Board of Canyon County Commissioners
Hearing Date: March 26, 2026
Canyon County Development Services Department

PLANNING DIVISION - APPEAL

CASE NUMBER:	**CU2025-0013-APL**
APPLICANT/REPRESENTATIVE:	**Jaime Huerta**
PROPERTY OWNER:	**Juan Jimenez-Arredondo**
APPLICATION:	**The appellant requests that the Board of Canyon County Commissioners overturn the Planning and Zoning Commission's DENIAL and approve the request for a conditional use permit for a staging area and contractor shop.**
LOCATION:	**17665 Upper Pleasant Ridge Road, Caldwell, ID** **Parcel: R35530**
ANALYST:	**Amber Lewter, Associate Planner**

SUMMARY:
On June 20, 2025, the appellant submitted a conditional use permit for a staging area and contractor shop on parcel R35530, consisting of approximately 1 acre on the 5.95 acres, in the "A" (Agricultural) zone.

Case CU2025-0013 was heard by the Planning and Zoning Commission on December 4, 2025, where staff recommended approval with fifteen (15) conditions (**Exhibit 3**).

On December 4, 2025, the Planning and Zoning Commission 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 denied case CU2025-0013 for the following reasons (**Exhibit 1**):

- **07-07-05(4): The proposed use will be injurious to other property in the immediate vicinity and will negatively change the essential character of the area based upon public testimony heard on December 4, 2025.**
    - Keith Cochran stated that he moved to this area to enjoy the agricultural area, and it is now turning into an industrial park. Keith Cochran expressed concerns for the smaller kids in the area because trucks with trailers are coming from the subject property, along with at least two other properties. See CCCO §07-07-05(7) for potential traffic impact analysis. Keith Cochran advised that he lives an agricultural way of life to be able to raise animals such as chickens, goats, horses, and cats.
    - Ed McFarland's testimony stated that he moved out of the city to live in the country and bought his property as an investment. Ed McFarland's neighbors have nice homes that they invested in and moved there for peace and quiet. Ed McFarland expressed concern that the applicant will not abide by the hours of operation and will become a full delivery business, operating at all hours. Ed McFarland stated that he and his neighbors want privacy, peace and quiet, and a good investment. They do not want property

devalued due to commercial use in the area. Ed McFarland expressed concerns that there is a school bus stop approximately a quarter mile from the proposed property.

- Staci VanOstoran expressed concerns that the applicants will not abide by the hours of operation. There have been times before 7 am that Staci VanOstoran is outside feeding or riding horses, and the traffic has already begun. There have also been times, especially on Fridays, when there is employee activity after hours, where they all gather. Staci VanOstoran also expressed concerns that the 6-foot sight-obscuring fence the applicant has around his property makes farming difficult for the property to the west of the subject property because it makes it difficult for the farmer to turn around in the tractor.

- **07-07-05(7): There will be undue interference with the existing and/or future traffic patterns based on public testimony heard on December 4, 2025.**
    - Keith Cochran's testimony stated that Upper Pleasant Ridge Road is slowly turning into Highway 19, yet it is not classified as a highway. According to Keith Conchran, among at least three properties, there are approximately 50-80 trucks coming onto Upper Pleasant Ridge Road a day. The big rigs on the road were primarily when Farmway Road was shut down; there is not as much semi-truck activity since Farmway Road is open again. The subject property does have one-ton trucks pulling trailers onto Upper Pleasant Ridge Road. Keith Conchran expressed concerns that the traffic is getting more dangerous and that there are smaller kids in the area.
    - Ed McFarland stated that Upper Pleasant Ridge Road does have more traffic. Upper Pleasant Ridge Road goes from 30 mph to 50 mph, and the road should never go to 50 mph. According to Ed McFarland Upper Pleasant Ridge Road should be kept at 30 mph. Ed McFarland also expressed concerns that there is a school bus stop a quarter mile from the subject property.

The appeal of the Planning and Zoning decision with the Findings of Facts, Conclusions of Law, and Order of Decision (FCOs) signed on December 18, 2025, was filed within the 15 days of the appeal period on January 2, 2026 (**Exhibit 4c**), due to the holiday closure, the payment was processed January 5, 2026 (**Exhibit 4a**). The letter of appeal included a statement of reasons for the appeal and the filing fee of $1,100.

The letter of appeal expresses that the proposed conditional use permit for a staging area and contractor shop meets all the required criteria for the following reasons:

- **07-07-05(4): The CUP Application Complies.**
    - The use is expressly allowed by CCCO §07-10-27 by a conditional use permit.
    - The area is demonstrably mixed-use with nearby feedlots, gravel pits, industrial uses, and other contractor-type activities within a two-mile radius of the proposed site, confirming that the area is not exclusively residential or agricultural.

- The intensity of operations is limited, and the conditions of approval mitigate any nuisance concerns. The conditions of approval include having no on-site customers, all work being conducted off-site, limiting hours of operation, and a sight-obscuring fence.

- The public preference is not a legal basis for denial. Testimony regarding the desire for peace, quiet, or preservation of an agricultural lifestyle does not establish legal non-compliance. Idaho law requires objective evidence of harm, not generalized opposition. The denial is not supported by substantial evidence.

- **07-07-05(7): The CUP Application Complies.**

    - The conclusion that the use would unduly interfere with traffic patterns contradicts what is on the record. The Highway District did not oppose the application, and ITE Trip Generation estimates approximately 36 daily trips, which is consistent with rural agricultural road use.

    - Traffic is limited to ten (10) employees who also carpool, no customer traffic, and the vehicle movement occurs primarily at the beginning and end of the workday.

    - Objective concerns and opinions regarding speeding, children, or unrelated truck traffic were not supported by traffic studies, enforcement data, or agency findings. The owner abides by traffic signs and speed limits. The public concerns cannot factually be tied to the owner's company, as this roadway is public and traveled by many. The criteria require undue interference, not speculative safety concerns or dissatisfaction with existing road conditions.

    - Road classification and speed enforcement fall within transportation and law enforcement authorities and are not a lawful basis for denying an otherwise compliant land use application.

The letter of appeal compares another staging area and contractor shop case, CU2025-0012/Barnes, that was also heard on December 4, 2025 (**Exhibit 4b**). Case CU2025-0012/Barnes was approved.

The appellant requests that the Board of County Commissioners overturn the Planning and Zoning Commission's denial decision and approve the conditional use permit for a staging area and contractor shop on parcel R35530, consisting of approximately 1 acre of the 5.95 acres, in the "A" (Agricultural) zone.

BOARD ACTION:
In accordance with CCCO §07-07-23(2)A. Appeal By Affected Person: Any affected person who is aggrieved by the director's decision as to an application pursuant to this subsection, may file a written notice of appeal in accordance with section 07-05-07, "Appeal Of Director Administrative Decision", of this chapter

A. At a public hearing held in accordance with this article, the Board shall consider the decision of the Planning and Zoning Commission and any additional evidence that may be offered by the public, applicant, or Director.

B. The Board may affirm, reverse, or modify, in whole or in part, the Planning and Zoning Commission's decision.

BOARD DECISION OPTIONS

1) The Board of County Commissioners may **approve** the appeal and **overturn** the Planning and Zoning Commission's denial of the conditional use permit for a staging area and contractor shop with conditions of approval and direct staff to bring back findings in support of the decision.
2) The Board of County Commissioners may **deny** the appeal and **uphold** the Planning and Zoning Commission's decision and direct staff to revise the FCOs to reflect the Board's findings and conclusions.
3) The Board of County Commissioners may **table the hearing** and request additional information on specific items.

EXHIBITS:

1. **Planning & Zoning Commission FCOs Dated: December 18, 2025**
2. **Planning & Zoning Commission Minutes Dated: January 22, 2026**
3. **CU2025-0013 Staff Report Packet Dated: December 4, 2025**
4. **CU2025-0013-APL Staff Report Packet**
    a. Master Application
    b. Letter of Appeal
    c. Email Correspondence
5. **Public Comments Received by: March 16, 2026**
    a. Keith Cochran – In Opposition; Received: March 2, 2026
        i. Flyer with Photos; Received: March 2, 2026
        ii. Photos from February 25, 2026; Received: March 2, 2026
        iii. Email Correspondence with Staff
        iv. Additional Photos; Received: March 8, 2026
    b. Russ and Jayne Arbon – In Opposition; Received: March 6, 2026
6. **Additional Supplemental Documentation Received by: March 16, 2026**
    a. Appellants PowerPoint Presentation

Exhibit 1:

EXHIBIT I

P&Z Signed FCOs Dated: December 18, 2025

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Board of County Commissioners

Case #: CU2025-0013-APL

Hearing Date: March 26, 2026

PLANNING AND ZONING COMMISSION

FINDINGS OF FACT, CONCLUSION OF LAW AND ORDER

In the matter of the application of:
Jimenez-Arredondo – CU2025-0013

The Canyon County Planning and Zoning Commission considers the following:

The applicant, Juan Jimenez-Arredondo, represented by Jaime Huerta, is requesting a Conditional Use Permit for a staging area and contractor shop for a fencing and landscape business, Jimenez Brothers Landscaping & Fencing LLC., of approximately 5.95 acres in an "A" (Agricultural) zone. The applicant is proposing a metal shop to store tools and materials, along with a 6-foot sight-obscuring fence around the facility to store larger equipment, such as 5 pickup trucks and 7 utility trailers. There will be 10 employees and parking spaces for them on-site. No customers come onsite. Proposed hours of operation are Monday through Friday, 7 am – 7 pm.

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 CU2025-0013.
      1. All exhibits are located in the case staff report dated December 4, 2025.

Applicable Law

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

   a. Notice of the public hearing was provided pursuant to 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, CU2025-0013, was presented at a public hearing before the Canyon County Planning and Zoning Commission on December 4, 2025. Having considered all the written and documentary evidence, the record, the staff report, oral testimony, and other evidence provided, including the conditions of approval and project plans, the Canyon County Planning and Zoning Commission decide as follows:

Table 1. Conditional Use Permit Review Criteria Analysis

HEARING CRITERIA 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:				
Compliant			**County Ordinance and Staff Review**	
Yes	**No**	**N/A**	**Code Section**	**Analysis**
			07-07-05(1)	**Is the proposed use permitted in the zone by conditional use permit?**
☒	☐	☐	***Analysis***	A staging area and contractor shop are permitted in the "A" (Agricultural) zone by Conditional Use Permit, pursuant to Canyon County Code of Ordinances (CCCO) §07-10-27. The applicant submitted a conditional use permit for a staging area and contractor shop on June 20, 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."*

				Staff observed an RV that appeared to be occupied during the site visit on September 5, 2025 (**Staff Report Exhibit C**). An occupied RV is not an allowed use without the proper permitting.
☒	☐	☐	**07-07-05(2)**	**What is the nature of the request?**
			Analysis	The applicant, Jaime Huerta, requests a conditional use permit to establish a staging area and contractor shop for the property owner's business on an approximately 5.95-acre parcel, designated as R35530. • Use: The nature of the request consists of using the subject property to store equipment for the property owners' landscaping and fencing business, Jimenez Brothers Landscaping & Fencing LLC., such as vehicles, trailers, tools, and miscellaneous materials (**Staff Report Exhibit A3**). Company vehicles are stored on-site. When the company vehicles are in use, the employee vehicles are stored on-site. The request includes a new metal shop (**Staff Report Exhibit A2**). Staff verified with the Canyon County Building Department (**Staff Report Exhibit D4.1**) that the current structures on the property are permitted for the current use. • Number of Employees: The applicant is proposing to have ten (10) employees. The employees come on-site to load and unload the needed supplies; the work is conducted off-site (**Staff Report Exhibit A4**). • Customers: There are no customers who come on-site. • Hours of Operation: The hours of operation proposed are Monday through Friday, 7:00 am – 7:00 pm per the land use worksheet (**Staff Report Exhibit A4**). • Parking: The proposal includes parking for ten (10) employee vehicles and the applicant's company vehicles (**Staff Report Exhibit A3**). • Restrooms: There is currently an individual septic tank servicing the residence on site. The proposed staging area and contractor shop do not anticipate the use of restrooms (**Staff Report Exhibit A4**). During staff's site visit on September 5, 2025, staff observed a portable restroom. • Diesel Tank: During the Site Visit on September 5, 2025 (**Staff Report Exhibit C**), staff observed a diesel tank used for the staging area and contractor shop.
☒	☐	☐	**07-07-05(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" (**Staff Report Exhibit B2.17**). However, approximately 0.60 miles east of the subject property, there is a future residential land use designation, approximately 0.80 miles north of the subject property is future zoned industrial, and approximately 1.8 miles west of the subject property is future zoned intensive agriculture overlay. The future land use is trending towards a mixed use of residential, industrial, and agricultural. As conditioned, the proposed use is aligned with but not limited to the following goals and policies of the 2030 Comprehensive Plan: • Property Rights Goal:

				○ G1.01.00: *"Protect the integrity of individual property rights while safeguarding public health, safety, and welfare."* Canyon County values the applicants' and surrounding applicants' private property rights and may support the applicants' project and the surrounding applicants' rights by adding mitigating conditions to the proposed conditional use permit (CCCO Section 07-07-17). • Population Goal: ○ G2.01.00: "Incorporate *population growth trends and projections when making land use decisions."* *Property owners have the "right to enjoy the property for its intended use without creating nuisances. Zoning categorizes land uses based on compatibility, such as agriculture, residential, commercial, and industrial. Each category has characteristics that might not be compatible with other zoning categories (Pg. 10, Comprehensive Plan 2030)." See section 07-07-05(4) for analysis on land use compatibility and consistency.* • Economic Development Goal: ○ 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.). • Land Use Policies: ○ P4.01.01: *"Maintain a balance between residential growth and agriculture that protects the rural character."* ○ *P4.01.02: "Planning, zoning, and land-use decisions should balance the community's interests and protect private property rights."* Canyon County supports growth and development as long as it is compatible with the surrounding area and appropriate conditions are added to mitigate adverse impacts that affect other land uses and the surrounding community.
☐	☒	☐	**07-07-05(4)** ***Analysis***	**Will the proposed use be injurious to other property in the immediate vicinity and/or negatively change the essential character of the area?** The proposed use is anticipated to be injurious to other property in the immediate vicinity and will negatively change the essential character of the area based upon the public testimony heard on December 4, 2025. **Summary:** The surrounding land uses, as reviewed within a one- and two-mile radius, as well as the current zoning and classification map, indicate that land uses in the area are a combination of residential, industrial, and agricultural uses as seen in **Staff Report Exhibits B2.6, B2.7, and B2.10.** There are agricultural operations adjacent to the subject property on the north, south, and west sides. A staging area and contractor shop are allowed in an agricultural zone with a conditional use permit. The proposed use is anticipated to be injurious to other property within the

immediate vicinity and negatively change the agricultural character of the area based on the public testimony heard on December 4, 2025.

Adjacent Existing Conditions:

Direction	Existing Use	Primary Zone	Other Zone
N	Agricultural Operation	A	-
S	Agricultural Operation	A	-
E	Primary Residence w/Unpermitted Staging Area	A	-
W	Agricultural with Primary Residence	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) land use case approved for a conditional rezone to rural residential (**Staff Report Exhibit B2.7**). There have been three (3) subdivisions approved (**Staff Report Exhibit B2.8**) in a 1-mile radius from the subject property. Within a 1-mile radius of the subject property, there is one (1) feedlot, and within a 2-mile radius of the subject property, there are two (2) gravel pits (**Staff Report Exhibit B2.9**).

Character of the Area:

The area is characterized as agricultural. The subject property is adjacent to agricultural operations on the north, south, and west sides. There appears to be an unpermitted use similar to the proposed use to the east of the subject property, with an open code enforcement violation, Parcel R35528010. Within 600 feet of the subject property, there are 14 residential properties, all located on agricultural parcels.

Impacts:

The staging area and contractor shop may impact the surrounding area due to the increase in noise, dust, increased traffic, and lighting related to the use.

Testimony from Keith Cochran, heard on December 4, 2025, stated that he moved to this area to enjoy the agricultural area, and it is now turning into an industrial park. Keith Cochran expressed concerns for the smaller kids in the area because trucks with trailers are coming from the subject property, along with at least two other properties. See CCCO §07-07-05(7) for potential traffic impact analysis. Keith Cochran advised that he lives an agricultural way of life to be able to raise animals such as chickens, goats, horses, and cats.

Ed McFarland's testimony, heard on December 4, 2025, stated that he moved out of the city to live in the country and bought his property as an investment. Ed McFarland's neighbors have nice homes that they invested in and moved there for peace and quiet. Ed McFarland expressed concern that the applicant will not abide by the hours of operation and will become a full delivery business, operating at all hours. Ed McFarland stated that he and his neighbors want privacy, peace and quiet, and a good investment. They do not want property devalued due to commercial use in the area. Ed McFarland expressed concerns that there is a school bus stop approximately a quarter mile from the proposed property.

				Testimony from Staci VanOstoran heard on December 4, 2025, expressed concerns that the applicants will not abide by the hours of operation. There have been times before 7 am that Staci VanOstoran is outside feeding or riding horses, and the traffic has already begun. There have also been times, especially on Friday's that there is employee activity after hours where they all gather. Staci VanOstoran also expressed concerns that the 6-foot sight-obscuring fence the applicant has around his property makes farming difficult for the property to the west of the subject property because it makes it difficult for the farmer to turn around in the tractor. See CCCO §07-07-05(7) for potential traffic impact analysis.
☒	☐	☐	**07-07-05(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 A4**). 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 July 15, 2025, and there were no concerns raised (**Staff Report Exhibit D1**). The Pre-Development Notes with Southwest District Health state that if a toilet, sink, or shower is added to the proposed shop, the applicant must apply for a new septic permit or tie into the existing septic system if it is a feasible option (**Staff Report Exhibit D1.1**). Per email correspondence in **Staff Report Exhibit A2.1** the applicant will not be adding a toilet, sink, or shower to the shop. As conditioned, the applicant shall meet Southwest District Health (SWDH) requirements for the proposed uses on the property. During staff's site visit on September 5, 2025, staff observed a portable restroom. **Irrigation:** The applicant has gravity irrigation (**Staff Report Exhibit A4**). Agency notice was sent out to Farmer Cooperative Ditch Co. on July 15, 2025, and October 30, 2025. No comments were received. It's not anticipated that the irrigation system will be impacted by the proposed use. **Stormwater drainage facilities:** According to the land use worksheet, stormwater drainage on the subject property will be retained on-site. It appears the use does not require or affect stormwater drainage on the property (**Staff Report Exhibit A4**). **Utility Systems:** Utility agencies, including Idaho Power, Intermountain Gas, CenturyLink, and Ziply, were notified of the application on July 15, 2025, and October 30, 2025. No agency comments were provided by those services at the time the staff report was written. It is anticipated that the applicant will be able to work with utility providers to gain any additional utilities needed.

☒	☐	☐	**07-07-05(6)**	**Does legal access to the subject property for the development exist or will it exist at the time of development?**
			Analysis	The subject property does have legal access for the development and will exist at the time of the development. The subject parcel takes access by a single gravel driveway approach to Upper Pleasant Ridge Road. According to the comment received from the Highway District No. 4 in **Staff Report Exhibit D3**, Upper Pleasant Ridge Road is classified as a major collector. Highway District No. 4's comment provided conditions of approval, such as the applicant obtaining an access permit, to improve the approach, and to dedicate an additional 15-foot strip of right of way for Upper Pleasant Ridge Road.
☐	☒	☐	**07-07-05(7)**	**Will there be undue interference with existing or future traffic patterns?**
			Analysis	There will be undue interference with the existing and future traffic patterns based upon public testimony heard on December 4, 2025. It's anticipated that there will be a total of ten (10) employees, most of whom will be coming to pick up materials and leave at the beginning of their shift, and at the end of their shift, they will come to drop off the materials. There are no customers who come onsite. The comment received from Highway District No. 4 on August 4, 2025, stated that HD4 does not oppose the requested land use changes. The ITE Trip Generation Manual estimates there to be 36 daily trips (**Staff Report Exhibit D3**). Keith Cochran's testimony, heard on December 4, 2025, stated that Upper Pleasant Ridge Road is slowly turning into Highway 19, yet it is not classified as a highway. According to Keith Conchran, among at least three properties, there are approximately 50-80 trucks coming onto Upper Pleasant Ridge Road a day. The big rigs on the road were primarily when Farmway Road was shut down, there is not as much semi-truck activity since Farmway Road is open again. The subject property does have one-ton trucks pulling trailers onto Upper Pleasant Ridge Road. Keith Conchran expressed concerns that the traffic is getting more dangerous and that there are smaller kids in the area. Testimony from Ed McFarland heard on December 4, 2025, stated that Upper Pleasant Ridge Road does have more traffic. Upper Pleasant Ridge Road goes from 30 mph to 50 mph, and the road should never go to 50 mph. According to Ed McFarland Upper Pleasant Ridge Road should be kept at 30 mph. Ed McFarland also expressed concerns that there is a school bus stop a quarter miles from the subject property.
☒	☐	☐	**07-07-05(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 R35530 is serviced by the Vallivue School District. It is not anticipated that any impacts or accommodations will be needed for the proposed use. Agency comments were sent out on July 15, 2025, and October 30, 2025. No comments were received by the school district. **Police and Fire protection:** Parcel R35530 is under the jurisdiction of the Caldwell Rural Fire District. Caldwell 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 certification 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. Agency notice was sent on July 15, 2025, and October 30, 2025. Caldwell Rural Fire District provided comment on October 30, 2025, with conditions of approval (**Staff Report Exhibit D3**). 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 July 15, 2025, and October 30, 2025. No comments were received. Overall, the use is not anticipated to be significant enough to cause a negative impact or require additional public funding. **Irrigation Facilities:** The proposed use is not anticipated to impact the irrigation facilities. Agency notice was sent out to Pioneer Irrigation District on July 15, 2025, and on October 30, 2025. No comments were received.

Table 2. Article 14 Use Standards Criteria Analysis
- Contractor Shop & Staging Area-

USE STANDARDS 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).				
Compliant			**County Ordinance and Staff Review**	
Yes	**No**	**N/A**	**Code Section**	**Analysis**
☒	☐	☐	**07-14-09(1)**	**Contractor Shop: (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. The applicant is proposing a shop that will be used to store equipment. All other work is done off-site.
Yes	**No**	**N/A**	**Code Section**	**Analysis**
☒	☐	☐	**07-14-29(1)**	**All work shall be conducted off site.**
			Analysis	Per the applicant's land use worksheet and letter of intent, all work will be conducted off-site, with loading and unloading of supplies on-site, except what is allowed with the contractor shop criteria, which includes storing vehicles and equipment, which will either be in a building or located behind a site-obscuring fence (**Staff Report Exhibits A2, and A4).**
☒	☐	☐	**07-14-29(2)**	**Business vehicles shall be operable and parked on site, not on a public or private road.**
			Analysis	Per the applicant's land use worksheet, parking will be on-site (**Staff Report Exhibit A4).** No parking will take place on a public or private road (**Condition # 7b**).

				Based on Planning Staff's site visit on September 5, 2025, there does not appear to be any inoperable business vehicles on the property (**Staff Report Exhibit C**)
☒	☐	☐	**07-14-29(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 ten (10) employees total who will visit the premises to pick up equipment to be used elsewhere **(Staff Report Exhibit A4).**
☒	☐	☐	**07-14-29(4)**	**Employees may meet on the premises to share rides to and from job sites.**
			Analysis	The above may occur (**Staff Report Exhibit A3**). 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.
☒	☐	☐	**07-14-29(5)**	**Employees' vehicles shall be parked on site and not on a public or private road.**
			Analysis	There are ample parking spaces for employee vehicles, as seen during the site visit (**Staff Report Exhibit C**). There is space for more parking if needed.

Order

Based upon the Findings of Fact, Conclusions of Law and Order contained herein, the Planning and Zoning Commission **denies** Case # CU2025-0013, a conditional use permit of a Staging Area and Contractor Shop.

Under Idaho Code Section 67-6519, the following actions may be taken to obtain approval:

1. The Commission does not find that any action can be taken at this time to mitigate the impacts on traffic, the productive agricultural operations, and the agricultural way of life in the area.

DATED this 18 day of December, 2025.

PLANNING AND ZONING COMMISSION
CANYON COUNTY, IDAHO

Robert Sturgill, Chairman

State of Idaho)

SS

County of Canyon County)

On this 18 day of December, in the year 2025, before me Caitlin Ross, a notary public, personally appeared Robert Sturgill, personally known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he (she) executed the same.

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

Notary: Caitlin Ross

My Commission Expires: 5/7/2031

Exhibit 2:

EXHIBIT II

P&Z Minutes Dated: January 22, 2026

-

Board of County Commissioners

Case #: CU2025-0013-APL

Hearing Date: March 26, 2026

CANYON COUNTY PLANNING & ZONING COMMISSION
MINUTES OF REGULAR MEETING HELD
Thursday, December 4, 2025
6:30 P.M.

1ST FLOOR PUBLIC MEETING ROOM SUITE 130, CANYON COUNTY ADMINISTRATION BUILDING

Commissioners Present :	Robert Sturgill, Chairman Brian Sheets, Vice Chairman Harold Nevill, Commission Secretary Holley Werhanowicz, Commissioner Anita Johnston, Commissioner
Staff Members Present:	Dan Lister, Planning Supervisor Karla Nelson, Principal Planner Amber Lewter, Associate Planner Caitlin Ross, Hearing Specialist

Chairman Sturgill called the meeting to order at 6:30 p.m.

Commissioner Nevill read the testimony guidelines and proceeded to the first business item on the agenda.

Item 1: Consent Agenda – Action Items

A. **October 16, 2025 MINUTES**
B. **Case No. CU2025-0011 – Knife River Corp-Mountain West:** Approve FCO's
C. **Case No. CR2024-0002 – Huff:** Approve FCO's

Motion: Commissioner Sheets moved to approve the Consent Agenda, seconded by Commissioner Nevill. Voice vote, motion carried.

Item 2A:

Case No. CU2025-0012 – Barnes: The applicant, Duane Barnes, is requesting a Conditional Use Permit for a staging area and contractor shop on approximately 5.35 acres in an "A" (Agricultural) zone for his contractor business. The applicant is proposing a 30x55 shop to store tools and materials with a 15x30 office inside, a 30x40 shed will also be used to store materials, the site will have gravel parking for equipment such as company trucks and trailers. There will be 6 employees and parking for them onsite. The hours of operation are Monday through Thursday, 7 am – 5 pm. No customers come onsite. The subject property is located at 22089 Eel Ln, Middleton, also referenced as Parcel R25390010.

Chairman Sturgill affirmed the applicant to testify.

Duane Barnes – (Applicant) IN FAVOR – 22089 Eel Ln, Middleton, ID 83644

Mr. Barnes provided background of their business and the process of obtaining a conditional use permit, which started after finding out one was required when looking into splitting their property for family to potentially build on. The business is operated from the property using a 30 x 55 shop that has a 15 x 35 office in it, a 30 x 40 tarp shed used for storing materials and equipment, and a gravel area behind the shop for parking vehicles, trailers and equipment. All buildings are existing, and there are no plans to add any additional buildings. Mr. Barnes explained there are 6 employees including himself. They meet at the office every morning and will typically use 1 pickup and trailer for the day, depending on what is needed for the day. The hours of operation

are Monday through Thursday, 7:00 a.m. to 5:00 p.m., with the hours varying depending on the time of year. There are no products made on site and vehicle maintenance is conducted offsite as well. Vehicle equipment consists of 4 pickups (2 personal and 2 cargo style), 2 trailers, a 12-foot dump trailer, an 18-foot flatbed trailer, a small skidster, and a small tractor for the bucket and scraper. Mr. Barnes brought in gravel and ¾ chip gravel for the parking area and driveway to help mitigate dust. While there are deliveries made to the property, the traffic for business related deliveries or other non-employee business related visits is minimal, and Mr. Barnes is very mindful of reminding his employees to be cautious and respectful while driving in the area. Mr. Barnes addressed a neighbor's concerns about an increase in traffic, stating the increase is not from his business, and they only operate 4 days of the week instead of the alleged 5 days that this increase in traffic is occurring. He does not believe that this small construction business would negatively affect property values, commenting that it does not look anything like a construction company, but rather a typical nice residence. Mr. Barnes wanted to address the condition requiring a sight obscuring fence on the south and east sides of the property, stating they are surrounded by pastures and it would obstruct their view. He requested the Commission remove that condition. Mr. Barnes concluded by reiterating the amount of traffic for this business is minimal, and they want to be good neighbors while owning a small business and being able to work from home.

Commissioner Nevill confirmed that the applicant agreed with all conditions, aside from condition 10 regarding the sight obscuring fence. Mr. Barnes pointed out his property and the area used for the business, confirming that condition 2 addresses that area changing to commercial.

Chairman Sturgill inquired on the number of vehicle trips up and down the driveway. After some discussion, it was determined 25 trips per day would be a safe limit, including business and personal.

Commissioner Sheets asked for clarification on general contractor. Mr. Barnes gave examples of contracting jobs. Commissioner Sheets asked about a reference in the deed and whether there is another specific easement document. Mr. Barnes is not aware of one.

Associate Planner Amber Lewter reviewed the Staff Report for the record.

Chairman Sturgill thanked Planner Lewter for including Exhibit A9 as it related to criteria 6 and 4. He asked for clarification on the 5 year period that improvements have to be made. Planner Lewter specified the conditions regarding change of occupancy for the preexisting buildings, the commencement date, and improvement completion date per code. Chairman Sturgill confirmed that the Commission has the ability to tighten any of the timeframes.

Commissioner Nevill asked if there is an existing road user's maintenance agreement. Planner Lewter said there is, although it is not required at this time with only 2 properties using the private road for access. It will become a requirement within these conditions because the office will need an address which will automatically meet the threshold for 3 inhabitable buildings. It was also determined that the applicant could record their own road user's maintenance agreement and take full ownership of the maintenance. Commissioner Nevill asked for clarification on the locations of the sight obscuring fences. Planner Lewter clarified that the home is to the north and there are mature trees to the west, which are already sight obscuring, so the fences would only need to be installed to the east and south of the business portion of the property. Commissioner Nevill inquired on the commercial aspect of the property and what happens if the property changes ownership. Planner Lewter specified that only the buildings being used for business are changing occupancy to commercial use, and a new owner will need to reapply for a conditional use permit if they wish to conduct a similar business.

Commissioner Sheets asked about a reference in the deed and whether there is another specific easement document. Planner Lewter stated the only other document is the decision in 2005 regarding the easement reduction. There was further discussion on the road user's maintenance agreement and requirements based

on code and fire district review. Commissioner Sheets asked if this would still be within the 5 year requirement, and Planning Supervisor Dan Lister explained that the commencement and completion requirements are more restricted with this application as the business is already operating.

Planning Supervisor Dan Lister addressed the questions on the sight obscuring fence, specifying that code requires the use shall be contained with a building or behind a sight obscuring fence, so any equipment would need to be behind a sight obscuring fence.

Chairman Sturgill affirmed the witnesses to testify.

Testimony:

Derek Moore – IN OPPOSITION – 22033 Eel Ln, Middleton, ID 83644
Mr. Moore explained the history of his ownership of the whole property prior to the split and the ownership of the road and the easement with the Barnes. Mr. Moore is concerned with the change to commercial affecting the value of the surrounding properties. He also expressed concerns with potential future expansion. Mr. Moore stated a commercial easement would need to go through him as it is all on his property and the Barnes just have the easement.

Commissioner Nevill asked if the easement conceived the idea of more residences. Mr. Moore explained that when he did the original split, it was intended to keep it to 2 5-acre parcels. Commissioner Nevill asked about the nearest commercial, to which Mr. Moore described a couple of locations off of Highway 44 north of the subject property as commercial.

Commissioner Sheets asked if there are any other specific easement documents that outlines what is or isn't allowed on this easement. Mr. Moore said no, stating they did what was necessary for approval at the time.

Rebecca Smith – IN OPPOSITION – 22139 Eel Ln, Middleton, ID 83644
Ms. Smith believes that in regard to criterion 4, this will be injurious and negatively impact their property, which is to the east and south of the subject property. She explained the history of paving Eel Lane to their property while providing a turnaround.

Chairman Sturgill asked if there was anything that could be done to mitigate the impacts, specifically on the concerns regarding an increase in traffic. Ms. Smith agreed that extending the pavement on Eel Lane would cut down on the dust, but it could not be widened as proposed due to the canal on the north side of Eel Lane.

Ranee Herrera – IN OPPOSITION – 8419 Hwy 44, Middleton, ID 83644
Ms. Herrera explained there are a lot of children living in the vicinity and expressed concerns about employees from Barnes Construction speeding down Eel Lane and onto Highway 44. She is also concerned with the unknown of future expansion.

Chairman Sturgill asked about mitigation measures and whether speed bumps would be beneficial. Ms. Herrera stated speed bumps would help, and did not have any other ideas on mitigating these concerns.

Justin Walker – IN OPPOSITION – 22504 Eel Ln, Middleton, ID 83644
Mr. Walker described the challenges with opposing traffic on the paved portion of Eel Lane, stating it is not set up for construction equipment or vehicles. He has witnessed speeding and is concerned for the children that live in the neighborhood. Mr. Walker talked about Highway 44 and the expected increase in traffic volumes as well as the number of accidents. A lot of these accidents are caused from rear ending and traffic entering the highway. Mr. Walker believes a construction company will negatively change the character of the area.

Duane Barnes – (Applicant) REBUTTAL – 22089 Eel Ln, Middleton, ID 83644

Mr. Barnes emphasized that splitting the land and building more houses might not even happen, and that the focus is on the conditional use permit. Mr. Barnes explained that the ditch is around 10 to 15 feet from the edge of the road, so there is room for expansion, and the culvert can be extended as well. The fire department has been to their house and didn't have any issues getting to the property. Mr. Barnes explained that the speeding is not something that they want happening. He does not understand the purpose or validity of the sight obscuring fence as it is a half mile to any house on either the east or the south and it obscures their view as well. Mr. Barnes closed with stating he does not have any hard feelings towards any of the neighbors' expressing concerns as they are his concerns as well, and they will do what they can to make this situation as livable as possible.

Commissioner Nevill asked if Mr. Barnes would be willing to pay to have the remainder of Eel Lane to his property paved. It was determined that is approximately 650 feet, and Mr. Barnes stated that would be expensive.

Planner Lewter clarified that the easement is going to be on the deed of both parcels because it is an ingress egress easement to get to both properties. She also specified that the address won't specify that it is a commercial address because it is just a change of occupancy for the shop to become commercial to meet building requirements for the type of use. If the non-viable was denied, a secondary residence is still allowed which would trigger the 3rd residence for the private road requirements. Expansion of the road 4 feet to the north would still meet the ditch setbacks, and there is not a variance for under 28 feet at this time. Planner Lewter also mentioned that the applicant has to stay within general conformance of the application and letter of intent, which addresses the concerns with expanding the business with more employees.

Planning Supervisor Lister clarified the meaning of an easement and how many average daily trips Highway District 4 estimated. The private road code would be the non-paved standards for the private road. Chairman Sturgill confirmed that the easement needs to be 28 feet, whether or not it is fully paved, and asked if the entire conditional use permit collapses if the applicant cannot achieve agreement with the neighbor to the north for the 4-foot additional to the easement. Planning Supervisor confirmed, and stated if a condition can't be met, it's in violation and if they don't do it within that specific timeframe it expires.

Commissioner Nevill asked for clarification on what happens if Mr. Moore does not agree to the expansion of the easement. Planning Supervisor Lister stated that a building permit or commencement would not be allowed if that condition is not met within the specified timeframe. The CUP would die or the applicant could come back to modify that condition and explain why it cannot be met.

MOTION: Commissioner Sheets moved to close public testimony on Case No. CU2025-0012, seconded by Commissioner Nevill. Voice vote, motion carried.

Deliberation:

Commissioner Nevill expressed concerns with access and Mr. Moore not being willing to grant the expansion of the easement.

Planning Supervisor Lister clarified that easement is already granted to this use of this property, so if Mr. Moore does not like the private road change, it becomes a civil matter.

Commissioner Sheets believes the proposed conditions will help mitigate some of the concerns and hopes that the applicant will take the public testimony into consideration. He welcomes the 13th condition for the private road, and confirmed all conditions as drafted are appropriate, including the sight obscuring fence.

MOTION: Commissioner Sheets moved to **approve** Case No. CU2025-0012, adding condition 13 regarding the private road requirements. Seconded by Commissioner Johnston.

Discussion on the Motion:
Commissioner Nevill believes this is injurious and will change the character of the area based on testimony and exhibits received.

Chairman Sturgill will be voting against this motion and believes that as proposed and as conditioned, it will be injurious and the conditions do not mitigate his concerns, particularly with respect to safety on the road. His vote would be conditioned upon paved road and paved road extensions and speed bumps on that extension.

Roll call vote: 2 in favor, 3 opposed, motion failed.

MOTION: Commissioner Nevill moved to **deny** Case No. CU2025-0012, finding that the application does not meet the criteria for approval under article 07-06-05, specifically in regard to criterion 4. Seconded by Commissioner Werhanowicz.

Discussion on the Motion:
Planning Supervisor Lister requested Commissioner Nevill to provide staff what exhibit or testimony to use for this finding. Commissioner Nevill elaborated on testimony from Mr. Moore, Ms. Smith, Ms. Herrera and Mr. Walker.

Chairman Sturgill believes this CUP can be conditioned, so is reluctant to deny without attempting to condition it properly.

Roll call vote: 2 in favor, 3 opposed, motion failed.

MOTION: Commissioner Sheets moved to **approve** Case No. CU2025-0012, adding condition 13 regarding private road requirements, including an all-weather road surface. Seconded by Commissioner Johnston.

Discussion on the Motion:
None.

Roll call vote: 3 in favor, 2 opposed, motion passes.

