Planning and Zoning Commission
Hearing Date: March 5, 2026
Canyon County Development Services Department

PLANNING DIVISION STAFF REPORT

CASE NUMBER:	**CU2025-0003**
APPLICANT/REPRESENTATIVE:	**Cesar Mena**
PROPERTY OWNER:	**Cesar Mena**
APPLICATION:	**Conditional Use Permit – Staging Area & Contractor Shop**
LOCATION:	**17172 Early Rd, Caldwell** **Parcel R37689**
PLANNER:	**Amber Lewter, Associate Planner**
STAFF RECOMMENDATION:	**Approval**

REQUEST:
The applicant, Cesar Mena, requests a conditional use permit for a staging area and contractor shop on approximately 7.53 acres in an "A" (Agricultural) zone for a pool construction business. The applicant is proposing to have an office on-site and to store the company equipment, inventory, and vehicles with approximately five (5) employees. The hours of operation are 7 am – 5 pm, Monday through Friday, with no customers on-site. *See **Exhibit A** for more information regarding the request.*

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, CCCO §07-14-03 (Contractor Shop), and CCCO §07-14-29 (Staging Area).

BACKGROUND:
Parcel R37689 was an original parcel consisting of 13.26 acres created in 1973, prior to the date of originality in 1979 (Tax 3). In 2018, a property boundary adjustment was approved and resulted in the 13.26-acre parcel being adjusted to 6.51 acres (Instrument # 2018-056949). In 2022, an after the fact administrative land division of parcel R37689 was approved, resulting in the current configuration (AD2022-0006).

A code enforcement violation case was opened on September 4, 2024 (CDEF2024-0194) for an occupied RV and operating an unpermitted staging area on the subject property. On September 26, 2024, the property owner stated that the RV onsite was being stored and is used for recreational purposes only. The occupied RV violation was removed from the code enforcement case. The applicant submitted a conditional use permit for a staging area and contractor shop on January 28, 2025.

During staff's site visit on August 8, 2025, staff noticed several building violations for non-permitted structures, a code violation of CCCO 07-02-03, for the amount of land devoted to the animals' care on the property was insufficient, and the RV on the subject property appeared to be occupied. Development Services Zoning and Building Departments met with the applicant on August 25, 2025, to discuss the requirements prior to proceeding with the conditional use permit. It was expressed that the RV is occupied

by an employee. On November 17, 2025, the applicant met all the requirements for the building department (**Exhibit B9**). *See condition numbers 1a and 1b.*

HEARING CRITERIA:

Table 1. Conditional Use Permit Standards of Evaluation Analysis

Standards of Evaluation – CCCO §07-07-05: The presiding party shall consider each conditional use permit application by finding adequate evidence to answer the following questions in its FCOs:		
County Ordinance and Review		
Criteria Met?	**Code Section**	**Criteria**
Yes	**1**	**Is the proposed use permitted in the zone by conditional use permit?**
Analysis	The proposed use for a staging area and contractor shop is permitted in the zone by a conditional use permit, pursuant to County Ordinance CCCO §07-10-27. The applicant submitted a conditional use permit for a staging area and contractor shop on January 28, 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."*	
Criteria Met?	**2**	**What is the nature of the request?**
Yes		
Analysis	The property owner, Cesar Mena, requests a conditional use permit to establish a staging area and contractor shop for his business, Pool & Spa by Cesar LLC, on approximately 1 acre of the 7.53-acre parcel, designated as R37689. • Use: The nature of the request consists of using 1 acre of the subject property to store equipment and inventory for the applicants' pool construction business, Pool & Spa by Cesar LLC. The equipment that is stored on the subject property includes pickup trucks, a dingo, a skid steer, a flatbed trailer, utility trailers, an excavator, and storage containers. The inventory that is stored on the subject property includes pipe pieces and paver pallets that are stored all year and used as needed. The request includes a home office and a pre-existing shop used to store materials (**Exhibits B2 and B2.1**). • Number of Employees: The applicant is proposing to have a total of five (5) employees who come on-site to load and unload the needed supplies; the work is conducted off-site (**Exhibit B4**). The proposal includes one (1) employee to work in the home office (**Exhibit B2.1**). • Customers: According to the applicant's Operation Plan (**Exhibit B5**), there are no customers who come on-site. • Hours of Operation: The hours of operation proposed are Monday through Friday, 7:00 am – 5:00 pm, per the land use worksheet (**Exhibit B4**). • Parking: The proposal includes parking for the property owners' company vehicles and employees as needed. • Restrooms: There is currently an individual septic tank servicing the residence on site. The use of the restroom will be used by the one (1) employee working in the home office (**Exhibit B2.1**). The restroom is not anticipated to be used by the five (5) employees who come on-site to load and unload the needed supplies. *See condition number 11.*	

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 "Agricultural" with an "Intensive Agriculture Overlay" (**Exhibit C1**). Approximately 570 feet to the east is future designated "Agricultural". However, the property approximately 2,000 feet northwest of the subject property is designated for future "Commercial" use. This suggests the subject property is in an area that is planned for agricultural uses. A staging area and contractor shop are an allowed use in the "Agricultural" zone with a conditional use permit. As conditioned, the proposed use is aligned with but not limited to the following goals and policies of the 2030 Comprehensive Plan: • Property Rights Goals: o G1.01.00: *"Protect the integrity of individual property rights while safeguarding public health, safety, and welfare."* o G1.02.00: *"Acknowledge the responsibilities of each property owner as a steward of the land, use their property wisely, maintain it in good condition, and preserve it for future generations without becoming a public nuisance."* Canyon County values the applicants' and surrounding property owners' private property rights and may support the applicants' project and the surrounding property owners' rights by adding mitigating conditions to the proposed conditional use permit (CCCO Section 07-07-17). *See the conditions on page 8.* • Economic Development Goals and Policies: o G3.01.00: *"Promote a healthy and sustainable regional economy by retaining, expanding, and recruiting businesses to favorable locations."* o P3.01.02: *"Support suitable sites for economic growth and expansion compatible with the surrounding area."* 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 8.* • Land Use Goals and Policies: o P4.01.01: *"Maintain a balance between residential growth and agriculture that protects the rural character."* o *P4.01.02: "Planning, zoning, and land-use decisions should balance the community's interests and protect private property rights."* o P4.02.01: *"Consider site capability and characteristics when determining the appropriate locations and intensities of various land uses."* Canyon County supports growth and development as long as it is compatible with the surrounding area and appropriate conditions are added to mitigate adverse impacts that affect other land uses and the surrounding community. *See the conditions on page 8.*	

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

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-mile radius, indicate that the land use in the area is agricultural (**Exhibits C2.5, C2.6, and C2.7**). Although there are some residential properties in the area, the majority have agricultural operations on the properties. There are agricultural operations adjacent to the subject property on all sides. A staging area and contractor shop are allowed in an "A" (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 Operation	A	-
S	Agricultural Operation	A	-
E	Agricultural Operation	A	-
W	Agricultural Operation	A	-

"A" (Agricultural), "R-R" (Rural Residential), "R-1" (Single-Family Residential), "C-1" (Neighborhood Commercial), "C-2" (Service Commercial), "M-1" (Light Industrial), "CR" (Conditional Rezone)

Surrounding Land Use Cases:
Within a 1-mile radius of the property, there has been one (1) Conditional Rezone from "A" zone to "CR-RR" zone. The approved land use cases can be seen in **Exhibit C2.6**.

Within a 2-mile radius of the subject property, there are two (2) feedlots approved (**Exhibit C2.8**).

There is one (1) subdivision with an average lot size of 2.42 acres approved within a 2-mile radius of the subject property (**Exhibit C2.7**).

Character of the Area:
The area is characterized as agricultural. The subject property is adjacent to agricultural operations on all sides. Within 600 feet of the subject property, there are five (5) properties with a residence on them; all parcels are located on agricultural parcels.

Potential Impacts:
As proposed, the staging area and contractor shop are not anticipated to significantly increase the sound levels in the immediate vicinity. Per the letter of intent (**Exhibit B2**), the nature of the work is remote, with loading and unloading onsite. As conditioned, the hours of operation are limited to Monday through Friday, 7:00 am – 5:00 pm (**Exhibit B4**), 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 site visit on August 8, 2025, it was advised that the proposed use is on the north 1-acre portion of the property, behind the primary residence. *See condition number 10.*

The proposed use may increase the dust levels in the immediate vicinity due to the storage and parking areas being gravel. As conditioned, dust shall be controlled per applicable federal, state, and county laws, ordinances, rules, and regulations that pertain to operations, including but not limited to nuisance regulations (CCCO Chapter 2 Article 1: Public Nuisances) and shall be consistent with Idaho Department of Environmental Quality (DEQ) requirements. To mitigate the potential for dust, the applicant shall submit a dust mitigation plan for staff's review and approval prior to commencement. *See condition number 9.*

	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 August 8, 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 (**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 on site. Southwest District Health provided comment on May 20, 2025, stating there were no concerns with the home office's one (1) employee using the restroom (**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 proposed use is not anticipated to impact the irrigation facilities. Agency notice was sent out to Black Canyon Irrigation District on April 16, 2025, and January 29, 2026. No comments were received. The pre-application meeting notes with Black Canyon Irrigation District state that they do not have any issues with the proposed plan. However, they ask that the lateral on the south end of the property is not interfered with (**Exhibit B7.1**). *See condition number 5,* which ensures the applicant shall not impede, disrupt, or disturb the existing irrigation structure without approval from the irrigation district. **Stormwater drainage facilities:** The applicant did not indicate what they would do with stormwater drainage on the subject property. As conditioned, the applicant shall retain stormwater drainage onsite. *See condition number 13.* **Utility Systems:** Utility agencies, including Idaho Power, Intermountain Gas, CenturyLink, and Ziply, were notified of the application on April 16, 2025, and January 29, 2026. No agency comments were provided by those services at the time the staff report was written. It is anticipated that the applicant will be able to work with utility providers to gain any additional utilities 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 property takes access from Early Road. Early Road is classified as a local road. As conditioned, the applicant shall comply with the applicable highway district's access requirements. *See condition number 3.* Agency notice was sent to Highway District No. 4 on April 16, 2025, and January 29, 2026. No comment was received by the materials deadline	

Criteria Met?		
Yes	7	**Will there be undue interference with existing or future traffic patterns?**
Analysis	Undue interference with the existing or future traffic patterns is not anticipated. Any potential impact will be reviewed by the local highway district jurisdiction. It's anticipated that there will be a total of five (5) employees who will be picking up materials as needed. According to the applicant's operations plan, there will be no customers on-site (**Exhibit B5**). The subject property takes access from Early Road, which is serviced by Highway District No. 4. As conditioned, the applicant shall coordinate with Highway District No. 4 and obtain the necessary approvals for the intended use. *See condition number 3a.* Agency notice was sent on April 16, 2025, and January 29, 2026. No comment was received by the materials deadline ITD's comment received on April 22, 2025 (**Exhibit E4)**, states that the application does not meet the threshold for a Traffic Impact Study, nor does it pose any safety concern.	
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 R37689 is serviced by the Middleton School District. It is not anticipated that any impacts or accommodations will be needed for the proposed use. Agency notice was sent out on April 16, 2025, and January 29, 2026. No comments were received by the school district. **Police and Fire protection:** Parcel R37689 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 April 16, 2025, and January 29, 2026. No comment was received by the materials deadline. 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 April 16, 2025, and January 29, 2026. 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 April 16, 2025, and January 29, 2026. No comments were received. The pre-application meeting notes with Black Canyon Irrigation District state that they do not have any issues with the proposed plan. However, they ask that the lateral on the south end of the property is not interfered with (**Exhibit B7.1**). *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**	**Criteria**
Yes	**1**	**The use shall be contained within a building or behind a sight obscuring fence.**
Analysis	There shall be a sight-obscuring fence that all vehicles and equipment will be contained behind. *See condition number 10.* The applicant has a pre-existing shop, for which storage of equipment and inventory is contained within (**Exhibit B2**). An on-site office is located within the primary dwelling (**Exhibit B2.1**). 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**	**Criteria**
Yes	**1**	**All work shall be conducted off site.**
Analysis	Per the applicant's operation plan and letter of intent, all work will be conducted off-site, except for loading and unloading of supplies on-site, and what is allowed with the contractor shop criteria, which includes an office and storing the business vehicles, equipment, and inventory, which will either be in a building or located behind a site-obscuring fence (**Exhibits B2 and B5**). *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 operation plan, parking will be on-site (**Exhibit B5**). No parking will take place on a public or private road. *See condition number 7b.* Based on the Planning Staff's site visit on August 8, 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.**
Analysis	Per the land use worksheet, there will be approximately five (5) 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.**
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 (**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 April 16, 2025, and January 29, 2026. Property owners within 600 feet of the subject property boundaries were notified on January 29, 2026. A newspaper notice was published on February 3, 2026. The subject property was posted with a notice on February 3, 2026.

Pursuant to CCCO §01-17-07B - Materials Deadline, the submission of late documents or other materials does not allow all parties time to address the materials or allow sufficient time for public review. After the materials deadline, any input may be verbally provided at the public hearing to become part of the record.

AGENCY COMMENTS
All agency comments received by the aforementioned materials deadline are located in **Exhibit E**.

PUBLIC COMMENTS
Staff received two (2) written public comments by the materials deadline of February 23, 2026. Generally, of the comments received, one (1) was neutral, and one (1) was opposed. All public comments received by the aforementioned materials deadline are located in Exhibit F.

RECOMMENDATION AND DECISION OPTIONS:
In consideration of the application and supporting materials, staff concludes that the proposed conditional use permit for a staging area and contractor shop is compliant with Canyon County Ordinance 07-07-05, 07-14-09, and 07-14-29. 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.
    a. The applicant shall comply with the amount of land devoted to the animals' care per CCCO 07-02-03 within **180 days from the approval of the Conditional Use Permit**. To comply, the property owner would need to reduce the number of animals and/or provide more space devoted to the animals' care. Evidence shall be submitted to Development Services.
    b. The applicant shall remove the occupied RV from the subject property or apply for the proper permitting, such as a temporary use permit for a 90-day permit or a conditional use permit for an RV park within **30 days from the approval of the Conditional Use Permit**.
2. The applicant shall apply for 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 – 5:00 pm, as outlined in the Land Use Worksheet (**Exhibit B4**).
    b. Employees' vehicles shall be parked on-site and not on a public or private road. Business vehicles shall be operable and parked on site, not on a public or private road.
8. This conditional use permit must follow land use time limitation as stated in CCCO 07-07-23: "When a conditional use permit is granted, the land use or construction of its facility proposed in the application must have commenced within three (3) years of the date of the final decision by the presiding party or a court of appropriate jurisdiction. The improvements for the approved use must be completed within five (5) years of the same date.
    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 shall be constructed on the north, east, and west property lines located on the northern 1-acre portion of the subject property, behind the primary residence, as seen in **Exhibit B10, 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, prior to commencement of use.
13. The applicant shall retain stormwater drainage onsite.
14. The conditional use permit for a staging area and contractor shop shall be limited to Cesar Mena and family. Should ownership of parcel R37689 change from Cesar Mena 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 CU2025-0003, Mena, 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 CU2025-0003, Mena 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 CU2025-0003, Mena to a [*date certain or uncertain*]

EXHIBITS:

A. **Draft FCOS**
B. **Application Packet & Supporting Materials**
   1. Master Application
   2. Letter of Intent
      2.1. Email Correspondence
   3. Site Plan
   4. Land Use Worksheet
   5. Operation Plan
   6. Neighborhood Meeting
   7. Agency Acknowledgement
      7.1. Black Canyon Irrigation Pre-Application Notes
   8. Code and Building Violations
   9. Building Compliance
   10. Site Obscuring Fence Location
   11. Conditions Conversation
   12. Applicants' Additional Materials Received by: February 23, 2026

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. TAZ Household & Job Maps
      2.13. Slope Percent Map
      2.14. Future Land Use Map

D. Site Visit Photos: August 8, 2025

E. Agency Comments Received by: February 23, 2026
   1. CC Building Department; Received: April 16, 2025
   2. Southwest District Health; Received: April 18, 2025
      2.1. Additional Information; Received: May 20, 2025

2.2. Pre-Development Meeting Notes
3. DEQ; Received: April 21, 2025
4. ITD; Received: April 22, 2025
5. CC Soil Conservation; Received: May 7, 2025

F. Public Comments Received by: February 23, 2026

1. Jim Turpin – In Neutral; Received: February 10, 2026
2. Maria Morman – In Opposition; Received: February 23, 2026

Exhibit A:

EXHIBIT A

Draft FCOs

Planning & Zoning Commission

Case #: CU2025-0003

Hearing Date: March 5, 2026

In the matter of the application of:
Mena – CU2025-0003

The Canyon County Planning and Zoning Commission considers the following:

Case No. CU2025-0003: The applicant, Cesar Mena, is requesting a Conditional Use Permit for a Staging Area and Contractor Shop on approximately 7.53 acres in an "A" (Agricultural) zone. The applicant has a pool construction business; the proposal is for an office on-site and to store the company equipment, vehicles, and inventory on-site with approximately 5 employees loading and unloading. The hours of operation are 7 am – 5 pm Monday through Friday, with no customers on-site. The subject property is located at 17172 Early Rd, Caldwell, also referenced as Parcel R37689, a portion of the NE quarter of Section 06, T5N, R3W, BM, Canyon County, Idaho.

Summary of the Record

1. The record is comprised of the following:

   A. The record includes all testimony, the staff report, exhibits, and documents in Case File CU2025-0003.
      1. All exhibits are located in the case staff report dated March 5, 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, CU2025-0003, was presented at a public hearing before the Canyon County Planning and Zoning Commission on March 5, 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:

Conditional Use Permit Standards of Evaluation Analysis

Standards of Evaluation – CCCO §07-07-05: The presiding party shall consider each conditional use permit application by finding adequate evidence to answer the following questions in its FCOs:		
County Ordinance and Review		
Criteria Met?	**Code Section**	**Criteria**
Yes	**1**	**Is the proposed use permitted in the zone by conditional use permit?**
Analysis	*The proposed use for a staging area and contractor shop is permitted in the zone by a conditional use permit, pursuant to County Ordinance* CCCO §07-10-27. *The applicant submitted a conditional use permit for a staging area and contractor shop on* August 7, 2025. *See Staff Report Exhibit A for the application and submitted materials.* • *CCCO §07-02-03 defines a staging area as "An area where equipment and/or materials are stored for use conducted entirely off-site."* • *CCCO §07-02-03 defines a contractor shop as "May include, but not limited to, a building where a contractor conducts his business, including offices and parking of equipment and employee parking."*	

Criteria Met? Yes	2	What is the nature of the request?
Analysis	The property owner, Cesar Mena, requests a conditional use permit to establish a staging area and contractor shop for his business, Pool & Spa by Cesar LLC, on approximately 1 acre of the 7.53-acre parcel, designated as R37689. • Use: The nature of the request consists of using 1 acre of the subject property to store equipment and inventory for the applicants' pool construction business, Pool & Spa by Cesar LLC. The equipment that is stored on the subject property includes pickup trucks, a dingo, a skid steer, a flatbed trailer, utility trailers, an excavator, and storage containers. The inventory that is stored on the subject property includes pipe pieces and paver pallets that are stored all year and used as needed. The request includes a home office and a pre-existing shop used to store materials (**Staff Report Exhibits B2 and B2.1**). • Number of Employees: The applicant is proposing to have a total of five (5) employees who come on-site to load and unload the needed supplies; the work is conducted off-site (**Staff Report Exhibit B4**). The proposal includes one (1) employee to work in the home office (**Staff Report Exhibit B2.1**). • Customers: According to the applicant's Operation Plan (**Staff Report Exhibit B5**), there are no customers who come on-site. • Hours of Operation: The hours of operation proposed are Monday through Friday, 7:00 am – 5:00 pm, per the land use worksheet (**Staff Report Exhibit B4**). • Parking: The proposal includes parking for the property owners' company vehicles and employees as needed. • Restrooms: There is currently an individual septic tank servicing the residence on site. The use of the restroom will be used by the one (1) employee working in the home office (**Staff Report Exhibit B2.1**). The restroom is not anticipated to be used by the five (5) employees who come on-site to load and unload the needed supplies. *See condition number 11.*	
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 "Agricultural" with an "Intensive Agriculture Overlay" (**Staff Report Exhibit C1**). Approximately 570 feet to the east is future designated "Agricultural". However, the property approximately 2,000 feet northwest of the subject property is designated for future "Commercial" use. This suggests the subject property is in an area that is planned for agricultural uses. A staging area and contractor shop are an allowed use in the "Agricultural" zone with a conditional use permit. As conditioned, the proposed use is aligned with but not limited to the following goals and policies of the 2030 Comprehensive Plan: • Property Rights Goals: o G1.01.00: *"Protect the integrity of individual property rights while safeguarding public health, safety, and welfare."* o G1.02.00: *"Acknowledge the responsibilities of each property owner as a steward of the land, use their property wisely, maintain it in good condition, and preserve it for future generations without becoming a public nuisance."* Canyon County values the applicants' and surrounding property owners' private property rights and may support the applicants' project and the surrounding property owners' rights by adding mitigating conditions to the proposed conditional use permit (CCCO Section 07-07-17). *See the conditions on page 8 of the Staff Report.* • Economic Development Goals and Policies:	

- G3.01.00: *"Promote a healthy and sustainable regional economy by retaining, expanding, and recruiting businesses to favorable locations."*
- P3.01.02: *"Support suitable sites for economic growth and expansion compatible with the surrounding area."*
- G3.05.00: *"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 8 of the Staff Report.*

- Land Use Goals and Policies:
  - P4.01.01: *"Maintain a balance between residential growth and agriculture that protects the rural character."*
  - *P4.01.02: "Planning, zoning, and land-use decisions should balance the community's interests and protect private property rights."*
  - P4.02.01: *"Consider site capability and characteristics when determining the appropriate locations and intensities of various land uses."*

Canyon County supports growth and development as long as it is compatible with the surrounding area and appropriate conditions are added to mitigate adverse impacts that affect other land uses and the surrounding community. *See the conditions on page 8 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-mile radius, indicate that the land use in the area is agricultural (**Staff Report Exhibits C2.5, C2.6, and C2.7**). Although there are some residential properties in the area, the majority have agricultural operations on the properties. There are agricultural operations adjacent to the subject property on all sides. A staging area and contractor shop are allowed in an "A" (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 Operation	A	-
S	Agricultural Operation	A	-
E	Agricultural Operation	A	-
W	Agricultural Operation	A	-

"A" (Agricultural), "R-R" (Rural Residential), "R-1" (Single-Family Residential), "C-1" (Neighborhood Commercial), "C-2" (Service Commercial), "M-1" (Light Industrial), "CR" (Conditional Rezone)

Surrounding Land Use Cases:
Within a 1-mile radius of the property, there has been one (1) Conditional Rezone from "A" zone to "CR-RR" zone. The approved land use cases can be seen in **Staff Report Exhibit C2.6**.

Within a 2-mile radius of the subject property, there are two (2) feedlots approved (**Staff Report Exhibit C2.8**).

There is one (1) subdivision with an average lot size of 2.42 acres approved within a 2-mile radius of the subject property (**Staff Report Exhibit C2.7**).

Character of the Area:

	The area is characterized as agricultural. The subject property is adjacent to agricultural operations on all sides. Within 600 feet of the subject property, there are five (5) properties with a residence on them; all parcels are located on agricultural parcels. **Potential Impacts:** As proposed, the staging area and contractor shop are not anticipated to significantly increase the sound levels in the immediate vicinity. Per the letter of intent (**Staff Report Exhibit B2**), the nature of the work is remote, with loading and unloading onsite. As conditioned, the hours of operation are limited to Monday through Friday, 7:00 am – 5:00 pm (**Staff Report Exhibit B4**), 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 site visit on August 8, 2025, it was advised that the proposed use is on the north 1-acre portion of the property, behind the primary residence. *See condition number 10.* The proposed use may increase the dust levels in the immediate vicinity due to the storage and parking areas being gravel. As conditioned, dust shall be controlled per applicable federal, state, and county laws, ordinances, rules, and regulations that pertain to operations, including but not limited to nuisance regulations (CCCO Chapter 2 Article 1: Public Nuisances) and shall be consistent with Idaho Department of Environmental Quality (DEQ) requirements. To mitigate the potential for dust, the applicant shall submit a dust mitigation plan for staff's review and approval prior to commencement. *See condition number 9.* 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 August 8, 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 on site. Southwest District Health provided comment on May 20, 2025, stating there were no concerns with the home office's one (1) employee using the restroom (**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 proposed use is not anticipated to impact the irrigation facilities. Agency notice was sent out to Black Canyon Irrigation District on April 16, 2025, and January 29, 2026. No comments were received. The pre-application meeting notes with Black Canyon Irrigation District state that they do not have any issues with the proposed plan. However, they ask that the lateral on the south end of the property is not interfered with (**Staff Report Exhibit B7.1**). *See condition number 5,* which ensures the applicant shall not impede, disrupt, or disturb the existing irrigation structure without approval from the irrigation district. **Stormwater drainage facilities:** The applicant did not indicate what they would do with stormwater drainage on the subject property. As conditioned, the applicant shall retain stormwater drainage onsite. *See condition number 13.*

	Utility Systems: Utility agencies, including Idaho Power, Intermountain Gas, CenturyLink, and Ziply, were notified of the application on April 16, 2025, and January 29, 2026. No agency comments were provided by those services at the time the staff report was written. It is anticipated that the applicant will be able to work with utility providers to gain any additional utilities 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 property takes access from Early Road. Early Road is classified as a local road. As conditioned, the applicant shall comply with the applicable highway district's access requirements. *See condition number 3.* Agency notice was sent to Highway District No. 4 on April 16, 2025, and January 29, 2026. No comment was received by the materials deadline	
Criteria Met? **Yes**	**7**	**Will there be undue interference with existing or future traffic patterns?**
Analysis	Undue interference with the existing or future traffic patterns is not anticipated. Any potential impact will be reviewed by the local highway district jurisdiction. It's anticipated that there will be a total of five (5) employees who will be picking up materials as needed. According to the applicant's operations plan, there will be no customers on-site (**Staff Report Exhibit B5**). The subject property takes access from Early Road, which is serviced by Highway District No. 4. As conditioned, the applicant shall coordinate with Highway District No. 4 and obtain the necessary approvals for the intended use. *See condition number 3a.* Agency notice was sent on April 16, 2025, and January 29, 2026. No comment was received by the materials deadline ITD's comment received on April 22, 2025 (**Staff Report Exhibit E4)**, states that the application does not meet the threshold for a Traffic Impact Study nor does it pose any safety concern.	
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 R37689 is serviced by the Middleton School District. It is not anticipated that any impacts or accommodations will be needed for the proposed use. Agency notice was sent out on April 16, 2025, and January 29, 2026. No comments were received by the school district. **Police and Fire protection:** Parcel R37689 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 April 16, 2025, and January 29, 2026. No comment was received by the materials deadline. 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 April 16, 2025, and January 29,	

	2026. 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 April 16, 2025, and January 29, 2026. No comments were received. The pre-application meeting notes with Black Canyon Irrigation District state that they do not have any issues with the proposed plan. However, they ask that the lateral on the south end of the property is not interfered with (**Staff Report Exhibit B7.1**). *See condition number 5,* which ensures the applicant shall not impede, disrupt, or disturb the existing irrigation structure without approval from the irrigation district.

