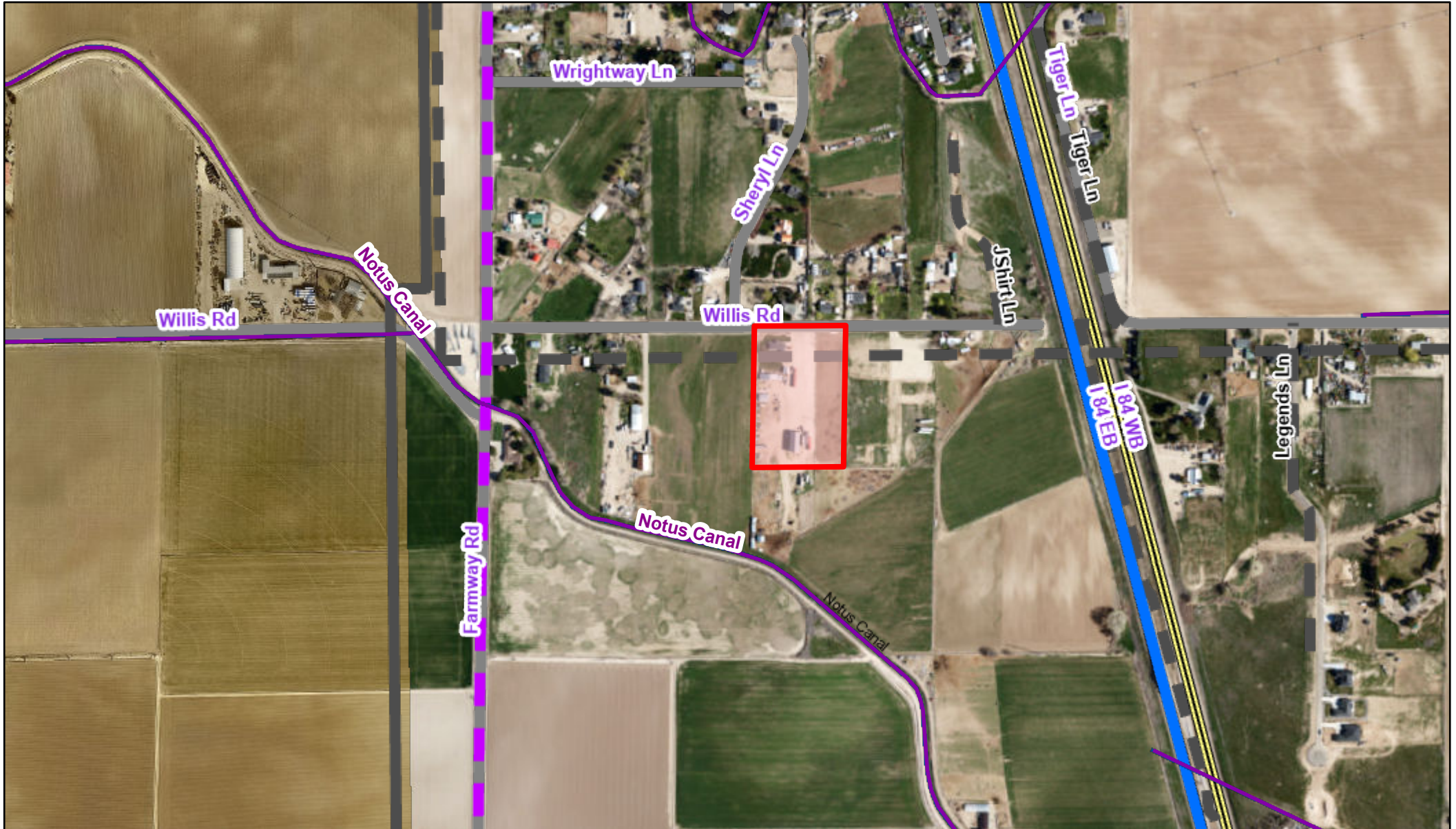


# Canyon County, ID Web Map



2/15/2024, 4:14:46 PM



Multiple Parcel Search \_Query result

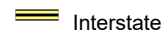


Hydro\_NHDFlowline



Hydro\_NHDFlowline

CanyonCountyRoads



Interstate

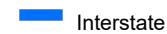


Roads



CC\_PrivateRoads

ITDFunctionalClassification



Interstate

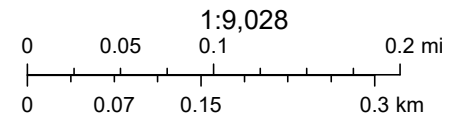


Major Collector

Urban\_2023



Red: Red



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 | Nampa GIS | City of Nampa |



**CONDITIONAL USE PERMIT**  
**PUBLIC HEARING - MASTER APPLICATION**

<b>PROPERTY OWNER</b>	OWNER NAME: Jose Rogel	
	MAILING ADDRESS: 15741 Willis Rd Caldwell, Id 83607	
	PHONE: [REDACTED]	EMAIL: [REDACTED]
<p>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.</p> <p>Signature: <u>Jose Rogel</u> Date: <u>1/15/24</u></p>		

<b>APPLICANT: IF DIFFERING FROM THE PROPERTY OWNER</b>	APPLICANT NAME: Mariela Melchor	
	COMPANY NAME: J. Rogel Trucking LLC	
	MAILING ADDRESS: 15741 Willis Rd Caldwell, Id 83607	
	PHO: [REDACTED]	EMAIL: [REDACTED]

<b>SITE INFO</b>	STREET ADDRESS: 15741 Willis Rd Caldwell, ID 83607	
	PARCEL NUMBER: R34550	
	PARCEL SIZE: 5 acres	
	REQUESTED USE: Staging Area	
	FLOOD ZONE (YES/NO) <u>X</u>	ZONING DISTRICT: <u>A</u>

**FOR DSD STAFF COMPLETION ONLY:**

CASE NUMBER: <u>CU2024-0006</u>	DATE RECEIVED: <u>2-15-24</u>
RECEIVED BY: <u>LISTER</u>	APPLICATION FEE: <u>\$950</u> / <u>CK</u> MO CC CASH

#6603



# CONDITIONAL USE PERMIT

## PUBLIC HEARING - CHECKLIST

### CONDITIONAL USE PERMIT - CCZO Section 07-07-05

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

Description	Applicant	Staff
Master Application completed and signed		✓
Letter of Intent (see standards on next page)		✓
Site Plan (see standards on next page)		✓
Land Use Worksheet		✓
Neighborhood Meeting sheet/letter completed and signed		✓
Proof of application/communication with (varies per application):		•
Southwest District Health		✓
Irrigation District		✓
Fire District		✓
Highway District/ Idaho Transportation Dept.		✓
Area of City Impact		N/A
Deed or evidence of property interest to the subject property		✓
<b>Fee: \$950.00</b>		
<b>\$600.00 (CUP Modification)</b>		✓
<b>**Fees are non-refundable**</b>		

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

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

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

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

J Rogel Trucking LLC  
Rogel Trucking LLC  
15741 Willis Rd  
Caldwell, ID 83607  
rogeltruckingllc@yahoo.com  
January 2, 2024

To whom it may concern,  
Canyon County Development Services  
1115 Albany Street  
Caldwell, ID 83605

Dear To whom it may concern,:

We are long-time residents of the county, and we are writing to explain the reasons for which we are applying for the conditional use permit. We have run and owned our business for over ten years. Our business is a small family owned trucking company. We are requesting the permit to allow our equipment to be parked on site when it is not on the road. As explained to us a *Staging area* for our company trucks and trailers. Companies are J Rogel Trucking LLC and Rogel Trucking LLC, both owned and operated by Jose Rogel and Mariela Melchor.

