Planning and Zoning Commission
Hearing Date: January 22, 2026
Canyon County Development Services Department

PLANNING DIVISION STAFF REPORT

CASE NUMBER:	**CU2025-0021**
APPLICANT/REPRESENTATIVE:	**Veronica Sahagun**
PROPERTY OWNER:	**Alfonso Ortiz**
APPLICATION:	**Conditional Use Permit - Staging Area and Contractor Shop**
LOCATION:	**8232 Purple Sage Rd, Middleton R37491 Approx. 9.99 Acres**
ANALYST:	**Amber Lewter, Associate Planner**
STAFF RECOMMENDATION:	**Approval with Conditions**

REQUEST:
The property owner, Alfonso Ortiz, represented by Veronica Sahagum, is requesting a Conditional Use Permit for a staging area and contractor shop on approximately 9.99 acres in an "A" (Agricultural) zone for a landscaping business. The applicant is proposing storage of the company equipment, with loading and unloading of materials occurring onsite approximately once a week. The hours of operation are 7:00 a.m. – 6:00 p.m., Monday through Friday. *See Criteria 3 for details.*

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 R37491's current configuration was created by an approved administrative land division on February 12, 1998 (LS2004-574).

A code enforcement violation was opened on the property on August 5, 2025, for operating an unpermitted business. The complaint was a proactive complaint from Canyon County staff. A courtesy notice was sent out on August 8, 2025, to the property owner. On August 15, 2025, staff met with the property owner and applicant to discuss the business operations and what is needed to bring the property into compliance. It was advised that a conditional use permit for a staging area and contractor shop would need to be completed (**Exhibit B7**). Canyon County Development Services received a conditional use permit application for a staging area and contractor shop on September 2, 2025.

HEARING CRITERIA:

Table 1. Conditional Use Permit Standards of Evaluation Analysis

Standards of Evaluation – CCCO §07-07-05: The presiding party shall consider each conditional use permit application by finding adequate evidence to answer the following questions in its FCOs:		
County Ordinance and Staff Review		
Criteria Met?	**Code Section**	**Analysis**
Yes	**1**	**Is the proposed use permitted in the zone by conditional use permit?**
Staff 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. A landscape business is an allowed use in the agricultural zone; however, there are no standards or definition for such use in code. It was determined by staff on August 15, 2025, that the property owner would need to apply for a conditional use permit for a staging area and contractor shop for the property owner's landscape business, as business vehicles, equipment, and materials are stored onsite. The applicant submitted a conditional use permit for a staging area and contractor shop on September 2, 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."* 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?**
Staff Analysis	The property owner, Alfonso Ortiz, requests a conditional use permit to establish a staging area and contractor shop for his business, Spring Falls Landscaping, on approximately 3.50 acres of the 9.99-acre property, designated as R37491 (**Exhibit B3**). • Use: The nature of the request consists of using the subject property to store equipment for the property owner's landscaping business, Spring Falls Landscaping, such as vehicles, trailers, skid steers, boulders, trees, and miscellaneous materials (**Exhibit B2.1**)**.** The property owner's tree farm is located on the 3.50 acres proposed for the staging area. A tree farm is considered a nursery and is an allowed use in the "A" (Agriculture) zone (**Exhibit B7**). The request includes a pre-existing shop where minor maintenance of the work vehicles takes place, such as oil changes (**Exhibit B2.1**). • Number of Employees: The applicant is proposing to have six (6) employees who keep their work trucks at home with them. The employees occasionally come on-site to load and unload the needed supplies with the property owner; the work is conducted off-site (**Exhibit B2.1**). The majority of the work conducted onsite is in relation to the applicant's tree farm (nursery) and is run by the property owner and immediate family (**Exhibit B2**). • Customers: There are no customers who come on-site. • Hours of Operation: The hours of operation proposed are Monday through Friday, 7:00 am – 6:00 pm, per a meeting with staff and the property owner (**Exhibit B2.1**). On average, the loading and unloading of materials occur once a week, primarily during the beginning and end hours that are proposed (**Exhibits B2 and B2.1**).	

	• Parking: The proposal includes parking for the property owners' company vehicles and employees as needed (**Exhibit B3**). • Restrooms: There is currently an individual septic tank servicing the residence and shop on site; no additional restrooms are proposed. The Pre-Development Notes with Southwest District Health state, "*Based on the information provided, the proposed staging area will not impact the existing septic systems serving the 3-bedroom residence and the 1-bathroom shop on the property*" (**Exhibit E2.1**).	
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 B2.16**). 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 1.60 miles west of the subject property, there is a future commercial land use designation, and approximately 0.25 miles north of the subject property is zoned agricultural. 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 and agricultural uses as seen in **Exhibits C2.5 and C2.6.** There are agricultural operations within close proximity to the subject property. 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	Agricultural with Primary Residence	A	--
S	Productive Agriculture	RR	A
E	Kingsbury Meadows Subdivision (Average 1-acre lots)	A	R1
W	Agricultural with Primary Residence	A	RR

"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 sixteen (16) land use cases approved. Eight (8) rezone or conditional rezone to a residential zone, seven (7) subdivisions, and one (1) conditional use permit for a special events facility (**Exhibit C2.6**).

There have been thirty (30) subdivisions approved (**Exhibit C2.7**) in a 1-mile radius from the subject property.

Character of the Area:
The area is characterized by a mix of uses ranging from residential and agricultural. The subject property is within one and two miles of several agricultural operations. Within 600 feet of the subject property, there are 28 residential properties, all located in the agricultural zone. Located south of Purple Sage Road, there is a land use designation of "RR" (Rural Residential), which is in productive agriculture. In early 2008, R37608 (along with 4 other parcels, totaling 463 acres) was approved to be conditionally rezoned from "A" (Agricultural) to "R-R" (Rural Residential) (CR2007-3) per the provisions of the Canyon County Zoning ordinance at the time. The approved conditional rezone includes a development agreement and thirty-five (35) conditions. To date, a plat has not been submitted, and conditions have not been met. Until conditions are met, the property is not fully recognized as residential. If reversion processes are followed and if the

	conditional rezone is revoked or abandoned, the property will revert to an "A" (Agricultural) zoning designation. The subject property's soil is classified as moderately suited soil and primarily as prime farmland if irrigated (**Exhibit C2.10**). **Potential Impacts:** As proposed, the staging area and contractor shop are not anticipated to significantly increase the sound levels in the immediate vicinity. Per a meeting with the property owner (**Exhibit B2.1**), the nature of the work is remote, with loading and unloading onsite approximately once a week. The upkeep of the tree farm (nursery) is attended to by the property owner and immediate family, which is a permitted use in the "A" (Agriculture). No customers come onsite. As conditioned, the hours of operation are limited to Monday through Friday, 7:00 am – 6:00 pm (**Exhibit B2.1**), and the proposed use shall be in general conformance with the applicant's site plan; therefore, it cannot expand outside of the area shown without amending the conditional use permit. *See condition number 7.* During staff's meeting with the property owner on September 12, 2025, the property owner advised that they built a sight-obscuring fence on the west side of the property, placed a berm on the east side of the property with mature trees, the north side of the property is where there primary residence is located and on the south property line near the road, currently has a fence with grapes and raspberries, fruit trees and some mature evergreens with the purpose for passersby to enjoy some fresh fruit. The applicant was amendable to planting more trees along the south property line for the intended purpose of being sight-obscuring, while still being able to maintain the fruit. You can see the meeting notes in **Exhibit B2.1.** *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. The access to the subject property is paved, lowering the dust concern. 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.* 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. There are no additional wells proposed to serve the proposed staging area and contractor shop (**Exhibit B4**). The existing 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 and shop on site. Southwest District Health provided comment on September 16, 2025, and there were no concerns raised (**Exhibit E2**). The Pre-Development Notes with Southwest District Health state, "*Based on the information provided, the proposed staging area will not impact the existing septic systems serving the 3-bedroom residence and the 1-bathroom shop on the property*" (**Exhibit E2.1**). As conditioned, the applicant shall meet Southwest District Health (SWDH) requirements for the proposed uses on the property. *See condition number 11.* **Irrigation:** The applicant has an irrigation well (**Exhibit B4**). Agency notice was sent out to Black Canyon Irrigation District on September 16, 2025, and December 18, 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 meeting on September 12, 2025 (**Exhibit B2.1**), stormwater drainage on the subject property will be retained on-site. It appears the use does not require or affect stormwater drainage on the property. **Utility Systems:** Utility agencies, including Idaho Power, Intermountain Gas, CenturyLink, and Ziply, were notified of the application on September 16, 2025, and December 18, 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 329 feet of frontage on Purple Sage Road along the southern boundary. The subject property is served by a paved commercial approach. Purple Sage Road is classified as a minor arterial. According to the comment received from Highway District No. 4, as seen in **Exhibit E5,** the approach is suitable for the proposed use and was permitted for the current use by Highway District No. 4 in 2016. *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 the property owner will be coming to pick up materials and leave approximately once a week. The property owner will occasionally bring an employee on-site for assistance with the loading and unloading of materials (**Exhibit B2.1**). According to the comment from Highway District No. 4, the current use as a landscaping materials storage yard and contractor shop has existed since 2016 and was permitted by Highway District No. 4. Future changes to the current use may be subject to transportation impact fees. To see the full comment received from Highway District No. 4, see **Exhibit E5.** *See condition number 3a.*	

	ITD's comment received on September 19, 2025 (**Exhibit E4**), states that the application will not impact the state highway.	
Criteria Met?	**8**	**Will essential services be provided to accommodate the use including, but not limited to, school facilities, police and fire protection, emergency medical services, irrigation facilities, and will the services be negatively impacted by such use or require additional public funding in order to meet the needs created by the requested use?**
Yes		
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 R37491 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 16, 2025, and December 18, 2025. No comments were received by the school district. **Police and Fire Protection:** Parcel R37491 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 12.* Agency notice was sent on September 16, 2025, and December 18, 2025. The Middleton Rural Fire District provided comments as seen in **Exhibit E3**. The Middleton Rural Fire District advised that the requested use will not negatively impact services. The nearest fire station is Station 53, approximately 5.4 miles away from the subject property, with an estimated response time of 9 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 16, 2025, and December 18, 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 16, 2025, and December 18, 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 has a pre-existing shop, for which general maintenance on the equipment will be conducted, and the storage of equipment. All other work is done off-site.	

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 meeting with the applicant on September 12, 2025, 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 (**Exhibit B2.1).** *See condition number 10.*	
Criteria Met? **Yes**	**2**	**Business vehicles shall be operable and parked on site, not on a public or private road.**
Staff Analysis	Per the meeting with the applicant, parking will be on-site (**Exhibit B2.1).** 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 D**).	
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 six (6) 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 D**). There is space for more parking if needed. There shall be no parking on a public or private road. *See condition number 7b.*	

NOTIFICATION AND COMMENTS:

Notice of the public hearing was provided as per CCCO §07-05-01. Agencies were notified on September 16, 2025, and December 18, 2025. Property owners within 600 feet of the subject property boundaries were notified on December 18, 2025. A newspaper notice was published on December 23, 2025. The subject property was posted with a notice on December 22, 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 three (3) written public comments in opposition by the materials deadline of January 12, 2026. 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 change of occupancy from residential to commercial occupancy, fire district permits, and approval for a Certificate of Occupancy for the pre-existing shop. All appropriate building permits shall be obtained within **180 days from the approval of the Conditional Use Permit**.
3. The applicant shall comply with the applicable highway district's access requirements. The applicant shall obtain a permit prior to commencement of use.
    a. 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 B3**).
    a. The hours of operation shall be Monday – Friday, 7:00 am – 6:00 pm, as outlined in the meeting notes (**Exhibit B2.1**).
    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.
    a. Commencement shall be the date zoning compliance is issued for a change of occupancy for the pre-existing shop.
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, foliage that is sight-obscuring, or a combination of a fence and foliage that is sight-obscuring shall be constructed on the southern property line**, 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**.
12. 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.
13. The conditional use permit for a staging area and contractor shop shall be limited to Alfonso Ortiz and family. Should ownership of parcel R37491 change from Alfonso Ortiz 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 CU2025-0021, Ortiz, 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 CU2025-0021, Ortiz 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 CU2025-0021, Ortiz to a [*date certain or uncertain*]

EXHIBITS:

A. **Draft FCOS**
B. **Application Packet & Supporting Materials**
    1. Master Application
    2. Letter of Intent
        2.1. Meeting Notes from September 12, 2025
    3. Site Plan
    4. Land Use Worksheet
    5. Neighborhood Meeting
    6. Agency Acknowledgement
    7. Email Advising CUP Is Needed
C. Supplemental Documents
    1. Parcel Information Report
    2. Case Maps/Reports
        2.1. Aerial
        2.2. Small Air Photo 1 Mile
        2.3. FEMA Small Air Photo
        2.4. Small Vicinity Map
        2.5. Zoning & Classification Map
        2.6. Case Map & Summary
        2.7. Subdivision Map & Report
        2.8. Dairy, Feedlot, & Gravel Pit Map
        2.9. Lot Classification Map

2.10. Soil & Prime Farmland Maps & Report
2.11. Contour Map
2.12. City of Middleton Future Land Use Map
2.13. Nitrate Priority & Wells Map
2.14. TAZ Household & Job Maps
2.15. Slope Percent Map
2.16. Future Land Use Map

D. Site Visit Photos: November 21, 2025

E. Agency Comments Received by: January 12, 2026

1. CC Building Department; Received: September 16, 2025
   1.1. Revised Comment; Received: December 18, 2025
2. Southwest District Health; Received: September 16, 2025
   2.1. Pre-Application Notes
3. Middleton Rural Fire District; Received: September 16, 2025
4. ITD; Received: September 19, 2025
5. Highway District No. 4; Received: September 29, 2025

F. Public Comments Received by: January 12, 2026

1. Bart Bottari – In Opposition; Received: January 5, 2026
2. Unknown – In Opposition; Received: January 5, 2026
3. Dave & Connie Johnson – In Opposition; Received: January 12, 2026

Exhibit A:

EXHIBIT A

Draft FCOs

Planning & Zoning Commission

Case #: CU2025-0021

Hearing date: January 22, 2026

In the matter of the application of:
Ortiz – CU2025-0021

The Canyon County Planning and Zoning Commission considers the following:

Case No. CU2025-0021: The applicant, Alfonso Ortiz, represented by Veronica Sahagum, is requesting a Conditional Use Permit for a staging area and contractor shop on approximately 9.99 acres in an "A" (Agricultural) zone for a landscaping business. The applicant is proposing storage for the company equipment, including skid steers, boulders, and trees. The loading and unloading of materials occur onsite approximately once a week. The hours of operation are 7 am – 6 pm, Monday through Friday. The subject property is located at 8232 Purple Sage Road, Middleton, also referenced as Parcel R37491, a portion of the SE quarter of Section 27, T5N, R2W, BM, Canyon County, Idaho.

Summary of the Record

1. The record is comprised of the following:

   A. The record includes all testimony, the staff report, exhibits, and documents in Case File CU2025-0021.
      1. All exhibits are located in the case staff report dated January 22, 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), and Idaho Code §67-6512 (Special Use Permits, Conditions, and Procedures).

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

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

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

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

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

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

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

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

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

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

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

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

The application, CU2025-0021, was presented at a public hearing before the Canyon County Planning and Zoning Commission on January 22, 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 decides as follows:

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. *A landscape business is an allowed use in the agricultural zone; however, there are no standards or definition for such use in code. It was determined by staff on August 15, 2025, that the property owner would need to apply for a conditional use permit for a staging area and contractor shop for the property owner's landscape business, as business vehicles, equipment, and materials are stored onsite.* *The applicant submitted a conditional use permit for a staging area and contractor shop on* September 2, 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."* *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, Alfonso Ortiz, requests a conditional use permit to establish a staging area and contractor shop for his business, Spring Falls Landscaping, on approximately 3.50 acres of the 9.99-acre property, designated as R37491 (**Staff Report Exhibit B3**). • Use: The nature of the request consists of using the subject property to store equipment for the property owner's landscaping business, Spring Falls Landscaping, such as vehicles, trailers, skid steers, boulders, trees, and miscellaneous materials (**Staff Report Exhibit B2.1**)**.** The property owner's tree farm is located on the 3.50 acres proposed for the staging area. A tree farm is considered a nursery and is an allowed use in the "A" (Agriculture) zone (**Staff Report Exhibit B7**). The request includes a pre-existing shop where minor maintenance of the work vehicles takes place, such as oil changes (**Staff Report Exhibit B2.1**). • Number of Employees: The applicant is proposing to have six (6) employees who keep their work trucks at home with them. The employees occasionally come on-site to load and unload the needed supplies with the property owner; the work is conducted off-site (**Staff Report Exhibit B2.1**). The majority of the work conducted onsite is in relation to the applicant's tree farm (nursery) and is run by the property owner and immediate family (**Staff Report Exhibit B2**). • Customers: There are no customers who come on-site. • Hours of Operation: The hours of operation proposed are Monday through Friday, 7:00 am – 6:00 pm, per a meeting with staff and the property owner (**Staff Report Exhibit B2.1**). On average, the loading and unloading of materials occur once a week, primarily during the beginning and end hours that are proposed (**Staff Report Exhibits B2 and B2.1**). • Parking: The proposal includes parking for the property owners' company vehicles and employees as needed (**Staff Report Exhibit B3**). • Restrooms: There is currently an individual septic tank servicing the residence and shop on site; no additional restrooms are proposed. The Pre-Development Notes with Southwest District Health state, "*Based on the information provided, the proposed staging area will not impact the existing septic systems serving the 3-bedroom residence and the 1-bathroom shop on the property*" (**Staff Report Exhibit E2.1**).	
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 B2.16**). 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 1.60 miles west of the subject property, there is a future commercial land use designation, and approximately 0.25 miles north of the subject property is zoned agricultural. 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:	

	- 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.* • <u>Population Goal</u>: - 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.* • <u>Economic Development Goal</u>: - 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.* • <u>Land Use Policies</u>: - 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 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 and agricultural uses as seen in **Staff Report Exhibits C2.5 and C2.6.** There are agricultural operations within close proximity to the subject property. 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	Agricultural with Primary Residence	A	--
S	Productive Agriculture	RR	A
E	Kingsbury Meadows Subdivision (Average 1-acre lots)	A	R1

W	**Agricultural with Primary Residence**	**A**	**RR**

"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 sixteen (16) land use cases approved. Eight (8) rezone or conditional rezone to a residential zone, seven (7) subdivisions, and one (1) conditional use permit for a special events facility (**Staff Report Exhibit C2.6**).

There have been thirty (30) subdivisions approved (**Staff Report Exhibit C2.7**) in a 1-mile radius from the subject property.

Character of the Area:
The area is characterized by a mix of uses ranging from residential and agricultural. The subject property is within one and two miles of several agricultural operations. Within 600 feet of the subject property, there are 28 residential properties, all located in the agricultural zone. Located south of Purple Sage Road, there is a land use designation of "RR" (Rural Residential), which is in productive agriculture. In early 2008, R37608 (along with 4 other parcels, totaling 463 acres) was approved to be conditionally rezoned from "A" (Agricultural) to "R-R" (Rural Residential) (CR2007-3) per the provisions of the Canyon County Zoning ordinance at the time. The approved conditional rezone includes a development agreement and thirty-five (35) conditions. To date, a plat has not been submitted, and conditions have not been met. Until conditions are met, the property is not fully recognized as residential. If reversion processes are followed and if the conditional rezone is revoked or abandoned, the property will revert to an "A" (Agricultural) zoning designation.