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**	**Criteria**
Yes	**1**	**The use shall be contained within a building or behind a sight obscuring fence.**
Analysis	There shall be a sight-obscuring fence that all vehicles and equipment will be contained behind. *See condition number 10.* The applicant has a pre-existing shop, for which storage of equipment and inventory is contained within (**Staff Report Exhibit B2**). An on-site office is located within the primary dwelling (**Staff Report Exhibit B2.1**). All other work is done off-site.	

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**	**Criteria**
Yes	**1**	**All work shall be conducted off site.**
Analysis	Per the applicant's operation plan and letter of intent, all work will be conducted off-site, except for loading and unloading of supplies on-site, and what is allowed with the contractor shop criteria, which includes an office and storing the business vehicles, equipment, and inventory, which will either be in a building or located behind a site-obscuring fence (**Staff Report Exhibits B2 and B5**). *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 operation plan, parking will be on-site (**Staff Report Exhibit B5**). No parking will take place on a public or private road. *See condition number 7b.* Based on the Planning Staff's site visit on August 8, 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 five (5) 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 # CU2025-0003, 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.
    a. The applicant shall comply with the amount of land devoted to the animals' care per CCCO 07-02-03 within **180 days from the approval of the Conditional Use Permit**. To comply, the property owner would need to reduce the number of animals and/or provide more space devoted to the animals' care. Evidence shall be submitted to Development Services.
    b. The applicant shall remove the occupied RV from the subject property or apply for the proper permitting, such as a temporary use permit for a 90-day permit or a conditional use permit for an RV park within **30 days from the approval of the Conditional Use Permit**.
2. The applicant shall apply for 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 – 5:00 pm, as outlined in the Land Use Worksheet (**Staff Report Exhibit B4**).
    b. Employees' vehicles shall be parked on-site and not on a public or private road. Business vehicles shall be operable and parked on site, not on a public or private road.
8. This conditional use permit must follow land use time limitation as stated in CCCO 07-07-23: "When a conditional use permit is granted, the land use or construction of its facility proposed in the application must have commenced within three (3) years of the date of the final decision by the presiding party or a court of appropriate jurisdiction. The improvements for the approved use must be completed within five (5) years of the same date.
    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 shall be constructed on the north, east, and west property lines located on the northern 1-acre portion of the subject property, behind the primary residence, as seen in **Staff Report Exhibit B10, 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, prior to commencement of use.
13. The applicant shall retain stormwater drainage onsite.
14. The conditional use permit for a staging area and contractor shop shall be limited to Cesar Mena and family. Should ownership of parcel R37689 change from Cesar Mena 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 #: CU2025-0003

Hearing Date: March 5, 2026

Exhibit B1:

CONDITIONAL USE PERMIT
PUBLIC HEARING - APPLICATION

PROPERTY OWNER	OWNER NAME: Cesar Mena
	MAILING ADDRESS: 17172 Early RD 83607
	PHONE [redacted] EMAIL [redacted]

I consent to this application and allow DSD staff / Commissioners to enter the property for site inspections. If the owner(s) is a business entity, please include business documents, including those that indicate the person(s) who are eligible to sign.

Signature: Lucero Lopez *Date:* 01-28-25

APPLICANT: IF DIFFERING FROM THE PROPERTY OWNER	APPLICANT NAME: Pool & Spa By Cesar LLC
	COMPANY NAME:
	MAILING ADDRESS: 17172 Early Rd Caldwell ID 83607
	PHONE: [redacted] EMAIL: [redacted]

SITE INFO	STREET ADDRESS: 17172 Early RD 83607
	PARCEL NUMBER: 37089000
	PARCEL SIZE: 6 1/2 Acres
	REQUESTED USE: Staging Area
	FLOOD ZONE (YES/~~NO~~) NO ZONING DISTRICT: AG

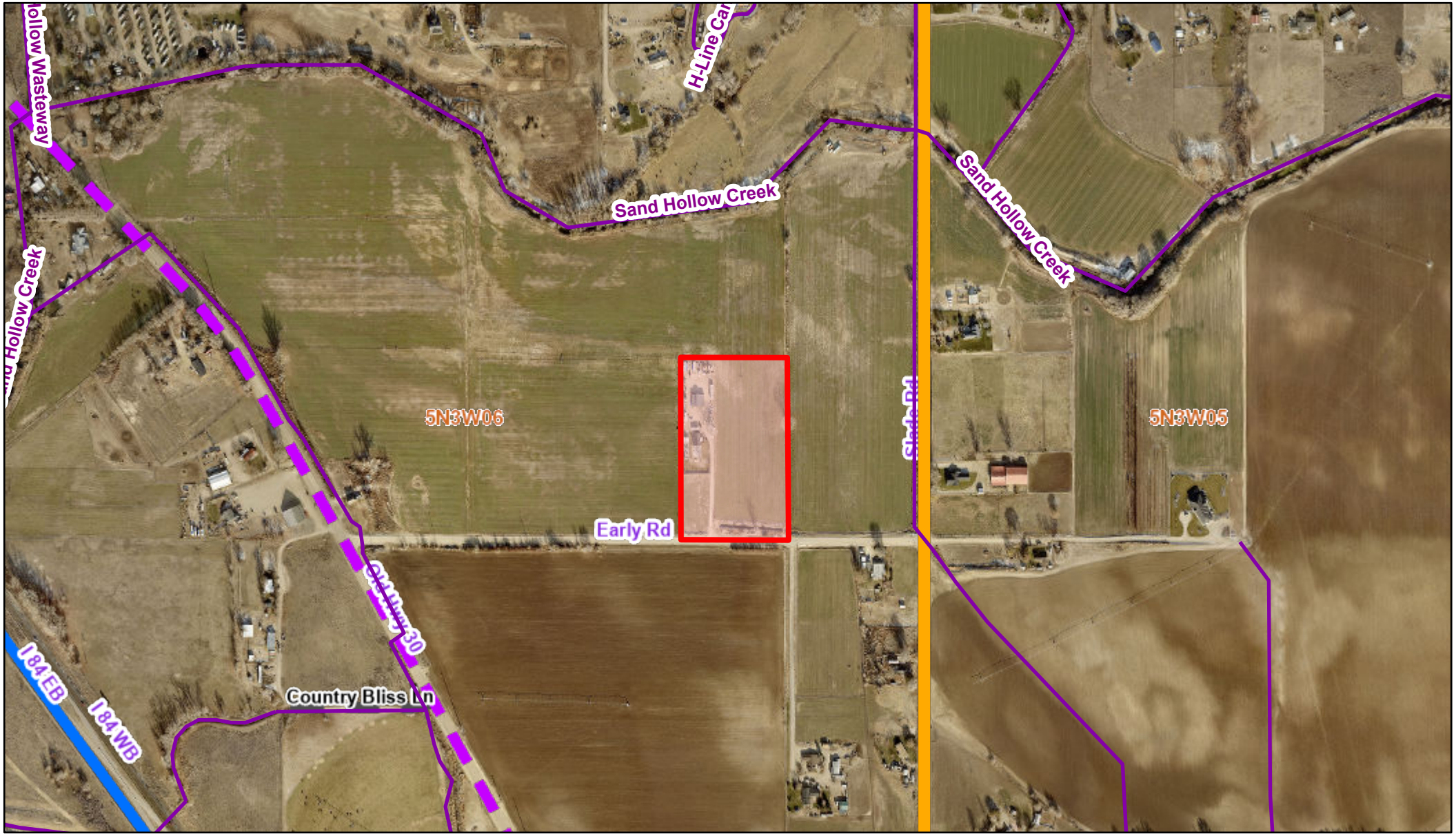
FOR DSD STAFF COMPLETION ONLY:

CASE NUMBER CU2025-0003	DATE RECEIVED: 1-28-25
RECEIVED BY: Josh Johnson	APPLICATION FEE: $950.00 CK MO (CC) CASH

2-19-25

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

Canyon County, ID Web Map



2/19/2025, 2:41:43 PM

Multiple Parcel Search _Query result
Hydro_NHDFlowline
County Boundary
Current Impact Area
City Limits
Sections
CC_PrivateRoads

ITDFunctionalClassification
Interstate
Major Collector

Imagery_2022
Red: Band_1

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 |

AGENCY ACKNOWLEDGMENT

Date:
Applicant: Cesar Mena | Pools & Spa By Cesar LLC
Parcel Number: 37168900 0
Site Address: 17172 Early Rd Caldwell, ID 83607

OFFICIAL USE ONLY BELOW THIS LINE – ACKNOWLEDGMENT ACTION:

Southwest District Health:
☒ Applicant submitted/met for official review.

Date: 01/15/2024 Signed: Anthony Lee
Authorized Southwest District Health Representative
(This signature does not guarantee project or permit approval)

Fire District: District: Middleton Rural
☒ Applicant submitted/met for official review.

Date: _____ Signed: see attached
Authorized Fire District Representative
(This signature does not guarantee project or permit approval)

Highway District: District: Hwy Dist #4
☑ Applicant submitted/met for official review.

Date: _____ Signed: see attached copy of form
Authorized Highway District Representative
(This signature does not guarantee project or permit approval)

Irrigation District: District: Black Canyon
☒ Applicant submitted/met for official review.

Date: _____ Signed: see attached signature and letter
Authorized Irrigation Representative
(This signature does not guarantee project or permit approval)

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

Date: _____ Signed: Not In An Impact Area
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

APPLICATION-Acknowledgement Notice

SOUTHWEST DISTRICT HEALTH

Receipt No:	Date:
$100 Fee:	Document No:

(Official Use Only)

Parcel #: 37689000 Acres: 1.53 ac.

Property Address: 17172 Early RD City Caldwell Zip Code 83607

Legal Description: Township 5 N Range 3 W Section 6 County Canyon

Subdivision: N/A Lot Block

Applicants Name: Cesar Mena - Lucero Lopez Email: [redacted]

Mailing Address: 17172 Early Rd Phone # [redacted]

City: Caldwell State: Idaho Zip Code: 83607

Applicant is : ☐ Landowner ☐ Contractor ☐ Installer ☐ Other Owner Date: 01-15-25

Owners Name : Cesar Mena

Mailing Address : 17172 Early Rd Phone #: [redacted]

City : Caldwell State: ID Zip Code: 83607

The proposed use will be: ☐ Residential ☑ Commercial ☐ Agricultural

Is there an existing structure(s) on this parcel? ☑ Yes ☐ No

Is a Letter of Intended Use provided? ☒ Yes ☐ No

The proposed change will be: ☐ Land Split ☐ Land Use Changes (i.e., zoning)
☐ Preliminary Plat Review ☒ Other (See below description of proposal)

Number of lots on the parcel (if applicable): N/A

Property is located in: ☐ City ☐ Impact Zone ☑ County

Is the proximity of the structure to city sewer or central wastewater collection system 200 feet or less? ☐ Yes ☒ No

Water supply: ☑ Private Well ☐ Shared Well ☐ Public Water System

Description of proposal:

Staging Area Pools & Spas by Cesar Storage For Material Parts Trucks and Equipment

SIGNATURE: Lucero Lopez DATE: 01-15-25

By my signature above, I certify that all answers and statements on this application are true and complete to the best of my knowledge. I understand that should evaluation disclose untruthful or misleading answers, my application may be rejected or permit canceled. SWDH does not guarantee conditions of approval by signing the application form. The applicant must apply for a subsurface sewage disposal system within one (1) year from the date of signature on this application.

AGENCY ACKNOWLEDGMENT

Date:
Applicant: Cesar Mena | Pods & Spa By Cesar LLC
Parcel Number: 37089000 0
Site Address: 17172 Early Rd Caldwell, ID 83607

OFFICIAL USE ONLY BELOW THIS LINE – ACKNOWLEDGMENT ACTION:

Southwest District Health:
☒ Applicant submitted/met for official review.
Date: 01/15/2024 Signed: Anthony Lee
Authorized Southwest District Health Representative
(This signature does not guarantee project or permit approval)

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

Highway District: District: Hwy Dist #4
☒ Applicant submitted/met for official review.
Date: 1/19/25 Signed: _____
Authorized Highway District Representative
(This signature does not guarantee project or permit approval)

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

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

Received by Canyon County Development Services:

Date: _____ Signed: _____
Canyon County Development Services Staff

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

AGENCY ACKNOWLEDGMENT

Date:
Applicant: Cesar Mena | Pods & Spa By Cesar LLC
Parcel Number: R 37684
Site Address: 17172 Early Rd Caldwell, ID 83607

OFFICIAL USE ONLY BELOW THIS LINE – ACKNOWLEDGMENT ACTION:

Southwest District Health:
☐ Applicant submitted/met for official review.

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

Fire District: District: Middleton Rural
☑ Applicant submitted/met for official review.

Date: 11/24/25 Signed: _____
Authorized Fire District Representative
(This signature does not guarantee project or permit approval)

Highway District: District: Hwy Dist #4
☐ Applicant submitted/met for official review.

Date: _____ Signed: _____
Authorized Highway District Representative
(This signature does not guarantee project or permit approval)

Irrigation District: District: Black Canyon
☐ Applicant submitted/met for official review.

Date: _____ Signed: _____
Authorized Irrigation Representative
(This signature does not guarantee project or permit approval)

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

Date: _____ Signed: Not In An Impact Area
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

Middleton Rural Fire District

Date: January 24, 2025

To: Lucero Reyes
Pools & Spa by Cesar, LLC – Cesar Mena

From: Victor Islas, Deputy Chief

Subject: Fire District Comments

Project: Canyon County Conditional Use Permit
File/Case Number: TBD

The Middleton Rural Fire District has assessed the documents provided by the owner via email on January 6, 2025, review comments are as follows:

The Applicant is requesting approval of a Conditional Use Permit for the property located at 17172 Early Rd., Caldwell Idaho (Parcel ID: 37689000 0). The property will be used for a home occupation and storage of equipment, trailers, vehicles and a small inventory.

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 11.5 mile(s) from the property, with an estimated travel time of 16 minutes under optimal driving conditions.

Future response coverage will be provided by Middleton Rural Fire District Staton 54, located at 26476 Harvey Rd., Caldwell, Idaho 83607. Once operational Station 54 is 5.6 mile(s) with an estimated travel time of 8 minutes under ideal driving conditions to the property.

The district does not oppose the application, contingent on adherence to the following code, AHJ requirements and approval conditions:

1. Codes:
   1.1. This property shall comply with the 2018 International Fire Code (IFC) along with any relevant codes established by the Canyon County, Idaho.

2. Fire Department Access:
   2.1. 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.

3. Future Construction on Property:
   3.1. Any future modifications to structures or construction of new structures shall comply with:
      3.1.1. Fire Department Access
      3.1.2. Water Supply for firefighter Operations
   3.2. The applicant is responsible for submitting the necessary applications and supporting documents to the Fire District for review. Applicable review fees will be charged by the Fire District.

4. Additional Comments:
   4.1. Any overlooked hazardous condition and/or violation of the International Building and/or Fire Code does not imply approval of such condition or violation.

AGENCY ACKNOWLEDGMENT

Date:
Applicant: Cesar Mena | Pools & Spa By Cesar LLC
Parcel Number: 37689000 0
Site Address: 17172 Early Rd Caldwell, ID 83607

OFFICIAL USE ONLY BELOW THIS LINE – ACKNOWLEDGMENT ACTION:

Southwest District Health:
☐ Applicant submitted/met for official review.

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

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

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

Highway District: District: Hwy Dist #4
☐ Applicant submitted/met for official review.

Date: _____ Signed: _____
Authorized Highway District Representative
(This signature does not guarantee project or permit approval)

Irrigation District: District: Black Canyon
☒ Applicant submitted/met for official review.

Date: 12-11-21 Signed: _____
Authorized Irrigation Representative
(This signature does not guarantee project or permit approval)

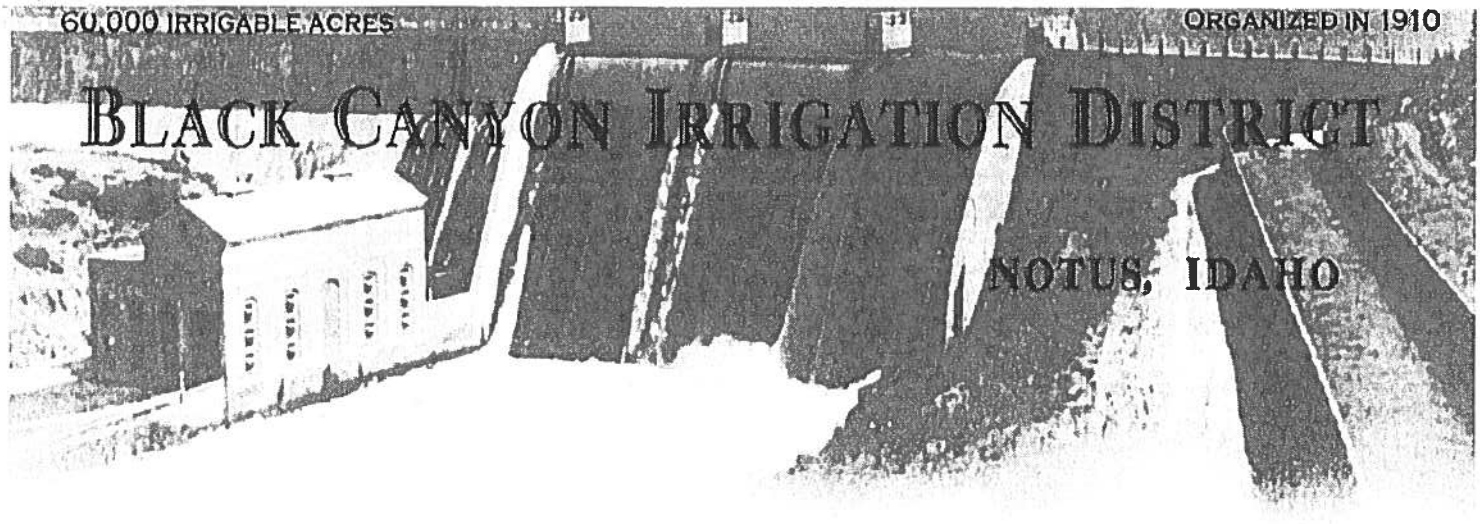
Area of City Impact: City N/A
☐ Applicant submitted/met for official review.

Date: _____ Signed: Not In An Impact Area
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



December 11th 2024

Dear Cesar & Lucero Mena

Thank you for reaching out concerning your building permit for the County. Black Canyon Irrigation District (BCID) has Reviewed your plans and sees one BCID facilities or easements on your property. The one facility in question is the D 5.9-0.8 Lateral. BCID has no issues with the proposed plan for this permit however we ask that the lateral on the south end of the Property is not interfered with. BCID has a 30' easement from the center of the ditch 15' each side. If you wish to discuss This further or have questions or want to talk about the ditch or easement please contact us.

Mike Meyers

Manager
Black Canyon Irrigation District
mikem@blackcanyonirrigationdistrict.com

Return | New Search | Tax Info | Print

General Information

Owner: Morales Cesar Mena, Reyes Lucero Lopez
Mailing Address: 17172 Early Rd Caldwell Id 83607
Property Address: 17172 Early Rd
Neighborhood: 240000 Middleton Farm

Parcel ID: 37689000 0
Property Class: 131 Res Impr on Cat 10
Deeded Acres: 6.5300
District: 032-00

Last updated: 1/08/2025 05:32:55 PM

Map Info

Parcel ID	Link to Interactive Map (Click Below to Navigate to Map)
37689000 0	62612

Legal Descriptions

Description

06-5N-3W NE TX 18648 IN SENE T78740

Ownership Transfer History

Instrument	Date	Owner	Grantee	Type
2020035631	6/30/20	Dehaan Katherine Grace	Morales Cesar Mena	Single
2018053574	11/28/18	Hansen Daniel B @@	Dehaan Katherine Grace	Single
2012040118	9/12/12	Early Dorothy M	Hansen Daniel B @@	Single
2007005548	1/24/07	Early Dorothy M	Early Dorothy M	Single

Exemption History

Effective Year	Modifier	Override Amount	Percent	Exemption Expires	Total Value	Exemption Value	Net Taxable Value
2024	Homeowner Standard Cap	0.00	100	9999	388,190	0	263,190
2023	Homeowner Standard Cap	0.00	100	9999	391,610	0	266,610

Net Taxable Value

Tax Year	Description	Value
2024	Original	263,190
2023	Original	266,610

Value History

Year	Reason	Land Value	Improvement Value	Total Value
2024	02- Assessment Update	178,890	209,300	388,190
2023	02- Assessment Update	179,610	212,000	391,610

December 10, 2024

Canyon County Development Service Dept
111 North 11th Ave #140
Caldwell, ID 83605

To Whom It May Concern:

We would like to apply for a Conditional Use Permit for our property located at 17172 Early Rd, Caldwell ID 83607. We own a small business that does the construction of pools for residential home owners. Along the backside of the property, we have our equipment, trailers, vehicles and a small inventory of supplies stored. These job materials are used for projects and we rotate them as we use them up for jobs. This area is for storage purposes only as customers or clients never visit the property. We would appreciate the opportunity to use this area for storage and parking for our company.

The permit that we are applying for is permitted in the zone.

The nature of the request is for storage for our small business.

The comprehensive plan is consistent with our proposed use.

The proposed use will not be injurious to any other property or will not negatively change the essential character of the area/property.

There is adequate water, sewer, irrigation, drainage, and stormwater drainage facilities to accommodate this request.

Legal access already exists for the property.

There will not be an undue interference with traffic patterns (existing or future).

Essential services will not be necessary to accommodate this request.

Thank you for your consideration in this request.

With Regard,

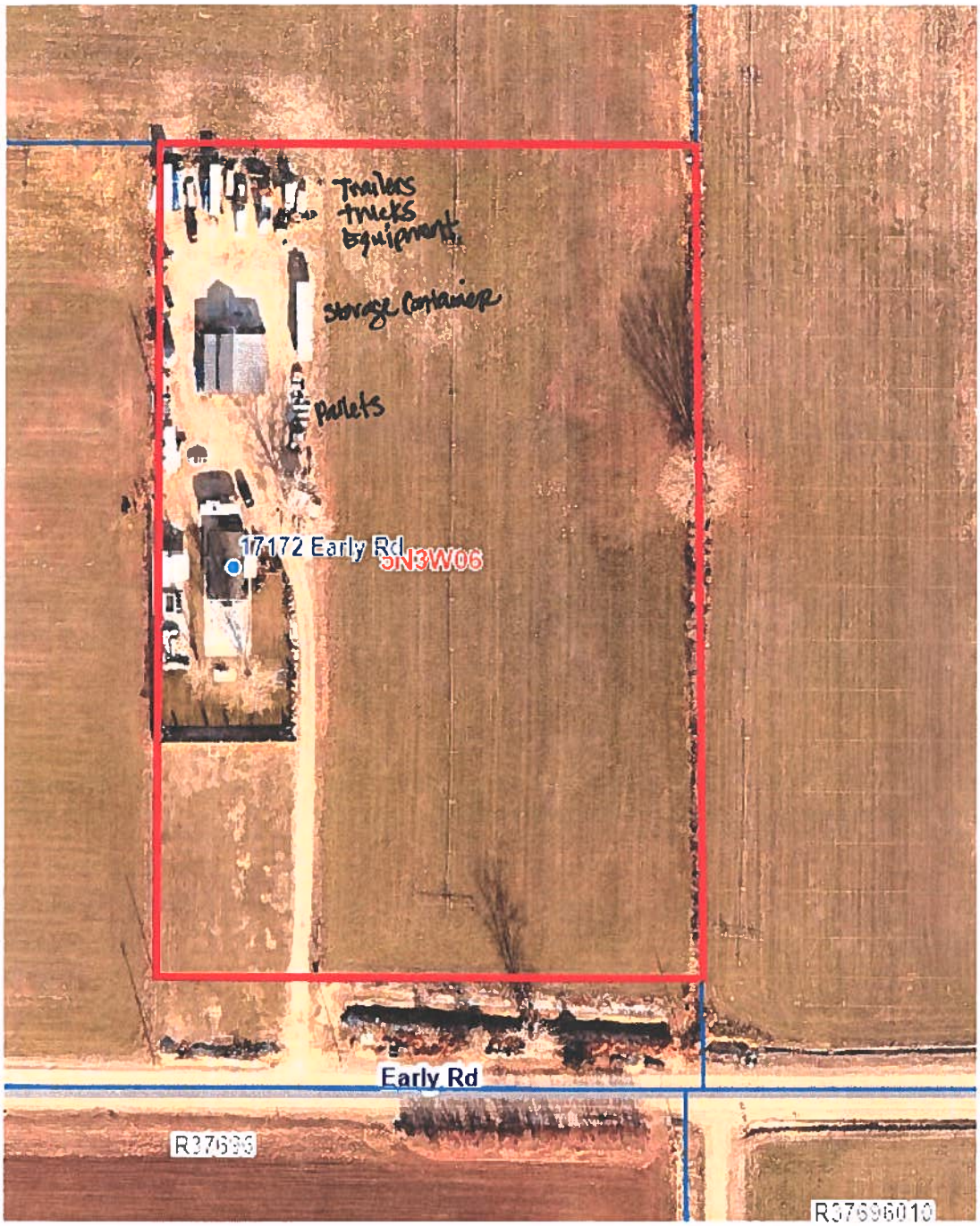
Lucero Lopez

Lucero Reyes
Owner

OPERATIONS PLAN

Our construction company intends to use part of the property for the storage of equipment, vehicles, and a small inventory of supplies. We rotate the supplies as they are used up for jobs. This area is for storage purposes only. We do not have customers or clients ever visiting our personal property.