We currently don't have a sign up but if necessary will set one up on the premises. Our water source is from a private well. Our irrigation services come from Black Canyon Irrigation District located out of Notus, ID. We have approximately 6 acres of Alfalfa-Hay that are irrigated. All of our equipment is correctly registered and numbered according to the FMCSA (Federal Motor Carrier Safety Association) and ITD (Idaho Transportation Department).

We currently own 11 tractor trailer combinations which are used for custom hauling. All products hauled with the use of our equipment are all products loaded and unloaded off site. Nothing is loaded on-site.

On a daily we are dispatched by JR Simplot and/or Medelez Inc. This consists of a year round job. We haul potatoes from one off-site location and deliver it to either the JR Simplot plants based out of Caldwell or Ontario, OR. During harvest season we haul local ag products from the field location (varies) to different warehouses or sheds throughout the general region.

Our business hours vary since the warehouse/plant site hours vary and there really isn't a general set of hours. We do encourage most of our drivers to not park onsite when it is very late into the night. For the most part they are very accommodating and stay away.

The general purpose of this letter is to explain what is done on the property. The tractor drivers arrive at various hours throughout the day and night and park the equipment and go home or come over and take their assigned equipment and go about their job going and loading the product and delivering it to their destinations. It's basically run 24 hours but the equipment is only on the premises about 20 percent of the



To whom it may concern,

January 2, 2024

Page 2

time if that. The general use of the lot on the property is used for parking the equipment when it is not being used. If there is any general work being done on the property is general maintenance if necessary of the equipment; otherwise the equipment is taken to a shop/mechanic off-site and the work is done there.

Our company consists of 12 employees which are mostly company drivers and one office employee. All other visitors are family and friends that lives off the premises that come and go.

Until now we had not been faced with any negativity or complaints.

The most common negative impact of the use of heavy equipment is the noise it emits. We are well aware of that and have instructed our drivers and others who come and go. To try to quickly and effectively park the equipment and shut off properly and in a timely manner.

Sincerely,

A handwritten signature in black ink, appearing to read 'M. Melchor', with a stylized flourish at the end.

Mariela Melchor

## **STANDARDS**

<b>SITE/OPERATION PLAN – CCZO Section 07-02-03</b>	
A scaled drawing showing:	
<ul style="list-style-type: none"> <li>- The parcel and all existing and proposed uses and structures and roads all with dimensions, distances, and private and public road names.</li> <li>- Includes lot lines, lot area, parking spaces, private roadways, walkways, topographic features, reserved open space, buildings and other structures, major landscape features, and the location of proposed utility easements.</li> </ul>	
A plan of action to include:	
<ul style="list-style-type: none"> <li>- Time requirements, the commencement of the operation, hours of operation, noise levels, dust levels, air and water quality, raw material delivery, finished product and marketing, site improvements, public and private facilities, public amenities, and infrastructure.</li> </ul>	

<b>LETTER OF INTENT – CCZO Section 07-07-05</b>
State the nature of the request. Include, a description of business operations, such as a number of employees, hours of operation, delivery and shipping.
Consistency with the Comprehensive Plan (CCZO Section 07-07-05(3))
Address potential impacts to property in the immediate vicinity and character of the area (CCZO Section 07-07-05(4))
Demonstrate how facility and utilities such as water, sewer, irrigation, drainage and stormwater drainage, will be provided.
Demonstrate legal access
Address potential impacts to existing or future traffic patterns.
Address potential impacts to essential services such as schools, irrigation facilities and emergency services.
If the use will create impacts, provide measures to mitigate impacts.

<b>CONTRACTOR SHOP (07-14-09) - REQUIRED</b>	<b>Applicant</b>	<b>Staff</b>
Demonstrate how the use will be contained within a building or behind a sight-obscuring fence.		

<b>MINERAL EXTRACTION (07-14-19) - REQUIRED</b>	<b>Applicant</b>	<b>Staff</b>
Show how the 30' setbacks on all sides will be met.		
Name of operator/extractor		
Duration of proposed use: Commencement & Completion dates		
Provide an approved reclamation from Idaho Dept. Of Lands		
Location of proposed pits and accessory uses		

<b>WIND FARM (07-14-33) - REQUIRED</b>	<b>Applicant</b>	<b>Staff</b>
Need to include on the site plan: lot size, configuration, proximity to structures, topography, viewsheds.		

<b>MINISTORAGE FACILITY (07-14-29) - REQUIRED</b>	<b>Applicant</b>	<b>Staff</b>
Demonstrate how materials will not be sold or delivered to customers directly from the storage compartment.		

<b>MANUFACTURING/PROCESSING OF HAZARDOUS CHEMICALS/GASES (07-14-15) - REQUIRED</b>	<b>Applicant</b>	<b>Staff</b>
Show 300' setbacks from any property line		
Show 1,000 setback from any residential district		
Demonstrate how chemicals/gases will be stored within an enclosed structure.		
Demonstrate how the use will be gates and fenced with 8' high security fencing.		
Provide documentation from the local fire district approving the location and plan.		
Include maps and engineering drawings showing proposed drainage, proposed sewer system design, the depth of the water table, soil composition, all existing surface water, and all existing uses within one-fourth (1/4) mile of the property. The applicant shall also furnish evidence that the dangerous characteristics of the particular process or activity in question have been, or shall be, eliminated or minimized sufficiently so as not to create a public nuisance or be detrimental to the public health, safety, or welfare.		
The facility must register and maintain current hazardous waste generation notification as required by Environmental Protection Agency and/or Idaho Department of Environmental Quality and provide such proof of registration		

<b>STAGING AREA (07-14-15) - REQUIRED</b>	<b>Applicant</b>	<b>Staff</b>
Demonstrate how all work will be conducted off-site, business vehicles will remain operable and parked on-site, and employees/persons on the premises for parking and business vehicle pickup all maintained on-site.		

Willis Rd

Willis Rd

15741 Willis RD  
Caldwell ID  
83607



Handwritten blue scribbles.



