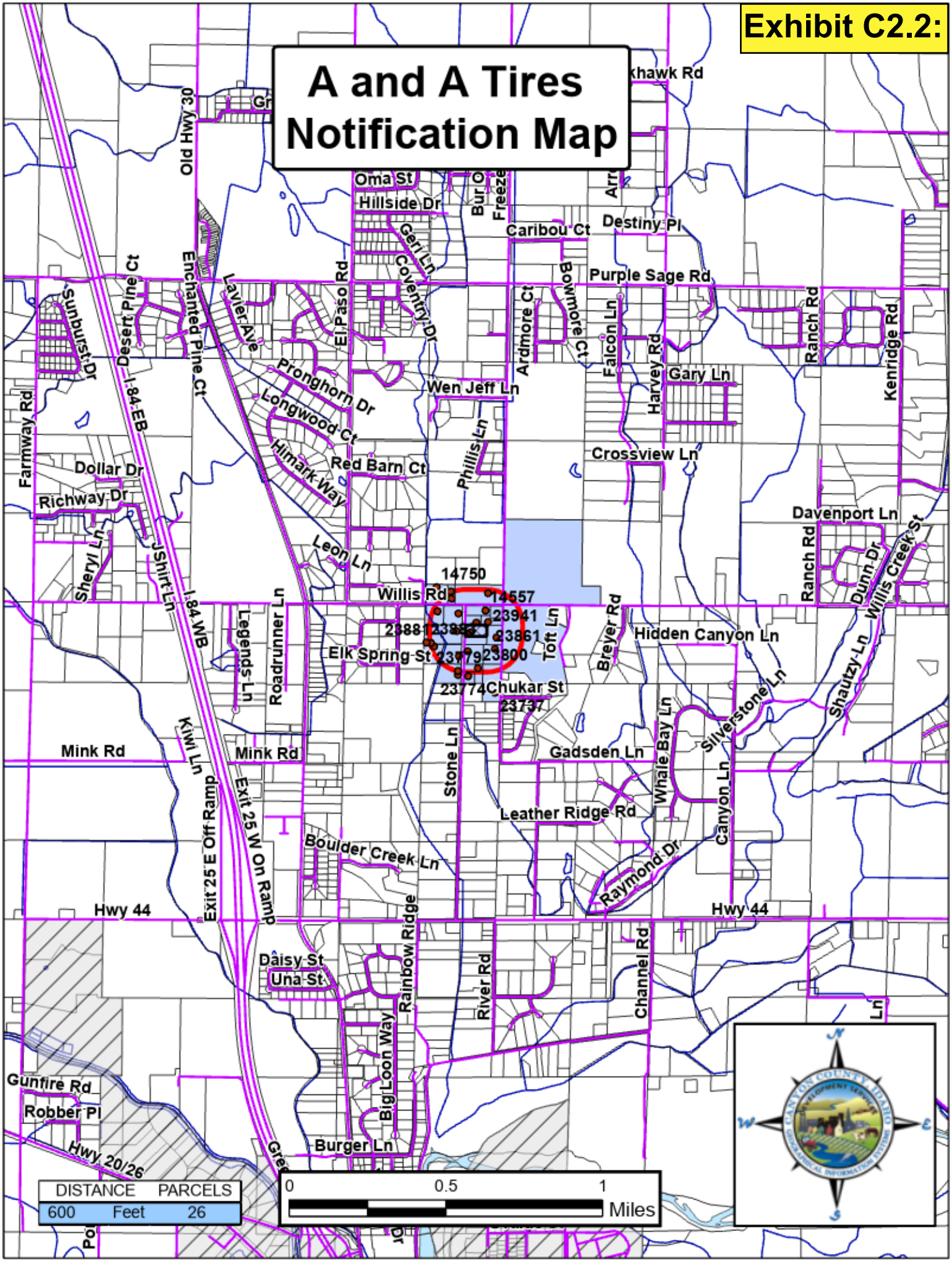
0 0.01 0.03 0.05 mi

0 0.02 0.04 0.08 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 |


Exhibit C2.2:
A and A Tires
Notification Map
Old Hwy 30
Oma St
Hillside Dr
Caribou Ct
Destiny Pl
Purple Sage Rd
Desert Pine Ct
Enchanted Pine Ct
Lavier Ave
El Paso Rd
Coventry Dr
Geri Ln
Ardmore Ct
Bowmore Ct
Falcon Ln
Harvey Rd
Gary Ln
Ranch Rd
Kenridge Rd
Sunburst Dr
Farmway Rd
I-84 EB
Pronghorn Dr
Longwood Ct
Himark Way
Wen Jeff Ln
Phillis Ln
Red Barn Ct
Crossview Ln
Dollar Dr
Richway Dr
Sheryl Ln
Shirt Ln
I-84 WB
Leon Ln
14750
Willis Rd
14557
23941
23881
23883
23861
23879
23800
23774
Chukar St
23737
Elk Spring St
Toft Ln
Breyer Rd
Hidden Canyon Ln
Davenport Ln
Dunn Dr
Willis Creek St
Shautzy Ln
Silverstone Ln
Legends Ln
Roadrunner Ln
Kiwi Ln
Mink Rd
Mink Rd
Stone Ln
Gadsden Ln
Whale Bay Ln
Canyon Ln
Leather Ridge Rd
Boulder Creek Ln
Raymond Dr
Exit 25 E Off Ramp
Exit 25 W On Ramp
Hwy 44
Hwy 44
Daisy St
Una St
Rainbow Ridge
River Rd
Channel Rd
Big Loon Way
Burger Ln
Gunfire Rd
Robber Pl
Hwy 20/26
DISTANCE PARCELS
600 Feet 26
0 0.5 1
Miles
N
W
E
S

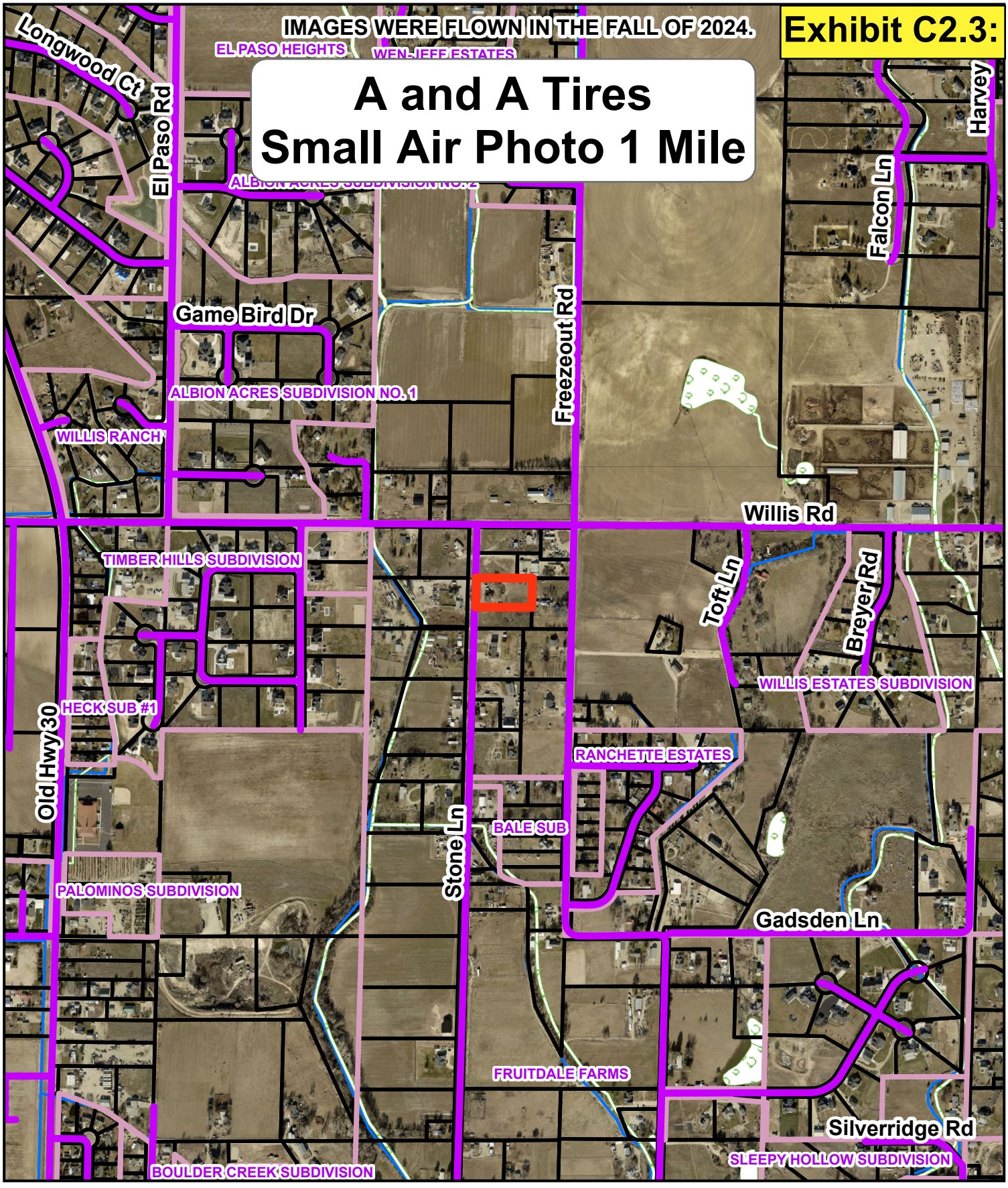
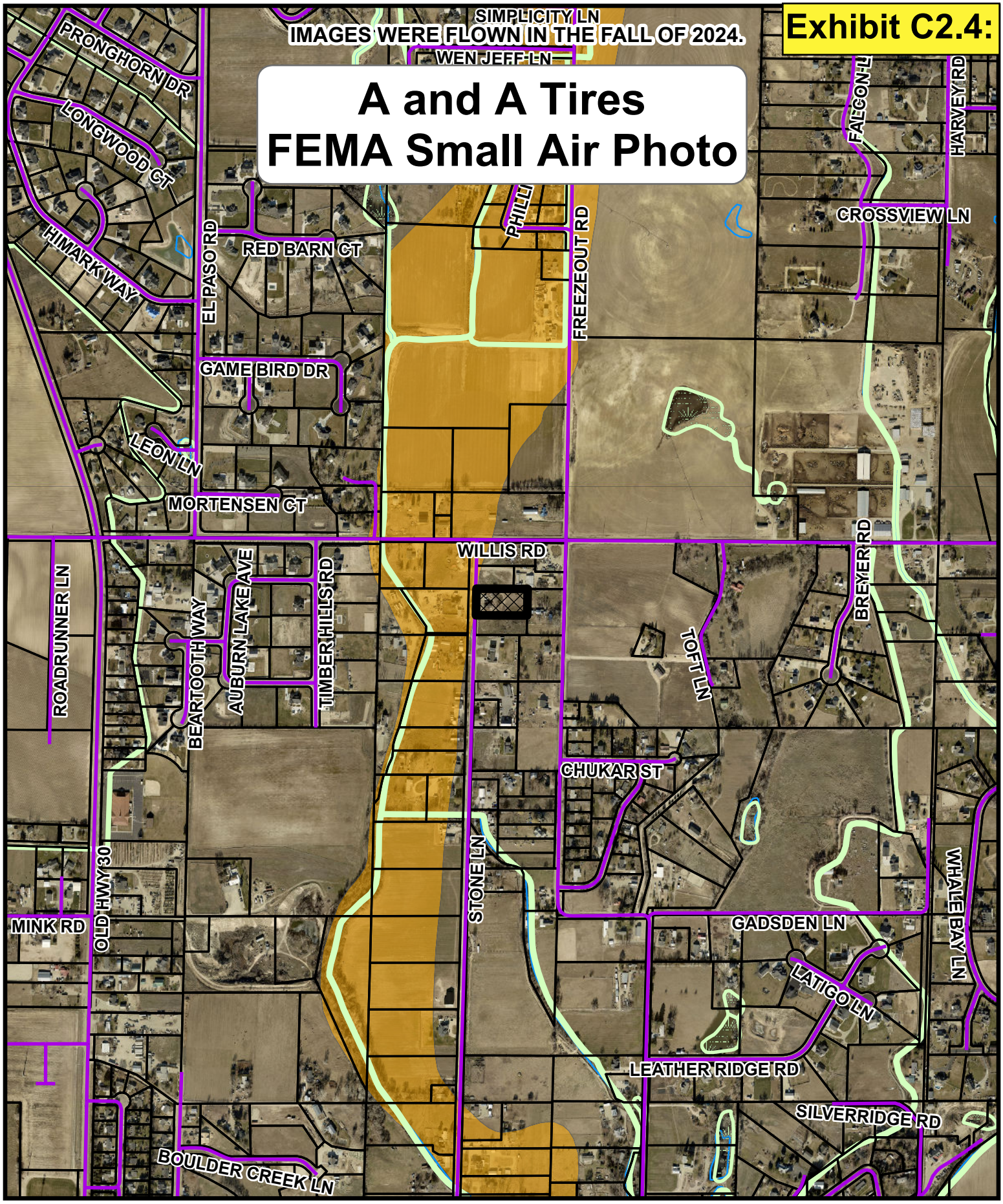

IMAGES WERE FLOWN IN THE FALL OF 2024.
Exhibit C2.3:
A and A Tires
Small Air Photo 1 Mile
Longwood Ct
El Paso Rd
EL PASO HEIGHTS
WEN-JEFF ESTATES
Harvey
Falcon Ln
Game Bird Dr
Freezeout Rd
ALBION ACRES SUBDIVISION NO. 1
WILLIS RANCH
Willis Rd
TIMBER HILLS SUBDIVISION
Toft Ln
Breyer Rd
WILLIS ESTATES SUBDIVISION
HECK SUB #1
Old Hwy 30
RANCHETTE ESTATES
Stone Ln
BALE SUB
PALOMINOS SUBDIVISION
Gadsden Ln
FRUITDALE FARMS
Silverridge Rd
SLEEPY HOLLOW SUBDIVISION
BOULDER CREEK SUBDIVISION
City_Limits
Wetlands
0
0.25
0.5
Miles

Exhibit C2.4:

A and A Tires
FEMA Small Air Photo

IMAGES WERE FLOWN IN THE FALL OF 2024.