Item 2B:
Case No. CU2025-0013 – Jimenez-Arredondo: The applicant, Juan Jimenez - Arredondo, represented by Jaime Huerta, is requesting a Conditional Use Permit for a staging area and contractor shop for a fencing and landscape business of approximately 5.95 acres in an "A" (Agricultural) zone. The applicant is proposing a metal shop to store tools and materials, along with a 6 ft sight obscuring fence around the facility to store larger equipment such as 5 pickup trucks and 7 utility trailers. There will be 10 employees and parking for them onsite. No customers come onsite. Proposed hours of operation are Monday through Friday 7 am – 7 pm. The subject property is located at 17665 Upper Pleasant Ridge Rd, Caldwell, also referenced as Parcel R35530.

Chairman Sturgill affirmed the applicant to testify.

Jaime Huerta – (Representative) IN FAVOR – 3857 N Watersong Way, Meridian, ID 83646

Mr. Huerta described the request of a conditional use permit to allow use of a contractor shop and staging area for a small fencing and landscaping company, which includes installation of a future proposed secure metal building strictly used for storage of tools and materials and contained behind a sight obscuring 6-foot vinyl fence. This request aligns with the county code provisions allowing for certain uses including contractor shop and staging area, subject to review and approval under the application process. Mr. Huerta explained that the proposed use will not be injurious to surrounding properties or negatively alter the area's character. The use is limited to equipment storage with no public access or manufacturing. The traffic is limited to carpooling and equipment pickup/drop-off in the early morning and evening hours and there will not be an interference with traffic patterns. Equipment and activities will remain within the fenced area and no noise or disturbance beyond normal operations and permissible hours is anticipated. Legal access already exists via an established entrance off of Upper Pleasant Ridge Road, and a gated entrance specific to the staging area is installed beyond the primary residence providing secure and controlled access to the facility. The proposed use will not negatively impact essential services such as schools, emergency service or irrigation, and there is not an increase in demand for police, fire or EMS support. Mr. Huerta described the operations plan. The hours of operation are 7:00 a.m. to 7:00 p.m. and the business consists of approximately 10 employees. There are 5 standard pickup trucks and 7 utility trailers. Employees are expected to be observant and abide by local traffic signs, speed limits and patrons. Dust will be mitigated by spreading gravel for access to the site, and there is an existing septic system designed to handle minimal usage. The site will be graded to facilitate proper drainage and prevent water pooling.

Commissioner Nevill asked if all 15 conditions were acceptable. Mr. Huerta requested that further consideration and discussion on the condition regarding a 15-foot right of way requested by the highway district would be considered as the request is not directly tied to a current subdivision or development application.

Commissioner Sheets asked if the owner resides onsite. Mr. Huerta stated that he believes the owner's father is currently residing and the residence. Commissioner Sheets confirmed that would explain the difference between the address on the affidavit of legal interest versus the conditional use permit application.

Associate Planner Amber Lewter reviewed the Staff Report for the record.

Commissioner Sheets asked if the conditional use permit is for the entire 5.95-acre parcel or for what is shown in the site plan. Planner Lewter explained the application had the full acreage, but she did not have the proper acreage for the designated site plan to condition it.

Commissioner Nevill asked if the approval of this application will clear all of the code violations, to which Planner Lewter confirmed it would with the current proposed conditions.

Chairman Sturgill affirmed the witnesses to testify.

Testimony:

Keith Cochran – IN OPPOSITION – 17531 Upper Pleasant Ridge Rd, Caldwell, ID 83607

Mr. Cochran claimed the road is quickly turning into Hwy 19 and an industrial park. There are 2 in the area already that are breaking the law and getting away with it. There are small kids and families in the area and these drivers are driving up and down with big rigs and not paying attention. Mr. Cochran stated he was unaware that the applicant's father was living onsite, but potentially a sister. He further expressed his concerns with traffic and complained about a neighbor that has been red flagged but the building hasn't been torn down like it was supposed to, causing insulation and paper flying everywhere. Mr. Cochran requested having their agricultural quiet neighborhood back.

Commissioner Sheets requested Mr. Cochran to point out his property. He asked if the big rigs that Mr. Cochran is referencing come out of this property. Mr. Cochran stated he hasn't seen big rigs come out of this property yet, but quite a few trucks and trailers.

Chairman Sturgill asked if there were any other concerns pertaining to the evaluation criteria. Mr. Cochran referenced the traffic patterns and the nature of the request does not fit in with the quiet farmland in the area. Chairman Sturgill asked if there were any conditions that could help mitigate the impact. Mr. Cochran admitted that he could not think of one on the spot.

Commissioner Nevill asked how many estimated trips per day there were. Mr. Cochran stated there are 50-80 trucks that are flying through there. Commissioner Nevill asked for clarification on the size of trucks, and Mr. Cochran explained the traffic being diverted due to Farmway being shut down. Commissioner Nevill asked if the larger lots in the area create an agricultural way of life. Mr. Cochran talked about all of their animals on their property.

Ed McFarland – IN OPPOSITION – 17476 Upper Pleasant Ridge Rd, Caldwell, ID 83607

Mr. McFarland talked about living in the country and expressed concerns about disrupting the peace and quiet. He also expressed concerns regarding traffic and small kids in the area.

Chairman Sturgill asked if Mr. McFarland's property was zoned agriculture. Mr. McFarland commented that he is zoned residential.

Staci VanOstran – IN OPPOSITION – 17531 Upper Pleasant Ridge Rd, Caldwell, ID 83607

Ms. VanOstran expressed concerns about the hours of operation, claiming the applicant's hours are all over the place. This business, in addition to an adjacent property that trashed their land, has devalued their property. Ms. VanOstran stated the plan for the fuel tanks is a concern. She stated that the site pictures show a cleaned up property, but that is not how it looks day to day and it is easy to clean something up when you know someone is coming. The 6-foot fence that was installed is encroaching the neighbor to the west and their ability to farm.

Commissioner Sheets asked for clarification on the day to day activities on the subject property. Ms. VanOstran explained their equipment is not as organized as they portray in the pictures and an RV that is being lived in. It does not look bad from the road, but the disorganization is what is observed when looking to the west into their property. Commissioner Sheets asked if the fence was on someone else's property. Ms. VanOstran said the property line is correct, but having the solid vinyl fence makes farming difficult.

Jaime Huerta – (Representative) REBUTTAL – 3857 N Watersong Way, Meridian, ID 83646

Mr. Huerta addressed the concerns with hours of operation, admitting that he is unaware if the earlier hours happened prior to the outreach public meeting, but the owner is adamant on honoring the proposed hours of operation. He stated that the RV is no longer inhabited, and the worker that was staying there has left. Mr. Huerta said they could consider mitigation efforts for the diesel tank. He mentioned that the claims on all of the traffic being the owner and his vehicles is hearsay, and a lot of the neighbor's trucks are the same size as the owner's. Mr. Huerta stated that Planner Lewter did not make an appointment to take the site photos, so the pictures portray how it normally is. He said he would reflect that concern back to the owner to be aware of those concerns. Mr. Huerta feels this business falls in the appropriate category of allowed uses in the current zoning and emphasized that this is not an application to have this property commercially zoned. He concluded by stating the owner is open to addressing all of the proposed conditions and continuing to take care of any concerns.

Commissioner Nevill asked if the owner would be amendable to a steel containment for the diesel tank. Mr. Huerta stated there are many engineering controls that could be implemented which would provide the same intent.

Commissioner Werhanowicz asked how involved the owner is in the business. Mr. Huerta said he is one of the workers and is actively involved, and confirmed he does not live there. Commissioner Werhanowicz asked if the owner is willing to confine the hours to 7:00 a.m. to 7:00 p.m. Mr. Huerta admitted the hours may flex a bit due to traffic, but the goal is to keep it within those hours to be a respectful neighbor.

Chairman Sturgill advised Mr. Huerta that if there is a constant issue of going outside of those hours, the owner could lose the conditional use permit. Mr. Huerta asked what the noise cutoff time is for Canyon County.

Planning Supervisor Lister stated that there is not a code for decibel levels, so it would be something that needs agreed upon on what decibel levels should be at a certain time. The proposed use is consistent with agriculture uses in an agricultural area.

Mr. Huerta asked if there is flexibility as arriving on time in the morning is easily controlled, but arriving back in the evening could be challenging with traffic. Chairman Sturgill suggested proposing times now. Mr. Huerta requested 8:00 p.m.

Planner Lewter confirmed that the site visit was not planned. She addressed the concern regarding the diesel tank, suggesting modifying the condition to meet DEQ requirements and evidence should be provided within 180 days.

MOTION: Commissioner Sheets moved to close public testimony on Case No. CU2025-0013, seconded by Commissioner Nevill. Voice vote, motion carried.

Deliberation:
Commissioner Nevill cannot support this request because it changes the character of the area and interferes with traffic patterns.

Commissioner Sheets agrees that it changes the character of the area with its location and surrounding land uses.

MOTION: Commissioner Nevill moved to **deny** Case No. CU2025-0013, finding that the application does not meet the criteria for approval under article 07-06-05, specifically in regard to criterion 4 and 7. Seconded by Commissioner Sheets.

Discussion on the Motion:
Chairman Sturgill explained why he will vote against the motion. This is an agricultural region and this type of operation is consistent with ag operations.

Roll call vote: 3 in favor, 2 opposed, motion passes.

Item 2C:

Case No. CR2024-0003 – Bruno: The applicant, Matt and Stacy Stoffel, represented by Angela Bruno, is requesting a Conditional Rezone of approximately 16.26 acres from an "A" (Agricultural) zone to an "R-R" (Rural Residential) zone. The request includes a Development Agreement that restricts lot sizes to a minimum of five (5) acres. The subject property is located at 20262 Market Road, Caldwell, also referenced as Parcel R38277010.

Chairman Sturgill affirmed the applicant to testify.

Angela Bruno – (Representative) IN FAVOR – 3971 N Marcliffe, Boise, ID 83704

Ms. Bruno described the property and the intent of the conditional rezone. The land cannot sustain agricultural production and the cost outweighs the yield. A rezone allows a productive community serving use of otherwise unused land and is needed to support rural compatible housing. There is a community need and desire for small acreage properties to promote self-sufficiency. Ms. Bruno explained the plan of proposing a small rural subdivision consisting of only 2 additional parcels for a total of 3 suitable for sustainable homesteads, supporting the demand of small acreage properties while benefiting the community. The owners, Matt and Stacy Stoffel, have already worked with neighbor's concerns about having lots smaller than 5 acres, and plan to maintain the agricultural feel and exemptions. There were other neighboring concerns regarding water and CC&R's, which have been addressed. The proposed plan creates a better driveway spacing, a larger ingress egress off of Market Road, and legal easements for irrigation would be improved and would benefit the surrounding areas. Ms. Bruno closed by requesting approval of the conditional rezone, which contributes to and preserves the current rural lifestyle and appeases all agency and neighbor concerns while benefiting the community. She does not believe it sets a precedence for future zoning as it is specifically intended for these types of unique situations.

Commissioner Nevill asked where the closest rural residential zone to this property is. Ms. Bruno stated it is within a mile to the east.

Commissioner Sheets confirmed that the owners have challenges farming this land. Ms. Bruno stated the intent is 5-6 acre parcels with hobby farms. Commissioner Sheets asked how other people would be able to farm if the owner was unable to. Ms. Bruno insisted that family farming is different than producing something that is supposed to be profitable. Commissioner Sheets asked what kind of crops were grown in the past, and Ms. Bruno stated they were primarily alfalfa and potatoes.

Principal Planner Karla Nelson reviewed the Staff Report for the record.

Chairman Sturgill affirmed the witnesses to testify.

Testimony:

Matt Stoffel – IN FAVOR – 20262 Market Rd, Caldwell, ID 83607

Mr. Stoffel summarized letters of support from some of the surrounding neighbors, including one from the Shuey's that states this change will help create additional rural housing opportunities for local families who want to remain in the area while enjoying a lower density life. Mr. Stoffel enjoys living in this location and their intention is to maintain the environment that is currently there.

Commissioner Nevill confirmed there are no further admin splits available.

Commissioner Sheets asked what kind of crops or activities has occurred on the property in the past 20 years. Mr. Stoffel explained they intended to grow alfalfa and join the property adjacent that his father purchased. The crops were always divided based on the property, and his property required double the amount of fertilizer and consistently yielded less crops.

Paulla Gonsalves – IN FAVOR – 20012 Market Rd, Caldwell, ID 83607

Ms. Gonsalves approves of this request, noting she understands the struggles that the owner has faced with farming. She described the area and believes this request is consistent with a rural environment and would add to the culture of their community.

Ralph Betz – IN FAVOR – 20133 Market Rd, Caldwell, ID 83607
Mr. Betz agrees there is a large demand for this type of property. He has witnessed the owner trying to farm for 27 years with no production, so believes this request is a better use for the property.

George Davis – IN NEUTRAL – 20002 Market Rd, Caldwell, ID 83607
Mr. Davis admitted he does not have a problem with the plan, but is curious how this parcel will be rezoned without other people following the same suit.

Commissioner Johnston asked if this property is of lesser production than some of the other surrounding land. Mr. Davis believes that ground could take more input because of the current irrigation system. He further described the farming techniques he's witnessed over the years and the struggles it has caused. He emphasized that he does not have a problem with what Mr. Stoffel wants to do with the property, but is mostly concerned with opening the door for others to do the same.

MOTION: Commissioner Sheets moved to close public testimony on Case No. CR2024-0003, seconded by Commissioner Nevill. Voice vote, motion carried.

Deliberation:
Commissioner Nevill agrees with staff's findings and recommendation of denial. If it does move towards approval, he will fight for no secondary dwellings.

Commissioner Sheets admitted it was a good proposal; however, it is in an ag zone and it sets a precedent. He complies with the comprehensive plan and will not be recommending approval.

MOTION: Commissioner Sheets moved to **recommend denial** for Case No. CR2024-0003 to the Board of County Commissioners, adopting the recommended FCOs that the application does not meet criteria. Seconded by Commissioner Nevill.

Discussion on the Motion:
None.

Roll call vote: 5 in favor, 0 opposed, motion passed.

Item 2D:
Case No. CR2024-0004 – Fredericksen: The applicant, Brett Fredericksen, is requesting a conditional rezone of the agricultural portion (approximately two acres) of a 2.71 acre parcel from an "A" (Agricultural) zone to "CR-R1" (CR-Single Family Residential) zone for the purpose of creating an additional residential parcel. The balance (0.71 acres) of the property is currently zoned "R1" (Single Family Residential). The subject property is located at 21004 Foggy Lane, Caldwell, Idaho, also referenced as Parcel R34070011.

Chairman Sturgill affirmed the applicant to testify.

Brett Fredericksen – (Applicant) IN FAVOR – 21004 Foggy Ln, Caldwell, ID 83605
Mr. Fredericksen explained the intent of splitting their parcel into 1.3 and 1.4 acres. With their current residence, they don't feel it changes the integrity of the land nor is it injurious, and it is consistent to the properties that are south of this parcel. The current surface water rights for the irrigation ditch would be split between the 2 parcels. Mr. Fredericksen stated they already have a committed buyer that is planning to build a single family home, and this would add a lot of value to their private lane. The new parcel would have an individual well and septic system and is a better use of the land.

Commissioner Nevill confirmed all proposed conditions were acceptable, and asked about clarification on the condition regarding historic preservation. Mr. Fredericksen stated they are next to the Ward Massacre Park, but it does not seem like it would be necessary to do a historical dig as the land has been cultivated and farmed for many years and there may not be any artifacts remaining. Commissioner Nevill asked about the current road users maintenance agreement. Mr. Fredericksen stated the current agreement does not include their parcel, so they have been working with the person who originally split the lots and an attorney to amend it or create a new one.

Planning Supervisor Dan Lister reviewed the Staff Report for the record.

Commissioner Sheets asked if the archeological reconnaissance were requested for the gravel pits northeast to the subject property. Planning Supervisor Lister said they were not.

Commissioner Nevill recalled history on the Ward Massacre and the reasoning behind BOCC's decision in the past.

Chairman Sturgill asked if the rail line terminates before Lincoln Road. Planning Supervisor Lister said it was part of the rail line that got merged into the properties and was relinquished. Chairman Sturgill asked about an area on the map and whether it was Middleton. Planning Supervisor Lister pointed out Caldwell below Lincoln Road and Middleton above. Chairman Sturgill asked if there have been discussions on annexation from either city. Planning Supervisor Lister claimed he did not see any comments but there have been past comments on how to align the plans because industrial next to residential is not ideal. There is a nearby property that may annex in the future, and this property could most likely annex into the City of Caldwell. Chairman Sturgill recalled a recent rezone for a commercial zone and the neighbor's concerns and asked how this rezone is rationalized for approval and compatibility with possibly the same issues. Planning Supervisor Lister remanded to the comprehensive plan and the history of this location. In summary, this request does not change the environment as it is either a split with 1 house on each parcel or a parcel with a home and a secondary dwelling. Chairman Sturgill asked if there is any conditioning that could be implemented to prevent that future conflict, and Planning Supervisor Lister described a past land division where they provided a disclosure that was added to the CC&R's regarding the industrial and commercial nature of the area.

MOTION: Commissioner Sheets moved to close public testimony on Case No. CR2024-0004, with an addition to condition 4 regarding a property disclosure regarding industrial activity in the area to be included in the development agreement. Seconded by Commissioner Nevill. Voice vote, motion carried.

Deliberation:
Commissioner Sheets said that based on what is going on in the area, the adjacent zoning, and what the property is currently entitled to have, he agrees with Planning Supervisor Dan that there is no net gain of any density that isn't already allowed. He does not have any reason to oppose this request.

Commissioner Nevill stated he is in favor of this request and the historical condition, and is in favor of creating a development agreement disclosure as mentioned previously.

MOTION: Commissioner Sheets moved to **recommend approval** for Case No. CR2024-0004 to the Board of County Commissioners, adopting the recommended FCOs that the application does meet criteria. Seconded by Commissioner Nevill.

Discussion on the Motion:
Commissioner Nevill withdrew his second after realizing the condition regarding historical preservation was not included.

MOTION: Commissioner Sheets moved to **recommend approval** for Case No. CR2024-0004 to the Board of County Commissioners, adopting the recommended FCOs that the application does meet criteria. Seconded by Commissioner Johnston.

Roll call vote: 4 in favor, 1 opposed, motion passed.

3. DIRECTOR, PLANNER, COMMISSION COMMENTS:

Chairman Sturgill reminded the Commission that the first hearing in January will be the election of officers. There was discussion on an additional hearing for January 22, 2026, and it was determined there will be a quorum present.

4. ADJOURNMENT:

MOTION: Commissioner Nevill moved to adjourn, seconded by Commissioner Sheets. Voice vote, motion carried. Hearing adjourned at 10:37 P.M.

An audio recording is on file in the Development Services Departments' office.

Approved this 22nd day of January, 2026

Brian Sheets, Acting Chairman

ATTEST

Caitlin Ross

Caitlin Ross, Hearing Specialist

Exhibit 3:

EXHIBIT III

Staff Report Packet Dated: December 4, 2025

-

Board of County Commissioners

Case #: CU2025-0013-APL

Hearing Date: March 26, 2026

Planning and Zoning Commission
Hearing Date: December 4, 2025
Canyon County Development Services Department

PLANNING DIVISION STAFF REPORT

CASE NUMBER:	**CU2025-0013**
APPLICANT/REPRESENTATIVE:	**Jaime Huerta**
PROPERTY OWNER:	**Juan Jimenez-Arredondo**
APPLICATION:	**Conditional Use Permit – Staging Area and Contractor Shop**
LOCATION:	**17665 Upper Pleasant Ridge Rd, Caldwell** **Parcel R35530**
ANALYST:	**Amber Lewter, Associate Planner**

REQUEST:

The applicant, Juan Jimenez-Arredondo, represented by Jaime Huerta, is requesting a Conditional Use Permit for a staging area and contractor shop for a fencing and landscape business, Jimenez Brothers Landscaping & Fencing LLC., of approximately 5.95 acres in an "A" (Agricultural) zone. The applicant is proposing a metal shop to store tools and materials, along with a 6-foot sight-obscuring fence around the facility to store larger equipment, such as 5 pickup trucks and 7 utility trailers. There will be 10 employees and parking spaces for them on-site. No customers come onsite. Proposed hours of operation are Monday through Friday, 7 am – 7 pm. *See **Exhibit A** for more information regarding the request*

PUBLIC NOTIFICATION:

Neighborhood meeting conducted on:	**February 1, 2025**
Agency notice:	**July 15, 2025 and October 30, 2025**
Neighbor notification within 600 feet mailed on:	**October 30, 2025**
Newspaper notice published on:	**November 4, 2025**
Notice posted on site on:	**November 4, 2025**

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1. BACKGROUND:

An approved administrative land division created parcel R35530's current configuration on June 4, 2003 (LS2003-379).

On April 30, 2024, a code enforcement case was opened for operating an unpermitted business (CDEF2024-0079). The case was monitored, and on September 12, 2024, a notice was sent to the property owners. On June 20, 2025, the applicant submitted a conditional use permit application for a staging area and contractor shop.

2. HEARING BODY ACTION:

Pursuant to the Canyon County Code of Ordinances (CCCO) §07-07-01, 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. The commission may require higher standards of site development than those listed specifically in this chapter in order to assure that the proposed use will be compatible with other property and uses in the vicinity. The commission may revoke or modify its approval of a conditional use permit in accordance with the procedures set forth in the hearing and appeals procedures found in Article 5 of this chapter.

The Commission may attach special conditions to a conditional use permit including, but not limited to, conditions which**:** (1) Minimize adverse impact, such as damage, hazard, and nuisance, to persons or the subject property or property in the vicinity; (2) Control the sequence and timing of development; (3) Control the duration of development; (4) Designate the exact location and nature of development; (5) Require the provision for on site or off site public facilities or services; (6) Require more restrictive standards than those generally required in this chapter; or (7)Mitigate the negative impacts of the proposed development upon service delivery by any political subdivision, including school districts, providing services within the county (CCCO §07-07-17).

Prior to making a decision concerning a conditional use permit request, the presiding party may require studies at the applicant's expense of the social, economic, fiscal, and environmental effects of the proposed conditional use (CCCO §07-07-19).

OPTIONAL MOTIONS:

Approval of the Application: "I move to approve for CU2025-0013, Jimenez-Arredondo, finding the application **does** meet the criteria for approval under Section 07-07-05 of Canyon County Code of Ordinances, **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 CU2025-0013, Jimenez-Arredondo, finding the application **does not** meet the criteria for approval under Section 07-07-05 of Canyon County Code of Ordinances, **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 CU2025-0013, Jimenez-Arredondo, to a [*date certain or uncertain*]

3. HEARING CRITERIA

Table 1. Conditional Use Permit Review Criteria Analysis

HEARING CRITERIA 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:				
Compliant			**County Ordinance and Staff Review**	
Yes	**No**	**N/A**	**Code Section**	**Analysis**
☒	☐	☐	**07-07-05(1)**	**Is the proposed use permitted in the zone by conditional use permit?**
			Staff Analysis	A staging area and contractor shop are permitted in the "A" (Agricultural) zone by Conditional Use Permit, pursuant to Canyon County Code of Ordinances (CCCO) §07-10-27. The applicant submitted a conditional use permit for a staging area and contractor shop on June 20, 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."* Staff observed an RV that appeared to be occupied during the site visit on September 5, 2025 (**Exhibit C**). An occupied RV is not an allowed use without the proper permitting. See **condition # 12.**
☒	☐	☐	**07-07-05(2)**	**What is the nature of the request?**
			Staff Analysis	The applicant, Jaime Huerta, requests a conditional use permit to establish a staging area and contractor shop for the property owner's business on an approximately 5.95-acre parcel, designated as R35530. • Use: The nature of the request consists of using the subject property to store equipment for the property owners' landscaping and fencing business, Jimenez Brothers Landscaping & Fencing LLC., such as vehicles, trailers, tools, and miscellaneous materials (**Exhibit A3)**. Company vehicles are stored on-site. When the company vehicles are in use, the employee vehicles are stored on-site. The request includes a new metal shop (**Exhibit A2)**. The request does not include using the existing outbuilding; however, if the applicant were to use the existing outbuilding for the staging area and/or contractor shop, the applicant shall change the occupancy to commercial use. See **condition # 2a**. Staff verified with the Canyon County Building Department (**Exhibit D4.1**) that the current structures on the property are permitted for the current use. • Number of Employees: The applicant is proposing to have ten (10) employees. The employees come on-site to load and unload the needed supplies; the work is conducted off-site (**Exhibit A4**). • Customers: There are no customers who come on-site.

				• Hours of Operation: The hours of operation proposed are Monday through Friday, 7:00 am – 7:00 pm per the land use worksheet (**Exhibit A4**). • Parking: The proposal includes parking for ten (10) employee vehicles and the applicant's company vehicles (**Exhibit A3**). • Restrooms: There is currently an individual septic tank servicing the residence on site. The proposed staging area and contractor shop do not anticipate the use of restrooms (**Exhibit A4**). During staff's site visit on September 5, 2025, staff observed a portable restroom. **Condition # 11a** addresses the use of portable restrooms. • Diesel Tank: During the Site Visit on September 5, 2025 (**Exhibit C**), staff observed a diesel tank used for the staging area and contractor shop. See **condition #14** to mitigate any contamination concerns.
☒	☐	☐	**07-07-05(3)** ***Staff Analysis***	**Is the proposed use consistent with the comprehensive plan?** As conditioned, the proposed use is consistent with the Comprehensive Plan. The 2030 Canyon County Comprehensive Plan designates the subject parcel as "Agricultural" (**Exhibit B2.17**). However, approximately 0.60 miles east of the subject property, there is a future residential land use designation, approximately 0.80 miles north of the subject property is future zoned industrial, and approximately 1.8 miles west of the subject property is future zoned intensive agriculture overlay. The future land use is trending towards a mixed use of residential, industrial, and agricultural. As conditioned, the proposed use is aligned with but not limited to the following goals and policies of the 2030 Comprehensive Plan: • Property Rights Goal: o G1.01.00: *"Protect the integrity of individual property rights while safeguarding public health, safety, and welfare."* Canyon County values the applicants' and surrounding applicants' private property rights and may support the applicants' project and the surrounding applicants' rights by adding mitigating conditions to the proposed conditional use permit (CCCO Section 07-07-17). *See the recommended conditions on page 11.* • Population Goal: o G2.01.00: "Incorporate *population growth trends and projections when making land use decisions."* Property owners have the "right to enjoy the property for its intended use without creating nuisances. Zoning categorizes land uses based on compatibility, such as agriculture, residential, commercial, and industrial. Each category has characteristics that might not be compatible with other zoning categories (Pg. 10, Comprehensive Plan 2030)." See section 07-07-05(4) for analysis on land use compatibility and consistency. • Economic Development Goal:

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G3.05.00: “Support a diverse economy in Canyon County and recognize that residential, commercial, and industrial uses are necessary components of overall economic stability.”

Canyon County supports retaining, expanding, and recruiting businesses and economic growth and expansion, but this must be done in a way that is compatible with the surrounding area, which may include adding mitigation conditions to this conditional use permit that address the community’s concerns (noise, traffic, dust, etc.). See the recommended conditions on page 11.

<u>Land Use Policies</u>:

P4.01.01: “Maintain a balance between residential growth and agriculture that protects the rural character.”
P4.01.02: “Planning, zoning, and land-use decisions should balance the community’s interests and protect private property rights.”

Canyon County supports growth and development as long as it is compatible with the surrounding area and appropriate conditions are added to mitigate adverse impacts that affect other land uses and the surrounding community. See the recommended conditions on page 11.

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<tr><td rowspan="2">☒</td><td rowspan="2">☐</td><td rowspan="2">☐</td><td>07-07-05(4)</td><td>Will the proposed use be injurious to other property in the immediate vicinity and/or negatively change the essential character of the area?</td></tr>
<tr><td>Staff Analysis</td><td>
As conditioned, the proposed use is not anticipated to be injurious to other property in the immediate vicinity and will not negatively change the essential character of the area.

Summary:
The surrounding land uses, as reviewed within a one- and two-mile radius, as well as the current zoning and classification map, indicate that land uses in the area are a combination of residential, industrial, and agricultural uses as seen in Exhibits B2.6, B2.7, and B2.10. There are agricultural operations adjacent to the subject on the north, south, and west sides. A staging area and contractor shop are allowed in an agricultural zone with a conditional use permit. As conditioned, the proposed use is not anticipated to be injurious to other property within the immediate vicinity, nor negatively change the essential character of the area.

Adjacent Existing Conditions:
<table>
<tr><th>Direction</th><th>Existing Use</th><th>Primary Zone</th><th>Other Zone</th></tr>
<tr><td>N</td><td>Agricultural Operation</td><td>A</td><td>-</td></tr>
<tr><td>S</td><td>Agricultural Operation</td><td>A</td><td>-</td></tr>
<tr><td>E</td><td>Primary Residence w/Unpermitted Staging Area</td><td>A</td><td>-</td></tr>
<tr><td>W</td><td>Agricultural with Primary Residence</td><td>A</td><td>-</td></tr>
<tr><td colspan="4">“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)</td></tr>
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				Surrounding Land Use Cases: Within a 1-mile radius of the property, there has been one (1) land use case approved for a conditional rezone to rural residential (**Exhibit B2.7**). There have been three (3) subdivisions approved (**Exhibit B2.8**) in a 1-mile radius from the subject property. Within a 1-mile radius of the subject property, there is one (1) feedlot, and within a 2-mile radius of the subject property, there are two (2) gravel pits (**Exhibit B2.9**). **Character of the Area:** The area is characterized as agricultural. The subject property is adjacent to agricultural operations on the north, south, and west sides. There appears to be an unpermitted use similar to the proposed use to the east of the subject property, with an open code enforcement violation. Within 600 feet of the subject property, there are 14 residential properties, all located on agricultural parcels. **Potential Impact:** The staging area and contractor shop may impact the surrounding area due to the increase in noise, dust, increased traffic, and lighting related to the use. Staff have proposed conditions to aid in mitigating these potential effects. See the recommended conditions on page 11. The applicant is proposing the hours of operation to be Monday through Friday, 7:00 am – 7:00 pm. See **Condition # 7a**. The proposed use may increase the dust levels in the immediate vicinity due to the access to the subject property and parking areas is 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 proposed **Condition # 9**. See further analysis under section 07-07-05(06 & 07) for discussion and recommended conditions. In order to obscure the business operations, staff recommends that a condition be added to add a sight-obscuring fence to the property. See proposed **Condition # 10.** The applicant has not indicated that they plan to install lighting for the associated use. As conditioned, all exterior lighting, if installed, shall be downward-facing and directed away from surrounding properties. Compliance shall be demonstrated in the building plans submitted as part of the building permit submittal. Review and approval by DSD shall be completed before building permit issuance. See proposed **Condition # 4**. See CCCO §07-07-05(7) for potential traffic impact analysis.

☒	☐	☐	**07-07-05(5)**	**Will adequate water, sewer, irrigation, drainage and stormwater drainage facilities, and utility systems be provided to accommodate the use?**
			Staff Analysis	The project will have adequate water, sewer, irrigation, drainage, and stormwater drainage facilities, and utility systems to accommodate the proposed use based on the analysis contained herein. **Water:** The property appears to have adequate water via an individual well. There are no additional wells proposed to serve the proposed staging area and contractor shop (**Exhibit A4**). 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 July 15, 2025, and there were no concerns raised (**Exhibit D1**). The Pre-Development Notes with Southwest District Health state that if a toilet, sink, or shower is added to the proposed shop, the applicant must apply for a new septic permit or tie into the existing septic system if it is a feasible option (**Exhibit D1.1**). Per email correspondence in **Exhibit A2.1** the applicant will not be adding a toilet, sink, or shower to the shop. As conditioned, the applicant shall meet Southwest District Health (SWDH) requirements for the proposed uses on the property. See proposed **Condition # 11**. During staff's site visit on September 5, 2025, staff observed a portable restroom. **Condition # 11a** addresses the use of portable restrooms. **Irrigation:** The applicant has gravity irrigation (**Exhibit A4**). Agency notice was sent out to Farmer Cooperative Ditch Co. on July 15, 2025, and October 30, 2025. No comments were received. It's not anticipated that the irrigation system will be impacted by the proposed use. **Condition # 5** ensures the applicant shall not impede, disrupt, or disturb the existing irrigation structure without approval from the irrigation district. **Stormwater drainage facilities:** According to the land use worksheet, stormwater drainage on the subject property will be retained on-site. It appears the use does not require or affect stormwater drainage on the property (**Exhibit A4**). **Utility Systems:** Utility agencies, including Idaho Power, Intermountain Gas, CenturyLink, and Ziply, were notified of the application on July 15, 2025, and October 30, 2025. No agency comments were provided by those services at the time the staff report was written. It is anticipated that the applicant will be able to work with utility providers to gain any additional utilities needed.

☒	☐	☐	**07-07-05(6)**	**Does legal access to the subject property for the development exist or will it exist at the time of development?**
			Staff Analysis	The subject property does have legal access for the development and will exist at the time of the development. The subject parcel takes access by a single gravel driveway approach to Upper Pleasant Ridge Road. According to the comment received from the Highway District No. 4 in **Exhibit D3**, Upper Pleasant Ridge Road is classified as a major collector. Highway District No. 4's comment provided conditions of approval, such as the applicant obtaining an access permit, to improve the approach, and to dedicate an additional 15-foot strip of right of way for Upper Pleasant Ridge Road. See proposed **Condition # 3a**.
☒	☐	☐	**07-07-05(7)**	**Will there be undue interference with existing or future traffic patterns?**
			Staff Analysis	There will not be undue interference with the existing or future traffic patterns as conditioned. It's anticipated that there will be a total of ten (10) employees, most of whom will be coming to pick up materials and leave at the beginning of their shift, and at the end of their shift, they will come to drop off the materials. There are no customers who come onsite. The comment received from Highway District No. 4 on August 4, 2025, stated that HD4 does not oppose the requested land use changes. The ITE Trip Generation Manual estimates there to be 36 daily trips (**Exhibit D3**).
☒	☐	☐	**07-07-05(8)**	**Will essential services be provided to accommodate the use including, but not limited to, school facilities, police and fire protection, emergency medical services, irrigation facilities, and will the services be negatively impacted by such use or require additional public funding in order to meet the needs created by the requested use?**
			Staff Analysis	Essential services will be provided to accommodate the use, including, but not limited to, school facilities, police and fire protection, emergency medical services, and irrigation facilities. The services will not be negatively impacted by such use or require additional public funding in order to meet the needs created by the requested use. **School Facilities:** Parcel R35530 is serviced by the Vallivue School District. It is not anticipated that any impacts or accommodations will be needed for the proposed use. Agency comments were sent out on July 15, 2025, and October 30, 2025. No comments were received by the school district. **Police and Fire protection:** Parcel R35530 is under the jurisdiction of the Caldwell Rural Fire District. Caldwell 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 certification 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 proposed **Condition # 14**. Agency notice was sent on July 15, 2025, and October 30, 2025. Caldwell Rural

				Fire District provided comment on October 30, 2025, with conditions of approval (**Exhibit D3**). 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 July 15, 2025, and October 30, 2025. No comments were received. Overall, the use is not anticipated to be significant enough to cause a negative impact or require additional public funding. **Irrigation Facilities:** The proposed use is not anticipated to impact the irrigation facilities. Agency notice was sent out to Pioneer Irrigation District on July 15, 2025, and on October 30, 2025. No comments were received. **Condition # 5** ensures the applicant shall not impede, disrupt, or disturb the existing irrigation structure without approval from the irrigation district.

Table 2. Article 14 Use Standards Criteria Analysis
- Contractor Shop & Staging Area-

USE STANDARDS 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).				
Compliant			**County Ordinance and Staff Review**	
Yes	**No**	**N/A**	**Code Section**	**Analysis**
☒	☐	☐	**07-14-09(1)**	**Contractor Shop: (1) The use shall be contained within a building or behind a sight obscuring fence.**
			Staff Analysis	There shall be a sight-obscuring fence that all vehicles and equipment will be contained behind. See **Condition # 10**. The applicant is proposing a shop that will be used to store equipment. All other work is done off-site.
Yes	**No**	**N/A**	**Code Section**	**Analysis**
☒	☐	☐	**07-14-29(1)**	**All work shall be conducted off site.**
			Staff Analysis	Per the applicant's land use worksheet and letter of intent, all work will be conducted off-site, with loading and unloading of supplies on-site, except what is allowed with the contractor shop criteria, which includes storing vehicles and equipment, which will either be in a building or located behind a site-obscuring fence (**Exhibits A2, and A4).**
☒	☐	☐	**07-14-29(2)**	**Business vehicles shall be operable and parked on site, not on a public or private road.**
			Staff Analysis	Per the applicant's land use worksheet, parking will be on-site (**Exhibit A4).** No parking will take place on a public or private road (**Condition # 7b**). Based on Planning Staff's site visit on September 5, 2025, there does not appear to be any inoperable business vehicles on the property (**Exhibit C**)
☒	☐	☐	**07-14-29(3)**	**Persons not employed on the premises may visit the premises for the purpose of picking up equipment and materials to be used elsewhere, including trucks offloading or transferring equipment and/or materials to other vehicles.**
			Staff Analysis	Per the land use worksheet, there will be approximately ten (10) employees total who will visit the premises to pick up equipment to be used elsewhere **(Exhibit A4).**

☒	☐	☐	**07-14-29(4)**	**Employees may meet on the premises to share rides to and from job sites.**
			Staff Analysis	The above may occur (**Exhibit A3**). 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.
☒	☐	☐	**07-14-29(5)**	**Employees' vehicles shall be parked on site and not on a public or private road.**
			Staff Analysis	There are ample parking spaces for employee vehicles, as seen during the site visit (**Exhibit C**). There is space for more parking if needed. Per **Condition # 7b**, there shall be no parking on a public or private road.