# LAND USE WORKSHEET

PLEASE CHECK ALL THAT APPLY TO YOUR REQUEST:

## GENERAL INFORMATION

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

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

3. **IRRIGATION WATER PROVIDED VIA:** gated pipe  
☐ 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: Wire Height: \_\_\_\_\_

8. **STORMWATER:** ☐ Retained on site ☐ Swales ☐ Ponds ☐ Borrow Ditches  
☐ Other: \_\_\_\_\_

9. **SOURCES OF SURFACE WATER ON OR NEARBY PROPERTY:** (i.e. creeks, ditches, canals, lake)  
ditches, irrigation canal

**RESIDENTIAL USES****1. NUMBER OF LOTS REQUESTED:**

- ☐ Residential \_\_\_\_\_ ☐ Commercial \_\_\_\_\_ ☐ Industrial \_\_\_\_\_  
☐ Common \_\_\_\_\_ ☐ Non-Buildable \_\_\_\_\_

**2. FIRE SUPPRESSION:**

- ☐ Water supply source: \_\_\_\_\_

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

- ☐ Sidewalks ☐ Curbs ☐ Gutters ☐ Street Lights ☐ None

**NON-RESIDENTIAL USES****1. SPECIFIC USE:**

Staging Area

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

- |                                    |                 |    |                 |
|------------------------------------|-----------------|----|-----------------|
| <input type="checkbox"/> Monday    | <u>12:00 am</u> | to | <u>11:59 pm</u> |
| <input type="checkbox"/> Tuesday   | <u>"</u>        | to | <u>"</u>        |
| <input type="checkbox"/> Wednesday | <u>"</u>        | to | <u>"</u>        |
| <input type="checkbox"/> Thursday  | <u>"</u>        | to | <u>"</u>        |
| <input type="checkbox"/> Friday    | <u>"</u>        | to | <u>"</u>        |
| <input type="checkbox"/> Saturday  | <u>"</u>        | to | <u>"</u>        |
| <input type="checkbox"/> Sunday    | <u>"</u>        | to | <u>"</u>        |

**3. WILL YOU HAVE EMPLOYEES?** ☒ Yes If so, how many? 12 ☐ 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? 15

Is there is a loading or unloading area? NO

**ANIMAL CARE-RELATED USES**

**1. MAXIMUM NUMBER OF ANIMALS:** \_\_\_\_\_

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

☐ Building    ☐ Kennel    ☐ Individual Housing    ☐ Other \_\_\_\_\_

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

☐ Building    ☐ Enclosure    ☐ Barrier/Berm    ☐ Bark Collars

**4. ANIMAL WASTE DISPOSAL**

☐ Individual Domestic Septic System    ☐ Animal Waste Only Septic System

☐ Other: \_\_\_\_\_

## **Notice of Neighborhood Meeting Conditional Use Permit Pre-application requirement for a Public Hearing**

Dear Neighbor,

We are in the process of submitting an application for a Conditional Use Permit (or variance, zoning ordinance map amendment, expansion or extension 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 (Staging Area) is applied.

The Neighborhood Meeting details are as follows:

Date: **Tuesday, January 16, 2024**

Time: **7:15 pm**

Location: Caldwell Public Library (Dean Miller Community Room)

Property description: 15741 Willis Rd Caldwell, ID 83607

The project is summarized below: Conditional Use Permit for Semi-Truck Staging Area for J. Rogel Trucking LLC and Rogel Trucking LLC.

Site Location: 15741 Willis Rd Caldwell, ID 83607

Proposed access: Farmway Road onto Willis Rd onto Property.

Total acreage: 10 Acres

Proposed lots: Lots 1&4

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:

Mariela Melchor

[REDACTED]

Sincerely,



## NEIGHBORHOOD MEETING SIGN-UP

### CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 North 11<sup>th</sup> Avenue, #310, Caldwell, ID 83605

[zoninginfo@canyoncounty.id.gov](mailto: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: 15741 Willis Rd	Parcel Number:	
City: Caldwell	State: ID	ZIP Code: 83607
Notices Mailed Date:	Number of Acres: 5	Current Zoning:
Description of the Request: Sliding Area		

#### APPLICANT / REPRESENTATIVE INFORMATION

Contact Name: Jose Rogel		
Company Name: Rogel Trucking LLC		
Current address: 15741 Willis Rd		
City: Caldwell	State: ID	ZIP Code: 83607
Phone:	Cell:	Fax:
Email:		

#### MEETING INFORMATION

DATE OF MEETING: 01/16/2024	MEETING LOCATION: Caldwell Public Library	
MEETING START TIME: 7:30pm	MEETING END TIME: 8:15pm	
ATTENDEES:		
NAME (PLEASE PRINT)	SIGNATURE:	ADDRESS:
1. MARIA BANTISTER	Maria Bantister	15649 Willis Rd
2. MARCO BANTISTER	Marco Bantister	15649 Willis Rd
3. Josc Pelajo	Josc Pelajo	15649 Willis Rd
4. Josc Pelajo	Josc Pelajo	15649 Willis Rd
5. Bryan Wilson	Bryan Wilson	15877 Willis Rd
6.		
7.		
8.		
9.		

10.
11.
12.
13.
14.
15.
16.
17.
18.
19.
20.

**NEIGHBORHOOD MEETING CERTIFICATION:**

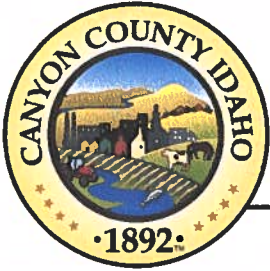
I certify that a neighborhood meeting was conducted at the time and location noted on this form and in accordance with Canyon County Zoning Ordinance § 07-01-15.

APPLICANT/REPRESENTATIVE (Please print):

Mariela Melchor

APPLICANT/REPRESENTATIVE (Signature): m mel

DATE: 01 / 16 / 24



## AGENCY ACKNOWLEDGMENT

Date: 01/17/24  
Applicant: JOSE ROGEL  
Parcel Number: R34850  
Site Address: 15741 Willis Rd Caldwell, Id 83607

### **SIGNATURES DO NOT INDICATE APPROVAL OR COMPLETION OF OFFICIAL REVIEW.**

The purpose of this form is to facilitate communication between applicants and agencies so that relevant requirements, application processes, and other feedback can be provided to applicants early in the planning process. Record of communication with an agency regarding the project can be submitted instead of a signature. After the application is submitted, impacted agencies will be sent a hearing notification by DSD staff and will have the opportunity to submit comments.

#### **Southwest District Health:**

☒ Applicant submitted/met for informal review.

Date: 01/18/2024 Signed: Anthony Lee  
Authorized Southwest District Health Representative  
(This signature does not guarantee project or permit approval)

#### **Fire District:**

District: \_\_\_\_\_

☒ Applicant submitted/met for informal review.

Date: 1-24-24 Signed: [Signature]  
Authorized Fire District Representative  
(This signature does not guarantee project or permit approval)

#### **Highway District:**

District: Notus-Parma Highway District

☒ Applicant submitted/met for informal review.

Date: 1-22-24 Signed: [Signature]  
Authorized Highway District Representative  
(This signature does not guarantee project or permit approval)

Approach to be improved and paved,

#### **Irrigation District:**

District: \_\_\_\_\_

☐ Applicant submitted/met for informal review.

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

#### **Area of City Impact**

City: \_\_\_\_\_

☐ Applicant submitted/met for informal review.