Legend

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

400 0 400 Feet

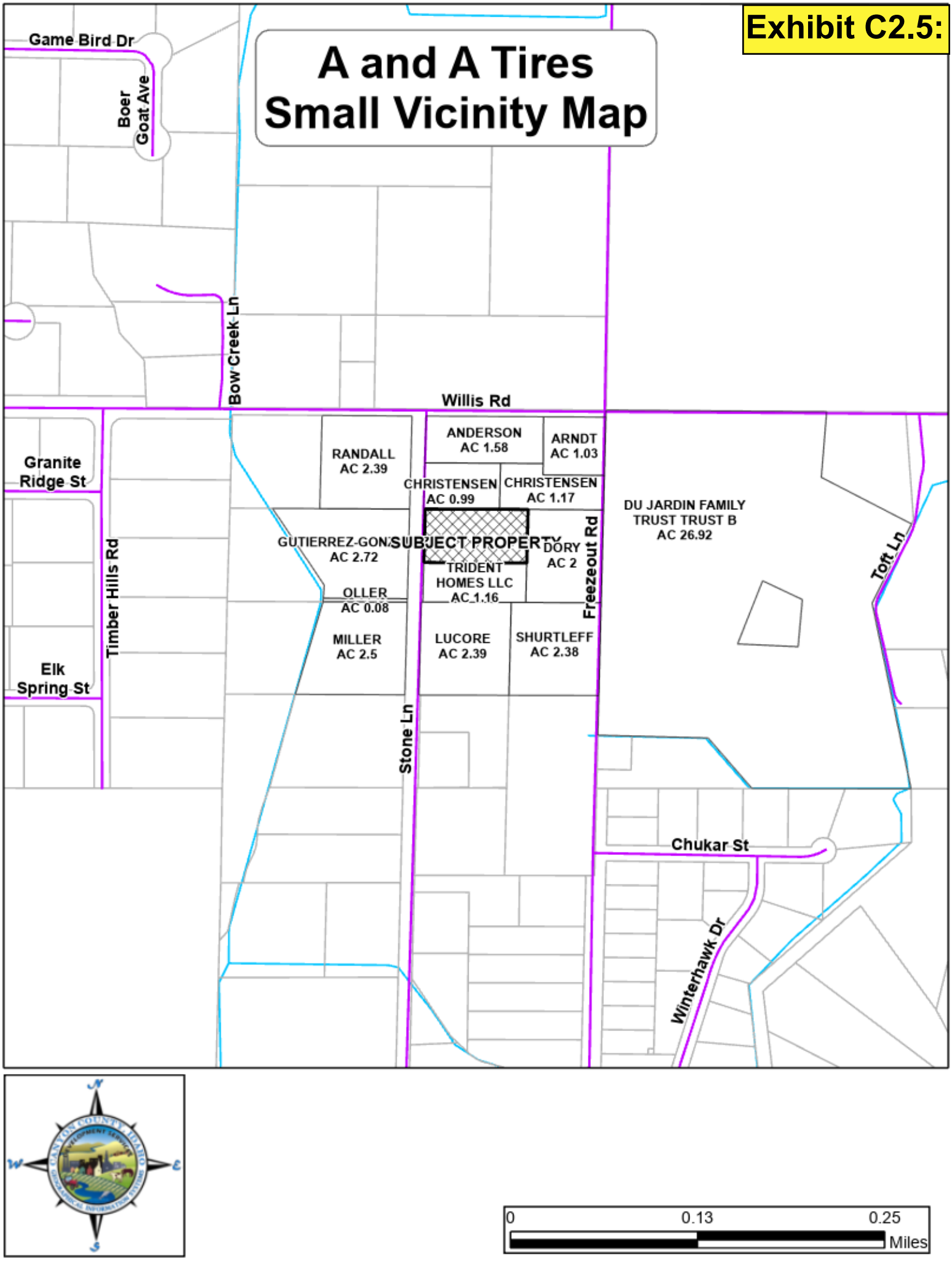
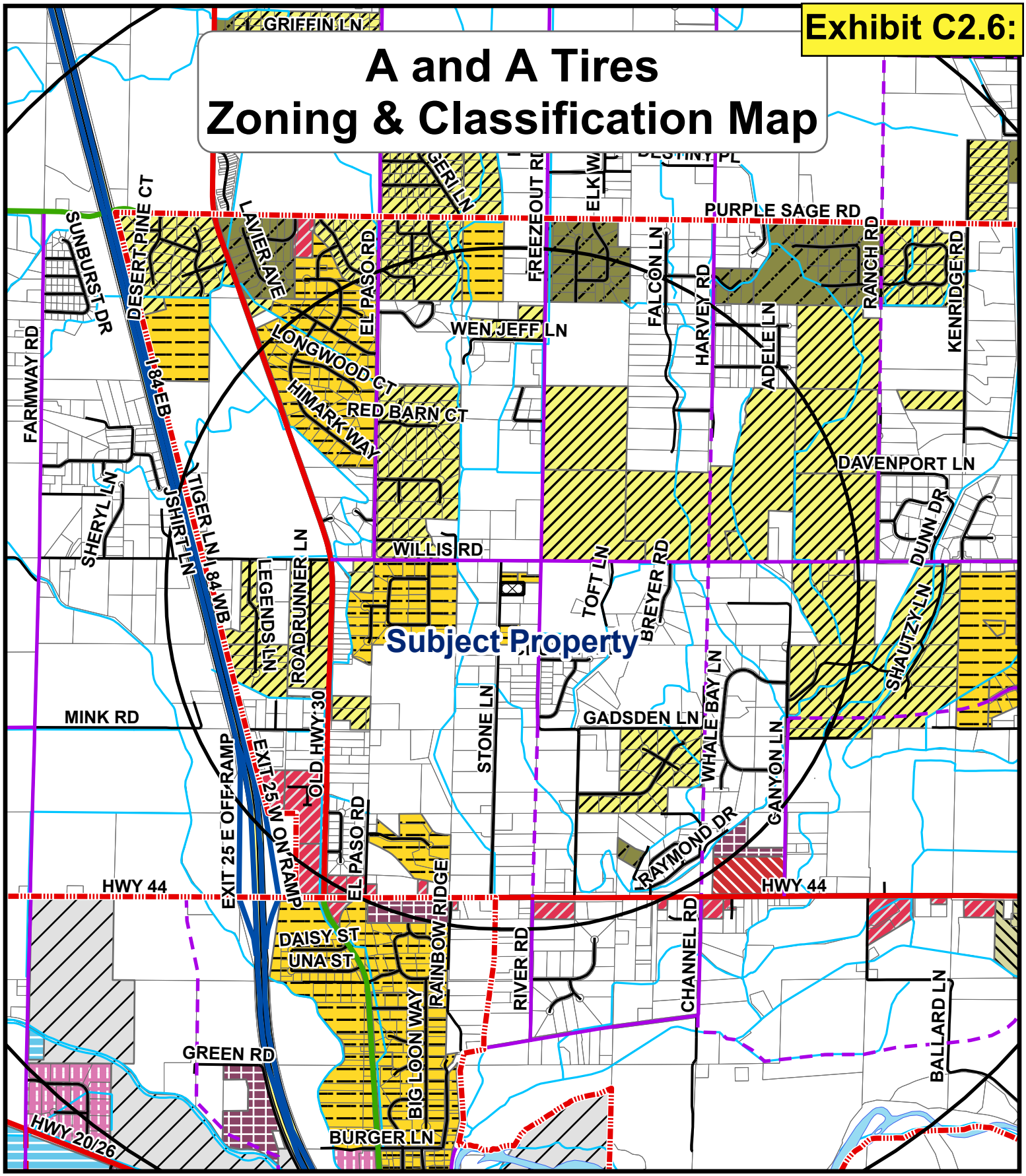

Exhibit C2.5:
A and A Tires
Small Vicinity Map
Game Bird Dr
Boer Goat Ave
Bow Creek Ln
Willis Rd
Granite Ridge St
Timber Hills Rd
Elk Spring St
RANDALL AC 2.39
ANDERSON AC 1.58
ARNDT AC 1.03
CHRISTENSEN AC 0.99
CHRISTENSEN AC 1.17
GUTIERREZ-GON AC 2.72
SUBJECT PROPERTY
DORY AC 2
TRIDENT HOMES LLC AC 1.16
OLLER AC 0.08
MILLER AC 2.5
LUCORE AC 2.39
SHURTLEFF AC 2.38
Freezeout Rd
Stone Ln
DU JARDIN FAMILY TRUST TRUST B AC 26.92
Toft Ln
Chukar St
Winterhawk Dr
0
0.13
0.25
Miles

Exhibit C2.6:

A and A Tires
Zoning & Classification Map



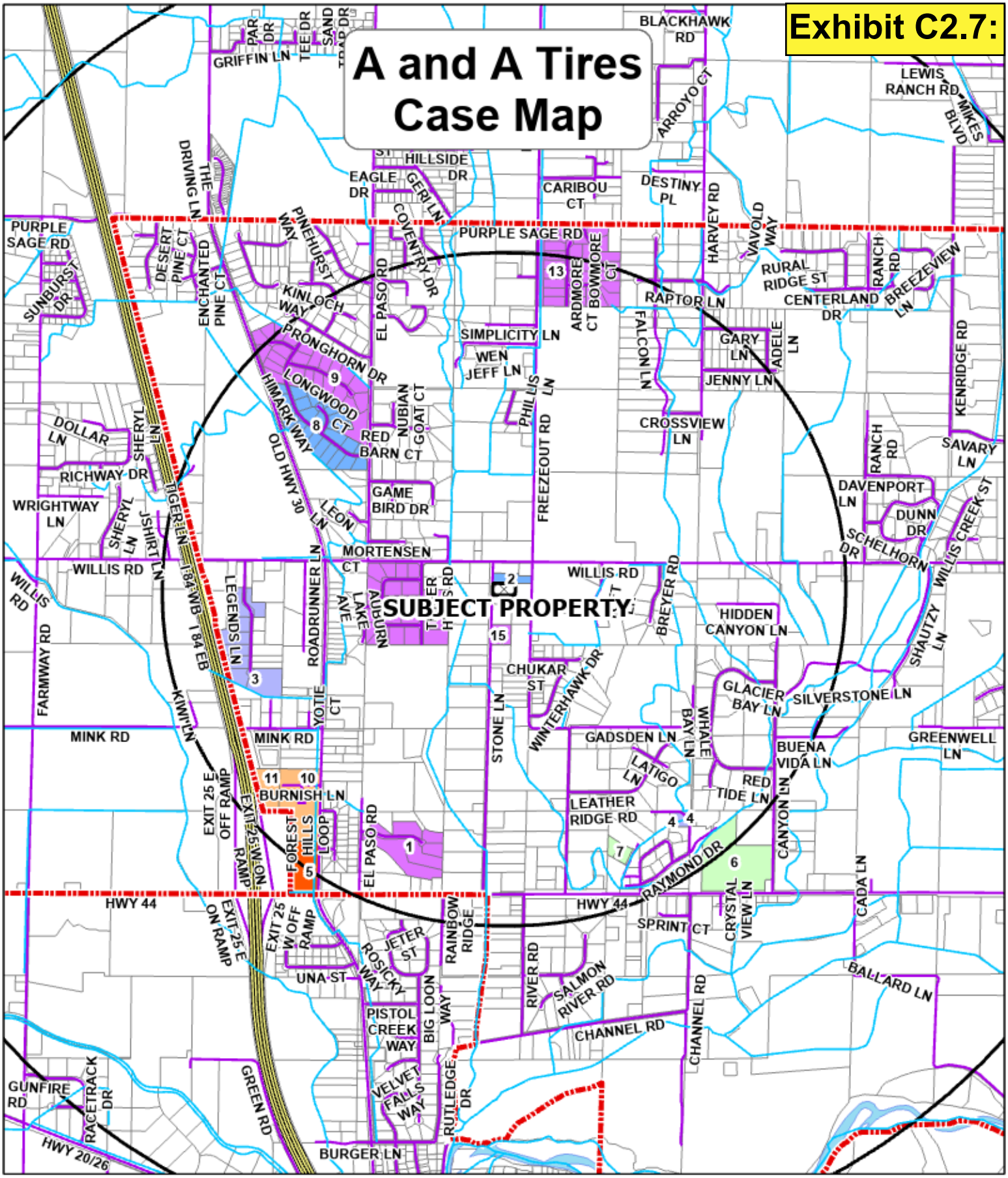
CANYON COUNTY, IDAHO — DEVELOPMENT SERVICES — GEOGRAPHICAL INFORMATION SYSTEMS

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

0 0.25 0.5 Miles

Exhibit C2.7:

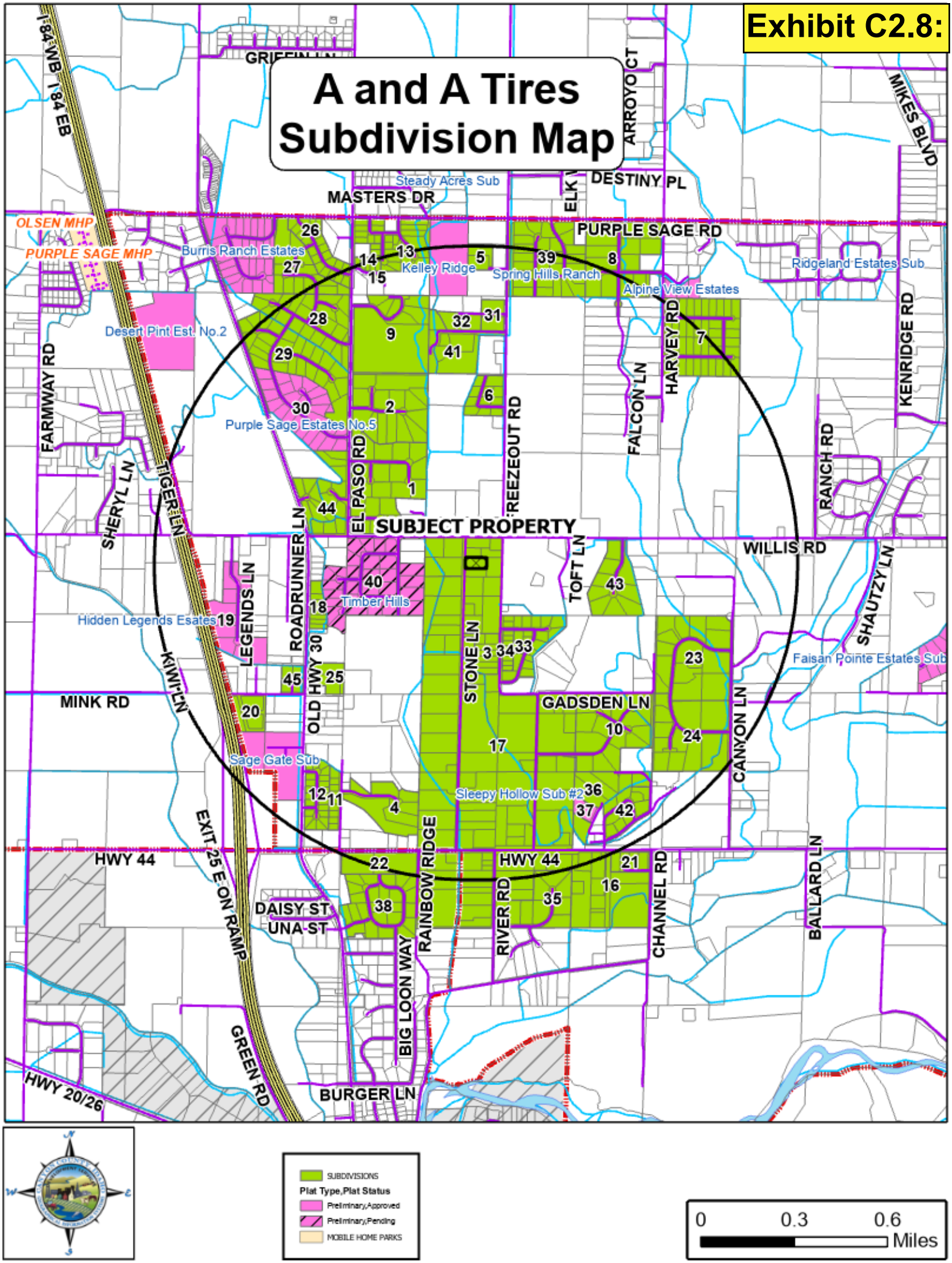
A and A Tires Case Map



CASE SUMMARY

ID	CASENUM	REQUEST	CASENAME	FINALDECIS
1	SD2019-0004	Boulder Creek Sub	Boulder Creek Sub	APPROVED
2	RZ2021-0016	Rezpme AG to R 1	Guijaro	APPROVED
3	SD2022-0003	Hidden Legends Estates Sub	Hidden Legends Estates Sub	APPROVE
4	CU2022-0032	Cup for school	Jones	APPROVED
5	RZ2022-0009	Rezone AG to C1	Oregon Trail Chruch of God	APPROVED
6	CR2022-0007	Rezone CR-C1 to CR-C2	Payne	APPROVED
7	RZ2022-0006	Rezone AG to CR-R1	Phoenix	APPROVED
8	SD2020-0026	Plat - Purple Sage Esates No.5	Plat - Purple Sage Esates No.5	APPROVED
9	SD2019-0043	Purple Sage Estaates No.4	Purples Sage Estates No.4	APPROVED
10	CU2021-0009	Planned Unit Development	Sage Gate Storage & Business Park	APPROVED
11	SD2023-0011	Sage Gate Storage Preliminary Plat	Sage Gate Storage Sub	APPROVED
12	SD2023-0008	Sleep Hollow Sub #2	Sleep Hollow Sub #2	APPROVED
13	SD2020-0010	reliminary Plat - Spring Hills Ranch Su	Spring Hills Ranch Sub	APPROVED
14	Trison Estates Sub	Trison Estates Sub	Trison Estates Sub	Approved
15	RZ2019-0040	Rezone AG to R1	Wangsgard, Kathi	APPROVED

Exhibit C2.8:


A and A Tires Subdivision Map
I-84 WB
I-84 EB
GRIFFIN LN
ARROYO CT
MIKES BLVD
DESTINY PL
ELK
Steady Acres Sub
MASTERS DR
OLSEN MHP
PURPLE SAGE MHP
PURPLE SAGE RD
Burris Ranch Estates
Kelley Ridge
Spring Hills Ranch
Ridgeland Estates Sub
Alpine View Estates
Desert Pint Est. No.2
HARVEY RD
KENRIDGE RD
FARMWAY RD
Purple Sage Estates No.5
FALCON LN
REEZEOUT RD
EL PASO RD
RANCH RD
SHERYL LN
TIGER LN
SUBJECT PROPERTY
WILLIS RD
TOFT LN
SHAUTZY LN
ROADRUNNER LN
LEGENDS LN
Timber Hills
Hidden Legends Esates
Faisan Pointe Estates Sub
KIWI LN
OLD HWY 30
STONE LN
GADSDEN LN
CANYON LN
MINK RD
Sage Gate Sub
Sleepy Hollow Sub #2
HWY 44
EXIT 25 E ON RAMP
RAINBOW RIDGE
RIVER RD
CHANNEL RD
BALLARD LN
DAISY ST
UNA ST
BIG LOON WAY
GREEN RD
HWY 20/26
BURGER LN
SUBDIVISIONS
Plat Type,Plat Status
Preliminary,Approved
Preliminary,Pending
MOBILE HOME PARKS
0
0.3
0.6
Miles

SUBDIVISION & LOT REPORT

NUMBER OF SUBS	ACRES IN SUB	NUMBER OF LOTS	AVERAGE LOT SIZE
45	1144.64	634	1.81

NUMBER OF SUBS IN PLATTING	ACRES IN SUB	NUMBER OF LOTS	AVERAGE LOT SIZE
7	171.32	104	1.65

NUMBER OF LOTS NOTIFIED	AVERAGE	MEDIAN	MINIMUM	MAXIMUM
26	4.66	2.10	0.08	45.64

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

PLATTED SUBDIVISIONS

SUBDIVISION NAME	Label	LOCATION	ACRES	NO. OF LOTS	AVERAGE LOT SIZE	CITY OF...	Year
ALBION ACRES SUBDIVISION NO. 1	1	5N3W34	41.10	19	2.16	COUNTY (Canyon	2018
ALBION ACRES SUBDIVISION NO. 2	2	5N3W34	33.13	14	2.37	COUNTY (Canyon	2018
BALE SUB	3	4N3W03	7.08	7	1.01	COUNTY (Canyon	1990
BOULDER CREEK SUBDIVISION	4	4N3W03	18.01	7	2.57	COUNTY (Canyon	2020
CHAMBERLAIN SUBDIVISION	5	5N3W34	4.25	2	2.12	COUNTY (Canyon	2014
DEE ANN MEADOWS SUB	6	5N3W34	9.71	12	0.81	COUNTY (Canyon	1974
DRAKE SUB	7	5N3W35	40.05	41	0.98	COUNTY (Canyon	1973
EAGLES NEST ESTATES	8	5N3W34	35.62	11	3.24	COUNTY (Canyon	1998
EL PASO HEIGHTS	9	5N3W34	37.90	7	5.41	COUNTY (Canyon	1998
FINAL PLAT OF SADDLEBACK RIDGE	10	4N3W03	35.81	16	2.24	COUNTY (Canyon	2020
FOREST HILLS ESTATES	11	4N3W04	4.82	9	0.54	COUNTY (Canyon	1987
FOREST HILLS ESTATES #2	12	4N3W04	11.35	21	0.54	COUNTY (Canyon	1996
FOX RIDGE ESTATES	13	5N3W34	21.64	26	0.83	COUNTY (Canyon	1992
FOX RIDGE ESTATES #2	14	5N3W34	3.16	9	0.35	COUNTY (Canyon	1996
FOX RIDGE ESTATES #3	15	5N3W34	0.42	1	0.42	COUNTY (Canyon	1996
FROST FARMS	16	4N3W10	53.58	20	2.68	COUNTY (Canyon	1907
FRUITDALE FARMS	17	4N3W03	273.92	83	3.30	COUNTY (Canyon	1911
HECK SUB #1	18	4N3W04	4.69	9	0.52	COUNTY (Canyon	1985
HIDDEN LEGENDS ESTATES SUBDIV	19	4N3W04	19.59	9	2.18	COUNTY (Canyon	2023
KABLE SUB	20	4N3W04	8.04	4	2.01	COUNTY (Canyon	1966
KAMEO SUB	21	4N3W10	5.09	4	1.27	COUNTY (Canyon	2005
NORTH SOUTHWICK COMMERCIAL S	22	4N3W10	10.55	2	5.27	COUNTY (Canyon	2017
NORTHSLOPE ESTATES #1	23	4N3W02	42.71	15	2.85	COUNTY (Canyon	2004
NORTHSLOPE ESTATES #2	24	4N3W02	37.37	12	3.11	COUNTY (Canyon	2005
PALOMINOS SUBDIVISION	25	4N3W04	6.49	2	3.24	COUNTY (Canyon	2019
PURPLE SAGE ESTATES	26	5N3W33	13.35	6	2.23	COUNTY (Canyon	1967
PURPLE SAGE ESTATES SUBDIVISIO	27	5N3W33	19.17	14	1.37	COUNTY (Canyon	2018
PURPLE SAGE ESTATES SUBDIVISIO	28	5N3W33	27.00	22	1.23	COUNTY (Canyon	2019
PURPLE SAGE ESTATES SUBDIVISIO	29	5N3W33	33.44	25	1.34	COUNTY (Canyon	2021
PURPLE SAGE ESTATES SUBDIVISIO	30	5N3W33	28.45	25	1.14	COUNTY (Canyon	2022
RADFORD RIDGES NO 2 SUBDIVISIO	31	5N3W34	4.75	3	1.58	COUNTY (Canyon	2019
RADFORD RIDGES SUBDIVISION	32	5N3W34	4.59	2	2.29	COUNTY (Canyon	2017
RANCHETTE ESTATES	33	4N3W03	17.05	20	0.85	COUNTY (Canyon	1972
RANCHETTE ESTATES #2	34	4N3W03	2.89	9	0.32	COUNTY (Canyon	1974
RIVER ROAD ESTATES	35	4N3W10	21.39	10	2.14	COUNTY (Canyon	2001
SLEEPY HOLLOW SUBDIVISION	36	4N3W03	17.60	6	2.93	COUNTY (Canyon	2005
SLEEPY HOLLOW SUBDIVISION PHA	37	4N3W03	2.72	3	0.91	COUNTY(CANYON	2024
SOUTHWICK ESTATES	38	4N3W09	29.57	24	1.23	COUNTY (Canyon	2007
SPRING HILL RANCH SUBDIVISION	39	5N3W34	38.15	28	1.36	COUNTY (Canyon	2022
TIMBER HILLS SUBDIVISION	40	4N3W03&04	45.62	28	1.63	COUNTY (Canyon	2021
WEN-JEFF ESTATES	41	5N3W34	16.78	7	2.40	COUNTY (Canyon	1997
WHITTLE SUB	42	4N3W03	11.42	10	1.14	COUNTY (Canyon	1971
WILLIS ESTATES SUBDIVISION	43	4N3W03	19.35	10	1.93	COUNTY (Canyon	2008
WILLIS RANCH	44	5N3W33	21.11	16	1.32	COUNTY (Canyon	1998
YOTIE SUB	45	4N3W04	4.14	4	1.03	COUNTY (Canyon	2001

SUBDIVISIONS IN PLATTING

SUBDIVISION NAME	ACRES	NO. OF LOTS	AVERAGE LOT SIZE
Purple Sage Estates No.5	28.32	23	1.23
Timber Hills	45.49	28	1.62

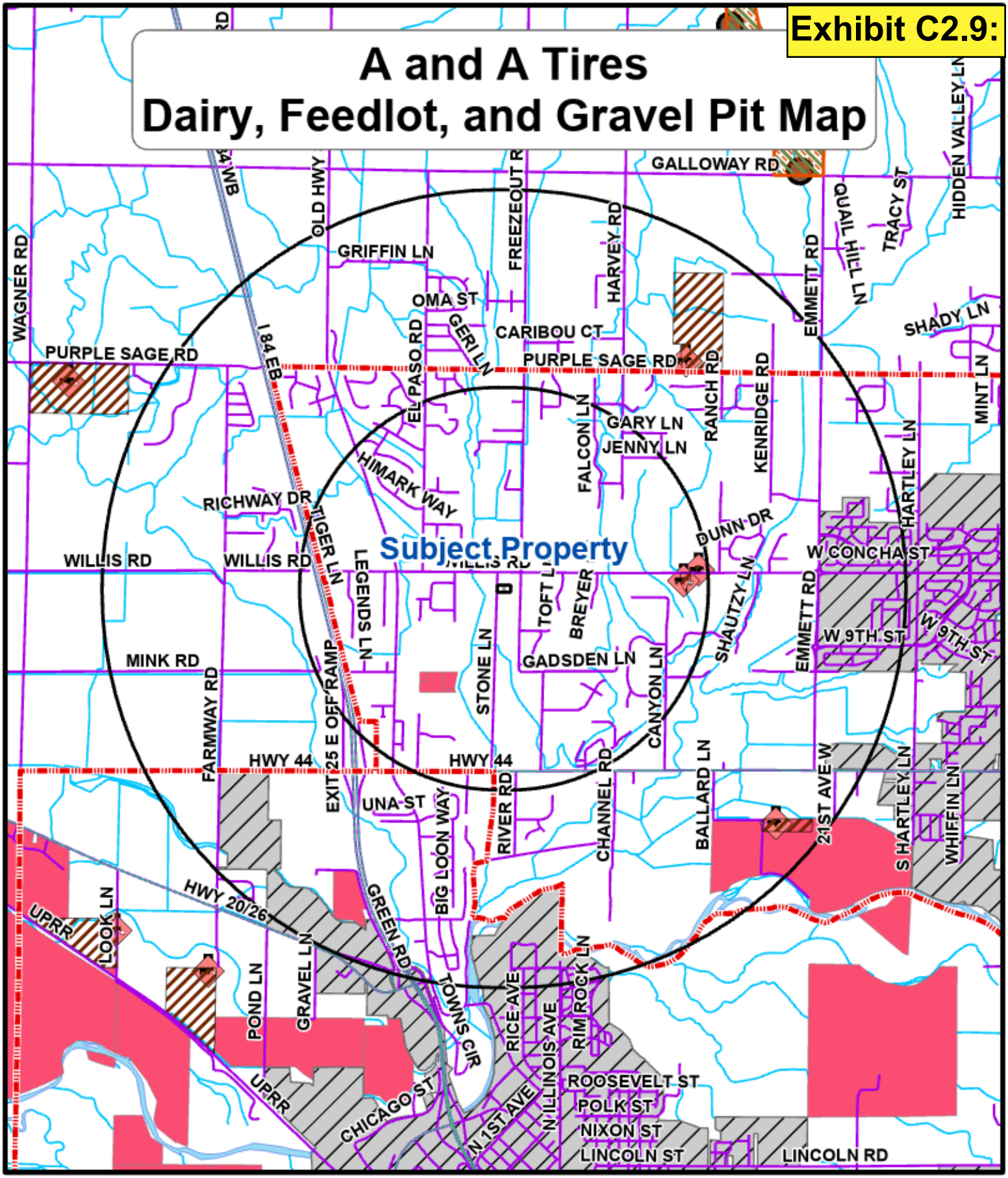
Spring Hills Ranch	38.15	27	1.41
Hidden Legends Esates	19.51	8	2.44
Kelley Ridge	19.03	9	2.11
Sage Gate Sub	20.82	7	2.97
Sleepy Hollow Sub #2	0.00	2	0.00