4. AGENCY COMMENTS:

Agencies including the Vallivue School District, Southwest District Health (SWDH), Canyon County's Assessor's Office, Caldwell Rural Fire District, State Fire Marshal, Highway District No. 4 (HD4), CenturyLink, Intermountain Gas, Idaho Power, Ziply, Canyon County Building Department, Canyon County Code Enforcement, Canyon County Engineering Department, Canyon County GIS Department, Caldwell Transportation, Idaho Transportation Department (ITD), Canyon County Sheriff, Canyon County Emergency Management Coordinator, and Canyon County Paramedics/EMT were notified of the subject application.

Staff received agency comments from Southwest District Health (SWDH), Idaho Transportation Department (ITD), Highway District No. 4 (HD4), Canyon County Building Department, and Caldwell Rural Fire District. All agency comments received by the aforementioned materials deadline are located in **Exhibit D**.

Pursuant to Canyon County Ordinance 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.

5. PUBLIC COMMENTS:

Staff received one (1) written public comment by the materials deadline of November 24, 2025. The comment received was in opposition. All public comments received by the aforementioned materials deadline are located in **Exhibit E.**

Pursuant to Canyon County Ordinance 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.

6. SUMMARY & RECOMMENDED CONDITIONS:

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

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

1. The development shall comply with all applicable federal, state, and county laws, ordinances, rules, and regulations that pertain to the subject property and the proposed use.
2. The applicant shall obtain the appropriate building permits for any future structures/improvements. Evidence shall be an approved document from the Canyon County Building Department and Caldwell Rural Fire District.
    a. The existing out-building shall not be used for the staging area and contractor shop unless a change of occupancy to a commercial occupancy occurs.
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 building 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 (**Exhibit D3**).
4. All exterior lighting, if installed, shall be downward-facing and directed away from surrounding properties. Compliance shall be demonstrated in the building plans submitted as part of the building permit submittal via an exterior lighting plan. Review and approval by DSD shall be completed before building permit issuance.
5. The applicant shall not impede, disrupt, or otherwise disturb the existing irrigation structures on and adjacent to the subject property without written approval from the irrigation district with jurisdiction.
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, operations plan, and letter of intent (**Exhibits A2, A2.1, A3, and A4**).
    a. The hours of operation shall be Monday – Friday, 7:00 am – 7:00 pm, as outlined in the applicant's land use worksheet (**Exhibit A4**).
    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 when condition numbers 3, 9, 10, 11, 12, and 14 have been met.

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 along the staging area perimeter as seen **in Exhibit A4**, **within 6 months from the approval of the Conditional Use Permit**. The placement of fencing shall take into consideration any easements that may be in place. Proof shall be submitted to the Development Services Department for review and approval.

11. The applicant shall meet all applicable Southwest District Health (SWDH) requirements for the proposed uses. Evidence shall be a letter of review and approval from SWDH, provided **180 days from the approval of the Conditional Use Permit**.

    a. The number of portable restrooms and maintenance shall be as recommended by Southwest District Health and must be located within the staging area perimeter as seen in **Exhibit A4**.

12. 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 of approval of the CUP**.

13. The applicant shall meet all applicable Caldwell Rural Fire District requirements for the proposed uses prior to commencement of use.

14. The applicant shall install a concrete containment field for the diesel tank consisting of a concrete slab with a minimum of a 6-inch concrete containment curb. Evidence shall be provided to Development Services **180 days from the approval of the Conditional Use Permit**.

    a. The applicant shall meet the requirements of OSHA and DEQ for all business operations, including but not limited to the diesel tank.

15. The conditional use permit for a staging area and contractor shop shall be limited to Juan Jimenez-Arredondo and family. Should ownership of parcel R35530 change from Juan Jimenez-Arredondo or an immediate family member, the conditional use permit for a staging area and contractor shop shall terminate.

7. EXHIBITS:

A. Application Packet & Supporting Materials

1. Master Application
2. Letter of Intent
    2.1. Email Correspondence from October 13, 2025
3. Operations Plan
4. Land Use Worksheet
5. Site Plan
6. Neighborhood Meeting
7. Agency Acknowledgement
8. Applicant's Presentation Materials

B. Supplemental Documents

1. Parcel Tool
2. Case Maps/Reports
    2.1. Aerial
    2.2. Notification Map
    2.3. Small Air Photo 1 Mile
    2.4. FEMA Small Air Photo
    2.5. Small Vicinity Map
    2.6. Zoning & Classification Map
    2.7. Case Map & Summary
    2.8. Subdivision Map & Report
    2.9. Dairy, Feedlot, & Gravel Pit Map
    2.10. Lot Classification Map
    2.11. Soil and Prime Farmland Maps with Report
    2.12. Contour Map
    2.13. City of Caldwell Future Land Use Map
    2.14. Nitrate Priority & Wells Map
    2.15. TAZ Household & Job Maps
    2.16. Slope Percent Map
    2.17. Future Land Use Map
3. Email Correspondence Regarding Conditions

C. Site Visit Photos: September 5, 2025

D. Agency Comments Received by: November 24, 2025

1. Southwest District Health (SWDH); Received: July 15, 2025
    1.1. SWDH Pre-Development Notes
2. Idaho Transportation Department (ITD); Received: July 23, 2025
3. Highway District No. 4 (HD4); Received: August 4, 2025
4. Canyon County Building Department; Received: October 30, 2025
    4.1. Permitted Buildings; Received: November 7, 2025
5. Caldwell Rural Fire District; Received: October 30, 2025

E. Public Comments Received by: November 24, 2025

1. Jayne Arbon – In Opposition; Received: November 24, 2025

F. Draft Findings of Fact, Conclusion of Law and Order (FCOs)

Exhibit A:

EXHIBIT A

Application Packet & Supporting Materials

Planning & Zoning Commission

Case #: CU2025-0013

Hearing date: December 4, 2025

Exhibit A1:

CONDITIONAL USE PERMIT
PUBLIC HEARING - APPLICATION

PROPERTY OWNER	OWNER NAME: Juan Jimenez - Arredondo	
	MAILING ADDRESS: 5015 E. Ustick #68 Caldwell, ID 83605	
	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: Juan J Jimenez D *Date:* 3.25.2025

Please call →

APPLICANT: IF DIFFERING FROM THE PROPERTY OWNER	APPLICANT NAME: Jaime Huerta	
	COMPANY NAME:	
	MAILING ADDRESS: 3857 N. Watersong Way Meridian, ID 83646	
	PHONE: * [redacted]	EMAIL: [redacted]

SITE INFO	STREET ADDRESS: 17665 Upper Pleasant Ridge Rd. Caldwell, ID 83607	
	PARCEL NUMBER: R3553000000	
	PARCEL SIZE: 5.95 acres	
	REQUESTED USE: Staging Area and/or Contractor shop	
	FLOOD ZONE (YES/NO) No	ZONING DISTRICT: Canyon

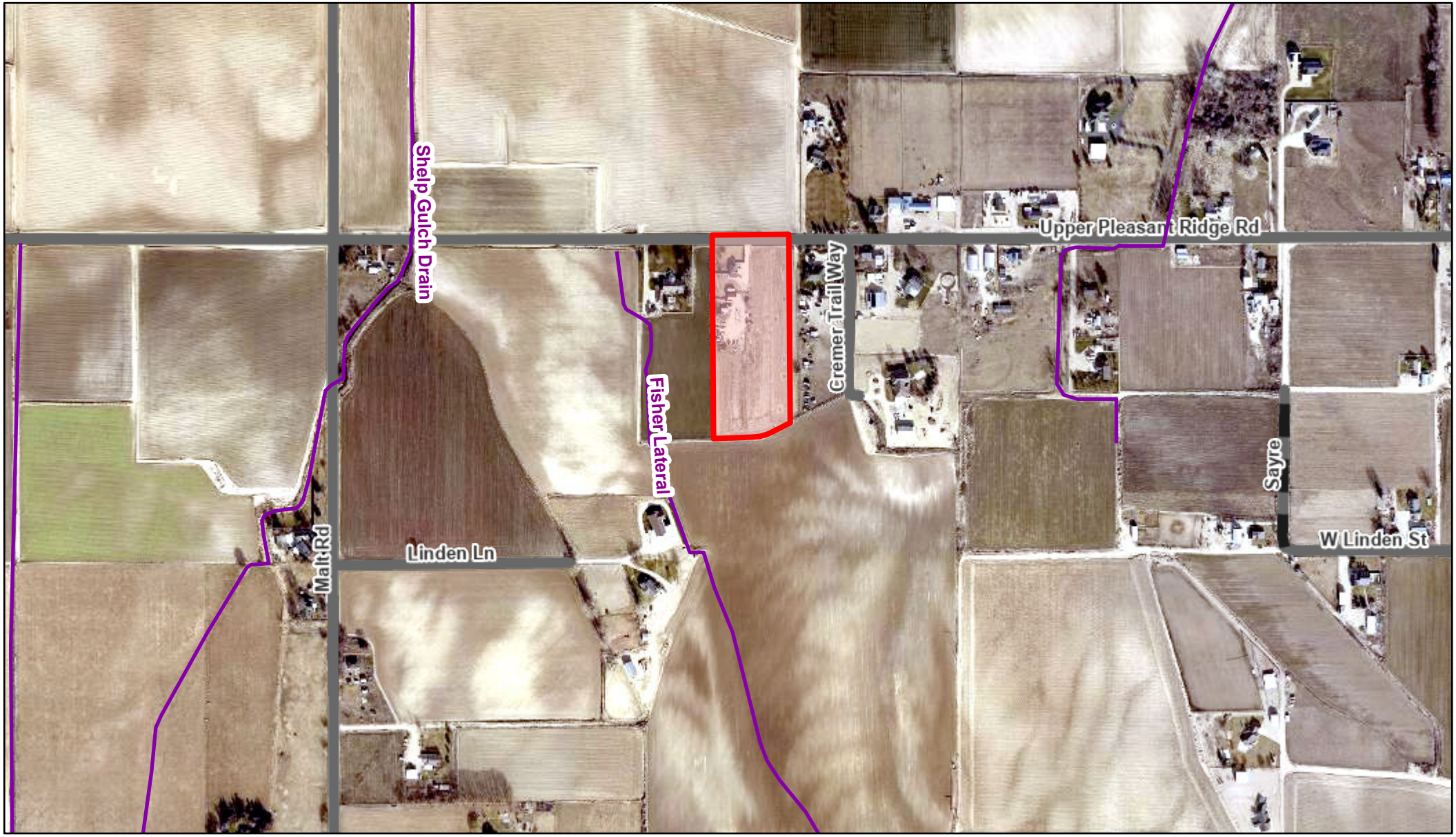
FOR DSD STAFF COMPLETION ONLY:

CASE NUMBER	CU2025-0013	DATE RECEIVED:	6-20-25
RECEIVED BY:	Arbay M.	APPLICATION FEE: $1600	CK MO (CC) CASH

pd. 7-11-25

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



7/11/2025, 10:56:53 AM

Multiple Parcel Search _Query result

Hydro_NHDFlowline

CanyonCountyRoads

Roads

CC_PrivateRoads

Imagery_2025_3in

Red: Band_1

Green: Band_2

Blue: Band_3

1:9,028

0 0.05 0.1 0.2 mi

0 0.07 0.15 0.3 km

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

Canyon County, ID

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

Letter of intent
Updated 6/18/25

Letter of Intent

Subject Property: 17665 Upper Pleasant Ridge Rd. Caldwell, ID 83607

Description of Request: Conditional Use Permit for Staging Area and Contractor Shop

Owner: Juan Jimenez-Arredondo

The owner is requesting a Conditional Use Permit to allow for the use of a contractor shop and/or staging area as a permitted use through the land use regulations within the Development Services Department as identified within the Agricultural zoning classification. This Letter of Intent supports a request to allow the use of a contractor shop and staging area in the Agricultural Zoning, in accordance with established permitted land use regulations administered by the Canyon County Development Services Department.

1. **Permitted Use in Agricultural Zone:** The proposed contractor shop and staging area is permitted under the Agricultural Zoning classification through the issuance of a Conditional Use Permit. This aligns with county code provisions allowing certain uses, including contractor shop and staging area, subject to review and approval under the application process.

2. **Nature of the Request:** The owner is requesting permission to utilize a contractor shop and staging area for a fencing and landscaping business. This includes installation of a future proposed secure metal building for storage of tools and materials, staging area for equipment as effectively contained behind a sight-obscuring 6ft vinyl fence perimeter.

3. **Consistency with the Comprehensive Plan:** The proposed use is consistent with the 2030 Comprehensive Plan. The contractor shop and staging area is low-impact, agriculturally compatible, and supports rural economic development by providing employment and services while maintaining much of the agricultural nature of the land as there is roughly about 5.95 acres. Similar type shops exist within the nearby area.

4. **Impact on Surrounding Properties and Area Character:** The proposed use will not be injurious to surrounding properties or negatively alter the area's character. The use is limited to equipment storage with no public access or manufacturing. A white 6ft vinyl privacy fence will visually screen the area, and traffic is limited to early morning and evening hours. Equipment and activities will remain within the fenced area, and no noise or disturbance beyond normal operations and permissible hours is anticipated.

5. **Utilities and Infrastructure:** The property is already served by a private well and septic system. No additional well and septic are necessary with the proposed conditional use, unless otherwise specified. No additional water or wastewater demands are expected. There is no impact on irrigation systems, and the site will be graded to ensure proper drainage. Gravel will be used to reduce dust and stabilize access routes.

6. **Legal Access:** Legal access already exists via an established entrance off Upper Pleasant Ridge Road, refer to the Site Plan. A gated entrance specific to the staging area is

installed beyond the primary residence, providing secure and controlled access to the facility.

7. **Traffic Impact:** There will be no undue interference with traffic patterns. Employees carpool and access is limited to early morning equipment pick-up and evening return. Traffic volumes will be minimal and will not burden existing roadways. All vehicles will enter and exit through an established driveway designed to support such use.
8. **Essential Services:** The proposed use will not negatively impact essential services such as schools, emergency services, or irrigation. The nature of the operation does not increase demand for police, fire, or EMS support. No public funding will be required to accommodate the use. Emergency access will remain clear and unobstructed.

Contractor Shop & Staging Area:

The contractor shop and staging area will be strictly designated for storage use and *not* for public access or sales activities. The proposed shop will be a secure metal shop building that may be similar to others seen in the surrounding area, providing a durable and weather-resistant storage location. This metal building will help aid as a storage area for equipment, materials, and miscellaneous items to help be contained within a structured environment and away from the outdoor elements. The shop will not function as a retail or sales center, and no public access will be permitted. This ensures that all activities remain limited to authorized personnel, maintaining a controlled and limited access area.

Additionally, a sight-obscuring vinyl fence will surround the exterior of the staging area perimeter, effectively shielding the area from public view. This fence will enhance privacy and security while maintaining a clean and professional aesthetic. By using a white, 6' vinyl full panel fencing material, the fence will prevent visibility into the staging and contractor shop area, reducing potential visual impact on the surrounding areas. Please refer to the attached site plan.

Together, the metal building and vinyl fence will ensure that the area is organized and visually unobtrusive to comply with the conditional use permit requirements. The vinyl fence will be installed first. As necessary, the metal building plans for a building permit can be submitted at a later date to the county for review and approval prior to installation.

Work Conducted Offsite:

The fencing and landscaping business operates by conducting its work off-site at customer/client locations. Equipment is loaded and transported to the work site in the early morning, where workers install fencing or complete landscaping tasks such as planting, laying sod, or setting up irrigation systems. Once the work is finished, the site is cleaned up, and the customer reviews the results. Equipment is then returned to the shop in the evening, however most times equipment remains at the project site. This ensures that the staging area and contractor's shop serves as staging area while all physical work occurs at the client's property, minimizing disruption to the surrounding area.

Operations Plan:

1. Site Use & Access Control

- The staging area and shop will primarily serve as a secure storage area for materials and equipment.
- No public access or retail sales will be conducted on-site.
- The location will mostly operate as a staging area, with employees arriving only for equipment pick-up and drop-off.

2. Operating Hours

- Morning Equipment Pick-Up: 7:00 AM approximately
    - Arrival for pick up of trucks and equipment. Departure to off-site project sites.
    - Employees leave personal vehicles within the staging area fenced perimeter.
- Evening Equipment Return: 7:00 PM
    - Return of equipment for storage. Departure of employees to their homes.
- No work or manufacturing will be performed on-site. All work takes place at offsite project sites. Most of the time equipment is left at project sites.
- The small business consists of approximately 10 employees who carpool to staging area as needed.

3. Storage & Containment

- **Materials:** Fencing and landscaping materials will be stored in designated areas within the staging area of property or within the shop.
- **Equipment:** Trucks, trailers, and tools will be securely parked in an organized manner. Currently have:
    - 5 Standard pick-up trucks
    - 7 utility type trailers to haul materials and equipment.

4. Metal Building & Security

- A **metal building** will house key equipment and supplies, protecting them from weather and unauthorized access.
- A **sight-obscuring vinyl fence** will surround the facility, ensuring privacy and reducing visual impact.

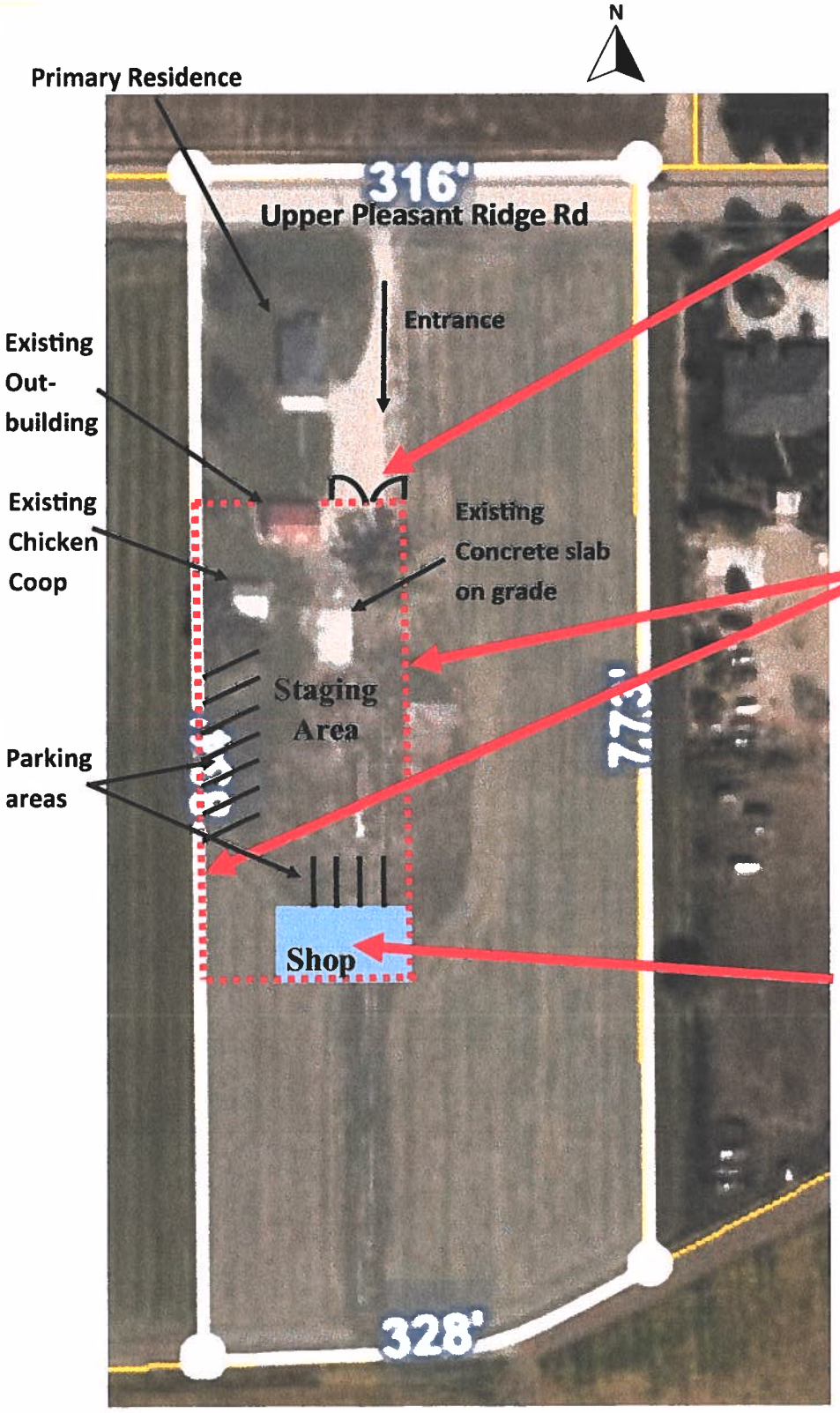
5. Traffic & Noise and other Considerations

- Frontage access to site will be from Upper Pleasant Ridge Road via already established entrance point to property residence. Access to the staging area will be greeted with a double gate vinyl fence entrance on same roadway just past the primary residence location.
- Limited vehicle movement during **morning and evening hours only** to minimize disruption. Employees also carpool to storage location to minimize traffic.
- Minimal impacts to traffic patterns as limited use of site during pick and drop times when the least amount of traffic is expected. Will be observant and abide of local traffic signs, speed limits, and patrons.
- No impacts anticipated to immediate vicinity as shop will be similar type as surrounding areas, staging area contained within fenced perimeter, a majority of the property to continue as residence with agricultural land for use of farm animals and personal cultivating of crops.
- No loud equipment use outside designated times by Canyon County.
- Gravel will be spread for access to site to avoid dust levels and stabilize access. Dust levels are not expected to rise given minimal disturbance at the staging area.
- No impacts to water quality are expected, as no manufacturing onsite.
- Not anticipated, the site has access to existing private well water system. Wastewater disposal if needed may use existing septic system designed to handle minimal usage. The staging area will not interfere with existing irrigation infrastructure. The site will be graded to facilitate proper drainage and preventing water pooling.
- The proposed contractor shop and staging area will have no impact on essential services such as schools, irrigation facilities, or emergency services. The nature of the limited ensures that traffic is minimal and does not interfere with school transportation routes or daily activities. Additionally, the site will not affect irrigation infrastructure, as all staging and storage will occur within designated areas that do not obstruct water flow, drainage systems, or agricultural resources. Emergency services access will remain unobstructed, with clear entry and exit points maintained at all times. Overall, the low-impact nature of the contractor shop and staging area ensures that essential public services continue to operate efficiently and without disruption.

This plan ensures the site remains a low-impact, organized, and efficient staging area for the property owners fencing and landscaping small business.

Site Plan

Conditional Use Permit - Staging Area & Shop





Staging Area Entrance

Double Swing Vinyl Gate



6ft White vinyl fencing to fully surround staging area



Proposed metal building shop
(not actual, but similar type)

17665 Upper Pleasant Ridge Rd

Caldwell, ID 83607-9296

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: Dry shop. Existing Septic does exist

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 Height: 6ft

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)

Fisher Lateral

RESIDENTIAL USES

1. **NUMBER OF LOTS REQUESTED:** NA

☐ Residential _____ ☐ Commercial _____ ☐ Industrial _____

☐ Common _____ ☐ Non-Buildable _____

2. **FIRE SUPPRESSION:** NA

☐ Water supply source: _____

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

☐ Sidewalks ☐ Curbs ☐ Gutters ☐ Street Lights ☑ None

NON-RESIDENTIAL USES

1. **SPECIFIC USE:** Staging area and/or Contractor shop

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

☑ Monday 7am to 7pm

☑ Tuesday 7am to 7pm

☑ Wednesday 7am to 7pm

☑ Thursday 7am to 7pm

☑ Friday 7am to 7pm

☐ Saturday _____ to _____

☐ Sunday _____ to _____

3. **WILL YOU HAVE EMPLOYEES?** ☒ Yes If so, how many? 10 ☐ 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? 10

Is there is a loading or unloading area? No

ANIMAL CARE-RELATED USES

1. **MAXIMUM NUMBER OF ANIMALS:** NA

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

   ☐ Building ☐ Kennel ☐ Individual Housing ☐ Other NA

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: _____

2024-012617
RECORDED
04/26/2024 01:11 PM
RICK HOGABOAM
CANYON COUNTY RECORDER
Pgs=2 TYOUREN $15.00
TYPE: DEED
EMPIRE TITLE, LLC
ELECTRONICALLY RECORDED

EMPIRE
TITLE & ESCROW

WARRANTY DEED

FOR VALUE RECEIVED

Michael Knie and Susie M. Knie, husband and wife with rights of survivorship, GRANTOR(s)

does(do) hereby GRANT, BARGAIN, SELL and CONVEY unto:

Juan J Jimenez-Arredondo, an unmarried man GRANTEE(s),

whose current address is: **17665 Upper Pleasant Ridge Road, Caldwell, ID 83607**

the following described real property in Canyon County, State of ID more particularly described as follows, to wit:

SEE ATTACHED EXHIBIT A

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

Dated this 4-26-24

Michael Knie

Susie M. Knie

State of Idaho
County Canyon

On this 26th day of April, in the year of 2024, before me the undersigned Notary Public in and for said State, personally appeared **Michael Knie and Susie M. Knie**, known or identified to me as the person whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same.

Notary Public for Idaho
Residing at: Nampa, ID
My Commission Expires: 5/4/26

VANESSA J. TOVAR
COMMISSION #61146
NOTARY PUBLIC
STATE OF IDAHO
MY COMMISSION EXPIRES 05/04/2026

EXHIBIT A

This parcel is a portion of the SE 1/4 SW 1/4 of Section 30, Township 4 North, Range 3 West of the Boise Meridian, Canyon County, Idaho and is more particularly described as follows:

COMMENCING at the northwest corner of said SE 1/4 SW 1/4;

thence South 89°51'36" East along the north boundary of said SE 1/4 SW 1/4 a distance of 303.77 feet to the TRUE POINT OF BEGINNING;

thence continuing South 89°51'36" East along said north boundary a distance of 315.70 feet;

thence South 00°21'09" West parallel with the east boundary of said SE 1/4 SW 1/4 a distance of 772.81 feet to a point on the centerline of a concrete irrigation ditch;

thence traversing said centerline as follows:

South 63°27'55" West a distance of 81.85 feet;

along a curve to the right having a central angle of 25°17'55", a radius of 196.50 feet, an arc length of 86.76 feet and a long chord which bears South 76°06'52" West a distance of 86.06 feet;

South 88°45'48" West a distance of 159.43 feet;

thence leaving said centerline and bearing North 00°21'30" East parallel with the west boundary of said SE 1/4 SW 1/4 a distance of 834.24 feet to the TRUE POINT OF BEGINNING.

Canyon County Development Services
111 North 11th Avenue, #310
Caldwell, Idaho 83605
www.canyoncounty.id.gov
208-454-7458

AFFIDAVIT OF LEGAL INTEREST

I, Juan Jimenez - Arredondo, 17665 Upper Pleasant Ridge rd.
(name) (address)

Caldwell, Idaho 83607
(city) *(state)* *(zip code)*

being first duly sworn upon oath, depose and say:

1. That I am the owner of record of the property described on the attached application and I grant my permission to

Jaime Huerta, 3857 N. Waterson Way Meridian, ID 83646
(name) *(address)*

to submit the accompanying application pertaining to the subject property.

2. I agree to indemnify, defend and hold Canyon County and its employees harmless from any claims to liability resulting from any dispute as to the statements contained herein or as to the ownership of the property, which is the subject of the application.

Dated this 25 day of March, 20 25.

Juan J Jimenez
(signature)

STATE OF IDAHO)
ss
COUNTY OF CANYON)

On this 25 day of March, in the year 20 25, before me Marie Arevalo, a notary public, personally appeared Juan J. Jimenez, 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.

MARIE AREVALO
COMMISSION #20215522
NOTARY PUBLIC
STATE OF IDAHO
MY COMMISSION EXPIRES 01/26/2028

Notary: Marie Arevalo

My Commission Expires: 1/26/2028

Exhibit A2:
Updated 6/18/25

Letter of Intent

Subject Property: 17665 Upper Pleasant Ridge Rd. Caldwell, ID 83607

Description of Request: Conditional Use Permit for Staging Area and Contractor Shop

Owner: Juan Jimenez-Arredondo

The owner is requesting a Conditional Use Permit to allow for the use of a contractor shop and/or staging area as a permitted use through the land use regulations within the Development Services Department as identified within the Agricultural zoning classification. This Letter of Intent supports a request to allow the use of a contractor shop and staging area in the Agricultural Zoning, in accordance with established permitted land use regulations administered by the Canyon County Development Services Department.

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2. **Nature of the Request:** The owner is requesting permission to utilize a contractor shop and staging area for a fencing and landscaping business. This includes installation of a future proposed secure metal building for storage of tools and materials, staging area for equipment as effectively contained behind a sight-obscuring 6ft vinyl fence perimeter.

3. **Consistency with the Comprehensive Plan:** The proposed use is consistent with the 2030 Comprehensive Plan. The contractor shop and staging area is low-impact, agriculturally compatible, and supports rural economic development by providing employment and services while maintaining much of the agricultural nature of the land as there is roughly about 5.95 acres. Similar type shops exist within the nearby area.

4. **Impact on Surrounding Properties and Area Character:** The proposed use will not be injurious to surrounding properties or negatively alter the area's character. The use is limited to equipment storage with no public access or manufacturing. A white 6ft vinyl privacy fence will visually screen the area, and traffic is limited to early morning and evening hours. Equipment and activities will remain within the fenced area, and no noise or disturbance beyond normal operations and permissible hours is anticipated.

5. **Utilities and Infrastructure:** The property is already served by a private well and septic system. No additional well and septic are necessary with the proposed conditional use, unless otherwise specified. No additional water or wastewater demands are expected. There is no impact on irrigation systems, and the site will be graded to ensure proper drainage. Gravel will be used to reduce dust and stabilize access routes.

6. **Legal Access:** Legal access already exists via an established entrance off Upper Pleasant Ridge Road, refer to the Site Plan. A gated entrance specific to the staging area is

installed beyond the primary residence, providing secure and controlled access to the facility.

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Contractor Shop & Staging Area:

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Additionally, a sight-obscuring vinyl fence will surround the exterior of the staging area perimeter, effectively shielding the area from public view. This fence will enhance privacy and security while maintaining a clean and professional aesthetic. By using a white, 6' vinyl full panel fencing material, the fence will prevent visibility into the staging and contractor shop area, reducing potential visual impact on the surrounding areas. Please refer to the attached site plan.

Together, the metal building and vinyl fence will ensure that the area is organized and visually unobtrusive to comply with the conditional use permit requirements. The vinyl fence will be installed first. As necessary, the metal building plans for a building permit can be submitted at a later date to the county for review and approval prior to installation.

Work Conducted Offsite:

The fencing and landscaping business operates by conducting its work off-site at customer/client locations. Equipment is loaded and transported to the work site in the early morning, where workers install fencing or complete landscaping tasks such as planting, laying sod, or setting up irrigation systems. Once the work is finished, the site is cleaned up, and the customer reviews the results. Equipment is then returned to the shop in the evening, however most times equipment remains at the project site. This ensures that the staging area and contractor's shop serves as staging area while all physical work occurs at the client's property, minimizing disruption to the surrounding area.

Exhibit A2.1:

Archived: Thursday, November 6, 2025 3:35:40 PM
From: Jaime Huerta
Mail received time: Mon, 13 Oct 2025 21:56:25
Sent: Mon, 13 Oct 2025 21:56:54
To: Amber Lewter
Subject: Re: [External] Status of Conditional Use Permit
Importance: Normal
Sensitivity: None
Attachments:
image001.png

Hello Amber,

He said that it is fine to move forward with both conditional use items and the shop does not intend to have a sink and toilet. What are the next steps in this process? Any updates would be greatly appreciated.

Thank you,

Jaime

On Mon, Sep 29, 2025 at 4:25 PM Amber Lewter <Amber.Lewter@canyoncounty.id.gov> wrote:

> Hello Jaime,
>
> Will the property owner have an office for his business on-site? If he does or anticipates doing so in the future, this would be under the contractor shop criteria. I would suggest keeping it in his letter of intent; removing the shop will not process the case any quicker.
>
> 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)

Exhibit A3:

Operations Plan:

1. Site Use & Access Control

- The staging area and shop will primarily serve as a secure storage area for materials and equipment.
- No public access or retail sales will be conducted on-site.
- The location will mostly operate as a staging area, with employees arriving only for equipment pick-up and drop-off.

2. Operating Hours

- Morning Equipment Pick-Up: 7:00 AM approximately
  - Arrival for pick up of trucks and equipment. Departure to off-site project sites.
  - Employees leave personal vehicles within the staging area fenced perimeter.
- Evening Equipment Return: 7:00 PM
  - Return of equipment for storage. Departure of employees to their homes.
- No work or manufacturing will be performed on-site. All work takes place at offsite project sites. Most of the time equipment is left at project sites.
- The small business consists of approximately 10 employees who carpool to staging area as needed.

3. Storage & Containment

- **Materials:** Fencing and landscaping materials will be stored in designated areas within the staging area of property or within the shop.
- **Equipment:** Trucks, trailers, and tools will be securely parked in an organized manner. Currently have:
  - 5 Standard pick-up trucks
  - 7 utility type trailers to haul materials and equipment.

4. Metal Building & Security

- A **metal building** will house key equipment and supplies, protecting them from weather and unauthorized access.
- A **sight-obscuring vinyl fence** will surround the facility, ensuring privacy and reducing visual impact.

5. Traffic & Noise and other Considerations

- Frontage access to site will be from Upper Pleasant Ridge Road via already established entrance point to property residence. Access to the staging area will be greeted with a double gate vinyl fence entrance on same roadway just past the primary residence location.
- Limited vehicle movement during **morning and evening hours only** to minimize disruption. Employees also carpool to storage location to minimize traffic.
- Minimal impacts to traffic patterns as limited use of site during pick and drop times when the least amount of traffic is expected. Will be observant and abide of local traffic signs, speed limits, and patrons.
- No impacts anticipated to immediate vicinity as shop will be similar type as surrounding areas, staging area contained within fenced perimeter, a majority of the property to continue as residence with agricultural land for use of farm animals and personal cultivating of crops.
- No loud equipment use outside designated times by Canyon County.
- Gravel will be spread for access to site to avoid dust levels and stabilize access. Dust levels are not expected to rise given minimal disturbance at the staging area.
- No impacts to water quality are expected, as no manufacturing onsite.
- Not anticipated, the site has access to existing private well water system. Wastewater disposal if needed may use existing septic system designed to handle minimal usage. The staging area will not interfere with existing irrigation infrastructure. The site will be graded to facilitate proper drainage and preventing water pooling.
- The proposed contractor shop and staging area will have no impact on essential services such as schools, irrigation facilities, or emergency services. The nature of the limited ensures that traffic is minimal and does not interfere with school transportation routes or daily activities. Additionally, the site will not affect irrigation infrastructure, as all staging and storage will occur within designated areas that do not obstruct water flow, drainage systems, or agricultural resources. Emergency services access will remain unobstructed, with clear entry and exit points maintained at all times. Overall, the low-impact nature of the contractor shop and staging area ensures that essential public services continue to operate efficiently and without disruption.

This plan ensures the site remains a low-impact, organized, and efficient staging area for the property owners fencing and landscaping small business.