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

AGENCY LOCATION AND CONTACT		
<b>Southwest District Health</b>		
	Address	Phone Number
	13307 Miami Lane, Caldwell	(208) 455-5400
<b>Highway Districts</b>		
Agency	Address	Phone Number
Canyon	15435 ID-44, Caldwell	(208) 454-8135
Golden Gate	500 Golden Gate Ave. E, Wilder	(208) 482-6267
Nampa	4507 12 <sup>th</sup> Ave Road, Nampa	(208) 467-6576
Notus-Parma	106 S. 4 <sup>th</sup> Str., Parma	(208) 722-5343
<b>Idaho Transportation Department</b>		
	Address	Phone Number
	11331 W. Chinden Blvd., Boise	(208) 334-8300
<b>Fire Districts</b>		
Agency	Address	Phone Number
Caldwell Rural	310 S. Seventh Ave., Caldwell	(208) 896-4511
Homedale Rural	120 S. Main St., Homedale	(208) 337-3450
Kuna Rural	150 W. Boise St., Kuna	(208) 922-1144
Marsing Rural	303 Main St., Marsing	(208) 896-4796
Melba Rural	408 Carrie Rex, Melba	(208) 495-2351
Middleton Rural	302 E. Star Blvd., Middleton	(208) 585-6650
Nampa Rural	820 Second Str. South, Nampa	(208) 468-5770
Parma Rural	29200 HWY 95, Parma	(208) 722-6753
Star Rural	11665 State Str., Suite B, Star	(208) 286-7772
Upper Deer Flat Rural	9500 Missouri Ave., Nampa	(208) 466-3589
Wilder Rural	601 Patriot Way, Wilder	(208) 482-7563
<b>Irrigation Districts</b>		
Agency	Address	Phone Number
Famer Cooperative Ditch Co/Si	PO Box 69, Parma	(208) 722-2010
Farmers Union Ditch Co	PO Box 1474, Eagle	(208) 870-7919
Black Canyon	474 Elgin Ave., Notus	(208) 459-4141
Boise-Kuna	129 N. School Ave., Kuna	(208) 922-5608
Boise project Board of Control	2465 Overland Road, Boise	(208) 344-1141
Eureka	21766 Howe Road, Caldwell	(208) 250-8000
Franklin Ditch Co	3401 W. Pine Ave., Meridian	(208) 466-3819
Middleton Mill Ditch Co	PO Box 848, Middleton	(208) 585-3207
Nampa-Meridian	1503 1 <sup>st</sup> Str. South, Nampa	(208) 466-7861
New York	6616 W. Overland Road, Boise	(208) 378-1023
Pioneer	3804 S. Lake Ave., Caldwell	(208) 459-3617
Pioneer-Dixie	19724 Dixie River Road, Caldwell	(208) 454-1559
Riverside	PO Box 180, Greenleaf	(208) 722-2010
Settlers	PO Box 7571, Boise	(208) 343-5271
Siebenberg Cooperative Ditch Co	PO Box 642, Parma	kchamberlain.fcdc@gmail.com
Wilder	709 Cleveland Blvd., Caldwell	(208) 459-3421
Mason Creek Ditch Co	1905 Mason Rd., Caldwell	johnmcavoy48@yahoo.com
Poor Boy Ditch Co	PO Box 395, Greenleaf	(208) 407-7681 (F) 498-9690
Canyon County Water Co./Flake Ditch	PO Box 11/PO Box 6, Star	(208) 455-1735
<b>City Impact Area</b>		
Agency	Address	Phone Number
Caldwell	621 Cleveland Blvd., Caldwell	(208) 455-3000
Nampa	500 12 <sup>th</sup> Ave. S., Nampa	(208) 468-4430
Middleton	1103 W. Main St., Middleton	(208) 585-3133
Parma	305 N. 3 <sup>rd</sup> St., Parma	(208) 722-5138
Melba	401 Carrie Rex Ave., Melba	(208) 495-2722
Greenleaf	20523 Whittier Dr., Greenleaf	(208) 454-0552
Notus	375 Notus Road, Notus	(208) 459-6212
Homedale	31 W. Wyoming Ave., Homedale	(208) 337-4641
Star	10769 W. State St., Star	(208) 286-7247
Wilder	107 4 <sup>th</sup> St., Wilder	(208) 482-6204

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



# Re: Staging area

---

From: Mariela Rogel (rogelmariela@yahoo.com)

To: carl@blackcanyonirrigation.com

Date: Friday, February 9, 2024 at 02:39 PM MST

---

Good Afternoon,

Attached are docs you might need to revise and sign acknowledgment.

Please let us know if you need anything else.

Thanks

Mariela Melchor

Rogel Trucking LLC

J Rogel Trucking LLC

[REDACTED]

[REDACTED]

---

On Monday, January 22, 2024 at 08:33:36 AM MST, Carl Hayes <carl@blackcanyonirrigation.com> wrote:

Mariela,

I show that address next to the Notus Canal. The Right of Way for the Notus Canal is 100' please be sure that there are no encroachments within the ROW and that the change of use does not cause non-agricultural stormwater runoff to enter that Right of Way or the Notus Canal itself.

Thank you,

-Carl Hayes

-----Original Message-----

From: Mariela Rogel [REDACTED]  
Sent: Wednesday, January 17, 2024 2:51 PM  
To: Carl Hayes <[carl@blackcanyonirrigation.com](mailto:carl@blackcanyonirrigation.com)>  
Subject: Staging area

Hello,

I am reaching out regarding agency acknowledgment for a staging area conditional use permit for parking trucks.

15741 Willis Rd

Caldwell, ID 83607.

This is a prerequisite for applying for the permit.

Could you please follow up with me.

Thank you.

Mariela Melchor

Rogel Trucking LLC

J Rogel Trucking LLC

[REDACTED]

[REDACTED]

# APPLICATION-Acknowledgement Notice



**SOUTHWEST**  
DISTRICT HEALTH

Receipt

No: \_\_\_\_\_

Date: \_\_\_\_\_

\$100 Fee: \_\_\_\_\_

Document No: \_\_\_\_\_

(Official Use Only)

Parcel #: R34550

Acres: 5

Property Address: 15741 Willis Rd

City Caldwell

Zip Code 83607

Legal Description: Township 4N Range 3W Section 4

County \_\_\_\_\_

Subdivision: \_\_\_\_\_

Lot \_\_\_\_\_

Block \_\_\_\_\_

Applicants Name: Mariela Melchor

Email \_\_\_\_\_

Mailing Address: " "

Phone # \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

Applicant is : ☐ Landowner ☐ Contractor ☐ Installer ☒ Other b.manager Date: 01/18/24

Owners Name : Jose Rogel

Mailing Address : 15741 Willis Rd

Phone #: \_\_\_\_\_

City : Caldwell

State: ID

Zip Code: 83607

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

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

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

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

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

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

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

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

Description of proposal:

Staging area for semi-trucks

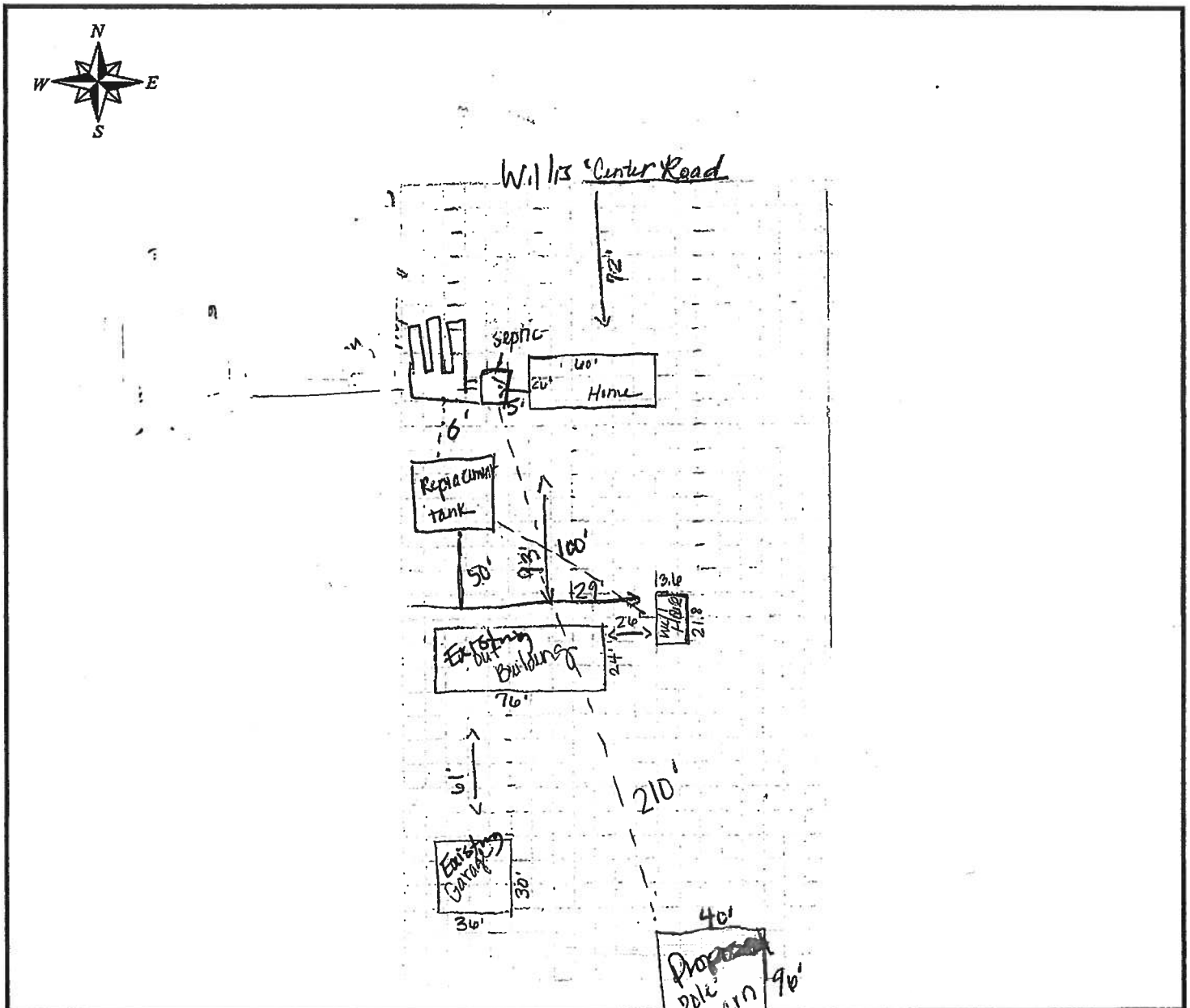
SIGNATURE: m. mel

DATE: 01/18/24

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

Please draw an aerial view of the property showing your proposal and the outline of buildings, property lines, well location(s), water lines, location of septic tank and drainfields, location of drainfield replacement area, ditches and streams, easements and right of ways, drive-way and parking area, cut banks, and location of street or road. Indicate dimensions and separation distances of each from septic tank and drainfield (see attached example).

### PLOT PLAN



SIGNATURE : *M. Rogers* DATE: 4/17/19

By my signature above, I certify that all answers and statements on this application are true and complete to the best of my knowledge. I understand that should evaluation disclose untruthful or misleading answers, my application may be rejected or my permit canceled. I accept the responsibility to notify Southwest District Health of any changes to the above information if performed prior to completion of the permitted system. I hereby authorize Southwest District Health to have access to this property for the purpose of conducting a site-evaluation.

Southwest District Health, Environmental Health Services

13307 Miami Lane  
Caldwell, ID 83607  
208.455.5400  
208.455.5405 (fax)

1008 East Locust  
Emmett, ID 83617  
208.365.6371  
208.365.4729 (fax)

1155 Third Avenue North  
Payette, ID 83661  
208.642.9321  
208.642.5098 (fax)

46 West Court  
Weiser, ID 83672  
208.549.2370  
208.549.2371 (fax)



5100



# Southwest District Health Department

920 Main Street  
Caldwell, Idaho 83605

For Office Use Only  
Document Number \_\_\_\_\_

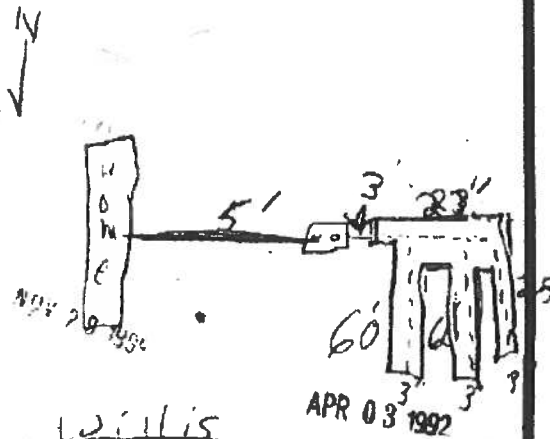
Site Eval. Charge \$50.00 Permit Fee \$50.00