MOBILE HOME & RV PARKS

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

Exhibit C2.9:

A and A Tires
Dairy, Feedlot, and Gravel Pit Map

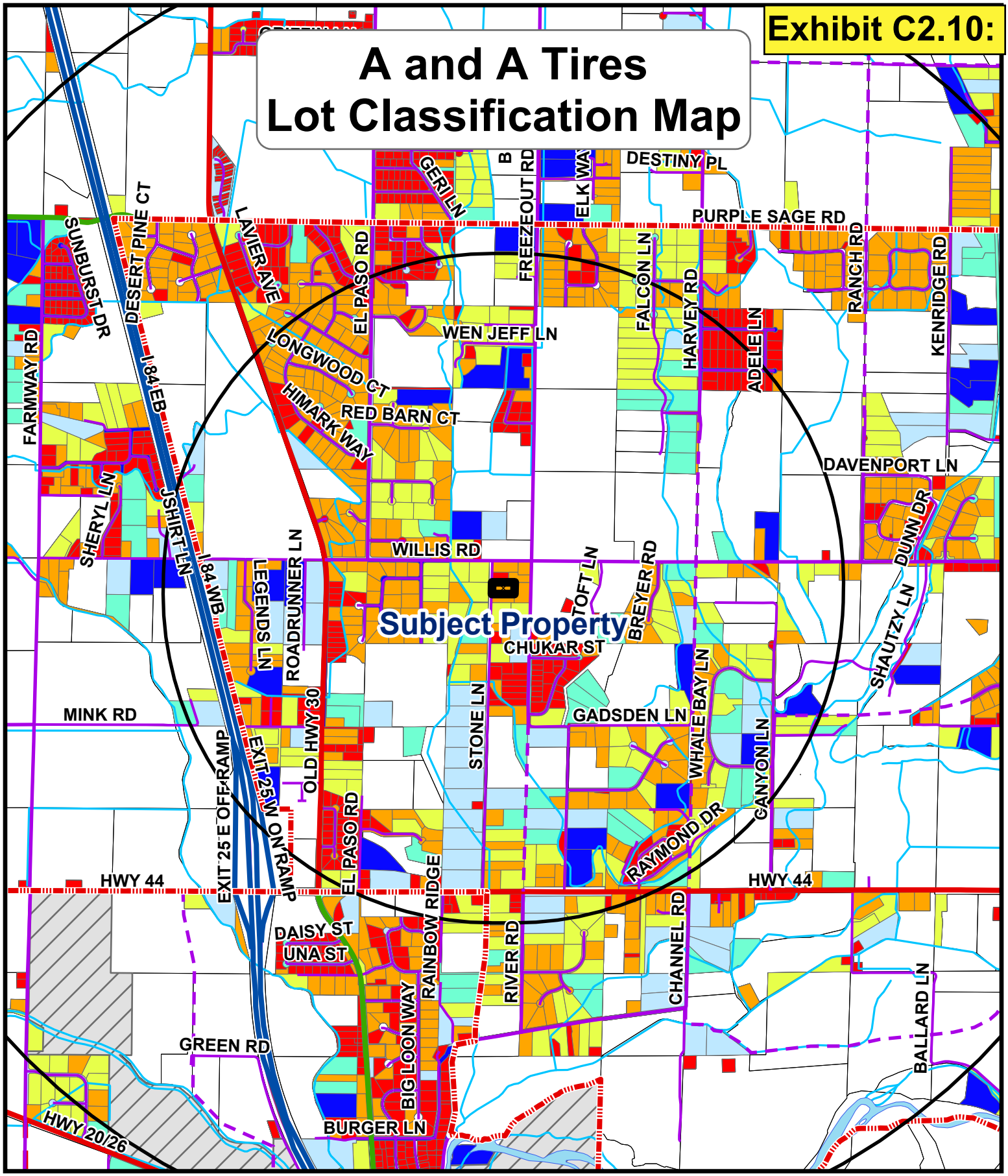


FEEDLOTS
DAIRIES
GRAVELPITS

0 0.75 1.5 Miles

Exhibit C2.10:

A and A Tires
Lot Classification Map

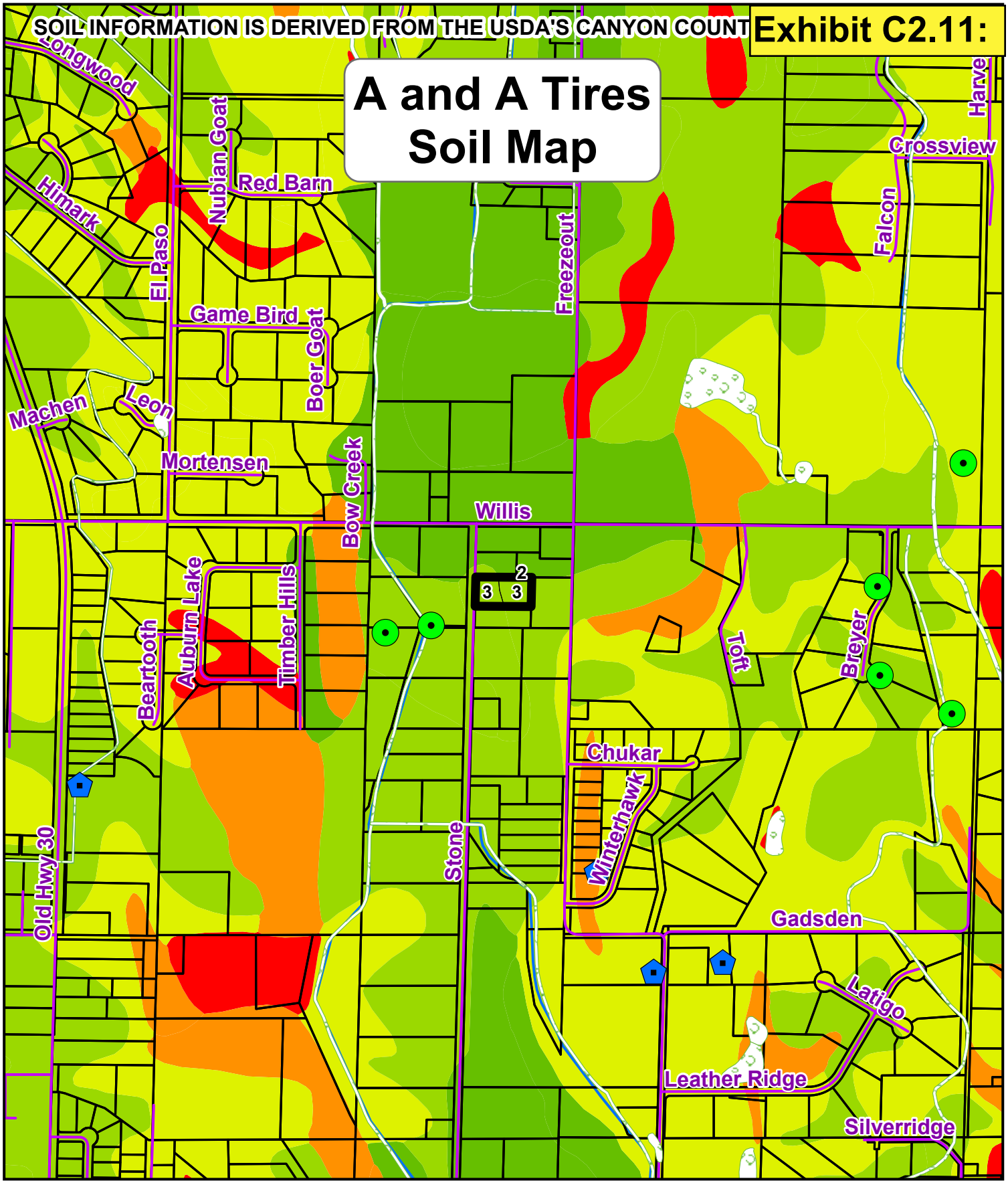


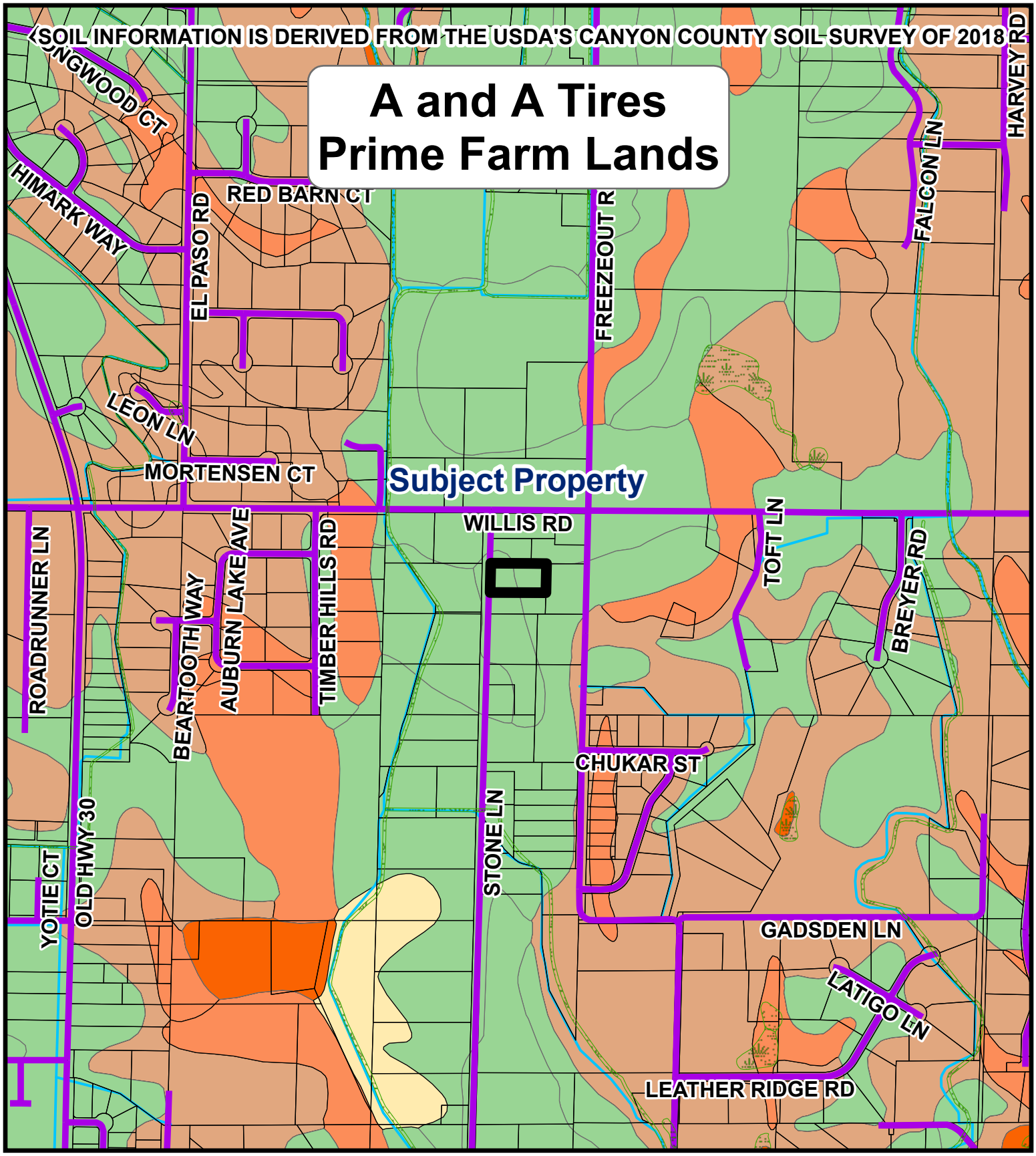
Lot Size

- 0.0 - 1.0
- 1.1 - 2.0
- 2.1 - 3.0
- 3.1 - 4.0
- 4.1 - 5.0
- 5.1 - 6.0

- INTERSTATE
- OTHER FREEWAY/ EXPRESSWAY
- PROPOSED OTHER FREEWAY/ EXPRESSWAY
- PRINCIPAL ARTERIAL
- PROPOSED PRINCIPAL ARTERIAL
- MINOR ARTERIAL
- PROPOSED MINOR ARTERIAL
- COLLECTOR
- PROPOSED COLLECTOR

0 0.17 0.35 Miles


SOIL INFORMATION IS DERIVED FROM THE USDA'S CANYON COUNT
Exhibit C2.11:
A and A Tires
Soil Map
Longwood
Himark
Nubian Goat
Red Barn
El Paso
Game Bird
Boer Goat
Freezeout
Harve
Crossview
Falcon
Machen
Leon
Mortensen
Bow Creek
Willis
Timber Hills
Auburn Lake
Beartooth
Old Hwy 30
Stone
Chukar
Winterhawk
Tift
Breyer
Gadsden
Latigo
Leather Ridge
Silverridge
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
0.5
Miles


SOIL INFORMATION IS DERIVED FROM THE USDA'S CANYON COUNTY SOIL SURVEY OF 2018
A and A Tires
Prime Farm Lands
SNGWOOD CT
HIMARK WAY
RED BARN CT
EL PASO RD
FREEZEOUT R
FALCON LN
HARVEY RD
LEON LN
MORTENSEN CT
Subject Property
WILLIS RD
TOFT LN
BREYER RD
ROADRUNNER LN
BEARTOOTH WAY
AUBURN LAKE AVE
TIMBER HILLS RD
CHUKAR ST
STONE LN
YOTIE CT
OLD HWY 30
GADSDEN LN
LATIGO LN
LEATHER RIDGE RD
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