The subject property's soil is classified as moderately suited soil and primarily as prime farmland if irrigated (**Staff Report Exhibit C2.10**).

Potential Impacts:
As proposed, the staging area and contractor shop are not anticipated to significantly increase the sound levels in the immediate vicinity. Per a meeting with the property owner (**Staff Report Exhibit B2.1**), the nature of the work is remote, with loading and unloading onsite approximately once a week. The upkeep of the tree farm (nursery) is attended to by the property owner and immediate family, which is a permitted use in the "A" (Agriculture). No customers come onsite. As conditioned, the hours of operation are limited to Monday through Friday, 7:00 am – 6:00 pm (**Staff Report Exhibit B2.1**), and the proposed use shall be in general conformance with the applicant's site plan; therefore, it cannot expand outside of the area shown without amending the conditional use permit. *See condition number 7.*

During staff's meeting with the property owner on September 12, 2025, the property owner advised that they built a sight-obscuring fence on the west side of the property, placed a berm on the east side of the property with mature trees, the north side of the property is where there primary residence is located and on the south property line near the road, currently has a fence with grapes and raspberries, fruit trees and some mature evergreens with the purpose for passersby to enjoy some fresh fruit. The applicant was amendable to planting more trees along the south property line for the intended purpose of being sight-obscuring, while still being able to maintain the fruit. You can see the meeting notes in **Staff Report Exhibit B2.1.** *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. The access to the subject property is paved, lowering the dust concern. 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.* 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?**
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. There are no additional wells proposed to serve the proposed staging area and contractor shop (**Staff Report Exhibit B4**). The existing 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 and shop on site. Southwest District Health provided comment on September 16, 2025, and there were no concerns raised (**Staff Report Exhibit E2**). The Pre-Development Notes with Southwest District Health state, "*Based on the information provided, the proposed staging area will not impact the existing septic systems serving the 3-bedroom residence and the 1-bathroom shop on the property*" (**Staff Report Exhibit E2.1**). As conditioned, the applicant shall meet Southwest District Health (SWDH) requirements for the proposed uses on the property. *See condition number 11.* **Irrigation:** The applicant has an irrigation well (**Staff Report Exhibit B4**). Agency notice was sent out to Black Canyon Irrigation District on September 16, 2025, and December 18, 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 meeting on September 12, 2025 (**Staff Report Exhibit B2.1**), stormwater drainage on the subject property will be retained on-site. It appears the use does not require or affect stormwater drainage on the property. **Utility Systems:** Utility agencies, including Idaho Power, Intermountain Gas, CenturyLink, and Ziply, were notified of the application on September 16, 2025, and December 18, 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 329 feet of frontage on Purple Sage Road along the southern boundary. The subject property is served by a paved commercial approach. Purple Sage Road is classified as a minor arterial. According to the comment received from Highway District No. 4, as seen in **Staff Report Exhibit E5,** the approach is suitable for the proposed use and was permitted for the current use by Highway District No. 4 in 2016. *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 the property owner will be coming to pick up materials and leave approximately once a week. The property owner will occasionally bring an employee on-site for assistance with the loading and unloading of materials (**Staff Report Exhibit B2.1**). According to the comment from Highway District No. 4, the current use as a landscaping materials storage yard and contractor shop has existed since 2016 and was permitted by Highway District No. 4. Future changes to the current use may be subject to transportation impact fees. To see the full comment received from Highway District No. 4, see **Staff Report Exhibit E5.** *See condition number 3a*. ITD's comment received on September 19, 2025 (**Staff Report Exhibit E4**), 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 R37491 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 16, 2025, and December 18, 2025. No comments were received by the school district. **Police and Fire Protection:** Parcel R37491 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 12.* Agency notice was sent on September 16, 2025, and December 18, 2025. The Middleton Rural Fire District provided comments as seen in **Staff Report Exhibit E3**. The Middleton Rural Fire District advised that the requested use will not negatively impact services. The nearest fire station is Station 53, approximately 5.4 miles away from the subject property, with an estimated response time of 9 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 16, 2025, and December 18, 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 16, 2025, and December 18, 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 has a pre-existing shop, for which general maintenance on the equipment will be conducted, and the storage of equipment. All other work is done off-site.	

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 meeting with the applicant on September 12, 2025, 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 Exhibit B2.1).** *See condition number 10.*	
Criteria Met? **Yes**	**2**	**Business vehicles shall be operable and parked on site, not on a public or private road.**
Analysis	Per the meeting with the applicant, parking will be on-site (**Staff Report Exhibit B2.1).** 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 D**).	
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 six (6) 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 D**). There is space for more parking if needed. There shall be no parking on a public or private road. *See condition number 7b.*	

Order

Based upon the Findings of Fact, Conclusions of Law and Order contained herein, the Planning and Zoning Commission **approves** Case # CU2025-0021, 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 change of occupancy from residential to commercial occupancy, fire district permits, and approval for a Certificate of Occupancy for the pre-existing shop. All appropriate building permits shall be obtained within **180 days from the approval of the Conditional Use Permit**.
3. The applicant shall comply with the applicable highway district's access requirements. The applicant shall obtain a permit prior to commencement of use.
    a. 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 B3**).
    a. The hours of operation shall be Monday – Friday, 7:00 am – 6:00 pm, as outlined in the meeting notes (**Staff Report Exhibit B2.1**).
    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.
    a. Commencement shall be the date zoning compliance is issued for a change of occupancy for the pre-existing shop.
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, foliage that is sight-obscuring, or a combination of a fence and foliage that is sight-obscuring shall be constructed on the southern property line**, 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**.

12. 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.
13. The conditional use permit for a staging area and contractor shop shall be limited to Alfonso Ortiz and family. Should ownership of parcel R37491 change from Alfonso Ortiz 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 #: CU2025-0021

Hearing date: January 22, 2026

Exhibit B1:

CONDITIONAL USE PERMIT
PUBLIC HEARING - APPLICATION

PROPERTY OWNER	OWNER NAME: Alfonso Ortiz	
	MAILING ADDRESS: 8232 Purple Sage Rd. Middleton ID 83644	
	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: Alfonso Ortiz *Date:* 9/2/2025

APPLICANT: IF DIFFERING FROM THE PROPERTY OWNER	APPLICANT NAME: Veronica Sahagun	
	COMPANY NAME:	
	MAILING ADDRESS: 5110 S. Happy Valley Rd Nampa ID 83686	
	PHONE: [redacted]	EMAIL: [redacted]

SITE INFO	STREET ADDRESS: 8232 Purple Sage Rd. Middleton ID 83644	
	PARCEL NUMBER: R37491	
	PARCEL SIZE: 10 acres	
	REQUESTED USE: Conditional Use Permit	
	FLOOD ZONE (YES/NO):	ZONING DISTRICT: Agriculture.

FOR DSD STAFF COMPLETION ONLY:

CASE NUMBER	CU2025-0021	DATE RECEIVED:	9/2/25
RECEIVED BY:	MG	APPLICATION FEE: $1600.00	CK MO CC CASH

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT
111 North 11th Avenue, #310, Caldwell, ID 83605
zoninginfo@canyoncounty.id.gov - Phone: 208-454-7458
Revised 3/29/23

August 18,2025

Alfonso Ortiz
% Veronica Sahagun
8232 Purple Sage Rd
Middleton ID 83644
[redacted]

Property address:
8232 Purple Sage Rd
Middleton ID 83644
Parcel number R37491
10 acres - zoning Agricultural

The proposed use for a conditional use permit to be able to keep my landscaping equipment, rock/boulders and trees (staging area) on a portion of my property and also use my shop as a contractor shop.
I do not sell any trees or plants. All that I have is for the use of jobs, I do not have an office on site, my employees take the work trucks to their homes and we meet at the job sites. During the day I do go and haul out some plants and trees, boulders/ rock and other material. This is not all day; it may occur once every 3-4 days a month depending on the job. Hours of operation vary; we water plants and trees about 2 hours in the morning and 3-4 hours in the afternoon.
In order to correct the view of my boulders and equipment my intentions are to build a 6ft sight obscuring fence along the back of the shop and I have already planted some grapes and raspberries that will have the vines tying into the front fence that will obscure the view off Purple Sage Rd. I am also placing a gate at the entrance.
Attached is a plat with the proposed fence and the outline of where I keep my boulders,trees and equipment.

Alfonso Ortiz
% Veronica Sahagun


8232 Purple Sage Rd
Staging Area
grape vines
shrubs.

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) Installed.

Type: Wood. Height: 6ft 750 ft on side

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)

None

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: Staging area to keep boulders and equipment also use my shop as contractor shop.

2. DAYS AND HOURS OF OPERATION: (sesonal hours, variable)

- ☒ Monday _____ to _____
- ☒ Tuesday _____ to _____
- ☒ Wednesday _____ to _____
- ☒ Thursday _____ to _____
- ☒ Friday _____ to _____
- ☐ Saturday _____ to _____
- ☐ Sunday _____ to _____

Morning- 10am-1pm. Afternoon 3pm-5pm.

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

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

Height: _____ ft Width: _____ ft. Height above ground: _____ ft

What type of sign: _____Wall _____ Freestanding _____ Other

5. PARKING AND LOADING:

How many parking spaces? 0

Is there is a loading or unloading area? yes, it is used. once a year

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: _____

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: 8232 Purple Sage Road.		Parcel Number: R37491	
City: Middleton		State: Idaho	ZIP Code: 83644
Notices Mailed Date: 08/18/2025		Number of Acres: 10	Current Zoning: Ag.
Description of the Request: Application for Conditional Use Permit (staging and contractor shop)			

APPLICANT / REPRESENTATIVE INFORMATION

Contact Name: Alfonso Ortiz			
Company Name:			
Current address: 8232 Purple Sage Road			
City: Middleton	State: Idaho	ZIP Code: 83644	
Phone:	Cell: [redacted]	Fax:	
Email: [redacted]			

MEETING INFORMATION

DATE OF MEETING: 8/28/2025	MEETING LOCATION: 8232 Purple Sage Road Middleton ID 83644
MEETING START TIME: 4 pm	MEETING END TIME:

ATTENDEES:

NAME (PLEASE PRINT)	SIGNATURE:	ADDRESS:
1. Toby Groves	Toby Groves	8256 Purplesade Rd Middleton ID
2.		
3.		
4.		
5.		
6.		
7.		
8.		
9.		

10.
11.

12.
13.
14.
15.
16.
17.
18.
19.
20.

NEIGHBORHOOD MEETING CERTIFICATION:

I certify that a neighborhood meeting was conducted at the time and location noted on this form and in accordance with Canyon County Zoning Ordinance § 07-01-15.

APPLICANT/REPRESENTATIVE (Please print): Alfonso Ortiz

APPLICANT/REPRESENTATIVE (Signature): Alfonso Ortiz

DATE: 08 / 28 / 2025

AGENCY ACKNOWLEDGMENT

Date: August 19, 2025
Applicant: Alfonso Ortiz
Parcel Number: R37491
Site Address: 8232 Purple Sage Rd Middleton ID 83644

OFFICIAL USE ONLY BELOW THIS LINE – ACKNOWLEDGMENT ACTION:

Southwest District Health:
☒ Applicant submitted/met for official review.
Date: 08/25/2025 Signed: Anthony See
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: 8-21-25 Signed:
Authorized Fire District Representative
(This signature does not guarantee project or permit approval)

Highway District: District: HD4
☒ Applicant submitted/met for official review.
Date: 8/21/25 Signed:
Authorized Highway District Representative
(This signature does not guarantee project or permit approval)

Irrigation District: District: Black Canyon Irrigation
☐ Applicant submitted/met for official review.
Date: 8-14-25 Signed:
Authorized Irrigation Representative
(This signature does not guarantee project or permit approval)

Area of City Impact: City:
☐ Applicant submitted/met for official review.
Date: Signed:
Authorized AOCI Representative
(This signature does not guarantee project or permit approval)

Received by Canyon County Development Services:

Date: Signed:
Canyon County Development Services Staff

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

PioneerTitleCo.

5680 E. Franklin Rd., Ste. 150
Nampa, ID 83687

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

2014-035372
RECORDED
09/30/2014 11:38 AM
CHRIS YAMAMOTO
CANYON COUNTY RECORDER
Pgs=2 MBROWN $13.00
TYPE DEED
PIONEER TITLE CANYON - CALDWELL
ELECTRONICALLY RECORDED

File No. 558129

WARRANTY DEED

For Value Received

Doyle Schuster, also known as Ryland D. Schuster and Carolyn Schuster, husband and wife

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

Alfonso Ortiz ~~a married man~~ and Maria Guadalupe Montoya, husband and wife

hereinafter referred to as Grantee, whose current address is 2929 N Boulder Creek Meridian, ID 83646

The following described premises, to-wit:

See Exhibit A attached hereto and made a part hereof.

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

Dated: September 29, 2014

Ryland D Schuster

Carolyn Schuster

State of Idaho, County of Canyon

On this 29th day of September in the year of 2014, before me, the undersigned, a Notary Public in and for said State, personally appeared Ryland D Schuster and Carolyn Schuster known or identified to me to be the person persons whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same.

Residing at: RESIDING IN CALDWELL, IDAHO
Commission Expires: COMMISSION EXPIRES 5-20-20

EXHIBIT A

All of that certain parcel of real property being a portion of the Southeast Quarter of the Southeast Quarter of Section 27, Township 5 North, Range 2 West, Boise Meridian, Canyon County, Idaho, being shown as Parcel 1 on Record of Survey Instrument No. 9804239, referenced hereto and made a part hereof, an being more particularly described as follows:

Beginning at the southwest corner of said Southeast Quarter of the Southeast Quarter of said Section 27 (E1 16S), a buried G.L.O. brass cap monument, from which the southeast corner of said Section 27 bears South 89°32'48" East, 1320.62 feet; thence

North 0°40'48" East, 25.00 feet to a 5/8 Inch rebar with a PLS 4203 plastic cap; thence continuing

North 0°40'48" East, 1295.06 feet to the northwest corner of said Southeast Quarter of the Southeast Quarter of Section 27, a G.L.O. brass cap monument, thence along the northerly line of said Southeast Quarter of the Southeast Quarter of Section 27,

South 89°34'02" East, 329.76 feet to a 5/8 inch rebar with a PLS 4203 plastic cap; thence

South 0°39'45" West, 1295.18 feet to a 5/8 inch rebar with a PLS 4203 plastic cap; thence continuing

South 0°39'45" West, 25.00 feet the south line of said Southeast Quarter of the Southeast Quarter of Section 27; thence along said south line of the Southeast Quarter of the Southeast Quarter of Section 27,

North 89°32'48" West, 330.16 feet to the Point of Beginning.

Exhibit B2:

August 18,2025

Alfonso Ortiz
% Veronica Sahagun
8232 Purple Sage Rd
Middleton ID 83644
[redacted]

Property address:
8232 Purple Sage Rd
Middleton ID 83644
Parcel number R37491
10 acres - zoning Agricultural

The proposed use for a conditional use permit to be able to keep my landscaping equipment, rock/boulders and trees (staging area) on a portion of my property and also use my shop as a contractor shop.
I do not sell any trees or plants. All that I have is for the use of jobs, I do not have an office on site, my employees take the work trucks to their homes and we meet at the job sites. During the day I do go and haul out some plants and trees, boulders/ rock and other material. This is not all day; it may occur once every 3-4 days a month depending on the job. Hours of operation vary; we water plants and trees about 2 hours in the morning and 3-4 hours in the afternoon.
In order to correct the view of my boulders and equipment my intentions are to build a 6ft sight obscuring fence along the back of the shop and I have already planted some grapes and raspberries that will have the vines tying into the front fence that will obscure the view off Purple Sage Rd. I am also placing a gate at the entrance.
Attached is a plat with the proposed fence and the outline of where I keep my boulders,trees and equipment.

Alfonso Ortiz
% Veronica Sahagun

Exhibit B2.1:

Archived: Tuesday, January 13, 2026 12:36:21 PM
From: Veronica Sahagun
Mail received time: Fri, 12 Sep 2025 15:25:30
Sent: Fri, 12 Sep 2025 15:25:15
To: Amber Lewter
Subject: [External] Re: CU2025-0021 Meeting Notes
Importance: Normal
Sensitivity: None
Attachments:
image001.png

Hi Amber,

All this is correct. It was a pleasure to meet you

On Fri, Sep 12, 2025 at 3:22 'a0PM Amber Lewter <Amber.Lewter@canyoncounty.id.gov> wrote:

> Hello Alfonso and Veronica,
>
> Thank you for meeting with me today. It was a pleasure meeting you two. I am providing our meeting notes of what we discussed today. Please let me know if I missed anything.
>
> - The shop will be used for minor maintenance of the work vehicles, such as oil changes if needed.
> - The west property line has a sight-obscuring fence, the east property line has a berm with mature trees planted, and the south property line has a fence with grapes and raspberries as well as some trees planted. We discussed that if needed, you are not opposed to a condition for more trees to be planted on the south property line.
> - Stormwater is retained onsite. There are two low areas on your property where the stormwater is retained.
> - There are a total of 6 employees who keep their own work trucks at home with them; therefore, they do not come on and off the property. All loading and unloading of materials is done by the property owner, who will occasionally bring an employee for assistance to load and unload. The property owner will then take the materials to the job sites for the employees. The loading and unloading of materials occur at most once a week.
> - The hours of operation during which loading and unloading of materials could occur are Monday – Friday, 7 am – 6 pm.
> - Located on the property for the staging area and contractor shop are 2 skid steers, a semi-truck, boulders, and trees.
>
> We then discussed the next steps. I advised that I will be working on getting the initial agency notice sent out as soon as possible and that the agencies will have 30 days to respond. Afterward, staff will begin the analysis. Here are the criteria that

the request will have to meet:

7-07-05: HEARING CRITERIA:

1. Is the proposed use permitted in the zone by conditional use permit;
2. What is the nature of the request;
3. Is the proposed use consistent with the comprehensive plan;
4. Will the proposed use be injurious to other property in the immediate vicinity and/or negatively change the essential character of the area;
5. Will adequate water, sewer, irrigation, drainage and stormwater drainage facilities, and utility systems be provided to accommodate the use;
6. Does legal access to the subject property for the development exist or will it exist at the time of development;
7. Will there be undue interference with existing or future traffic patterns; and
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? (Ord. 16-001, 1-8-2016)

07-14-29: 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. (Ord. 16-001, 1-8-2016)

07-14-09: CONTRACTOR SHOP:

1. The use shall be contained within a building or behind a sight obscuring fence. (Ord. 16-001, 1-8-2016)

Thank you,

Amber Lewter

Associate Planner

Exhibit B3:



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) Installed.

   Type: Wood. Height: 6ft 750 ft on side

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)

   None

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: Staging area to keep boulders and equipment also use my shop as contractor shop.