Receipt # 2590 Receipt # 2590

Date 3-17-92 Date 3-17-92

## INDIVIDUAL SUBSURFACE SEWAGE DISPOSAL APPLICATION/PERMIT

A	Property Owner	<u>George Solis</u>	Legal Description	<u>Sec. 4 T 4N R 3W</u>		
P	Property Address	<u>15741 Willis Rd.</u>	Site Location	<u>Plot 3 Campground to Willis</u>		
L	City	<u>Caldwell</u>	County	<u>Blaine</u>		
I	City	<u>Caldwell</u>	County	<u>Blaine</u>		
C	New <input checked="" type="checkbox"/> Replacement <input type="checkbox"/> Lot size	<u>20A</u>	Proposed diagram showing location and dimensions  <u>will install a 500' drainfield</u>			
A	# of Bedrooms	<u>4</u>			Flow	gal
T	Septic tank	<u>1200</u>			Eff. area	<u>500 sq. ft.</u>
I	Type:	Standard <input checked="" type="checkbox"/> Alternate <input type="checkbox"/>				
O	Trench <input type="checkbox"/> Bed <input type="checkbox"/> Pit <input type="checkbox"/> Other <input type="checkbox"/>					
N	Soil textural classification	<u>B</u>				
/	Depth	<u>Impermeable layer</u>			ft	
S	to:	<u>Ext. permeable layer</u>			ft	
I	Distance to surface water	<u>400</u>			ft	
T	Static water table depth				ft	
E	Distance to well:	Owner's <u>100</u>	ft			
	(from drainfield)	Neighbors	ft			
V	Licensed Installer.					
A	X <u>George Solis</u>					
L	Applicant signature.					
X	Site evaluation inspection					
	EHS Signature	<u>060</u>	Date	<u>3/23/92</u>		
	The size of the drainfield will be determined at the time of the site evaluation inspection					
	PERMIT ISSUED					
	EHS Signature	<u>060</u>	Date	<u>3/23/92</u>		
	This application must be signed by a licensed Environmental Health Specialist before it is considered a valid permit. (Valid for one year)					
I	Septic tank	<u>1250 gal</u>	Mfr	<u>Pro cast</u>		
N	Standpipe	<u>18"</u>	Manhole depth	<u>18"</u>		
S	Absorption area	<u>504</u>	sq. ft.			
P	Dimensions: Width	<u>3 ft</u>	Length	<u>168 ft</u>		
E	Gravel	<u>2" deep</u>	Depth under pipe	<u>4 ft/in</u>		
C	Depth to pipe	<u>36"</u>	Dist. to well	ft		
T	Licensed installer or Owner installed					
I	Final EHS Approval					
O	EHS Signature	<u>035</u>	Date	<u>3/26/92</u>		
R	REMARKS:					
E	145					
P	20					
O	168					
R	3					
T	504					
	Travel	<u>015030</u>				
	Inspect	<u>015010</u>				



Installation shall comply with all applicable rules, regulations, and standards  
Caldwell 454-7608 Emmett 365-6371 Payette 642-9321 Weiser 549-2370 Nampa 465-8402  
NOTE: This is not a building permit, a building permit may be required by the County or City.

27

2018-017209

RECORDED

04/24/2018 02:31 PM

CHRIS YAMAMOTO

CANYON COUNTY RECORDER

Pgs=4 LBERG

\$15.00

TYPE: DEED

PIONEER TITLE CANYON - CALDWELL

ELECTRONICALLY RECORDED

## QUITCLAIM DEED

FOR VALUE RECEIVED, Melba Rogel, a married woman as her sole and separate property

Does hereby convey, release, remise and forever quit claim unto

Jose J Rogel Guadarrama, a married man as his sole and separate property, spouse of Grantor

whose current address is:

15741 Willis Rd Caldwell, ID 83607

the following described premises:

See Exhibit "A", which is attached to this Quitclaim Deed and made a part of this Quitclaim Deed as if fully set forth herein.

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

Date:

4/19/18

By:

Melba Rogel

Melba Rogel

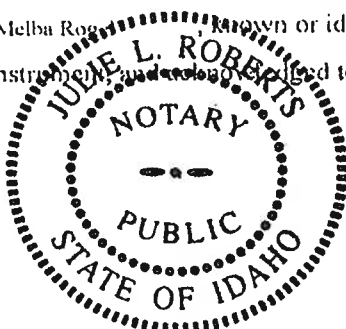
State of Idaho )  
S.S.

County of Canyon

On this 19th day of April, in the year 2018, before me,  
Julie L. Roberts, a notary public, personally appeared

Melba Rogel, known or identified to me to be the person whose name subscribed to the within

Instrument, and acknowledged to me that she executed the same.



Julie L. Roberts

Notary Public

My Commission Expires on

Residing at

10-15-2020  
Caldwell, ID

## EXHIBIT A

### Parcel 1:

A Parcel of land located in Government Lot 3 and Government Lot 4 of Section 4, Township 4 North, Range 3 West, Boise Meridian, Canyon County, Idaho. Being further described as follows:

#### BASIS OF BEARINGS:

The North line of Government Lot 3 of Section 4, Township 4 North, Range 3 West, Boise Meridian, derived from found monuments and taken as South 89°44'15" East with the distance between monuments found to be 1314.31 feet

BEGINNING at the Northwest corner of Government Lot 3 of Section 4, Township 4 North, Range 3 West, Boise Meridian, from which the Northwest corner of said Section 4 bears North 89°38'34" West a distance 1320.94 feet,  
thence along the North line of said Government Lot 3, South 89°44'15" East a distance of 158.01 feet,  
thence leaving said North line, South 01°35'26" West a distance of 579.87 feet,  
thence North 89°42'47" West a distance of 375.62 feet  
thence North 01°35'26" East a distance of 580.07 feet to the North line of Government Lot 4,  
thence along said North line, South 89°38'34" East a distance of 217.60 feet to the POINT OF BEGINNING.

TOGETHER WITH AND SUBJECT TO an access & Utilities Easement more particularly described as follows:

An easement located in Government Lot 3 of Section 4, Township 4 North, Range 3 West, Boise Meridian, Canyon County, Idaho. Being further described as follows:

#### BASIS OF BEARINGS:

The North line of Government Lot 3 of Section 4, Township 4 North, Range 3 West, Boise Meridian, derived from found monuments and taken as South 89°44'15" East with the distance between monuments found to be 1314.31 feet.

COMMENCING at the Northwest corner of Government Lot 3 of Section 4, Township 4 North, Range 3 West, Boise Meridian, from which the Northwest corner of said Section 4 bears North 89°38'34" West a distance of 1320.94 feet; thence along the North line of said Government Lot 3, South 89°44'15" East a distance of 143.01 feet to the POINT OF BEGINNING;  
thence continuing along said North line, South 89°44'15" East a distance of 30.01 feet;  
thence leaving said North line, South 01°35'26" West a distance of 508.28 feet;  
thence along a curve to the left with a radius of 20.00 feet and a central angle of 64°03'20" an arc length of 22.36 feet with a chord bearing of South 30°26'14" East, and a chord distance of 21.21 feet;  
thence from a tangent which bears South 62°27'54" East, along a curve to the right with a radius of 60.00 feet and a central angle of 308°06'40" an arc length of 322.65 feet with a chord bearing of North 88°24'34" West, and a chord distance of 52.50 feet;  
thence from a tangent which bears North 65°38'46" East, along a curve to the left with a radius of 20.00 feet and a central angle of 64°03'20" an arc length of 22.36 feet with a chord bearing of North 33°37'06" East, and a chord distance of 21.21 feet;  
thence North 01°35'26" East a distance of 507.59 feet to the POINT OF BEGINNING.

### Parcel 2:

A Parcel of land located in Government Lot 3 of Section 4, Township 4 North, Range 3 West, Boise Meridian, Canyon County, Idaho. Being further described as follows:

#### BASIS OF BEARINGS:

The North line of Government Lot 3 of Section 4, Township 4 North, Range 3 West, Boise Meridian, derived from found monuments and taken as South 89°44'15" East with the distance between monuments found to be 1314.31 feet.

COMMENCING at the Northwest corner of Government Lot 3 of Section 4, Township 4 North, Range 3 West, Boise Meridian, from which the Northwest corner of said Section 4 bears North 89°38'34" West a distance of 1320.94 feet; thence along the North line of said Government Lot 3, South 89°44'15" East a distance of 158.01 feet to the POINT OF BEGINNING;  
thence continuing along said North line, South 89°44'15" East a distance of 375.61 feet;  
thence leaving said North line, South 01°26'24" West a distance of 580.00 feet;  
thence North 89°42'47" West a distance of 377.13 feet;  
thence North 01°35'26" East a distance of 579.87 feet to the POINT OF BEGINNING.