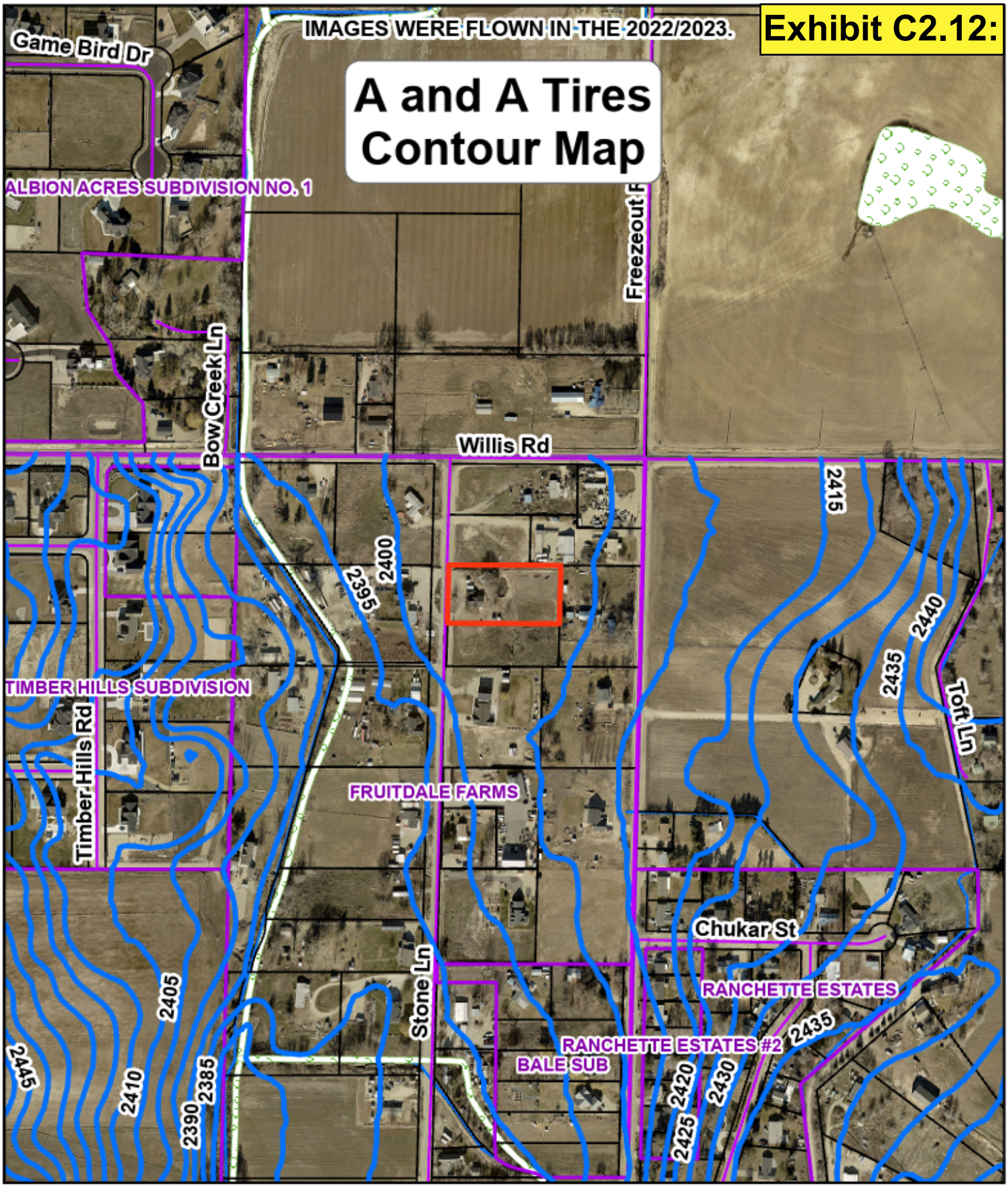
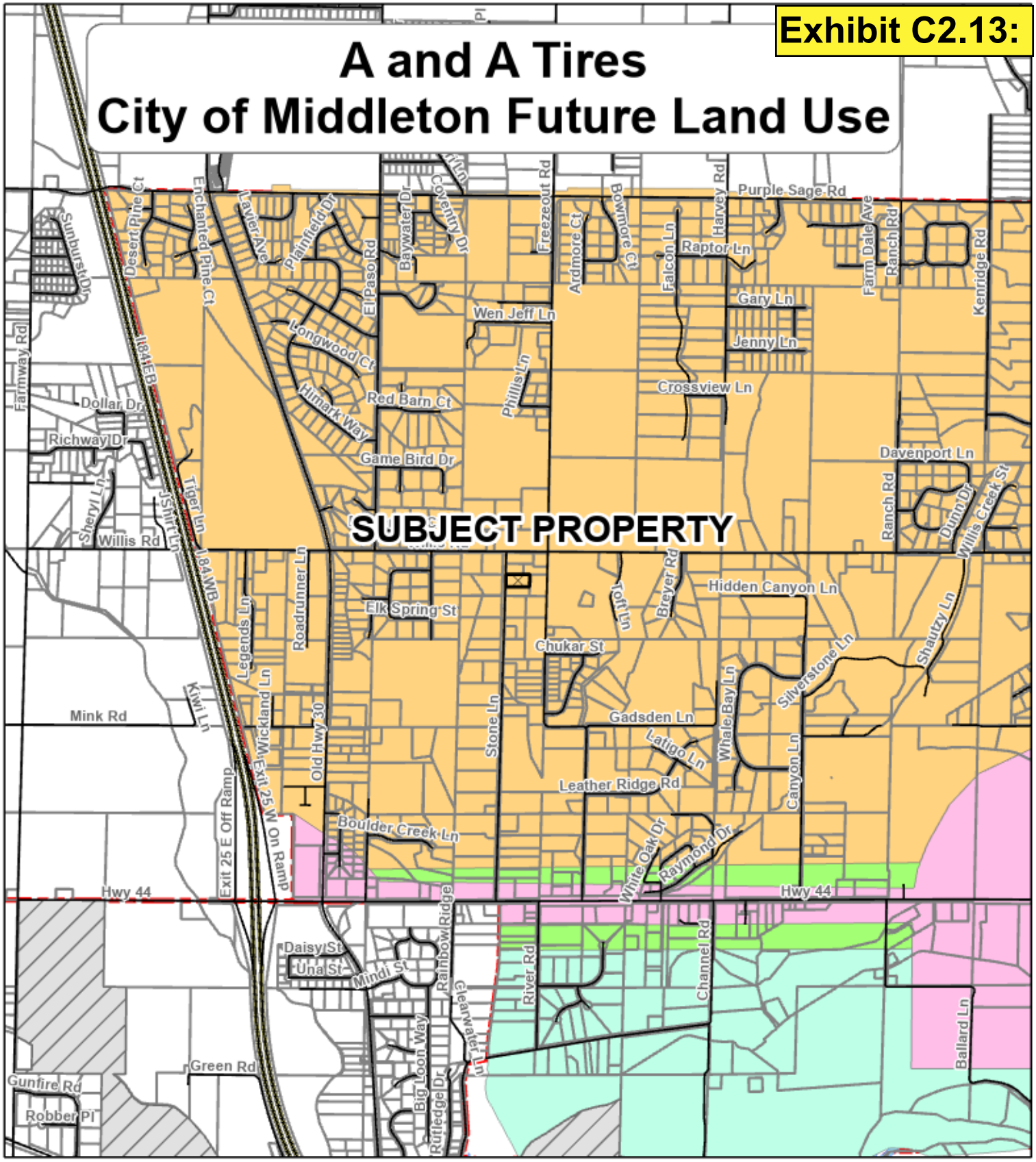

Exhibit C2.12:
IMAGES WERE FLOWN IN THE 2022/2023.
A and A Tires
Contour Map
Game Bird Dr
ALBION ACRES SUBDIVISION NO. 1
Bow Creek Ln
Willis Rd
Freezeout R
2415
2400
2395
2440
2435
Toft Ln
TIMBER HILLS SUBDIVISION
Timber Hills Rd
FRUITDALE FARMS
Chukar St
Stone Ln
RANCHETTE ESTATES
RANCHETTE ESTATES #2
BALE SUB
2405
2445
2410
2385
2390
2420
2430
2425
Legend
SUBJECT_PROPERTY
TaxParcels
SectionContours
Wetlands
0 200 400 600
Feet

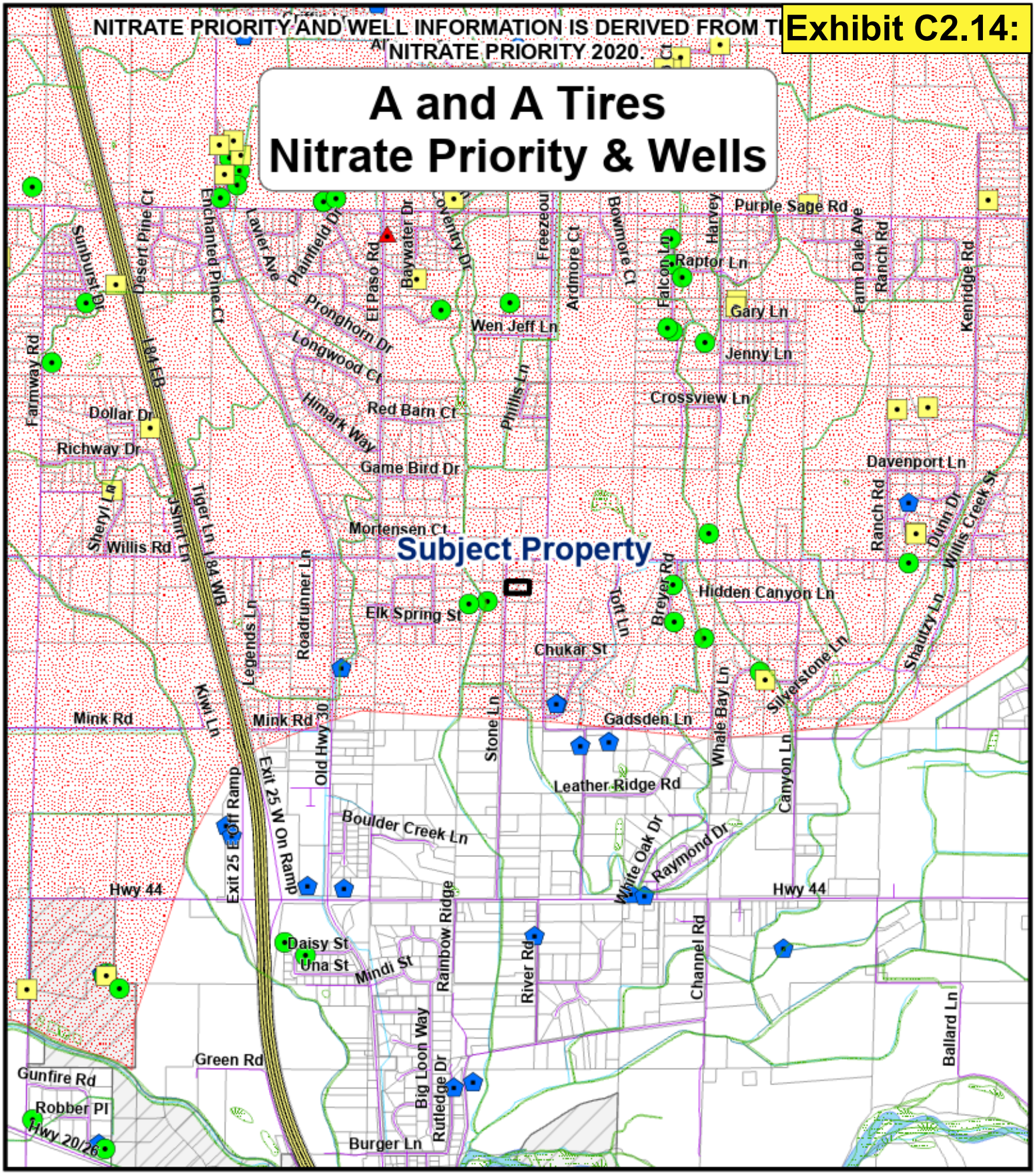
Exhibit C2.13:

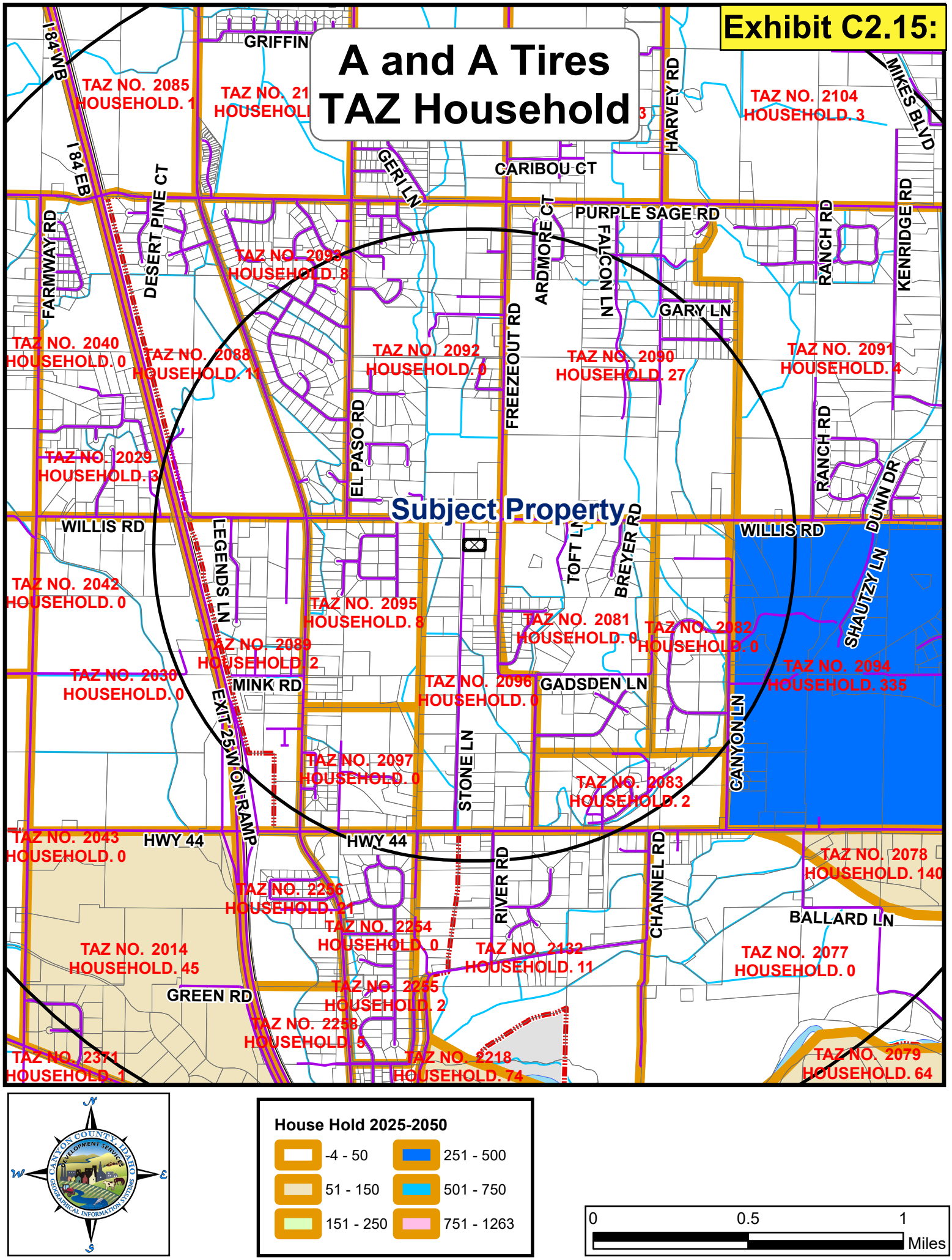
A and A Tires
City of Middleton Future Land Use