2. DAYS AND HOURS OF OPERATION: (sesonal hours, variable)

- ☒ Monday _____ to _____
- ☒ Tuesday _____ to _____
- ☒ Wednesday _____ to _____
- ☒ Thursday _____ to _____
- ☒ Friday _____ to _____
- ☐ Saturday _____ to _____
- ☐ Sunday _____ to _____

Morning- 10am-1pm. Afternoon 3pm-5pm.

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

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

Height: _____ ft Width: _____ ft. Height above ground: _____ ft

What type of sign: _____Wall _____ Freestanding _____ Other

5. PARKING AND LOADING:

How many parking spaces? 0

Is there is a loading or unloading area? yes, it is used. once a year

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:

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: 8232 Purple Sage Road.		Parcel Number: R37491	
City: Middleton		State: Idaho	ZIP Code: 83644
Notices Mailed Date: 08/18/2025		Number of Acres: 10	Current Zoning: Ag.
Description of the Request: Application for Conditional Use Permit (staging and contractor shop)			

APPLICANT / REPRESENTATIVE INFORMATION

Contact Name: Alfonso Ortiz			
Company Name:			
Current address: 8232 Purple Sage Road			
City: Middleton		State: Idaho	ZIP Code: 83644
Phone:		Cell: [redacted]	ax:
Email: [redacted]			

MEETING INFORMATION

DATE OF MEETING: 8/28/2025	MEETING LOCATION: 8232 Purple Sage Road Middleton ID 83644
MEETING START TIME: 4 pm	MEETING END TIME:

ATTENDEES:

NAME (PLEASE PRINT)	SIGNATURE:	ADDRESS:
1. Toby Groves	Toby Groves	8256 Purplesade Rd Middleton ID
2.		
3.		
4.		
5.		
6.		
7.		
8.		
9.		

10.
11.

12.
13.
14.
15.
16.
17.
18.
19.
20.

NEIGHBORHOOD MEETING CERTIFICATION:

I certify that a neighborhood meeting was conducted at the time and location noted on this form and in accordance with Canyon County Zoning Ordinance § 07-01-15.

APPLICANT/REPRESENTATIVE (Please print): Alfonso Ortiz

APPLICANT/REPRESENTATIVE (Signature): Alfonso Ortiz

DATE: 08 / 28 / 2025

Exhibit B6:

AGENCY ACKNOWLEDGMENT

Date: August 19, 2025
Applicant: Alfonso Ortiz
Parcel Number: R37491
Site Address: 8232 Purple Sage Rd Middleton ID 83644

OFFICIAL USE ONLY BELOW THIS LINE – ACKNOWLEDGMENT ACTION:

Southwest District Health:
☒ Applicant submitted/met for official review.
Date: 08/25/2025 Signed: Anthony See
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: 8-21-25 Signed:
Authorized Fire District Representative
(This signature does not guarantee project or permit approval)

Highway District: District: HD4
☒ Applicant submitted/met for official review.
Date: 8/21/25 Signed:
Authorized Highway District Representative
(This signature does not guarantee project or permit approval)

Irrigation District: District: Black Canyon Irrigation
☐ Applicant submitted/met for official review.
Date: 8-14-25 Signed:
Authorized Irrigation Representative
(This signature does not guarantee project or permit approval)

Area of City Impact: City:
☐ Applicant submitted/met for official review.
Date: Signed:
Authorized AOCI Representative
(This signature does not guarantee project or permit approval)

Received by Canyon County Development Services:

Date: Signed:
Canyon County Development Services Staff

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

Exhibit B7:

Website: www.canyoncounty.id.gov

Development Services Department (DSD)
NEW public office hours
Effective Jan. 3, 2023
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.

From: Veronica Sahagun <sahagun8veronica@gmail.com>
Sent: Friday, August 15, 2025 3:39 PM
To: Emily Bunn <Emily.Bunn@canyoncounty.id.gov>
Subject: Re: [External] Re: 8238 Purple Sage Road

HI Emily,
In regards to the letters to the neighbors for the meeting do they need to be sent out certified or regular mail?

On Fri, Aug 15, 2025 at 11:02 'a0AM Emily Bunn <Emily.Bunn@canyoncounty.id.gov> wrote:

> Hello,
>
> As discussed at the meeting today, it appears the operation taking place on site is a staging and contractor shop, which is defined as follows in Canyon County's Zoning Code:
>
> CONTRACTOR SHOP: May include, but not be limited to, a building where a contractor conducts his business, including offices and parking of equipment and employee parking.
> STAGING AREA: An area where equipment and/or materials are stored for use conducted entirely off site.
>
> The contractor shop is very similar to a staging area, but includes a building with the staging of equipment and employee. In this case and the more I think about it, the use that takes place on site seems to fit more in with just a staging area, but this up to you.
>
> Also, I wanted to be clear that having a tree farm (a nursery) is allowed in the "A" (Agriculture) zone, but in this case, the use on the property includes staging of boulders and equipment associated with the business, which requires a conditional use permit.
>
> If you have any questions on filling out the conditional use permit application, please let me know.

Sincerely,

Emily Bunn,
Principal Planner
Canyon County Development Services Department
111 N. 11th Ave., #310, Caldwell, ID 83605
Direct Line: (208) 454-6632
Email: emily.bunn@canyoncounty.id.gov
Website: www.canyoncounty.id.gov

Development Services Department (DSD)
NEW public office hours
Effective Jan. 3, 2023
Monday, Tuesday, Thursday and Friday

Exhibit C:

EXHIBIT C

Supplemental Documents

Planning & Zoning Commission

Case #: CU2025-0021

Hearing date: January 22, 2026

CANYON COUNTY DEVELOPMENT SERVICES MAKES NO WARRANTY WITH RESPE
ACCURACY, COMPLETENESS, OR USEFULNESS OF THIS PARCEL INFORMATION

Exhibit C1:

R37491 PARCEL INFORMATION REPORT

1/13/2026 1:49:59 PM

PARCEL NUMBER:	R37491
OWNER NAME:	ORTIZ ALFONSO
CO-OWNER:	
MAILING ADDRESS:	8232 PURPLE SAGE RD MIDDLETON ID 83644
SITE ADDRESS:	8232 PURPLE SAGE RD
TAX CODE:	0310000
TWP:	5N **RNG:** 2W **SEC:** 27 **QUARTER:** SE
ACRES:	9.99
HOME OWNERS EXEMPTION:	Yes
AG-EXEMPT:	Yes
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:	NOT In Impact Area
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:	X **FLOODWAY:** NOT In FLOODWAY **FIRM PANEL:** 16027C0275F
WETLAND:	NOT In WETLAND
NITRATE PRIORITY:	NO Nitrate Prio
FUNCTIONAL Classification:	MINOR ARTERIAL
INSTRUMENT NO. :	2017008223
SCENIC BYWAY:	NOT In Scenic Byway
LEGAL DESCRIPTION:	27-5N-2W SE TX 01388 IN SESE
PLATTED SUBDIVISION:	
SMALL CITY ZONING:	
SMALL CITY ZONING TYPE:	

DISCLAIMER:

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

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

Exhibit C2:

EXHIBIT C.2

Case Maps/Reports

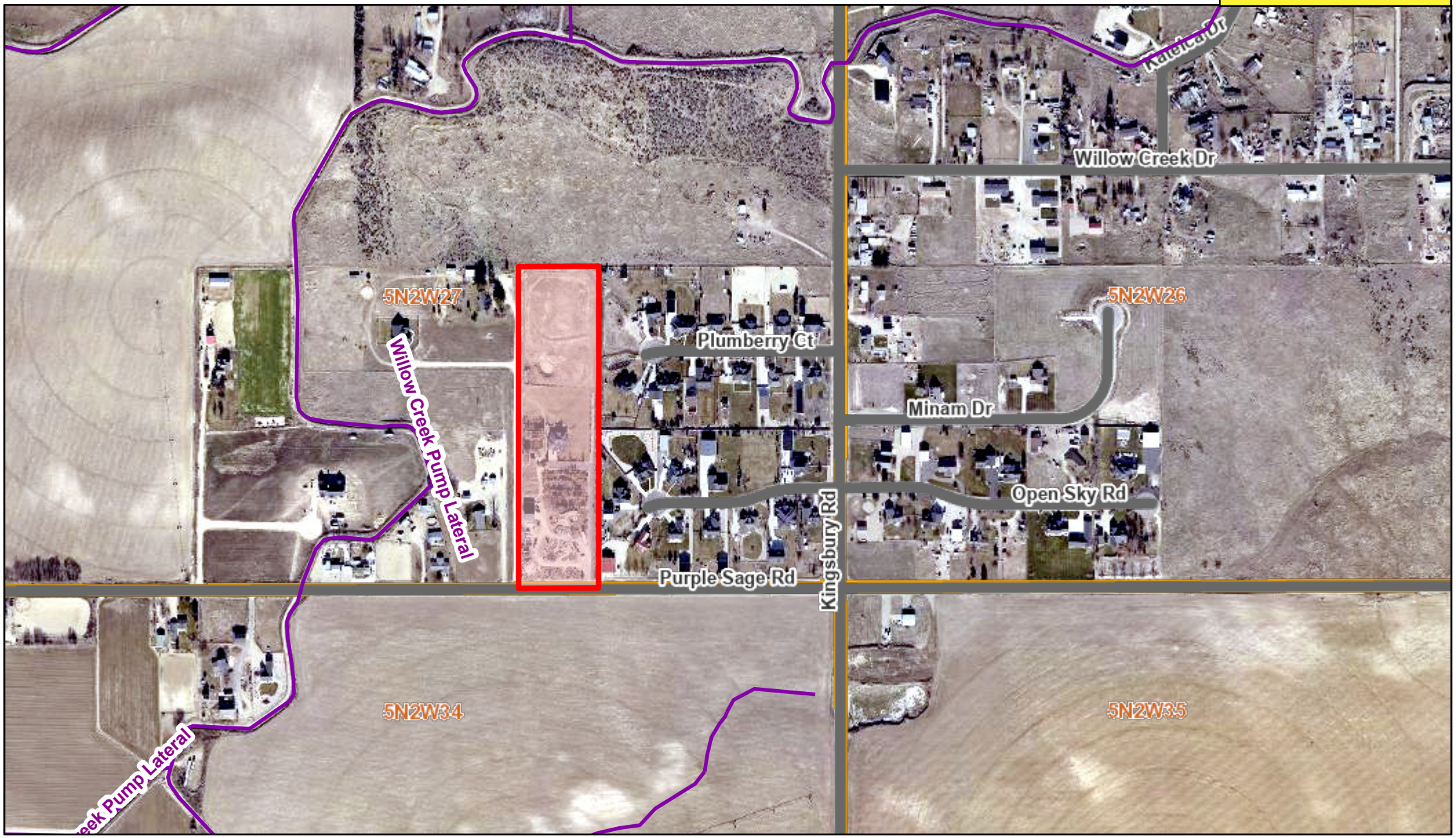
Planning & Zoning Commission

Case #: CU2025-0021

Hearing date: January 22, 2026

Canyon County, ID Web Map

Exhibit C2.1:



9/2/2025, 4:12:28 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

1:9,028

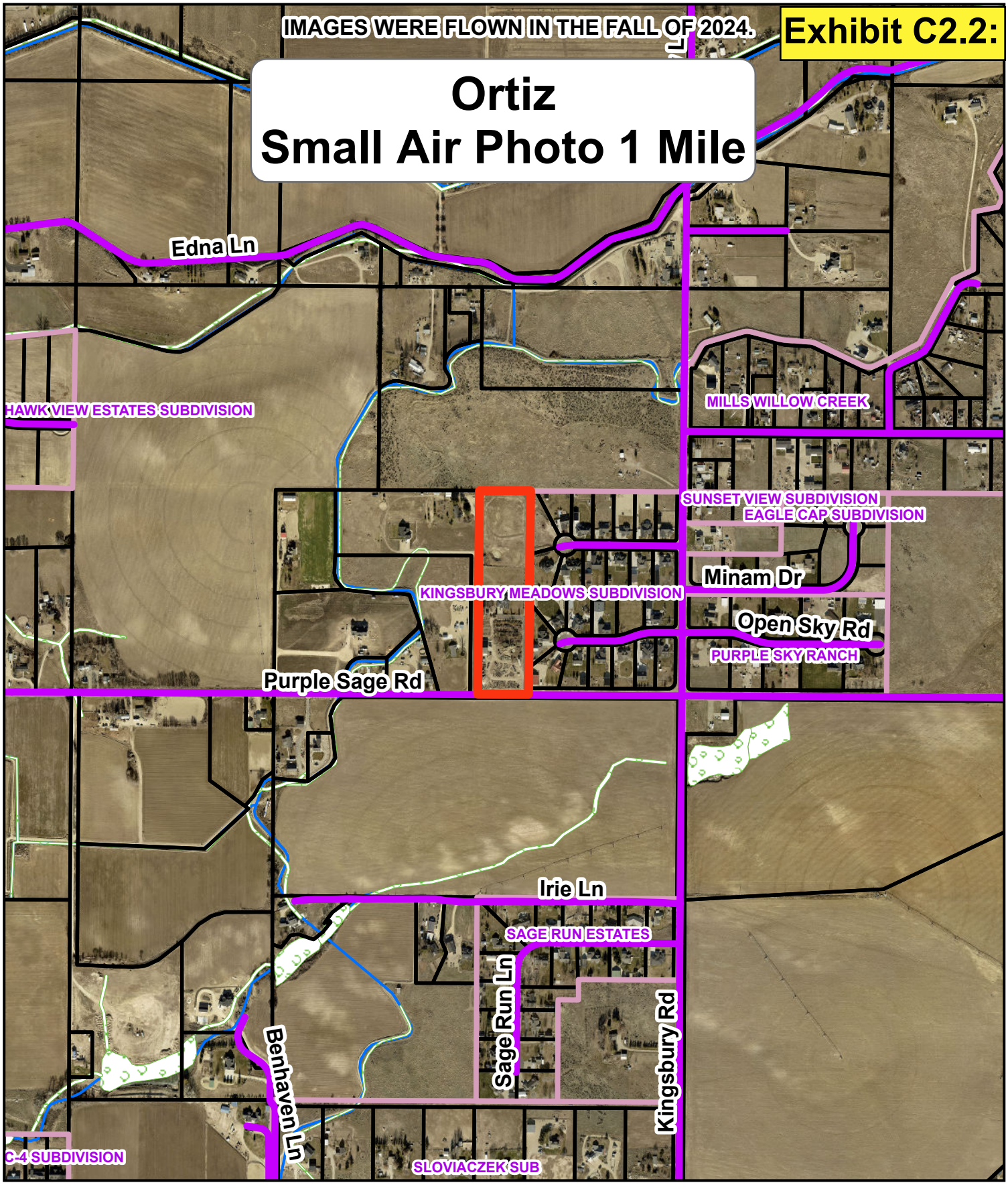
0 0.05 0.1 0.2 mi

0 0.07 0.15 0.3 km

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

Canyon County, ID

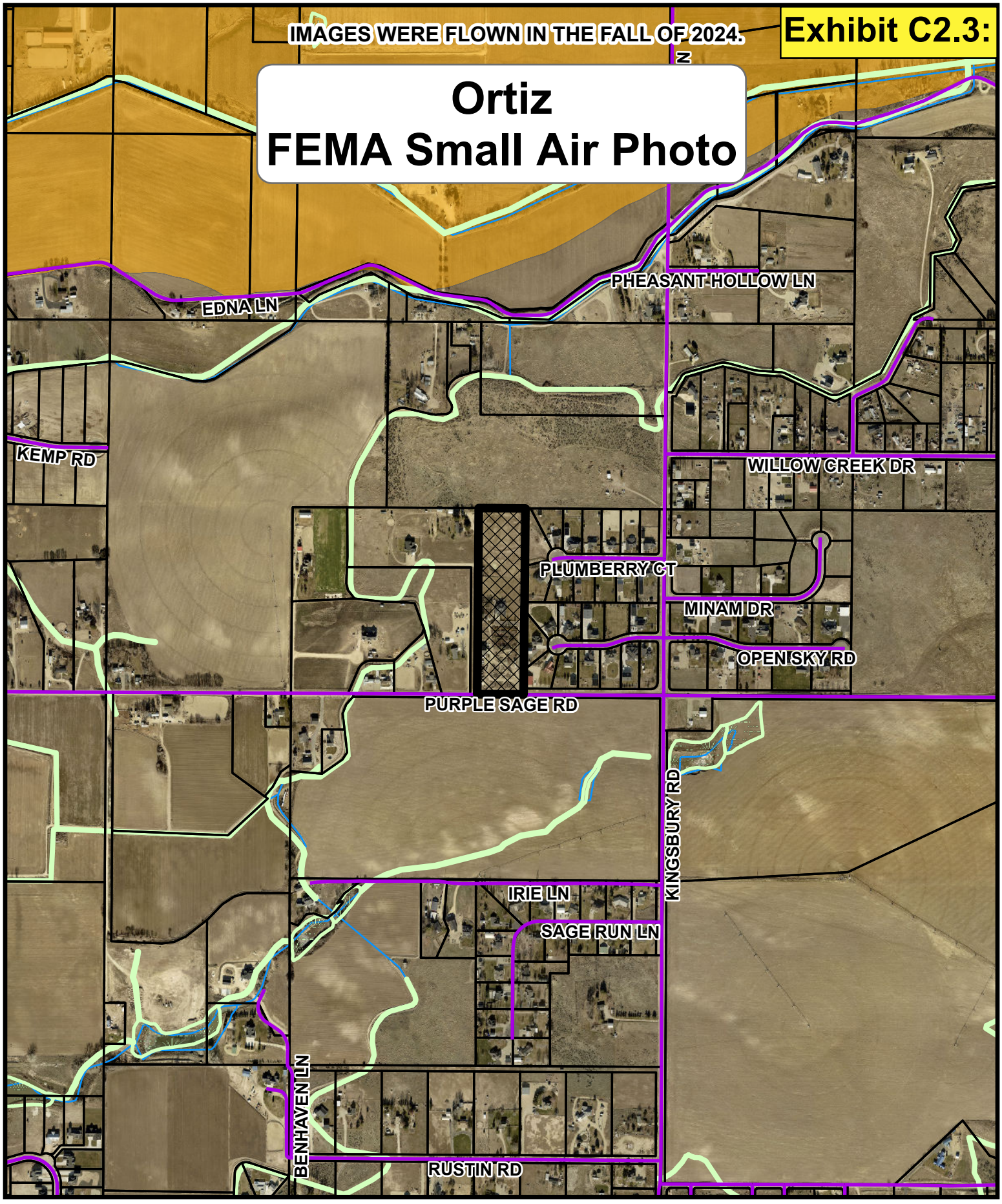
Bureau of Land Management, State of Oregon, State of Oregon DOT, State of Oregon GEO, Esri Canada, Esri, HERE, Garmin, INCREMENT P, Intermap, USGS, METI/NASA, EPA, USDA | City of Nampa |


IMAGES WERE FLOWN IN THE FALL OF 2024.
Exhibit C2.2:
Ortiz
Small Air Photo 1 Mile
Edna Ln
HAWK VIEW ESTATES SUBDIVISION
MILLS WILLOW CREEK
SUNSET VIEW SUBDIVISION
EAGLE CAP SUBDIVISION
Minam Dr
KINGSBURY MEADOWS SUBDIVISION
Open Sky Rd
PURPLE SKY RANCH
Purple Sage Rd
Irie Ln
SAGE RUN ESTATES
Sage Run Ln
Kingsbury Rd
Benhaven Ln
C-4 SUBDIVISION
SLOVIACZEK SUB
City_Limits
Wetlands
0
0.25
0.5
Miles

IMAGES WERE FLOWN IN THE FALL OF 2024.