Exhibit A4:

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: Dry shop. Existing Septic does exist

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 Height: 6ft

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)

Fisher Lateral

RESIDENTIAL USES

1. **NUMBER OF LOTS REQUESTED:** NA

☐ Residential _____ ☐ Commercial _____ ☐ Industrial _____

☐ Common _____ ☐ Non-Buildable _____

2. **FIRE SUPPRESSION:** NA

☐ Water supply source: _____

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

☐ Sidewalks ☐ Curbs ☐ Gutters ☐ Street Lights ☑ None

NON-RESIDENTIAL USES

1. **SPECIFIC USE:** Staging area and/or Contractor shop

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

☑ Monday 7am to 7pm

☑ Tuesday 7am to 7pm

☑ Wednesday 7am to 7pm

☑ Thursday 7am to 7pm

☑ Friday 7am to 7pm

☐ Saturday _____ to _____

☐ Sunday _____ to _____

3. **WILL YOU HAVE EMPLOYEES?** ☒ Yes If so, how many? 10 ☐ 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? 10

Is there is a loading or unloading area? No

ANIMAL CARE-RELATED USES

1. **MAXIMUM NUMBER OF ANIMALS:** NA

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

   ☐ Building ☐ Kennel ☐ Individual Housing ☐ Other NA

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

   ☐ Building ☐ Enclosure ☐ Barrier/Berm ☐ Bark Collars

4. **ANIMAL WASTE DISPOSAL**

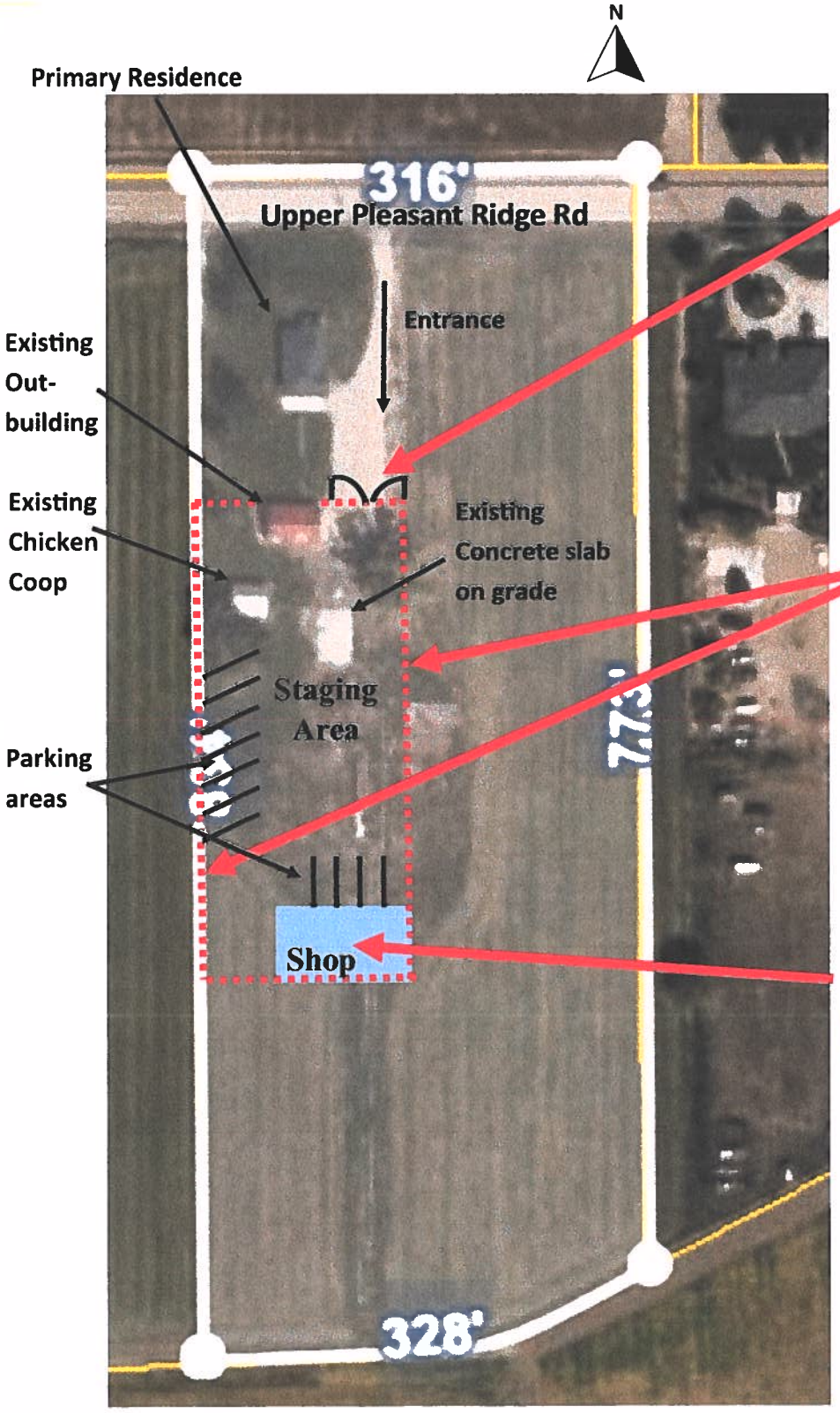
   ☐ Individual Domestic Septic System ☐ Animal Waste Only Septic System

   ☐ Other: _____

Exhibit A5:

Site Plan

Conditional Use Permit - Staging Area & Shop





Staging Area Entrance

Double Swing Vinyl Gate



6ft White vinyl fencing to fully surround staging area



Proposed metal building shop
(not actual, but similar type)

17665 Upper Pleasant Ridge Rd

Caldwell, ID 83607-9296

Authentisign ID: F5B62AED-6AD1-EF11-88CF-002248299057

Exhibit A6:

January 12, 2025

Dear Neighbor,

I am in the process of submitting an application for a Conditional Use Permit (or variance, zoning ordinance map amendment, expansion or extension of nonconforming uses, etc.) to Canyon County Development Services (DSD). One of the requirements necessary prior to submitting 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 postal 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: February 1, 2025
Time: 11am to 12pm
Location: Ustick Park, Oregon Ave., Caldwell, ID 83607
Property description: Ustick Park, parking lot (corner of Oregon Ave. and Palrang Dr.)

The project is summarized below:

Site Location: 17665 Upper Pleasant Ridge Road, Caldwell, ID 83607
Conditional Use Permit: Applying for Contractor Shop and Staging Area
Total acreage: Within current property
Proposed lots: NA

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

Please do not call 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 no information on this project.

If you have any questions prior to the meeting, please contact me at Juan Jimenez at [redacted]

Sincerely,

Authentisign
Juan Jimenez-Arredondo

Juan Jimenez-Arredondo

	PARCEL_NO	OwnerName	Address	City	State	ZipCode
1	R35529	SELLS STANLEY A	17559 UPPER PLEASANT RIDGE RD	CALDWELL	ID	83607
2	R35531	BRANDT DON	203 11TH AVE S	NAMPA	ID	83651
3	R35527	CHENEY SHAYNE M	17556 UPPER PLEASANT RIDGE RD	CALDWELL	ID	83607
4	R35527010	ZAMORA ROMERO V	17596 UPPER PLEASANT RIDGE RD	CALDWELL	ID	83607-9296
5	R35528012	BOWER GARY D	19152 CREMER TRAIL WAY	CALDWELL	ID	83607
6	R35530010	ARBON RUSSELL AND JAYNE FAMILY TRUST	17729 UPPER PLEASANT RIDGE RD	CALDWELL	ID	83607
7	~~R35533~~	~~WHITTIG LYNN~~	~~19720 MALT RD~~	~~CALDWELL~~	~~ID~~	~~83607~~
8	~~R35547~~	~~BRANDT DON~~	~~203 11TH AVE S~~	~~NAMPA~~	~~ID~~	~~83651~~
9	R35547010	SMITH KERI K & CHRIS	17741 LINDEN LN	CALDWELL	ID	83607
10	R35528010	REYES GABRIEL P	17581 UPPER PLESANT RIDGE RD	CALDWELL	ID	83607
11	R35528011	COCHRAN KEITH FAMILY TRUST	17531 UPPER PLEASANT RIDGE RD	CALDWELL	ID	83607
12	~~R35547010B~~	~~SMITH KERI K~~	~~17741 LINDEN LN~~	CALDWELL	ID	83607
13	~~R35547010A~~	~~SMITH CHRIS K~~	17738 LINDEN LN send	CALDWELL	ID	83607
14	~~R35530~~	~~JIMENEZ-ARREDONDO JUAN J~~	~~5015 E USTICK RD TRLR 68~~	CALDWELL	ID	83605
15	R35534	WHITTIG LYNN	19720 MALT RD	CALDWELL	ID	83607

if there is duplicates, only send one letter

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: 17665 Upper Pleasant Ridge Rd.	Parcel Number: R3553000000	
City: Caldwell	State: ID	ZIP Code: 83607
Notices Mailed Date: 1/13/2025	Number of Acres: 5.95	Current Zoning: A
Description of the Request: Conditional use Permit for Contractor shop & staging area		

APPLICANT / REPRESENTATIVE INFORMATION

Contact Name: Juan Jimenez-Arredondo		
Company Name:		
Current address: 5015 E. Ustick #68		
City: Caldwell	State: ID	ZIP Code: 83605
Phone: [redacted]	Cell:	Fax:
Email: [redacted]		

MEETING INFORMATION

DATE OF MEETING: 2/01/2025	MEETING LOCATION: Ustick Park Oregon Ave., Caldwell, ID 83607
MEETING START TIME: 11:00 a.m.	MEETING END TIME: 11:50 a.m.

ATTENDEES:

NAME (PLEASE PRINT)	SIGNATURE:	ADDRESS:
1. Gary Bower	Gary Bower	19152 Cremer Trail Way
2. Sandy Bower	Sandy Bower	19152 Cremer Trail Way
3. PETRA SELLS	Petra Sells	17559 Upper Pleasant Ridge Rd
4. STANLEY SELLS	Stanley Sells	" "
5. Jayne Arbon		19129 Upper Pleasant
6. Russ Arbon		19129 Upper Pleasant
7. KEITH COCHRAN		17531 " "
8. Lynn Whitty	Lynn Whitty	19710 Ustick Rd
9. Elmer Farland		17476 Upper Pleasant Ridge Rd

	Name	Signature	Address
10.	GABRIEL REYE		17581 Upper Plant 29
11.	Jaime Huerta		
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): Juan Jimenez - Arredondo

APPLICANT/REPRESENTATIVE (Signature): Juan Jimenez

DATE: 02 / 01 / 25

Exhibit A7:

AGENCY ACKNOWLEDGMENT

Date: February 24, 2025
Applicant: Juan Jimenez-Arredondo
Parcel Number: R355300000
Site Address: 17665 Upper Pleasant Ridge Rd. Caldwell, ID 83607

OFFICIAL USE ONLY BELOW THIS LINE – ACKNOWLEDGMENT ACTION:

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

Date: 03/07/2025 Signed: Anthony Lee
Authorized Southwest District Health Representative
(This signature does not guarantee project or permit approval)

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

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

Highway District: District: _____
☐ Applicant submitted/met for official review.

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

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

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

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

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

Received by Canyon County Development Services:

Date: _____ Signed: _____
Canyon County Development Services Staff

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

AGENCY ACKNOWLEDGMENT

Date: February 24, 2025
Applicant: Juan Jimenez-Arredondo
Parcel Number: R3553000000
Site Address: 17665 Upper Pleasant Ridge 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: _____
☐ Applicant submitted/met for official review.

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

Highway District: District: _____
☐ Applicant submitted/met for official review.

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

Irrigation District: District: Pioneer Irrigation
☑ Applicant submitted/met for official review.

Date: 3-11-2025 Signed: _____
Authorized Irrigation Representative
(This signature does not guarantee project or permit approval)

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

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

Received by Canyon County Development Services:

Date: _____ Signed: _____
Canyon County Development Services Staff

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

AGENCY ACKNOWLEDGMENT

Date: February 24, 2025
Applicant: Juan Jimenez-Arredondo
Parcel Number: R355300000
Site Address: 17665 Upper Pleasant Ridge 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: Caldwell Rural Fire Dist.
☑ Applicant submitted/met for official review.

Date: 3/12/25 Signed: _____
Authorized Fire District Representative
(This signature does not guarantee project or permit approval)

Highway District: District: _____
☐ Applicant submitted/met for official review.

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

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

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

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

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

Received by Canyon County Development Services:

Date: _____ Signed: _____
Canyon County Development Services Staff

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

AGENCY ACKNOWLEDGMENT

Date: February 24, 2025
Applicant: Juan Jimenez-Arredondo
Parcel Number: R355300000
Site Address: 17665 Upper Pleasant Ridge 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: _____
☐ Applicant submitted/met for official review.

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

Highway District: District: HD#1
☒ Applicant submitted/met for official review.

Date: 3/20/25 Signed: _____
Authorized Highway District Representative
(This signature does not guarantee project or permit approval)

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

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

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

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

Received by Canyon County Development Services:

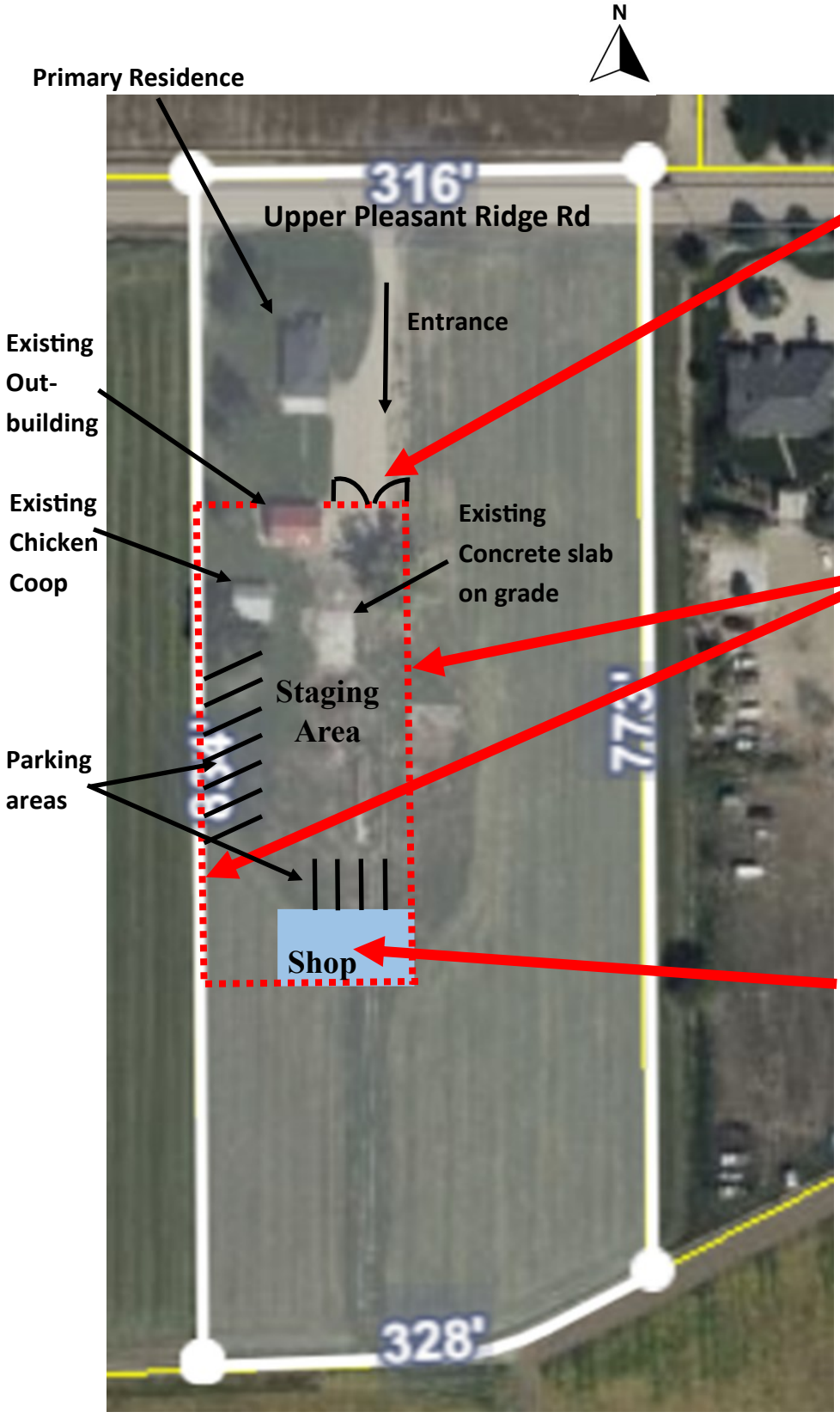
Date: _____ Signed: _____
Canyon County Development Services Staff

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

Exhibit A8:

Site Plan

Conditional Use Permit - Staging Area & Shop





Staging Area Entrance

Double Swing Vinyl Gate



6ft White vinyl fencing to fully surround staging area



Proposed metal building shop (not actual, but similar type)

17665 Upper Pleasant Ridge Rd

Caldwell, ID 83607-9296

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

ZONING AND LAND USE MATRIX

Zoning Classification	**A**	**R-R**	**R-1**	**R-2**	**C-1**	**C-2**	**M-1**	**M-2**	**MU-A**
Zoning Classification	**A**	**R-R**	**R-1**	**R-2**	**C-1**	**C-2**	**M-1**	**M-2**	**MU-A**
Accessory uses and/or structures to a permitted use	D	D	D	D	D	D	D	D	D
Accessory uses and/or structures to allowed use	A	A	A	A	A	A	A	A	A
Agricultural research facility	A	-	-	-	-	-	A	A	A
Agriculturally related activities	A	C	-	-	-	-	-	-	-
Agriculture, except those animal uses with more restrictive provisions within this article and all other uses specifically listed in other zones[1]	A	A	A	A	-	-	A	A	A
Airpark	C	C	-	-	-	-	C	C	-
Airport	C	-	-	-	-	-	C	-	-
Airstrip excepting intermittent use	C	C	-	-	-	-	-	-	-
Amusement park, theme park or commercial racetrack	C	-	-	-	-	C	-	-	C
Animal cremation service	C	-	-	-	-	-	A	A	-
Animal facility (large): bird farm, calf raising operation, dairy, feedlot, and swine farm[1]	C	-	-	-	-	-	C	C	-
Animal facility (small) on 5 acres or more[1]	A	A	C	-	-	-	A	A	A
Animal facility (small) on less than 5 acres	C	C	C	-	-	-	A	A	A
Animal hospital	C	C	-	-	A	A	A	A	A

Animals are allowed as long as it is not an animal facility or CAFO[1]	A	A	A	A	A	A	A	-	A
Arena (commercial)	C	C	-	-	C	A	A	-	A
Assisted care facility	D	D	D	D	A	A	-	-	A
Auction establishment	C	-	-	-	-	C	A	A	C
Batch plants	C	-	-	-	-	-	A	A	-
Bed and breakfast (with employees)	D	D	D	D	-	-	-	-	-
Bed and breakfast (without employees)	A	A	A	A	-	-	-	-	-
Bulk storage as an accessory use of any flammable liquid above or below ground	-	-	-	-	-	-	A	A	-
Bulk storage for wholesale distribution of any flammable liquid above or below ground	-	-	-	-	-	-	C	A	-
CAFO	C	-	-	-	-	-	C	C	-
Caretaker residence	C	-	-	-	A	A	A	A	A
Cemetery	C	C	-	-	-	-	-	-	-
Church	C	C	C	C	A	A	A	-	-
Clinics or hospitals	-	-	-	-	A	A	-	-	A
Commercial and private off street parking facilities for vehicles	-	-	-	-	-	A	A	A	A
Contractor shop	C	-	-	-	C	A	A	A	A
Daycare facilities:									
Family daycare home (1 - 6 children)	A	A	A	A	A	A	-	-	A
Group daycare facility (7 - 12 children)	D	D	D	D	A	A	-	-	A
Daycare center (13+ children)	-	-	-	-	A	A	-	-	A
Drive-in theater	C	-	-	-	-	-	-	-	-
Equipment rentals (outdoor)[2]	-	-	-	-	A	A	A	A	A
Ethanol plant	C	-	-	-	-	-	C	A	-
Farm implement sales or service, farm supply sales	C	-	-	-	A	A	A	A	A

Fertilizer processing facility	C	-	-	-	-	-	A	A	-
Firewood sales	D	C	-	-	D	A	A	A	-
Fireworks sales	-	-	-	-	A	A	A	A	A
Food processing facility	C	-	-	-	-	-	A	A	-
Golf course	C	A	-	-	-	-	-	-	-
Group home	C	C	C	C	C	C	-	-	C
Home business	D	D	D	D	-	-	-	-	-
Home occupations	A	A	A	A	-	-	-	-	-
Impound yard[2]	-	-	-	-	-	-	A	A	-
Indoor recreation	-	-	-	-	A	A	A	-	A
Junkyards and vehicle wrecking yards[2]	-	-	-	-	-	-	-	A	-
Kennel	C	C	C	C	C	C	A	A	C
Landscape business	A	-	-	-	A	A	A	-	C
Light manufacturing, assembly, testing and/or packaging facilities	-	-	-	-	-	-	A	A	A
Lumberyard	-	-	-	-	-	A	A	A	-
Manufacturing, assembling, fabricating, processing, packing, repairing, or storage uses	-	-	-	-	-	-	A	A	A
Manufacturing or processing of hazardous chemicals or gases	-	-	-	-	-	-	-	C	-
Mineral extraction (long term)	C	-	-	-	-	-	A	A	-
Mineral extraction (short term)[3]	D	D	D	D	-	-	A	A	D
Ministorage and/or RV storage facility	-	-	-	-	C	A	A	A	C
Mobile or manufactured home sales	-	-	-	-	-	C	A	A	C
Mortuaries, cremation, and funeral home	-	-	-	-	A	A	A	-	A
Multi-family dwellings limited to not more than 8 units per lot	-	-	-	C	-	-	-	-	A
Multi-family dwellings limited to not more than 4 units per lot	-	-	-	A	-	-	-	-	-

Museum	C	-	-	-	A	A	A	-	A
Nursery	A	A	-	-	A	A	A	A	A
Nursery (retail/wholesale)	C	C	-	-	A	A	A	A	A
Outdoor sales or displays (accessory to allowed use)	A	-	-	-	A	A	A	A	A
PUDs	-	C	C	C	C	C	C	C	C
Private roads and driveways serving 2 properties	D	D	D	D	D	D	D	D	D
Private tower with antenna	A	A	D	D	A	A	A	A	A
Public service agency telecommunication facilities 75 feet or greater	D	D	D	D	D	D	D	D	D
Public uses and quasi-public uses	C	C	C	C	A	A	A	A	A
Quasi-public uses (temporary)	D	D	D	D	-	-	-	-	-
Radio, television and broadcasting stations	-	-	-	-	A	A	A	A	A
Recreational vehicle (RV) park	C	-	-	-	C	A	-	-	C
Refinery	-	-	-	-	-	-	-	A	-
Rehabilitation of manufactured/mobile homes[2]	-	-	-	-	-	-	A	A	-
Rendering plant	-	-	-	-	-	-	C	A	-
Retail stores, personal service shops, banks, offices, hotels, motels, microbrewery, and restaurants	-	-	-	-	A	A	A	-	A
Sale (commercial) of hay, grain, seed and related supplies	C	-	-	-	-	A	A	A	A
Sale of heavy building materials and machinery	-	-	-	-	-	A	A	A	A
Sale of salvage goods[2]	-	-	-	-	-	-	A	A	-
Sanitary landfill	C	-	-	-	-	-	-	-	-
School (public or private)	C	C	C	C	A	A	A	A	A
School (vocational or trade)	C	-	-	-	-	A	A	A	A

Seasonal activities	A	A	-	-	A	A	-	-	A
Secondary residence	A	A	A	C	-	-	-	-	-
Shooting range (indoor)	C	-	-	-	-	A	A	A	A
Shooting range (outdoor)	C	-	-	-	-	-	-	-	-
Similar uses to a conditional use	C	C	C	C	C	C	C	C	C
Similar uses to allowed use	A	A	A	A	A	A	A	A	A
Single-family dwelling, 1 per lot or parcel unless otherwise provided in this chapter	A	A	A	-	-	-	-	-	-
Single-family dwellings, but not more than 2 such dwellings per lot or parcel unless otherwise provided for in this chapter	-	-	-	A	-	-	-	-	-
Slaughterhouse	C	-	-	-	-	-	C	A	-
Small wind energy systems	D	D	D	D	D	D	D	D	D
Special events facility	C	-	-	-	A	A	-	-	A
Staging area	C	-	-	-	A	A	A	A	A
Tannery	-	-	-	-	-	-	-	A	-
Taverns, lounges, or wine bars	-	-	-	-	C	C	C	-	C
Telecommunication facility	C	C	C	C	C	C	A	A	C
Temporary uses	D	D	D	D	-	-	-	-	-
Theater	-	-	-	-	C	A	A	-	A
Transit or trucking terminal and/or service facility	-	-	-	-	-	C	A	A	C
Utility distribution system	A	A	A	A	A	A	A	A	A
Utility facility	D	D	D	D	A	A	A	A	A
Vehicle fueling station with convenience store	-	-	-	-	C	A	A	A	C
Vehicle sales lot	-	-	-	-	-	A	A	-	A
Vehicle service facility	-	-	-	-	C	A	A	A	A
Warehousing, wholesaling and distribution facilities	-	-	-	-	-	C	A	A	C
Water infiltration	C	-	-	-	-	-	C	C	-

Wind farm	C	-	-	-	-	-	C	C	-
Winery, distillery, brewery	D	-	-	-	-	-	A	A	C
Yard/garage sales (associated with any residential uses)	A	A	A	A	-	-	-	-	-
Zoo	C	-	-	-	-	-	C	-	-

Notes:

1. See confined animal feeding operation (CAFO), chapter 8 of this Code.
2. With a sight obscuring fence (see section 07-02-03: of this chapter).
3. In accordance with subsection 07-14-17(6) of this chapter.

(Ord. 19-038, 8-30-2019 ; amd. Ord. 20-012, 5-29-2020)

Exhibit B:

EXHIBIT B

Supplemental Documents

Planning & Zoning Commission

Case #: CU2025-0013

Hearing date: December 4, 2025

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

Exhibit B1:

R35530 PARCEL INFORMATION REPORT

11/5/2025 4:09:29 PM

PARCEL NUMBER:	R35530
OWNER NAME:	JIMENEZ-ARREDONDO JUAN J
CO-OWNER:	
MAILING ADDRESS:	5015 E USTICK RD TRLR 68 CALDWELL ID 83605
SITE ADDRESS:	17665 UPPER PLEASANT RIDGE RD
TAX CODE:	2300000
TWP:	4N **RNG:** 3W **SEC:** 30 **QUARTER:** SW
ACRES:	5.95
HOME OWNERS EXEMPTION:	No
AG-EXEMPT:	Yes
DRAIN DISTRICT:	NOT In Drain Dist
ZONING DESCRIPTION:	AG / AGRICULTURE
HIGHWAY DISTRICT:	HIGHWAY DISTRICT #4
FIRE DISTRICT:	CALDWELL RURAL FIRE
SCHOOL DISTRICT:	VALLIVUE SCHOOL DIST #139
IMPACT AREA:	NOT In Impact Area
FUTURE LAND USE 2011-2022 :	AG
FLU Overlay Zone Desc 2030:	
FLU RR Zone Desc 2030:	
FUTURE LAND USE 2030:	AGRICULTURE
IRRIGATION DISTRICT:	PIONEER IRRIGATION DISTRICT
FEMA FLOOD ZONE:	X **FLOODWAY:** NOT In FLOODWAY **FIRM PANEL:** 16027C0240G
WETLAND:	NOT In WETLAND
NITRATE PRIORITY:	ADA CANYON
FUNCTIONAL Classification:	COLLECTOR
INSTRUMENT NO. :	2024012617
SCENIC BYWAY:	NOT In Scenic Byway
LEGAL DESCRIPTION:	30-4N-3W SW TX 21551 IN SESW
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 B2:

EXHIBIT B2

Case Maps/Reports

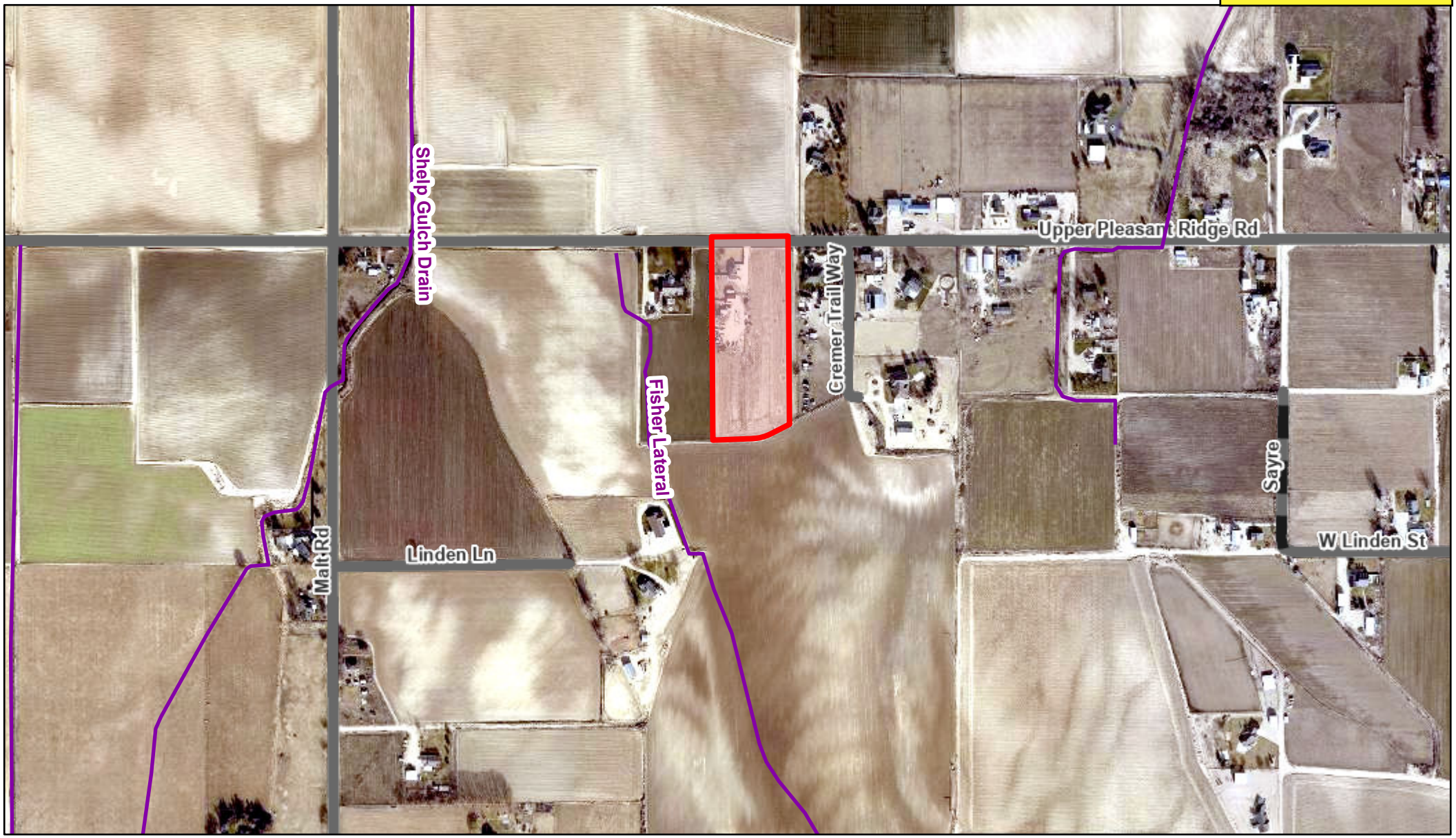
Planning & Zoning Commission

Case #: CU2025-0013

Hearing date: December 4, 2025

Canyon County, ID Web Map

Exhibit B2.1:



7/11/2025, 10:56:53 AM

Multiple Parcel Search _Query result

Hydro_NHDFlowline

CanyonCountyRoads

Roads

CC_PrivateRoads

Imagery_2025_3in

Red: Band_1

Green: Band_2

Blue: Band_3

1:9,028

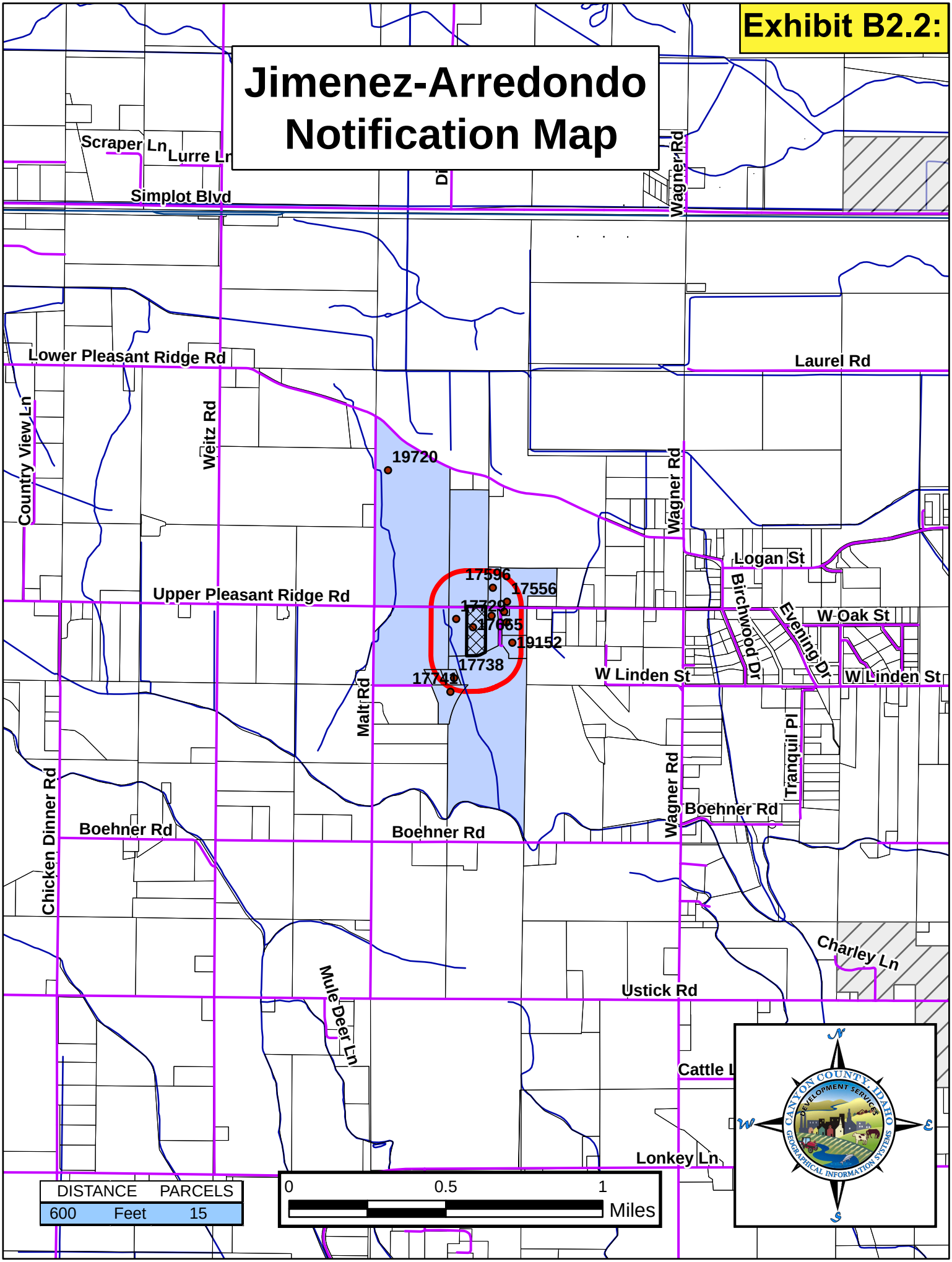
0 0.05 0.1 0.2 mi

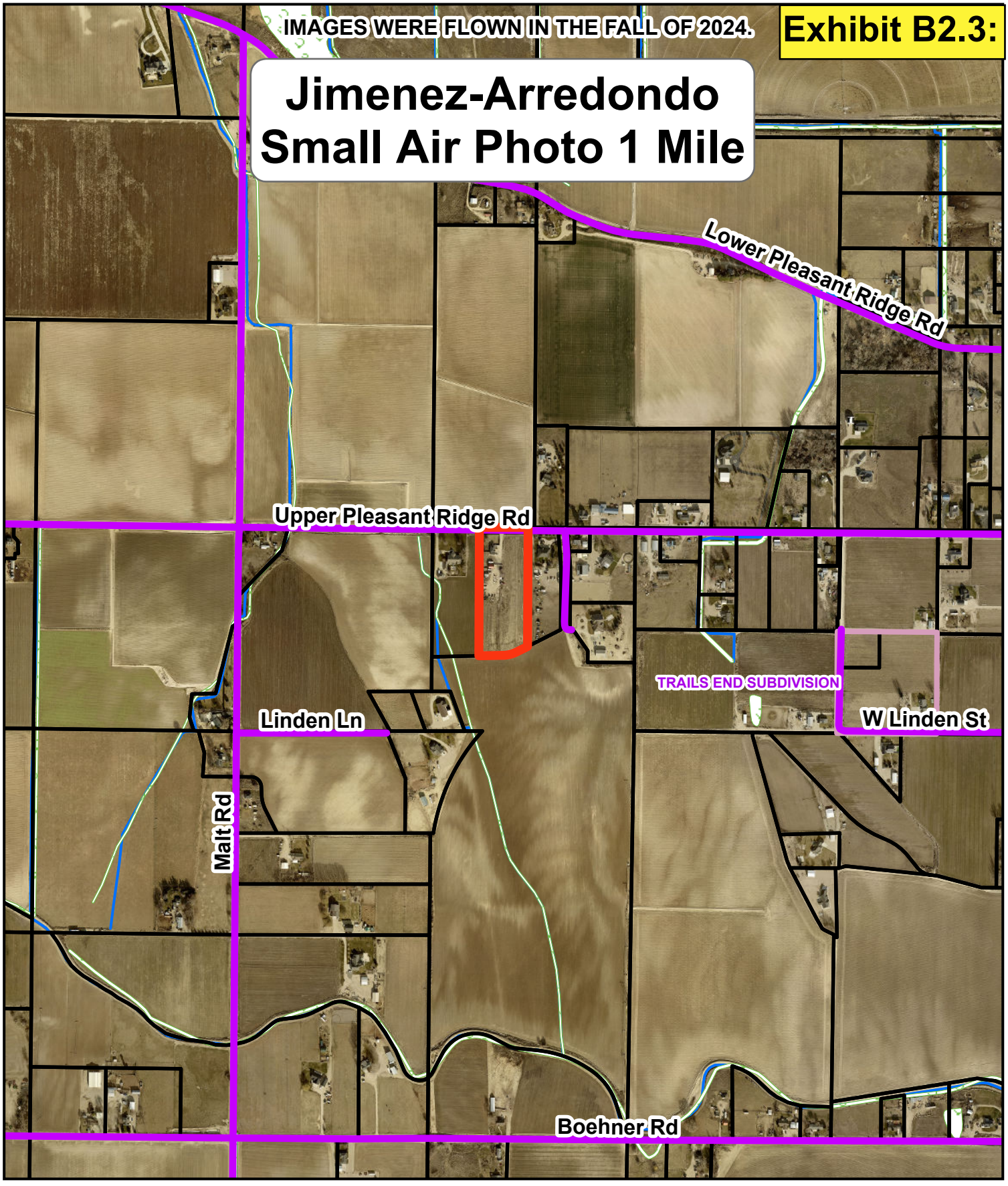
0 0.07 0.15 0.3 km

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

Canyon County, ID

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


Exhibit B2.2:
Jimenez-Arredondo
Notification Map
Scraper Ln
Lurre Ln
Simplot Blvd
Wagner Rd
Lower Pleasant Ridge Rd
Laurel Rd
Country View Ln
Weitz Rd
19720
Wagner Rd
Logan St
17596
17556
Upper Pleasant Ridge Rd
17720
17665
19152
17738
17741
Birchwood Dr
Evening Dr
W Oak St
W Linden St
W Linden St
Malt Rd
Tranquil Pl
Wagner Rd
Boehner Rd
Chicken Dinner Rd
Boehner Rd
Boehner Rd
Charley Ln
Ustick Rd
Mule Deer Ln
Cattle L
Lonkey Ln
DISTANCE PARCELS
600 Feet 15
0 0.5 1
Miles
CANYON COUNTY, IDAHO
DEVELOPMENT SERVICES
GEOGRAPHICAL INFORMATION SYSTEMS
N
W
E
S