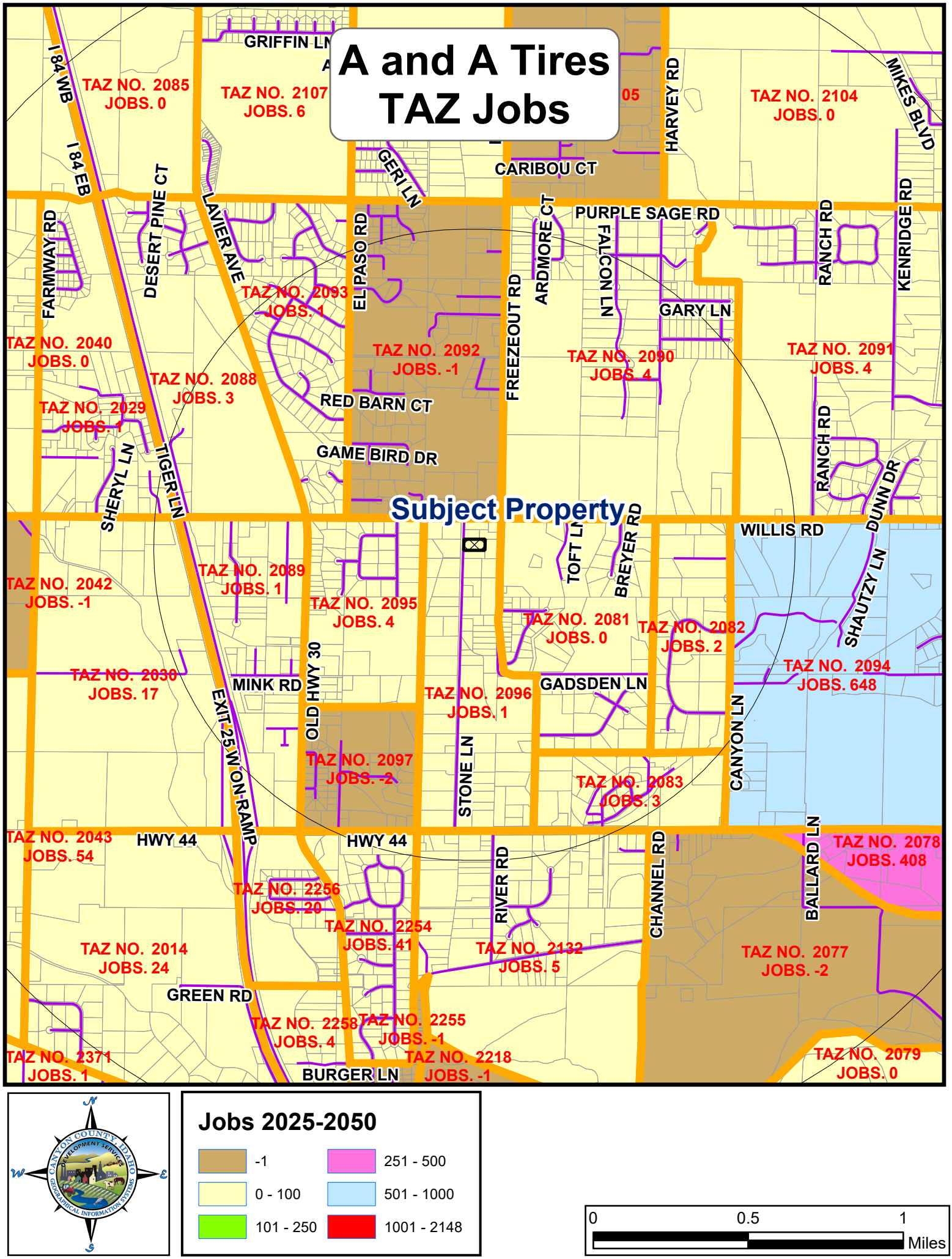


MiddletonCompPlan
- Commercial
- Industrial
- Mixed Use
- Public
- Residential
- Residential Special Areas
- Transit Oriented

0 0.5 1 Miles


Exhibit C2.14:
NITRATE PRIORITY AND WELL INFORMATION IS DERIVED FROM TH
NITRATE PRIORITY 2020.
A and A Tires
Nitrate Priority & Wells
Subject Property
Purple Sage Rd
Raptor Ln
Gary Ln
Jenny Ln
Crossview Ln
Wen Jeff Ln
Longwood Ct
Pronghorn Dr
Red Barn Ct
Himark Way
Game Bird Dr
Mortensen Ct
Elk Spring St
Chukar St
Hidden Canyon Ln
Davenport Ln
Willis Rd
Mink Rd
Gadsden Ln
Leather Ridge Rd
Boulder Creek Ln
Hwy 44
Daisy St
Una St
Mindi St
Green Rd
Gunfire Rd
Robber Pl
Hwy 20/26
Burger Ln
Big Loon Way
Rutledge Dr
Rainbow Ridge
River Rd
Channel Rd
Ballard Ln
Canyon Ln
Whale Bay Ln
Silverstone Ln
Shautzy Ln
Willis Creek St
Dunn Dr
Ranch Rd
Farm Dale Ave
Kenridge Rd
Harvey
Falcon Ln
Ardmore Ct
Freezeout
Plainfield Dr
El Paso Rd
Baywater Dr
Lavier Ave
Enchanted Pine Ct
Desert Pine Ct
Sunburst Dr
Farmway Rd
Dollar Dr
Richway Dr
Sheryl Ln
Tiger Ln
Kiwi Ln
Legends Ln
Roadrunner Ln
Stone Ln
Old Hwy 30
Exit 25 E Off Ramp
Exit 25 W On Ramp
White Oak Dr
Raymond Dr
Breyer Rd
Toft Ln
Phillips Ln
I 84 EB
I 84 WB
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
0
0.5
1
Miles


Exhibit C2.15:
A and A Tires
TAZ Household
Subject Property
TAZ NO. 2085
HOUSEHOLD. 1
TAZ NO. 21
HOUSEHOLD
TAZ NO. 2104
HOUSEHOLD. 3
TAZ NO. 2093
HOUSEHOLD. 8
TAZ NO. 2040
HOUSEHOLD. 0
TAZ NO. 2088
HOUSEHOLD. 11
TAZ NO. 2092
HOUSEHOLD. 0
TAZ NO. 2090
HOUSEHOLD. 27
TAZ NO. 2091
HOUSEHOLD. 4
TAZ NO. 2029
HOUSEHOLD. 3
TAZ NO. 2042
HOUSEHOLD. 0
TAZ NO. 2095
HOUSEHOLD. 8
TAZ NO. 2081
HOUSEHOLD. 0
TAZ NO. 2082
HOUSEHOLD. 0
TAZ NO. 2089
HOUSEHOLD. 2
TAZ NO. 2094
HOUSEHOLD. 335
TAZ NO. 2030
HOUSEHOLD. 0
TAZ NO. 2096
HOUSEHOLD. 0
TAZ NO. 2097
HOUSEHOLD. 0
TAZ NO. 2083
HOUSEHOLD. 2
TAZ NO. 2043
HOUSEHOLD. 0
TAZ NO. 2256
HOUSEHOLD. 21
TAZ NO. 2078
HOUSEHOLD. 140
TAZ NO. 2254
HOUSEHOLD. 0
TAZ NO. 2014
HOUSEHOLD. 45
TAZ NO. 2132
HOUSEHOLD. 11
TAZ NO. 2077
HOUSEHOLD. 0
TAZ NO. 2255
HOUSEHOLD. 2
TAZ NO. 2258
HOUSEHOLD. 5
TAZ NO. 2371
HOUSEHOLD. 1
TAZ NO. 2218
HOUSEHOLD. 74
TAZ NO. 2079
HOUSEHOLD. 64
I 84 WB
I 84 EB
GRIFFIN
DESERT PINE CT
FARMWAY RD
GERI LN
CARIBOU CT
HARVEY RD
MIKES BLVD
PURPLE SAGE RD
ARDMORE CT
FALCON LN
RANCH RD
KENRIDGE RD
GARY LN
FREEZEOUT RD
EL PASO RD
WILLIS RD
LEGENDS LN
TOFT LN
BREYER RD
DUNN DR
SHAUTZY LN
MINK RD
GADSDEN LN
CANYON LN
EXIT 25 W ON RAMP
STONE LN
HWY 44
RIVER RD
CHANNEL RD
BALLARD LN
GREEN RD
House Hold 2025-2050
-4 - 50
51 - 150
151 - 250
251 - 500
501 - 750
751 - 1263
0
0.5
1
Miles


A and A Tires
TAZ Jobs
Subject Property
TAZ NO. 2085
JOBS. 0
TAZ NO. 2107
JOBS. 6
TAZ NO. 2104
JOBS. 0
TAZ NO. 2093
JOBS. 1
TAZ NO. 2040
JOBS. 0
TAZ NO. 2088
JOBS. 3
TAZ NO. 2029
JOBS. 1
TAZ NO. 2092
JOBS. -1
TAZ NO. 2090
JOBS. 4
TAZ NO. 2091
JOBS. 4
TAZ NO. 2042
JOBS. -1
TAZ NO. 2089
JOBS. 1
TAZ NO. 2095
JOBS. 4
TAZ NO. 2081
JOBS. 0
TAZ NO. 2082
JOBS. 2
TAZ NO. 2030
JOBS. 17
TAZ NO. 2096
JOBS. 1
TAZ NO. 2094
JOBS. 648
TAZ NO. 2097
JOBS. -2
TAZ NO. 2083
JOBS. 3
TAZ NO. 2043
JOBS. 54
TAZ NO. 2256
JOBS. 20
TAZ NO. 2254
JOBS. 41
TAZ NO. 2078
JOBS. 408
TAZ NO. 2014
JOBS. 24
TAZ NO. 2132
JOBS. 5
TAZ NO. 2077
JOBS. -2
TAZ NO. 2258
JOBS. 4
TAZ NO. 2255
JOBS. -1
TAZ NO. 2371
JOBS. 1
TAZ NO. 2218
JOBS. -1
TAZ NO. 2079
JOBS. 0
I 84 WB
I 84 EB
GRIFFIN LN
DESERT PINE CT
LAVIER AVE
FARMWAY RD
GERI LN
CARIBOU CT
HARVEY RD
MIKES BLVD
PURPLE SAGE RD
EL PASO RD
ARDMORE CT
FALCON LN
RANCH RD
KENRIDGE RD
FREEZEOUT RD
GARY LN
RED BARN CT
GAME BIRD DR
SHERYL LN
TIGER LN
TOFT LN
BREYER RD
WILLIS RD
DUNN DR
SHAUTZY LN
MINK RD
OLD HWY 30
EXIT 25 W ON-RAMP
GADSDEN LN
CANYON LN
STONE LN
HWY 44
HWY 44
RIVER RD
CHANNEL RD
BALLARD LN
GREEN RD
BURGER LN
Jobs 2025-2050
-1
0 - 100
101 - 250
251 - 500
501 - 1000
1001 - 2148
0
0.5
1
Miles