Exhibit C2.3:

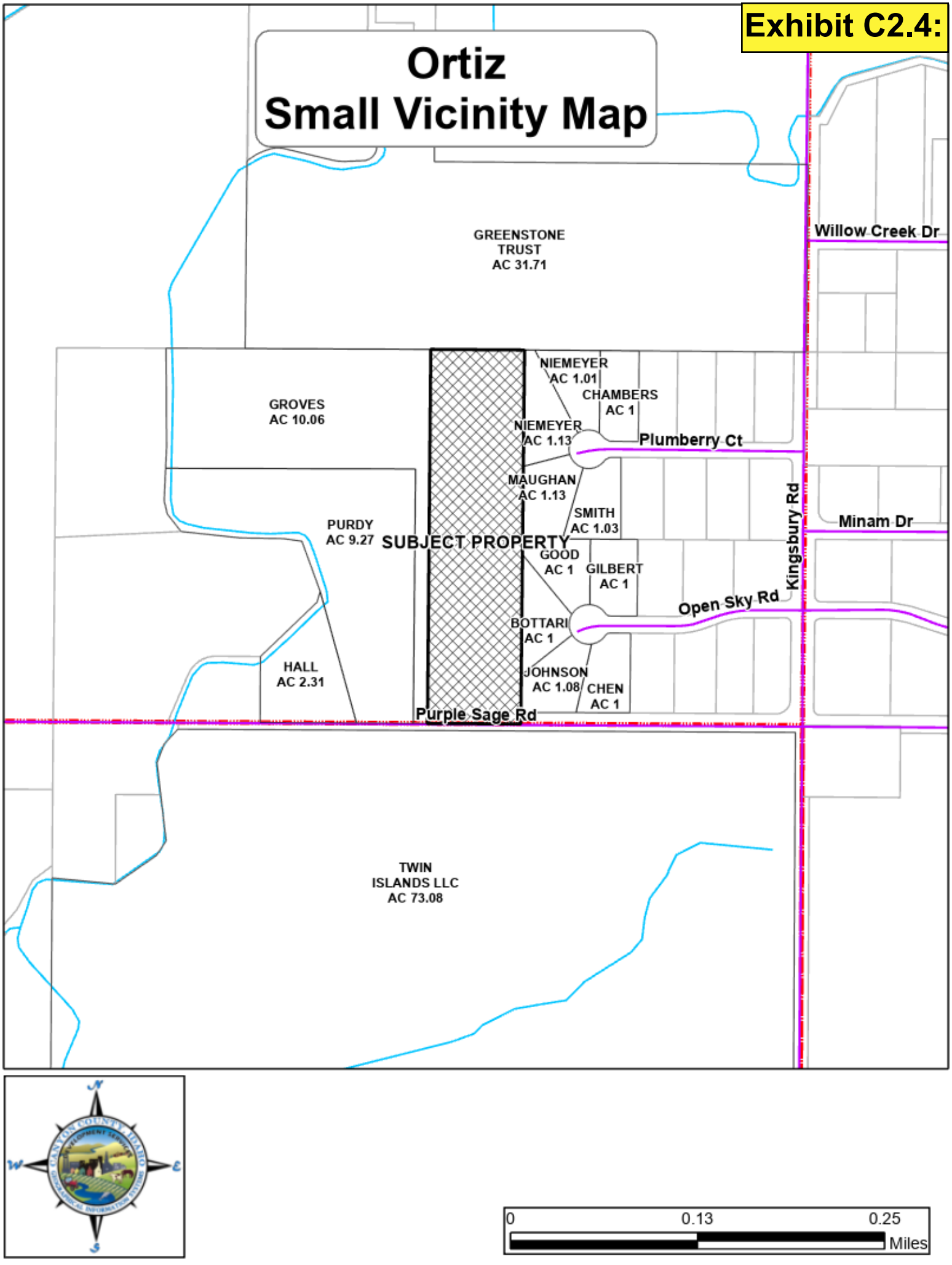
Ortiz
FEMA Small Air Photo



Legend

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

400 0 400 Feet


Exhibit C2.4:
Ortiz
Small Vicinity Map
GREENSTONE
TRUST
AC 31.71
Willow Creek Dr
GROVES
AC 10.06
NIEMEYER
AC 1.01
CHAMBERS
AC 1
NIEMEYER
AC 1.13
Plumberry Ct
MAUGHAN
AC 1.13
SMITH
AC 1.03
Minam Dr
Kingsbury Rd
PURDY
AC 9.27
SUBJECT PROPERTY
GOOD
AC 1
GILBERT
AC 1
Open Sky Rd
BOTTARI
AC 1
HALL
AC 2.31
JOHNSON
AC 1.08
CHEN
AC 1
Purple Sage Rd
TWIN
ISLANDS LLC
AC 73.08
N
W
E
S
0
0.13
0.25
Miles

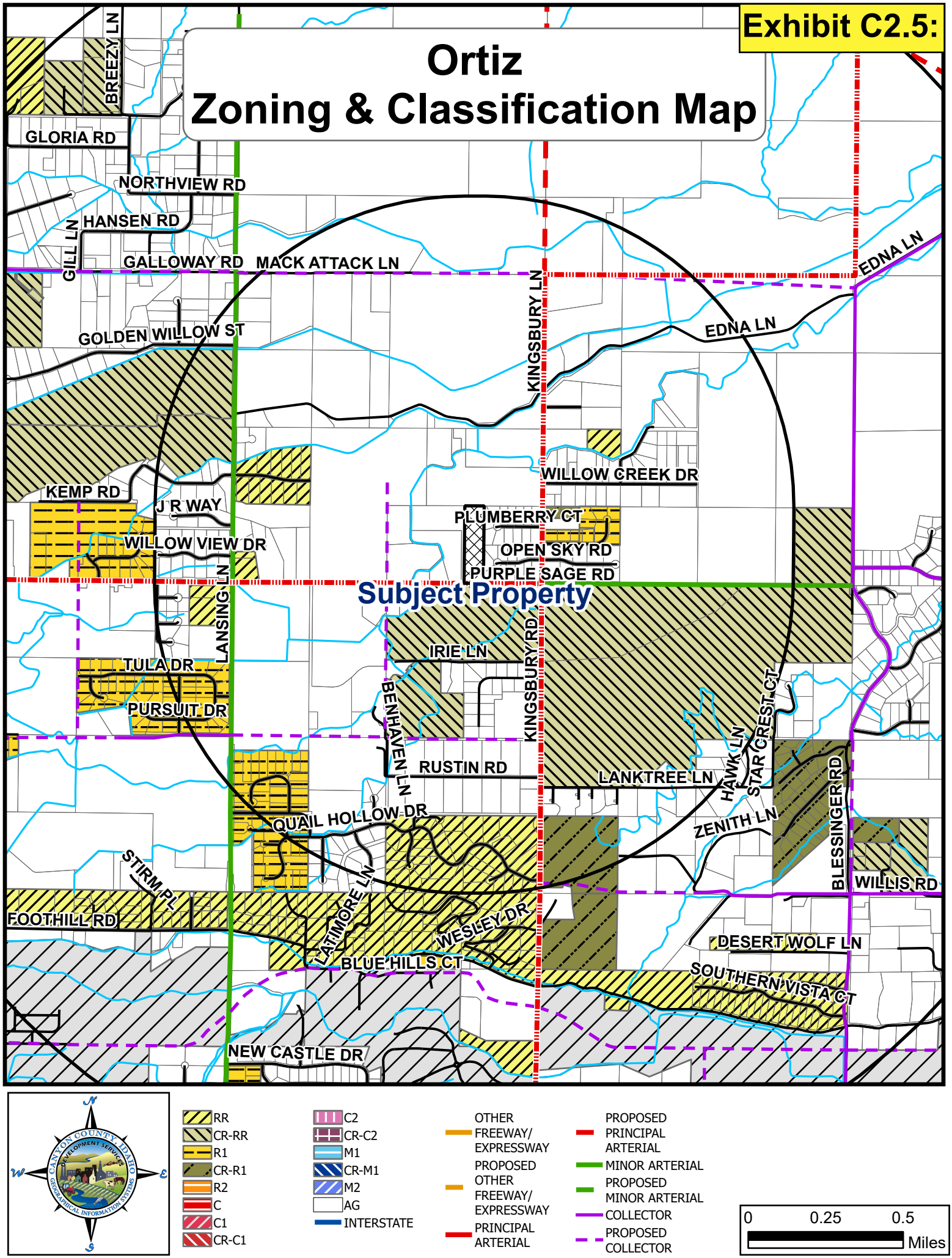
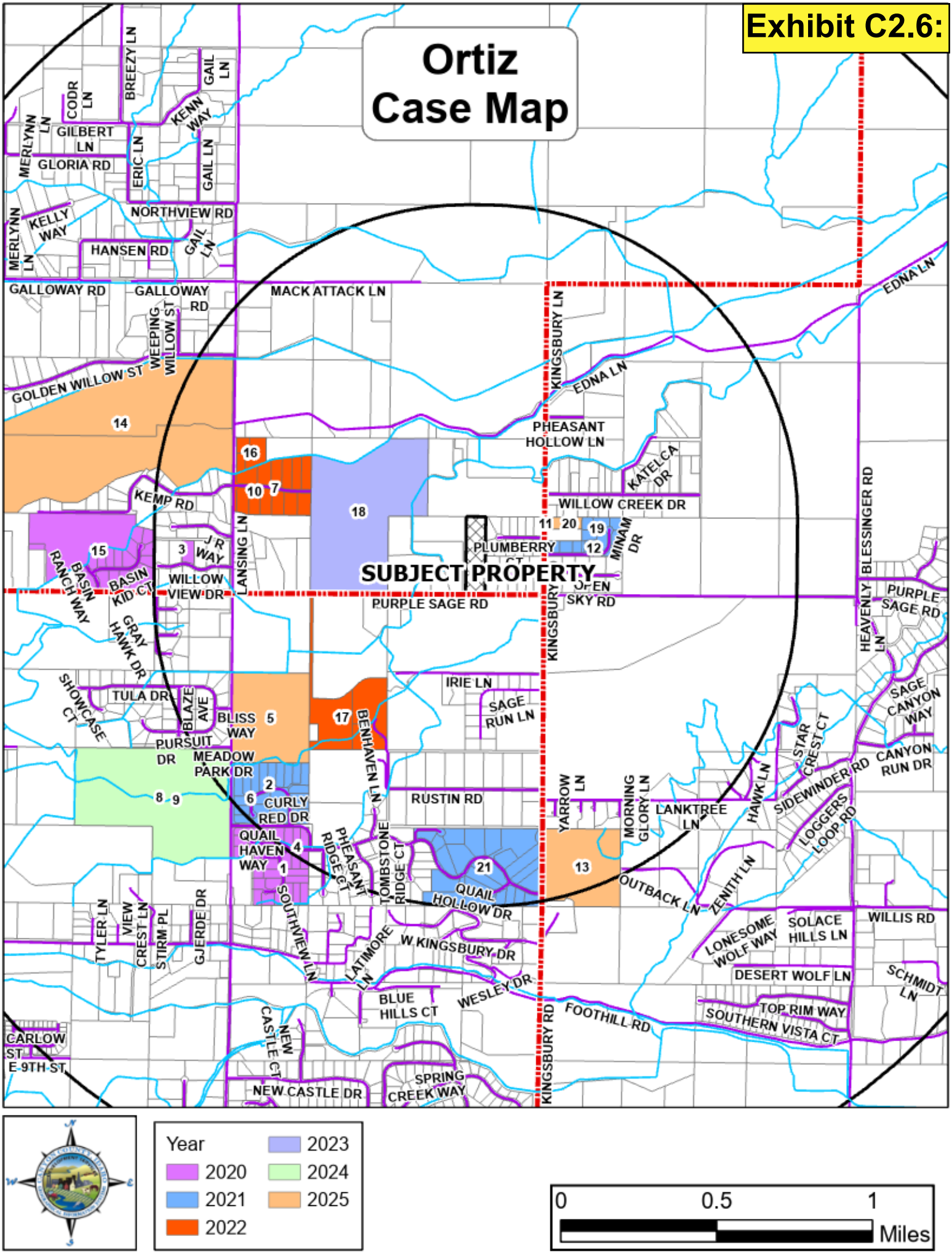

Exhibit C2.5:
Ortiz
Zoning & Classification Map
BREEZY LN
GLORIA RD
NORTHVIEW RD
HANSEN RD
GILL LN
GALLOWAY RD
MACK ATTACK LN
EDNA LN
KINGSBURY LN
GOLDEN WILLOW ST
WILLOW CREEK DR
KEMP RD
J R WAY
PLUMBERRY CT
WILLOW VIEW DR
OPEN SKY RD
PURPLE SAGE RD
Subject Property
LANSING LN
IRIE LN
TULA DR
PURSUIT DR
BENHAVEN LN
RUSTIN RD
LANKTREE LN
HAWK LN
STAR CREST CT
BLESSINGER RD
QUAIL HOLLOW DR
ZENITH LN
STIRM PL
WILLIS RD
FOOTHILL RD
LATIMORE LN
WESLEY DR
DESERT WOLF LN
BLUE HILLS CT
SOUTHERN VISTA CT
NEW CASTLE DR
RR
CR-RR
R1
CR-R1
R2
C
C1
CR-C1
C2
CR-C2
M1
CR-M1
M2
AG
INTERSTATE
OTHER FREEWAY/ EXPRESSWAY
PROPOSED OTHER FREEWAY/ EXPRESSWAY
PRINCIPAL ARTERIAL
PROPOSED PRINCIPAL ARTERIAL
MINOR ARTERIAL
PROPOSED MINOR ARTERIAL
COLLECTOR
PROPOSED COLLECTOR
0
0.25
0.5
Miles

Exhibit C2.6:

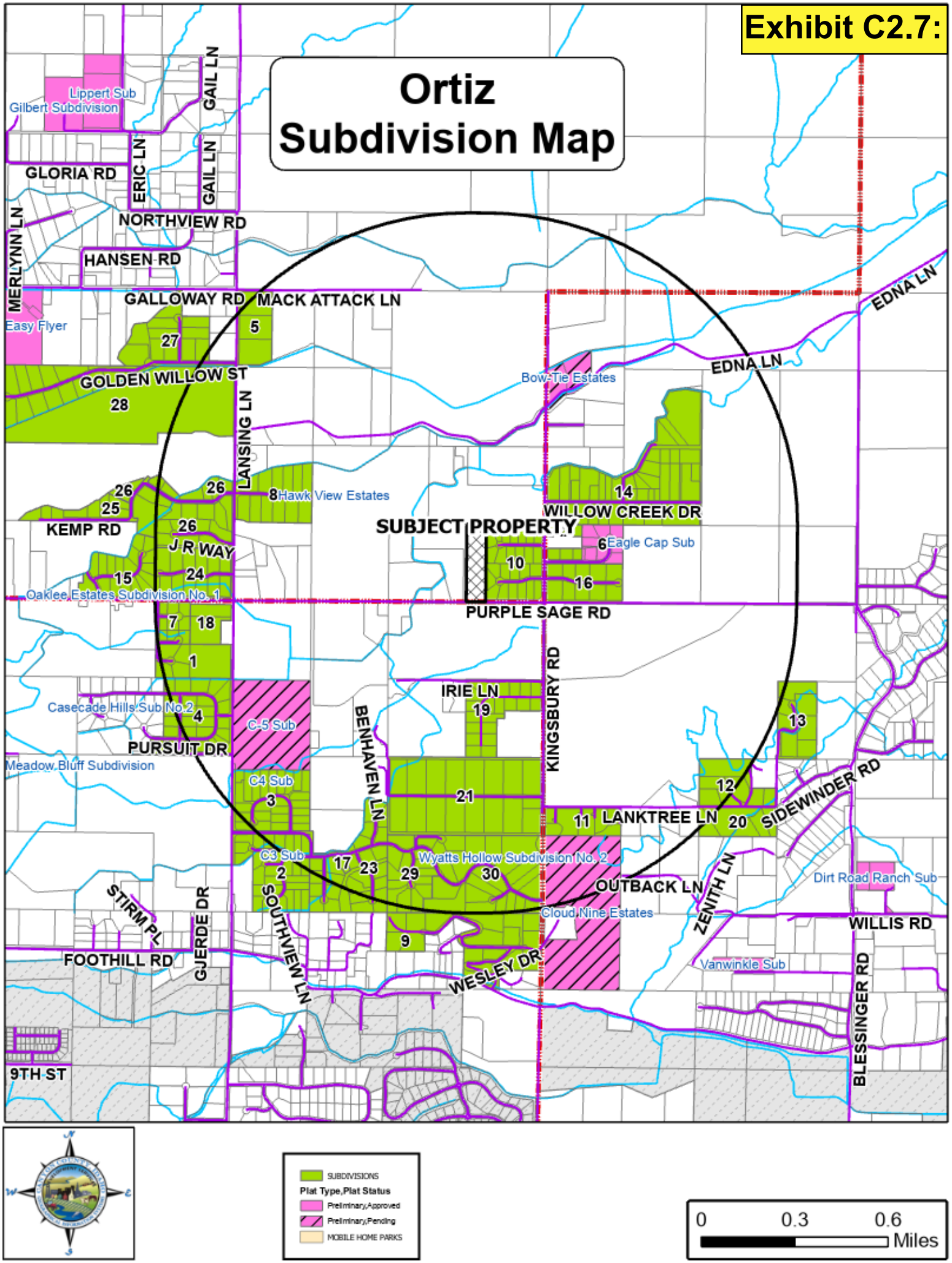
Ortiz Case Map



CASE SUMMARY

ID	CASENUM	REQUEST	CASENAME	FINALDECIS
1	SD2020-0011	Preliminary Plat - C3	C3	APPROVED
2	SD2021-0008	Plat - C4 sub	C4 Callister, LLC	APPROVED
3	CU2019-0025	CUP Special Events Facility	CU2019-0025	APPROVED
4	RZ0020-0006	Rezone AG to R1	Callister LLC	APPROVED
5	CR2022-0025	Conditional Rezone A to CR-R1	Callister LLC	DENIED
6	CR2021-0010	Rezone AG to R1	Callister, LLC	APPROVED
7	RZ2021-0034	Rezone A to RR	Cotner John	APPROVED
8	RZ2021-0056	Rezone AG to CR-R1	Farmington Hills	DENIED
9	SD2021-0059	Farmington Hills Plat - 492 lots	Farminton Hill Sub	DENIED
10	SD2021-0021	Preliminary Plat	Hawk View Estates	APPROVED
11	CR2023-0001	Rezone AG to CR-R1	Johns	APPROVED
12	SD2021-0033	Preliminary Plat	Johnston	APPROVED
13	CR2022-0003	AG to CR-R1	LWD Development, Inc	APPROVED
14	CR2022-0016	Conditional Rezone from Ag to CR-RF	MDC LLC/Carter	APPROVED
15	SD2020-0003	Oaklee Estates Sub	Oaklee Estates Sub	APPROVED
16	RZ2021-0012	Rezone AG to R1	Reynolds Brothers, LLC	DENIED
17	RZ2021-0036	Rezone AG to CR-R1	Richards/ Larsen	APPROVED
18	RZ2022-0011	Rezone AG to RR	Sierra Vista PRoperties	DENIED
19	RZ2020-0024	Rezone AG to R1	Spohn	APPROVED
20	SD2023-0001	Short plat - 2 lots	Sunset View Subdivision	APPROVED
21	SD2019-0039	Plat - Watt's Hollow Sub	Watt's Hollow Sub	APPROVED