The hours of operation will generally 7:00 am to 5:00 pm Monday through Friday. There should be minimal noise or dust levels. We have approximately five employees that will normally park their cars at the house, but there is space to accommodate this. We would anticipate very little disruption, if any, to our own property. We would anticipate no disruption to any surrounding properties.


Trailers
trucks
Equipment
storage Container
Pallets
17172 Early Rd
3N3W06
Early Rd
R37696
R37696010

LAND USE WORKSHEET

PLEASE CHECK ALL THAT APPLY TO YOUR REQUEST:

GENERAL INFORMATION

1. **DOMESTIC WATER:** ☒ Individual Domestic Well ☐ Centralized Public Water System ☐ City

☐ N/A – Explain why this is not applicable: _____

☐ How many Individual Domestic Wells are proposed? _____

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

☐ N/A – Explain why this is not applicable: _____

3. **IRRIGATION WATER PROVIDED VIA:**

☒ Surface ☐ Irrigation Well ☐ None

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

☐ Pressurized ☐ Gravity

5. **ACCESS:**

☐ Frontage ☐ Easement Easement width_____Inst. # _____

6. **INTERNAL ROADS:**

☒ Public ☐ Private Road User's Maintenance Agreement Inst #_____

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

Type: Vinyl Fencing Around one side Height: 6'

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)

_____

RESIDENTIAL USES

1. **NUMBER OF LOTS REQUESTED:** N/A

☐ 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

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

■	Monday	7:00 am	to	5:00 pm
■	Tuesday	7:00 am	to	5:00 pm
■	Wednesday	7:00 am	to	5:00 pm
■	Thursday	7:00 am	to	5:00 pm
■	Friday	7:00 am	to	5:00 pm
■	Saturday	_____	to	_____
☐	Sunday	_____	to	_____

3. **WILL YOU HAVE EMPLOYEES?** ■ Yes If so, how many? 5 ☐ No

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

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

What type of sign: _____Wall _____ Freestanding _____ Other

5. **PARKING AND LOADING:**
How many parking spaces? 5

Is there is a loading or unloading area? No

ANIMAL CARE-RELATED USES

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

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

   ☐ Building ☐ Kennel ☐ Individual Housing ☐ Other _____

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

   ☐ Building ☐ Enclosure ☐ Barrier/Berm ☐ Bark Collars

4. **ANIMAL WASTE DISPOSAL**

   ☐ Individual Domestic Septic System ☐ Animal Waste Only Septic System

   ☐ Other: _____

NEIGHBORHOOD MEETING SIGN-UP

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

NEIGHBORHOOD MEETING SIGN UP SHEET

CANYON COUNTY ZONING ORDINANCE §07-01-15

Applicants shall conduct a neighborhood meeting for any proposed comprehensive plan amendment, zoning map amendment (rezone), subdivision, variance, conditional use, zoning ordinance map amendment, or other requests requiring a public hearing.

SITE INFORMATION

Site Address: 17172 Early Rd	Parcel Number: R37684	
City: Caldwell	State: ID	ZIP Code: 83607
Notices Mailed Date:	Number of Acres: 6.5	Current Zoning:
Description of the Request: Staging Area and Storage For Equipment, Vehicles, and Supplies Along Backside of Property		

APPLICANT / REPRESENTATIVE INFORMATION

Contact Name: Cesar Mena		
Company Name: Pool & Spa By Cesar LLC		
Current address: 17172 Early Rd		
City: Caldwell	State: ID	ZIP Code: 83607
Phone: [redacted]	Cell:	Fax:
Email: [redacted]		

MEETING INFORMATION

DATE OF MEETING: 12/27/2024	MEETING LOCATION: 17172 Early Rd
MEETING START TIME: 10:00 AM	MEETING END TIME: 12:00 pm
ATTENDEES: NO ONE SHOWED	

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

10.
11.

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

NEIGHBORHOOD MEETING CERTIFICATION:

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

APPLICANT/REPRESENTATIVE (Please print): Lucero Lopez Mera

APPLICANT/REPRESENTATIVE (Signature): Lucero Lopez

DATE: 12/27/24

Notice of Neighborhood Meeting
Conditional Use Permit
Pre-application requirement for a public hearing

Date: 12/10/24

COPY

Dear Neighbor –

We are in the process of submitting an application for a Conditional Use Permit (or variance, zoning ordinance map amendment, expansion, or extension or nonconforming uses, etc.) to Canyon County Development Services (DSD). One of the requirements necessary prior to submit the application is to hold a "neighborhood meeting" and provide information to our surrounding neighbors.
(Canyon County Zoning Ordinance 07-01-15)

This meeting is for informational purposes and to receive feedback from you as we move through the application process. This is not a Public Hearing before a governing body of the County. Once our application has been submitted and processed, a public hearing date will be scheduled. Prior to the scheduled date you will receive an official notification from Canyon County DSD regarding the public hearing via mail, newspaper publication, and /or a display on the property for which the Conditional Use Permit (or other case type) is applied.

The Neighborhood Meeting details are as follows:

Date: 12/27/24 **(Friday)**
Time: 10:00am - 12:00pm
Location: 17172 Early Rd, Caldwell **ID836** 07

COPY

The project is summarized below:

Site Location: 17172 Early Rd, Caldwell **ID836** 07
We are proposing to be continued to maintain the current storage area for our equipment, trailers, vehicles, and limited supplies **located along the** backside **of the property. We use this as a storage area only. Customers or clients never visit our property.**

We look forward to the neighborhood meeting and encourage you to attend. At that time we will answer any questions that you may have.

Please do not call the Canyon County Development Services regarding this meeting. This is a pre-application requirement and we have not submitted the application for consideration at this time. The county currently has not information on this project.

If you have questions prior to this meeting, please contact me at [redacted]

Sincerely,

Cesar and Lucero Mena
Owners

PARCEL_NO	OwnerName	Address	City	State	ZipCode	x
R37678	MIDDLETON FARMS LLC	5001 FIFESHIRE PL	BOISE	ID	83713	
R37679	MALMBERG GARY G	29500 SLADE RD	CALDWELL	ID	83607	
R37687	MORMAN GAYLE W	22142 JEANNE DR	CALDWELL	ID	83607	
~~R37689~~	~~MORALES CESAR MENA~~	17172 EARLY RD	CALDWELL	ID	83607	
R37689010	HANSEN DANIEL B	1717 E CHISHOLM DR	NAMPA	ID	83687-6828	
~~R37689011~~	~~MORALES CESAR MENA~~	17172 EARLY RD	CALDWELL	ID	83607	
R37696	GREEN LARRY D	27265 FARMWAY RD	CALDWELL	ID	83607	
R37696010	ANDERSON MICHAEL EDWARD	17132 EARLY RD	CALDWELL	ID	83607	
R37697	SALAZAR ROBYN	17047 EARLY RD	CALDWELL	ID	83607	
R37681010	KAES MICHAEL L	29656 SLADE RD	CALDWELL	ID	83607	
R37688010	EAGER MATTHEW R	675 TOWER LN	CALDWELL	ID	83607	
R37695	GREEN LARRY D	27265 FARMWAY RD	CALDWELL	ID	83607	
R37697010	EARLY GARY LEE	17128 HOLLOW RD	CALDWELL	ID	83607	
R37681	INGRAM NATHAN P	29622 SLADE RD	CALDWELL	ID	83607	

UNOFFICIAL COPY

QUITCLAIM DEED

FOR VALUE RECEIVED, Cesar Mena Morales & Lucero Lopez Reyes husband and wife does hereby convey, release, husband and wife LHR

remise, and forever quit claim unto Cesar Mena Morales & Lucero Lopez Reyes whose current address is:

17172 Early Rd Caldwell, ID 83607 the following described premises:

See Attached: The intent is to create a lot line adjustment

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

Date: 01-17-25

2025-001847
RECORDED
01/17/2025 01:15 PM

00847873202600018470030036

RICK HOGABOAM
CANYON COUNTY RECORDER
Pgs=3 ZBLAKESLEE $15.00
DEED
CESAR MENA MORALES

By: _____
Cesart Mena Morales

By: Lucero Lopez Reyes
Lucero Lopez Reyes

State of Idaho)
: ss.
County of Canyon)

On this 17 day of January, 2025 before me, Miriam Piz Vergara, a notary public in and for the state of Idaho, personally appeared Cesar Mena Morales & Lucero Lopez Reyes, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within, and foregoing instrument, and acknowledged to me that she executed the same.

_____
Notary Public
Residing at Nampa, Idaho
My Commission Expires: 5-19-2028

MIRIAM PIZ VERGARA
NOTARY PUBLIC
Comm No. 20222595
STATE OF IDAHO

UNOFFICIAL COPY

UNOFFICIAL COPY

LEGAL DESCRIPTION FOR
CESAR MENA
PARCEL 1

A parcel of land located in the South 1/2 of the Northeast 1/4 of Section 6 Township 5 North, Range 3 West, Boise Meridian, Canyon County, Idaho. Being further described as follows:

BASIS OF BEARING:

The South line of the Southwest 1/4 of the Northeast 1/4 of Section 6, Township 5 North, Range 3 West, Boise Meridian, derived from found monuments and taken as North 89°10'19" West with the distance between monuments found to be 1321.39 feet

BEGINNING at a point on the South line of the Southwest 1/4 of the Northeast 1/4 of said Section 6, Township 5 North, Range 3 West, Boise Meridian from which the Center East 1/16 Corner of said Section 6 bears South 89°10'17" East a distance of 203.81 feet;

Thence North 00°00'18" West, a distance of 747.03 feet;

Thence South 89°11'00" East, a distance of 533.34 feet;

Thence South 00°35'49" West, to a point on the South line of the Southeast 1/4 of the Northeast 1/4 a distance of 747.00 feet;

Thence along said South line North 89°11'00" West, to the Center East 1/16 Corner of said Section 6, a distance of 321.69 feet.

Thence leaving said Center East 1/16 and along the South line of said Southwest 1/4 of the Northeast 1/4 North 89°10'17" West, a distance of 203.81 feet to the **POINT OF BEGINNING**.

Said Parcel containing 395,470 square feet or 9.08 acres, more or less and is subject to all existing easements and rights-of-ways of record or implied.

END OF DESCRIPTION.

Kenneth H. Cook, P.L.S. 9895
Timberline Surveying
316 S. Kimball Ave. Ste. 207
Caldwell, Idaho 83605
(208) 465-5687



UNOFFICIAL COPY

UNOFFICIAL COPY

LEGAL DESCRIPTION FOR
CESAR MENA
PARCEL 2

A parcel of land located in the Southeast 1/4 of the Northeast 1/4 of Section 6 Township 5 North, Range 3 West, Boise Meridian, Canyon County, Idaho. Being further described as follows:

BASIS OF BEARING

The South line of the Southwest 1/4 of the Northeast 1/4 of Section 6, Township 5 North, Range 3 West, Boise Meridian, derived from found monuments and taken as North 89°10'19" West with the distance between monuments found to be 1321.39 feet.

BEGINNING at a point on the South line of the Southeast 1/4 of the Northeast 1/4 of said Section 6, Township 5 North, Range 3 West, Boise Meridian from which the Center East 1/16 Corner of said Section 6 bears North 89°11'00" West a distance of 321.69 feet;

Thence leaving said South line North 00°35'49" East, a distance of 747.00 feet;

Thence South 89°11'00" East, a distance of 8.58 feet;

Thence continue Easterly along said line, a distance of 427.94 feet;

Thence South 00°11'24" West, to a point on said South line a distance of 747.04 feet;

Thence along said South line North 89°11'00" West, a distance of 441.82 feet to the **POINT OF BEGINNING**.

Said Parcel containing 328,061 square feet or 7.53 acres, more or less and is subject to all existing easements and rights-of-ways of record or implied.

END OF DESCRIPTION.

Kenneth H. Cook, P.L.S. 9895
Timberline Surveying
316 S. Kimball Ave. Ste. 207
Caldwell, Idaho 83605
(208) 465-5687



UNOFFICIAL COPY

Exhibit B2:

December 10, 2024

Canyon County Development Service Dept
111 North 11th Ave #140
Caldwell, ID 83605

To Whom It May Concern:

We would like to apply for a Conditional Use Permit for our property located at 17172 Early Rd, Caldwell ID 83607. We own a small business that does the construction of pools for residential home owners. Along the backside of the property, we have our equipment, trailers, vehicles and a small inventory of supplies stored. These job materials are used for projects and we rotate them as we use them up for jobs. This area is for storage purposes only as customers or clients never visit the property. We would appreciate the opportunity to use this area for storage and parking for our company.

The permit that we are applying for is permitted in the zone.

The nature of the request is for storage for our small business.

The comprehensive plan is consistent with our proposed use.

The proposed use will not be injurious to any other property or will not negatively change the essential character of the area/property.

There is adequate water, sewer, irrigation, drainage, and stormwater drainage facilities to accommodate this request.

Legal access already exists for the property.

There will not be an undue interference with traffic patterns (existing or future).

Essential services will not be necessary to accommodate this request.

Thank you for your consideration in this request.

With Regard,

Lucero Lopez

Lucero Reyes
Owner

Exhibit B2.1:

Archived: Thursday, February 5, 2026 12:34:13 PM
From: Gracie Delhoyo
Mail received time: Wed, 16 Apr 2025 11:28:45
Sent: Wed, 16 Apr 2025 11:28:12
To: Amber Lewter
Subject: Re: [External] Pools & Spa by Cesar
Importance: Normal
Sensitivity: None
Attachments:
image001.png

Hi Amber,
Yes , let's do that. Thank you.

Global Tax & Business Services, LLC
318 Caldwell Blvd
Nampa, ID 83651
208-468-9481 phone
208-906-8648 fax

On Wed, Apr 16, 2025 at 9:23 'a0AM Amber Lewter <Amber.Lewter@canyoncounty.id.gov> wrote:

> Hello Gracie,
>
> I am just following up. Would you like to add a contractor shop to the letter of intent so that your home office is permitted?
>
> Thank you,
>
> **Amber Lewter**
>
> Associate Planner
>
> Canyon County Development Services Department

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

Direct Line: 208-454-6631

Fax: 208-454-6633

Email: amber.lewter@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

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: Gracie Delhoyo <graciedh@gmail.com>
Sent: Thursday, April 10, 2025 9:23 PM
To: Amber Lewter <Amber.Lewter@canyoncounty.id.gov>
Subject: [External] Pools & Spa by Cesar

I would like to introduce myself as the Planner assigned to your application for a staging area CU2025-0003. There are some clarifying questions I have if you could answer them please.

- Is there an office onsite? We have a home office that I work out of but not an office where we meet with clients. We always meet the client at the jobsite (clients home usually)

- How many or an estimate of how many company vehicles you have onsite? average of 7 Company Vehicles

- What type of company vehicles and equipment are stored onsite? Pickup trucks,dingo, Skidsteer, Flatbed trailer, utility Trailers, excavator, Storage containers.

- What type of inventory do you typically have onsite and how long are they stored?

Pipe pieces and paver pallets are stored all year, used as needed then restocked.

Global Tax & Business Services, LLC

318 Caldwell Blvd

Nampa, ID 83651

208-468-9481 phone

208-906-8648 fax

Exhibit B3:

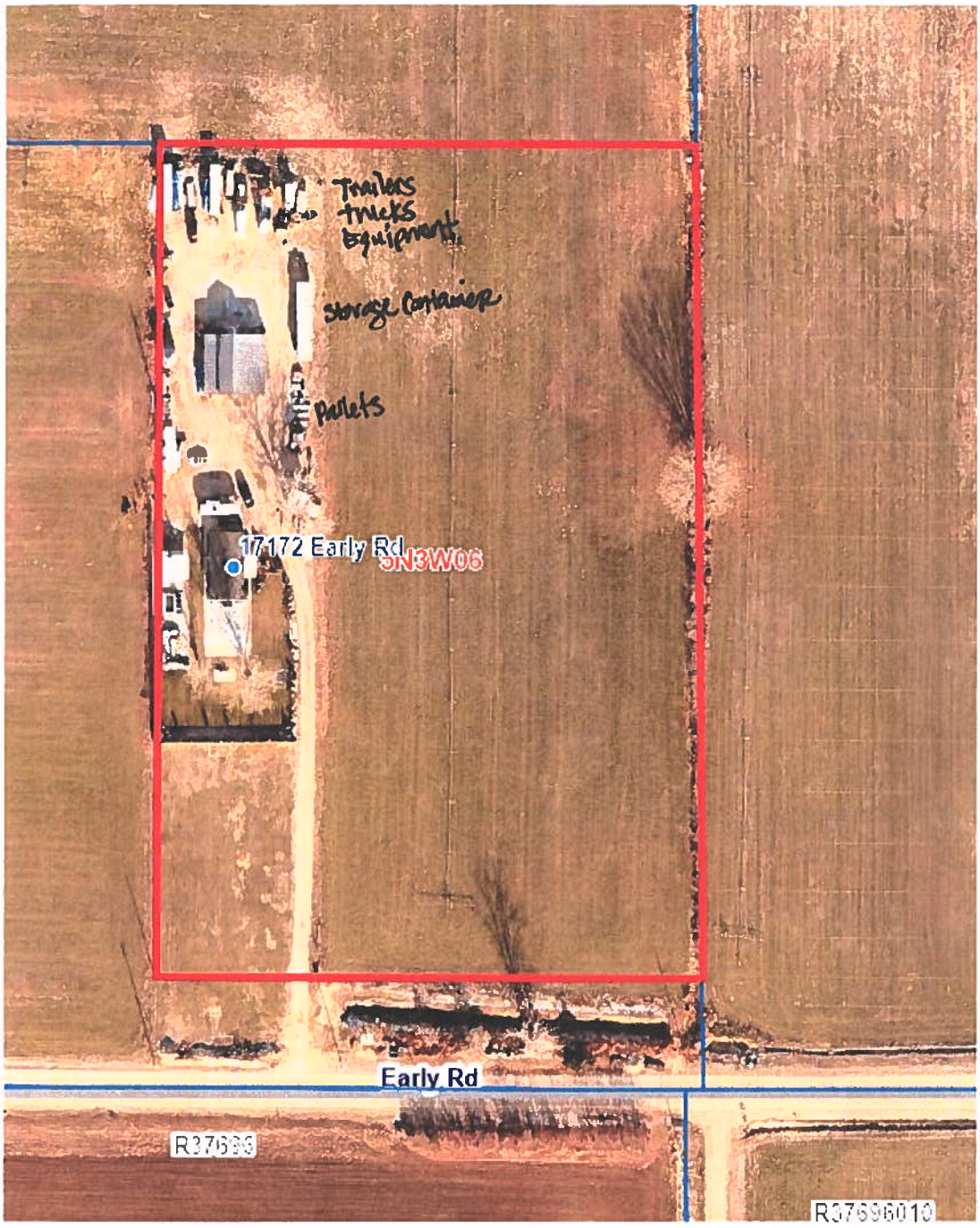

Trailers
trucks
Equipment
storage Container
Pallets
17172 Early Rd
3N3W06
Early Rd
R37696
R37696010

Exhibit B4:

LAND USE WORKSHEET

PLEASE CHECK ALL THAT APPLY TO YOUR REQUEST:

GENERAL INFORMATION

1. **DOMESTIC WATER:** ☒ Individual Domestic Well ☐ Centralized Public Water System ☐ City

☐ N/A – Explain why this is not applicable: _____

☐ How many Individual Domestic Wells are proposed? _____

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

☐ N/A – Explain why this is not applicable: _____

3. **IRRIGATION WATER PROVIDED VIA:**

☒ Surface ☐ Irrigation Well ☐ None

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

☐ Pressurized ☐ Gravity

5. **ACCESS:**

☐ Frontage ☐ Easement Easement width_____Inst. # _____

6. **INTERNAL ROADS:**

☒ Public ☐ Private Road User's Maintenance Agreement Inst #_____

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

Type: Vinyl Fencing Around one side Height: 6'

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)

_____

RESIDENTIAL USES

1. **NUMBER OF LOTS REQUESTED:** N/A

☐ 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

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

■	Monday	7:00 am	to	5:00 pm
■	Tuesday	7:00 am	to	5:00 pm
■	Wednesday	7:00 am	to	5:00 pm
■	Thursday	7:00 am	to	5:00 pm
■	Friday	7:00 am	to	5:00 pm
■	Saturday	_____	to	_____
☐	Sunday	_____	to	_____

3. **WILL YOU HAVE EMPLOYEES?** ■ Yes If so, how many? 5 ☐ No

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

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

What type of sign: _____Wall _____ Freestanding _____ Other

5. **PARKING AND LOADING:**
How many parking spaces? 5

Is there is a loading or unloading area? No

ANIMAL CARE-RELATED USES

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

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

   ☐ Building ☐ Kennel ☐ Individual Housing ☐ Other _____

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

   ☐ Building ☐ Enclosure ☐ Barrier/Berm ☐ Bark Collars

4. **ANIMAL WASTE DISPOSAL**

   ☐ Individual Domestic Septic System ☐ Animal Waste Only Septic System

   ☐ Other: _____

Exhibit B5:

OPERATIONS PLAN

Our construction company intends to use part of the property for the storage of equipment, vehicles, and a small inventory of supplies. We rotate the supplies as they are used up for jobs. This area is for storage purposes only. We do not have customers or clients ever visiting our personal property.

The hours of operation will generally 7:00 am to 5:00 pm Monday through Friday. There should be minimal noise or dust levels. We have approximately five employees that will normally park their cars at the house, but there is space to accommodate this. We would anticipate very little disruption, if any, to our own property. We would anticipate no disruption to any surrounding properties.

Exhibit B6:

NEIGHBORHOOD MEETING SIGN-UP

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

NEIGHBORHOOD MEETING SIGN UP SHEET

CANYON COUNTY ZONING ORDINANCE §07-01-15

Applicants shall conduct a neighborhood meeting for any proposed comprehensive plan amendment, zoning map amendment (rezone), subdivision, variance, conditional use, zoning ordinance map amendment, or other requests requiring a public hearing.

SITE INFORMATION

Site Address: 17172 Early Rd	Parcel Number: R37684	
City: Caldwell	State: ID	ZIP Code: 83607
Notices Mailed Date:	Number of Acres: 6.5	Current Zoning:

Description of the Request: Staging Area and Storage For Equipment, Vehicles, and Supplies Along Backside of Property

APPLICANT / REPRESENTATIVE INFORMATION

Contact Name: Cesar Mena		
Company Name: Pool & Spa By Cesar LLC		
Current address: 17172 Early Rd		
City: Caldwell	State: ID	ZIP Code: 83607
Phone: [redacted]	Cell:	Fax:
Email: [redacted]		

MEETING INFORMATION

DATE OF MEETING: 12/27/2024	MEETING LOCATION: 17172 Early Rd
MEETING START TIME: 10:00 AM	MEETING END TIME: 12:00 pm
ATTENDEES: NO ONE SHOWED	

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

10.
11.

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

NEIGHBORHOOD MEETING CERTIFICATION:

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

APPLICANT/REPRESENTATIVE (Please print): Lucero Lopez Mera

APPLICANT/REPRESENTATIVE (Signature): Lucero Lopez

DATE: 12/27/24

Notice of Neighborhood Meeting
Conditional Use Permit
Pre-application requirement for a public hearing

Date: 12/10/24

COPY

Dear Neighbor –

We are in the process of submitting an application for a Conditional Use Permit (or variance, zoning ordinance map amendment, expansion, or extension or nonconforming uses, etc.) to Canyon County Development Services (DSD). One of the requirements necessary prior to submit the application is to hold a "neighborhood meeting" and provide information to our surrounding neighbors.
(Canyon County Zoning Ordinance 07-01-15)

This meeting is for informational purposes and to receive feedback from you as we move through the application process. This is not a Public Hearing before a governing body of the County. Once our application has been submitted and processed, a public hearing date will be scheduled. Prior to the scheduled date you will receive an official notification from Canyon County DSD regarding the public hearing via mail, newspaper publication, and /or a display on the property for which the Conditional Use Permit (or other case type) is applied.

The Neighborhood Meeting details are as follows:

Date: 12/27/24 **(Friday)**
Time: 10:00am - 12:00pm
Location: 17172 Early Rd, Caldwell **ID836** 07

COPY

The project is summarized below:

Site Location: 17172 Early Rd, Caldwell **ID836** 07
We are proposing to be continued to maintain the current storage area for our equipment, trailers, vehicles, and limited supplies **located along the** backside **of the property. We use this as a storage area only. Customers or clients never visit our property.**

We look forward to the neighborhood meeting and encourage you to attend. At that time we will answer any questions that you may have.

Please do not call the Canyon County Development Services regarding this meeting. This is a pre-application requirement and we have not submitted the application for consideration at this time. The county currently has not information on this project.

If you have questions prior to this meeting, please contact me at [redacted]

Sincerely,

Cesar and Lucero Mena
Owners

PARCEL_NO	OwnerName	Address	City	State	ZipCode	x
R37678	MIDDLETON FARMS LLC	5001 FIFESHIRE PL	BOISE	ID	83713	
R37679	MALMBERG GARY G	29500 SLADE RD	CALDWELL	ID	83607	
R37687	MORMAN GAYLE W	22142 JEANNE DR	CALDWELL	ID	83607	
~~R37689~~	~~MORALES CESAR MENA~~	17172 EARLY RD	CALDWELL	ID	83607	
R37689010	HANSEN DANIEL B	1717 E CHISHOLM DR	NAMPA	ID	83687-6828	
~~R37689011~~	~~MORALES CESAR MENA~~	17172 EARLY RD	CALDWELL	ID	83607	
R37696	GREEN LARRY D	27265 FARMWAY RD	CALDWELL	ID	83607	
R37696010	ANDERSON MICHAEL EDWARD	17132 EARLY RD	CALDWELL	ID	83607	
R37697	SALAZAR ROBYN	17047 EARLY RD	CALDWELL	ID	83607	
R37681010	KAES MICHAEL L	29656 SLADE RD	CALDWELL	ID	83607	
R37688010	EAGER MATTHEW R	675 TOWER LN	CALDWELL	ID	83607	
R37695	GREEN LARRY D	27265 FARMWAY RD	CALDWELL	ID	83607	
R37697010	EARLY GARY LEE	17128 HOLLOW RD	CALDWELL	ID	83607	
R37681	INGRAM NATHAN P	29622 SLADE RD	CALDWELL	ID	83607	

Exhibit B7:

AGENCY ACKNOWLEDGMENT

Date:
Applicant: Cesar Mena | Pools & Spa By Cesar LLC
Parcel Number: 37168900 0
Site Address: 17172 Early Rd Caldwell, ID 83607

OFFICIAL USE ONLY BELOW THIS LINE – ACKNOWLEDGMENT ACTION:

Southwest District Health:
☒ Applicant submitted/met for official review.