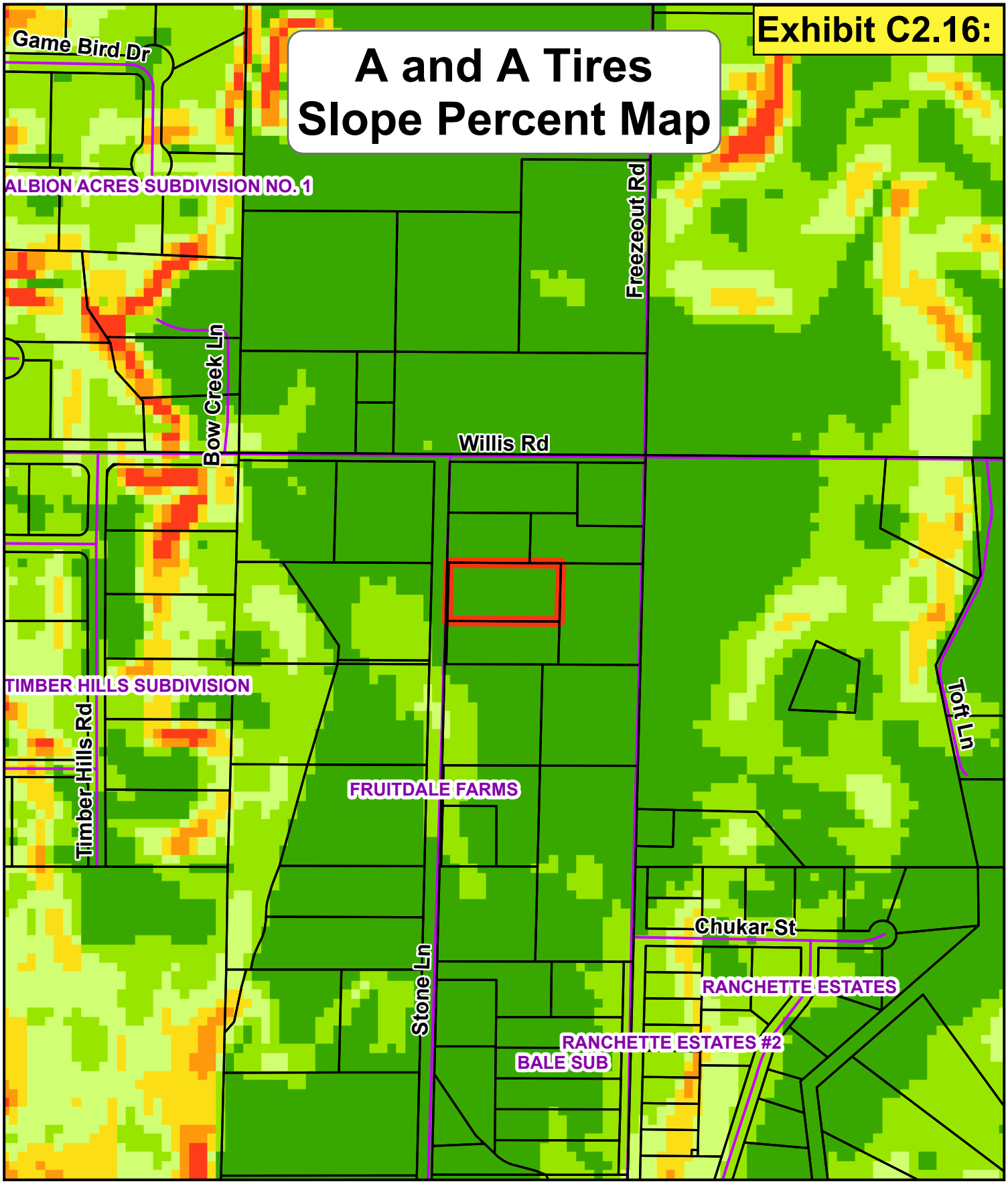
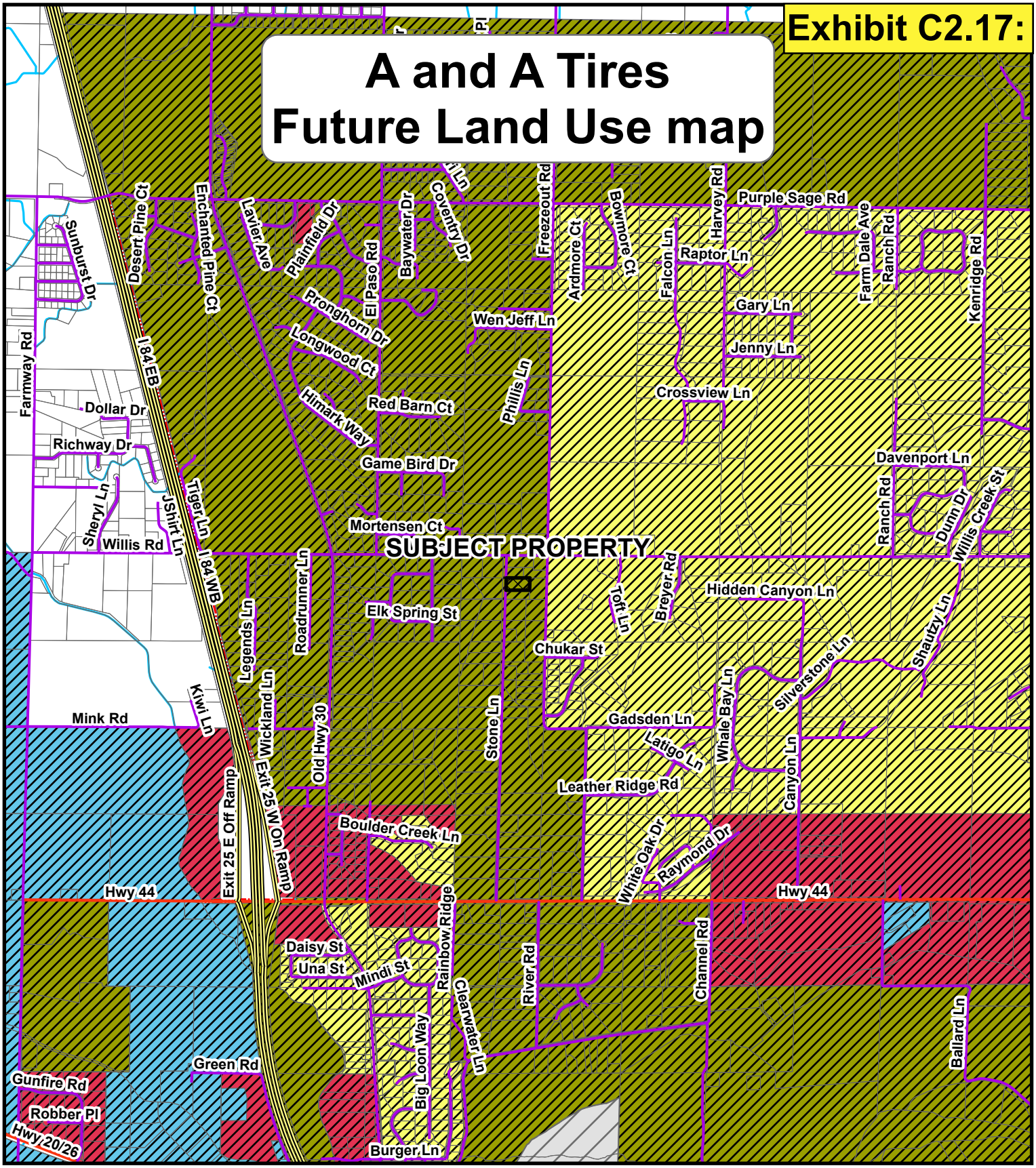
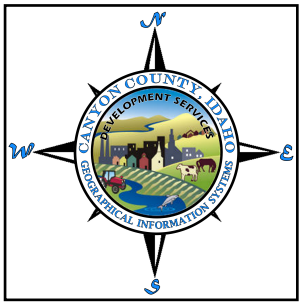

Exhibit C2.16:
A and A Tires
Slope Percent Map
Game Bird Dr
ALBION ACRES SUBDIVISION NO. 1
Freezeout Rd
Bow Creek Ln
Willis Rd
TIMBER HILLS SUBDIVISION
Timber Hills Rd
Toft Ln
FRUITDALE FARMS
Chukar St
Stone Ln
RANCHETTE ESTATES
RANCHETTE ESTATES #2
BALE SUB
Slope Percent
0.001 - 3
3.001 - 6
6.001 - 9
9.001 - 12
12.001 - 14.999
15 - 202.718
0
200
400
600
Feet

Exhibit C2.17:

A and A Tires
Future Land Use map





Future Land Use 2030

- COMMERCIAL
- INDUSTRIAL
- RESIDENTIAL
- RURAL RESIDENTIAL

0 0.5 1 Miles

Exhibit D:

EXHIBIT D

Site Visit Photos: November 21, 2025

Planning & Zoning Commission

Case #: CU2025-0018

Hearing date: January 15, 2026

Site Photos: Taken November 21, 2025



Photos 1-5 taken on Stone Lane from parcels approach.



Photo 1: Taken on Stone Lane from the parcels approach facing south from the subject property.



Photo 2: Taken on Stone Lane from the parcels approach facing west from the subject property. In this photo, you can see the approved conditional use permit for a staging area and contractor shop.



Photo 3: Taken on Stone Lane from the parcels approach facing north from the subject property.



Photo 4: Taken on Stone Lane from the parcels approach facing east from the subject property. In this photo, you can see the approach to the proposed staging area and contractor shop.



Photo 5: Taken on Stone Lane from the parcels approach facing southeast from the subject property. In this photo, you can see the residence on the subject property.



Photos 6-9 taken on parcels approach.



Photo 6: Taken on the parcels approach facing east on the subject property.
In this photo, you can see the pre-existing shipping container. See condition number 2.



Photo 7: Taken on the parcels approach facing southeast on the subject property.



Photo 8: Taken on the parcels approach facing southwest on the subject property.



Photo 9: Taken on the parcels approach facing west on the subject property.



Photos 10-15 taken on the subject property.



Photo 10: Taken on the subject property facing southwest towards the second approach.



Photo 11: Taken on the subject property facing south.



Photo 12: Taken on the subject property facing southeast.



Photo 13: Taken on the subject property facing east.



Photo 14: Taken on the subject property facing northeast towards pre-existing shipping containers. See condition number 2. In this photo, you can see the portable restroom. Photo 15 is a closer photo.



Photo 15 is a closer photo of the portable restroom on the subject property. See condition number 11a.

Exhibit E:

EXHIBIT E

Agency Comments Received by: January 5, 2026

Planning & Zoning Commission

Case #: CU2025-0018

Hearing date: January 15, 2026

Exhibit E1:

Archived: Monday, January 5, 2026 4:34:02 PM
From: Victor Islas
Mail received time: Tue, 2 Sep 2025 08:59:47
Sent: Tue, 2 Sep 2025 14:59:32
To: Amber Lewter
Subject: [External] FD Comment CU2025-0018 / A&A Tires, LLC
Importance: Normal
Sensitivity: None

Middleton Rural Fire District has reviewed the documents and is not opposed to the approval of the CUP our comments are below.

1. Will essential services be provided to accommodate requested use.
    a. This property will be serviced by the Middleton Rural Fire District.
2. Will services be negatively impacted by such use or require additional public funding to meet the needs created by the requested use? Are there any conditions or mitigation measures recommended to ensure the use or requested rezone minimizes potential impacts to the surrounding area and nearby city?
    a. No
3. What is the estimated response time to the subject property? Is this response time adequate for life safety concerns?
    a. The property is serviced by the Middleton Rural Fire District Station 53, located at 302 E. Main St., Middleton, ID 83644. Station 53 is approximately 4.2 miles from the property, with an estimated travel time of 7 minutes under optimal driving conditions.
    b. Future response coverage will be provided by Middleton Rural Fire District Staton 54, located at 26476 Harvey Rd., Caldwell, Idaho 83607. Once funding is secured and operational Station 54 is 3.2 miles with an estimated travel time of 3.2 minutes under optimal driving driving conditions to the property.
4. Additional
    a. The property must maintain proper fire department access as required by the 2018 International Fire Code (IFC). This includes ensuring that all access roads, fire lanes, and other necessary access points are compliant with the code to facilitate prompt emergency response.
    b. Any future building on this site shall comply with the IFC and IBC.
    c. Construction of any structures on this site will require Fire District review, permitting and inspection at the discretion of the Fire Marshal.
        i. Permit portal: www.midstarfirepermits.org
    d. Any overlooked hazardous condition and/or violation of the International Building and/or Fire Code does not imply approval of such condition or violation.

If you have any questions, please let me know.
DC Islas

Victor Islas
Deputy Chief | **Middleton Rural Fire District & Star Fire Protection District**
P: (208) 286-7772 **M:** (208) 860-1078
E: vislas@midstarfire.org **W:** linktr.ee/dcmidstarfd
A: 11665 W. State St. Suite B, Star, ID 83669

Exhibit E2:

Archived: Monday, January 5, 2026 4:34:09 PM
From: Niki Benyakhlef
Mail received time: Thu, 4 Sep 2025 08:03:38
Sent: Thu, 4 Sep 2025 14:02:37
To: Amber Lewter Amber Lewter
Cc: Caitlin Ross
Subject: [External] RE: Agency Notice CU2025-0018 / A&A Tires, LLC
Importance: Normal
Sensitivity: None

Good morning, Amber -

After careful review of the transmittal submitted to ITD on September 2, 2025, regarding Agency Notice CU2025-0018 / A&A Tires, LLC, the Department has no comments or concerns to make at this time. This application will not affect state highway facilities.

If you have any further questions, please reference application with reference number DS-2025-1.

Thank you,

Niki Benyakhlef
Development Services Coordinator

Your Safety
Your Mobility
Your Economic Opportunity

District 3 Development Services
O: 208.334.8337 | C: 208.296.9750
Email: niki.benyakhlef@itd.idaho.gov
Website: itd.idaho.gov
Book a Meeting with Me!

From: Caitlin Ross <Caitlin.Ross@canyoncounty.id.gov>
Sent: Tuesday, September 2, 2025 8:39 AM
To: 'lgrooms@msd134.org' <lgrooms@msd134.org>; 'mgee@msd134.org' <mgee@msd134.org>; 'permits@starfirerescue.org' <permits@starfirerescue.org>; 'knute.sandahl@doi.idaho.gov' <knute.sandahl@doi.idaho.gov>; 'chopper@hwydistrict4.org' <chopper@hwydistrict4.org>; 'brandy.walker@centurylink.com' <brandy.walker@centurylink.com>; 'eingram@idahopower.com' <eingram@idahopower.com>; 'easements@idahopower.com' <easements@idahopower.com>; 'arobins@idahopower.com' <arobins@idahopower.com>; 'jessica.mansell@intgas.com' <jessica.mansell@intgas.com>; 'monica.taylor@intgas.com' <monica.taylor@intgas.com>; 'Contract.Administration.Bid.Box@ziply.com' <Contract.Administration.Bid.Box@ziply.com>; 'developmentreview@blackcanyonirrigation.com' <developmentreview@blackcanyonirrigation.com>; 'mitch.kiester@phd3.idaho.gov' <mitch.kiester@phd3.idaho.gov>; 'anthony.lee@phd3.idaho.gov' <anthony.lee@phd3.idaho.gov>; D3 Development Services <D3Development.Services@itd.idaho.gov>; Niki Benyakhlef <Niki.Benyakhlef@itd.idaho.gov>; Brian Crawforth <Brian.Crawforth@canyoncounty.id.gov>; Christine Wendelsdorf <Christine.Wendelsdorf@canyoncounty.id.gov>; Michael Stowell <mstowell@ccparamedics.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>; 'BRO.Admin@deq.idaho.gov' <BRO.Admin@deq.idaho.gov>; 'smith.carolyn.d@epa.gov' <smith.carolyn.d@epa.gov>; 'John.Graves@fema.dhs.gov' <John.Graves@fema.dhs.gov>; 'gmprdjennifer@gmail.com' <gmprdjennifer@gmail.com>;

Exhibit E3:

Archived: Monday, January 5, 2026 4:34:16 PM
From: Anthony Lee
Mail received time: Fri, 5 Sep 2025 13:05:08
Sent: Fri, 5 Sep 2025 19:05:02
To: Amber Lewter Amber Lewter
Cc: Mitch Kiester
Subject: [External] RE: Agency Notice CU2025-0018 / A&A Tires, LLC
Importance: Normal
Sensitivity: None

Hi Amber,

1. Will a Nutrient Pathogen Study be required? **Not sure if this project will require a Nutrient Pathogen Study.**
2. Will adequate sanitary systems be provided to accommodate the use? **A subsurface sewage disposal system has not been determined at this time.**
3. Any concerns about the use or request for rezoning? If so, are there any conditions or mitigation measures recommended to ensure the use or requested rezone minimizes potential impacts to the surrounding area and the nearby city? **There are no concerns with the use or request for rezoning if the applicant meets all SWDH requirements.**

It doesn't appear that I have record of a pre-development meeting with the applicant, and the Agency Acknowledgement Form is not signed by SWDH, according to the attached application.