TOGETHER WITH AND SUBJECT TO an access & Utilities Easement more particularly described as follows:

An easement located in Government Lot 3 of Section 4, Township 4 North, Range 3 West, Boise Meridian, Canyon County, Idaho. Being further described as follows:

**BASIS OF BEARINGS:**

The North line of Government Lot 3 of Section 4, Township 4 North, Range 3 West, Boise Meridian, derived from found monuments and taken as South 89°44'15" East with the distance between monuments found to be 1314.31 feet.

COMMENCING at the Northwest corner of Government Lot 3 of Section 4, Township 4 North, Range 3 West, Boise Meridian, from which the Northwest corner of said Section 4 bears North 89°38'34" West a distance of 1320.94 feet; thence along the North line of said Government Lot 3, South 89°44'15" East a distance of 143.01 feet to the POINT OF BEGINNING;  
thence continuing along said North line, South 89°44'15" East a distance of 30.01 feet;  
thence leaving said North line, South 01°35'26" West a distance of 508.28 feet;  
thence along a curve to the left with a radius of 20.00 feet and a central angle of 64°03'20" an arc length of 22.36 feet with a chord bearing of South 30°26'14" East, and a chord distance of 21.21 feet;  
thence from a tangent which bears South 62°27'54" East, along a curve to the right with a radius of 60.00 feet and a central angle of 308°06'40" an arc length of 322.65 feet with a chord bearing of North 88°24'34" West, and a chord distance of 52.50 feet;  
thence from a tangent which bears North 65°38'46" East, along a curve to the left with a radius of 20.00 feet and a central angle of 64°03'20" an arc length of 22.36 feet with a chord bearing of North 33°37'06" East, and a chord distance of 21.21 feet;  
thence North 01°35'26" East a distance of 507.59 feet to the POINT OF BEGINNING.

**Parcel 3:**

A Parcel of land located in Government Lot 3 of Section 4, Township 4 North, Range 3 West, Boise Meridian, Canyon County, Idaho. Being further described as follows:

**BASIS OF BEARINGS:**

The North line of Government Lot 3 of Section 4, Township 4 North, Range 3 West, Boise Meridian, derived from found monuments and taken as South 89°44'15" East with the distance between monuments found to be 1314.31 feet.

COMMENCING at the Northwest corner of Government Lot 3 of Section 4, Township 4 North, Range 3 West, Boise Meridian, from which the Northwest corner of said Section 4 bears North 89°38'34" West a distance of 1320.94 feet; thence along the North line of said Government Lot 3, South 89°44'15" East a distance of 158.01 feet; thence leaving said North line, South 01°35'26" West a distance of 579.87 feet to the POINT OF BEGINNING;  
thence South 89°42'47" East a distance of 377.13 feet;  
thence South 01°26'24" West a distance of 769.16 feet to the South line of said Government Lot 3;  
thence along said South line, North 89°41'44" West a distance of 173.65 feet to the Northerly right-of-way of the Notus Canal;  
thence along said right-of-way, North 47°48'36" West a distance of 270.58 feet;  
thence leaving said right-of-way, North 01°35'26" East a distance of 588.39 feet to the POINT OF BEGINNING.

TOGETHER WITH AND SUBJECT TO an access & Utilities Easement more particularly described as follows:

An easement located in Government Lot 3 of Section 4, Township 4 North, Range 3 West, Boise Meridian, Canyon County, Idaho. Being further described as follows:

**BASIS OF BEARINGS:**

The North line of Government Lot 3 of Section 4, Township 4 North, Range 3 West, Boise Meridian, derived from found monuments and taken as South 89°44'15" East with the distance between monuments found to be 1314.31 feet.

COMMENCING at the Northwest corner of Government Lot 3 of Section 4, Township 4 North, Range 3 West, Boise Meridian, from which the Northwest corner of said Section 4 bears North 89°38'34" West a distance of 1320.94 feet; thence along the North line of said Government Lot 3, South 89°44'15" East a distance of 143.01 feet to the POINT OF BEGINNING;  
thence continuing along said North line, South 89°44'15" East a distance of 30.01 feet;  
thence leaving said North line, South 01°35'26" West a distance of 508.28 feet;



thence along a curve to the left with a radius of 20.00 feet and a central angle of 64°03'20" an arc length of 22.36 feet with a chord bearing of South 30°26'14" East, and a chord distance of 21.21 feet;  
thence from a tangent which bears South 62°27'54" East, along a curve to the right with a radius of 60.00 feet and a central angle of 308°06'40" an arc length of 322.65 feet with a chord bearing of North 88°24'34" West, and a chord distance of 52.50 feet;  
thence from a tangent which bears North 65°38'46" East, along a curve to the left with a radius of 20.00 feet and a central angle of 64°03'20" an arc length of 22.36 feet with a chord bearing of North 33°37'06" East, and a chord distance of 21.21 feet;  
thence North 01°35'26" East a distance of 507.59 feet to the POINT OF BEGINNING.

**Parcel 4:**

A Parcel of land located in Government Lot 3 and Government Lot 4 of Section 4, Township 4 North, Range 3 West, Boise Meridian, Canyon County, Idaho. Being further described as follows:

**BASIS OF BEARINGS:**

The North line of Government Lot 3 of Section 4, Township 4 North, Range 3 West, Boise Meridian, derived from found monuments and taken as South 89°44'15" East with the distance between monuments found to be 1314.31 feet.

COMMENCING at the Northwest corner of Government Lot 3 of Section 4, Township 4 North, Range 3 West, Boise Meridian, from which the Northwest corner of said Section 4 bears North 89°38'34" West a distance of 1320.94 feet; thence along the North line of said Government Lot 3, South 89°44'15" East a distance of 158.01 feet; thence leaving said North line, South 01°35'26" West a distance of 579.87 feet to the POINT OF BEGINNING;  
thence continuing, South 01°35'26" West a distance of 588.39 feet to the Northerly right-of-way of the Notus Canal;  
thence along said right-of-way, North 47°48'36" West a distance of 348.26 feet;  
thence continuing along said right-of-way, North 76°17'44" West a distance of 113.62 feet;  
thence leaving said right-of-way, North 01°35'26" East a distance of 329.37 feet;  
thence South 89°42'47" East a distance of 375.62 feet to the POINT OF BEGINNING.

TOGETHER WITH AND SUBJECT TO an access & Utilities Easement more particularly described as follows:

An easement located in Government Lot 3 of Section 4, Township 4 North, Range 3 West, Boise Meridian, Canyon County, Idaho. Being further described as follows:

**BASIS OF BEARINGS:**

The North line of Government Lot 3 of Section 4, Township 4 North, Range 3 West, Boise Meridian, derived from found monuments and taken as South 89°44'15" East with the distance between monuments found to be 1314.31 feet.