IMAGES WERE FLOWN IN THE FALL OF 2024.
Exhibit B2.3:
Jimenez-Arredondo
Small Air Photo 1 Mile
Lower Pleasant Ridge Rd
Upper Pleasant Ridge Rd
TRAILS END SUBDIVISION
W Linden St
Linden Ln
Malt Rd
Boehner Rd
City_Limits
Wetlands
0
0.25
0.5
Miles

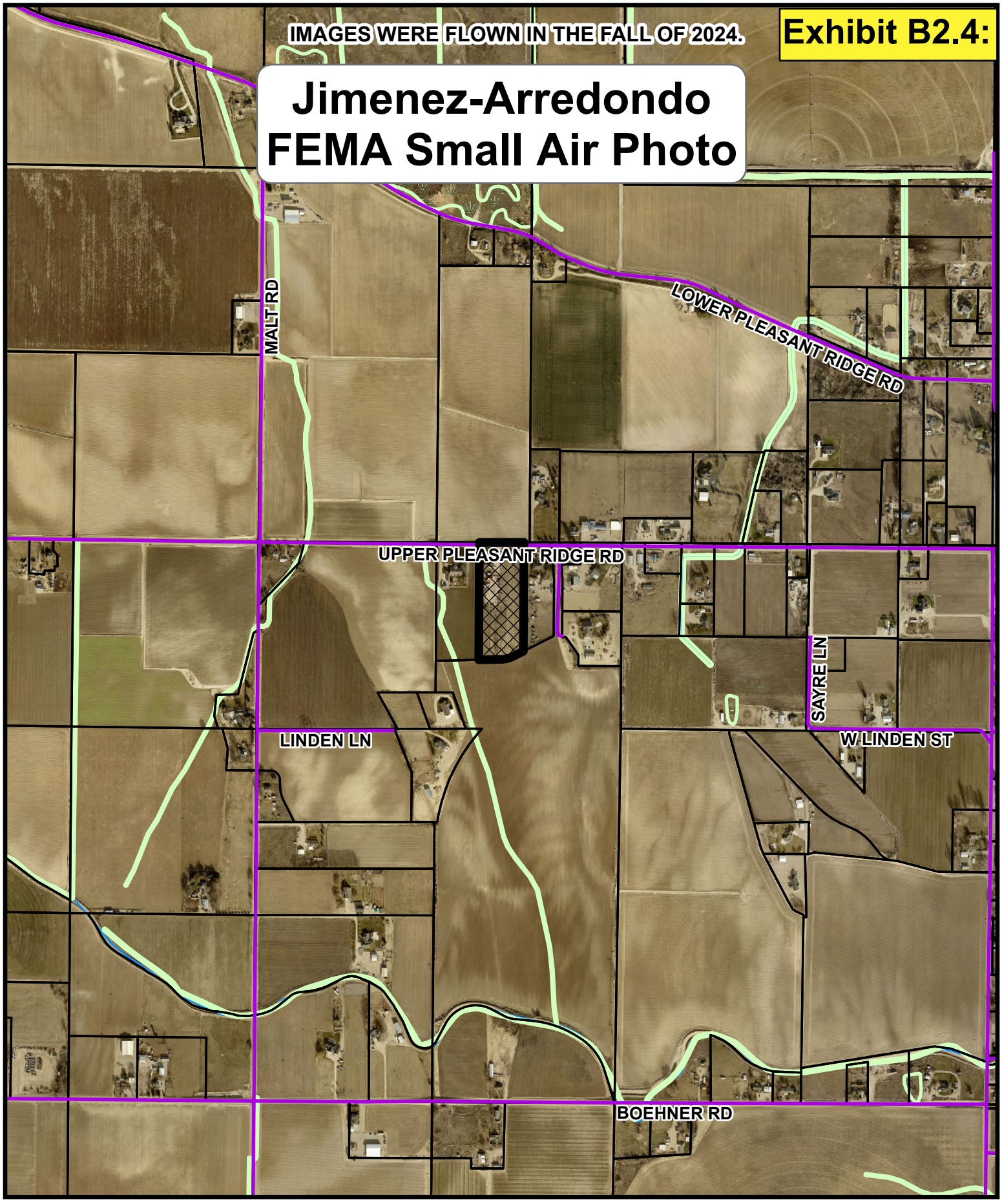
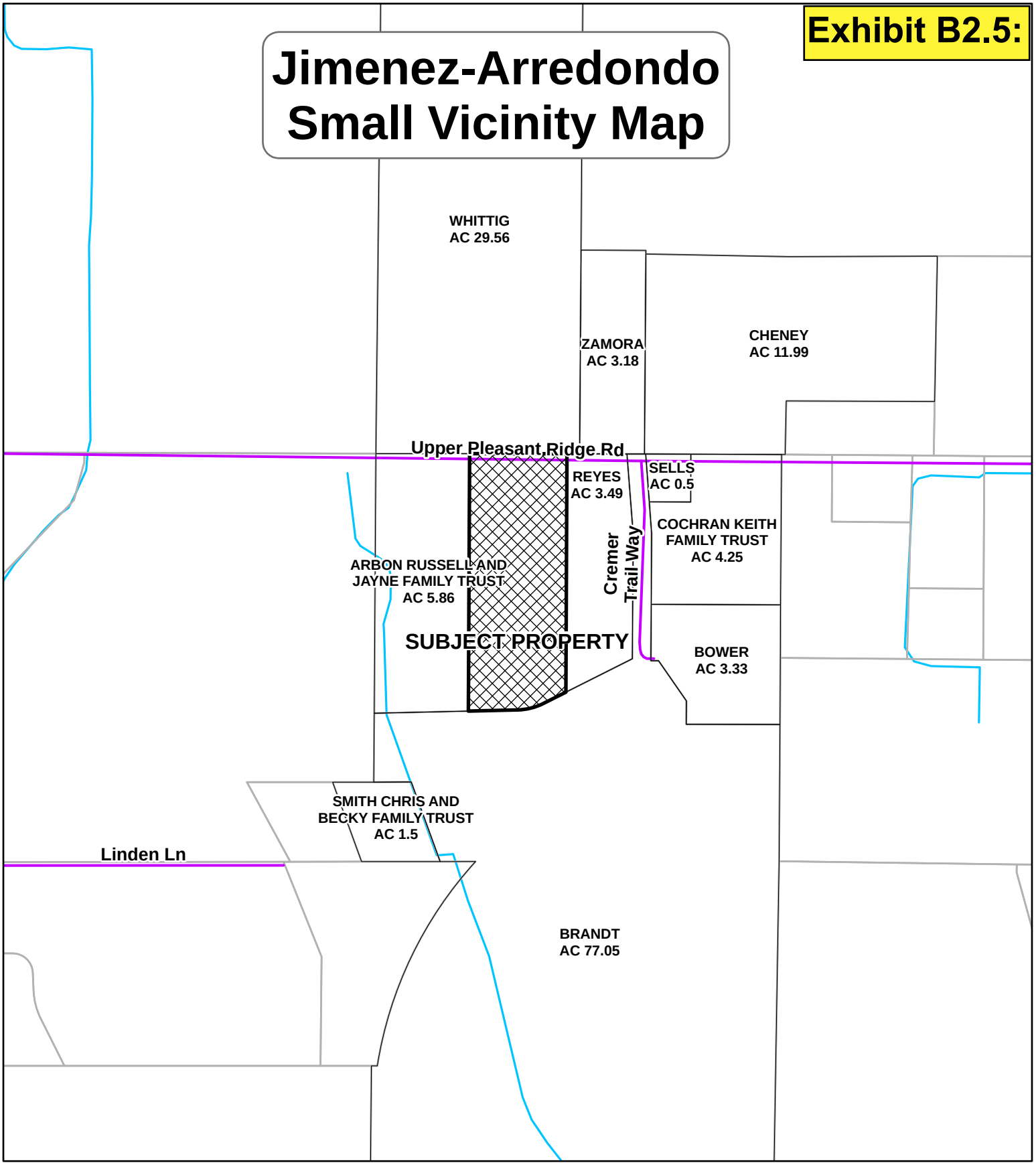
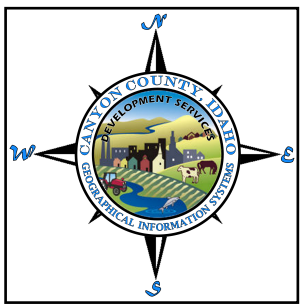
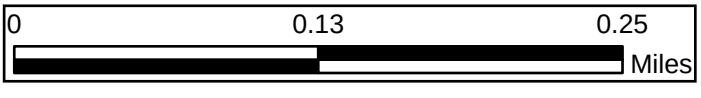

IMAGES WERE FLOWN IN THE FALL OF 2024.
Exhibit B2.4:
Jimenez-Arredondo
FEMA Small Air Photo
MALT RD
LOWER PLEASANT RIDGE RD
UPPER PLEASANT RIDGE RD
SAYRE LN
LINDEN LN
W LINDEN ST
BOEHNER RD
Legend
SUBJECT_PROPERTY
TAXLOTS
WETLANDS
A
AE
X
400 0 400
Feet

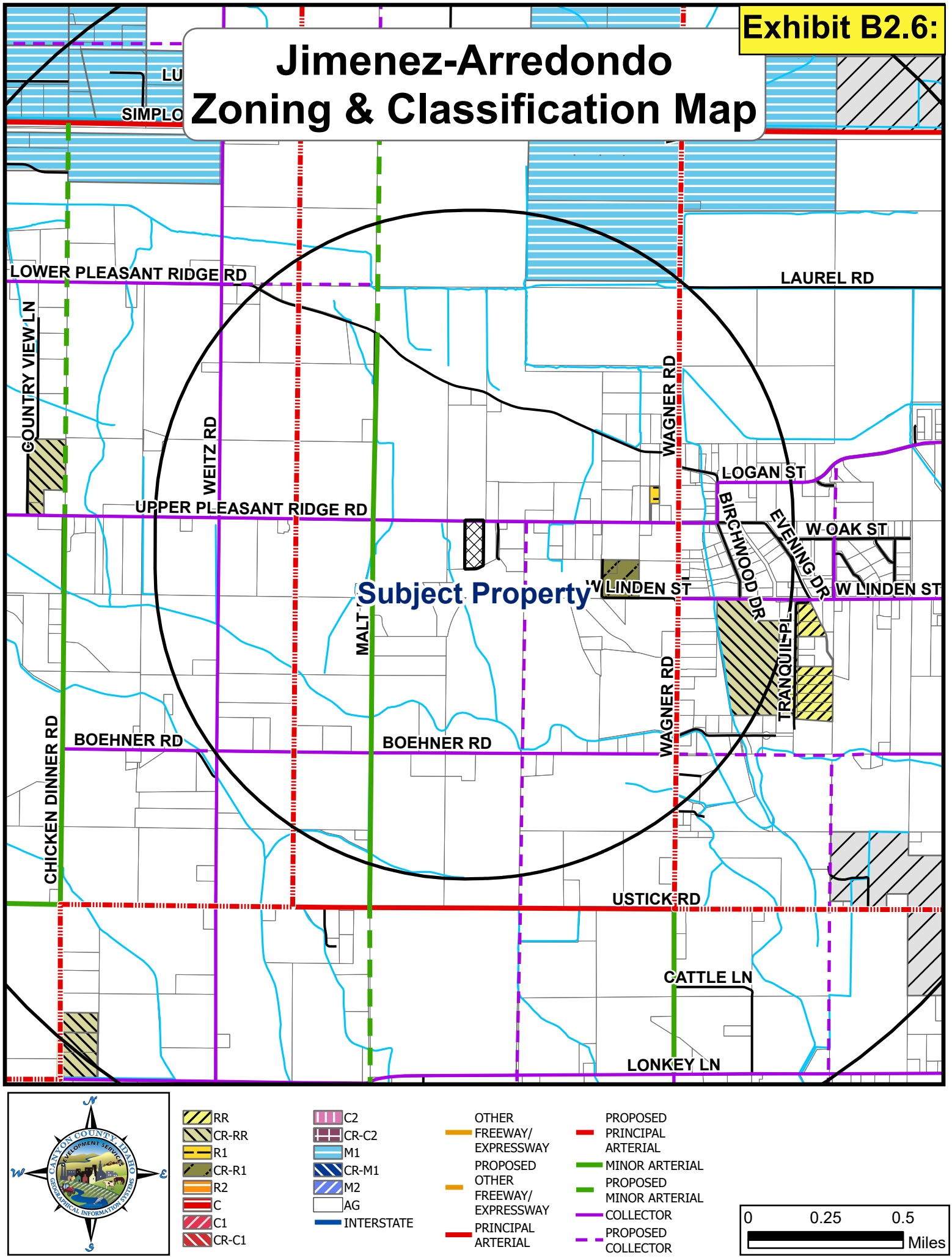
Exhibit B2.5:

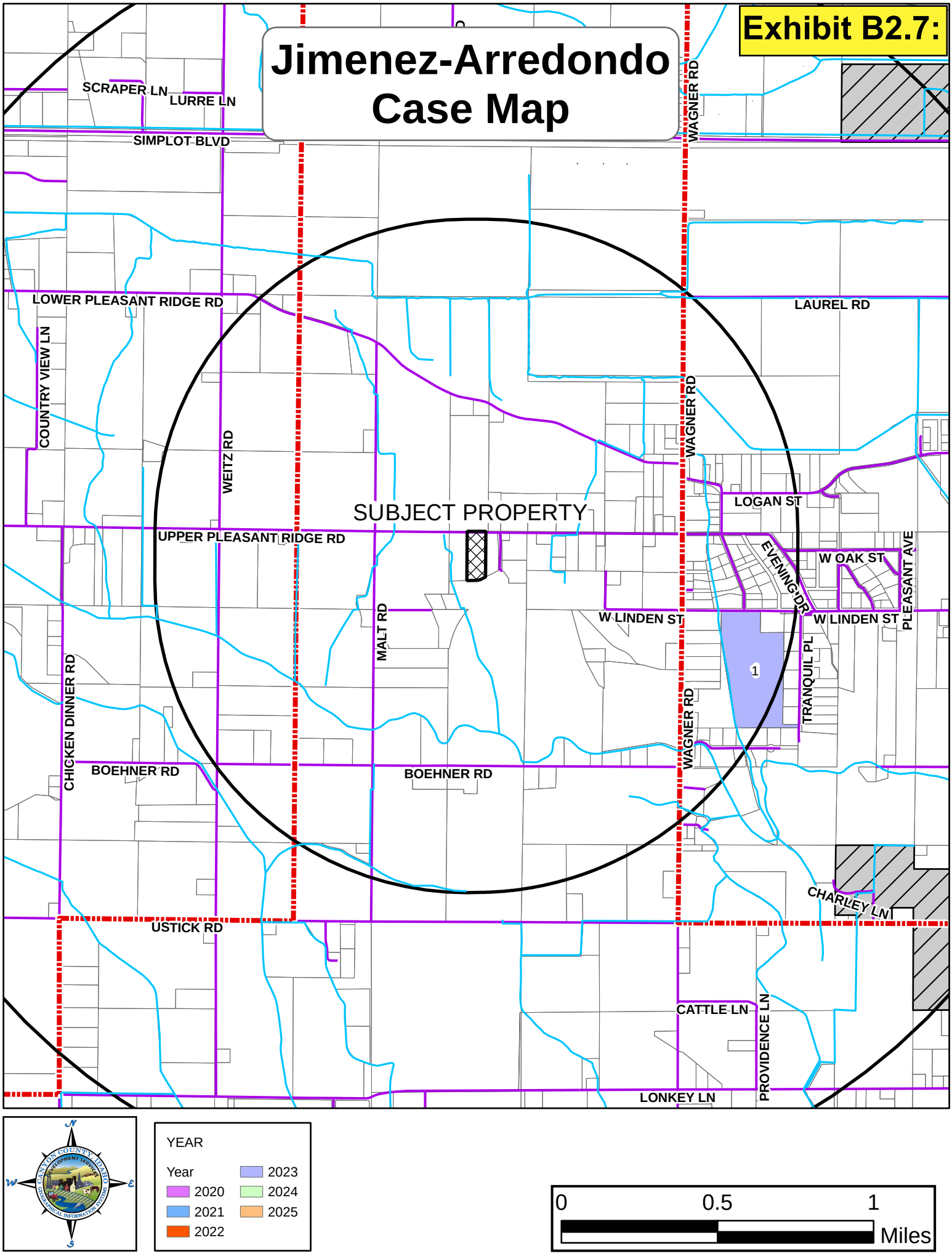
Jimenez-Arredondo Small Vicinity Map





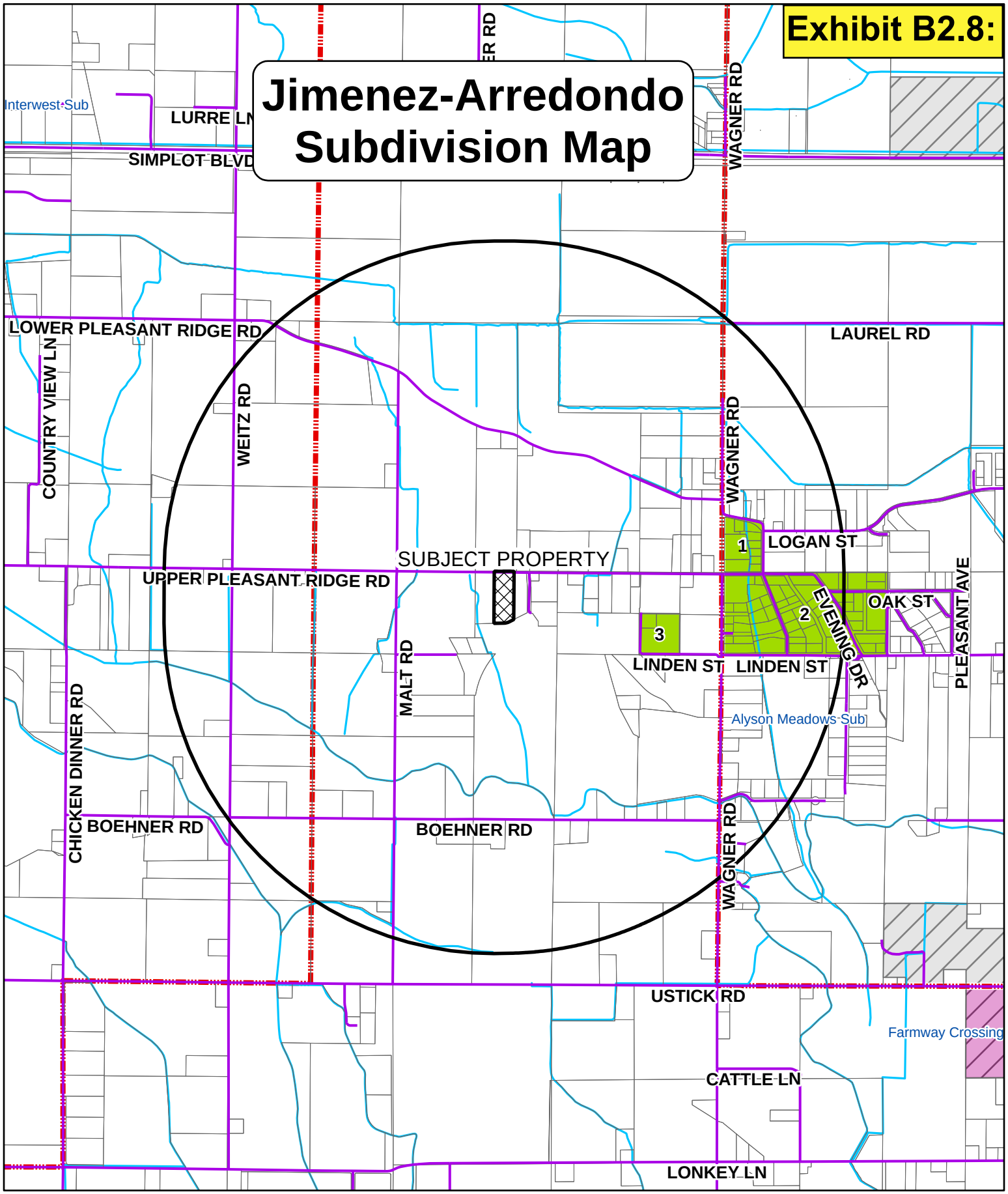



Exhibit B2.6:
Jimenez-Arredondo
Zoning & Classification Map
LU
SIMPLO
LOWER PLEASANT RIDGE RD
LAUREL RD
COUNTRY VIEW LN
WEITZ RD
WAGNER RD
LOGAN ST
UPPER PLEASANT RIDGE RD
BIRCHWOOD DR
EVENING DR
W OAK ST
Subject Property
W LINDEN ST
W LINDEN ST
MALT
TRANQUIL PL
WAGNER RD
CHICKEN DINNER RD
BOEHNER RD
BOEHNER RD
USTICK RD
CATTLE LN
LONKEY LN
RR
CR-RR
R1
CR-R1
R2
C
C1
CR-C1
C2
CR-C2
M1
CR-M1
M2
AG
INTERSTATE
OTHER FREEWAY/ EXPRESSWAY
PROPOSED OTHER FREEWAY/ EXPRESSWAY
PRINCIPAL ARTERIAL
PROPOSED PRINCIPAL ARTERIAL
MINOR ARTERIAL
PROPOSED MINOR ARTERIAL
COLLECTOR
PROPOSED COLLECTOR
0
0.25
0.5
Miles


Exhibit B2.7:
Jimenez-Arredondo Case Map
SCRAPER LN
LURRE LN
SIMPLOT BLVD
WAGNER RD
LOWER PLEASANT RIDGE RD
LAUREL RD
COUNTRY VIEW LN
WEITZ RD
WAGNER RD
SUBJECT PROPERTY
LOGAN ST
UPPER PLEASANT RIDGE RD
EVENING DR
W OAK ST
PLEASANT AVE
MALT RD
W LINDEN ST
W LINDEN ST
1
TRANQUIL PL
CHICKEN DINNER RD
WAGNER RD
BOEHNER RD
BOEHNER RD
CHARLEY LN
USTICK RD
CATTLE LN
PROVIDENCE LN
LONKEY LN
YEAR
Year
2020
2021
2022
2023
2024
2025
0
0.5
1
Miles

CASE SUMMARY

ID	CASENUM	REQUEST	CASENAME	FINALDECIS
1	RZ2021-0047	Rezon AG to CR-RR	SC2, LLC	APPROVED


Exhibit B2.8:
Jimenez-Arredondo Subdivision Map
Interwest Sub
LURRE LN
SIMPLOT BLVD
ER RD
WAGNER RD
LOWER PLEASANT RIDGE RD
LAUREL RD
COUNTRY VIEW LN
WEITZ RD
WAGNER RD
SUBJECT PROPERTY
1
LOGAN ST
UPPER PLEASANT RIDGE RD
2
OAK ST
EVENING DR
PLEASANT AVE
3
LINDEN ST
LINDEN ST
MALT RD
Alyson Meadows Sub
CHICKEN DINNER RD
BOEHNER RD
BOEHNER RD
WAGNER RD
USTICK RD
Farmway Crossing
CATTLE LN
LONKEY LN
SUBDIVISIONS
Plat Type,Plat Status
Preliminary,Approved
Preliminary,Pending
MOBILE HOME PARKS
0
0.3
0.6
Miles

SUBDIVISION & LOT REPORT

NUMBER OF SUBS	ACRES IN SUB	NUMBER OF LOTS	AVERAGE LOT SIZE
3	103.76	66	1.57

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

NUMBER OF LOTS NOTIFIED	AVERAGE	MEDIAN	MINIMUM	MAXIMUM
15	17.74	5.01	0.50	78.48

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

PLATTED SUBDIVISIONS

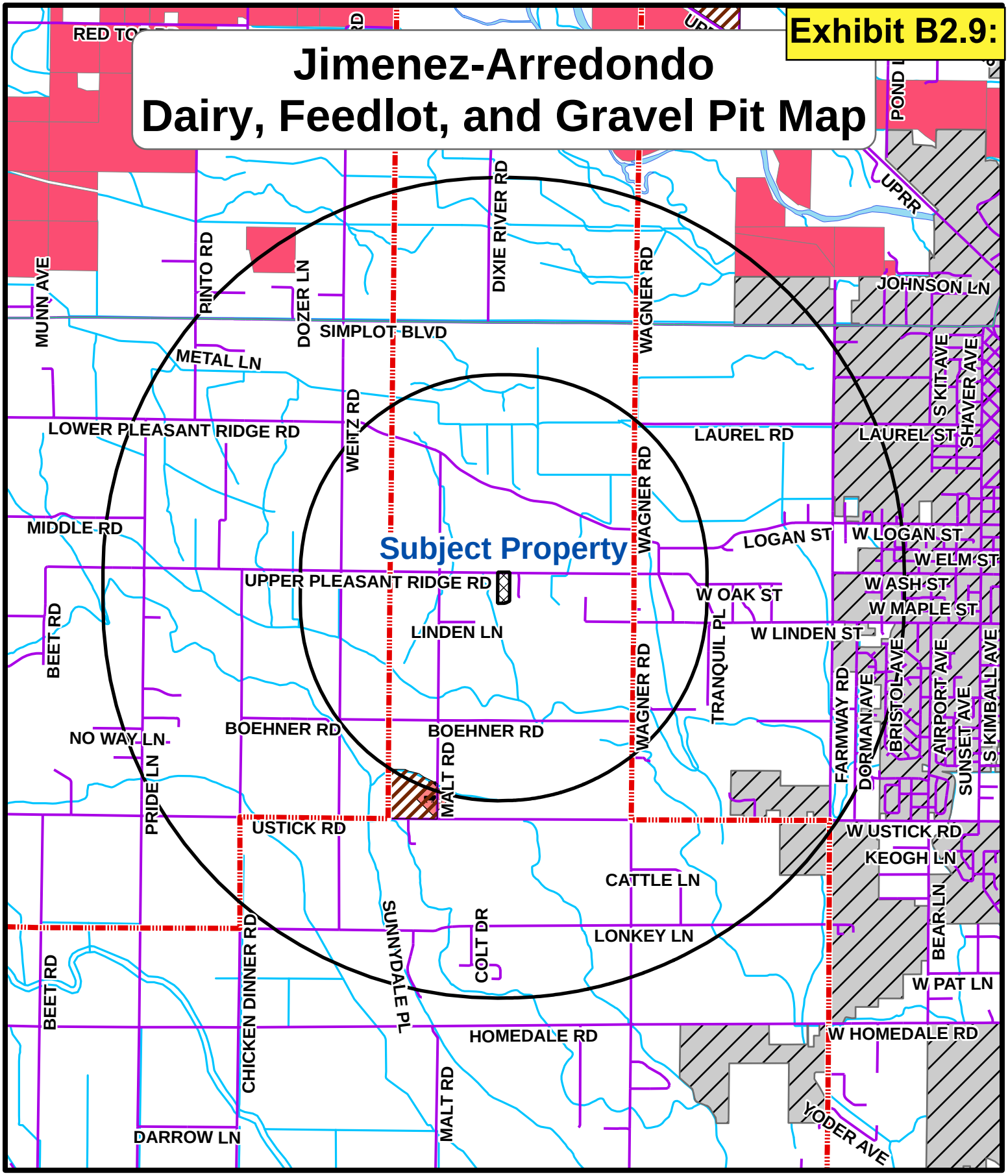
SUBDIVISION NAME	Label	LOCATION	ACRES	NO. OF LOTS	AVERAGE LOT SIZE	CITY OF…	Year
D D D SUB	1	4N3W29	13.14	10	1.31	0	1992
PLEASANT RIDGE #2	2	4N3W29	80.81	54	1.50	0	1966
TRAILS END SUBDIVISION	3	4N3W30	9.81	2	4.90	COUNTY (Canyon	2021

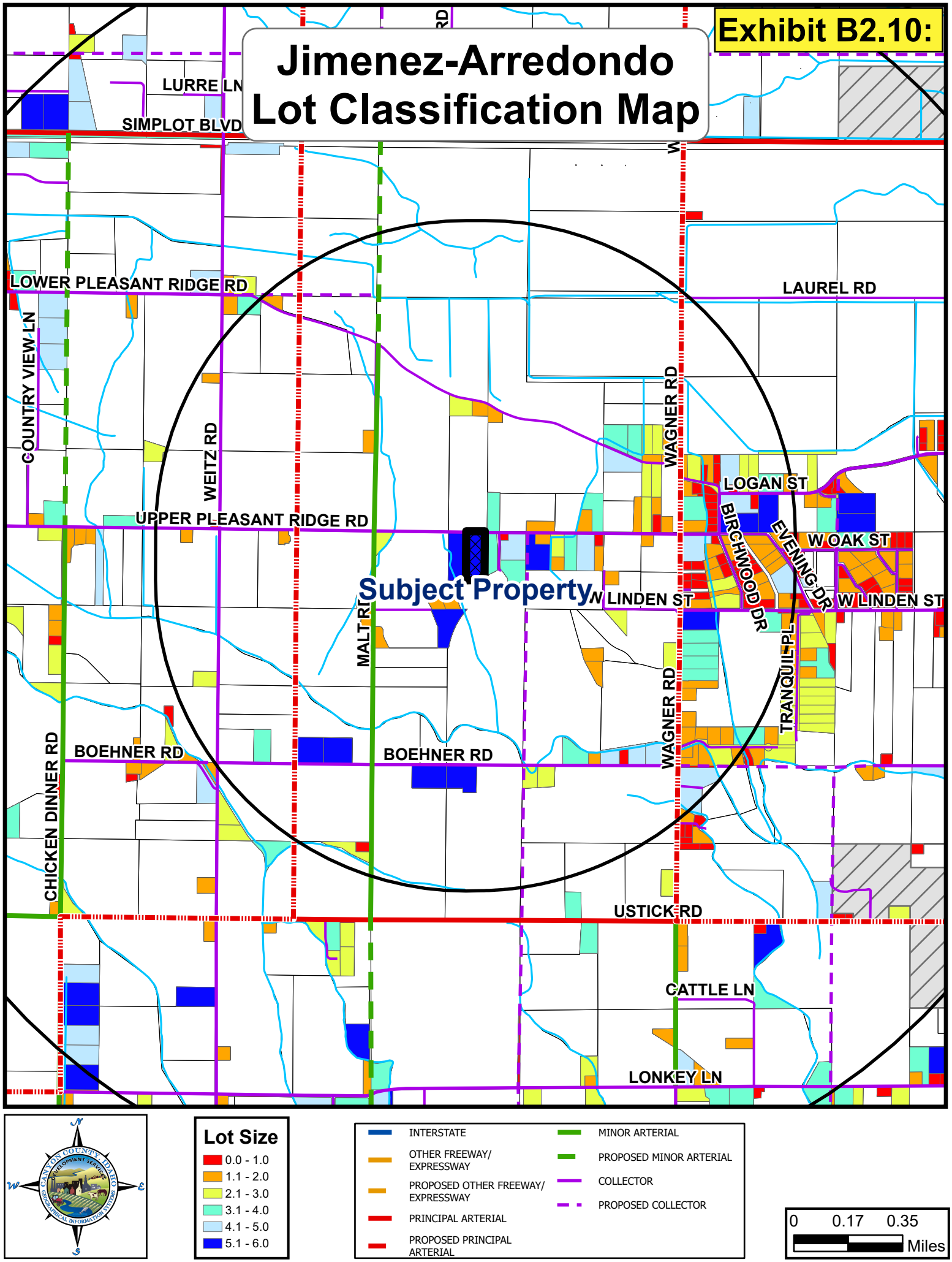
SUBDIVISIONS IN PLATTING

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…

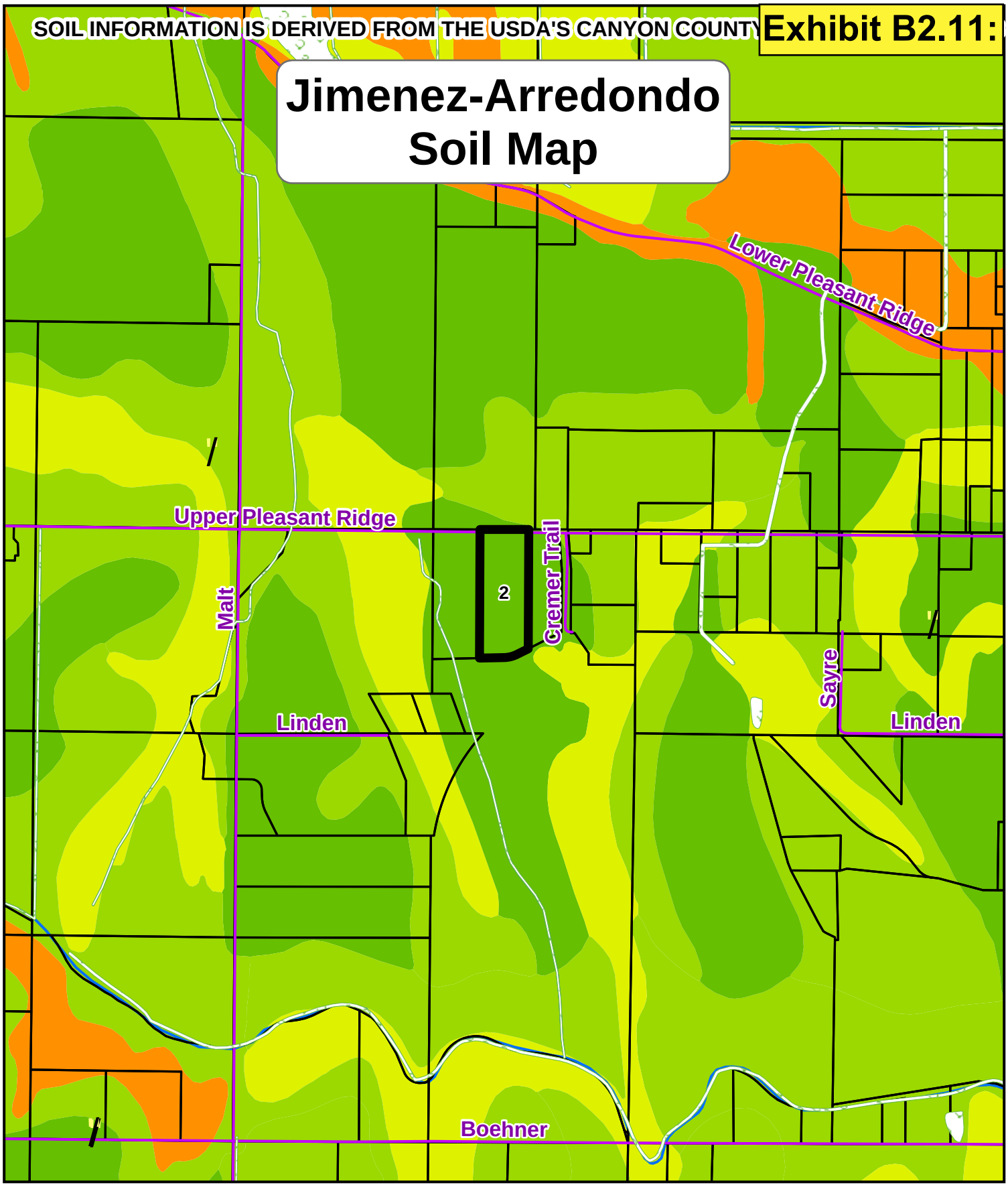

Exhibit B2.9:
Jimenez-Arredondo
Dairy, Feedlot, and Gravel Pit Map
Subject Property
RED TO
MUNN AVE
PINTO RD
DOZER LN
DIXIE RIVER RD
WAGNER RD
UPRR
POND L
JOHNSON LN
SIMPLOT BLVD
METAL LN
WEITZ RD
LOWER PLEASANT RIDGE RD
LAUREL RD
LAUREL ST
S KIT AVE
SHAVER AVE
MIDDLE RD
LOGAN ST
W LOGAN ST
W ELM ST
W ASH ST
W MAPLE ST
UPPER PLEASANT RIDGE RD
W OAK ST
LINDEN LN
W LINDEN ST
BEET RD
TRANQUIL PL
FARMWAY RD
DORMAN AVE
BRISTOL AVE
AIRPORT AVE
SUNSET AVE
S KIMBALL AVE
NO WAY LN
BOEHNER RD
BOEHNER RD
MALT RD
PRIDE LN
USTICK RD
W USTICK RD
KEOGH LN
CATTLE LN
SUNNYDALE PL
COLT DR
LONKEY LN
BEAR LN
W PAT LN
BEET RD
CHICKEN DINNER RD
HOMEDALE RD
W HOMEDALE RD
MALT RD
YODER AVE
DARROW LN
FEEDLOTS
DAIRIES
GRAVELPITS
0
0.75
1.5
Miles