Please let me know if you have any questions.

Thank you,

SOUTHWEST DISTRICT HEALTH

Check out our new online self-service portal here! PORTAL
Anthony Lee, RS/BS | Land Development Senior
o 208.455.5384 | c 208.899.1285 | f 208.455.5300
anthony.lee@swdh.id.gov | SWDH.org
13307 Miami Ln., Caldwell, ID 83607

From: Caitlin Ross <Caitlin.Ross@canyoncounty.id.gov>
Sent: Tuesday, September 2, 2025 8:39 AM
To: 'lgrooms@msd134.org' <lgrooms@msd134.org>; 'mgee@msd134.org' <mgee@msd134.org>; 'permits@starfirerescue.org' <permits@starfirerescue.org>; 'knute.sandahl@doi.idaho.gov' <knute.sandahl@doi.idaho.gov>; 'chopper@hwydistrict4.org' <chopper@hwydistrict4.org>; 'brandy.walker@centurylink.com' <brandy.walker@centurylink.com>; 'eingram@idahopower.com' <eingram@idahopower.com>; 'easements@idahopower.com' <easements@idahopower.com>; 'arobins@idahopower.com' <arobins@idahopower.com>; 'jessica.mansell@intgas.com' <jessica.mansell@intgas.com>; 'monica.taylor@intgas.com' <monica.taylor@intgas.com>; 'Contract.Administration.Bid.Box@ziply.com' <Contract.Administration.Bid.Box@ziply.com>; 'developmentreview@blackcanyonirrigation.com' <developmentreview@blackcanyonirrigation.com>; Mitch Kiester <Mitch.Kiester@swdh.id.gov>; Anthony Lee <Anthony.Lee@swdh.id.gov>; 'D3Development.services@itd.idaho.gov' <D3Development.services@itd.idaho.gov>; 'niki.benyakhlef@itd.idaho.gov' <niki.benyakhlef@itd.idaho.gov>; Brian Crawforth <Brian.Crawforth@canyoncounty.id.gov>; christine.wendelsdorf@canyoncounty.id.gov; Michael Stowell <mstowell@ccparamedics.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

Exhibit E4:

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

Brad Little, Governor
Jess Byrne, Director

September 8, 2025

Amber Lewter, Planner
111 North 11th Ave.
Ste. 310
Caldwell, Idaho, 83605
amber.lewter@canyoncounty.id.gov

Subject: Agency Notice CU2025-0018 / A&A Tires, LLC

Dear Ms. Lewter:

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

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

1. AIR QUALITY

- Please review IDAPA 58.01.01 for all rules on Air Quality, especially those regarding fugitive dust (58.01.01.651), trade waste burning (58.01.01.600-617), and odor control plans (58.01.01.776).

  For questions, contact David Luft, Air Quality Manager, at (208) 373-0550.

- IDAPA 58.01.01.201 requires an owner or operator of a facility to obtain an air quality permit to construct prior to the commencement of construction or modification of any facility that will be a source of air pollution in quantities above established levels. DEQ asks that cities and counties require a proposed facility to contact DEQ for an applicability determination on their proposal to ensure they remain in compliance with the rules.

  For questions, contact the DEQ Air Quality Permitting Hotline at 1-877-573-7648.

2. WASTEWATER AND RECYCLED WATER

- DEQ recommends verifying that there is adequate sewer to serve this project prior to approval. Please contact the sewer provider for a capacity statement, declining balance report, and willingness to serve this project.
- IDAPA 58.01.16 and IDAPA 58.01.17 are the sections of Idaho rules regarding wastewater and recycled water. Please review these rules to determine whether this or future projects will require DEQ approval. IDAPA 58.01.03 is the section of Idaho rules regarding subsurface disposal of wastewater. Please review this rule to determine whether this or future projects will require permitting by the local public health district.
- All projects for construction or modification of wastewater systems require preconstruction approval. Recycled water projects and subsurface disposal projects require separate permits as well.
- DEQ recommends that projects be served by existing approved wastewater collection systems or a centralized community wastewater system whenever possible. Please contact DEQ to discuss potential for development of a community treatment system along with best management practices for communities to protect groundwater.
- DEQ recommends that cities and counties develop and use a comprehensive land use management plan, which includes the impacts of present and future wastewater management in this area. Please schedule a meeting with DEQ for further discussion and recommendations for plan development and implementation.

  For questions, contact Valerie Greear, Water Quality Engineering Manager at (208) 373-0550.

3. DRINKING WATER

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

For questions, contact Valerie Greear, Water Quality Engineering Manager at (208) 373-0550.

4. SURFACE WATER

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

- If this project is near a source of surface water, DEQ requests that projects incorporate construction best management practices (BMPs) to assist in the protection of Idaho's water resources. Additionally, please contact DEQ to identify BMP alternatives and to determine whether this project is in an area with Total Maximum Daily Load stormwater permit conditions.

- The Idaho Stream Channel Protection Act requires a permit for most stream channel alterations. Please contact the Idaho Department of Water Resources (IDWR), Western Regional Office, at 2735 Airport Way, Boise, or call (208) 334-2190 for more information. Information is also available on the IDWR website at: https://idwr.idaho.gov/streams/stream-channel-alteration-permits.html

- The Federal Clean Water Act requires a permit for filling or dredging in waters of the United States. Please contact the US Army Corps of Engineers, Boise Field Office, at 10095 Emerald Street, Boise, or call 208-345-2155 for more information regarding permits.

  For questions, contact Lance Holloway, Surface Water Manager, at (208) 373-0550.

5. SOLID WASTE, HAZARDOUS WASTE AND GROUNDWATER CONTAMINATION

- **Solid Waste.** No trash or other solid waste shall be buried, burned, or otherwise disposed of at the project site. These disposal methods are regulated by various state regulations including Idaho's Solid Waste Management Regulations and Standards (IDAPA 58.01.06), Rules and Regulations for Hazardous Waste (IDAPA 58.01.05), and Rules and Regulations for the Prevention of Air Pollution (IDAPA 58.01.01). Inert and other approved materials are also defined in the Solid Waste Management Regulations and Standards.

- **Hazardous Waste.** The types and number of requirements that must be complied with under the federal Resource Conservations and Recovery Act (RCRA) and the Idaho Rules and Standards for Hazardous Waste (IDAPA 58.01.05) are based on the quantity and type of waste generated. Every business in Idaho is required to track the volume of waste generated, determine whether each type of waste is hazardous, and ensure that all wastes are properly disposed of according to federal, state, and local requirements.

- **Water Quality Standards.** Site activities must comply with the Idaho Water Quality Standards (IDAPA 58.01.02) regarding hazardous and deleterious-materials storage, disposal, or accumulation adjacent to or in the immediate vicinity of state waters (IDAPA 58.01.02.800); and the cleanup and reporting of oil-filled electrical equipment (IDAPA 58.01.02.849); hazardous materials (IDAPA 58.01.02.850); and used-oil and petroleum releases (IDAPA 58.01.24.060 and 58.01.24.061). Petroleum releases must be reported to DEQ in accordance with IDAPA 58.01.24.060.01 and 58.01.24.061.04. Hazardous material releases to state waters, or to land such that there is likelihood that it will enter state waters, must be reported to DEQ in accordance with IDAPA 58.01.02.850.

- **Groundwater Contamination.** DEQ requests that this project comply with Idaho's Ground Water Quality Rules (IDAPA 58.01.11), which states that "No person shall cause or allow the release, spilling, leaking, emission, discharge, escape, leaching, or disposal of a contaminant into the environment in a manner that causes a ground water quality standard to be exceeded, injures a beneficial use of ground water, or is not in accordance with a permit, consent order or applicable best management practice, best available method or best practical method."

  For questions, contact Matthew Pabich, Waste & Remediation Manager, at (208) 373-0550.

6. ADDITIONAL NOTES

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

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

Sincerely,



Troy Smith
Regional Administrator

Exhibit E5:

HIGHWAY DISTRICT 4
15435 HIGHWAY 44
CALDWELL, IDAHO 83607

TELEPHONE 208.454.8135
FAX 208.454.2008

September 22, 2025

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

RE: CU2025-0018 Victor Ferral- Staging Area and Contractor Shop (A & A Tires)
Canyon County Parcel R22073 aka 23930 Stone Lane

Dear Commissioners:

Highway District No. 4 (HD4) has reviewed the application for a conditional use of the above described parcel for purposes of establishing a contractor yard and staging area within an Agricultural zone. The subject property is located on the east side of Stone Lane approximately 470-ft south of Willis Rd in the NW ¼ Section 3 T4N R3W. HD4 offers the following comments on the proposed use:

General
The subject property consists of one parcel, totaling approximately 1.6 acres. The parcel has approximately 189 feet of frontage on Stone Road at the west boundary. The property is a part of Lot 22 of the Fruitdale Farm Subdivision Plat, and has historically been in agricultural/residential use.

Stone Lane is classified as a local road on the functional classification maps adopted by Canyon County and HD4. Existing right-of-way consists of a 25-foot half width created by the subdivision plat in 1909, and an additional 5-feet dedicated in 2021 as part of an administrative land division. The ultimate ROW width for a local public road is 60' (30-ft half width).

Access
The subject property is currently served by a circular gravel driveway onto Stone Lane approximately 470-ft south of Willis Rd. This existing approach can be utilized for the proposed commercial activity subject to the following conditions:

1. Improve the approach to meet ACCHD SD-106 to include a paved apron on at least one leg of the circular driveway. If only one leg is paved, this should be the only approach used by the commercial traffic. This serves to protect the existing edge of the mainline pavement on Stone Lane from damage by trucks or equipment.
2. An access permit from HD4 documenting the commercial use is required.

Transportation Impacts
The conditional use application provided by the applicants indicates portions of the property would be used for a contractor yard and staging area. A total of 3 employees are predicted to use this area during a typical day. The proposed commercial use involves operation of a mobile tire repair service, with limited customer site visits. Traffic impacts from development projects are

typically estimated using the ITE Trip Generation Manual (11th Edition). The categories below are the best available in that reference to compare the proposed use:

Use	ITE Code	Units	# of Units Proposed	PM Peak Trips	Daily Trips
Specialty Trade Contractor	180	Employees	3	2	9

Canyon County Ordinance 22-014 (July 21, 2022) established transportation impact fees to fund improvements to the highway system made necessary from new growth and development within the Mid-Star Service Area, which includes the subject property. The adopted impact fee schedule does not have any land use types similar to the applicant's request; therefore the impact fee can be calculated directly from the base impact fee formula:

Cost per Vehicle Mile Traveled	x	Peak Hour Trips	x	New Trip Factor	x	Average Trip Length	x	Network Adjustment Factor	=	Traffic Impact Fee
$2,883	x	1.0	x	1.0	x	8.4	x	0.196	=	**$4,756**

Peak hour trips can be estimated from the ITE code 180 (Specialty Trade Contractor) most closely equivalent to the proposed use, 2 peak hour trips, and counting each trip as having two ends, 1.0 trips are attributable to the proposed use.. The new trip factor is held at 1.0 (no reduction) as pass by trips are not anticipated from surrounding properties. The average trip length of 8.4 miles is consistent with other uses that are unique to the service area (only one exists) from the Mid-Star Impact Fee Schedule. The network adjustment factor represents the proportion of the total trip length on the local system, assuming 90% of the trips are routed to SH 44 approximately 0.90 miles to the south, and the remainder utilize the local system for the average 8.4 mile trip. Complete information on the Mid-Star Impact Fees Program and the Capital Improvement plan can be found on the HD4 website at www.hwydistrict4.org/impact-fees

Individual Assessment of Impact Fees: If an applicant feels their development will have a less than typical impact on the roadway network, they may choose to complete an individual assessment for their development. To initiate an Individual Assessment, the applicant may prepare and submit a written request for an Individual Assessment within 30 days of paying an impact fee; within 30 days upon receipt of a final notice of assessment, or after receipt of a preliminary assessment. An Individual Assessment is a traffic study, performed by a traffic engineer at the applicant's expense. See the Individual Assessment Guidelines for details on which traffic generation factors may be considered. (https://www.hwydistrict4.org/download/individual-assessment-guidelines)

This impact fee is based on the information provided by the applicant regarding the size and intended use of the proposed new development at the time of this report. The final impact fee assessment will be based on the traffic impacts determined to be generated by the proposed development at the time of access permit issuance. The final impact fee may be different from the estimate provided above if the size of the development changes, the type of use changes, or adjustments based on an Individual Assessment are determined to affect the proportionate share of traffic impacts from the development.

Base Impact Fee:	**$ 4,756**
Right-of-Way Dedication-	
No adjacent CIP Projects	
CIP Right-of-Way Credit:	$0
System Frontage Improvements Credit	
None Required	$0
Offsite System Improvements Credit	
None Required	$0
Total Estimated Impact Fee:	**$4,756**

For comparative purposes, this is equivalent to the impact fee for 95% of a single family residence. A final determination of the impact fee assessment will be made upon receipt of an access permit application for the change in use.

HD4 does not opposed the requested land use changes, but requests that the Planning & Zoning Commission and Canyon County Commissioners consider these comments, and make any conditional approval of the applicant's request subject to the requirements listed above.

Please feel free to contact me with any questions on this matter.

Respectfully,

Chris Hopper, P.E.
District Engineer

File: Stone Lane- CU2025-0018 Aguilar Contractor Yard

Exhibit F:

EXHIBIT F

Public Comments Received by: January 5, 2026

Planning & Zoning Commission

Case #: CU2025-0018

Hearing date: January 15, 2026

Exhibit F1:

From: Denise Thomas
Mail received time: Tue, 16 Dec 2025 19:04:29
Sent: Tue, 16 Dec 2025 12:03:13
To: Amber Lewter
Subject: [External] Abraham Gonzalez A&A tires
Importance: Normal
Sensitivity: None
Archived: Monday, January 5, 2026 4:40:42 PM

Hello,
I'm writing about A&A tires having a shop on stone road. This is a horrible idea!! If you have ever driven on Stone lane it is a road full of illegal businesses and storage facilities and junk. Stone lane doesn't need more garbage being dumped on it. . This plan would increase traffic on Stone lane, Willis and Freezeout. There is a huge problem already with traffic entering the main road to Middleton off of these roads. I vote absolutely No on this proposal! This area is a mess already with peoples property being littered with old cars, illegal businesses and junk ! We do not need another one! It is not zoned commercial. !!!!!It's agriculture zoned
Denise Thomas/ Alberta duJardin
23850 Freezeout rd.
Sent from my iPhone