Date: 01/15/2024 Signed: Anthony Lee
Authorized Southwest District Health Representative
(This signature does not guarantee project or permit approval)

Fire District: District: Middleton Rural
☒ Applicant submitted/met for official review.

Date: _____ Signed: see attached
Authorized Fire District Representative
(This signature does not guarantee project or permit approval)

Highway District: District: Hwy Dist #4
☑ Applicant submitted/met for official review.

Date: _____ Signed: see attached copy of form
Authorized Highway District Representative
(This signature does not guarantee project or permit approval)

Irrigation District: District: Black Canyon
☒ Applicant submitted/met for official review.

Date: _____ Signed: see attached signature and letter
Authorized Irrigation Representative
(This signature does not guarantee project or permit approval)

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

Date: _____ Signed: Not In An Impact Area
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

APPLICATION-Acknowledgement Notice

SOUTHWEST DISTRICT HEALTH

Receipt No:	Date:
$100 Fee:	Document No:

(Official Use Only)

Parcel #: 37689000 Acres: 1.53 ac.

Property Address: 17172 Early RD City Caldwell Zip Code 83607

Legal Description: Township 5 N Range 3 W Section 6 County Canyon

Subdivision: N/A Lot Block

Applicants Name: Cesar Mena - Lucero Lopez Email: [redacted]

Mailing Address: 17172 Early Rd Phone # [redacted]

City: Caldwell State: Idaho Zip Code: 83607

Applicant is : ☐ Landowner ☐ Contractor ☐ Installer ☐ Other Owner Date: 01-15-25

Owners Name : Cesar Mena

Mailing Address : 17172 Early Rd Phone #: [redacted]

City : Caldwell State: ID Zip Code: 83607

The proposed use will be: ☐ Residential ☑ Commercial ☐ Agricultural

Is there an existing structure(s) on this parcel? ☑ Yes ☐ No

Is a Letter of Intended Use provided? ☒ Yes ☐ No

The proposed change will be: ☐ Land Split ☐ Land Use Changes (i.e., zoning)
☐ Preliminary Plat Review ☒ Other (See below description of proposal)

Number of lots on the parcel (if applicable): N/A

Property is located in: ☐ City ☐ Impact Zone ☑ County

Is the proximity of the structure to city sewer or central wastewater collection system 200 feet or less? ☐ Yes ☒ No

Water supply: ☑ Private Well ☐ Shared Well ☐ Public Water System

Description of proposal:

Staging Area Pools & Spas by Cesar Storage For Material Parts Trucks and Equipment

SIGNATURE: Lucero Lopez DATE: 01-15-25

By my signature above, I certify that all answers and statements on this application are true and complete to the best of my knowledge. I understand that should evaluation disclose untruthful or misleading answers, my application may be rejected or permit canceled. SWDH does not guarantee conditions of approval by signing the application form. The applicant must apply for a subsurface sewage disposal system within one (1) year from the date of signature on this application.

AGENCY ACKNOWLEDGMENT

Date:
Applicant: Cesar Mena | Pods & Spa By Cesar LLC
Parcel Number: 37089000 0
Site Address: 17172 Early Rd Caldwell, ID 83607

OFFICIAL USE ONLY BELOW THIS LINE – ACKNOWLEDGMENT ACTION:

Southwest District Health:
☒ Applicant submitted/met for official review.
Date: 01/15/2024 Signed: Anthony Lee
Authorized Southwest District Health Representative
(This signature does not guarantee project or permit approval)

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

Highway District: District: Hwy Dist #4
☒ Applicant submitted/met for official review.
Date: 1/19/25 Signed: _____
Authorized Highway District Representative
(This signature does not guarantee project or permit approval)

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

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

Received by Canyon County Development Services:

Date: _____ Signed: _____
Canyon County Development Services Staff

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

AGENCY ACKNOWLEDGMENT

Date:
Applicant: Cesar Mena | Pods & Spa By Cesar LLC
Parcel Number: R 37684
Site Address: 17172 Early Rd Caldwell, ID 83607

OFFICIAL USE ONLY BELOW THIS LINE – ACKNOWLEDGMENT ACTION:

Southwest District Health:
☐ Applicant submitted/met for official review.

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

Fire District: District: Middleton Rural
☑ Applicant submitted/met for official review.

Date: 11/24/25 Signed: _____
Authorized Fire District Representative
(This signature does not guarantee project or permit approval)

Highway District: District: Hwy Dist #4
☐ Applicant submitted/met for official review.

Date: _____ Signed: _____
Authorized Highway District Representative
(This signature does not guarantee project or permit approval)

Irrigation District: District: Black Canyon
☐ Applicant submitted/met for official review.

Date: _____ Signed: _____
Authorized Irrigation Representative
(This signature does not guarantee project or permit approval)

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

Date: _____ Signed: Not In An Impact Area
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

Middleton Rural Fire District

Date: January 24, 2025

To: Lucero Reyes
Pools & Spa by Cesar, LLC – Cesar Mena

From: Victor Islas, Deputy Chief

Subject: Fire District Comments

Project: Canyon County Conditional Use Permit
File/Case Number: TBD

The Middleton Rural Fire District has assessed the documents provided by the owner via email on January 6, 2025, review comments are as follows:

The Applicant is requesting approval of a Conditional Use Permit for the property located at 17172 Early Rd., Caldwell Idaho (Parcel ID: 37689000 0). The property will be used for a home occupation and storage of equipment, trailers, vehicles and a small inventory.

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 11.5 mile(s) from the property, with an estimated travel time of 16 minutes under optimal driving conditions.

Future response coverage will be provided by Middleton Rural Fire District Staton 54, located at 26476 Harvey Rd., Caldwell, Idaho 83607. Once operational Station 54 is 5.6 mile(s) with an estimated travel time of 8 minutes under ideal driving conditions to the property.

The district does not oppose the application, contingent on adherence to the following code, AHJ requirements and approval conditions:

1. Codes:
   1.1. This property shall comply with the 2018 International Fire Code (IFC) along with any relevant codes established by the Canyon County, Idaho.

2. Fire Department Access:
   2.1. 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.

3. Future Construction on Property:
   3.1. Any future modifications to structures or construction of new structures shall comply with:
      3.1.1. Fire Department Access
      3.1.2. Water Supply for firefighter Operations
   3.2. The applicant is responsible for submitting the necessary applications and supporting documents to the Fire District for review. Applicable review fees will be charged by the Fire District.

4. Additional Comments:
   4.1. Any overlooked hazardous condition and/or violation of the International Building and/or Fire Code does not imply approval of such condition or violation.

AGENCY ACKNOWLEDGMENT

Date:
Applicant: Cesar Mena | Pools & Spa By Cesar LLC
Parcel Number: 37689000 0
Site Address: 17172 Early Rd Caldwell, ID 83607

OFFICIAL USE ONLY BELOW THIS LINE – ACKNOWLEDGMENT ACTION:

Southwest District Health:
☐ Applicant submitted/met for official review.

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

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

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

Highway District: District: Hwy Dist #4
☐ Applicant submitted/met for official review.

Date: _____ Signed: _____
Authorized Highway District Representative
(This signature does not guarantee project or permit approval)

Irrigation District: District: Black Canyon
☒ Applicant submitted/met for official review.

Date: 12-11-21 Signed: _____
Authorized Irrigation Representative
(This signature does not guarantee project or permit approval)

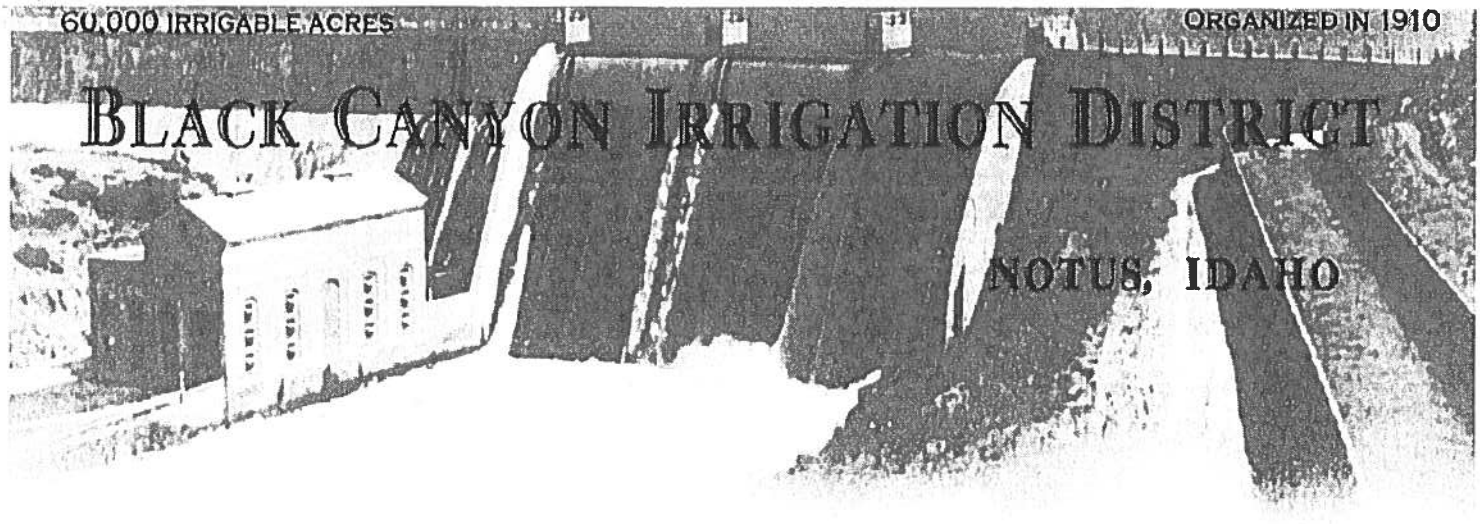
Area of City Impact: City N/A
☐ Applicant submitted/met for official review.

Date: _____ Signed: Not In An Impact Area
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



December 11th 2024

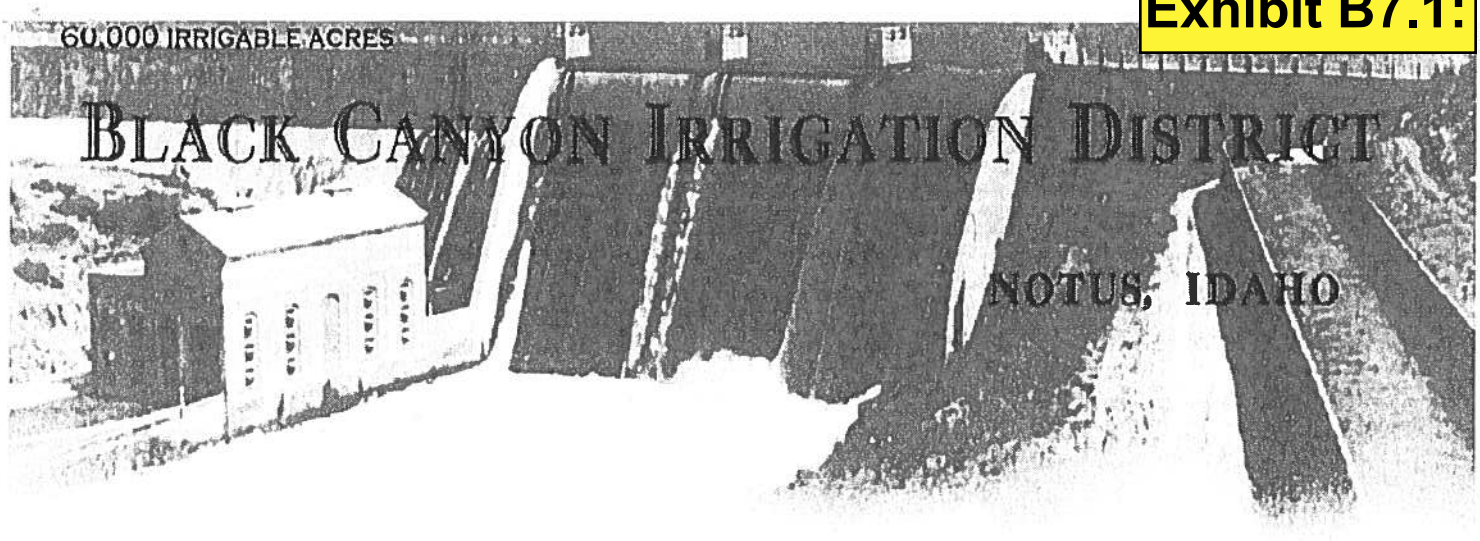
Dear Cesar & Lucero Mena

Thank you for reaching out concerning your building permit for the County. Black Canyon Irrigation District (BCID) has Reviewed your plans and sees one BCID facilities or easements on your property. The one facility in question is the D 5.9-0.8 Lateral. BCID has no issues with the proposed plan for this permit however we ask that the lateral on the south end of the Property is not interfered with. BCID has a 30' easement from the center of the ditch 15' each side. If you wish to discuss This further or have questions or want to talk about the ditch or easement please contact us.

Mike Meyers

Manager
Black Canyon Irrigation District
mikem@blackcanyonirrigationdistrict.com

Exhibit B7.1:



December 11th 2024

Dear Cesar & Lucero Mena

Thank you for reaching out concerning your building permit for the County. Black Canyon Irrigation District (BCID) has Reviewed your plans and sees one BCID facilities or easements on your property. The one facility in question is the D 5.9-0.8 Lateral. BCID has no issues with the proposed plan for this permit however we ask that the lateral on the south end of the Property is not interfered with. BCID has a 30' easement from the center of the ditch 15' each side. If you wish to discuss This further or have questions or want to talk about the ditch or easement please contact us.

Mike Meyers

Manager
Black Canyon Irrigation District
mikem@blackcanyonirrigationdistrict.com

Exhibit B8:

Archived: Thursday, February 5, 2026 1:26:55 PM
From: Amber Lewter
To: 'Gracie Delhoyo'
Cc: BuildingInfo
Subject: RE: [External] Rv: CU2025-0003
Importance: Normal
Sensitivity: None

Hello Gracie,

Thank you for getting ahold of me in regards to the Mena's requirements. I have included our Building Department on this email so they can accurately answer the building related questions. The answers to your land use questions are below.

- The property has a 20 foot rear setback and a 10 foot side setback that the shipping containers would have to meet. They are not currently meeting the rear setbacks. The building permits for them would need to be done for the two (2) shipping containers that are over 200 sq. ft.

- The email received on April 10, 2025 stated there was an onsite office. During the site visit the office appeared to be this building (pictured below) with the business sign in the window. If this is not the case please clarify what this building is and where the office is located.



- In Canyon County Code 07-02-03 there are specifications for what space an animal/bird unit requires. As you can see below the amount of space provided in the last email was per one of the unit animals and was not including an animal facility.

  ANIMAL/BIRD UNIT: The following numbers of animals are a unit of measurement to determine the number of animals allowed per acre of land devoted to the animals' care: two (2) cows, two (2) horses, ten (10) sheep, five (5) swine, ten (10) goats, six (6) llamas, twelve (12) alpacas, seventy five (75) chickens, seventy five (75) game birds, fifteen (15) turkeys, fifteen (15) geese, fifteen (15) peacocks/guinea hens, four (4) ostrich, eight (8) emu, and twelve (12) rhea.
  For animals not listed individually, the Director shall use the most similar animal in regards to size and amount of waste produced to determine the animal unit ratio.
  In determining the number of animals permitted, only the parent animal will be counted until a horse is six (6) months in age, and cattle shall be considered calves from birthweight to approximately four hundred (400) pounds.

Sheep (lambs) and goats (kids) when greater than three (3) months of age and swine fifty five (55) pounds or greater will be counted when determining animal units.
In determining the number of domestic birds permitted, only birds one month or older in age shall be counted.
In determining the number of animal units for calf raising or other operation where young animals are raised predominantly without the parent, each animal will be counted as one-half ($^1/_2$) its animal unit equation specified herein, until the animal reaches the age/weight herein. Combinations of animals are allowed, provided that the ratio of animal units per acre is maintained.

ANIMAL FACILITIES (LARGE): A facility that exceeds more than four (4) animal units per acre of land devoted to the animals' care. Large animal facilities include:
Bird Farm: A facility or confined area for the keeping of birds.
Calf Raising Operation: The raising of young animals, predominantly without the parent, in preparation to return them to a dairy or feedlot.
Dairy Farm: A facility for bovine, sheep, goats or other animals that are milked; the operation is licensed by the State of Idaho Department of Agriculture to sell milk.
Feedlot: A facility or confined area for cattle, horses, sheep, goats, and/or swine.

ANIMAL FACILITIES (SMALL): A facility of more than one up to four (4) animal units per acre of land devoted to the animals' care.

- Also, during the site visit it does appear that the RV on the property is still occupied. This will need to be rectified as well, either with a 90 day temporary permit or the RV no longer being occupied.

Please let me know if you have any further questions.

Thank you,

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

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

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

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

From: Gracie Delhoyo <graciedh@gmail.com>
Sent: Friday, August 15, 2025 5:00 PM
To: Amber Lewter <Amber.Lewter@canyoncounty.id.gov>
Subject: [External] Rv: CU2025-0003

Hello Amber,

I am trying to help the Menas with the long list of additional permits.

They are going to be going in to renew the spa house building permit.

How can we find out if the Silo can get an agricultural exemption? Can you provide the application?

For the Shipping containers I can have them submit a building permit but there is plenty of room behind Silo. Can You specify which one or where it doesn't meet the set back? There is land used for agriculture purposes behind them but their property lines extend well over 20 feet past that.

Can you provide the bird coop permit application?

Two story playhouse was looked at by several inspectors that had already been onsite and they were told a permit was not required. if this has changed can you provide the application and estimated cost. They may prefer to take it down.

Pole barn and shop was built long before they purchased the home. Shouldn't this have already been done? If they have to take care of it regardless can you provide the application?

The Menas don't have an office on site, So they are confused as to what two story office you are referring to. Can You please clarify.

Also the animal requirements don't seem reasonable. This is not an animal facility, they are just pets.

Sorry about all the questions, it was just a lot.

Global Tax & Business Services, LLC
318 Caldwell Blvd
Nampa, ID 83651
208-468-9481 phone
208-906-8648 fax

Archived: Thursday, February 5, 2026 1:28:56 PM
From: Amber Lewter
To: 'menacesar55@yahoo.com' 'poolandspabycesar@gmail.com'
Subject: CU2025-0003
Importance: Normal
Sensitivity: None

Hello Cesar,

Staff completed a site visit on Friday, August 8, 2025, in anticipation to get the case CU2025-0003 scheduled for hearing. During the site visit there are a few concerns that came up that will need to be rectified.

There are buildings that need proper building permits for them. The spa house building permit expired, this still needs to be finalized. The silo on the property may need an ag exempt permit. The shipping containers used for storage for the staging area/contractor shop need building permits and also need to be meeting setbacks. The bird coop needs a building permit. The hot tub needs an electrical permit to be completed. The outdoor kitchen cover needs permitted. The two story playhouse on the property needs a building permit. The pole barn and shop needs to be properly permitted. The two story office requires engineering and a building permit.

In addition to the building permits the amount of land devoted to the animals care on the property is insufficient per Canyon County Code 07-02-03. In an agricultural zone you are allowed up to four (4) animal units per acre of land devoted to the animals care. For example you are allowed ten (10) sheep per acre of land devoted to the animals care, you currently have 4 sheep in a pen that is approximately 205 sq ft that is devoted to the animals care, per Canyon County Code, 1 sheep needs a minimum 10,890 sq ft devoted to the animals care. Yo are allowed fifteen (15) peacocks/guinea hens per acre of land devoted to the animals care, that is 2,904 sq ft that one peacock/guinea hen needs devoted to the animals care. Seventy five (75) chickens are allowed per acre of land devoted to the animals care, that is 580.8 sq ft that needs to be devoted to one chicken for their care.

Please get these issues rectified by September 10, 2025. Please let me know if you are going to need more time to get these concerns mitigated. Staff will look into scheduling the case CU2025-0003 for hearing on September 10, 2025, if the concerns are not mitigated by then the property would not be in compliance and staff would be recommending denial.

Sincerely,

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

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

Development Services Department (DSD)
Public office hours
Monday, Tuesday, Thursday and Friday
8am – 5pm
Wednesday

Exhibit B9:

Archived: Thursday, February 5, 2026 1:27:06 PM
From: Lucy Ostyn
Sent: Monday, November 17, 2025 9:33:59 AM
To: Amber Lewter
Subject: FW: Closed permit letter Follow up
Importance: Normal
Sensitivity: None
Attachments:
Early Rd letter Final.pdf;

Amber,
Please see below in regards to CU2025-0003.

Thank you,

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

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

From: Lucy Ostyn
Sent: Thursday, November 6, 2025 11:23 AM
To: 'plumbingbycesar@gmail.com' <plumbingbycesar@gmail.com>
Cc: Tom Crosby <Tom.Crosby@canyoncounty.id.gov>
Subject: RE: Closed permit letter Follow up

Good Morning,

Please see the attached letter regarding closed permits and the playhouse permit exemption for your documentation.

After some further discussion I just wanted to mention:
While we are not requiring plans for the barn that was built before you bought the property, under the permit for the barn's carport (BP2025-0901) we will be adding some inspections for the inspector to verify life safety and the structural components of the barn itself while they are out there inspecting the barn carport, we just want to make sure we are commenting on it and documenting everything as best as we can.

In regards to applying for the new house, it sounds like Planning & Zoning will require that the Conditional Use permit be approved first before we can permit the house. I would verify with Amber and / or her supervisor Dan. I made Amber aware that we have all the building applications we need – she stated she will be revisiting the Conditional Use permit now and continue the work on it.

Please let me know if you have any other questions.
Thank you,

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

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

From: Lucy Ostyn
Sent: Wednesday, October 29, 2025 4:45 PM
To: 'plumbingbycesar@gmail.com' <plumbingbycesar@gmail.com>
Subject: Closed permit letter Follow up

Good Afternoon Cesar & Lucero,

I just wanted to let you know I do have your closed permit letter drafted but I am waiting for the Building Official to review it and sign off on it.
I am sorry for the delay and I will get it to you as soon as I can.

Thank you,

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

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



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

Building Dept : 208-402-4163 ■ buildinginfo@canyoncounty.id.gov ▪ www.canyoncounty.id.gov

November 6, 2025

Cesar Mena Morales
& Lucero Lopez Reyes
17172 Early Rd
Caldwell, ID 83607

In regards to permits on parcel R37689 (17172 Early Rd Caldwell) :

BP2021-0928 – Detached sauna house + bathroom – Building Official determined Closed 8/25/2025
Note : State Plumbing WEB2202-01277 Passed
State Electrical WEB2202-01276 Passed

BP2021-0929 - Detached spa house + outdoor hot tub – C of O cannot be issued as footings were unable to be verified and portions of framing were covered without inspection – Closed 8/25/2025
Note : State Electrical for hot tub 1880851 Passed

MC2021-0936 – Furnace retro – Closed 7/22/2021
MC2022-0215 – Gas piping & wood stove – Closed 3/25/2024

Playhouse – Has been determined 'legal non-conforming ' and exempt from building permit 11/5/2025 by the Building Official and Assistant Building Official due to a previous inspector misinformation regarding struture's exempt status. The Building Official asks that the electrical either be permitted with the State or it be disconnected.
Note : The structure will require permitting if it is ever extended or expanded.

Respectfully,

Tom Crosby

Tom Crosby, Building Official
tom.crosby@canyoncounty.id.gov

CU2025-0003 Site Obscuring Fence Location – In Yellow

Exhibit B10:



Exhibit B11:

Archived: Thursday, February 5, 2026 1:39:47 PM
From: Amber Lewter
Sent: Thursday, January 22, 2026 9:18:29 PM
To: Cesar Mena
Subject: RE: [External] Rv: CU2025-0003
Importance: Normal
Sensitivity: None

Hello Cesar,

I am glad you reached out. The conditions of approval are ones that would have to be met in order to keep the conditional use permit if it were to be approved. If any of the conditions are violated or not met by the timeframe, the conditional use permit would be revoked.

A change of occupancy is required when a building or a portion of a building is being used for business purposes. These require a different building permit than the normal residential one. We have discussed that the shop is used for the business, and a room in the residence is used for an office for the business.

You are correct that not all the conditions apply to you directly, such as the lighting, signage, etc. Those are general conditions that are applied to anticipate any future growth.

The sight-obscuring fence is a requirement with a staging area and contractor shop; it is a criteria in the Canyon County Code of Ordinance. You may certainly bring it up at the hearing, but due to it being a criteria I couldn't see them approving the application without that condition.

If you would like to meet in person to discuss any of these, we certainly can.

Thank you,

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

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

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

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

From: Cesar Mena <menacesar55@yahoo.com>
Sent: Thursday, January 22, 2026 9:03 PM
To: Amber Lewter <Amber.Lewter@canyoncounty.id.gov>
Subject: [External] Rv: CU2025-0003

Hi Amber -

Just to clarify, are these things that will be reviewed at the hearing? Just want to make sure because we thought that some of them (approvals from Health District, Fire District, Highway District, etc - had already been obtained with signature on application forms.

And just a few questions:

An inspector already came back out regarding the chicken coop, storage containers, animals, etc. Is there something additional needed regarding that?

#2 There is no office, but we do have the shop. It talks about a change of occupancy from residential to commercial occupancy - but can you explain a little more what that means? We thought that this application for the Conditional Use Permit was getting authorization for business use of personal property?

Some of the other items don't really apply to us (like #6, no signage and #4, no exterior lighting) but are those just general items that will be addressed at the hearing?

#10 is suprising and concerning to us as we no fencing was ever mentioned prior to this and we are not sure how this would affect our property. Is this also something that we can address at the hearing?

Thank you for your help!