Exhibit B2.10:
Jimenez-Arredondo
Lot Classification Map
LURRE LN
SIMPLOT BLVD
LOWER PLEASANT RIDGE RD
LAUREL RD
COUNTRY VIEW LN
WEITZ RD
WAGNER RD
LOGAN ST
UPPER PLEASANT RIDGE RD
BIRCHWOOD DR
EVENING DR
W OAK ST
Subject Property
N LINDEN ST
W LINDEN ST
MALT RD
TRANQUIL PL
CHICKEN DINNER RD
BOEHNER RD
BOEHNER RD
USTICK RD
CATTLE LN
LONKEY LN
Lot Size
0.0 - 1.0
1.1 - 2.0
2.1 - 3.0
3.1 - 4.0
4.1 - 5.0
5.1 - 6.0
INTERSTATE
OTHER FREEWAY/ EXPRESSWAY
PROPOSED OTHER FREEWAY/ EXPRESSWAY
PRINCIPAL ARTERIAL
PROPOSED PRINCIPAL ARTERIAL
MINOR ARTERIAL
PROPOSED MINOR ARTERIAL
COLLECTOR
PROPOSED COLLECTOR
0 0.17 0.35
Miles

SOIL INFORMATION IS DERIVED FROM THE USDA'S CANYON COUNTY

Exhibit B2.11:

Jimenez-Arredondo Soil Map



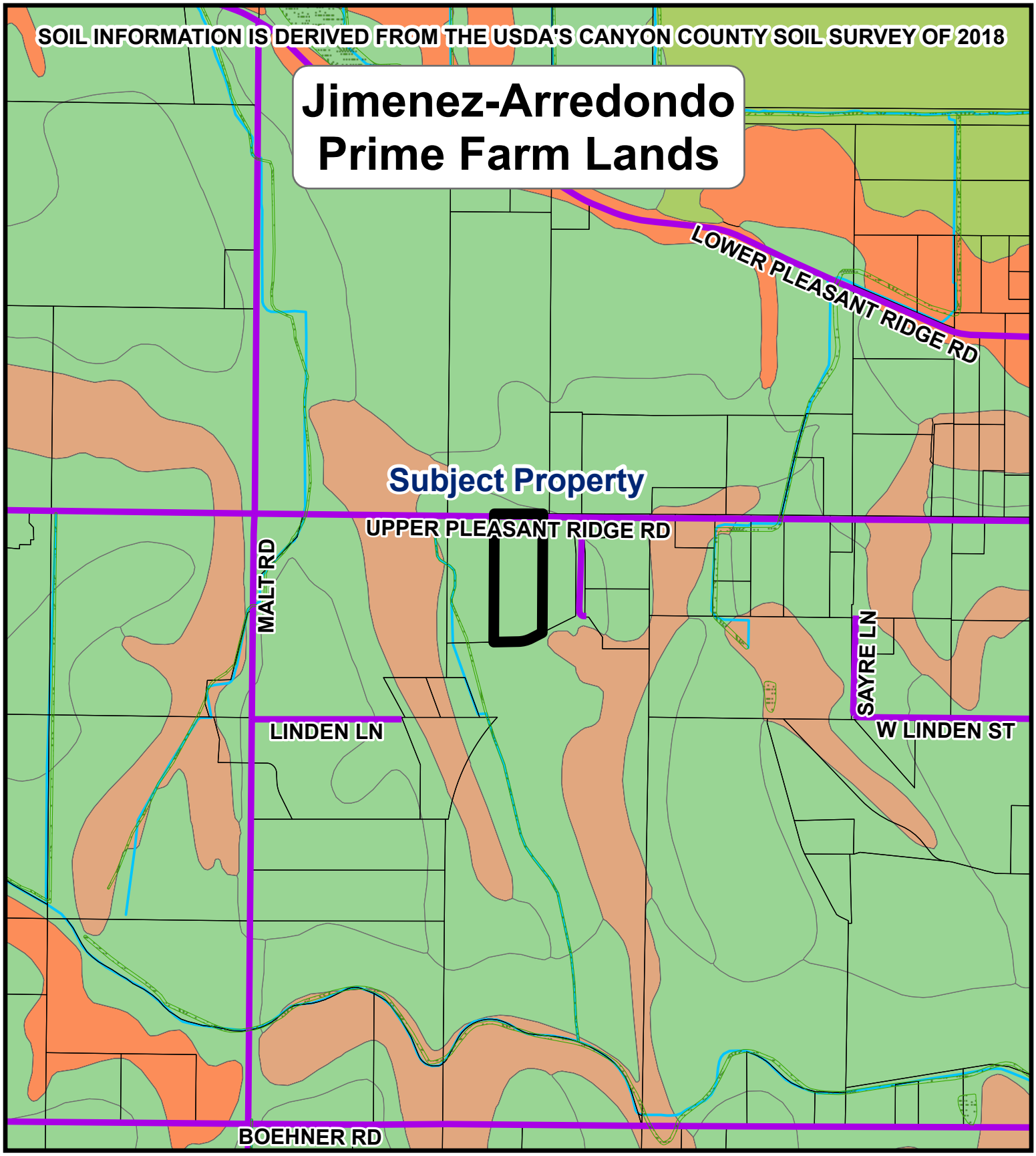
Nitrate Priority Wells

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

IDWR_2C_Geothermal_

Wetlands

0 0.25 0.5 Miles


SOIL INFORMATION IS DERIVED FROM THE USDA'S CANYON COUNTY SOIL SURVEY OF 2018
Jimenez-Arredondo
Prime Farm Lands
LOWER PLEASANT RIDGE RD
Subject Property
UPPER PLEASANT RIDGE RD
MALT RD
SAYRE LN
LINDEN LN
W LINDEN ST
BOEHNER RD
TAXLOTS
City_Limits
WETLANDS
2C_Hydro
FARMLAND
Farmland of statewide importance
Farmland of statewide importance, if irrigated
Farmland of statewide importance, if irrigated and reclaimed of excess salts and sodium
Not prime farmland
Water/Gravel Pit/ Rock outcrop/ Riverwash/ Terrace Escarpments
Prime farmland if irrigated
Prime farmland if irrigated and drained
Prime farmland if irrigated and reclaimed of excess salts and sodium
0
0.125
0.25
Miles

SOIL REPORT

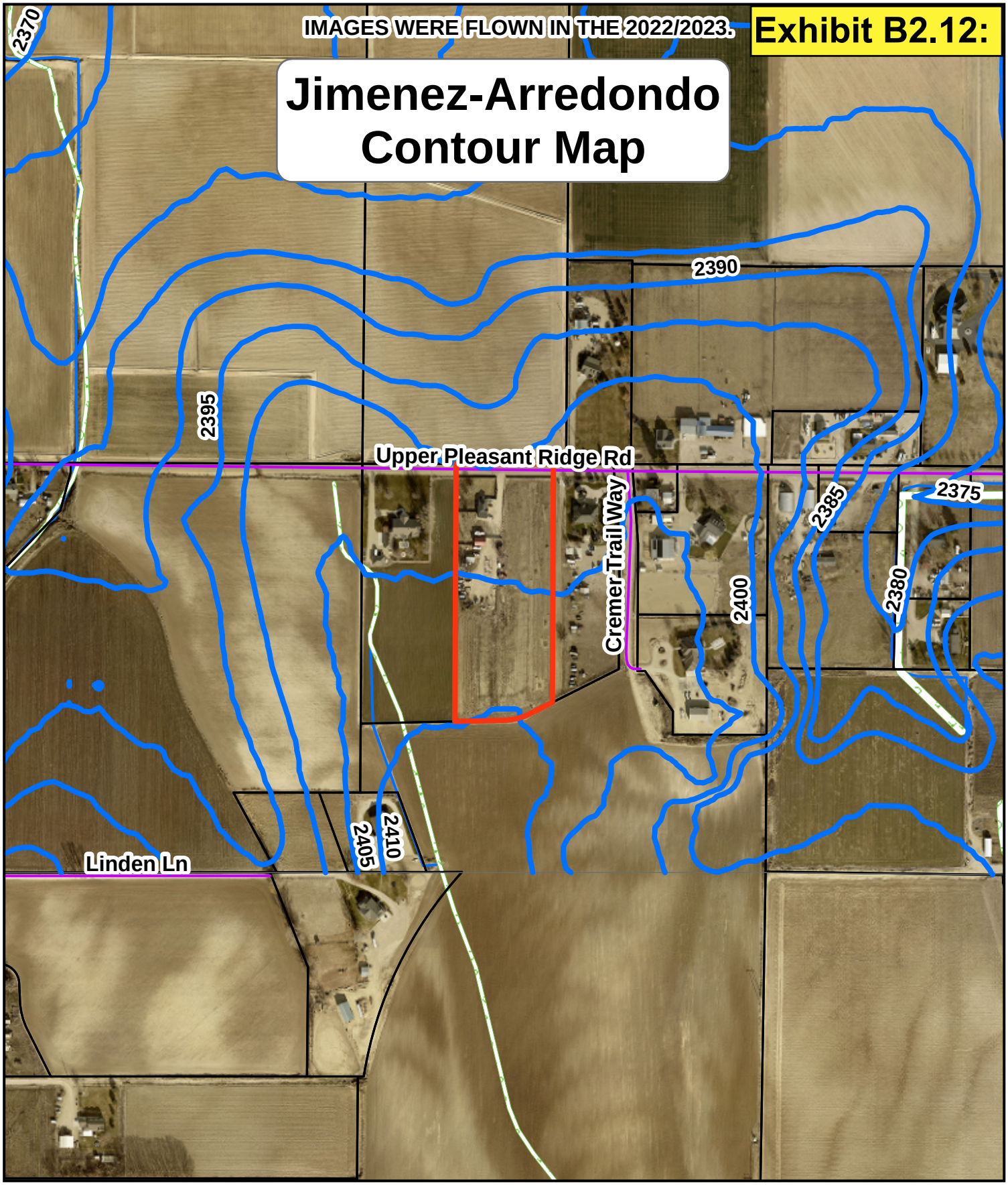
SOIL CAPABILITY CLASS	SOIL CAPABILITY	SQUARE FOOTAGE	ACREAGE	PERCENTAGE
2	BEST SUITED SOIL	259041.78	5.95	100.00%
		259041.78	5.95	100%

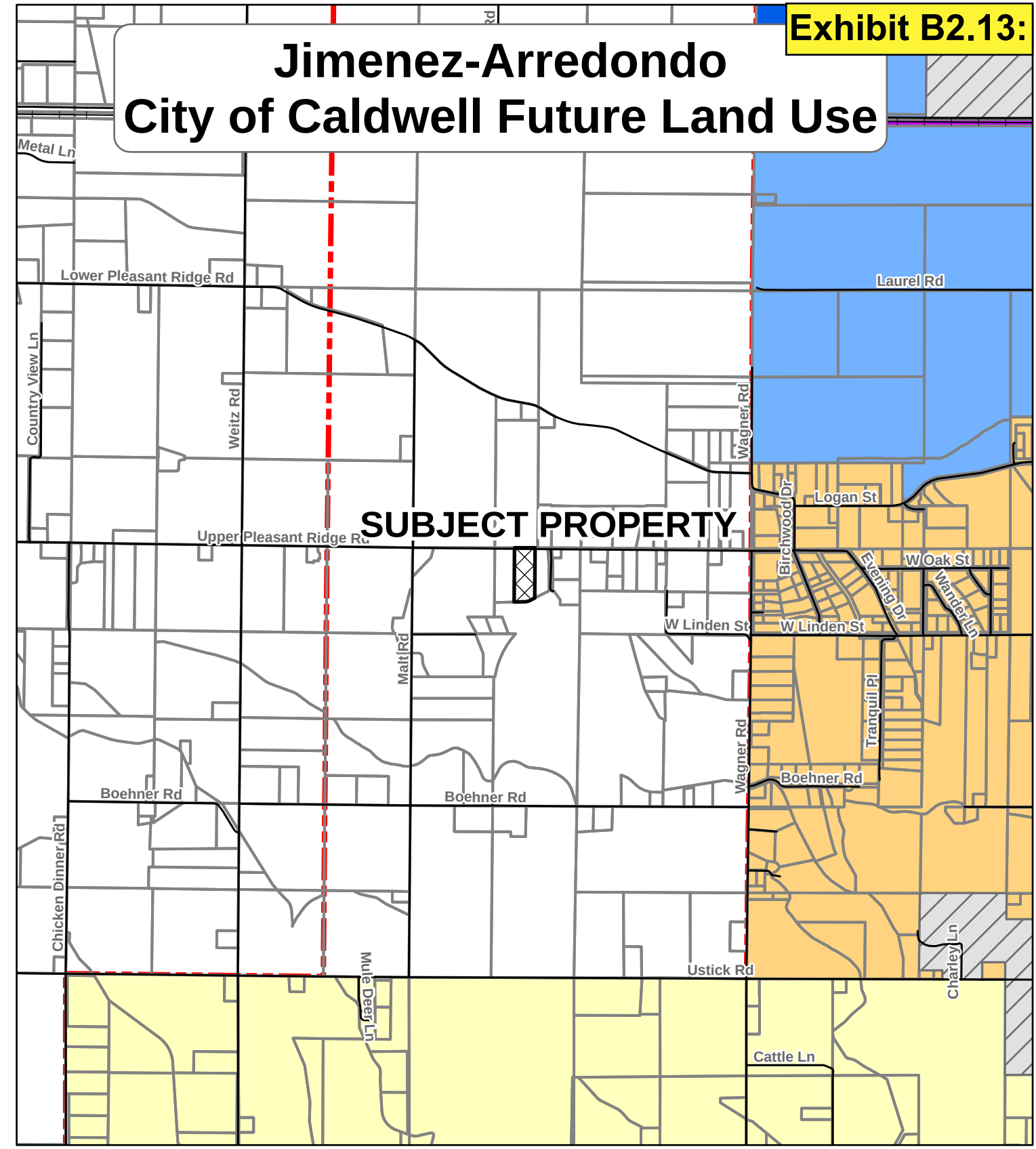
FARMLAND REPORT

SOIL NAME	FARMLAND TYPE	SQUARE FOOTAGE	ACREAGE	PERCENTAGE
GwA	Prime farmland if irrigated	259041.78	5.95	100.00%
		259041.78	5.95	100%

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

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

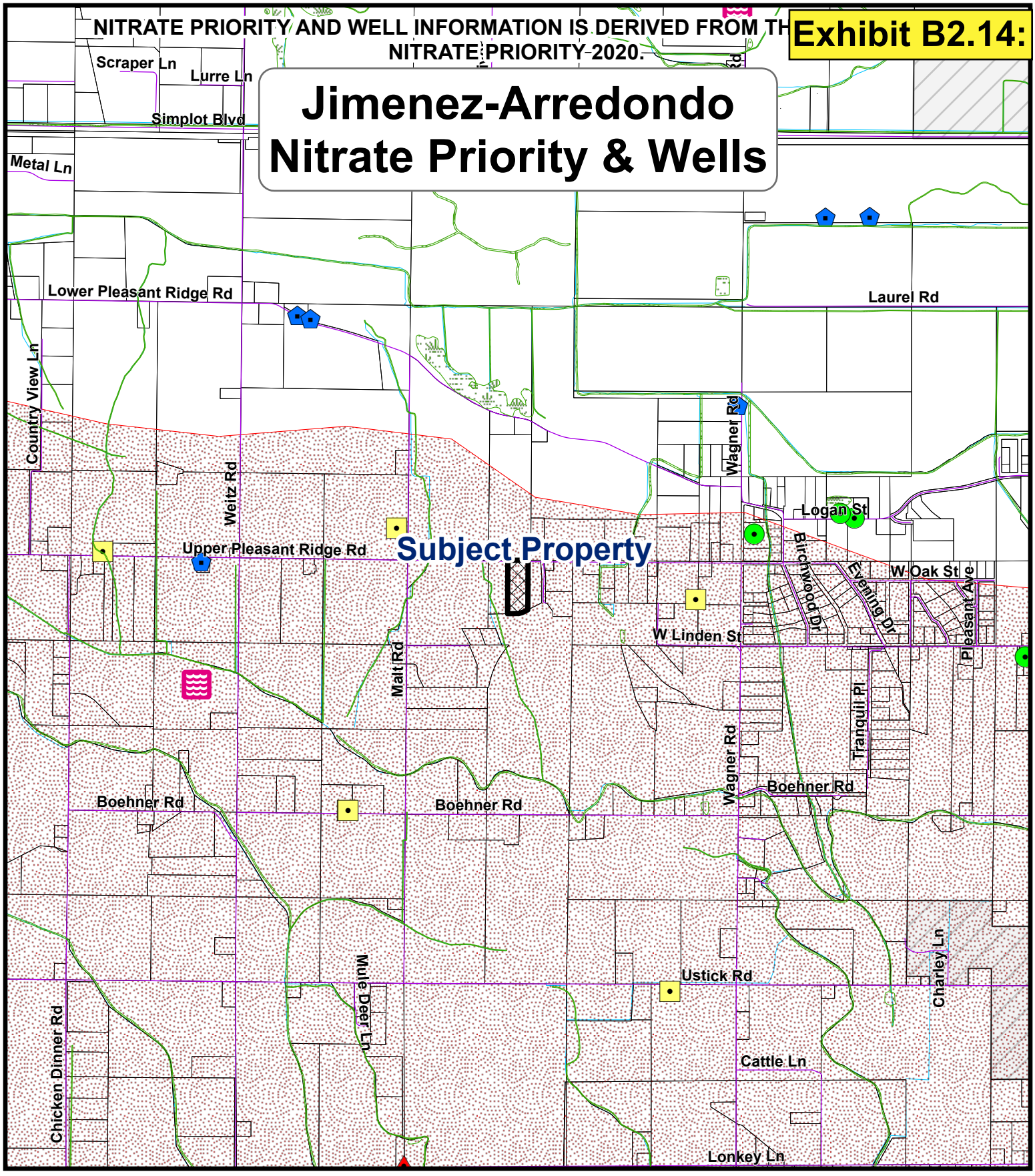

IMAGES WERE FLOWN IN THE 2022/2023.
Exhibit B2.12:
Jimenez-Arredondo
Contour Map
2370
2390
2395
Upper Pleasant Ridge Rd
Cremer Trail Way
2385
2375
2380
2400
2410
2405
Linden Ln
Legend
SUBJECT_PROPERTY
TaxParcels
SectionContours
Wetlands
0 200 400 600
Feet


Exhibit B2.13:
Jimenez-Arredondo
City of Caldwell Future Land Use
Metal Ln
Lower Pleasant Ridge Rd
Laurel Rd
Country View Ln
Weitz Rd
Wagner Rd
Birchwood Dr
Logan St
SUBJECT PROPERTY
Upper Pleasant Ridge Rd
W Oak St
Evening Dr
Wander Ln
W Linden St
W Linden St
Malt Rd
Tranquil Pl
Wagner Rd
Boehner Rd
Boehner Rd
Boehner Rd
Chicken Dinner Rd
Mule Deer Ln
Ustick Rd
Charley Ln
Cattle Ln
N
W
E
S
CANYON COUNTY, IDAHO
DEVELOPMENT SERVICES
GEOGRAPHICAL INFORMATION SYSTEMS
Cald Comp Plan
Residential Estates
Low Density Residential
Medium Density Residential
High Density Residential
City Center
Institutional
Business
Commercial & Service
Traditional Neighborhood
Highway Corridor
Manufacturing & Production
Industrial
Rail Facilities
Public
Environmentally Sensitive
Open Space
0
0.5
1
Miles

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

Exhibit B2.14:

Jimenez-Arredondo Nitrate Priority & Wells



GEO-THERMAL LOCATIONS

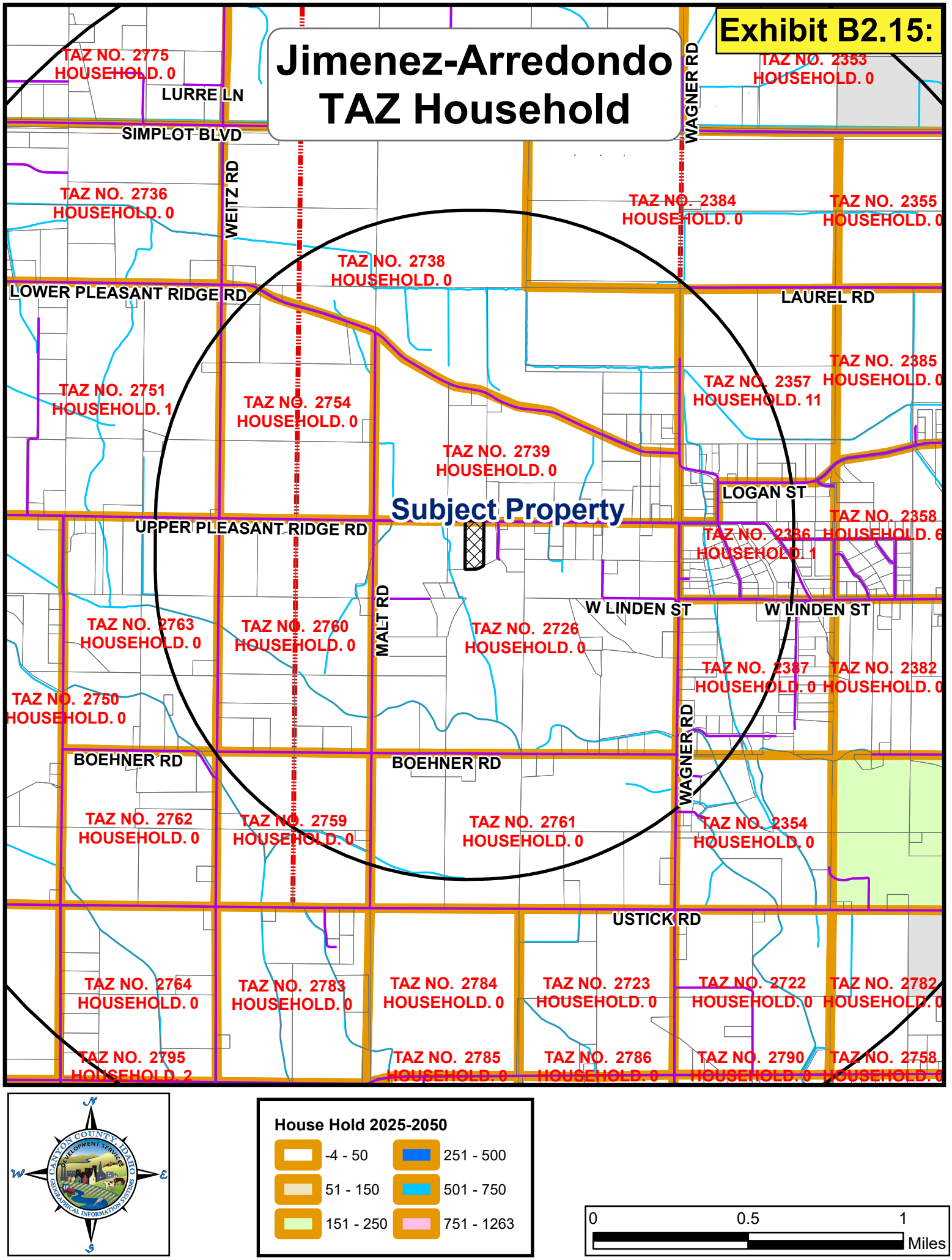
WETLANDS

NITRATE_PRIORITY

DEQ WELLS
N03_MGL

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

0 0.45 0.9 Miles


Exhibit B2.15:
Jimenez-Arredondo
TAZ Household
TAZ NO. 2775
HOUSEHOLD. 0
LURRE LN
SIMPLOT BLVD
WEITZ RD
WAGNER RD
TAZ NO. 2353
HOUSEHOLD. 0
TAZ NO. 2736
HOUSEHOLD. 0
TAZ NO. 2384
HOUSEHOLD. 0
TAZ NO. 2355
HOUSEHOLD. 0
TAZ NO. 2738
HOUSEHOLD. 0
LOWER PLEASANT RIDGE RD
LAUREL RD
TAZ NO. 2385
HOUSEHOLD. 0
TAZ NO. 2357
HOUSEHOLD. 11
TAZ NO. 2751
HOUSEHOLD. 1
TAZ NO. 2754
HOUSEHOLD. 0
TAZ NO. 2739
HOUSEHOLD. 0
LOGAN ST
Subject Property
UPPER PLEASANT RIDGE RD
TAZ NO. 2358
HOUSEHOLD. 6
TAZ NO. 2386
HOUSEHOLD. 1
MALT RD
W LINDEN ST
W LINDEN ST
TAZ NO. 2763
HOUSEHOLD. 0
TAZ NO. 2760
HOUSEHOLD. 0
TAZ NO. 2726
HOUSEHOLD. 0
TAZ NO. 2387
HOUSEHOLD. 0
TAZ NO. 2382
HOUSEHOLD. 0
TAZ NO. 2750
HOUSEHOLD. 0
WAGNER RD
BOEHNER RD
BOEHNER RD
TAZ NO. 2762
HOUSEHOLD. 0
TAZ NO. 2759
HOUSEHOLD. 0
TAZ NO. 2761
HOUSEHOLD. 0
TAZ NO. 2354
HOUSEHOLD. 0
USTICK RD
TAZ NO. 2764
HOUSEHOLD. 0
TAZ NO. 2783
HOUSEHOLD. 0
TAZ NO. 2784
HOUSEHOLD. 0
TAZ NO. 2723
HOUSEHOLD. 0
TAZ NO. 2722
HOUSEHOLD. 0
TAZ NO. 2782
HOUSEHOLD. 0
TAZ NO. 2795
HOUSEHOLD. 2
TAZ NO. 2785
HOUSEHOLD. 0
TAZ NO. 2786
HOUSEHOLD. 0
TAZ NO. 2790
HOUSEHOLD. 0
TAZ NO. 2758
HOUSEHOLD. 0
N
W
E
S
CANYON COUNTY, IDAHO
DEVELOPMENT SERVICES
GEOGRAPHICAL INFORMATION SYSTEMS
House Hold 2025-2050
-4 - 50
51 - 150
151 - 250
251 - 500
501 - 750
751 - 1263
0
0.5
1
Miles

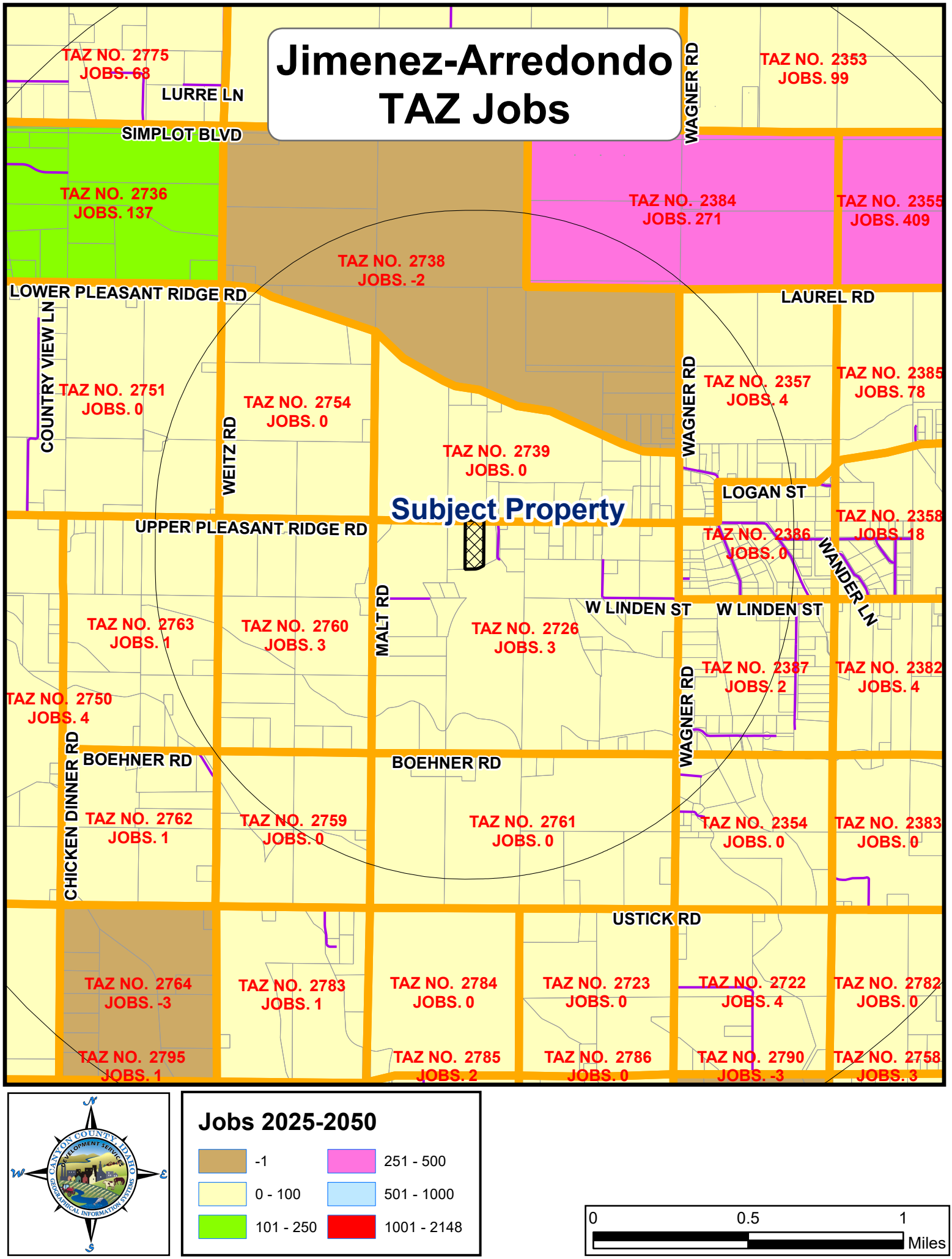
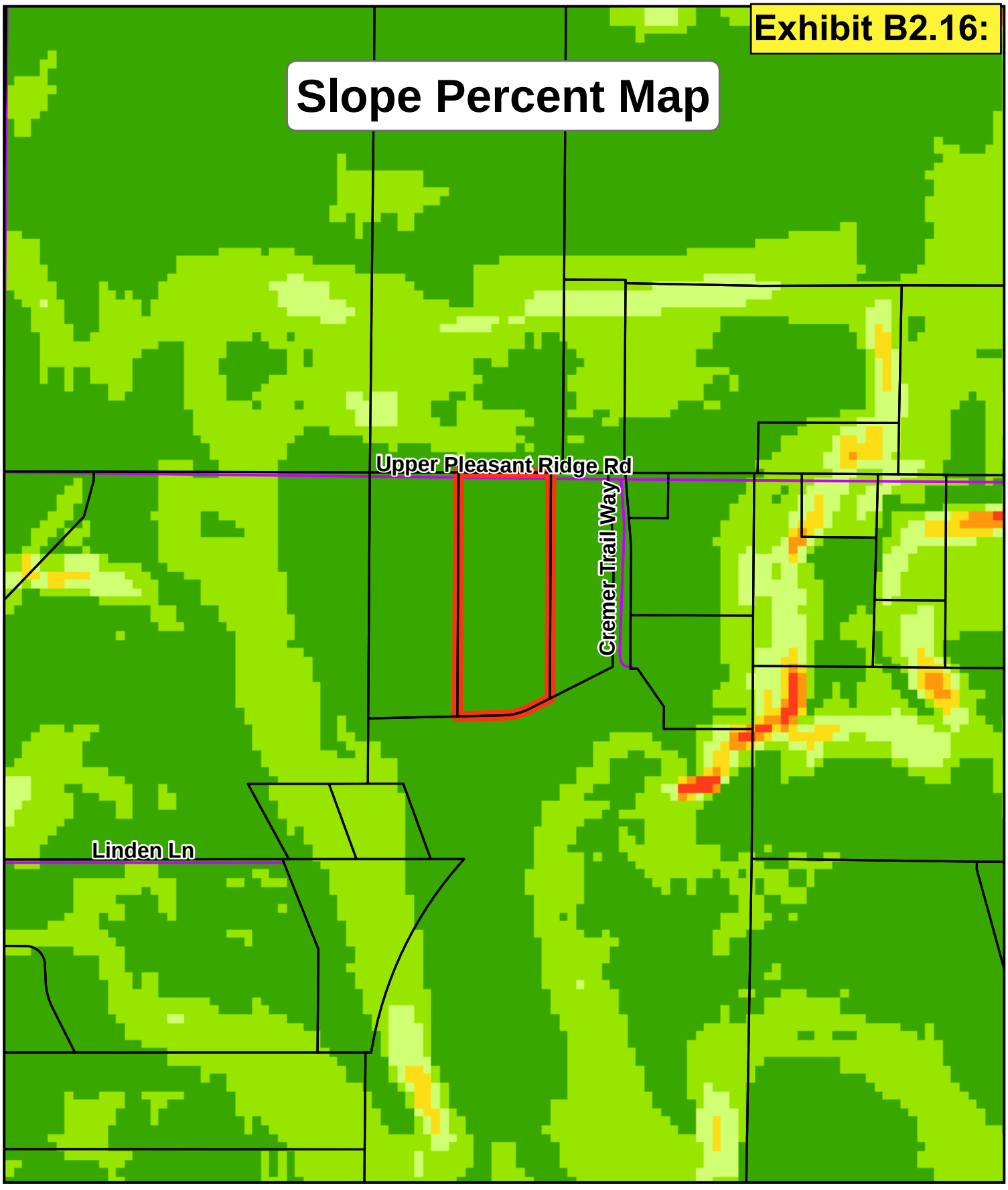

Jimenez-Arredondo
TAZ Jobs
TAZ NO. 2775
JOBS. 68
LURRE LN
SIMPLOT BLVD
WAGNER RD
TAZ NO. 2353
JOBS. 99
TAZ NO. 2736
JOBS. 137
TAZ NO. 2384
JOBS. 271
TAZ NO. 2355
JOBS. 409
TAZ NO. 2738
JOBS. -2
LOWER PLEASANT RIDGE RD
LAUREL RD
COUNTRY VIEW LN
TAZ NO. 2751
JOBS. 0
TAZ NO. 2754
JOBS. 0
WEITZ RD
TAZ NO. 2739
JOBS. 0
WAGNER RD
TAZ NO. 2357
JOBS. 4
TAZ NO. 2385
JOBS. 78
LOGAN ST
Subject Property
UPPER PLEASANT RIDGE RD
TAZ NO. 2386
JOBS. 0
TAZ NO. 2358
JOBS. 18
WANDER LN
MALT RD
W LINDEN ST
W LINDEN ST
TAZ NO. 2763
JOBS. 1
TAZ NO. 2760
JOBS. 3
TAZ NO. 2726
JOBS. 3
TAZ NO. 2387
JOBS. 2
TAZ NO. 2382
JOBS. 4
TAZ NO. 2750
JOBS. 4
WAGNER RD
CHICKEN DINNER RD
BOEHNER RD
BOEHNER RD
TAZ NO. 2762
JOBS. 1
TAZ NO. 2759
JOBS. 0
TAZ NO. 2761
JOBS. 0
TAZ NO. 2354
JOBS. 0
TAZ NO. 2383
JOBS. 0
USTICK RD
TAZ NO. 2764
JOBS. -3
TAZ NO. 2783
JOBS. 1
TAZ NO. 2784
JOBS. 0
TAZ NO. 2723
JOBS. 0
TAZ NO. 2722
JOBS. 4
TAZ NO. 2782
JOBS. 0
TAZ NO. 2795
JOBS. 1
TAZ NO. 2785
JOBS. 2
TAZ NO. 2786
JOBS. 0
TAZ NO. 2790
JOBS. -3
TAZ NO. 2758
JOBS. 3
N
W
E
S
CANYON COUNTY, IDAHO
DEVELOPMENT SERVICES
GEOGRAPHICAL INFORMATION SYSTEMS
Jobs 2025-2050
-1
0 - 100
101 - 250
251 - 500
501 - 1000
1001 - 2148
0
0.5
1
Miles

Exhibit B2.16:

Slope Percent Map



Slope Percent

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

0 200 400 600 Feet

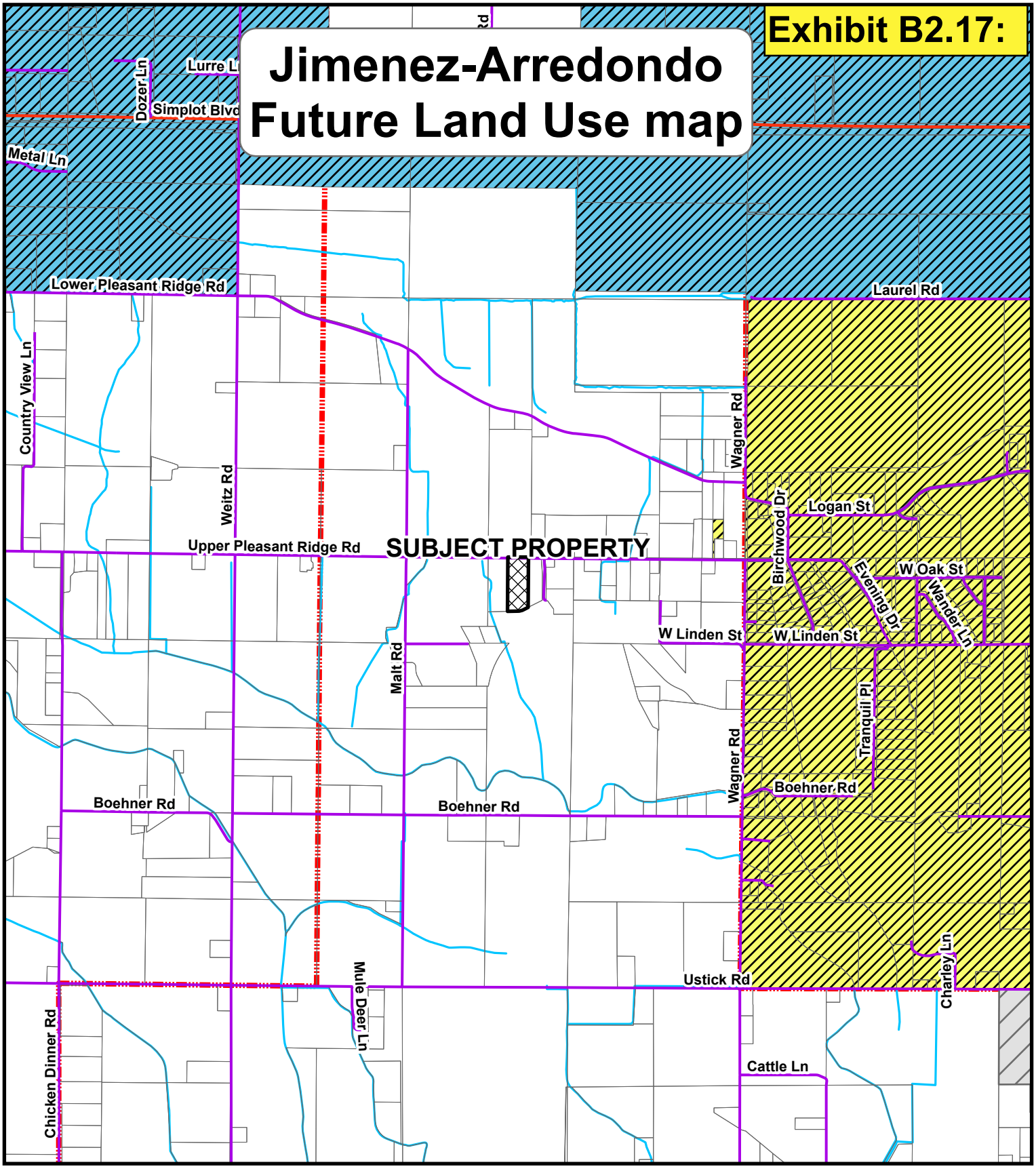

Exhibit B2.17:
Jimenez-Arredondo
Future Land Use map
Lurre Ln
Dozer Ln
Simplot Blvd
Metal Ln
Lower Pleasant Ridge Rd
Laurel Rd
Country View Ln
Weitz Rd
Wagner Rd
Logan St
Birchwood Dr
Upper Pleasant Ridge Rd
SUBJECT PROPERTY
W Oak St
Evening Dr
Wander Ln
W Linden St
W Linden St
Malt Rd
Tranquil Pl
Wagner Rd
Boehner Rd
Boehner Rd
Boehner Rd
Ustick Rd
Charley Ln
Mule Deer Ln
Chicken Dinner Rd
Cattle Ln
Legend
Future Land Use 2030
COMMERCIAL
INDUSTRIAL
RESIDENTIAL
0
0.5
1
Miles

Exhibit B3:

Archived: Monday, November 17, 2025 1:51:27 PM
From: Amber Lewter
Sent: Friday, November 14, 2025 2:44:46 PM
To: 'Jaime Huerta'
Subject: RE: [External] Re: Scheduled Hearing
Importance: Normal
Sensitivity: None

Hello Jaime,

The staff report will be provided with the analysis, exhibits, and conditions once completed. All of the exhibits referenced in the conditions below are part of the application (which you provided) and agency responses (which I provided at the end of the comment period).