Exhibit C2.7:


Ortiz
Subdivision Map
Lippert Sub
Gilbert Subdivision
GAIL LN
ERIC LN
GLORIA RD
NORTHVIEW RD
HANSEN RD
MERLYNN LN
GALLOWAY RD
MACK ATTACK LN
Easy Flyer
EDNA LN
Bow-Tie Estates
GOLDEN WILLOW ST
LANSING LN
Hawk View Estates
WILLOW CREEK DR
KEMP RD
SUBJECT PROPERTY
J R WAY
Eagle Cap Sub
Oaklee Estates Subdivision No. 1
PURPLE SAGE RD
KINGSBURY RD
IRIE LN
Cascade Hills Sub No 2
C-5 Sub
BENHAVEN LN
PURSUIT DR
Meadow Bluff Subdivision
C4 Sub
SIDEWINDER RD
LANKTREE LN
C3 Sub
Wyatts Hollow Subdivision No. 2
OUTBACK LN
Dirt Road Ranch Sub
ZENITH LN
STIRM PL
GJERDE DR
SOUTHVIEW LN
Cloud Nine Estates
WILLIS RD
FOOTHILL RD
WESLEY DR
Vanwinkle Sub
BLESSINGER RD
9TH ST
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
30	925.91	436	2.12

NUMBER OF SUBS IN PLATTING	ACRES IN SUB	NUMBER OF LOTS	AVERAGE LOT SIZE
10	385.98	228	1.69

NUMBER OF LOTS NOTIFIED	AVERAGE	MEDIAN	MINIMUM	MAXIMUM
26	6.43	1.01	1.00	73.08

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
BLACKMON ACRES	1	5N2W33	16.86	5	3.37	COUNTY (Canyon	2004
C-3 SUBDIVISION	2	5N2W34	33.03	30	1.10	COUNTY (Canyon	2021
C-4 SUBDIVISION	3	5N2W34	31.43	25	1.26	COUNTY (Canyon	2023
CASCADE HILLS SUBDIVISION NO. 1	4	5N2W33	36.67	26	1.41	COUNTY (Canyon	2021
CREEKSIDE RANCH ESTATES	5	5N2W27	17.42	3	5.81	COUNTY (Canyon	2003
EAGLE CAP SUBDIVISION	6	5N2W26	14.29	11	1.30	COUNTY (Canyon	2024
GRAY HAWK SUB	7	5N2W33	10.01	9	1.11	COUNTY (Canyon	2003
HAWK VIEW ESTATES SUBDIVISION	8	5N2W27	26.83	12	2.24	COUNTY (Canyon	2024
KINGSBURY ESTATES	9	4N2W03	46.32	17	2.72	COUNTY (Canyon	1972
KINGSBURY MEADOWS SUBDIVISION	10	5N2W27	30.05	25	1.20	COUNTY (Canyon	2007
LANKTREE ESTATES	11	5N2W35	15.01	7	2.14	COUNTY (Canyon	1998
LANKTREE ESTATES #2	12	5N2W35	20.03	8	2.50	COUNTY (Canyon	2002
LANKTREE HEIGHTS	13	5N2W35	20.09	7	2.87	COUNTY (Canyon	2004
MILLS WILLOW CREEK	14	5N2W26	82.92	38	2.18	COUNTY (Canyon	1987
OAKLEE ESTATES NO. 1	15	5N2W28	24.46	17	1.44	CANYON COUNTY	2024
PURPLE SKY RANCH	16	5N2W26	19.96	10	2.00	COUNTY (Canyon	2004
RE-PLAT OF LOT 14, THE RIDGE AT (	17	5N2W34	1.00	1	1.00	COUNTY (Canyon	2019
REPLAT OF PONY MEADOW SUBDIV	18	5N2W33	9.26	2	4.63	COUNTY (Canyon	2021
SAGE RUN ESTATES	19	5N2W34	26.02	21	1.24	COUNTY (Canyon	2001
SERENDIPITY SUB	20	5N2W35	15.01	5	3.00	COUNTY (Canyon	2006
SLOVIACZEK SUB	21	5N2W34	80.17	17	4.72	COUNTY (Canyon	1971
SUNSET VIEW SUBDIVISION	22	5N2W26	2.91	2	1.45	COUNTY (Canyon	2025
THE RIDGE AT QUAIL HOLLOW	23	5N2W34	41.58	26	1.60	COUNTY (Canyon	2007
WILLOW CRK RCH ESTATES #1	24	5N2W28	26.90	16	1.68	COUNTY (Canyon	1993
WILLOW CRK RCH ESTATES #2	25	5N2W28	14.92	8	1.87	COUNTY (Canyon	1998
WILLOW CRK RCH ESTATES #3	26	5N2W28	39.39	22	1.79	COUNTY (Canyon	2004
WILLOWVIEW SUB	27	5N2W28	29.88	14	2.13	COUNTY (Canyon	2005
WILLOWVIEW SUB #2	28	5N2W28	113.75	16	7.11	COUNTY (Canyon	2006
WYATT'S HOLLOW SUBDIVISION NO	29	5N2W34	20.77	13	1.60	COUNTY (Canyon	2014
WYATT'S HOLLOW SUBDIVISION NO	30	5N2W34	58.98	23	2.56	COUNTY (Canyon	2024

SUBDIVISIONS IN PLATTING

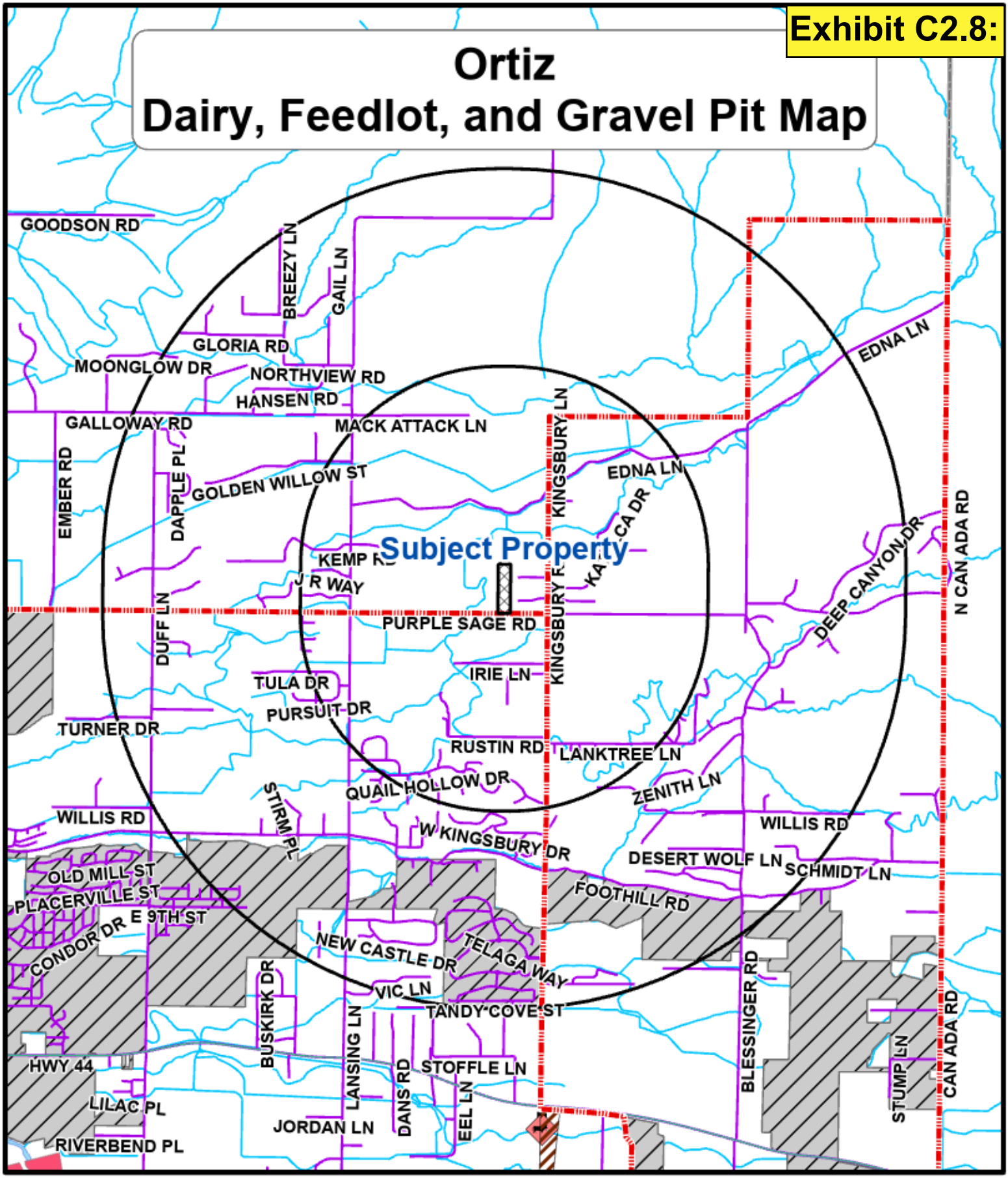
SUBDIVISION NAME	ACRES	NO. OF LOTS	AVERAGE LOT SIZE
Hawk View Estates	26.75	12	2.23
Wyatts Hollow Subdivision No. 2	59.10	23	2.57
C4 Sub	31.43	24	1.31
Eagle Cap Sub	2.54	13	0.20
Eagle Cap Sub	8.85	13	0.68
C3 Sub	32.23	27	1.19
Oaklee Estates Subdivision No. 1	54.90	36	1.53
C-5 Sub	86.41	34	2.54
Cloud Nine Estates	72.79	44	1.65
Bow-Tie Estates	10.97	2	5.48

MOBILE HOME & RV PARKS

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

Exhibit C2.8:

Ortiz
Dairy, Feedlot, and Gravel Pit Map

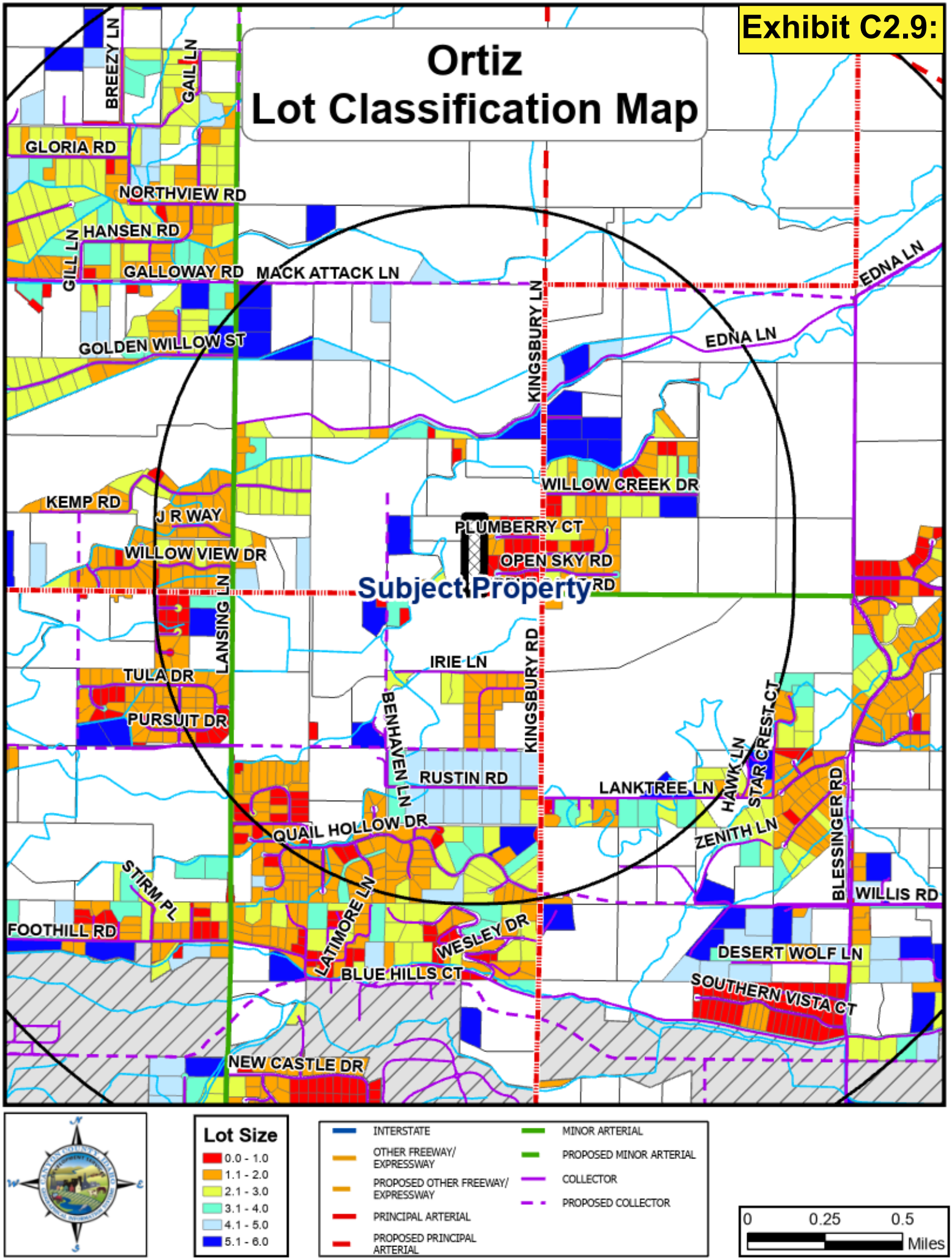


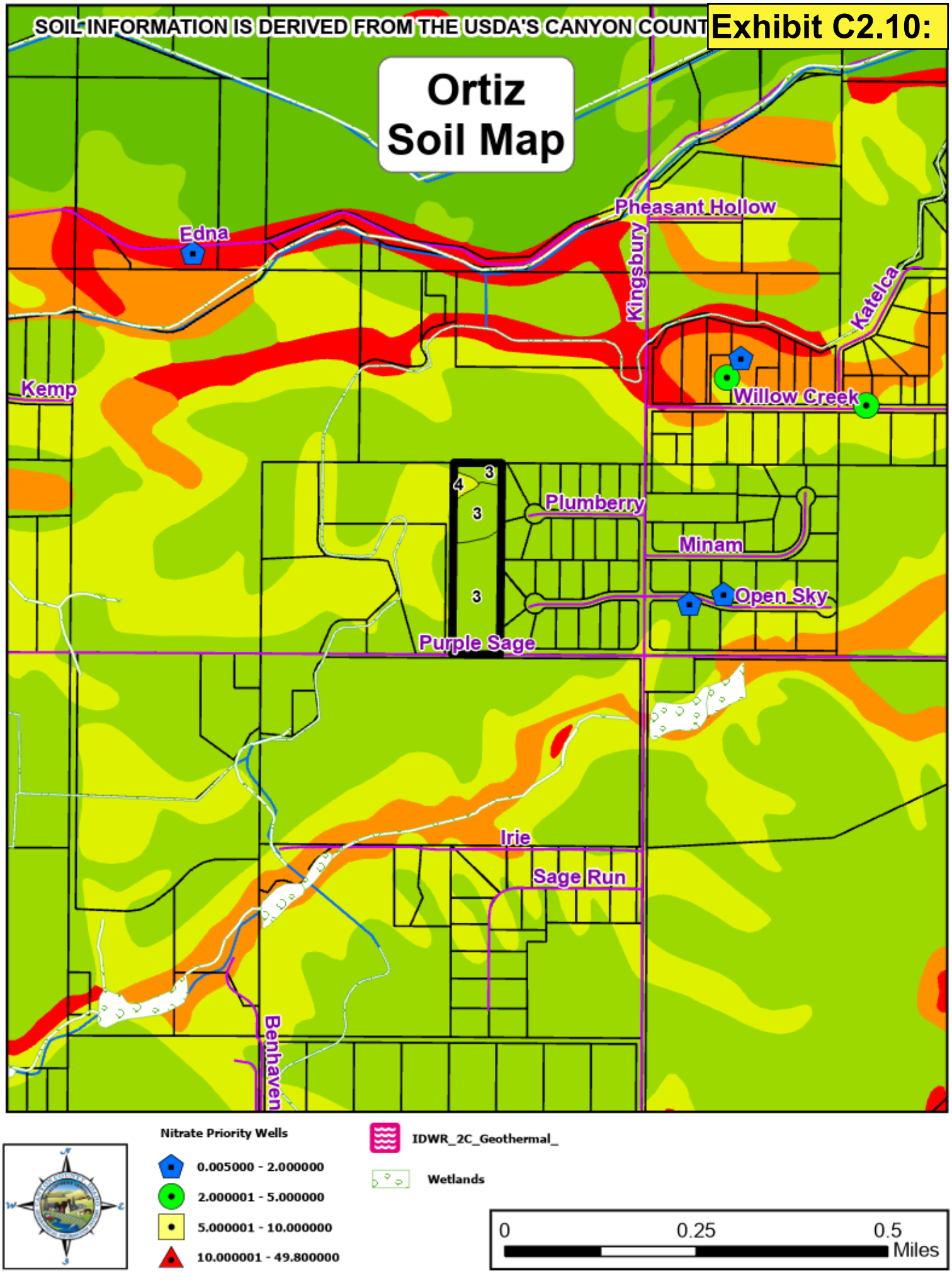
FEEDLOTS

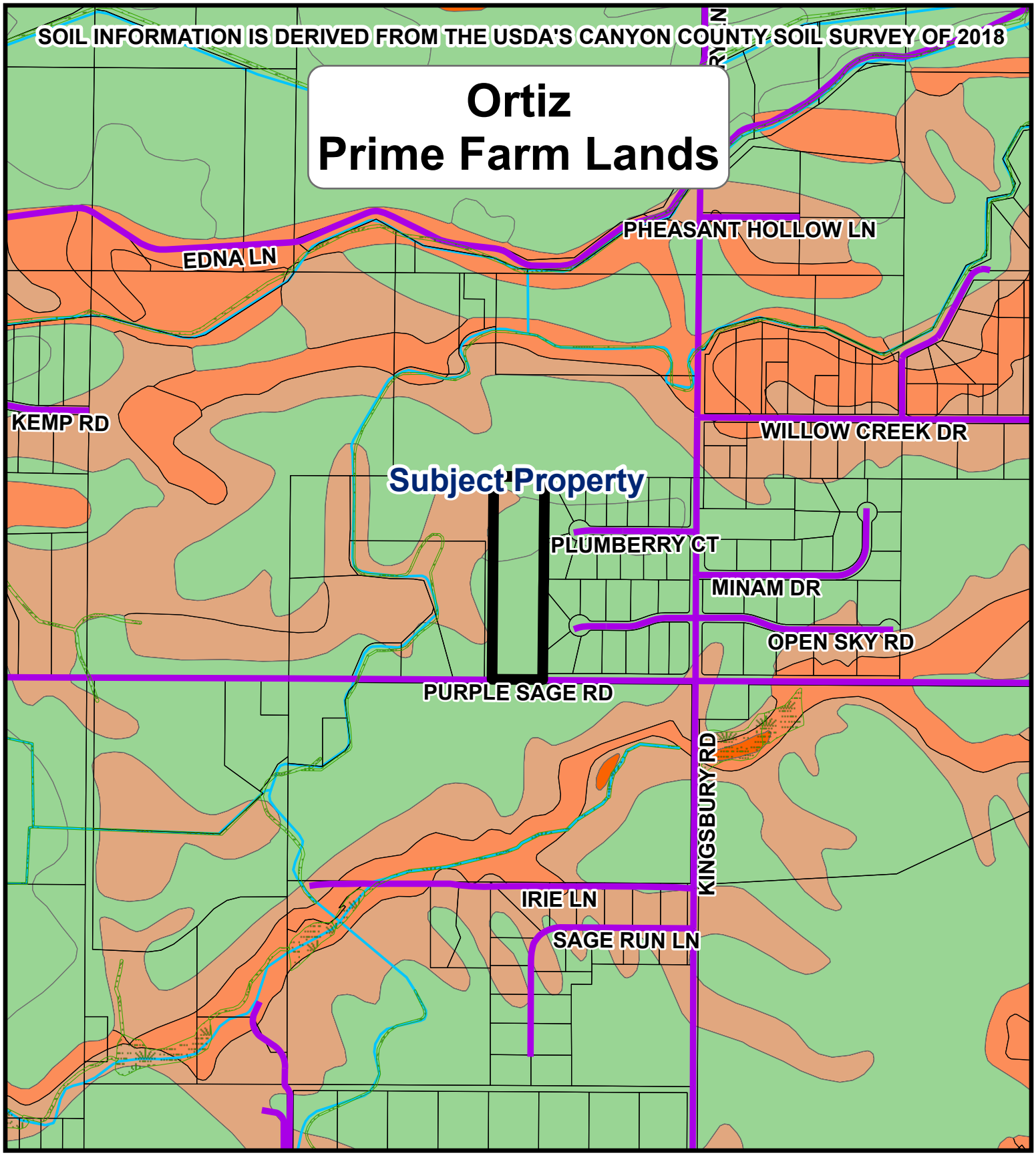
DAIRIES

GRAVELPITS

0 0.75 1.5 Miles


Exhibit C2.9:
Ortiz
Lot Classification Map
BREEZY LN
GAIL LN
GLORIA RD
NORTHVIEW RD
HANSEN RD
GILL LN
GALLOWAY RD
MACK ATTACK LN
EDNA LN
KINGSBURY LN
GOLDEN WILLOW ST
WILLOW CREEK DR
KEMP RD
J R WAY
PLUMBERRY CT
WILLOW VIEW DR
OPEN SKY RD
Subject Property
LANSING LN
IRIE LN
TULA DR
KINGSBURY RD
BENHAVEN LN
PURSUIT DR
RUSTIN RD
LANKTREE LN
HAWK LN
STAR CREST CT
BLESSINGER RD
QUAIL HOLLOW DR
ZENITH LN
STIRM PL
WILLIS RD
FOOTHILL RD
LATIMORE LN
WESLEY DR
DESERT WOLF LN
BLUE HILLS CT
SOUTHERN VISTA CT
NEW CASTLE DR
Lot Size
0.0 - 1.0
1.1 - 2.0
2.1 - 3.0
3.1 - 4.0
4.1 - 5.0
5.1 - 6.0
INTERSTATE
OTHER FREEWAY/ EXPRESSWAY
PROPOSED OTHER FREEWAY/ EXPRESSWAY
PRINCIPAL ARTERIAL
PROPOSED PRINCIPAL ARTERIAL
MINOR ARTERIAL
PROPOSED MINOR ARTERIAL
COLLECTOR
PROPOSED COLLECTOR
0
0.25
0.5
Miles


SOIL INFORMATION IS DERIVED FROM THE USDA'S CANYON COUNT
Exhibit C2.10:
Ortiz
Soil Map
Edna
Pheasant Hollow
Kingsbury
Katelca
Kemp
Willow Creek
4
3
3
3
Plumberry
Minam
Open Sky
Purple Sage
Irie
Sage Run
Benhaven
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
Ortiz
Prime Farm Lands
PHEASANT HOLLOW LN
EDNA LN
KEMP RD
WILLOW CREEK DR
Subject Property
PLUMBERRY CT
MINAM DR
OPEN SKY RD
PURPLE SAGE RD
KINGSBURY RD
IRIE LN
SAGE RUN LN
TAXLOTS
City_Limits
WETLANDS
2C_Hydro
FARMLAND
Farmland of statewide importance
Farmland of statewide importance, if irrigated
Farmland of statewide importance, if irrigated and reclaimed of excess salts and sodium
Not prime farmland
Water/Gravel Pit/ Rock outcrop/ Riverwash/ Terrace Escarpments
Prime farmland if irrigated
Prime farmland if irrigated and drained
Prime farmland if irrigated and reclaimed of excess salts and sodium
0
0.125
0.25
Miles

SOIL REPORT

SOIL CAPABILITY CLASS	SOIL CAPABILITY	SQUARE FOOTAGE	ACREAGE	PERCENTAGE
3	MODERATELY SUITED SOIL	113871.20	2.61	84.61%
4	MODERATELY SUITED SOIL	20717.62	0.48	15.39%
3	MODERATELY SUITED SOIL	300729.64	6.90	223.44%
		134588.82	3.09	100%

FARMLAND REPORT

SOIL NAME	FARMLAND TYPE	SQUARE FOOTAGE	ACREAGE	PERCENTAGE
PhB	Prime farmland if irrigated	113871.20	2.61	26.16%
PhC	Farmland of statewide importance, if irrigated	20717.62	0.48	4.76%
EsB	Prime farmland if irrigated	300729.64	6.90	69.08%
		435318.47	9.99	100%

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

GRADE	SOILTYPE
1	BEST SUITED SOIL
2	BEST SUITED SOIL
3	MODERATELY SUITED SOIL
4	MODERATELY SUITED SOIL
5	LEAST SUITED SOIL
6	LEAST SUITED SOIL
7	LEAST SUITED SOIL
8	LEAST SUITED SOIL
9	LEAST SUITED SOIL

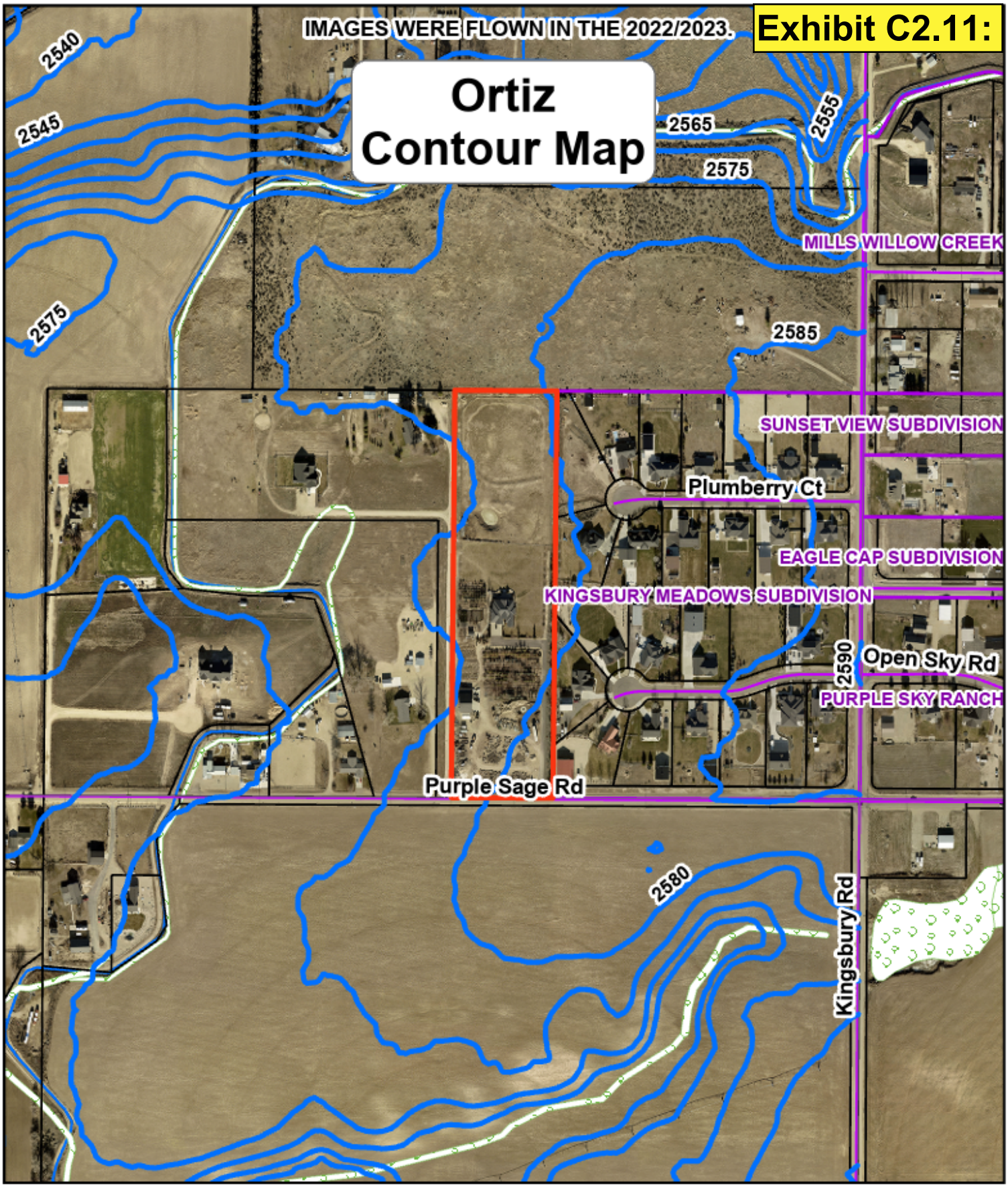
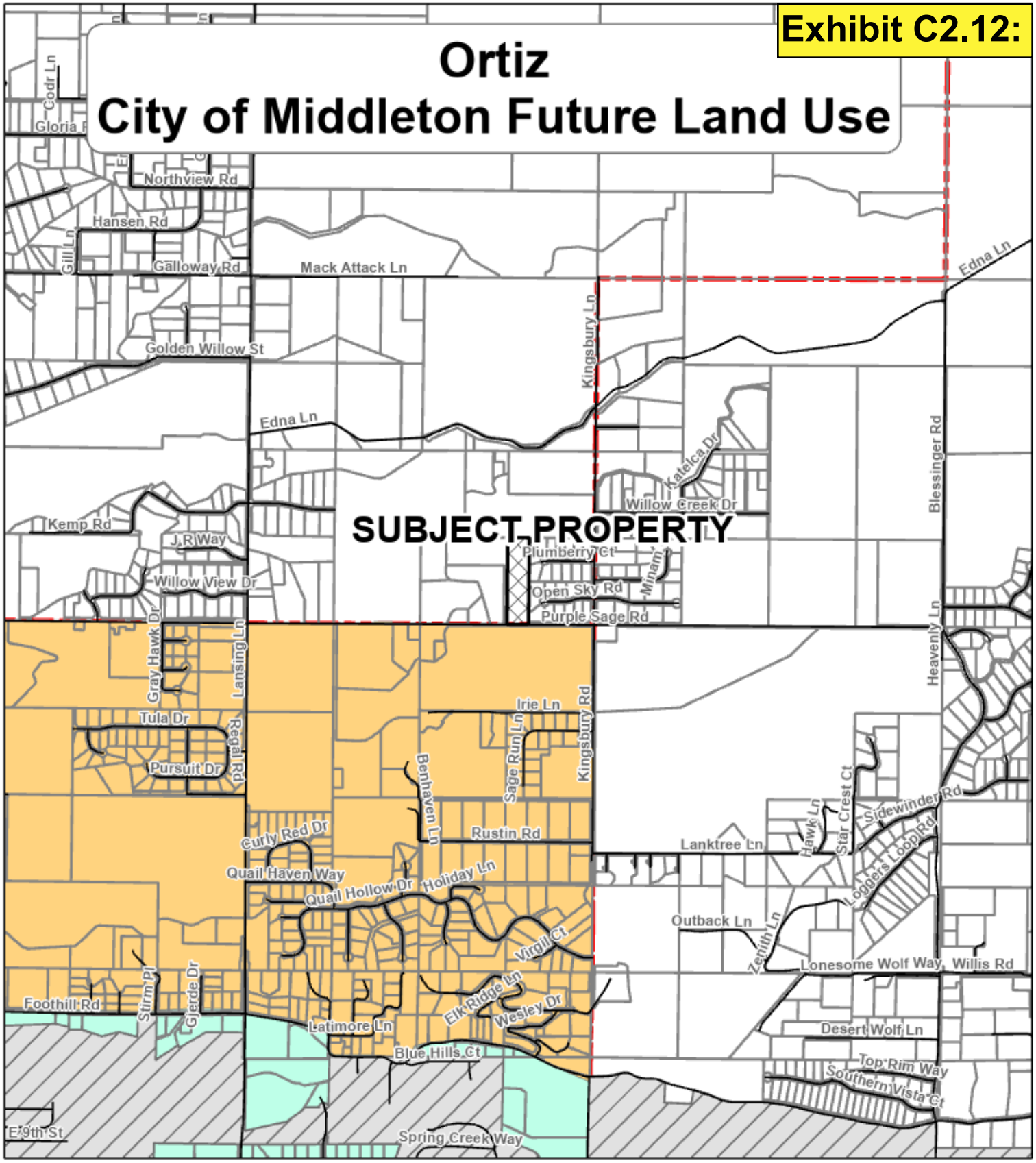

IMAGES WERE FLOWN IN THE 2022/2023.
Exhibit C2.11:
Ortiz
Contour Map
2540
2545
2565
2555
2575
MILLS WILLOW CREEK
2575
2585
SUNSET VIEW SUBDIVISION
Plumberry Ct
EAGLE CAP SUBDIVISION
KINGSBURY MEADOWS SUBDIVISION
2590
Open Sky Rd
PURPLE SKY RANCH
Purple Sage Rd
2580
Kingsbury Rd
Legend
SUBJECT_PROPERTY
TaxParcels
SectionContours
Wetlands
0 200 400 600
Feet

Exhibit C2.12:

Ortiz
City of Middleton Future Land Use



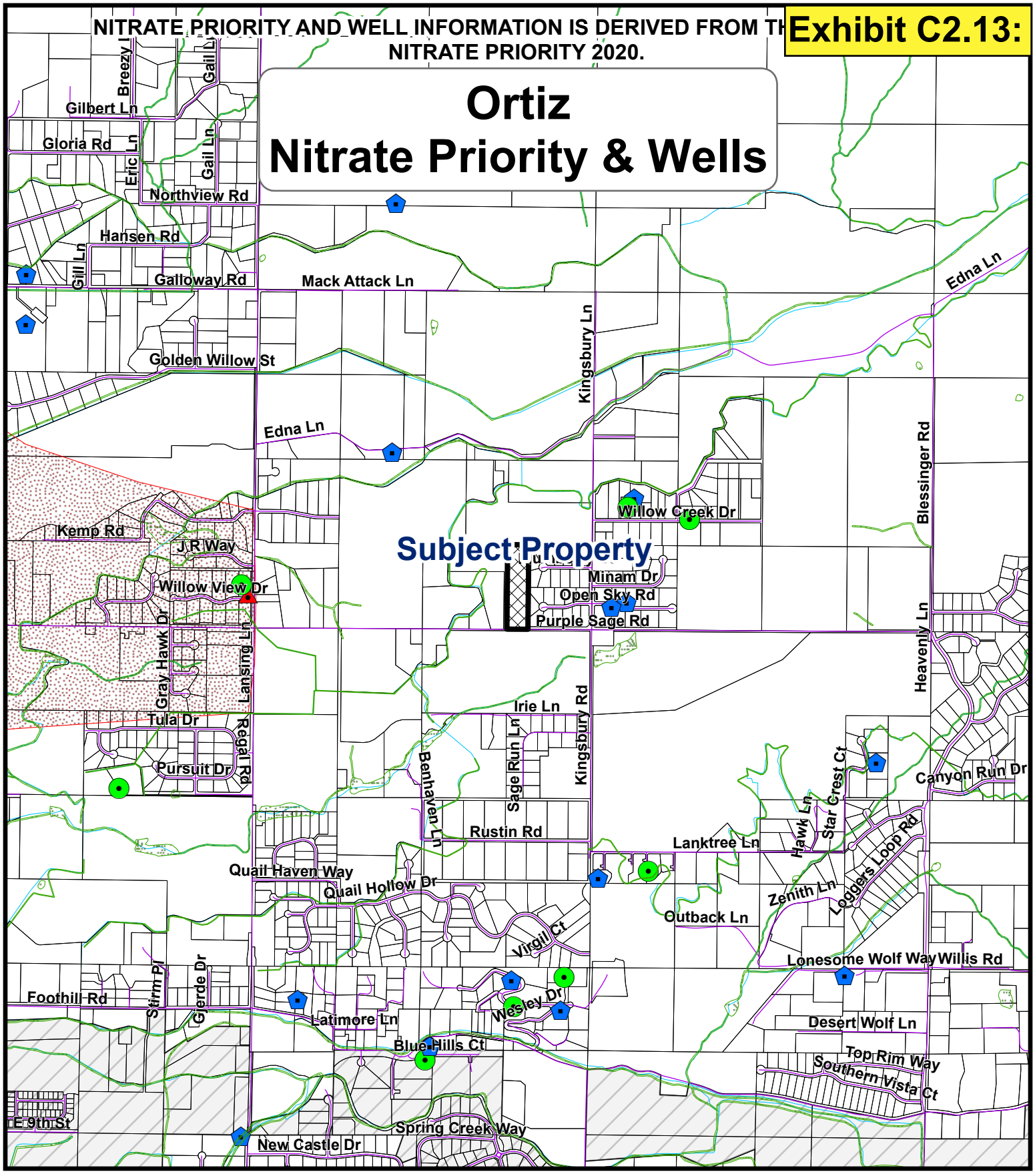
MiddletonCompPlan
- Commercial
- Industrial
- Mixed Use
- Public
- Residential
- Residential Special Areas
- Transit Oriented

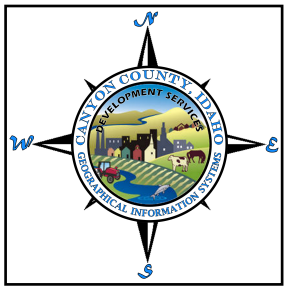
0 0.5 1 Miles

NITRATE PRIORITY AND WELL INFORMATION IS DERIVED FROM TH
NITRATE PRIORITY 2020.