On Wed, Jan 21, 2026 at 1:44 'a0PM Cesar Mena <menacesar55@yahoo.com> wrote:

> Enviado desde Yahoo Mail para iPhone
>
> Comienzo del mensaje reenviado:

El martes, enero 13, 2026, 3:44 p.m., Amber Lewter <Amber.Lewter@canyoncounty.id.gov> escribió:

Hello Mr. Mena,

I have attached a schedule letter for the hearing on March 5, 2026. The materials deadline will be February 23, 2026. Below you will find the draft conditions. Please keep in mind that they are subject to change. Let me know if you have any questions or concerns.

1. The development shall comply with all applicable federal, state, and county laws, ordinances, rules, and regulations that pertain to the subject property and the proposed use.
    a. The applicant shall comply with the amount of land devoted to the animals' care per CCCO 07-02-03 within **180 days from the approval of the Conditional Use Permit**. Evidence shall be submitted to Development Services.
    b. The applicant shall remove the occupied RV from the subject property or apply for the proper permitting such as a temporary use permit for a 90-day permit or a conditional use permit for an RV park within **30 days from the approval of the Conditional Use Permit**.
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 and the business office. All appropriate building permits shall be obtained within **180 days from the approval of the Conditional Use Permit**.
3. The applicant shall comply with the applicable highway district's access requirements. The applicant shall obtain a permit prior to commencement of use.
    a. 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.
    a. The hours of operation shall be Monday – Friday, 7:00 am – 5:00 pm,

as outlined in the Land Use Worksheet.

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 and home office.
9. A dust mitigation plan shall be provided **180 days from the approval of the Conditional Use Permit** to the Development Services Department. Dust shall be controlled per applicable federal, state, and county laws, ordinances, rules, and regulations that pertain to operations, including but not limited to nuisance regulations (Canyon County Code of Ordinances Chapter 2 Article 1: Public Nuisances) and shall be consistent with Idaho Department of Environmental Quality (DEQ) requirements.
10. A sight-obscuring fence shall be constructed on the north, east, and west property lines located on the northern 1-acre portion of the subject property, behind the primary residence, as seen in **Exhibit ____, 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, prior to commencement of use.
13. The applicant shall retain stormwater drainage onsite.
14. The conditional use permit for a staging area and contractor shop shall be limited to Cesar Mena and family. Should ownership of parcel R37689 change from Cesar Mena or an immediate family member, the conditional use permit for a staging area and contractor shop shall terminate.

Amber Lewter

Associate Planner


Exhibit B12:


DO NOT
Diego
Gym
Made in China




MAERSK
Bobcat











Exhibit C:

EXHIBIT C

Supplemental Documents

Planning & Zoning Commission

Case #: CU2025-0003

Hearing Date: March 5, 2026

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

Exhibit C1:

R37689 PARCEL INFORMATION REPORT

2/5/2026 3:01:00 PM

PARCEL NUMBER:	R37689
OWNER NAME:	MORALES CESAR MENA
CO-OWNER:	REYES LUCERO LOPEZ
MAILING ADDRESS:	17172 EARLY RD CALDWELL ID 83607
SITE ADDRESS:	17172 EARLY RD
TAX CODE:	0320000
TWP:	5N RNG: 3W SEC: 06 QUARTER: NE
ACRES:	7.53
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 :	AG
FLU Overlay Zone Desc 2030:	INTENSIVE AGRICULTURE OVERLAY
FLU RR Zone Desc 2030:	
FUTURE LAND USE 2030:	AGRICULTURE
IRRIGATION DISTRICT:	BLACK CANYON IRRIGATION DIST
FEMA FLOOD ZONE:	X FLOODWAY: NOT In FLOODWAY FIRM PANEL: 16027C0125F
WETLAND:	NOT In WETLAND
NITRATE PRIORITY:	NO Nitrate Prio
FUNCTIONAL Classification:	NOT In COLLECTOR
INSTRUMENT NO. :	2025001847
SCENIC BYWAY:	NOT In Scenic Byway
LEGAL DESCRIPTION:	06-5N-3W NE TX 25018 IN SENE T78740
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

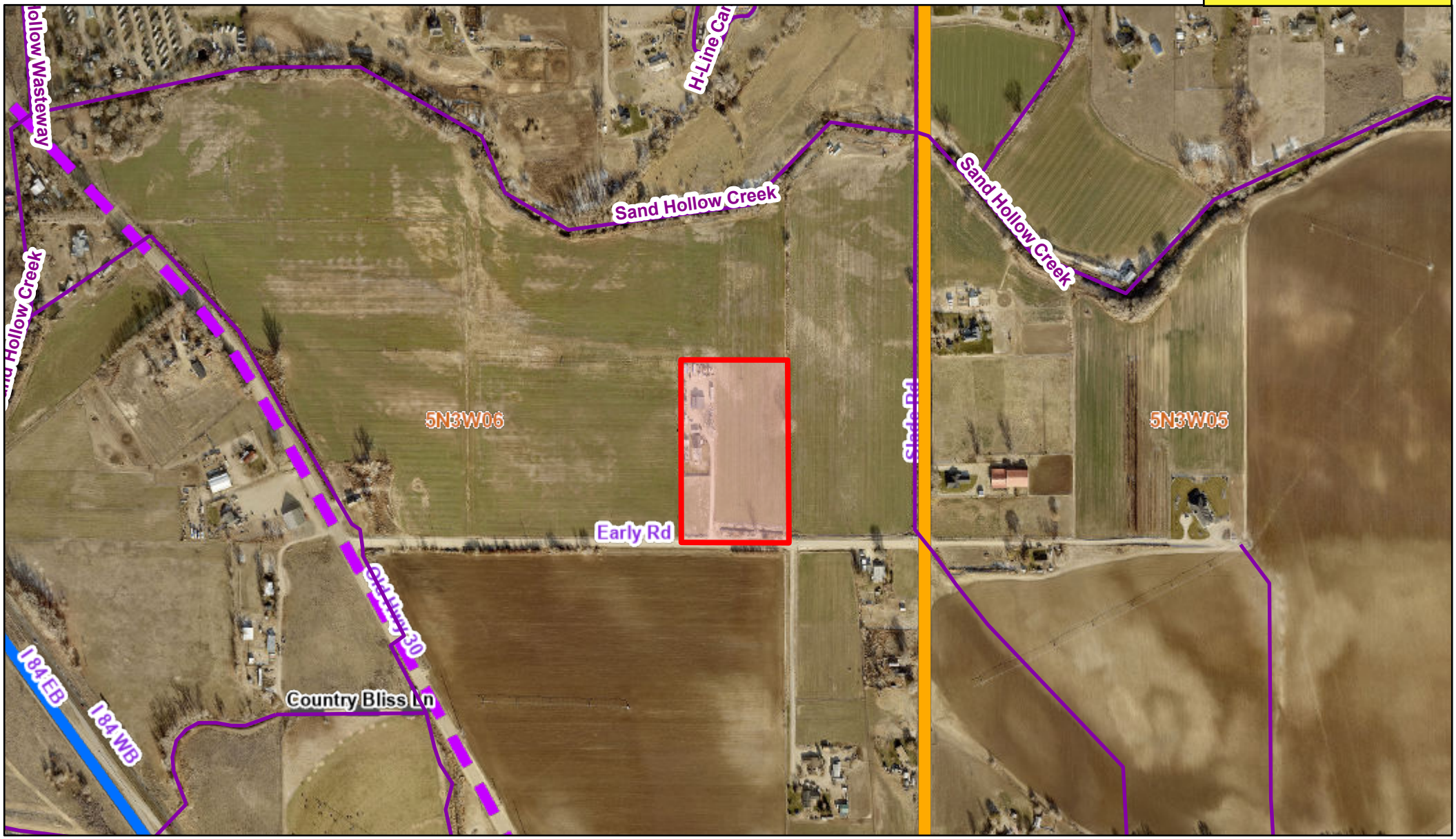
Planning & Zoning Commission

Case #: CU2025-0003

Hearing Date: March 5, 2026

Canyon County, ID Web Map

Exhibit C2.1:



2/19/2025, 2:41:43 PM

- Multiple Parcel Search _Query result
- Hydro_NHDFlowline
- County Boundary
- Current Impact Area
- City Limits
- Sections
- CC_PrivateRoads

ITDFunctionalClassification

- Interstate
- Major Collector

Imagery_2022

- Red: Band_1

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

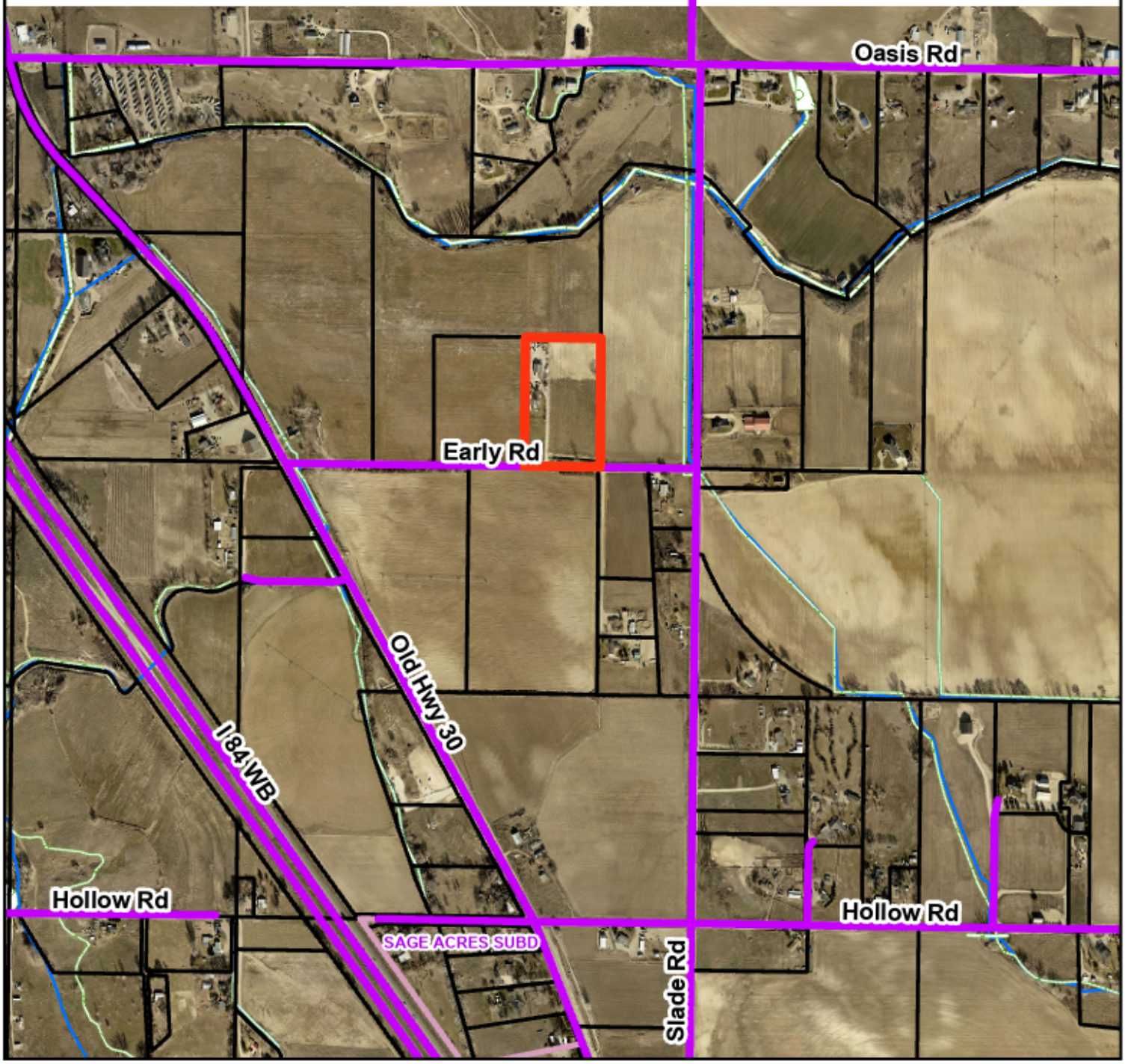
Canyon County, ID

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:

Mena
Small Air Photo 1 Mile



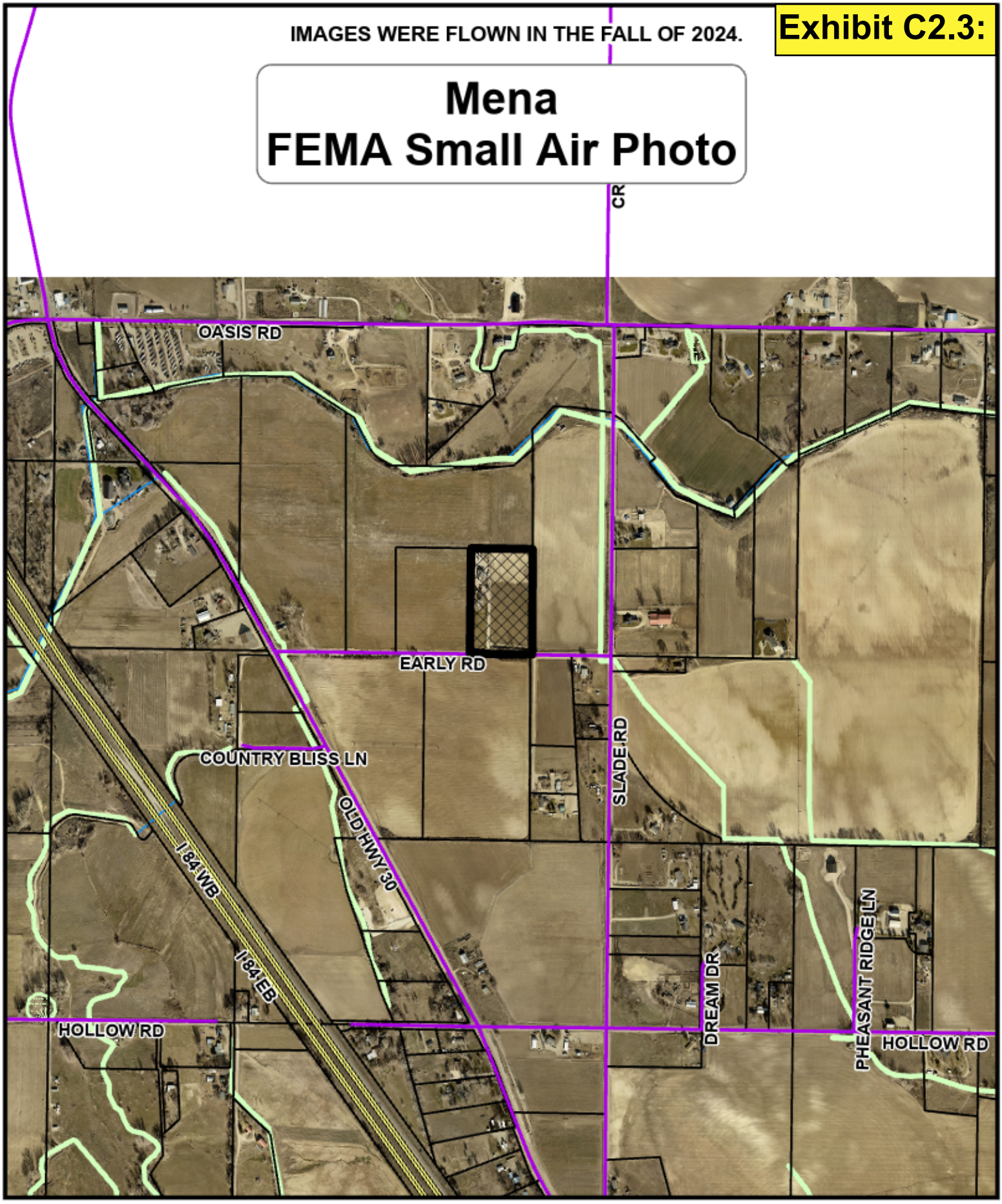
City_Limits
Wetlands

0 0.25 0.5 Miles

IMAGES WERE FLOWN IN THE FALL OF 2024.

Exhibit C2.3:

Mena
FEMA Small Air Photo



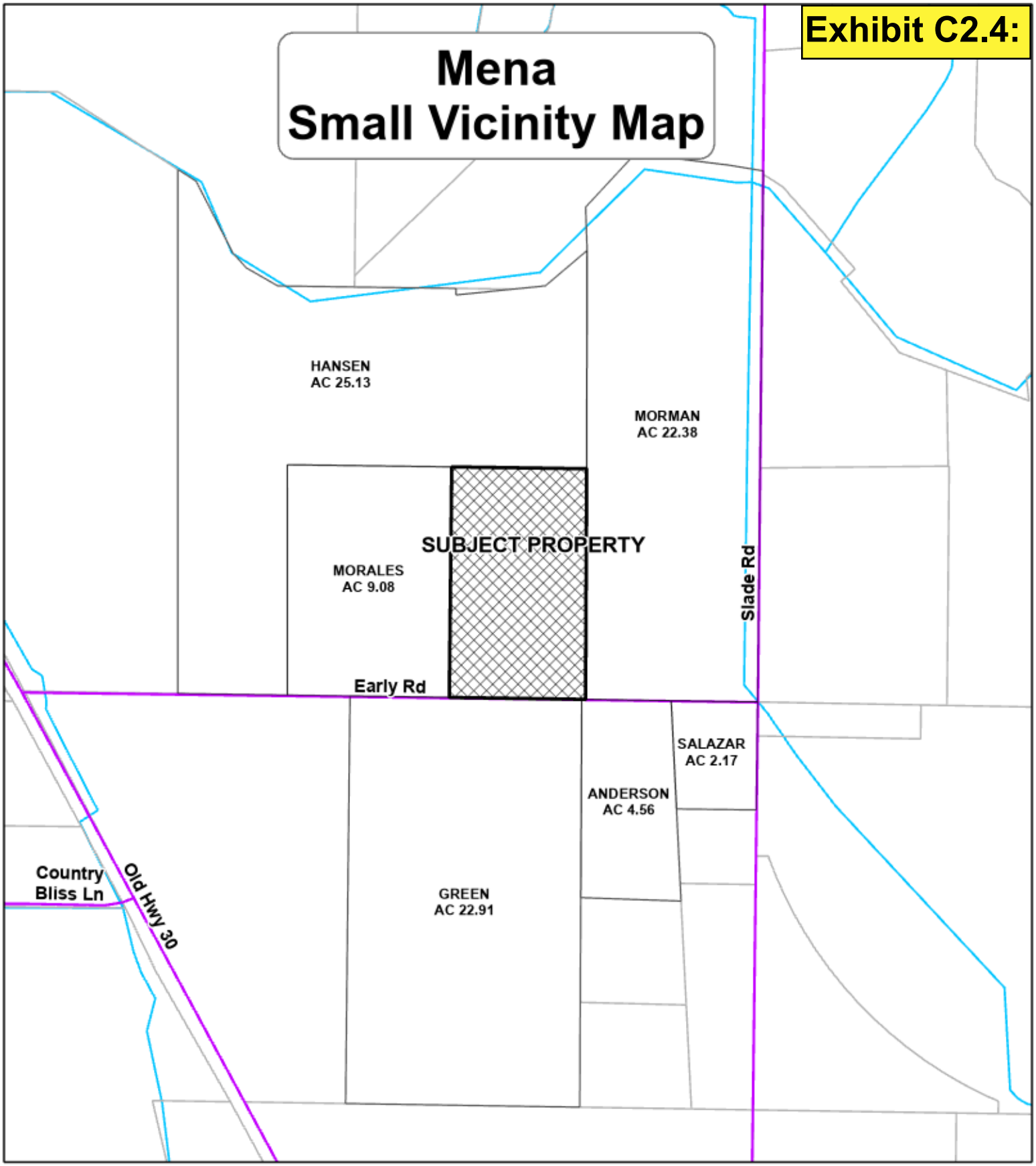
Legend

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

400 0 400 Feet

Exhibit C2.4:

Mena
Small Vicinity Map





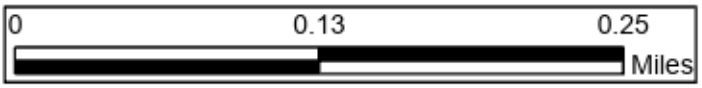
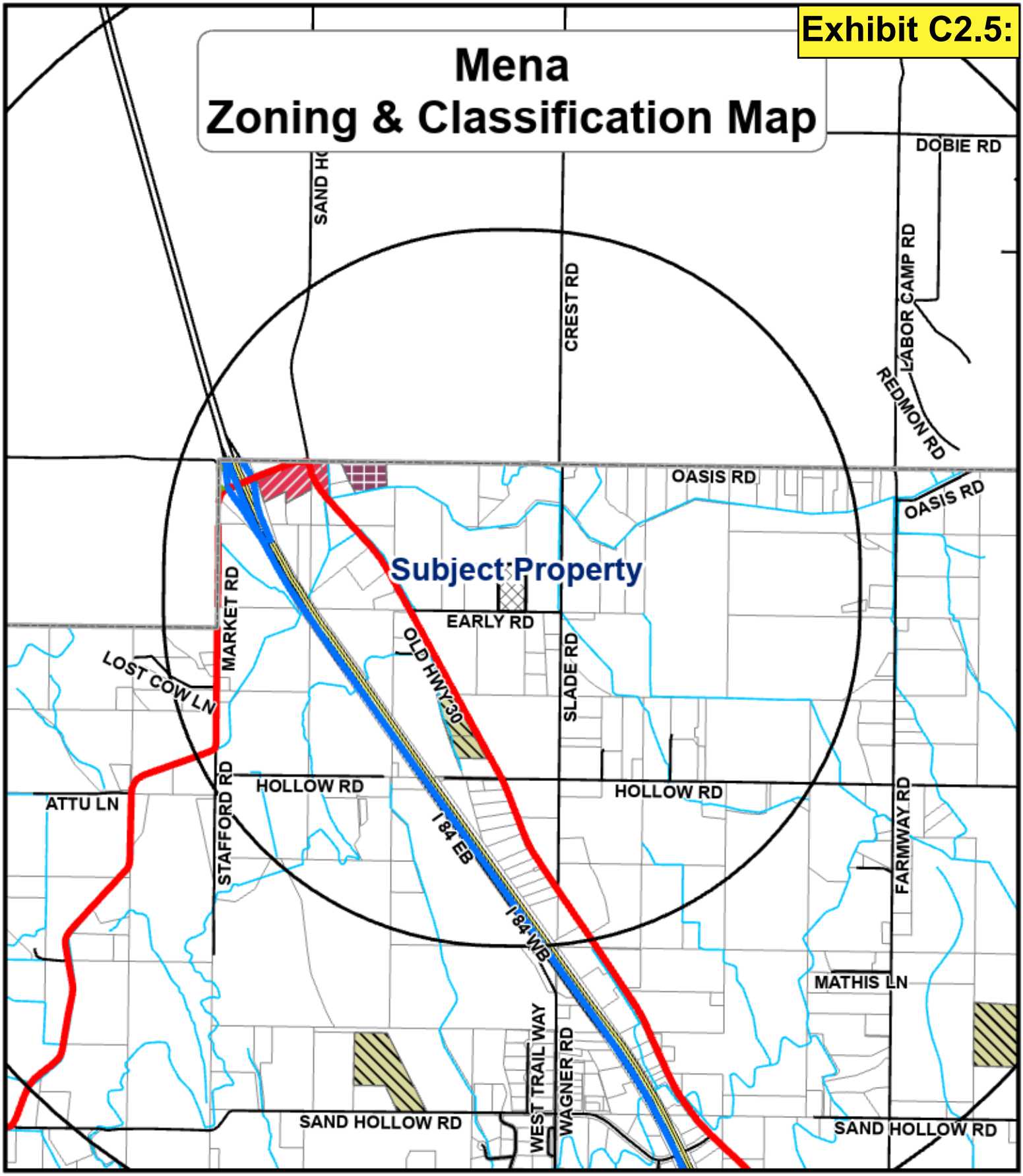


Exhibit C2.5:

Mena
Zoning & Classification Map



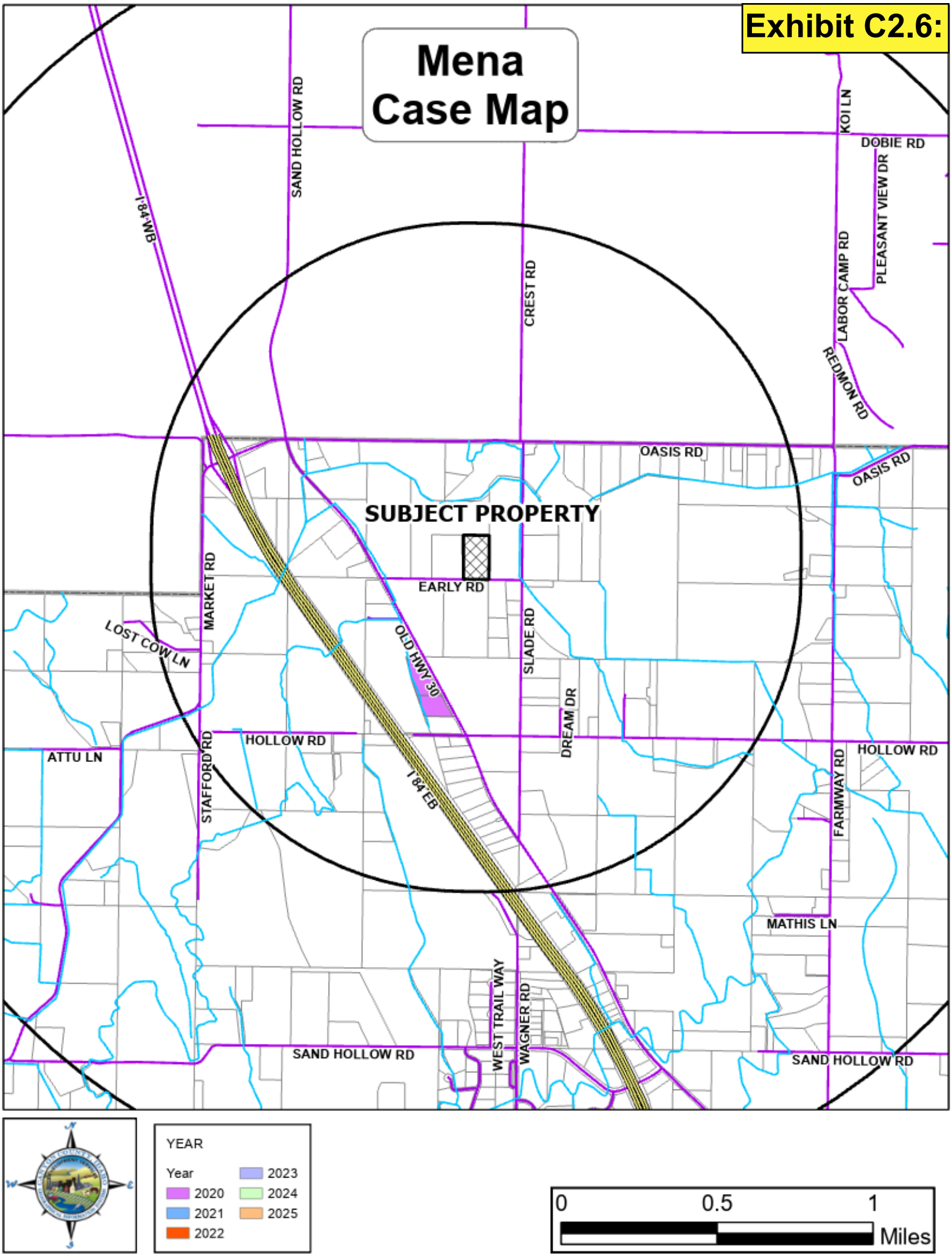
CurrentZoning

- RR
- CR-RR
- R1
- CR-R1
- R2
- C
- C1
- CR-C1
- C2
- CR-C2
- M1
- CR-M1
- M2
- AG

ITD Functional Classification

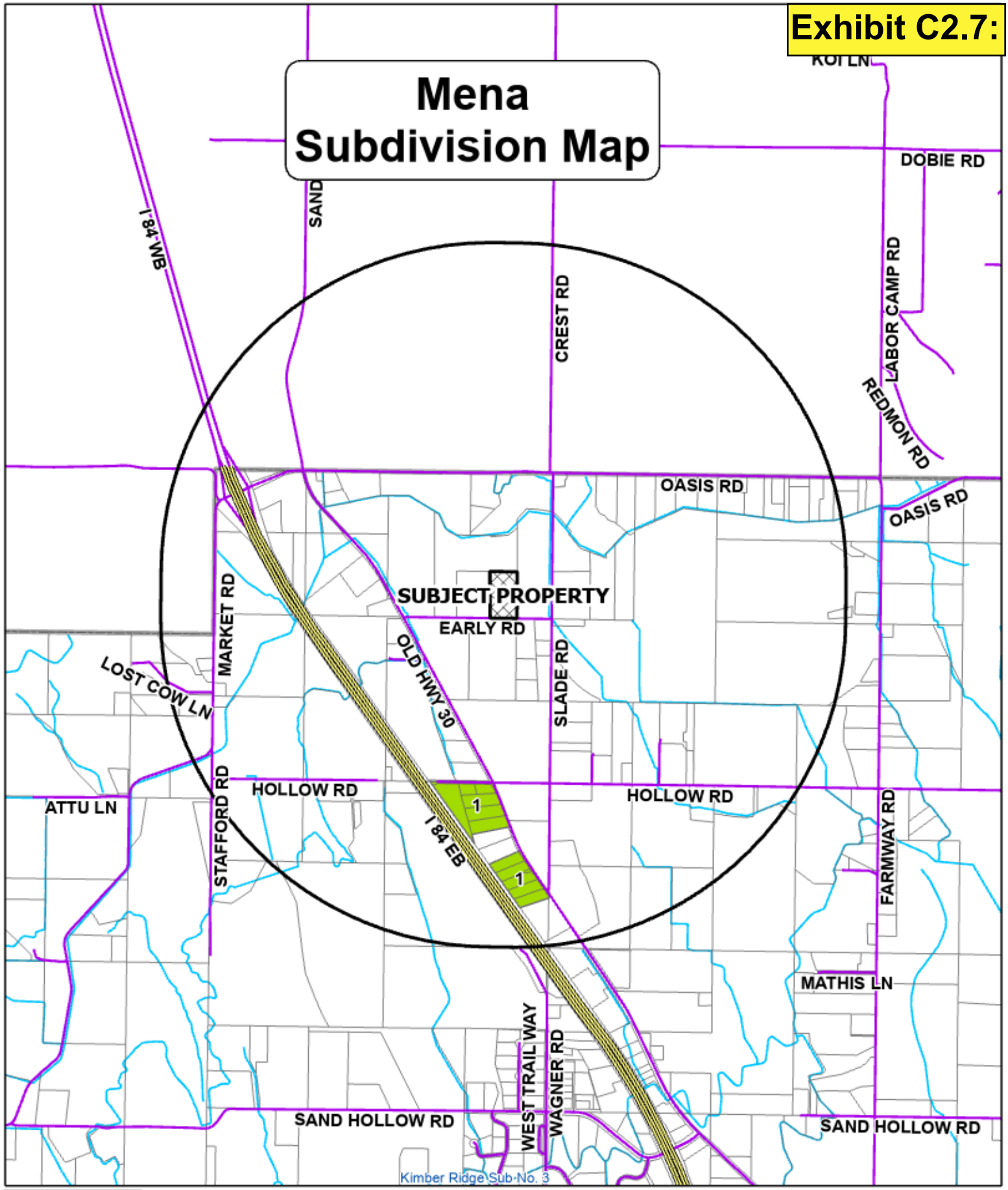
- Interstate
- Major Collector
- Minor Arterial
- Minor Collector
- Other Principal Arterials

0 0.5 1 Miles


Exhibit C2.6:
Mena
Case Map
SAND HOLLOW RD
I-84-WB
CREST RD
KOI LN
DOBIE RD
PLEASANT VIEW DR
LABOR CAMP RD
REDMON RD
OASIS RD
OASIS RD
SUBJECT PROPERTY
EARLY RD
MARKET RD
LOST COW LN
OLD HWY 30
SLADE RD
DREAM DR
ATTU LN
HOLLOW RD
STAFFORD RD
I 84 EB
HOLLOW RD
FARMWAY RD
MATHIS LN
WEST TRAIL WAY
WAGNER RD
SAND HOLLOW RD
SAND HOLLOW RD
YEAR
Year
2020
2021
2022
2023
2024
2025
0
0.5
1
Miles

CASE SUMMARY

ID	CASENUM	REQUEST	CASENAME	FINALDECIS
1	RZ2020-0013	Re Zone AG to CR-RR	Howell	APPROVED


Exhibit C2.7:
Mena
Subdivision Map
I-84 WB
SAND
CREST RD
KOI LN
DOBIE RD
LABOR CAMP RD
REDMON RD
OASIS RD
OASIS RD
SUBJECT PROPERTY
EARLY RD
MARKET RD
LOST COW LN
OLD HWY 30
SLADE RD
ATTU LN
HOLLOW RD
HOLLOW RD
STAFFORD RD
I 84 EB
1
1
FARMWAY RD
MATHIS LN
WEST TRAIL WAY
WAGNER RD
SAND HOLLOW RD
SAND HOLLOW RD
Kimber Ridge Sub-No. 3
SUBDIVISIONS
Plat Type,Plat Status
Preliminary,Approved
Preliminary,Pending
0
0.3
0.6
Miles

SUBDIVISION & LOT REPORT

NUMBER OF SUBS	ACRES IN SUB	NUMBER OF LOTS	AVERAGE LOT SIZE
1	26.64	11	2.42

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

NUMBER OF LOTS NOTIFIED	AVERAGE	MEDIAN	MINIMUM	MAXIMUM
14	19.74	9.94	1.34	123.31

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

PLATTED SUBDIVISIONS

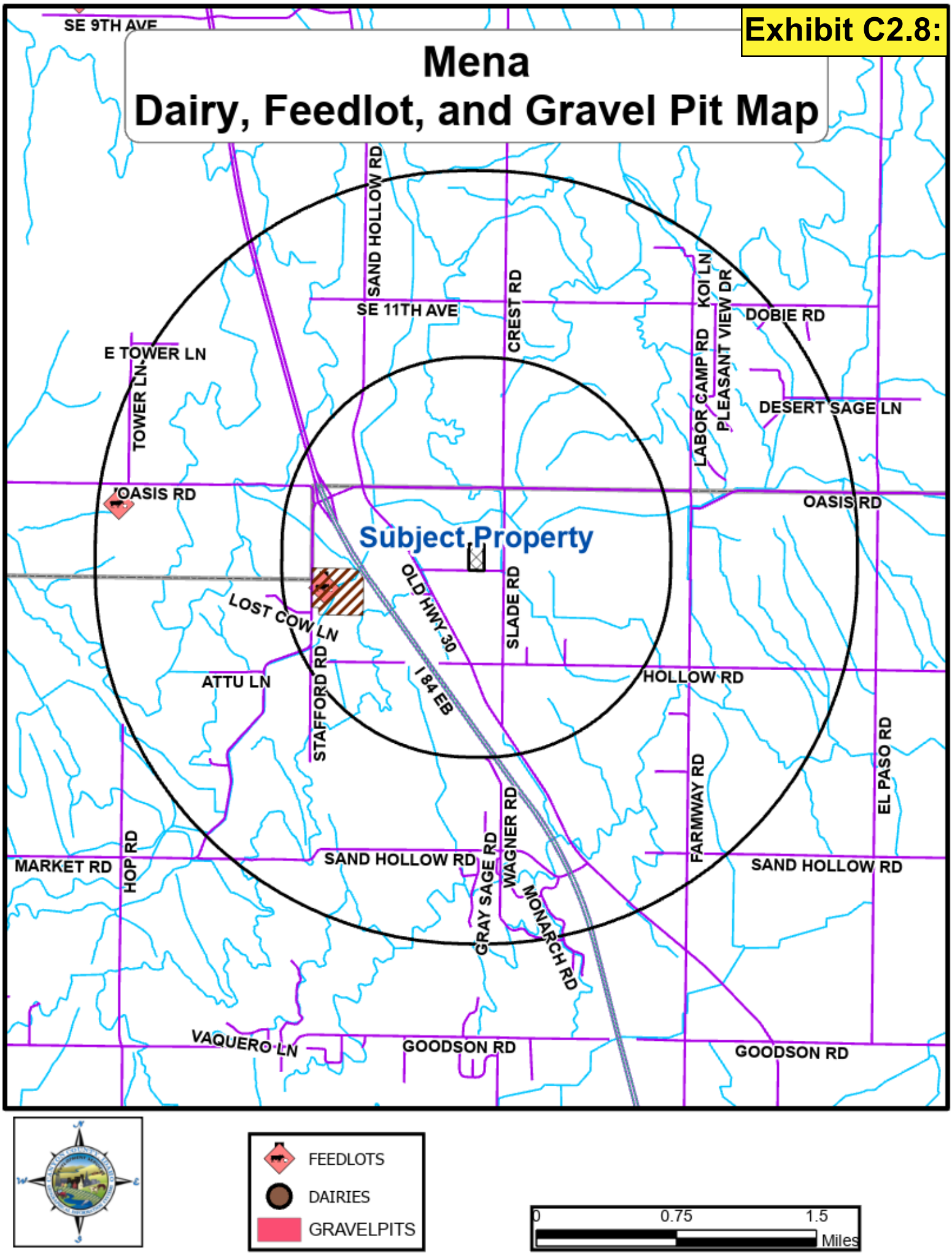
SUBDIVISION NAME	Label	LOCATION	ACRES	NO. OF LOTS	AVERAGE LOT SIZE	CITY OF...	Year
SAGE ACRES SUBD	1	5N3W07	26.64	11	2.42	COUNTY (Canyon)	1974

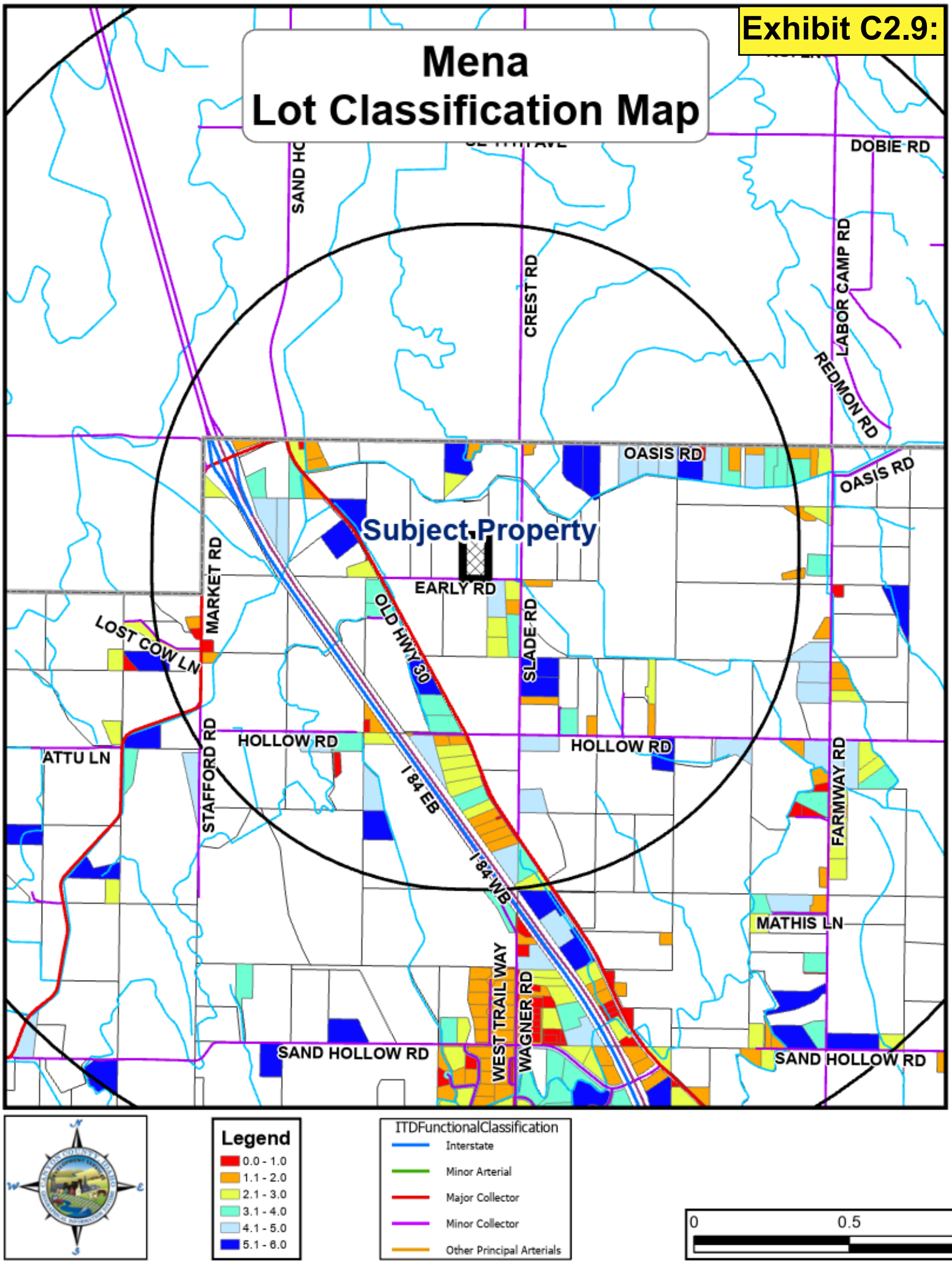
SUBDIVISIONS IN PLATTING

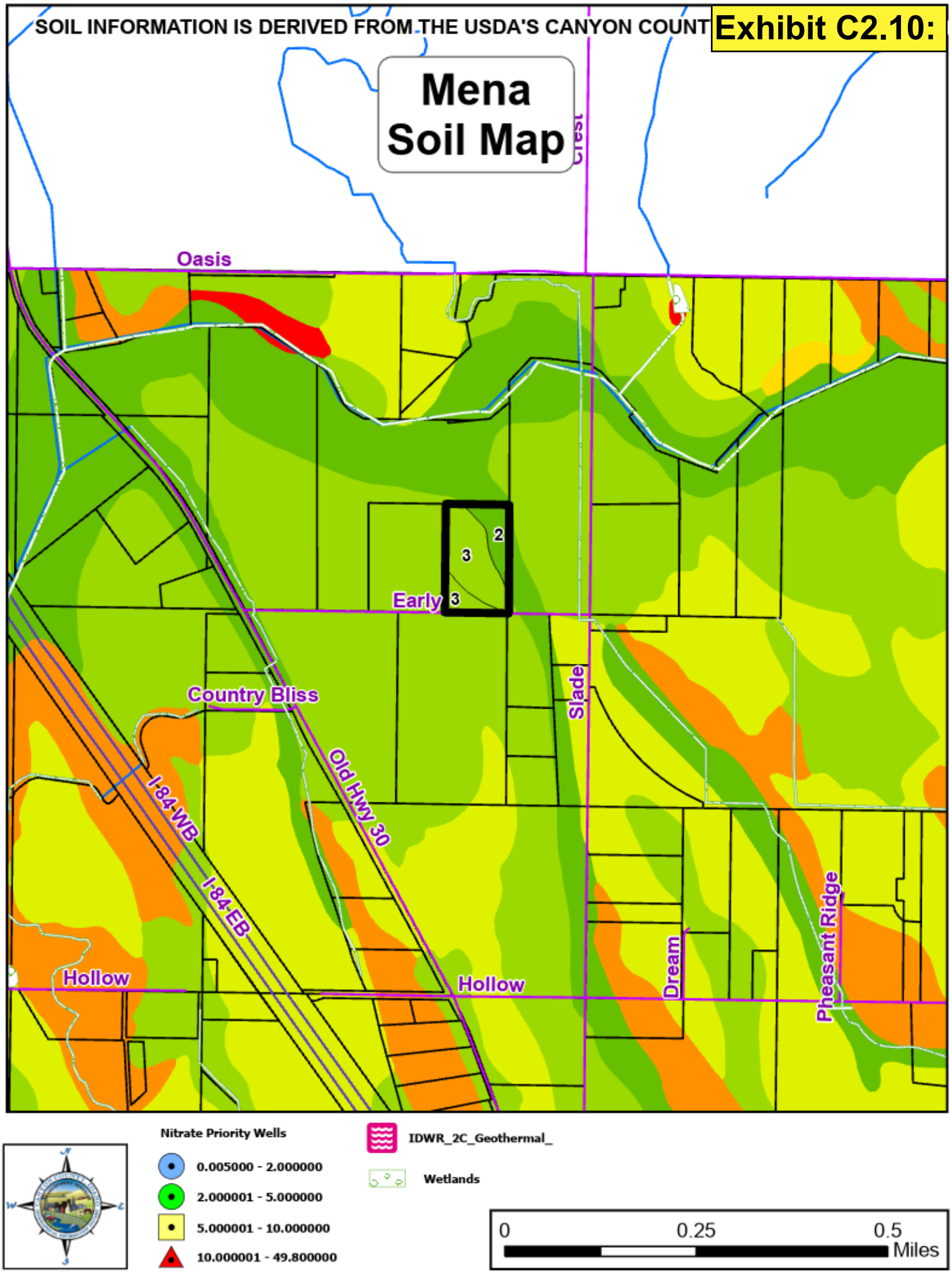
SUBDIVISION NAME	ACRES	NO. OF LOTS	AVERAGE LOT SIZE

MOBILE HOME & RV PARKS

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

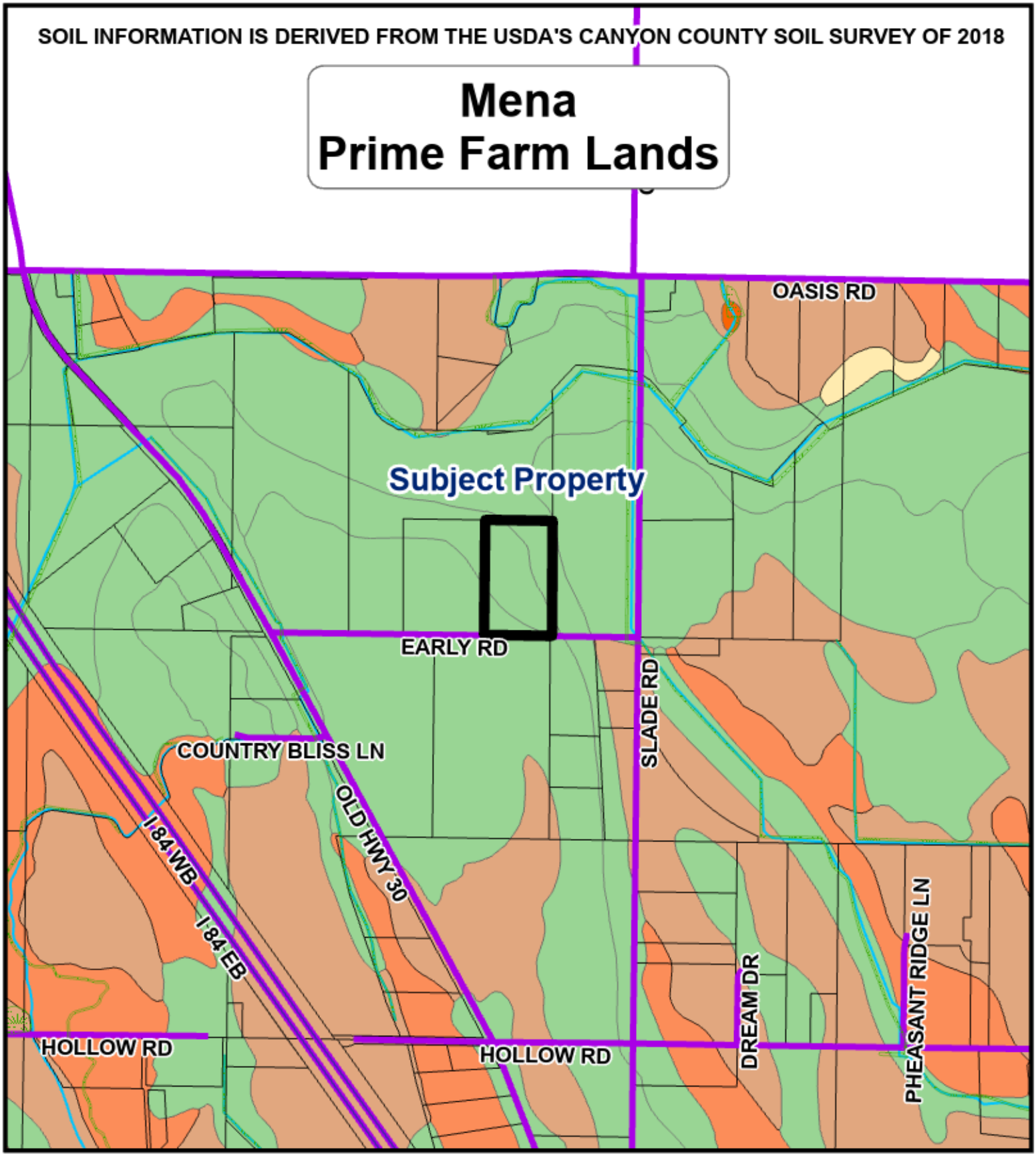

Exhibit C2.8:
Mena
Dairy, Feedlot, and Gravel Pit Map
SE 9TH AVE
SAND HOLLOW RD
SE 11TH AVE
CREST RD
KOI LN
PLEASANT VIEW DR
DOBIE RD
LABOR CAMP RD
DESERT SAGE LN
E TOWER LN
TOWER LN
OASIS RD
OASIS RD
Subject Property
OLD HWY 30
SLADE RD
LOST COW LN
ATTU LN
STAFFORD RD
I 84 EB
HOLLOW RD
EL PASO RD
FARMWAY RD
WAGNER RD
HOP RD
MARKET RD
SAND HOLLOW RD
SAND HOLLOW RD
GRAY SAGE RD
MONARCH RD
VAQUERO LN
GOODSON RD
GOODSON RD
FEEDLOTS
DAIRIES
GRAVELPITS
0
0.75
1.5
Miles


Exhibit C2.9:
Mena
Lot Classification Map
DOBIE RD
SAND HO
CREST RD
LABOR CAMP RD
REDMON RD
OASIS RD
OASIS RD
Subject Property
EARLY RD
MARKET RD
LOST COW LN
OLD HWY 30
SLADE RD
ATTU LN
HOLLOW RD
HOLLOW RD
STAFFORD RD
I 84 EB
I 84 WB
FARMWAY RD
MATHIS LN
WEST TRAIL WAY
WAGNER RD
SAND HOLLOW RD
SAND HOLLOW RD
Legend
0.0 - 1.0
1.1 - 2.0
2.1 - 3.0
3.1 - 4.0
4.1 - 5.0
5.1 - 6.0
ITDFunctionalClassification
Interstate
Minor Arterial
Major Collector
Minor Collector
Other Principal Arterials
0
0.5


SOIL INFORMATION IS DERIVED FROM THE USDA'S CANYON COUNT
Exhibit C2.10:
Mena Soil Map
Crest
Oasis
2
3
Early
3
Country Bliss
Slade
Old Hwy 30
I-84 WB
I-84 EB
Hollow
Hollow
Dream
Pheasant Ridge
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

Mena
Prime Farm Lands



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	51722.35	1.19	15.74%
2	BEST SUITED SOIL	84846.91	1.95	25.82%
3	MODERATELY SUITED SOIL	192055.42	4.41	58.44%
		328624.68	7.54	100%

FARMLAND REPORT

SOIL NAME	FARMLAND TYPE	SQUARE FOOTAGE	ACREAGE	PERCENTAGE
EsB	Prime farmland if irrigated	51722.35	1.19	15.74%
JeA	Prime farmland if irrigated	84846.91	1.95	25.82%
LvB	Prime farmland if irrigated	192055.42	4.41	58.44%
		328624.68	7.54	100%