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: Jaime Huerta
Sent: Friday, November 14, 2025 2:37 PM
To: Amber Lewter
Subject: Re: [External] Re: Scheduled Hearing

Hello Amber,

Can you please provide each exhibit referenced in the conditions?

Thank you,

Jaime

On Thu, Nov 6, 2025, 3:32 PM Amber Lewter <Amber.Lewter@canyoncounty.id.gov> wrote:

> Jaime,
>
> I would like to keep you informed during the process. The conditions are still in draft form and subject to change. I have included the draft conditions below. Please let me know if you have any 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.
>
> 2. The applicant shall obtain the appropriate building permits for any future structures/improvements. Evidence shall be an approved document from the Canyon County Building Department and Caldwell Rural Fire District.
>
>   a. The existing out-building shall not be used for the staging area and contractor shop unless a change of occupancy to a commercial occupancy occurs.
>
> 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 building 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 (**Exhibit D3**).
>
> 4. All exterior lighting, if installed, shall be downward-facing and directed away from surrounding properties. Compliance shall be demonstrated in the building plans submitted as part of the building permit submittal via an exterior lighting plan. Review and approval by DSD shall be completed before building permit issuance.
>
> 5. The applicant shall not impede, disrupt, or otherwise disturb the existing irrigation structures on and adjacent to the subject property without written approval from the irrigation district with jurisdiction.
>
> 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, operations plan, and letter of intent (**Exhibits A2, A2.1, A3, and A4**).
>
>   a. The hours of operation shall be Monday – Friday, 7:00 am – 7:00 pm, as outlined in the applicant's land use

worksheet (**Exhibit A4**).

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 when condition numbers 3, 9, 10, 11, 12, and 14 have been met.

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 along the staging area perimeter as seen **in Exhibit A4**, **within 6 months from the approval of the Conditional Use Permit**. The placement of fencing shall take into consideration any easements that may be in place. Proof shall be submitted to the Development Services Department for review and approval.

11. The applicant shall meet all applicable Southwest District Health (SWDH) requirements for the proposed uses. Evidence shall be a letter of review and approval from SWDH, provided **180 days from the approval of the Conditional Use Permit**.

    a. The number of portable restrooms and maintenance shall be as recommended by Southwest District Health and must be located within the staging area perimeter as seen in **Exhibit A4**.

12. 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 of approval of the CUP**.

13. The applicant shall meet all applicable Caldwell Rural Fire District requirements for the proposed uses prior to commencement of use.

14. The applicant shall install a concrete containment field for the diesel tank consisting of a concrete slab with a minimum of a 6-inch concrete containment curb. Evidence shall be provided to Development Services **180 days from the approval of the Conditional Use Permit**.

    a. The applicant shall meet the requirements of OSHA and DEQ for all business operations, including but not limited to the diesel tank.

15. The conditional use permit for a staging area and contractor shop shall be limited to Juan Jimenez-Arredondo and family. Should ownership of parcel R35530 change from Juan Jimenez-Arredondo or an immediate family member, the conditional use permit for a staging area and contractor shop shall terminate.

Thank you,

Exhibit C:

EXHIBIT C

Site Visit Photos: September 5, 2025

Planning & Zoning Commission

Case #: CU2025-0013

Hearing date: December 4, 2025

Site Photos: Taken September 5, 2025





Photo 1:
Taken on the parcels approach facing west on Upper Pleasant Ridge Road.





Photo 2:
Taken on the parcels approach facing north on Upper Pleasant Ridge Road.





Photo 3:
Taken on the parcels approach facing east on Upper Pleasant Ridge Road.





Photo 4:
Taken on the parcels approach facing south on Upper Pleasant Ridge Road towards the subject property.





Photo 5:
Taken on the subject property facing southwest.





Photo 6:
Taken on the subject property facing south towards the staging area and contractor shop entrance. In this photo, you can see the porta-potty outside of the business perimeters.





Photo 7:
Taken on the subject property facing southwest. In this photo, you can see the RV that appears to be occupied.





Photo 8:
Taken on the subject property at the entrance of the business operations facing southeast.





Photo 9:
Taken on the subject property at the entrance of the business operations facing south.





Photo 10:
Taken on the subject property at the entrance of the business operations facing southwest.





Photo 11:
Taken on the subject property at the entrance of the business operations facing west towards the existing outbuilding.





Photo 12:
Taken on the subject property facing west.





Photo 13:
Taken on the subject property facing southwest.





Photo 14:
Taken on the subject property facing southeast.





Photo 15:
Taken on the subject property facing east.





Photo 16:
Taken on the subject property facing northeast. In this photo, you can see the diesel tank.

Exhibit D:

EXHIBIT D

Agency Comments Received by: November 24, 2025

Planning & Zoning Commission

Case #: CU2025-0013

Hearing date: December 4, 2025

Exhibit D1:

Archived: Thursday, November 6, 2025 4:34:29 PM
From: Anthony Lee
Mail received time: Tue, 15 Jul 2025 15:23:52
Sent: Tue, 15 Jul 2025 21:23:44
To: Amber Lewter Amber Lewter
Cc: Mitch Kiester
Subject: [External] RE: Agency Notice CU2025-0013 / Jimenez-Arredondo
Importance: Normal
Sensitivity: None
Attachments:
Pre.Development.Notes.Signed.03.07.2025.pdf

Hi Amber,

1. Will a Nutrient Pathogen Study be required? **This project does not require a Nutrient Pathogen Study.**
2. Will adequate sanitary systems be provided to accommodate the use? **A site evaluation and test holes have not been conducted.**
3. Any concerns about the use or request for rezoning? If so, are there any conditions or mitigation measures recommended to ensure the use or requested rezone minimizes potential impacts to the surrounding area and the nearby city? **There are no concerns with the use or request for rezoning if the applicant meets all SWDH requirements.**

See the attached pre-development notes.

Let me know if you have any questions.

Thank you,

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
Sent: Tuesday, July 15, 2025 8:38 AM
To: 'jenny.titus@vallivue.org' ; 'lisa.boyd@vallivue.org' ; joseph.palmer@vallivue.org; 'lrichard@cityofcaldwell.org' ; 'aperry@cityofcaldwell.org' ; 'knute.sandahl@doi.idaho.gov' ; 'chopper@hwydistrict4.org' ; 'brandy.walker@centurylink.com' ; 'eingram@idahopower.com' ; 'easements@idahopower.com' ; 'arobins@idahopower.com' ; 'jessica.mansell@intgas.com' ;

Exhibit D1.1:

SOUTHWEST DISTRICT HEALTH

Pre-Development Meeting

Name of Development: Jimenez Brother's [redacted] Fencing
Applicant: Jaime [redacted] Hueta al
P.E./P.G.:
All others in Attendance:

EHS#035 Date 03/07/2025

Number of Lots or Flow: N/A Acreage of Proposed Development: 5.95
Location of Development: 17665 Lower Pleasant Ridge Rd
Caldwell, ID 83607
R35530000 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 ☐
BRO meeting for PWS, Com: No

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

Additional Comments: Applicant discussed with SWDH the proposal for a staging area and and dry metal shop for vehicle storage on 5.95 acres. The applicant may decide to add a sink and toilet to the shop and at which point must either apply for a new septic permit or tie into the existing septic system if it is a feasible option. If a pump is required in connecting to the existing system, applicant must apply for a tank only permit. If a shower is added to the shop, the applicant must also apply for a septic permit. No test holes have been conducted on site. The project is not in a designated Nitrate Priority Area and an Nutrient Pathogen Study is not required. If property is zoned as commerical, applicant must reach out to SWDH. The applicant may move forward in the process as proposed.

Anthony Lee

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

Exhibit D2:

Archived: Thursday, November 6, 2025 4:34:45 PM
From: Caitlin Ross
Mail received time: Wed, 23 Jul 2025 11:01:24
Sent: Wed, 23 Jul 2025 11:01:23
To: Amber Lewter
Subject: FW: [External] RE: Agency Notice CU2025-0013 / Jimenez-Arredondo
Importance: Normal
Sensitivity: None

FYI – thanks!

Caitlin

From: D3 Development Services
Sent: Wednesday, July 23, 2025 10:51 AM
To: Caitlin Ross
Subject: [External] RE: Agency Notice CU2025-0013 / Jimenez-Arredondo

Hello,

After careful review of the transmittal submitted to ITD on July 15, 2025 regarding, CU2025-0013/Jimenez-Arredondo, the Department has no comments or concerns to make at this time. 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

From: Caitlin Ross <Caitlin.Ross@canyoncounty.id.gov>
Sent: Tuesday, July 15, 2025 8:38 AM
To: 'jenny.titus@vallivue.org' <jenny.titus@vallivue.org>; 'lisa.boyd@vallivue.org' <lisa.boyd@vallivue.org>; 'joseph.palmer@vallivue.org' <joseph.palmer@vallivue.org>; 'lrichard@cityofcaldwell.org' <lrichard@cityofcaldwell.org>; 'aperry@cityofcaldwell.org' <aperry@cityofcaldwell.org>; 'knute.sandahl@doi.idaho.gov' <knute.sandahl@doi.idaho.gov>; 'chopper@hwydistrict4.org' <chopper@hwydistrict4.org>; 'brandy.walker@centurylink.com' <brandy.walker@centurylink.com>; 'eingram@idahopower.com' <eingram@idahopower.com>; 'easements@idahopower.com' <easements@idahopower.com>; 'arobins@idahopower.com' <arobins@idahopower.com>; 'jessica.mansell@intgas.com' <jessica.mansell@intgas.com>; 'monica.taylor@intgas.com' <monica.taylor@intgas.com>; 'Contract.Administration.Bid.Box@ziply.com' <Contract.Administration.Bid.Box@ziply.com>; 'kirk@pioneerirrigation.com' <kirk@pioneerirrigation.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>; Michael Stowell <mstowell@ccparamedics.com>; Christine Wendelsdorf <Christine.Wendelsdorf@canyoncounty.id.gov>; Assessor Website <2cAsr@canyoncounty.id.gov>; Dalia Alnajjar

Exhibit D3:

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

TELEPHONE 208.454.8135
FAX 208.454.2008

August 4, 2025

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

RE: CU2022-00013 Juan Jiminez-Arredondo Contractor Shop and Staging Area
Canyon County Parcel R35530 aka 17665 Upper Pleasant Ridge Rd

Dear Commissioners:

Highway District No. 4 (HD4) has reviewed the application for a conditional use of the above described parcel for purposes of establishing a contractor shop and staging area within an Agricultural zone. The subject property is located on the south side of Upper Pleasant Ridge Rd approximately 1,700-ft east of Malt Rd in the SW ¼ Section 30 T4N R3W. HD4 offers the following comments on the proposed use:

General
The subject property consists of one parcel, totaling approximately 5.9 acres. The parcel has approximately 315 feet of frontage on Upper Pleasant Road along the northerly boundary. Upper Pleasant is classified as a major collector on the functional classification maps adopted by Canyon County and HD4. Existing right-of-way width along the subject property is a 25-foot prescriptive right-of-way measured from the roadway centerline. The ultimate ROW width for a major collector is 40-feet (half-width) measured from the existing roadway centerline.

Access
The subject property is served via a single gravel driveway approach to Upper Pleasant Rd approximately 1,700-ft east of Malt Rd near the center of the property. This access is acceptable for the proposed conditional use as a staging area/contractor yard subject to the following conditions:

1. An access permit from HD4 is required to document the change in land use.
2. The approach to Upper Pleasant Rd shall be improved to meet ACCHD Standard Drawing 106, including a paved apron. A 24-minimum throat width should be provided.
3. Dedicate an additional 15-foot strip of right-of-way for Upper Pleasant Ridge Rd (40-feet total measured from existing roadway centerline) per ACCHD Standards Section 2020.030. HD4 will prepare documents necessary for this right-of-way dedication.

Transportation Impacts
The conditional use application provided by the applicants indicates portions of the property will be used to support a contractor shop and staging area for a small construction business. A total of 10 employees are predicted to use this area during a typical day. Traffic impacts from development projects are typically estimated using the ITE Trip Generation Manual (11th

Edition). The categories below are the best available in that reference to compare the proposed use:

Use	ITE Code	Units	# of Units Proposed	PM Peak Trips	Daily Trips
Specialty Trade Contractor	180	Employees	10	7	36

For comparative purposes, this is equivalent to the traffic impacts from 3-4 single family residences. Traffic impacts from the proposed land use change will be mitigated through dedication of right-of-way, right-of-way improvements, transportation impact fees (if they are in effect at the time of access permit application), or a combination of these means.

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

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

Respectfully,

Chris Hopper, P.E.
District Engineer

File: Upper Pleasant Ridge Rd- CU2025-0013 Jiminez-Arredondo Contractor Staging Area

Exhibit D4:

Archived: Thursday, November 6, 2025 4:35:01 PM
From: Lucy Ostyn
Mail received time: Thu, 30 Oct 2025 12:25:44
Sent: Thu, 30 Oct 2025 12:25:44
To: Amber Lewter
Cc: Tom Crosby
Subject: FW: Agency Notice CU2025-0013 / Jimenez-Arredondo
Importance: Normal
Sensitivity: None
Attachments:
30 day AGENCY notice PZ hearing.pdf

This one I just wanted to mention a change of occupancy permit would be required if utilizing an existing shop. I was getting the impression they may apply for a new though?

CC'ing Tom as well.

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: Caitlin Ross
Sent: Thursday, October 30, 2025 12:05 PM
To: 'lisa.boyd@vallivue.org' ; 'joseph.palmer@vallivue.org' ; 'jenny.titus@vallivue.org' ; 'lrichard@cityofcaldwell.org' ;

Exhibit D4.1:

Archived: Monday, November 17, 2025 1:54:34 PM
From: Lucy Ostyn
Sent: Fri, 7 Nov 2025 18:00:08
To: Amber Lewter
Subject: RE: Agency Notice CU2025-0013 / Jimenez-Arredondo
Importance: Normal
Sensitivity: None

Amber,

I apologize for the late reply. As far as I can tell all the structures are very old (see Aumentum screenshot below).

Aerial views also suggest that there have been no new structures for quite some time, it actually looks like a few old buildings have been demolished or fallen over time. ��

Appraisal Information

2022 Real Property Splits (more)

PIN:	**35530000 0**	TAG:	**230-00**
AIN:	**04N03W306750**	TIF:	
Status:	**Active**	County:	**14-Canyon**
Geocode:		Case:	
Rev acct:	**0000868488**	Pmt pln:	
Tax sale:		ACH pln:	

Values	
Land Assessed	
SchFacFactor	0.0000000000
CountySavingsAnn	0.0000000000
CitySavingsAnn	0.0000000000
Imp Assessed	

Value Modifiers

Dwelling Info

Card	Tot Floors	Tot Rooms	Bedrooms	Bath	TLA
R01	1.0	6	3	1	968

Improvements

Type	Year_Built	Cond	Grade	Card
DWELL	1926	AV	3	R01
FLATBARN	1926	VP	2	R01
POLEBLDG	1926	VP	2	R01
POLEBLDG	1950	AV	3	R01

Thank you,

Lucy Ostyn

Permitting Supervisor

lucy.ostyn@canyoncounty.id.gov

(208)455-5961

Exhibit D5:

Archived: Thursday, November 6, 2025 4:35:14 PM
From: Joseph Bongiorno
Mail received time: Thu, 30 Oct 2025 13:47:12
Sent: Thu, 30 Oct 2025 19:47:01
To: Amber Lewter
Subject: [External] FW: Agency Notice CU2025-0013 / Jimenez-Arredondo
Importance: Normal
Sensitivity: None
Attachments:
30 day AGENCY notice PZ hearing.pdf

I noticed Chief Wendelsdorf sign the document, but I don't see any comments. Here are some comments on the CUP:

1. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet and an unobstructed vertical clearance of not less than 13 feet 6 inches. (IFC 503.2.1)
2. The minimum outside turning radius of a fire apparatus access road shall be 48 feet. The minimum inside turning radius shall be 28 feet. (IFC 503.2.4)
3. Fire apparatus access roads shall have an approved driving surface of asphalt, concrete or other approved driving surface and can support the imposed load of fire apparatus weighing at least 80,000 pounds. Please provide documentation the road surface meets this standard. (IFC D102.1)
4. Dead-end fire apparatus access roads exceeding 150 feet (45 720 mm) in length shall be provided with an approved area for turning around fire apparatus. (IFC 503.2.5)
5. An eKnox lock box, shall be installed on the outside of the building by the main entrance. Additional eKnox Key boxes may be required based on occupancy and proximity of other Boxes. Each eKnox Box shall have labeled master keys to every lock within the structure. The final number and location shall be with the approval of the Caldwell Fire Marshal or designee. 506.1
6. Specific building construction requirements of the International Building Code, International Fire Code and City of Caldwell Code will apply. However, these provisions are best addressed by a licensed Architect at time of building permit application.
7. **Address Visibility**
    a. New and existing buildings must display approved address numbers that are plainly legible from the street or road.
    b. Numbers must contrast with their background and use Arabic numerals or letters and comply with adopted ordinance.
8. **Minimum Size**
    a. Standard buildings: 6-inch numbers with 0.5-inch stroke.
    b. Large complexes (shopping centers, industrial sites, apartments): 12-inch numbers.
    c. Sub-addresses: 4-inch numbers.
    d. Buildings set back from the road may require proportionately larger signage or monument at approved location as determined by the Fire Code Official.

Exhibit E:

EXHIBIT E

Public Comments Received by: November 24, 2025

Planning & Zoning Commission

Case #: CU2025-0013

Hearing date: December 4, 2025

Exhibit E1:

From: JAYNE ARBON
Mail received time: Mon, 24 Nov 2025 19:37:12
Sent: Mon, 24 Nov 2025 19:36:59
To: Amber Lewter
Subject: [External] Re: 17665 Upper Pleasant Ridge Rd, Caldwell, ID 83607 CUP Hearing December 4, 2025
Importance: Normal
Sensitivity: None
Archived: Tuesday, November 25, 2025 10:39:21 AM

Sent from my iPad

> On Nov 24, 2025, at 12:31 PM, JAYNE ARBON <arbonruj@msn.com> wrote:
>
> Canyon County Planning & Zoning Committee,
>
> We, Russell and Jayne Arbon, owners and residents of property at 17729 Upper Pleasant Ridge Rd, Caldwell, ID 83607, will be out of the country and not able to be present for the public hearing on December 4, 2025. Therefore, we are submitting the following information for your consideration.
>
> In April 2024, Russ filed an online "Land Use or Public Nuisance Complaint Form" when it became very obvious that a commercial fencing company was operating out of the adjacent property (subject address), as trucks bearing the Jimenez business logo and vehicles belonging to its employees moved in and out daily from dawn to dusk, except for Sundays. The property continues to be used as staging for employee parking, fencing material storage, unloading and loading.
>
> July 6, 2024: Russ saw a sewer line being dug from the house to an RV and took a photo on July 16th.
>
> July 22, 2024: Russ took video of staging of vehicles & equipment taking place at 5:44 am.
>
> Sept 4, 2024: Russ took video of staging taking place at 6:29 am.
>
> October 2024: Juan Jimenez started putting up vinyl fencing on the property line WITHOUT any discussion with us. On October 6th, Russ requested help from Romero Zamora (neighbor who speaks Spanish) to speak to Juan about his removal of our gate on our property side that he used to access the fencing install. Juan was not present but spoke with Juan's father who was residing in the RV mentioned above. In that conversation, the father mentioned that Juan's 3 sisters and their children live in the home and the time to catch Juan for a conversation would be between 6am - 7am. So, Russ went over on October 8th at around 6:30 am and a hired man helped interpret for Juan about reinstalling the gate.
>
> November 15, 2024: Filed a complaint with Canyon County about an addition to the home being done without a permit. Having never received a response on the first complaint, reiterated that the commercial fencing business continues to operate out of this location that is zoned for agriculture.
>
> December 1, 2024: Russ called the sheriff's dept. about fire that had been smoldering for a few days on Juan's property.
>

> December 2, 2024: Submitted online complaint to Canyon County
>
> February 1, 2025: We attended the 1st public hearing at which time an addition of a shop for the business was never mentioned.
>
> July 30, 2024: A german shepard on the property incessantly barked throughout the night from 9 pm to 6 am when the workers began driving in.
>
> October 22, 2024: Barking/howling from Midnight to 5 am when workers started showing up
>
> October 23, 2024: Barking/howling as above, so Russ called Animal Control who issued a ticket.
>
> November 19, 2024: As in the past, Russ observed vehicle lights shining into our home at around 6 am.
>
> In summation, our concerns are as follows:
> 1. Juan Jimenez has done whatever he wants to accomplish without going through the proper channels, understanding and following protocol, or consulting with neighbors.
> 2. Juan's decision in operating his fencing business has changed the look of this area from open agriculture to noticeably being a commercial business hiding behind a tall vinyl fence which surrounds the majority of the property.
> 3. The business operation hours have not been close to the 7 am - 7 pm that Juan claims. It is not uncommon to have employees there from 4 - 5 am and as late as 9 pm. We are light sleepers and are woken up by the sounds of the vehicles and their light. In addition, there is a rooster that crows when people show up but is quiet when there is no business activity.
> 4. With the addition of a shop, we have concerns about lighting on the shop shining over on to our home and property.
> 5. With the fencing being vinyl, we cannot burn weeds next to the fence and it has made it very difficult for the person farming our acreage to do an effective job.
>
> Based on our observations to date and concerns from our neighbors and those we've filed, Juan Jimenez is and has been non-compliant and will continue to do whatever he wants if a conditional use permit is granted. If a conditional use permit is granted, we are concerned about the enforcement of it.
>
> Russ and Jayne Arbon
>
>
> Sent from my iPad

Exhibit F:

EXHIBIT F

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

Planning & Zoning Commission

Case #: CU2025-0013

Hearing date: December 4, 2025

PLANNING AND ZONING COMMISSION
FINDINGS OF FACT, CONCLUSION OF LAW AND ORDER

In the matter of the application of:
Jimenez-Arredondo – CU2025-0013

The Canyon County Planning and Zoning Commission considers the following:

The applicant, Juan Jimenez-Arredondo, represented by Jaime Huerta, is requesting a Conditional Use Permit for a staging area and contractor shop for a fencing and landscape business, Jimenez Brothers Landscaping & Fencing LLC., of approximately 5.95 acres in an "A" (Agricultural) zone. The applicant is proposing a metal shop to store tools and materials, along with a 6-foot sight-obscuring fence around the facility to store larger equipment, such as 5 pickup trucks and 7 utility trailers. There will be 10 employees and parking spaces for them on-site. No customers come onsite. Proposed hours of operation are Monday through Friday, 7 am – 7 pm.

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 CU2025-0013.
      1. All exhibits are located in the case staff report dated December 4, 2025.

Applicable Law

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

   a. Notice of the public hearing was provided pursuant to 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, CU2025-0013, was presented at a public hearing before the Canyon County Planning and Zoning Commission on December 4, 2025. Having considered all the written and documentary evidence, the record, the staff report, oral testimony, and other evidence provided, including the conditions of approval and project plans, the Canyon County Planning and Zoning Commission decide as follows:

Table 1. Conditional Use Permit Review Criteria Analysis

HEARING CRITERIA 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:				
Compliant			**County Ordinance and Staff Review**	
Yes	**No**	**N/A**	**Code Section**	**Analysis**
			07-07-05(1)	**Is the proposed use permitted in the zone by conditional use permit?**
☒	☐	☐	***Analysis***	A staging area and contractor shop are permitted in the "A" (Agricultural) zone by Conditional Use Permit, pursuant to Canyon County Code of Ordinances (CCCO) §07-10-27. The applicant submitted a conditional use permit for a staging area and contractor shop on June 20, 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."*

				Staff observed an RV that appeared to be occupied during the site visit on September 5, 2025 (**Staff Report Exhibit C**). An occupied RV is not an allowed use without the proper permitting. See **condition # 12.**
☒	☐	☐	**07-07-05(2)**	**What is the nature of the request?**
			Analysis	The applicant, Jaime Huerta, requests a conditional use permit to establish a staging area and contractor shop for the property owner's business on an approximately 5.95-acre parcel, designated as R35530. • Use: The nature of the request consists of using the subject property to store equipment for the property owners' landscaping and fencing business, Jimenez Brothers Landscaping & Fencing LLC., such as vehicles, trailers, tools, and miscellaneous materials (**Staff Report Exhibit A3)**. Company vehicles are stored on-site. When the company vehicles are in use, the employee vehicles are stored on-site. The request includes a new metal shop (**Staff Report Exhibit A2)**. The request does not include using the existing outbuilding; however, if the applicant were to use the existing outbuilding for the staging area and/or contractor shop, the applicant shall change the occupancy to commercial use. See **condition # 2a**. Staff verified with the Canyon County Building Department (**Staff Report Exhibit D4.1**) that the current structures on the property are permitted for the current use. • Number of Employees: The applicant is proposing to have ten (10) employees. The employees come on-site to load and unload the needed supplies; the work is conducted off-site (**Staff Report Exhibit A4**). • Customers: There are no customers who come on-site. • Hours of Operation: The hours of operation proposed are Monday through Friday, 7:00 am – 7:00 pm per the land use worksheet (**Staff Report Exhibit A4**). • Parking: The proposal includes parking for ten (10) employee vehicles and the applicant's company vehicles (**Staff Report Exhibit A3**). • Restrooms: There is currently an individual septic tank servicing the residence on site. The proposed staging area and contractor shop do not anticipate the use of restrooms (**Staff Report Exhibit A4**). During staff's site visit on September 5, 2025, staff observed a portable restroom. **Condition # 11a** addresses the use of portable restrooms. • Diesel Tank: During the Site Visit on September 5, 2025 (**Staff Report Exhibit C**), staff observed a diesel tank used for the staging area and contractor shop. See **condition #14** to mitigate any contamination concerns.
☒	☐	☐	**07-07-05(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" (**Staff Report Exhibit B2.17**). However, approximately 0.60 miles east of the subject property, there is a future residential land use designation, approximately 0.80 miles north of the subject property is future zoned industrial, and approximately 1.8 miles west of the subject property is future zoned

				intensive agriculture overlay. The future land use is trending towards a mixed use of residential, industrial, and agricultural. As conditioned, the proposed use is aligned with but not limited to the following goals and policies of the 2030 Comprehensive Plan: • <u>Property Rights Goal:</u> o G1.01.00: *"Protect the integrity of individual property rights while safeguarding public health, safety, and welfare."* Canyon County values the applicants' and surrounding applicants' private property rights and may support the applicants' project and the surrounding applicants' rights by adding mitigating conditions to the proposed conditional use permit (CCCO Section 07-07-17). *See the conditions on page 9.* • <u>Population Goal</u>: o G2.01.00: "Incorporate *population growth trends and projections when making land use decisions."* *Property owners have the "right to enjoy the property for its intended use without creating nuisances. Zoning categorizes land uses based on compatibility, such as agriculture, residential, commercial, and industrial. Each category has characteristics that might not be compatible with other zoning categories (Pg. 10, Comprehensive Plan 2030)." See section 07-07-05(4) for analysis on land use compatibility and consistency.* • <u>Economic Development Goal</u>: o G3.05.00: *"Support a diverse economy in Canyon County and recognize that residential, commercial, and industrial uses are necessary components of overall economic stability."* Canyon County supports retaining, expanding, and recruiting businesses and economic growth and expansion, but this must be done in a way that is compatible with the surrounding area, which may include adding mitigation conditions to this conditional use permit that address the community's concerns (noise, traffic, dust, etc.). *See the conditions on page 9.* • <u>Land Use Policies</u>: o P4.01.01: *"Maintain a balance between residential growth and agriculture that protects the rural character."* o *P4.01.02: "Planning, zoning, and land-use decisions should balance the community's interests and protect private property rights."* Canyon County supports growth and development as long as it is compatible with the surrounding area and appropriate conditions are added to mitigate adverse impacts that affect other land uses and the surrounding community. *See the conditions on page 9.*
☒	☐	☐	**07-07-05(4)** ***Analysis***	**Will the proposed use be injurious to other property in the immediate vicinity and/or negatively change the essential character of the area?** As conditioned, the proposed use is not anticipated to be injurious to other property in the immediate vicinity and will not negatively change the essential character of the area.

Summary:
The surrounding land uses, as reviewed within a one- and two-mile radius, as well as the current zoning and classification map, indicate that land uses in the area are a combination of residential, industrial, and agricultural uses as seen in **Staff Report Exhibits B2.6, B2.7, and B2.10.** There are agricultural operations adjacent to the subject on the north, south, and west sides. A staging area and contractor shop are allowed in an agricultural zone with a conditional use permit. As conditioned, the proposed use is not anticipated to be injurious to other property within the immediate vicinity, nor negatively change the essential character of the area.

Adjacent Existing Conditions:

Direction	Existing Use	Primary Zone	Other Zone
N	Agricultural Operation	A	-
S	Agricultural Operation	A	-
E	Primary Residence w/Unpermitted Staging Area	A	-
W	Agricultural with Primary Residence	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) land use case approved for a conditional rezone to rural residential (**Staff Report Exhibit B2.7**). There have been three (3) subdivisions approved (**Staff Report Exhibit B2.8**) in a 1-mile radius from the subject property. Within a 1-mile radius of the subject property, there is one (1) feedlot, and within a 2-mile radius of the subject property, there are two (2) gravel pits (**Staff Report Exhibit B2.9**).

Character of the Area:
The area is characterized as agricultural. The subject property is adjacent to agricultural operations on the north, south, and west sides. There appears to be an unpermitted use similar to the proposed use to the east of the subject property, with an open code enforcement violation. Within 600 feet of the subject property, there are 14 residential properties, all located on agricultural parcels.

Potential Impact:
The staging area and contractor shop may impact the surrounding area due to the increase in noise, dust, increased traffic, and lighting related to the use. Staff have proposed conditions to aid in mitigating these potential effects. See the recommended conditions on page 11.

The applicant is proposing the hours of operation to be Monday through Friday, 7:00 am – 7:00 pm. See **Condition # 7a**.

The proposed use may increase the dust levels in the immediate vicinity due to the access to the subject property and parking areas is 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 # 9**. See further analysis under section 07-07-05(06 & 07) for discussion and recommended conditions. In order to obscure the business operations, staff recommends that a condition be added to add a sight-obscuring fence to the property. See **Condition # 10.** The applicant has not indicated that they plan to install lighting for the associated use. As conditioned, all exterior lighting, if installed, shall be downward-facing and directed away from surrounding properties. Compliance shall be demonstrated in the building plans submitted as part of the building permit submittal. Review and approval by DSD shall be completed before building permit issuance. See **Condition # 4**. See CCCO §07-07-05(7) for potential traffic impact analysis.
☒	☐	☐	**07-07-05(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 A4**). 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 July 15, 2025, and there were no concerns raised (**Staff Report Exhibit D1**). The Pre-Development Notes with Southwest District Health state that if a toilet, sink, or shower is added to the proposed shop, the applicant must apply for a new septic permit or tie into the existing septic system if it is a feasible option (**Staff Report Exhibit D1.1**). Per email correspondence in **Staff Report Exhibit A2.1** the applicant will not be adding a toilet, sink, or shower to the shop. As conditioned, the applicant shall meet Southwest District Health (SWDH) requirements for the proposed uses on the property. See **Condition # 11**. During staff's site visit on September 5, 2025, staff observed a portable restroom. **Condition # 11a** addresses the use of portable restrooms. **Irrigation:** The applicant has gravity irrigation (**Staff Report Exhibit A4**). Agency notice was sent out to Farmer Cooperative Ditch Co. on July 15, 2025, and October 30, 2025. No comments were received. It's not anticipated that the irrigation system will be impacted by the proposed use. **Condition # 5** ensures the applicant shall not impede, disrupt, or disturb the existing irrigation structure without approval from the irrigation district. **Stormwater drainage facilities:** According to the land use worksheet, stormwater drainage on the subject property will be retained on-site. It appears the use does not require or affect stormwater drainage on the property (**Staff Report Exhibit A4**).

				Utility Systems: Utility agencies, including Idaho Power, Intermountain Gas, CenturyLink, and Ziply, were notified of the application on July 15, 2025, and October 30, 2025. No agency comments were provided by those services at the time the staff report was written. It is anticipated that the applicant will be able to work with utility providers to gain any additional utilities needed.
☒	☐	☐	**07-07-05(6)**	**Does legal access to the subject property for the development exist or will it exist at the time of development?**
			Analysis	The subject property does have legal access for the development and will exist at the time of the development. The subject parcel takes access by a single gravel driveway approach to Upper Pleasant Ridge Road. According to the comment received from the Highway District No. 4 in **Staff Report Exhibit D3**, Upper Pleasant Ridge Road is classified as a major collector. Highway District No. 4's comment provided conditions of approval, such as the applicant obtaining an access permit, to improve the approach, and to dedicate an additional 15-foot strip of right of way for Upper Pleasant Ridge Road. See **Condition # 3a**.
☒	☐	☐	**07-07-05(7)**	**Will there be undue interference with existing or future traffic patterns?**
			Analysis	There will not be undue interference with the existing or future traffic patterns as conditioned. It's anticipated that there will be a total of ten (10) employees, most of whom will be coming to pick up materials and leave at the beginning of their shift, and at the end of their shift, they will come to drop off the materials. There are no customers who come onsite. The comment received from Highway District No. 4 on August 4, 2025, stated that HD4 does not oppose the requested land use changes. The ITE Trip Generation Manual estimates there to be 36 daily trips (**Staff Report Exhibit D3**).
☒	☐	☐	**07-07-05(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 R35530 is serviced by the Vallivue School District. It is not anticipated that any impacts or accommodations will be needed for the proposed use. Agency comments were sent out on July 15, 2025, and October 30, 2025. No comments were received by the school district. **Police and Fire protection:** Parcel R35530 is under the jurisdiction of the Caldwell Rural Fire District. Caldwell 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 certification 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 # 14**. Agency notice was sent on July 15, 2025, and October 30, 2025. Caldwell Rural Fire District provided comment on October 30, 2025, with conditions of approval (**Staff Report Exhibit D3**). 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 July 15, 2025, and October 30, 2025. No comments were received. Overall, the use is not anticipated to be significant enough to cause a negative impact or require additional public funding. **Irrigation Facilities:** The proposed use is not anticipated to impact the irrigation facilities. Agency notice was sent out to Pioneer Irrigation District on July 15, 2025, and on October 30, 2025. No comments were received. **Condition # 5** ensures the applicant shall not impede, disrupt, or disturb the existing irrigation structure without approval from the irrigation district.