Exhibit C2.13:

Ortiz
Nitrate Priority & Wells





GEO-THERMAL LOCATIONS

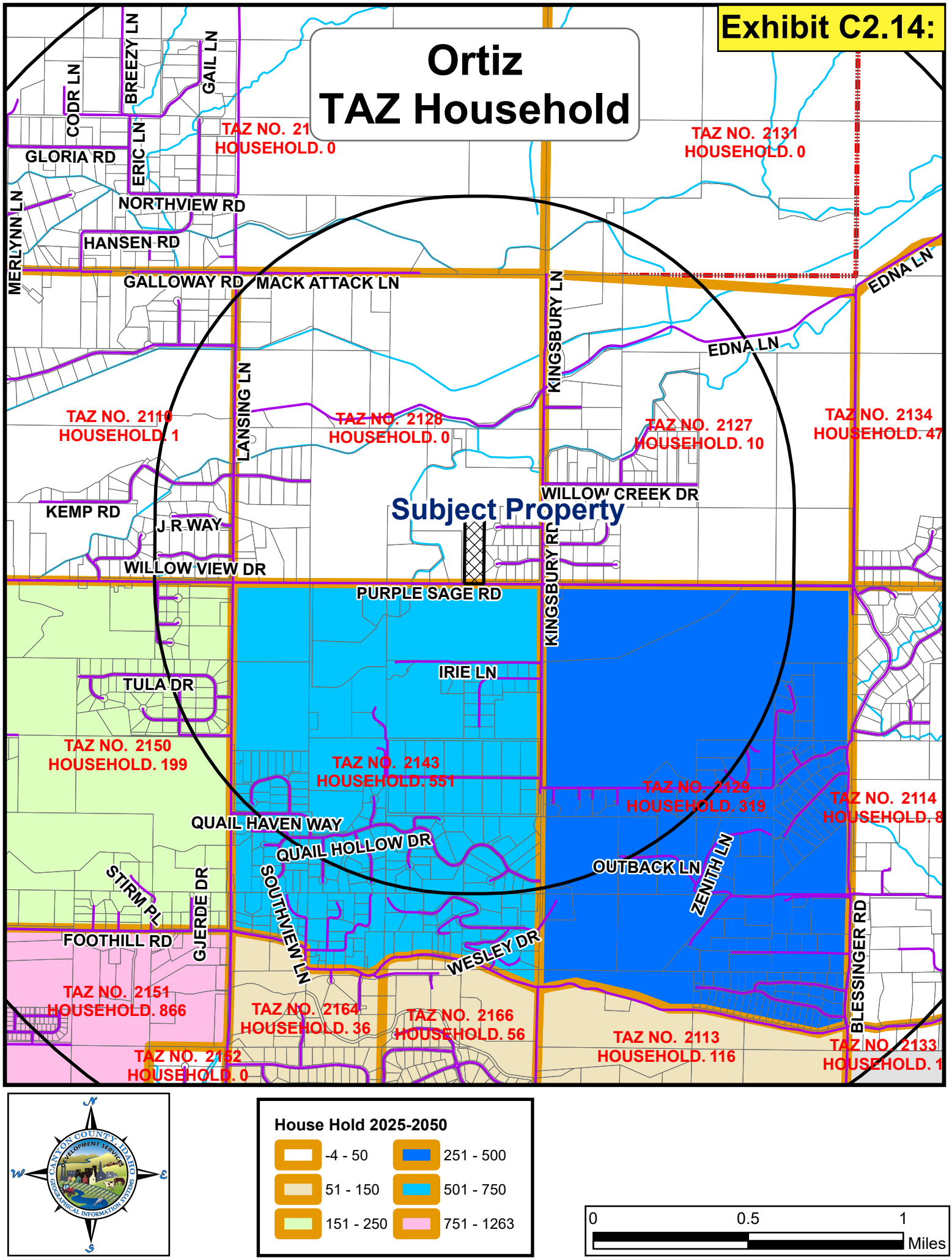
WETLANDS

NITRATE_PRIORITY

DEQ WELLS
N03_MGL

- 0.005 - 2.00
- 2.000001 - 5.00
- 5.0000001 - 10.00
- 10.000001 - 49.80

0 0.45 0.9
Miles


Exhibit C2.14:
Ortiz
TAZ Household
CODR LN
BREEZY LN
GAIL LN
ERIC LN
GLORIA RD
NORTHVIEW RD
HANSEN RD
MERLYNN LN
GALLOWAY RD
MACK ATTACK LN
KINGSBURY LN
EDNA LN
LANSING LN
KEMP RD
J R WAY
WILLOW VIEW DR
WILLOW CREEK DR
Subject Property
PURPLE SAGE RD
IRIE LN
TULA DR
QUAIL HAVEN WAY
QUAIL HOLLOW DR
STIRM PL
GJERDE DR
SOUTHVIEW LN
FOOTHILL RD
WESLEY DR
OUTBACK LN
ZENITH LN
BLESSINGER RD
TAZ NO. 21
HOUSEHOLD. 0
TAZ NO. 2131
HOUSEHOLD. 0
TAZ NO. 2110
HOUSEHOLD. 1
TAZ NO. 2128
HOUSEHOLD. 0
TAZ NO. 2127
HOUSEHOLD. 10
TAZ NO. 2134
HOUSEHOLD. 47
TAZ NO. 2150
HOUSEHOLD. 199
TAZ NO. 2143
HOUSEHOLD. 551
TAZ NO. 2129
HOUSEHOLD. 319
TAZ NO. 2114
HOUSEHOLD. 8
TAZ NO. 2151
HOUSEHOLD. 866
TAZ NO. 2164
HOUSEHOLD. 36
TAZ NO. 2166
HOUSEHOLD. 56
TAZ NO. 2113
HOUSEHOLD. 116
TAZ NO. 2133
HOUSEHOLD. 1
TAZ NO. 2152
HOUSEHOLD. 0
CANYON COUNTY, IDAHO
DEVELOPMENT SERVICES
GEOGRAPHICAL INFORMATION SYSTEMS
N
W
E
S
House Hold 2025-2050
-4 - 50
51 - 150
151 - 250
251 - 500
501 - 750
751 - 1263
0
0.5
1
Miles

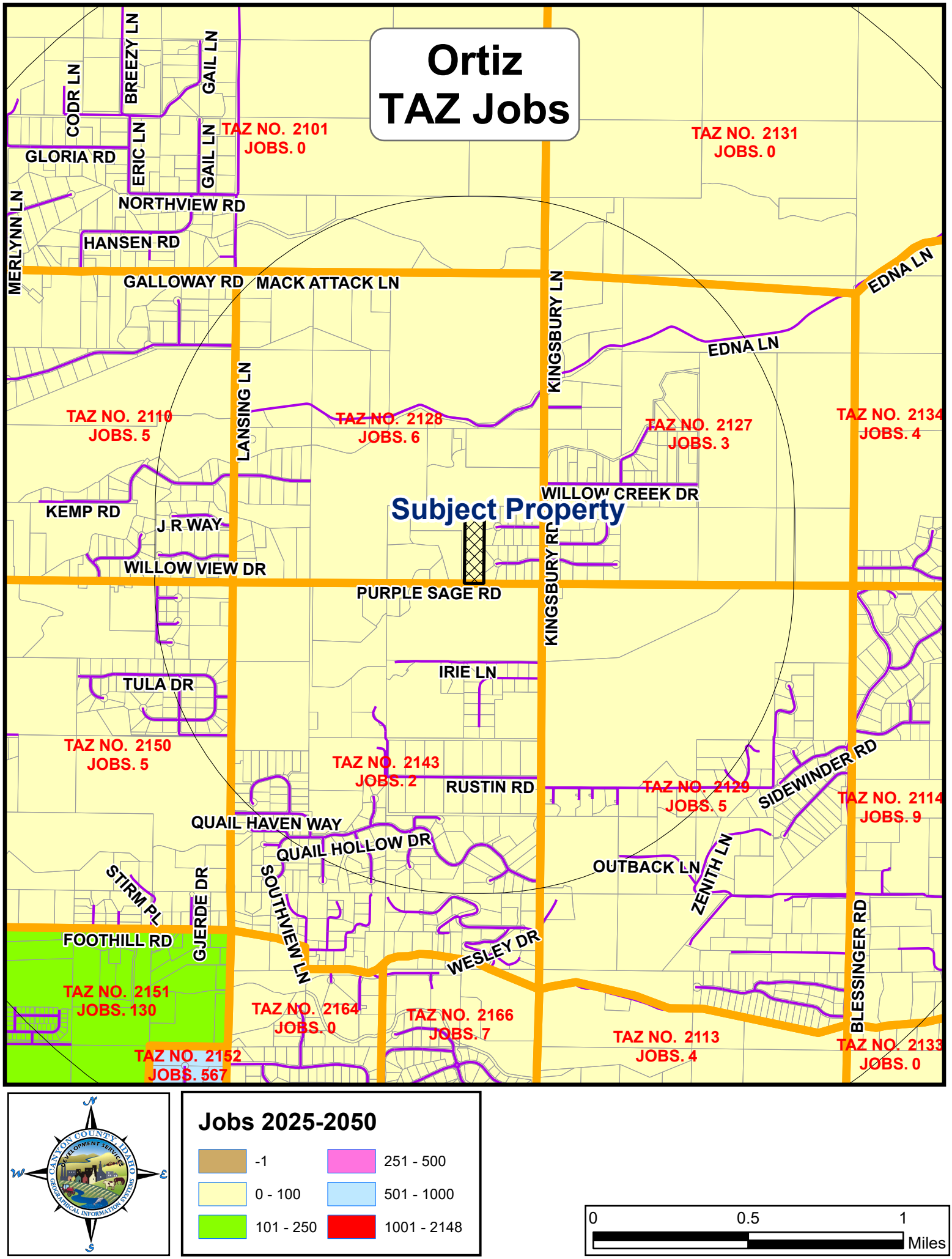
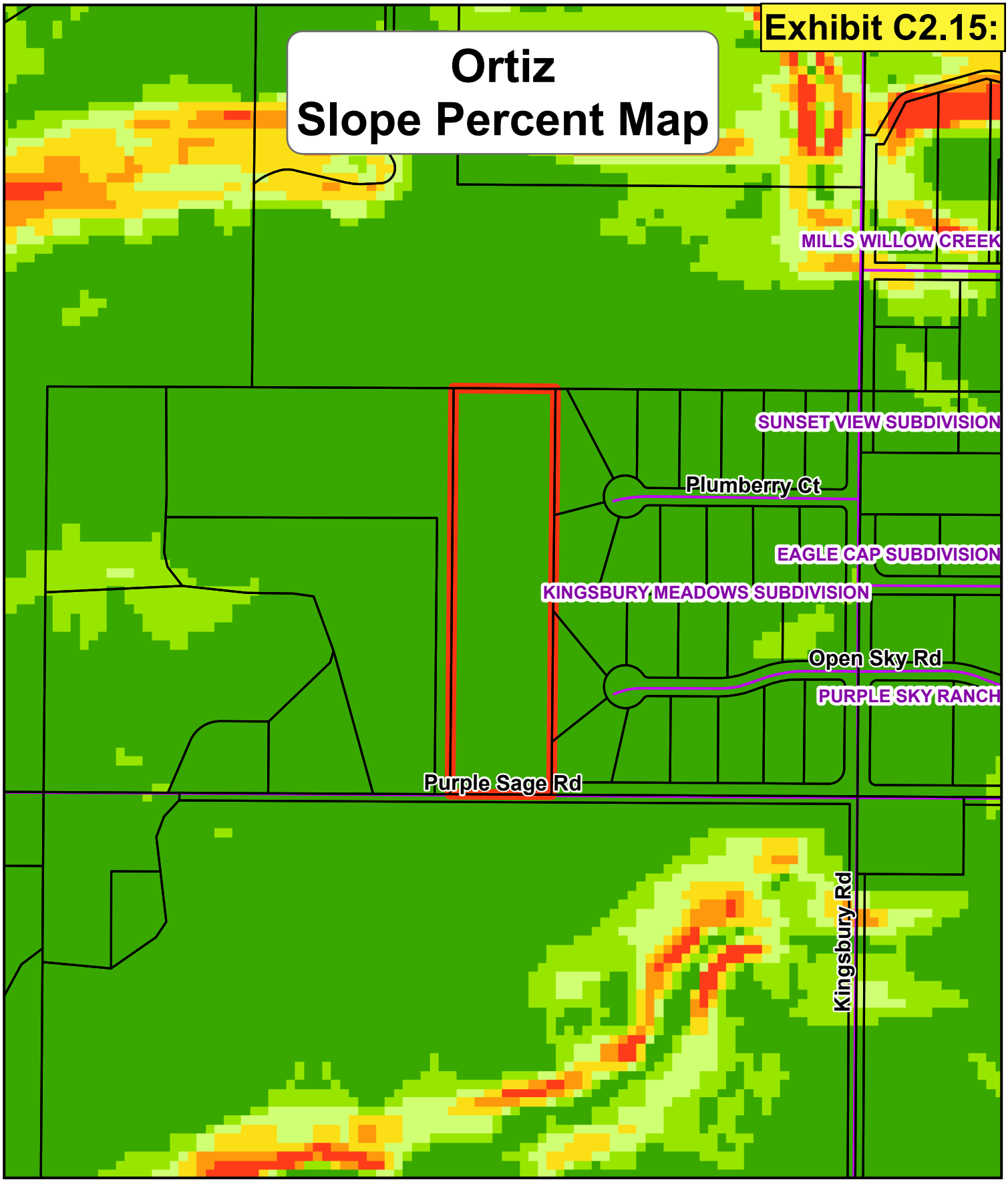

Ortiz
TAZ Jobs
CODR LN
BREEZY LN
GAIL LN
GLORIA RD
ERIC LN
GAIL LN
NORTHVIEW RD
HANSEN RD
MERLYNN LN
TAZ NO. 2101
JOBS. 0
TAZ NO. 2131
JOBS. 0
GALLOWAY RD
MACK ATTACK LN
KINGSBURY LN
EDNA LN
EDNA LN
LANSING LN
TAZ NO. 2110
JOBS. 5
TAZ NO. 2128
JOBS. 6
TAZ NO. 2127
JOBS. 3
TAZ NO. 2134
JOBS. 4
WILLOW CREEK DR
KEMP RD
J R WAY
Subject Property
WILLOW VIEW DR
PURPLE SAGE RD
KINGSBURY RD
IRIE LN
TULA DR
TAZ NO. 2150
JOBS. 5
TAZ NO. 2143
JOBS. 2
RUSTIN RD
TAZ NO. 2129
JOBS. 5
SIDEWINDER RD
TAZ NO. 2114
JOBS. 9
QUAIL HAVEN WAY
QUAIL HOLLOW DR
OUTBACK LN
ZENITH LN
STIRM PL
GJERDE DR
SOUTHVIEW LN
FOOTHILL RD
WESLEY DR
BLESSINGER RD
TAZ NO. 2151
JOBS. 130
TAZ NO. 2164
JOBS. 0
TAZ NO. 2166
JOBS. 7
TAZ NO. 2113
JOBS. 4
TAZ NO. 2133
JOBS. 0
TAZ NO. 2152
JOBS. 567
N
W
E
S
CANYON COUNTY, IDAHO
DEVELOPMENT SERVICES
GEOGRAPHICAL INFORMATION SYSTEMS
Jobs 2025-2050
-1
0 - 100
101 - 250
251 - 500
501 - 1000
1001 - 2148
0
0.5
1
Miles

Exhibit C2.15:

Ortiz
Slope Percent Map



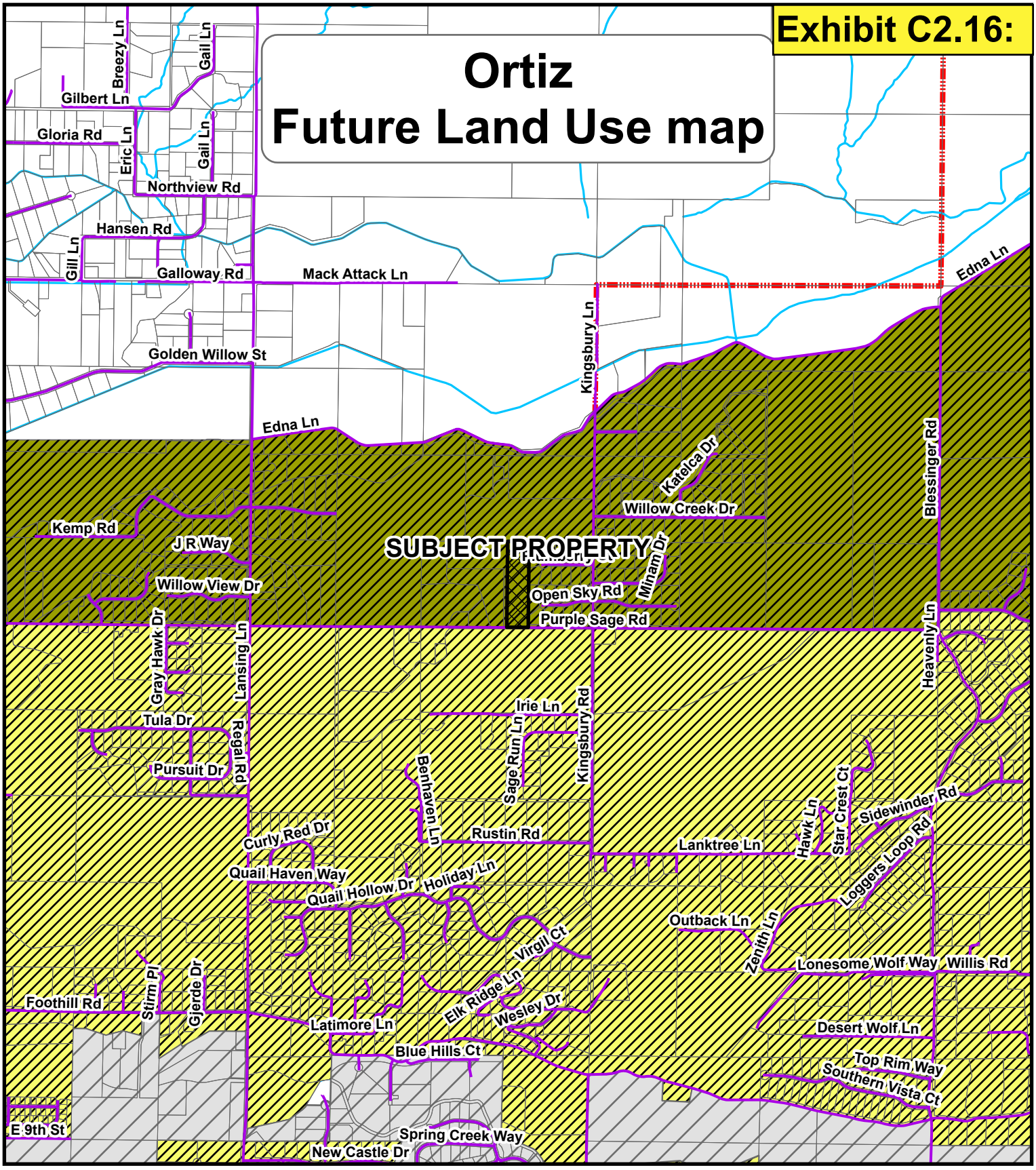
Slope Percent

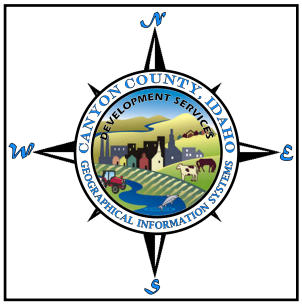
0.001 - 3	9.001 - 12
3.001 - 6	12.001 - 14.999
6.001 - 9	15 - 202.718

0 200 400 600 Feet

Exhibit C2.16:

Ortiz
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 #: CU2025-0021

Hearing date: January 22, 2026

Site Photos: Taken November 21, 2025



Photos 1-7 taken on Purple Sage Road from parcels approach.