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

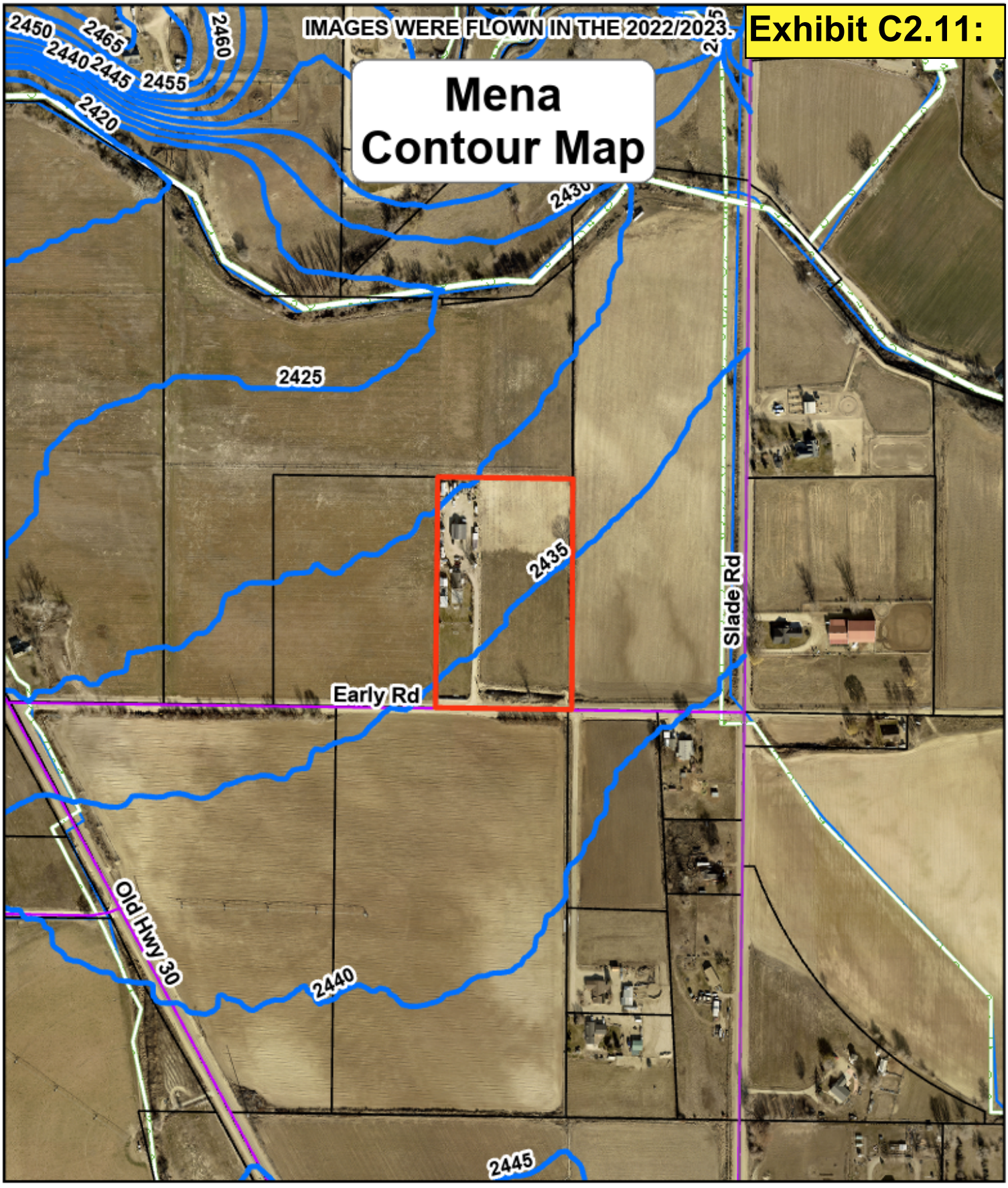
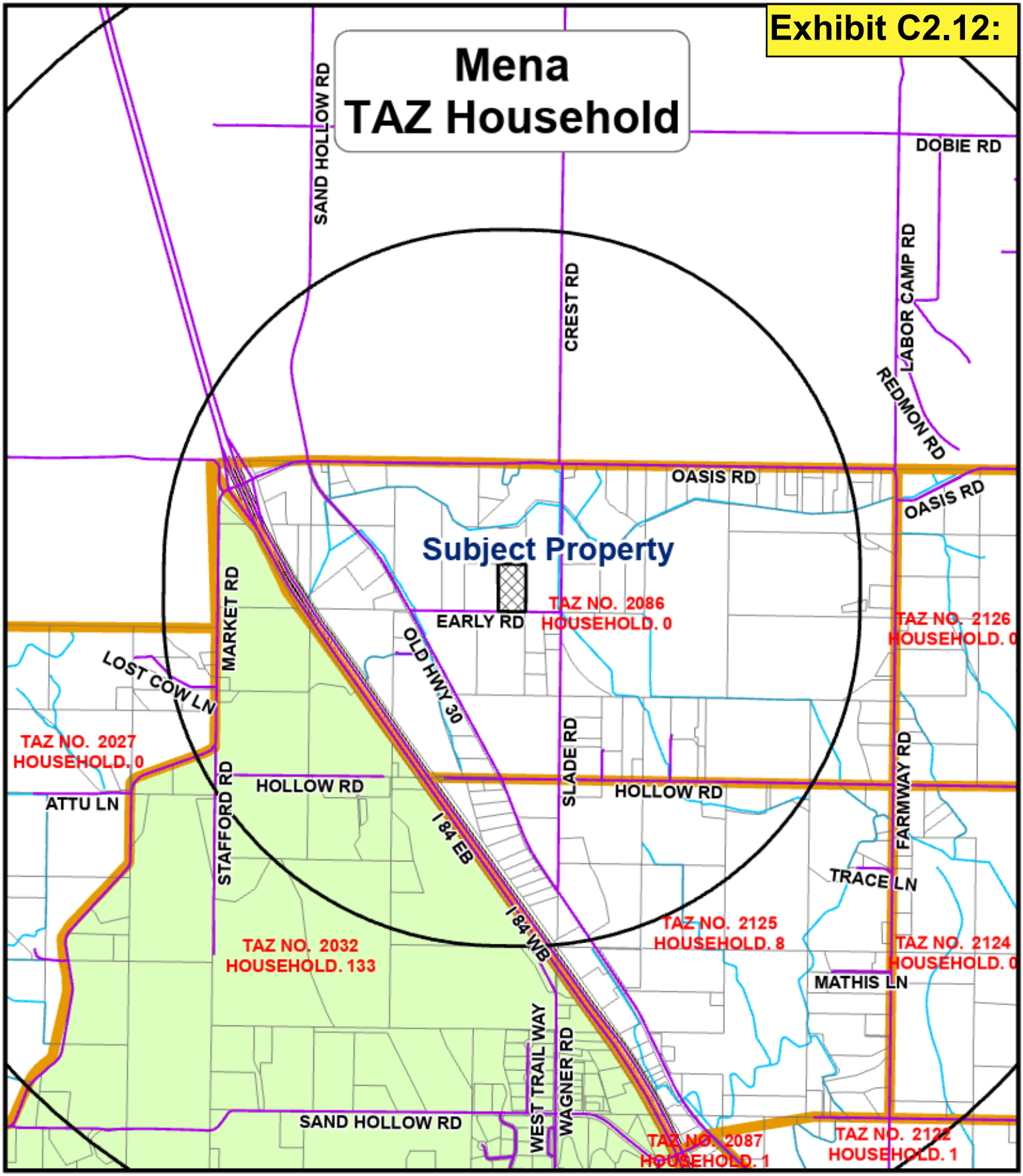

Exhibit C2.11:
IMAGES WERE FLOWN IN THE 2022/2023.
Mena
Contour Map
2450
2465
2460
2440
2445
2455
2420
2430
2425
2435
Slade Rd
Early Rd
Old Hwy 30
2440
2445
Legend
SUBJECT_PROPERTY
TaxParcels
SectionContours
Wetlands
0
200
400
600
Feet

Exhibit C2.12:

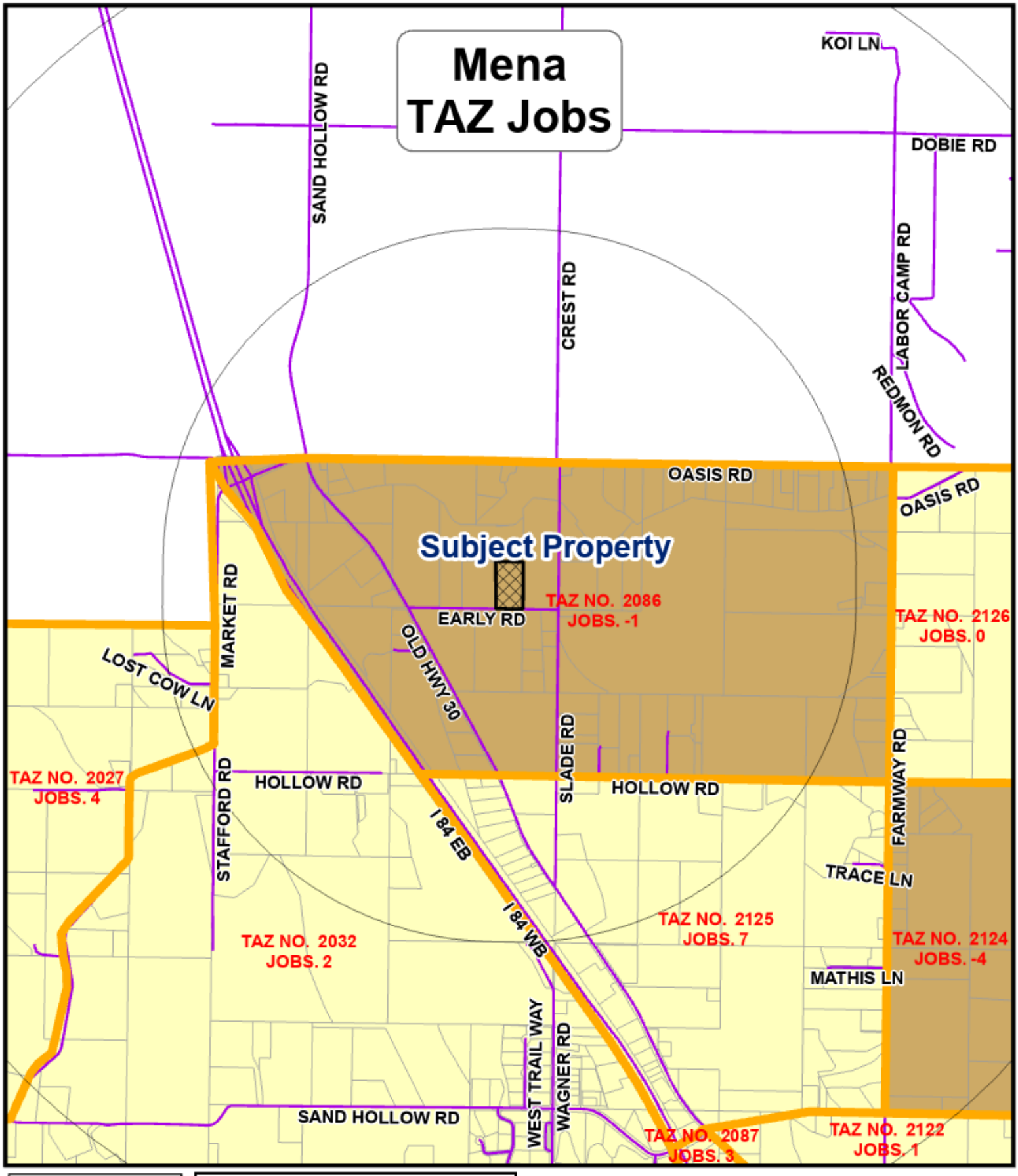
Mena
TAZ Household



House Hold 2025-2050

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

0 0.5 1 Miles


Mena
TAZ Jobs
KOI LN
SAND HOLLOW RD
DOBIE RD
CREST RD
LABOR CAMP RD
REDMON RD
OASIS RD
OASIS RD
Subject Property
EARLY RD
TAZ NO. 2086
JOBS. -1
TAZ NO. 2126
JOBS. 0
MARKET RD
LOST COW LN
OLD HWY 30
SLADE RD
FARMWAY RD
TAZ NO. 2027
JOBS. 4
HOLLOW RD
HOLLOW RD
STAFFORD RD
I 84 EB
I 84 WB
TRACE LN
TAZ NO. 2125
JOBS. 7
TAZ NO. 2032
JOBS. 2
TAZ NO. 2124
JOBS. -4
MATHIS LN
WEST TRAIL WAY
WAGNER RD
SAND HOLLOW RD
TAZ NO. 2087
JOBS. 3
TAZ NO. 2122
JOBS. 1
Jobs 2025-2050
-1
0 - 100
101 - 250
251 - 500
501 - 1000
1001 - 2148
0
0.5
1
Miles

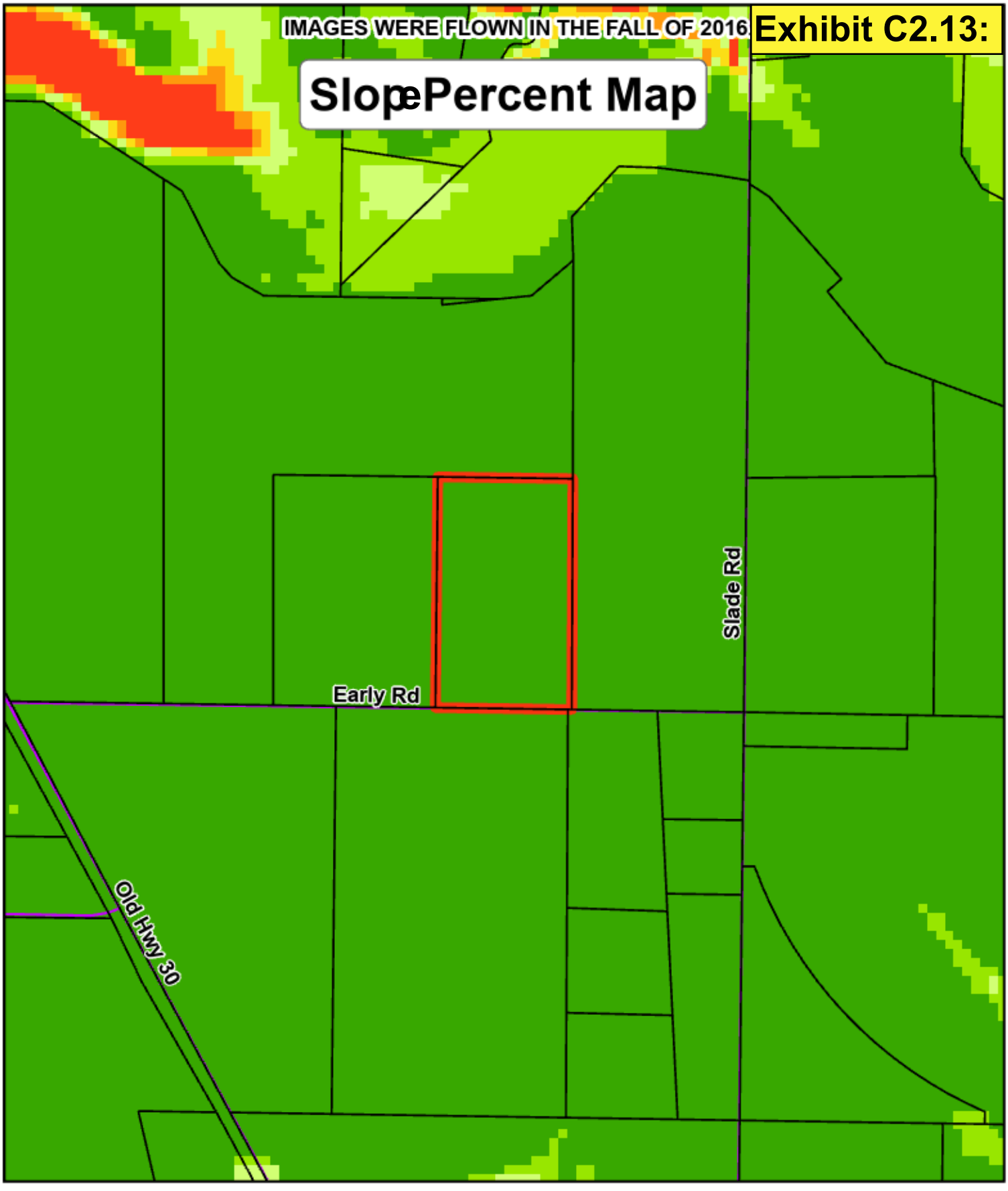
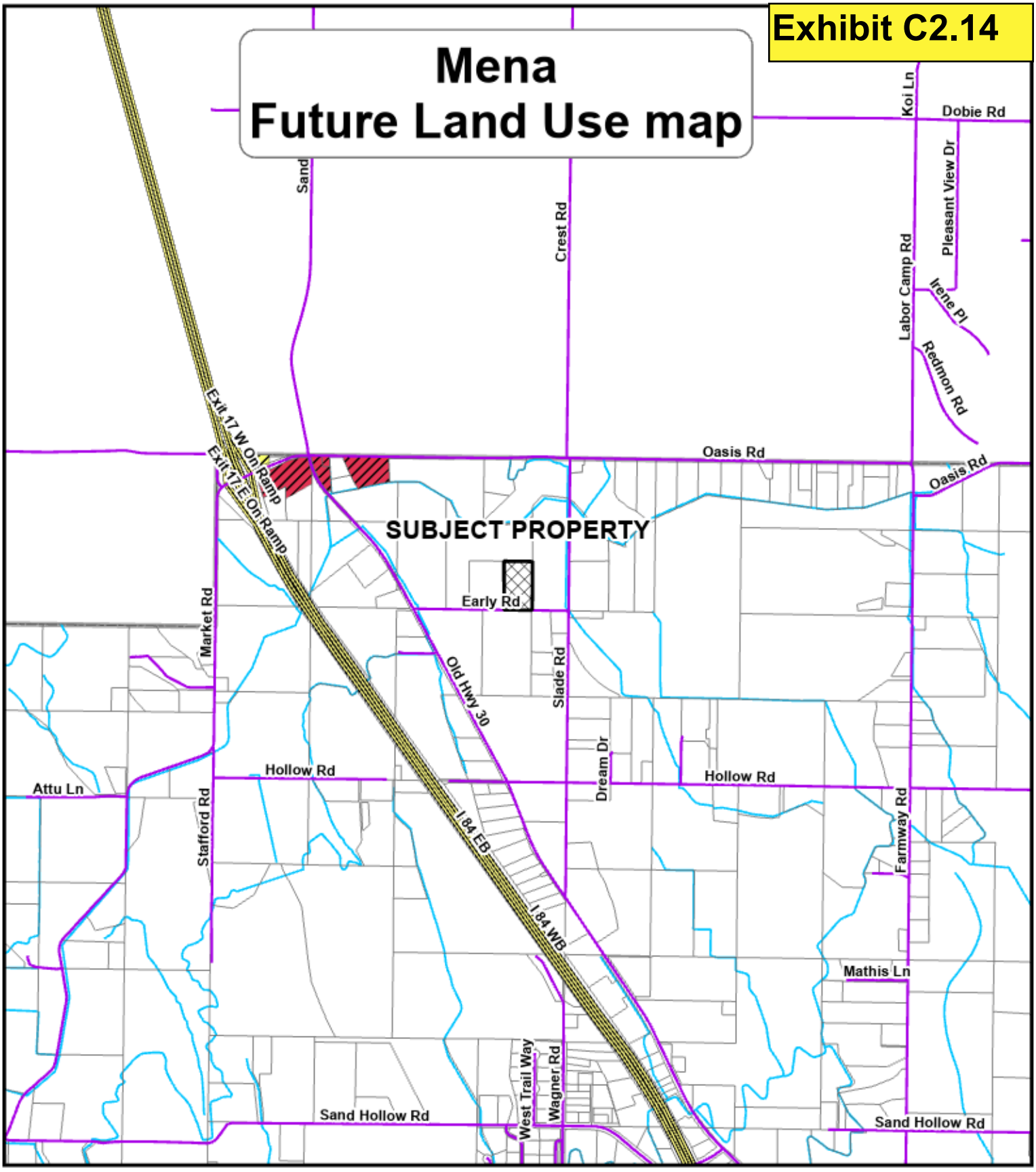

IMAGES WERE FLOWN IN THE FALL OF 2016
Exhibit C2.13:
Slope Percent Map
Slade Rd
Early Rd
Old Hwy 30
Slop Percent
0.001 - 3
3.001 - 6
6.001 - 9
9.001 - 12
12.001 - 14.999
15 - 202.718
0
200
400
600
Feet

Exhibit C2.14

Mena
Future Land Use map





Legend

Future Land Use 2030

- COMMERCIAL
- INDUSTRIAL
- RESIDENTIAL

0 0.4 0.8 Miles

Exhibit D:

EXHIBIT D

Site Visit Photos: August 8, 2025

Planning & Zoning Commission

Case #: CU2025-0003

Hearing Date: March 5, 2026

Site Photos: Taken August 8, 2025



Photos 1-9: Taken on Early Road from the parcels approach.



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



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



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



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



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



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



Photo 7: Taken on Early Road from the parcels approach facing north from the subject property. In this photo, you can see the approach to the proposed staging area and contractor shop.



Photo 8: Taken on Early Road from the parcels approach facing northeast from the subject property.



Photo 9: Taken on Early Road from the parcels approach facing east towards the irrigation ditch.



Photos 10-19: Taken on the parcels approach.



Photo 10: Taken on the parcels approach facing south towards Early Road.



Photo 11: Taken on the parcels approach facing southwest on the subject property.



Photo 12: Taken on the parcels approach facing west on the subject property.
In this photo, you can see the residence where the office is located.



Photo 13: Taken on the parcels approach facing northwest on the subject property.



Photo 14 is a close-up of a building that was in violation of the code. The violation has since been remedied. See Exhibit B9.



Photo 15: Taken on the parcels approach facing north on the subject property.



Photo 16 is a close-up of a building that was in violation of the code. The violation has since been remedied. See Exhibit B9.



Photo 17: Taken on the parcels approach facing northeast on the subject property.



Photo 18: Taken on the parcels approach facing east on the subject property.



Photo 19: Taken on the parcels approach facing southeast on the subject property.



Photo 20: Taken on the subject property facing the staging area.



Photos 21-29 taken on the subject property.



Photo 21: Taken on the subject property facing northwest towards the staging area.



Photo 22: Taken on the subject property facing north towards the staging area.



Photo 23: Taken on the subject property facing northeast towards the staging area.



Photo 24 is a closer view of the violation of 07-02-03, land devoted to the animals' care on the property. See condition # 1a.



Photo 25: Taken on the subject property facing east towards the staging area.



Photo 26: Taken on the subject property facing southeast towards the contractor shop.



Photo 27 is a full view of the contractor shop building.



Photo 28: Taken on the subject property facing south.



Photo 29 is a closer view of what appears to be an occupied RV. See condition # 1b.





Photo 30: Taken on the subject property facing south.



Photo 31 is a closer view of the violation of 07-02-03, land devoted to the animals' care on the property. See condition # 1a.





Photo 32: Taken on the subject property facing south.





Photo 33: Taken on the subject property facing south.
In this photo, you can see a few buildings that violated the code. The violations have since been remedied. See Exhibit B9.

Exhibit E:

EXHIBIT E

Agency Comments Received by: February 23, 2026

Planning & Zoning Commission

Case #: CU2025-0003

Hearing Date: March 5, 2026

Exhibit E1:

Archived: Thursday, February 5, 2026 5:00:17 PM
From: Tom Crosby
Mail received time: Wed, 16 Apr 2025 15:51:52
Sent: Wed, 16 Apr 2025 15:51:52
To: Amber Lewter
Subject: FW: Agency Notice for CU2025-0003 / Mena
Importance: Normal
Sensitivity: None
Attachments:
CU2025-0003 application.pdf

Amber,
If a structure is going to be used for a commercial occupancy with employees using facilities or working in the structure the building dept. will require an application for change of use permit.

Thank You,
Tom.

From: Caitlin Ross <Caitlin.Ross@canyoncounty.id.gov>
Sent: Wednesday, April 16, 2025 2:13 PM
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>; 'monica.taylor@intgas.com' <monica.taylor@intgas.com>; 'jessica.mansell@intgas.com' <jessica.mansell@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' <D3Development.services@itd.idaho.gov>; 'niki.benyakhlef@itd.idaho.gov' <niki.benyakhlef@itd.idaho.gov>; Brian Crawforth <Brian.Crawforth@canyoncounty.id.gov>; Christine Wendelsdorf <Christine.Wendelsdorf@canyoncounty.id.gov>; Michael Stowell <mstowell@ccparamedics.com>; Dalia Alnajjar <Dalia.Alnajjar@canyoncounty.id.gov>; Tom Crosby <Tom.Crosby@canyoncounty.id.gov>; Eric Arthur <Eric.Arthur@canyoncounty.id.gov>; Kathy Husted <Kathleen.Husted@canyoncounty.id.gov>; Tony Almeida <tony.almeida@canyoncounty.id.gov>; Assessor Website <2cAsr@canyoncounty.id.gov>; 'middletown.rich@gmail.com' <middletown.rich@gmail.com>; 'BRO.Admin@deq.idaho.gov' <BRO.Admin@deq.idaho.gov>; 'smith.carolyn.d@epa.gov' <smith.carolyn.d@epa.gov>; 'gmprdjennifer@gmail.com' <gmprdjennifer@gmail.com>; 'makline2@marathonpetroleum.com' <makline2@marathonpetroleum.com>
Subject: Agency Notice for CU2025-0003 / Mena

Please see the attached agency notice. You are invited to provide written testimony or comments by **May 16, 2025**, although as of this point, no hearing date has been set. You will receive a separate notification when the hearing date has been set for this case. If the comment deadline is on a weekend or holiday, it will move to close of business 5pm the next business day. The deadline for written testimony or additional exhibits is to ensure planners can consider the information as they develop their staff report and recommended findings. All items received by the deadline will also be placed in the hearing packet, allowing the hearing body adequate time to review the submitted information.