Table 2. Article 14 Use Standards Criteria Analysis
- Contractor Shop & Staging Area-

USE STANDARDS 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).				
Compliant			**County Ordinance and Staff Review**	
Yes	**No**	**N/A**	**Code Section**	**Analysis**
☒	☐	☐	**07-14-09(1)**	**Contractor Shop: (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 # 10**. The applicant is proposing a shop that will be used to store equipment. All other work is done off-site.
Yes	**No**	**N/A**	**Code Section**	**Analysis**
☒	☐	☐	**07-14-29(1)**	**All work shall be conducted off site.**
			Analysis	Per the applicant's land use worksheet and letter of intent, all work will be conducted off-site, with loading and unloading of supplies on-site, except what is allowed with the contractor shop criteria, which includes storing vehicles and equipment, which will either be in a building or located behind a site-obscuring fence (**Staff Report Exhibits A2, and A4).**
☒	☐	☐	**07-14-29(2)**	**Business vehicles shall be operable and parked on site, not on a public or private road.**
			Analysis	Per the applicant's land use worksheet, parking will be on-site (**Staff Report Exhibit A4).** No parking will take place on a public or private road (**Condition # 7b**). Based on Planning Staff's site visit on September 5, 2025, there does not appear to be any inoperable business vehicles on the property (**Staff Report Exhibit C**)
☒	☐	☐	**07-14-29(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 ten (10) employees total who will visit the premises to pick up equipment to be used elsewhere **(Staff Report Exhibit A4).**
☒	☐	☐	**07-14-29(4)**	**Employees may meet on the premises to share rides to and from job sites.**
			Analysis	The above may occur (**Staff Report Exhibit A3**). 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.
☒	☐	☐	**07-14-29(5)**	**Employees' vehicles shall be parked on site and not on a public or private road.**
			Analysis	There are ample parking spaces for employee vehicles, as seen during the site visit (**Staff Report Exhibit C**). There is space for more parking if needed. Per **Condition # 7b**, there shall be no parking on a public or private road.

Order

Based upon the Findings of Fact, Conclusions of Law and Order contained herein, the Planning and Zoning Commission **approves** Case # CU2025-0013, a conditional use permit of a Staging Area and Contractor Shop subject to the following conditions as enumerated:

Conditions of Approval

1. The development shall comply with all applicable federal, state, and county laws, ordinances, rules, and regulations that pertain to the subject property and the proposed use.
2. The applicant shall obtain the appropriate building permits for any future structures/improvements. Evidence shall be an approved document from the Canyon County Building Department and Caldwell Rural Fire District.
    a. The existing out-building shall not be used for the staging area and contractor shop unless a change of occupancy to a commercial occupancy occurs.
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 building 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 (**Staff Report Exhibit D3**).
4. All exterior lighting, if installed, shall be downward-facing and directed away from surrounding properties. Compliance shall be demonstrated in the building plans submitted as part of the building permit submittal via an exterior lighting plan. Review and approval by DSD shall be completed before building permit issuance.
5. The applicant shall not impede, disrupt, or otherwise disturb the existing irrigation structures on and adjacent to the subject property without written approval from the irrigation district with jurisdiction.
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, operations plan, and letter of intent (**Staff Report Exhibits A2, A2.1, A3, and A4**).
    a. The hours of operation shall be Monday – Friday, 7:00 am – 7:00 pm, as outlined in the applicant's land use worksheet (**Staff Report Exhibit A4**).
    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 when condition numbers 3, 9, 10, 11, 12, and 14 have been met.

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 along the staging area perimeter as seen **in Staff Report Exhibit A4**, **within 6 months from the approval of the Conditional Use Permit**. The placement of fencing shall take into consideration any easements that may be in place. Proof shall be submitted to the Development Services Department for review and approval.

11. The applicant shall meet all applicable Southwest District Health (SWDH) requirements for the proposed uses. Evidence shall be a letter of review and approval from SWDH, provided **180 days from the approval of the Conditional Use Permit**.

    a. The number of portable restrooms and maintenance shall be as recommended by Southwest District Health and must be located within the staging area perimeter as seen in **Staff Report Exhibit A4**.

12. 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 of approval of the CUP**.

13. The applicant shall meet all applicable Caldwell Rural Fire District requirements for the proposed uses prior to commencement of use.

14. The applicant shall install a concrete containment field for the diesel tank consisting of a concrete slab with a minimum of a 6-inch concrete containment curb. Evidence shall be provided to Development Services **180 days from the approval of the Conditional Use Permit**.

    a. The applicant shall meet the requirements of OSHA and DEQ for all business operations, including but not limited to the diesel tank.

15. The conditional use permit for a staging area and contractor shop shall be limited to Juan Jimenez-Arredondo and family. Should ownership of parcel R35530 change from Juan Jimenez-Arredondo or an immediate family member, the conditional use permit for a staging area and contractor shop shall terminate.

DATED this _____ day of _____, 2025.

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 2025, 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 4:

EXHIBIT IV

Appeal Staff Report Packet

-

Board of County Commissioners

Case #: CU2025-0013-APl

Hearing Date: March 26, 2026

Exhibit 4a:

APPEAL OF DECISION
APPLICATION

PROPERTY OWNER	OWNER NAME: Juan Jimenez-Arredondo	
	MAILING ADDRESS: 5015 E. Ustick #68 Caldwell, ID 83605	
	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: Juan J Jimenez *Date:* 1/2/26

APPLICANT: IF DIFFERING FROM THE PROPERTY OWNER	OWNER NAME: Jaime Huerta	
	COMPANY NAME: N/A	
	MAILING ADDRESS: 3857 N. Watersong Way Meridian, ID 83646	
	PHONE: [redacted]	EMAIL: [redacted]

SITE INFO	STREET ADDRESS: 17665 Upper Pleasant Ridge Rd Caldwell, ID 83607
	PARCEL NUMBER: R35530000
	PARCEL SIZE: 5.95 acres

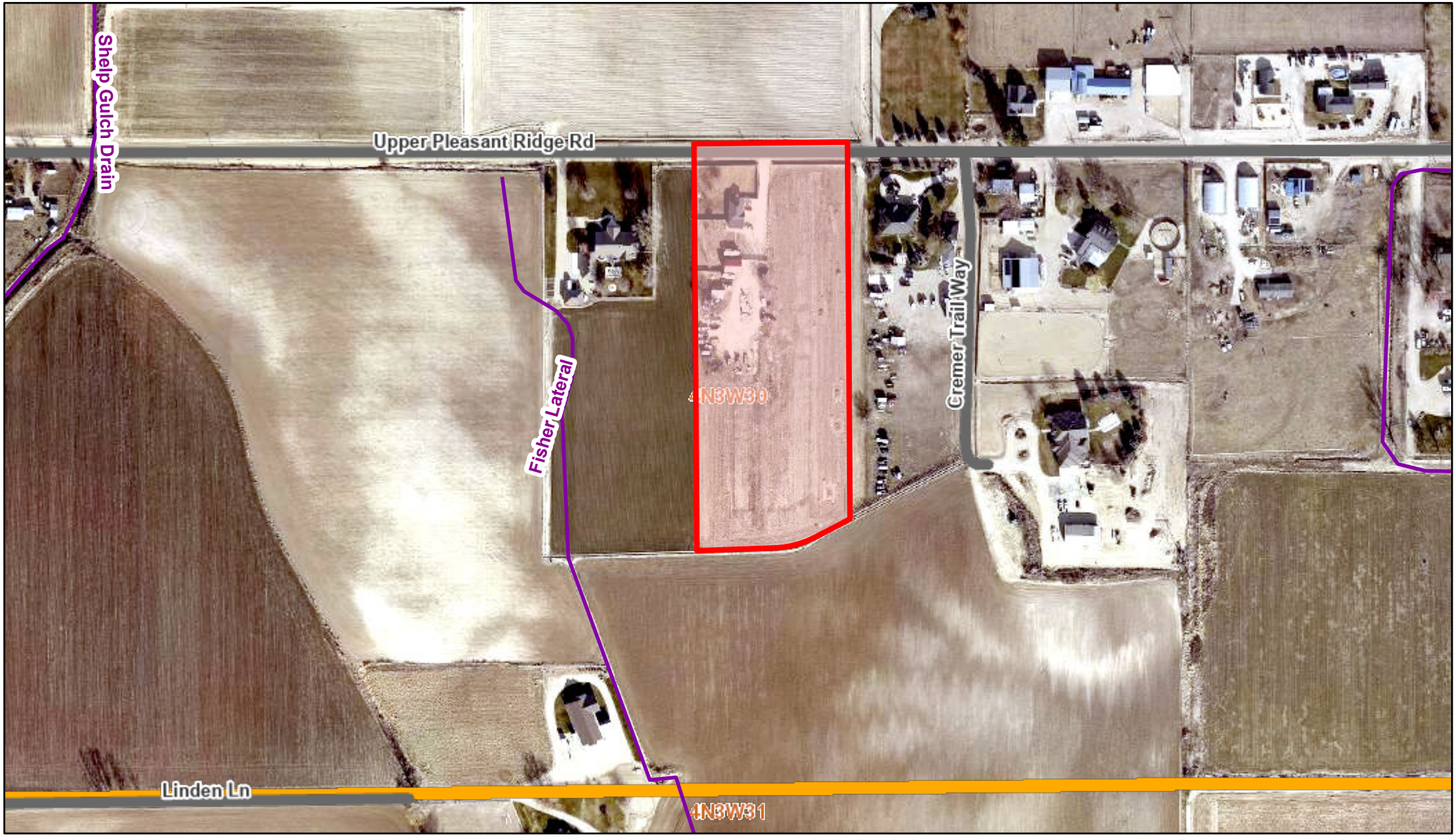
CASE NUMBER OF REQUESTED APPEAL:	CU2025-0013

FOR DSD STAFF COMPLETION ONLY:

CASE NUMBER	CU2025-0013-APL	DATE RECEIVED:	1/5/26
RECEIVED BY:	MG	APPLICATION FEE: $1,100	(CK) MO CC CASH

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

Canyon County, ID Web Map



1/6/2026, 12:35:51 PM

Multiple Parcel Search _Query result

Hydro_NHDFlowline

CanyonCountyRoads

Roads

County Boundary

Current Impact Area

City Limits

Sections

Imagery_2025_3in

Red: Band_1

Green: Band_2

Blue: Band_3

1:4,514

0 0.03 0.06 0.11 mi

0 0.04 0.09 0.17 km

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

Canyon County, ID

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

Exhibit 4b:

APPEAL OF DECISION – CASE NO. CU2025-0013

BEFORE THE CANYON COUNTY BOARD OF COUNTY COMMISSIONERS
Canyon County, Idaho

Applicant: Juan Jimenez-Arredondo
Representative: Jaime Huerta
Request: Conditional Use Permit – Staging Area & Contractor Shop
Property Zone: "A" Agricultural

Honorable Members of the Canyon County Board of County Commissioners:

On behalf of the Applicant, Juan Jimenez-Arredondo, this letter constitutes a formal appeal of the Canyon County Planning and Zoning Commission's denial of Case No. CU2025-0013, as memorialized in the *Findings of Fact, Conclusions of Law, and Order dated December 18, 2025*. For clarification and record, only approximately 1-acre of the 5.95-acre parcel is proposed for the staging area premises as outlined in the original application site plan.

This appeal is submitted pursuant to Idaho Code §67-6519 and Canyon County Code (CCCO) §§07-05 and 07-07, on the grounds that the denial is not supported by substantial evidence, appears to have misapplied the applicable legal standards, and conflicts with the Commission's own findings of compliance.

I. JURISDICTION AND STANDARD OF REVIEW

Idaho Code §67-6519 authorizes the Board of County Commissioners to review land use decisions and requires that denials of conditional use permits be supported by substantial evidence in the record and based on applicable ordinance criteria.

II. SUMMARY OF THE COMMISSION DECISION

The Planning and Zoning Commission denied the application despite expressly finding compliance with the majority of required criteria submitted by the Applicant, including but not limited to:

- CCCO §07-07-05(1) – Use permitted by Conditional Use Permit
- CCCO §07-07-05(3) – Consistency with the Canyon County Comprehensive Plan
- CCCO §07-07-05(5) – Adequate water, sewer, drainage, and utilities

- CCCO §07-07-05(8) – Essential public services not adversely impacted
- CCCO Article 14 (§07-14-09 and §07-14-29) – Contractor shop use standards

The denial rests primarily on findings under CCCO §§07-07-05(4) and 07-07-05(7) related to alleged impacts on surrounding property and traffic.

III. APPEAL ARGUMENTS

A. The Finding of Injury to Nearby Property or Area Character Is Unsupported by Substantial Evidence

(CCCO §07-07-05(4))

The Commission concluded that the proposed use would be injurious to surrounding property and alter the essential character of the area. However, the record demonstrates otherwise:

1. The Use Is Expressly Allowed by Code
   A staging area and contractor shop are conditionally permitted in the "A" (Agricultural) zone pursuant to CCCO §07-10-27. Conditional use approval inherently recognizes that such uses may occur in agricultural areas when appropriate conditions are applied.

2. The Area Is Demonstrably Mixed-Use
   The Commission's own findings acknowledge nearby feedlots, gravel pits, industrial uses, and other contractor-type activities within a one- to two-mile radius of the site, confirming that the area is not exclusively residential or agricultural.

3. Operational Intensity Is Limited and Mitigated
   - No on-site customers
   - All work conducted off-site
   - Limited hours of operation (Monday–Friday, 7:00 a.m.–7:00 p.m.) which primarily occur at the beginning and end of day for equipment pick up and drop off
   - Sight-obscuring fencing enclosing equipment and vehicles

   These conditions directly address nuisance concerns contemplated by CCCO §07-07-05(4)(d).

4. Public Preference Is Not a Legal Basis for Denial
   Testimony regarding desires for peace, quiet, or preservation of an agricultural lifestyle—while understandable—does not establish legal non-compliance. Idaho law requires objective evidence of harm, not generalized opposition.

Accordingly, the finding under CCCO §07-07-05(4) is not supported by substantial evidence and should be reversed.

B. The Finding of Undue Traffic Interference Is Speculative and Contradicted by Agency Review

(CCCO §07-07-05(7))

The Commission found that the use would unduly interfere with traffic patterns. This conclusion is contradicted by the record:

1. Highway District No. 4 Raised No Objection
   The applicable roadway authority expressly did not oppose the application, and ITE Trip Generation estimates approximately 36 daily trips, which is consistent with rural agricultural road use.

2. Traffic Is Limited, Predictable, and only Employee-Based

   - Ten (10) employees who also carpool
   - No retail or customer traffic
   - Vehicle movements occur primarily at the beginning and end of the workday

3. Anecdotal Testimony Does Not Meet the Legal Standard
   Objective concerns and opinions regarding speeding, children, or unrelated truck traffic were not supported by traffic studies, enforcement data, or agency findings. The owner abides by traffic signs and speed limits. These concerns cannot factually be tied to the owner's company as this roadway is public and traveled by many. CCCO §07-07-05(7) requires undue interference, not speculative safety concerns or dissatisfaction with existing road conditions.
   Road classification and speed enforcement fall within transportation and law enforcement authority and are not a lawful basis for denying an otherwise compliant land use application.

C. Landscaping Business - *Allowed* Use via the Canyon County Zoning and Land Use Matrix

Furthermore, the applicant's business is a "landscaping and fencing company" that falls within the allowed and permitted use outlined in the Canyon County Zoning and Land Use Matrix. While the zoning matrix is organized by generalized use classifications rather than business titles, the following entries are directly applicable to landscaping operations in the Agricultural zone:

- "Contractor Shop / Yard" –
  Listed as an allowed use in the Agricultural ("A") zone subject to Conditional Use Permit approval, recognizing that contractor-based businesses may operate in agricultural areas when appropriate conditions are applied.

- "Equipment Storage / Staging Area (Accessory to Contractor Use)" –
  Allowed in the Agricultural zone when accessory to a permitted or conditionally permitted contractor operation, subject to compliance with operational and screening standards.

- "Agricultural Support and Service Uses" –
  The matrix contemplates service-oriented businesses that support land development,

maintenance, and agricultural activity, a category under which landscaping businesses logically fall.

By including these uses in the zoning matrix, Canyon County has made a legislative determination that contractor and landscaping-related businesses are compatible with agricultural zoning, provided they meet the conditions imposed through the CUP process

Accordingly, the finding under CCCO §07-07-05(7) lacks substantial evidence.

D. Comparison of Barnes CU2025-0012 and Jimenez CU2025-0013, December 5, 2025

Canyon County has an obligation to apply its zoning ordinances consistently and uniformly to similarly situated applications. Please note, Barnes operates a construction company and not a landscaping type company like Jimenez. In Case CU2025-0012 (Barnes), the Planning and Zoning Commission approved a conditional use permit for a staging area and contractor shop located in the Agricultural ("A") zone, applying the same zoning matrix, Conditional Use Permit criteria, and Article 14 use standards that govern the Jimenez application. The Barnes property involved a contractor business operating from an agricultural parcel, with off-site work, no on-site customers, employee parking on site, equipment storage in existing buildings, limited weekday hours, and mitigation through conditions, all of which mirror the operational characteristics proposed in the Jimenez application.

Critically, in the Barnes decision, the Commission found that a staging area and contractor shop are allowed in the Agricultural zone by Conditional Use Permit, are not injurious to surrounding property, and do not negatively change the essential character of the area when conditioned. The Barnes FCOS acknowledges nearby residential uses, agricultural operations, gravel pits, and feedlots, yet still concluded that the use was compatible and could be mitigated through fencing, operational limits, and site controls.

These same surrounding land use conditions—and in some instances, identical types of impacts such as traffic, noise, and dust—were present in the Jimenez case. Nevertheless, Barnes was approved with conditions, while Jimenez was denied, despite the Commission making similar findings of code compliance in both cases.

The approval of Barnes establishes a clear precedent that contractor-based businesses in the Agricultural zone—when operating as staging areas with off-site work—are consistent with CCCO §07-10-27, satisfy CCCO §07-07-05, and are appropriately regulated through conditions rather than denial. Denying the Jimenez application while approving Barnes, absent a material factual distinction, constitutes inconsistent application of the zoning matrix and Conditional Use Permit standards. Under Idaho law and Canyon County Code, such inconsistency undermines the requirement that land use decisions be based on objective criteria and substantial evidence, rather than subjective or case-specific opposition. Accordingly, the Barnes approval strongly supports reversal of the denial in CU2025-0013 or, at minimum, approval of the Jimenez permit with similar conditions

IV. CONSISTENCY WITH THE COMPREHENSIVE PLAN

The Commission explicitly found the project consistent with the 2030 Canyon County Comprehensive Plan, including:

- Property Rights Goal – Reasonable use of private property
- Economic Development Goal (G3.05.00) – Supporting local business and economic diversity

Denial of a code-compliant use that advances these goals constitutes an improper application of the Comprehensive Plan.

V. REQUEST FOR RELIEF

For the reasons stated above, the Applicant respectfully requests that the Board of County Commissioners:

1. Reverse the denial of Case No. CU2025-0013;
2. Find the application compliant with Canyon County Code
3. Approve the Conditional Use Permit, subject to reasonable conditions supported by the record.

The Applicant remains willing, without waiving any rights, to accept additional mitigation measures/conditions if deemed necessary by the Board.

Exhibit 4c:

Archived: Tuesday, February 3, 2026 10:07:56 AM
From: Jaime Huerta
Mail received time: Fri, 2 Jan 2026 21:56:25
Sent: Fri, 2 Jan 2026 14:55:57
To: Amber Lewter
Cc: jemenez.brothers208@gmail.com
Subject: [External] Re: CU2025-0013
Importance: Normal
Sensitivity: None
Attachments:
image001.png

Hello Amber,

The owner Juan went in today to submit our appeal documents and pay the fee, however the office was closed during that time (2:45pm). Did the county close the offices today?

Regards,

Jaime

On Fri, Dec 19, 2025, 3:24 'a0PM Amber Lewter <Amber.Lewter@canyoncounty.id.gov> wrote:

> Hello Jaime,
>
> The FCOs were signed last night. I have attached those along with the appeal application. Please keep me informed if you intend to appeal the decision of denial. The appeal period is limited and ends on January 5, 2025.
>
> Thank you,
>
> **Amber Lewter**
>
> Associate Planner
>
> Canyon County Development Services Department
>
> 111 N. 11th Ave., #310, Caldwell, ID 83605

Exhibit 5:

EXHIBIT V

Public Comments Received by: March 16, 2026

-

Board of County Commissioners

Case #: CU2025-0013-APL

Hearing Date: March 26, 2026

Exhibit 5a:

Archived: Friday, March 6, 2026 3:07:56 PM
From: keithcochran711@gmail.com
Mail received time: Mon, 2 Mar 2026 22:32:59
Sent: Mon, 2 Mar 2026 15:29:44
To: Amber Lewter
Cc: conorcheney@yahoo.com vferkin@gmail.com Rcwhittig@gmail.com 'Connie Lou Aebischer' staci.vanostran@gmail.com edmcfarlandss69@gmail.com 'JAYNE ARBON'
Subject: [External] Jimenez Fencing LLC 17665 Upper Pleasant Ridge Rd
Importance: Normal
Sensitivity: None
Attachments:
Neighborhood_7 Sept 9 2022.pdf; Neighbor 2_2026.pdf;

Case #CU-2025-0013 APL Parcel # R35530

Amber,

I live at 17531 Upper Pleasant Ridge Rd, Caldwell ID 83607.

This email is in reference to 17665 Upper Pleasant Ridge Rd, my neighbor 2 houses down.

As you are aware, Juan Arrendondo Jimenez (if I have my notes correct) has appealed his 3-2 voted down loss for application for a Conditional Use Permit and possible zoning change so that he can operate his Fencing & Landscape business out of this residence (that I believe HE does not even live at).

I, along with most of the neighborhood, are fully against him using his property as a business & all plan to attend the meeting on March 26th, 2026 at 1:30 there at the County Building. The owner says that his hours of operation are 7am-7pm….we can prove that this is not accurate. Especially in the Summertime hours when the sun comes up early & stays up late….there is commotion constantly at the property.

Attached are the pictures & flyers I have created to show the County Commissioners and any other members of the County management team what our neighborhood used to look like & how we all would like to shut down these type of applications now & in the future. I would appreciate the opportunity to show & discuss these pictures with the Commissioners at the upcoming meeting. Would you please acknowledge you have received & that I will be permitted to speak & show these pictures?

I thank you in advance for the opportunity. I was raised in Boise (1978) and my significant other Staci was born & raised in Nampa. We purchased our property 6 years ago & have been quite happy here in Caldwell/Canyon County. Recently, however, the happy times are beginning to be fewer. Many of our neighbors are pulling the “ole” Ask for forgiveness rather than permission” way of going about things. Our street is turning into an Industrial Park of ugly metal half dome buildings, buildings erected without permits, etc.

Thank you for your time & reading my email & if you would please, let me know if I have traveled the correct avenue with this information.

Keith Cochran

Exhibit 6ai:



This area is zoned AGRICULTURAL
NOT LIGHT INDUSTRIAL



All other properties in area/neighborhood well maintained without clutter.



























Aerial of property **prior** to current ownership - June 2020



Aerial of property under current ownership - June 2022









More critters such as mice, badgers, coyotes, gophers/moles, rats.
Ground contamination with old vehicles.
Fire Hazard with no fire suppression system.



Owner filled in & piped irrigation catch ditch, changing the trajectory of the waterflow & cut off water to property address 17481 Upper Pleasant Ridge Rd.

















Exhibit 3aii:

FEB 25, 2026













FEB 25, 2026













FEB 25, 2026













Exhibit 6aiii:

Archived: Friday, March 6, 2026 3:08:20 PM
From: keithcochran711@gmail.com
Mail received time: Tue, 3 Mar 2026 01:16:30
Sent: Mon, 2 Mar 2026 18:15:05
To: Amber Lewter
Cc: conorcheney@yahoo.com vferkin@gmail.com Rcwhittig@gmail.com 'Connie Lou Aebischer' staci.vanostran@gmail.com edmcfarlandss69@gmail.com 'JAYNE ARBON'
Subject: RE: [External] Jimenez Fencing LLC 17665 Upper Pleasant Ridge Rd
Importance: Normal
Sensitivity: None

Thank you Amber for your prompt reply… Yes, when I sent pictures to my graphic design person, she looped all the photos together before I could get to her for instructions. So, that being said, do I need her to re-do them or just not talk or reference them during my time to talk?

My main objective is to show our street/neighborhood/community as WE all would like to keep it. Nice looking, well maintained, and taking pride where we live. There is just getting to be too much industrialization going on here & most of us would like to see that business like atmosphere where it belongs, and not where we live.

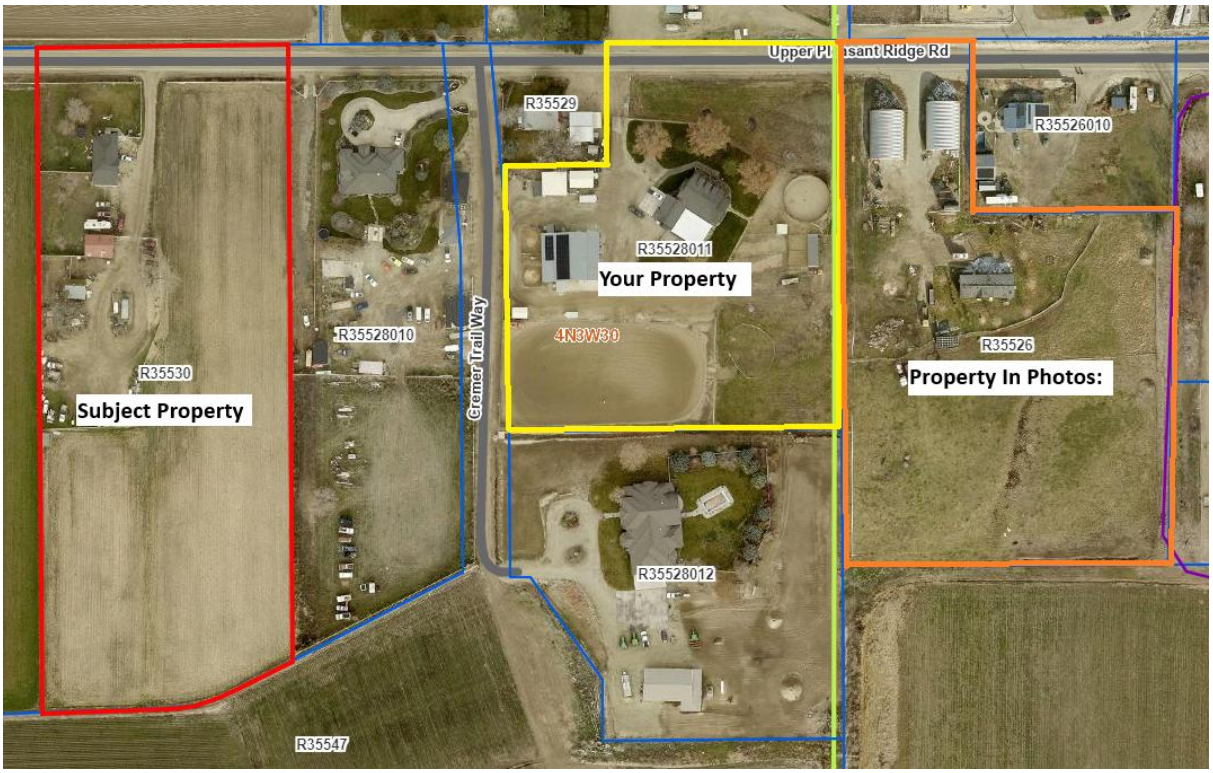
From: Amber Lewter <Amber.Lewter@canyoncounty.id.gov>
Sent: Monday, March 2, 2026 4:51 PM
To: keithcochran711@gmail.com
Cc: conorcheney@yahoo.com; vferkin@gmail.com; Rcwhittig@gmail.com; 'Connie Lou Aebischer' <connielou@tvpidaho.com>; staci.vanostran@gmail.com; edmcfarlandss69@gmail.com; 'JAYNE ARBON' <arbonruj@msn.com>
Subject: RE: [External] Jimenez Fencing LLC 17665 Upper Pleasant Ridge Rd

Hello Keith,

Thank you for your comments and pictures. I know you were disappointed that you weren't able to present the pictures at the Planning and Zoning Hearing because it was past the materials deadline. I wanted to assure you that I have received them and they will be included in the Staff Report for the Commissioners to review.

At the hearing, when you are speaking about them, reference the Exhibit number. The Staff Report with the Exhibits will be available online by March 19, 2026. If I had the exhibit number now, I would give it to you.

One thing I noticed is that the property in the pictures with the aerial prior to June 2020 and after the current ownership in June 2022 is not the subject property, as well as the last few pictures in the current photos. The parcel in the photos is parcel R35526, adjacent to you to the east. Parcel R35526 did have a code enforcement violation. The property owners have worked with Canyon County to abate the violation, and the case was closed on January 29, 2025 (CDEF2023-0112). The subject property is two properties to the west of you, parcel R35530.



Although the Commissioners and Staff always appreciate public input, it is best if the comments are specific to the subject property and the proposed use. If you would like to add additional comments or photos, you certainly can by the materials deadline of March 16, 2026.

Here is the criteria the Board must review:

07-07-05: HEARING CRITERIA:
The presiding party shall consider each conditional use permit application by finding adequate evidence to answer the following questions in its FCOs:

(1) Is the proposed use permitted in the zone by conditional use permit;
(2) What is the nature of the request;
(3) Is the proposed use consistent with the comprehensive plan;
(4) Will the proposed use be injurious to other property in the immediate vicinity and/or negatively change the essential character of the area;
(5) Will adequate water, sewer, irrigation, drainage and stormwater drainage facilities, and utility systems be provided to accommodate the use;
(6) Does legal access to the subject property for the development exist or will it exist at the time of development;
(7) Will there be undue interference with existing or future traffic patterns; and
(8) Will essential services be provided to accommodate the use including, but not limited to, school facilities, police and fire protection, emergency medical services, irrigation facilities, and will the services be negatively impacted by such use or require additional public funding in order to meet the needs created by the requested use? (Ord. 16-001, 1-8-2016)

Please let me know if you have any questions. I will see you at the hearing on March 26, 2026.

Sincerely,


Exhibit 6aiv:
Vermeer















Exhibit 5b:

From: JAYNE ARBON
Mail received time: Fri, 6 Mar 2026 23:49:52
Sent: Fri, 6 Mar 2026 23:49:43
To: Amber Lewter
Cc: Russ
Subject: [External] Case No. CU2025-0013-APL: Juan Jimenez-Arredondo hearing on March 26, 2026
Importance: Normal
Sensitivity: None
Archived: Wednesday, March 11, 2026 4:40:09 PM

Canyon County Board of County Commissioners,

We, Russell and Jayne Arbon, owners and residents of property at 17729 Upper Pleasant Ridge Rd, Caldwell, ID 83607, adjacent to the location of the case, submitted business activity information and concerns to the Planning and Zoning Committee on 11/24/2025. The following is subsequent 2025-2026 information for your consideration in the above matter:

On 2/1/2025, we, along with numerous neighbors, attended the public meeting regarding property owner Juan Jimenez's request for a CUP. Jimenez sent his attorney and did not show up until approximately 20 minutes after the meeting started at 11 am, even though we saw his vehicle parked at his residence on our way to the meeting. The attorney made a number of false statements, such as Jimenez living in the house on the property and that he started the variance process with the county because "he wants to do the right thing". All the neighbors voiced their concerns of a fencing business being run out of an area zoned for ag use, and that it will negatively impact the character of the neighborhood.

With the ongoing business activity taking place without a CUP, Russ recorded in notes, videos and photos as follows:
7/22/25: 5:44 am: photo of start of business activity

7/30/25: A new dog (german shepard) was put into the staging area, around 9 pm. It barked on and off all night until one of the workers showed up at 6 am. Heard the dog yelp and barking stopped.

9/4/25: 6:29 am: Video of start of business activity

10/22/25: Barking and howling from 12 am to 5 am when worker showed up

10/23/25: Barking and howling from 12 am with 2 hr break until 8 am. Called CC Sheriff's office. They then had Animal Control return my call. Deputy Tweedy issued Jimenez a warning ticket

11/19/25: 6:00 am: Observed business activity and made note but no video

1/23/26: Incessant barking multiple times in the night until worker showed up at 5:30

1/25/26: Same barking pattern until 7:15 am

1/26/26: Same barking pattern until 6:45 am. Called CC Sheriff's dept again and received a call from Deputy Tweedy who left a warning ticket with occupant in the house. Deputy Tweedy said if this doesn't solve the barking problem, we would have to file a noise complaint for disturbance and would it have to go to court. This warning ticket also was ineffective. Incessant barking continues to present so now having to sleep with white noise machine.

Additional dates and times of business activity have been recorded after CUP was denied:

2/4/26: 7:10 am: video
2/7/26: 7:13 am: video
2/11/16: 6:54 am: photo
2/13/26: 6:52 am: photo
2/15/26: 6:45 am: noted
2/16/26: 7:04 am: photo
2/18/26: 7:26 am: photo
2/21/26: 8 am: video
2/25/26: 7:11: video

In summary, our concerns are as follows: Juan Jimenez purchased the property and began operating a commercial business without going through the proper procedures, with total disregard for the neighbors, and continues to operate after the CUP was denied on 12/4/25. The evidence we have substantiates this. We believe that his non-compliant behavior is an indication that if he were to be issued a CUP, the lights of the proposed shop and noise levels of the business operation (and dog) will become an even bigger disturbance and have a greater negative impact the character and property values of the neighborhood. His defiance of not being allowed to operate a business at this location without going through the proper steps opens up the possibilities of additional infringements in the future. We also believe that he will end up using all of the acreage for business use in a short period of time if given a CUP.

Thank you in advance for your consideration.

Russ and Jayne Arbon

Sent from my iPad

July 22, 2025:



September 4, 2025:

Video

January 22, 2026:



February 4, 2026:

Video

February 7, 2026:

Video



February 11, 2026:



February 13, 2026:



February 16, 2026:



February 18, 2026:



February 21, 2026:

Video

February 25, 2026:

Video

Exhibit 6:

EXHIBIT VI

Additional Supplemental Documents

Received by: March 16, 2026

-

Board of County Commissioners

Case #: CU2025-0013-APL

Hearing Date: March 26, 2026

Exhibit 6a:

Appeal of Denial of CUP Case No. CU2025-0013

Applicant: Juan Jimenez-Arredondo

Presentation to the Canyon County Board of County Commissioners

Public Hearing: March 26, 2026, at 1:30 pm

Presenter: Matthew Parks, Clark Wardle LLP

Juan Jimenez-Arredondo appeals the Canyon County Planning and Zoning Commission's denial of his conditional use permit application for a staging area and contractor shop for his landscaping and fencing company on a 5.95-acre agricultural parcel.

The appeal argues the denial lacks substantial evidence and conflicts with the Commission's own findings of compliance with most required criteria.

Summary of Appeal Grounds

Because the Commission found this CUP compliant with most of the County's express criteria yet denied it based on two generalized concerns-then concluded, without explanation, that "no action can be taken" to mitigate-its decision:

- *fails Idaho's reasoned-statement requirement,*
- *is unsupported by substantial evidence,*
- *and misapplies conditional-use framework that is designed to approve compatible uses with enforceable conditions rather than deny them by conclusory assertion.*

Requested Action

Relief Requested

- *Reverse the denial and approve the CUP with reasonable conditions*
- OR
- *Remand for adequate findings and a legally sufficient reasoned statement*

Why Relief Is Warranted

- *FCOS finds broad compliance with nearly all criteria*
- *Denial rests on two findings unsupported by substantial evidence or adequate rationale*

Legal Standard: Reasoned Statement

- *Identification of relevant criteria and standards*
- *Statement of contested facts relied upon*
- *Explanation of the rationale connecting facts to the decision*

<u>Deficiency in FCOS</u>

- *Does not explain why conditions cannot mitigate impacts*
- *Does not explain why two criteria override multiple compliance findings*

FCOS Findings: Compliance

The FCOS expressly finds compliance with:

- *Use allowed by CUP in the zone*
- *Comprehensive Plan consistency*
- *Adequate utilities, water, sewer, irrigation, stormwater*
- *Legal access (with Highway District conditions)*
- *Essential services*
- *Article 14 use standards (screening, off-site work, on-site parking)*

These findings support approval with conditions.

Injury / Character Finding: Evidence Gap

FCOS relies on:

- *Testimony about peace/quiet, rural lifestyle, investment concerns*
- *Fears of noncompliance with hours*
- *Generalized concerns about noise, dust, traffic, lighting*

But FCOS identifies no objective evidence:

- *No noise study*
- *No dust/lighting analysis*
- *No property value evidence*

Conclusion:

- *Not substantial evidence*
- *Appears arbitrary*

Traffic Finding: Contradicted by Record

Record Evidence:

- *Highway District No. 4: does not oppose*
- *ITE Trip Generation: ~36 daily trips*

FCOS relies instead on:

- *Anecdotal testimony about speeding, children, bus stop*
- *Traffic from multiple properties, not this proposal*

Deficiency:

- *No objective evidence tying this project to "undue interference"*

CUP Framework: Conditions Are the Tool

Idaho Code § 67-6512

- *CUPs are designed for flexibility*
- *Conditions are the mechanism to mitigate impacts*

FCOS acknowledges this authority but concludes:

- *"No action can be taken" to mitigate impacts*
- *Provides no explanation of what conditions were considered or rejected*

Result:

- *Misapplication of CUP standards*
- *Inadequate rationale under § 67-6535(2)*

Inconsistent Approvals and Denials: Similar Unpermitted Use Nearby

FCOS notes nearby land uses include:

- *agricultural operations adjacent;*
- *residential properties on agricultural parcels;*
- *and within 1-2 miles:*
  - *a feedlot and gravel pits; and*
  - *an unpermitted use similar to the proposed use to the east with an open code enforcement violation.*

Undercuts categorical “character” objections

CUP denial was arbitrary

Requested Decision

Option A (Preferred):

- *Reverse and approve the CUP with reasonable conditions supported by the record*

Option B:

- *Reverse and remand for adequate findings and a legally sufficient reasoned statement*