Photo 1: Taken on Purple Sage Road from the parcels approach facing east from the subject property.



Photo 2: Taken on Purple Sage Road from the parcels approach facing southeast from the subject property.



Photo 3: Taken on Purple Sage Road from the parcels approach facing south from the subject property.



Photo 4: Taken on Purple Sage Road from the parcels approach facing southwest from the subject property.



Photo 5: Taken on Purple Sage Road from the parcels approach facing west from the subject property.



Photo 6: Taken on Purple Sage Road from the parcels approach facing northwest from the subject property.



Photo 7: Taken on Purple Sage Road from the parcels approach facing north, facing the subject property.



Photo 8: Taken on the parcels approach facing northwest towards the staging area and pre-existing shop as the contractor shop.



Photo 9: Taken on the parcels approach facing west.



Photo 10: Taken on the subject property facing northwest.



Photo 11: Taken on the subject property facing west.



Photo 12: Taken on the subject property facing north.



Photo 13: Taken on the subject property facing northeast.



Photo 14: Taken on the subject property facing north.



Photo 15: Taken on the subject property facing west.



Photo 16: Taken on the subject property facing northeast towards the tree farm (nursery).



Photo 17: Taken on the subject property facing north.



Photo 18: Taken on the subject property facing northeast. In this photo, you can see the primary dwelling.



Photo 19: Taken on the subject property facing east.



Photo 20: Taken on the subject property facing northeast.



Photo 21: Taken on the subject property facing southeast.



Photo 22: Taken on the subject property facing east. In this photo, you can see the berms located on the eastern boundary lines.



Photo 23: Taken on the subject property facing south.



Photo 24: Taken on the subject property facing southwest. In this photo, you can see the fire pit that the applicant uses to burn the portion of the trees that cannot be repurposed.



Photo 25: Taken on the subject property facing southwest.



Photo 26: Taken on the subject property facing west.

Exhibit E:

EXHIBIT E

Agency Comments Received by: January 12, 2026

Planning & Zoning Commission

Case #: CU2025-0021

Hearing date: January 22, 2026

Exhibit E1:

Archived: Tuesday, January 13, 2026 2:43:19 PM
From: Lucy Ostyn
Mail received time: Tue, 16 Sep 2025 11:16:03
Sent: Tue, 16 Sep 2025 11:16:03
To: Amber Lewter
Cc: Tom Crosby
Subject: FW: Agency Notice CU2025-0021 / Ortiz
Importance: Normal
Sensitivity: None
Attachments:
Agency Response Requested Notification Form 2-23.pdf; Application CU2025-0021.pdf;

Hey Amber,

Do you know if he is using an existing shop for the contractor shop?
I am assuming it may be the building under BP2020-0722 (which is expired and never received a final) and it of course would require a change of occupancy for the business use.

CC'ing Tom for additional comments if needed.

Thank you,

Lucy Ostyn
Building Permit Supervisor
lucy.ostyn@canyoncounty.id.gov
(208)455-5961
Canyon County Development Services Department
111 N. 11th Ave. #310 Caldwell, ID 83605

DSD PUBLIC OFFICE HOURS
Monday, Tuesday, Thursday and Friday
8am – 5pm
Wednesday
1pm – 5pm

From: Caitlin Ross
Sent: Tuesday, September 16, 2025 11:02 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>; 'D3Development.services@itd.idaho.gov'

Exhibit E1.1:

Archived: Tuesday, January 13, 2026 2:43:28 PM
From: Tom Crosby
Sent: Thursday, December 18, 2025 1:55:53 PM
To: Amber Lewter
Cc: Lucy Ostyn
Subject: RE: Agency Notice CU2025-0021 / Ortiz
Importance: Normal
Sensitivity: None

The shop is not in compliance with the building dept. BP2020-0722 does not have a C of O and would require a final inspection. Change of occupancy will be required for the shop if approved.

From: Caitlin Ross <Caitlin.Ross@canyoncounty.id.gov>
Sent: Thursday, December 18, 2025 11:10 AM
To: lgrooms@msd134.org; mgee@msd134.org; permits@starfirerescue.org; knute.sandahl@doi.idaho.gov; chopper@hwydistrict4.org; brandy.walker@centurylink.com; eingram@idahopower.com; easements@idahopower.com; arobins@idahopower.com; jessica.mansell@intgas.com; monica.taylor@intgas.com; Contract.Administration.Bid.Box@ziply.com; developmentreview@blackcanyonirrigation.com; mitch.kiester@phd3.idaho.gov; anthony.lee@phd3.idaho.gov; D3Development.Services@itd.idaho.gov; Kendra.Conder@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>; makline2@marathonpetroleum.com; gmprdjennifer@gmail.com
Subject: Agency Notice CU2025-0021 / Ortiz

Dear Agencies,

Please see the attached agency notice regarding the scheduled Planning and Zoning Commission hearing on this project. We had previously requested your agency provide comments for the noticed land use application and if any agency comments were received, they were included in the Staff report. No response is required unless there is an update to your original comments.

This is the notification that a hearing date of **January 22, 2026** at 6:30 pm has been set for this case along with a final deadline of **January 12, 2026** for agency comments. If the comment deadline is on a weekend or holiday, it will move to close of business 5pm the next business day.

Please direct your comments or questions to Planner **Amber Lewter** at amber.lewter@canyoncounty.id.gov.

Thank you,

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

Exhibit E2:

Archived: Tuesday, January 13, 2026 2:43:37 PM
From: Anthony Lee
Mail received time: Tue, 16 Sep 2025 13:38:55
Sent: Tue, 16 Sep 2025 19:38:43
To: Amber Lewter Amber Lewter
Cc: Mitch Kiester
Subject: [External] RE: Agency Notice CU2025-0021 / Ortiz
Importance: Normal
Sensitivity: None
Attachments:
Pre.Development.Meeting.Signed.08.25.2025.pdf

Hi Amber,

1. Will a Nutrient Pathogen Study be required? **No, a Nutrient Pathogen Study does not need to be conducted for this proposal.**
2. Will adequate sanitary systems be provided to accommodate the use? **The proposal does not require a subsurface sewage disposal system since no wastewater disposal will be generated by any new structures.**
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.**

Please see attached pre-development notes.

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 16, 2025 11:02 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>;

Exhibit E2.1:

SOUTHWEST DISTRICT HEALTH

Pre-Development Meeting

Name of Development: Staging Area
Applicant: Veronica Sahagun
P.E./P.G.:
All others in Attendance:

EHS#035 Date 8/25/2025

Number of Lots or Flow: N/A Acreage of Proposed Development: 10.0
Location of Development: 8232 Purple Sage Rd
Middleton, ID 83644
R37491000 0

Project in Area of Concern: N/A Groundwater/Rock <10' Unknown
Level 1 NP Necessary for N: N/A

LSAS/CSS Proposed: N/A
BRO meeting for P or above: N/A
Proposed Drinking Water: Individual ■, City ☐, Community ☐, Public Water Supply ☐
BRO meeting for PWS, Com: N/A

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

Additional Comments: The applicant consulted with Southwest District Health (SWDH regarding the proposed use of a designated stage area for machinery, boulders, and equipment. Based on the information provided, the proposed staging area will not impact the existing septic systems serving the 3-bedroom residence and the 1-bathroom shop on the property. No future buildings/shops are proposed and SWDH has no concerns with the proposed use at this time. Anthony Lee

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

Exhibit E3:

Archived: Tuesday, January 13, 2026 2:43:51 PM
From: Victor Islas
Mail received time: Tue, 16 Sep 2025 16:40:23
Sent: Tue, 16 Sep 2025 22:40:16
To: Amber Lewter
Subject: [External] FD Comments CU2025-0021
Importance: Normal
Sensitivity: None

Middleton Rural Fire District has reviewed the documents and is not opposed to the approval of the CU2025-0021 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 5.4 miles from the property, with an estimated travel time of 9 minutes under optimal driving conditions.
    b. No concerns with response time at the time of application.
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.

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

This e-mail and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. This message contains confidential information and is intended only for the individual named. If you are not the named addressee, you should not disseminate, distribute, or copy this e-mail. Please notify the sender immediately by e-mail if you have received this e-mail by mistake and delete this e-mail from your system. If you are not the intended recipient, you are notified that disclosing, copying, distributing, or taking any action in reliance on the contents of this information is strictly prohibited.

PUBLIC RECORD NOTICE: All communications transmitted within the Middleton Rural Fire District and Star Fire Protection

Exhibit E4:

Archived: Tuesday, January 13, 2026 2:44:00 PM
From: Niki Benyakhlef
Mail received time: Fri, 19 Sep 2025 09:07:31
Sent: Fri, 19 Sep 2025 15:07:24
To: Amber Lewter Amber Lewter
Cc: Caitlin Ross
Subject: [External] RE: Agency Notice CU2025-0021 / Ortiz
Importance: Normal
Sensitivity: None

Good morning, Amber –

This application will not impact state highway, therefore, ITD has not comments.

Thank you,

Niki Benyakhlef
Development Services Coordinator

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 16, 2025 11:02 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>; 'makline2@marathonpetroleum.com' <makline2@marathonpetroleum.com>; 'gmprdjennifer@gmail.com' <gmprdjennifer@gmail.com>; Dalia Alnajjar <Dalia.Alnajjar@canyoncounty.id.gov>; Lucy Ostyn <lucy.ostyn@canyoncounty.id.gov>; Tom Crosby <Tom.Crosby@canyoncounty.id.gov>; Code Enforcement <CodeEnforcement@canyoncounty.id.gov>; GIS and Addressing Division <GISAddressing@canyoncounty.id.gov>
Subject: Agency Notice CU2025-0021 / Ortiz

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

Exhibit E5:

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

TELEPHONE 208.454.8135
FAX 208.454.2008

September 29, 2025

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

RE: CU2025-0021 Alfonso Ortiz Staging Area/Contractor Shop
Canyon County Parcel R37491 aka 8232 Purple Sage Rd

Dear Commissioners:

Highway District No. 4 (HD4) has reviewed the application for a conditional use permit to operate a contractor yard/staging area within an agricultural zone located on the above described parcel. The subject property is located north of Purple Sage Rd in the SE 1/4 Section 27 T5N R2W. HD4 offers the following comments on the proposed use:

General
The subject property consists of one parcel, totaling approximately 10 acres. The subject parcel has approximately 329-feet of frontage on Purple Sage Rd along the southerly boundary. Purple Sage Rd d is classified as a minor arterial on the functional classification maps adopted by HD4 and Canyon County. Existing right-of-way width for Purple Sage Rd is a 25-foot prescriptive easement (half-width) measured from centerline of the existing roadway. Ultimate right-of-way width for a minor arterial is 50-feet (half-width) measured from the section line.

Access
The subject property is served by a paved commercial approach to Purple Sage Rd near the east boundary. This approach was permitted for the current use by HD4 in 2016, and meets current standards. The approach is suitable for the proposed conditional use.

Transportation Impacts
There are no new transportation impacts associated with the requested land use change. The current use as a landscaping materials storage yard and contractor shop have existed since 2016, and was permitted by HD4. Future changes to the current use may be subject to transportation impact fees.

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: Purple Sage Rd- CU2025-0021 Ortiz Contractor Shop

Exhibit F:

EXHIBIT F

Public Comments Received by: January 12, 2026

Planning & Zoning Commission

Case #: CU2025-0021

Hearing date: January 22, 2026

Exhibit F1:

Archived: Tuesday, January 13, 2026 2:52:04 PM
From: Bart Bottari
Mail received time: Mon, 5 Jan 2026 23:47:29
Sent: Mon, 5 Jan 2026 15:47:17
To: Amber Lewter
Subject: [External] Case #CU2025-0021
Importance: Normal
Sensitivity: None

Canyon County officials,

As a resident of Kingsbury Meadows I oppose Mr. Ortiz's special use permit, Mr. Ortiz has made false statements about his business hours. We live directly behind his property to the east. He has workers working at all hours. I have personally witnessed from 5:00am to 2:00am. They will be unloading trees or other products with equipment at all hours of the day and night. Mr. Ortiz is not taking care of weeds that his equipment stirs up. His workers will play music at high volume. The Canyon County Sheriff has been called a few times that I know of. If he did not file the correct permits when he knew that he was putting in a landscape business, He should not be allowed to file a special use permit.
I stand very opposed to this special use permit.

Regards,
Bart Bottari
8172 Open Sky RD

Exhibit F2:

1/28/25 Canyon County DSD

* Case CU2025-0021

App Alfonzo Cortez

We say No To The Above Case.

* One Neighbor has stood up for The Rights of our neighborhood since Mr Cortiz moved to Canyon County From Ada County. *He was right in all instances, and *his complaints To The county were well founded. Mr Cortiz has lived here for some time, others much longer. Mr. Cortiz operates here The same as in Ada County, has problems there and that prompted The move to Canyon County. Mr Cortiz followed his own set of rules, in Ada and does The same here. Each county has different Rules, and, Regs. Mr Cortiz knows this. but it doesn't seem to matter in either county. The last complaint, brought a new fence being placed by Mr. Cortez, ITS NOT what is considered A Friendly Fence, fence faces opposite To

2 what's defined as a "Friendly Fence."
For years, it's been said, that Mr. Cattle
uses the "business approach," for
tax purposes only on said property.
This so called business is used as
a front. this [mess] has sat here for
years, stagnant, but yet, records will
show otherwise. Nothing here moves.
But yet, a lot of activity, comes and
goes from the shop, not Landscape. !!!
We are shocked and dismayed-
* We have put up with Loud music,
partying, etc, from shop area. along with
discarded beer cans, bottles, pop cans,
thrown around papers, pot holders, cardboard,
etc, etc, never cleaned up by them.
So when it reaches the properties, we
clean up. the front, back, & short fence on
3rd side, when wind picks up OR JUST THROWN HERE we get
the trash either way

* Illegal Fireworks, * Aerial & * Ground
(A dangerous ~~fire~~ creation for All-
~~All~~

CU2025-0021

3 So as you dive by on purple SAGE, without proper fencing, you CAN see the mess. wind blows stuff to Road Waste. When it comes to selling properties here, near this mess, it will be difficult No one would want to live next to. THIS place or any landscaping business Their down to a few animals now. As most have been slaughtered or shot here. Its not Agricultural, No sales entities for Family use.
And has maintained a Giant Huge pit here (dangerous) its very deep to. don't know the use, but HEALTH Dept. might be interested.
The county approved A wedding venue, close to the subdivision. Weddings ARE held here, but its become known ABO as A BAR now and gambling.
We all moved here for a quiet life So you bet, enough is Enough. No more businesses. You are Ruining the way of life here. Keep businesses where they belong. We have put up with so much, wanting it to stop.

4* Don't ask us to give up the
way we live, excludes, to provide
business hours, and make that,
a priority over our hours of our
days, and evenings. So very wrong.
We have already been taken
advantage of.
Do not ask us to incorporate the
TWP, for one person's advantage
For, his, plans to keep his, home
and business, under the roof, to
take advantage of the tax preption
on his property. We are NOT fools.
Mr. Cortez, ~~but~~ knows, the Rules
but not willing to follow them.
So when you do your data
entry, on this case, be sure to enter
the facts made.
We welcome all homeowners to our
neighborhood- But Businesses belong in
A "Zoned ~~At~~ "Business Area."
We want our rights & surroundings in our
community to be a good quality life, a
quiet life, to be enjoyed by all. Stop
moving businesses into, our Area and stop
with the ~~[illegible]~~ "Big Tax Breaks" for

CU 2025-0021

5 The applicants who don't comply with the LAW. You may NOT be aware, but that's the intention. A business owner knows to follow rules & LOCATES LOCATING a business, in a business zone, the business will THRIVE, and your business expenses, etc will be, covered AS such, STATED in our guidelines, of/ County, STATE, and federal LAWS. If/ they are compliant, with ALL RULES etc, the proper way. We other homeowners are not to be used, as pawns, to make it possible, for FREE PASSES. We will NOT be taken advantage of. (Had enough?) ↑

* No to the proposal ! All of it!
* We don't want this LANDSCAPING business in our BACKYARDS, it's been FORCED on us. OR ANY BUSINESS

* We don't want a STAGING AREA - Never! We don't want ANYTHING to do with it, and never did.

So, it's requested to have it moved to A ZONED BUSINESS AREA. ASAP. ~~We with not~~ And "PAMP" like where (BUSINESS AREA) EXIST not HERE - STRANGE, it's been opened here even though ~~it~~ ?

of the people that live here
and future home owners, deserve, ~~it's~~ to
live in a quiet, neighborhood.
Mr Cortez, can help, and solve
this, by, doing The right thing
to solve this, and, thats, move
his business, and Live A quiet life, here,
with All of us, And future owners.
This is not Our Home/BUSINESS
Project to help with. Its solved,
by Relocating The Business, But, Not, near Our
Homes or Our YARDS!* in A ZONED BUSINESS AREA.
Thank you,
Floyd Hall

Exhibit F3:

Dave & Connie Johnson
8165 Open Sky Rd
Middleton, Idaho 83644

January 9th, 2026

RECEIVED
JAN 12 2026
RECEIVED

Canyon County Planning and Zoning Commission
Hearing Case: Ortiz
Case Number: CU2025-0021
R37491119

In regards to this case we have a few comments. The use request indicates that all loading and unloading will take place between 7 am to 6 pm on Monday through Friday. They now work some weekends as well. With no one to monitor them what prevents them from working outside these limits?
There is also concern that storage of company equipment is very vague and that the amount of equipment noise will most likely be more than the once per week loading as indicated.

The only other concern we have is the use of the shop for after work hours. We hear very loud music on some weekends. If the sound levels are reasonable it is not an issue. We are certainly not against music. During the summer months the open shop door facing our houses directing noise towards us. The sounds can be so loud that at 11:30 at night it is quite loud even in our bedrooms. This seems out of normal hours to have such loud music. We understand that there is no noise ordinance in this area but common courtesy would be to turn sound levels down late at night. We have not complained but we know others have.

We do strive to be good neighbors and we just wish to express out concerns if changes are to be made to the Conditional Use Permit.

Thank you,

Dave Johnson

Dave & Connie Johnson