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

Exhibit E2:

Archived: Thursday, February 5, 2026 5:00:28 PM
From: Anthony Lee
Mail received time: Fri, 18 Apr 2025 10:08:38
Sent: Fri, 18 Apr 2025 16:08:27
To: Amber Lewter
Subject: [External] RE: Agency Notice for CU2025-0003 / Mena
Importance: Normal
Sensitivity: None
Attachments:
Pre.Development.Notes.Signed.01.15.2025.pdf

Hi Amber,

1. Will a Nutrient Pathogen Study be required? **A Nutrient Pathogen Study is not required.**
2. Will adequate sanitary systems be provided to accommodate the use? **The existing septic system is connected to the house, and the applicant did not discuss any plans for a separate shop with plumbing related to this business/proposal.**
3. Any concerns about the use or request for rezoning? If so, are there any conditions or mitigation measures recommended to ensure the use or requested rezone minimizes potential impacts to the surrounding area and the nearby city? **No concerns with the rezoning if the applicant meets all SWDH requirements.**

Please see the 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: Wednesday, April 16, 2025 2:13 PM
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>; 'monica.taylor@intgas.com' <monica.taylor@intgas.com>; 'jessica.mansell@intgas.com' <jessica.mansell@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:

Archived: Thursday, February 5, 2026 5:00:39 PM
From: Anthony Lee
Mail received time: Tue, 20 May 2025 14:41:51
Sent: Tue, 20 May 2025 20:41:41
To: Amber Lewter
Subject: RE: [External] RE: Agency Notice for CU2025-0003 / Mena
Importance: Normal
Sensitivity: None

Hi Amber,

I am not overly concerned with one employee using the restroom since the office in the house is not considered a bedroom.

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: Amber Lewter <Amber.Lewter@canyoncounty.id.gov>
Sent: Tuesday, May 20, 2025 1:25 PM
To: Anthony Lee <Anthony.Lee@swdh.id.gov>
Subject: RE: [External] RE: Agency Notice for CU2025-0003 / Mena

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

Hi Anthony,

The applicant has an office within the home with one employee using the restroom. Does this raise any concerns?

Thank you,

Amber Lewter
Associate Planner

Exhibit E2.2:

SOUTHWEST DISTRICT HEALTH

Pre-Development Meeting

Name of Development: Pool & Spa by Cesar
Applicant: Cesar Mena
P.E./P.G.:
All others in Attendance:

EHS #'s 035 Date 01/15/25

Number of Lots or Flow: N/A Acreage of Proposed Development: 7.53
Location of Development: 17172 Early Ln
Caldwell, ID 83607
Parcel # R37689000 0

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

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

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

Additional Comments: The applicant discussed with SWDH the proposal for a staging area for storing trucks and materials (Stones, PBC pipe, ect.) zoned as agricultural on 7.53 acres. The stage area does not encroach upon the existing primary and replacement drainfield area. There are no future plans for building any structures related to this business/proposal. This project may move forward in the approval process. 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.

1008 E. Locust
Emmett 83617
365-6371
FAX 365-4729

1155 Third Ave., N.
Payette 83661
642-9321
FAX 642-5098

46 W. Court
Weiser 83672
549-2370
FAX 549-2371

824 S. Diamond St.
Nampa 83686
465-8402
FAX 442-2809

Exhibit E3:

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

Brad Little, Governor
Jess Byrne, Director

April 21, 2025

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

Subject: Agency Notice for CU2025-0003 / Mena

Dear Ms. Lewter:

Thank you for the opportunity to respond to your request for comment. While DEQ does not review projects on a project-specific basis, we attempt to provide the best review of the information provided. DEQ encourages agencies to review and utilize the Idaho Environmental Guide to assist in addressing project-specific conditions that may apply. This guide can be found at: *https://www.deq.idaho.gov/public-information/assistance-and-resources/outreach-and-education/*.

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

1. AIR QUALITY

- Please review IDAPA 58.01.01 for all rules on Air Quality, especially those regarding fugitive dust (58.01.01.651), and open burning (58.01.01.600-617).
- IDAPA 58.01.01.614 sets out the rules for prescribed burning in Idaho. Please ensure all prescribed burning is done in compliance with the rules, and in compliance with the 2010 Operations Guide of the Montana/Idaho Airshed Group.

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

2. WASTEWATER AND RECYCLED WATER

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

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

3. DRINKING WATER

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

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

4. SURFACE WATER

- Please contact DEQ to determine whether this project will require an Idaho Pollutant Discharge Elimination System (IPDES) Permit. A Multi-Sector General Permit from DEQ may be required for facilities that have an allowable discharge of storm water or authorized non-storm water associated with the primary industrial activity and co-located industrial activity. For questions, contact James Craft, IPDES Compliance Supervisor, at (208) 373-0144.
- If this project is near a source of surface water, DEQ requests that projects incorporate the best construction management practices (BMPs) to assist in the protection of Idaho's water resources. Additionally, please contact DEQ to identify BMP alternatives and to determine whether this project is in an area with Total Maximum Daily Load stormwater permit conditions.
- The Idaho Stream Channel Protection Act requires a permit for most stream channel alterations. Please contact the Idaho Department of Water Resources (IDWR), Western Regional Office, at 2735 Airport Way, Boise, or call (208) 334-2190 for more information. Information is also available on the IDWR website at: https://idwr.idaho.gov/streams/stream-channel-alteration-permits.html
- The Federal Clean Water Act requires a permit for filling or dredging in waters of the United States. Please contact the US Army Corps of Engineers, Boise Field Office, at 10095 Emerald Street, Boise, or call 208-345-2155 for more information regarding permits.

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

5. SOLID WASTE, HAZARDOUS WASTE AND GROUND WATER CONTAMINATION

- **Solid Waste.** No trash or other solid waste shall be buried, burned, or otherwise disposed of at the project site. These disposal methods are regulated by various state regulations including Idaho's Solid Waste Management Regulations and Standards (IDAPA 58.01.06), Rules and Regulations for Hazardous Waste (IDAPA 58.01.05), and Rules and Regulations for the Prevention of Air Pollution (IDAPA 58.01.01). Inert and other approved materials are also defined in the Solid Waste Management Regulations and Standards
- **Hazardous Waste.** The types and number of requirements that must be complied with under the federal Resource Conservations and Recovery Act (RCRA) and the Idaho Rules and Standards for Hazardous Waste (IDAPA 58.01.05) are based on the quantity and type of waste generated. Every business in Idaho is required to track the volume of waste generated, determine whether each type of waste is hazardous, and ensure that all wastes are properly disposed of according to federal, state, and local requirements.
- **Water Quality Standards.** Site activities must comply with the Idaho Water Quality Standards (IDAPA 58.01.02) regarding hazardous and deleterious-materials storage, disposal, or accumulation adjacent to or in the immediate vicinity of state waters (IDAPA 58.01.02.800); and the cleanup and reporting of oil-filled electrical equipment (IDAPA 58.01.02.849); hazardous materials (IDAPA 58.01.02.850); and used-oil and petroleum releases (IDAPA 58.01.02.851 and 852). Petroleum releases must be reported to DEQ in accordance with IDAPA 58.01.02.851.01 and 04. Hazardous material released to state waters, or to land such that there is likelihood that it will enter state waters, must be reported to DEQ in accordance with IDAPA 58.01.02.850.

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

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

6. ADDITIONAL NOTES

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

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

Sincerely,



Troy Smith
Regional Administrator

Exhibit E4:

Archived: Thursday, February 5, 2026 5:00:56 PM
From: Caitlin Ross
Mail received time: Tue, 22 Apr 2025 13:15:50
Sent: Tue, 22 Apr 2025 13:15:50
To: Amber Lewter
Subject: FW: [External] RE: Agency Notice for CU2025-0003 / Mena
Importance: Normal
Sensitivity: None

FYI – thanks!

-Caitlin

From: D3 Development Services <D3Development.Services@itd.idaho.gov>
Sent: Tuesday, April 22, 2025 12:56 PM
To: Caitlin Ross <Caitlin.Ross@canyoncounty.id.gov>
Subject: [External] RE: Agency Notice for CU2025-0003 / Mena

Hello,

After careful review of the transmittal submitted to ITD on April 16, 2025 regarding, CU2025-003/Mena, the Department has no comments or concerns to make at this time. This application does not meet thresholds for a Traffic Impact Study nor does it pose any safety concern. If you have any questions please contact Niki Benyakhlef at (208) 334-8337/ Niki.Benyakhlef@itd.idaho.gov.

Thank you
Mila Kinakh
D3 Planning and Development
Administrative Assistant



From: Caitlin Ross <Caitlin.Ross@canyoncounty.id.gov>
Sent: Wednesday, April 16, 2025 2:13 PM
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>; 'monica.taylor@intgas.com' <monica.taylor@intgas.com>; 'jessica.mansell@intgas.com' <jessica.mansell@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

Exhibit E5:

Richard Sims
Associate Supervisor
Canyon County Soil Conservation District
2208 E. Chicago Ste A, Caldwell Idaho 83605
Middletown.rich@gmail.com
1 208-897-9297
January 14, 2025

Canyon County Planning and Zoning Commission
Canyon County Development Services
111 North 11th Ave., Ste 310, Nampa, Idaho 83686

RE: Case No. CU2025-0003

Attention: Amber Letwer
amber.lewter@canyoncounty.id.gov

Thanks you for sending Canyon County Soil Conservation District (SCD) a zoning request. The acreage amounts on the maps are an estimate. Percentages of soils are rounded to a whole number.

CU2025-0003 consist of 24% irrigated capability Class 2, 76% irrigated capability Class 3.

Irrigated Capability Class 2 is the best suited productive soils in Canyon County with few limitations, Irrigated Capability Class 3 has moderate limitations and appropriate management practices can make any irrigated class 3 productive. We do NOT recommend a land use change.

Richard Sims

Signing for Clay Erskine
Chairman Soil Conservation District

United States Department of Agriculture

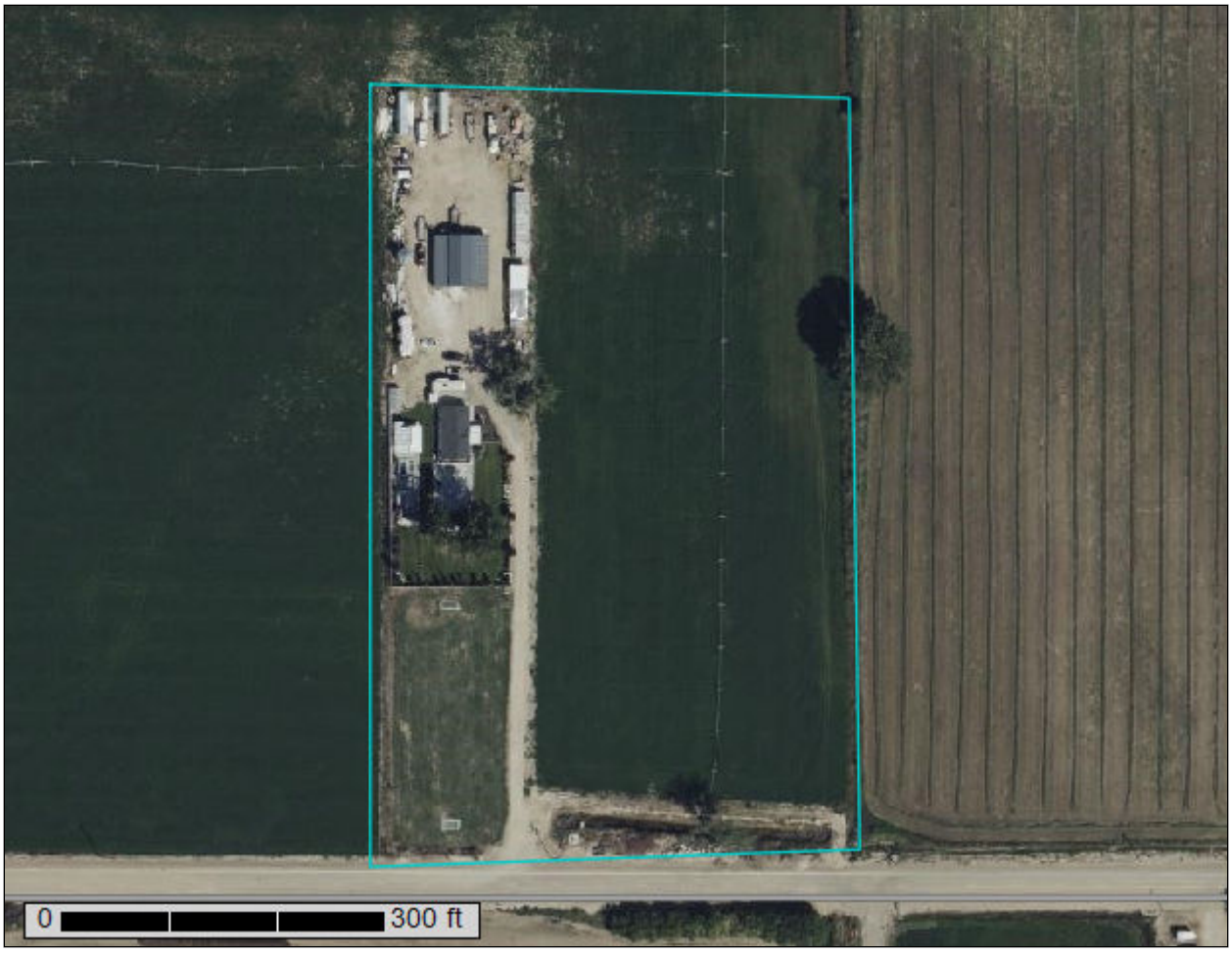
NRCS

Natural Resources Conservation Service

A product of the National Cooperative Soil Survey, a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local participants

Custom Soil Resource Report for Canyon Area, Idaho

CU2025-0003 Cesar Mena



May 5, 2025

Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (https://offices.sc.egov.usda.gov/locator/app?agency=nrcs) or your NRCS State Soil Scientist (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

The U.S. Department of Agriculture (USDA) prohibits discrimination in all its programs and activities on the basis of race, color, national origin, age, disability, and where applicable, sex, marital status, familial status, parental status, religion, sexual orientation, genetic information, political beliefs, reprisal, or because all or a part of an individual's income is derived from any public assistance program. (Not all prohibited bases apply to all programs.) Persons with disabilities who require

alternative means for communication of program information (Braille, large print, audiotape, etc.) should contact USDA's TARGET Center at (202) 720-2600 (voice and TDD). To file a complaint of discrimination, write to USDA, Director, Office of Civil Rights, 1400 Independence Avenue, S.W., Washington, D.C. 20250-9410 or call (800) 795-3272 (voice) or (202) 720-6382 (TDD). USDA is an equal opportunity provider and employer.

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Soil Information for All Uses

Suitabilities and Limitations for Use

The Suitabilities and Limitations for Use section includes various soil interpretations displayed as thematic maps with a summary table for the soil map units in the selected area of interest. A single value or rating for each map unit is generated by aggregating the interpretive ratings of individual map unit components. This aggregation process is defined for each interpretation.

Land Classifications

Land Classifications are specified land use and management groupings that are assigned to soil areas because combinations of soil have similar behavior for specified practices. Most are based on soil properties and other factors that directly influence the specific use of the soil. Example classifications include ecological site classification, farmland classification, irrigated and nonirrigated land capability classification, and hydric rating.

Irrigated Capability Class (CU2025-0003)

Land capability classification shows, in a general way, the suitability of soils for most kinds of field crops. Crops that require special management are excluded. The soils are grouped according to their limitations for field crops, the risk of damage if they are used for crops, and the way they respond to management. The criteria used in grouping the soils do not include major and generally expensive landforming that would change slope, depth, or other characteristics of the soils, nor do they include possible but unlikely major reclamation projects. Capability classification is not a substitute for interpretations that show suitability and limitations of groups of soils for rangeland, for woodland, or for engineering purposes.

In the capability system, soils are generally grouped at three levels-capability class, subclass, and unit. Only class and subclass are included in this data set.

Capability classes, the broadest groups, are designated by the numbers 1 through 8. The numbers indicate progressively greater limitations and narrower choices for practical use. The classes are defined as follows:

Class 1 soils have few limitations that restrict their use.

Class 2 soils have moderate limitations that reduce the choice of plants or that require moderate conservation practices.

Class 3 soils have severe limitations that reduce the choice of plants or that require special conservation practices, or both.

Class 4 soils have very severe limitations that reduce the choice of plants or that require very careful management, or both.

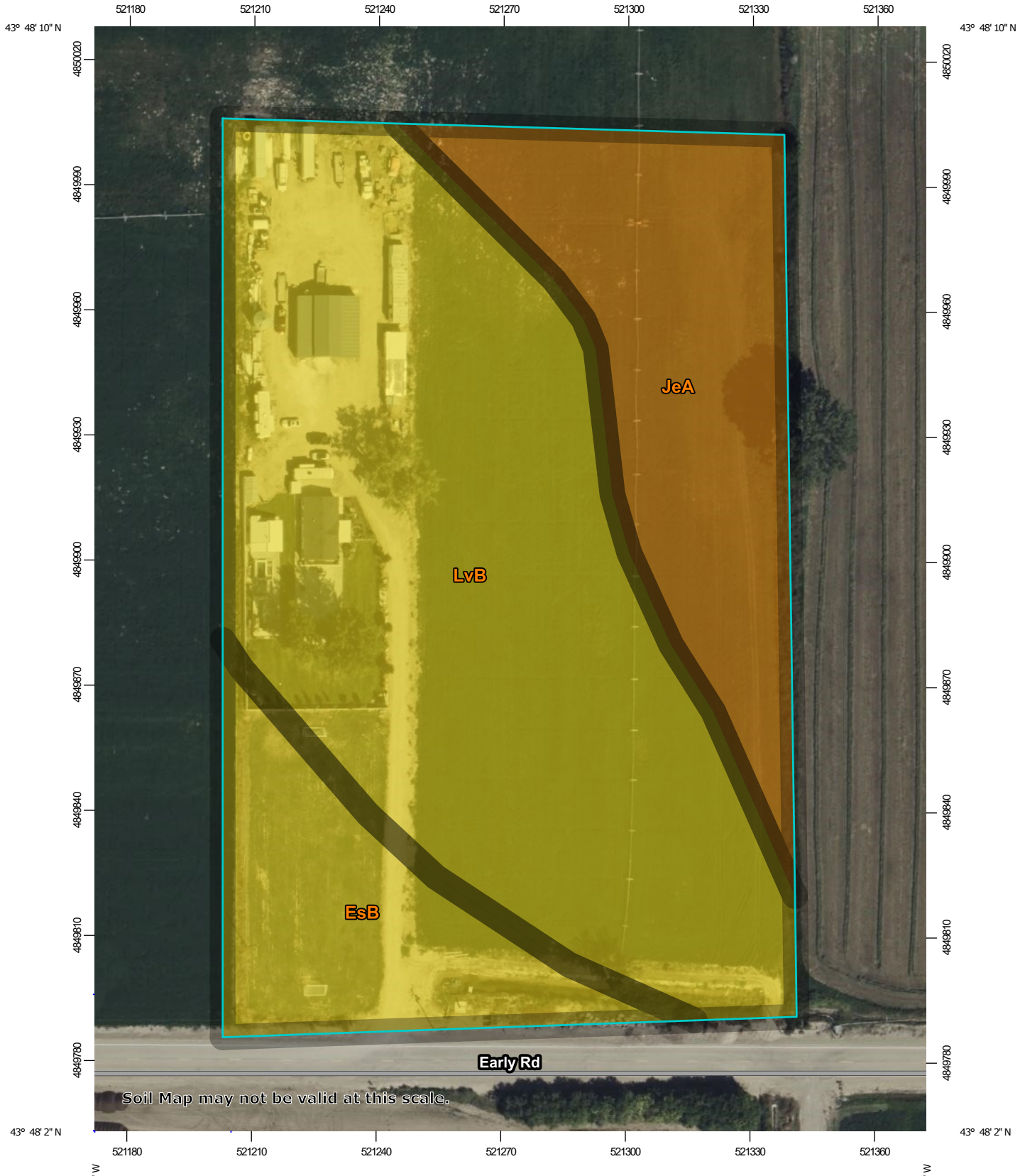
Class 5 soils are subject to little or no erosion but have other limitations, impractical to remove, that restrict their use mainly to pasture, rangeland, forestland, or wildlife habitat.

Class 6 soils have severe limitations that make them generally unsuitable for cultivation and that restrict their use mainly to pasture, rangeland, forestland, or wildlife habitat.

Class 7 soils have very severe limitations that make them unsuitable for cultivation and that restrict their use mainly to grazing, forestland, or wildlife habitat.

Class 8 soils and miscellaneous areas have limitations that preclude commercial plant production and that restrict their use to recreational purposes, wildlife habitat, watershed, or esthetic purposes.

Custom Soil Resource Report
Map—Irrigated Capability Class (CU2025-0003)



Map Scale: 1:1,290 if printed on A portrait (8.5" x 11") sheet.

N

Meters: 0 15 30 60 90

Feet: 0 50 100 200 300

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 11N WGS84

MAP LEGEND

Area of Interest (AOI)

- Area of Interest (AOI)

Soils

Soil Rating Polygons

- Capability Class - I
- Capability Class - II
- Capability Class - III
- Capability Class - IV
- Capability Class - V
- Capability Class - VI
- Capability Class - VII
- Capability Class - VIII
- Not rated or not available

Soil Rating Lines

- Capability Class - I
- Capability Class - II
- Capability Class - III
- Capability Class - IV
- Capability Class - V
- Capability Class - VI
- Capability Class - VII
- Capability Class - VIII
- Not rated or not available

Soil Rating Points

- Capability Class - I
- Capability Class - II
- Capability Class - III
- Capability Class - IV
- Capability Class - V
- Capability Class - VI
- Capability Class - VII
- Capability Class - VIII
- Not rated or not available

Water Features

- Streams and Canals

Transportation

- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background

- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Canyon Area, Idaho
Survey Area Data: Version 21, Aug 22, 2024

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Sep 9, 2023—Sep 14, 2023

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Table—Irrigated Capability Class (CU2025-0003)

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
EsB	Elijah-Chilcott silt loams, 1 to 3 percent slopes	3	1.1	14.6%
JeA	Jenness loam, 0 to 1 percent slopes	2	1.8	24.3%
LvB	Lolalita sandy loam, 1 to 3 percent slopes	3	4.5	61.1%
Totals for Area of Interest			**7.3**	**100.0%**

Rating Options—Irrigated Capability Class (CU2025-0003)

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

Exhibit F:

EXHIBIT F

Public Comments Received by: February 23, 2026

Planning & Zoning Commission

Case #: CU2025-0003

Hearing Date: March 5, 2026

Exhibit F1:

Archived: Friday, February 20, 2026 12:05:52 PM
From: Jim Turpin
Mail received time: Tue, 10 Feb 2026 17:14:48
Sent: Tue, 10 Feb 2026 17:14:32
To: Amber Lewter Amber Lewter
Subject: Re: [External] Case No. CU2025-0003
Importance: Normal
Sensitivity: None
Attachments:
image001.png

Perfect, here is my comment:

Though I am not apposed to what is being proposed, my concern is the yard lighting at night. As you know we are pretty rural out here and it keeps getting brighter and brighter at nighttime due recent construction, including the freight truck parking on the west side of I-84 at the Sand Hollow exit and a new house and shop, I believe, off of Oasis east of Slade Road that lights up the entire area with multiple lighting. There is also a high intensity sodium light that looks like a cars brights installed last year at a residence off Farmway close to Oasis. That one is over a half mile from us and it is very disturbing at night. This project would be less than a half mile from us.

If this project is for the storing of construction equipment, they will portably want some yard lighting but if you could condition to use a lower intensity lighting that would be preferable.

Thank you for your consideration and I appreciate your reply.

Jim Turpin
Slade Road

On Tuesday, February 10, 2026 at 09:51:40 AM MST, Amber Lewter <amber.lewter@canyoncounty.id.gov> wrote:

Hello Jim,

I can receive public comments via email. Once received, the comment will go into the record. You may also mail the comment or drop it off in person.

Thank you,

Amber Lewter

Exhibit F2:

RECEIVED
FEB 23 2026
BY:_____

Canyon County Planning and Zoning Commission
Case #CU2025-0003

February 23, 2026

My husband and I are against Cesar Mena's requested Conditional Use Permit for a Staging Area and Contractor's Shop on Early Road.

I feel like one of the peasants of China in the late 1800s when the War Lords attacked towns and farms consistently at any time from any side.

This is the third planning and zoning letter I have written in less than four years – one to Payette County, two to Canyon County. As if the cares of life aren't enough, then we must put aside pressing concerns and responsibilities, deadlines, and health issues, (ours and loved ones) to stop and think through someone's plans to disrupt the zoning of our neighborhood.

Our property on Slade and Early adjoins the property in question. We share a quarter of a mile of fence line. We have owned our 22 acres since 1986. It is zoned agricultural. It has always been zoned agricultural. We bought it because it is agricultural. We have hung onto it during some very hard times because it is agricultural – including a five-year period when we made a home in North Idaho out of a 20 x 30 garage originally built in 1910 – with three children still at home.

Menas purchased property zoned agricultural. They knew the limitations and the rights of agricultural property when they purchased their property.

A Staging area and Contractor's Shop will affect us on our property.

Five people working in a Contractor's Shop doing whatever they are planning to do with swimming pools – whether it is chemically fusing parts together, dealing with fiberglass fumes, welding, riveting, or hammering -- there will, at the least, be

- noise all day
- possibly chemicals in the air.
- increased traffic on the gravel road fronting their property – which means increased dust that we will breathe.

RECEIVED
FEB 23 2026
BY:_____

Granting a Conditional Use Permit for a Staging Area and Contractor's Shop diminishes other agricultural usage around the grantee's property.

Who will want to buy our property in the future with constant noise and/or chemicals next door? Only someone who has a like industrial purpose in mind.

Not someone with the idea of having a peaceful home and enough land to plant trees, berries, grow some alfalfa, raise some cattle and chickens. No. Our property value plummets. Twenty-two acres of agricultural land disappears.

Basically, we are being asked to change our use because they want a Conditional Use Permit.

Their proposed property usage is more fitting with light industrial use than agricultural. Businesses with like usages are on Simplot Boulevard. And who wants a home on Simplot Boulevard?

We have always hoped to build a home on our property. Haven't been able to yet.

We are asking that you protect not only agricultural land but people who are willing to live that lifestyle. The small farm is becoming the big movement. Wholesome food is being encouraged by U.S. Department of Health and Human Services like never before. Our twenty-two acres has consistently contributed good food. We want it to continue to do so.

We believe that granting a Conditional Use Permit for a Contractor's Workshop and Staging Area conflicts with the goals of an agricultural area and with our farm specifically.

Thank you for guarding the integrity of Canyon County's Agricultural Zoning, and our ambitions.

Marcia L Morman 2/23/2026
GW Morman 2/23/2026

Marcia Morman
GW Morman
Slade and Early Canyon County

22142 Jeanne Dr
Caldwell ID 83607
208 597-5409