COMMENCING at the Northwest corner of Government Lot 3 of Section 4, Township 4 North, Range 3 West, Boise Meridian, from which the Northwest corner of said Section 4 bears North 89°38'34" West a distance of 1320.94 feet; thence along the North line of said Government Lot 3, South 89°44'15" East a distance of 143.01 feet to the POINT OF BEGINNING;  
thence continuing along said North line, South 89°44'15" East a distance of 30.01 feet;  
thence leaving said North line, South 01°35'26" West a distance of 508.28 feet;  
thence along a curve to the left with a radius of 20.00 feet and a central angle of 64°03'20" an arc length of 22.36 feet with a chord bearing of South 30°26'14" East, and a chord distance of 21.21 feet;  
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thence from a tangent which bears North 65°38'46" East, along a curve to the left with a radius of 20.00 feet and a central angle of 64°03'20" an arc length of 22.36 feet with a chord bearing of North 33°37'06" East, and a chord distance of 21.21 feet;  
thence North 01°35'26" East a distance of 507.59 feet to the POINT OF BEGINNING.

**Canyon County Development Services**  
111 N. 11th Ave. Room 310, Caldwell, ID 83605  
(208) 454-7458

**Building Divsn Email:** buildinginfo@canyoncounty.id.gov **Planning Divsn Email:** zoninginfo@canyoncounty.id.gov

**Receipt Number:** 81832

**Date:** 2/15/2024

**Date Created:** 2/15/2024

**Receipt Type:** Normal Receipt

**Status:** Active

**Customer's Name:** Mariela Melchor - J. Rogel Trucking LLC

**Comments:** CU2024-0006

**Site Address:** 15741 WILLIS RD, Caldwell ID 83607 / Parcel Number: 34550000 0

**CHARGES**

<u>Item Being Paid For:</u>	<u>Application Number:</u>	<u>Amount Paid:</u>	<u>Prevs Pymnts:</u>	<u>Unpaid Amnt:</u>
Planning - Conditional Use Permit	CU2024-0006	\$950.00	\$0.00	\$0.00

**Sub Total:** \$950.00

**Sales Tax:** \$0.00

**Total Charges:** \$950.00


**PAYMENTS**

<u>Type of Payment:</u>	<u>Check/Ref Number:</u>	<u>Amount:</u>
Check	6603	\$950.00

**Total Payments:** \$950.00

**ADJUSTMENTS**

**Receipt Balance:** \$0.00

**Archived:** Friday, January 24, 2025 10:41:09 AM  
**From:** [Mariela Melchor](#)  
**Mail received time:** Fri, 11 Oct 2024 14:13:30  
**Sent:** Fri, 11 Oct 2024 20:13:17  
**To:** [Amber Lewter](#)  
**Subject:** RE: [External] Re: Case CU2024-0006 J. Rogel Trucking LLC  
**Importance:** Normal  
**Sensitivity:** None  
**Attachments:**  
[image001.png](#) 

---

Thank you very much.~

Rogel Trucking LLC  
Phone: (986)-666-9898

On Fri, Oct 11, 2024 at 2:08 PM, Amber Lewter  
<[Amber.Lewter@canyoncounty.id.gov](mailto:Amber.Lewter@canyoncounty.id.gov)> wrote:

Ok perfect! Thank you for the clarification. I will start the process by sending out the agency notification. ~If at anytime during the process you have any questions feel free to send me an email and I will respond as quickly as possible.

~

Thank you,

~

Amber

~

**From:** Mariela Melchor <[rogeltruckingllc@yahoo.com](mailto:rogeltruckingllc@yahoo.com)>  
**Sent:** Friday, October 11, 2024 2:06 PM  
**To:** Amber Lewter <[Amber.Lewter@canyoncounty.id.gov](mailto:Amber.Lewter@canyoncounty.id.gov)>  
**Subject:** RE: [External] Re: Case CU2024-0006 J. Rogel Trucking LLC

~

Only the parcel listed. Bottom lot is only pasture and animals.~

Rogel Trucking LLC  
Phone: (986)-666-9898

~

On Fri, Oct 11, 2024 at 1:57 PM, Amber Lewter

<[Amber.Lewter@canyoncounty.id.gov](mailto:Amber.Lewter@canyoncounty.id.gov)> wrote:

Absolutely, I will get the contractor shop added.

~

Did you have a chance to think about the parcel to the south, if that was getting included or if it was just the one parcel that is already on the application?

~

~

**From:** Mariela Melchor <[rogeltruckingllc@yahoo.com](mailto:rogeltruckingllc@yahoo.com)>

**Sent:** Friday, October 11, 2024 1:55 PM

**To:** Amber Lewter <[Amber.Lewter@canyoncounty.id.gov](mailto:Amber.Lewter@canyoncounty.id.gov)>

**Subject:** RE: [External] Re: Case CU2024-0006 J. Rogel Trucking LLC

~

Yes perfect sense. Can we add it?

Rogel Trucking LLC

Phone: (986)-666-9898

~

On Fri, Oct 11, 2024 at 1:50 PM, Amber Lewter

<[Amber.Lewter@canyoncounty.id.gov](mailto:Amber.Lewter@canyoncounty.id.gov)> wrote:

There is no difference in pricing. The contractor shop would be an accessory use to the staging area. So it would just be adding it to the already existing application. We would go forward with the staging area for the truck parking and the contractor shop for the office all in one. Does that make sense?

~

**From:** Mariela Melchor <[rogeltruckingllc@yahoo.com](mailto:rogeltruckingllc@yahoo.com)>

**Sent:** Friday, October 11, 2024 1:47 PM

**To:** Amber Lewter <[Amber.Lewter@canyoncounty.id.gov](mailto:Amber.Lewter@canyoncounty.id.gov)>

**Subject:** RE: [External] Re: Case CU2024-0006 J. Rogel Trucking LLC

~

How much of a difference would that be to the permit? Would truck parking still be allowed on premises?~

Rogel Trucking LLC

Phone: (986)-666-9898

~

On Fri, Oct 11, 2024 at 1:46 PM, Amber Lewter

<[Amber.Lewter@canyoncounty.id.gov](mailto:Amber.Lewter@canyoncounty.id.gov)> wrote:

A contractor shop would allow for you to have an office where you can conduct business onsite. The staging permit only allows storing the equipment, it doesn't allow having an office or doing general maintenance work on the equipment.

~

**From:** Mariela Melchor <[rogeltruckingllc@yahoo.com](mailto:rogeltruckingllc@yahoo.com)>

**Sent:** Friday, October 11, 2024 1:39 PM

**To:** Amber Lewter <[Amber.Lewter@canyoncounty.id.gov](mailto:Amber.Lewter@canyoncounty.id.gov)>

**Subject:** [External] Re: Case CU2024-0006 J. Rogel Trucking LLC

~

Hi,

What would contractor shop be? Employee is myself office.~

Rogel Trucking LLC

Phone: (986)-666-9898

~

On Fri, Oct 11, 2024 at 1:29 PM, Amber Lewter

<[Amber.Lewter@canyoncounty.id.gov](mailto:Amber.Lewter@canyoncounty.id.gov)> wrote:

Dear Mariela Melchor & Jose Rogel,

~

I would like to introduce myself as the Planner on your case for a Staging Area. After reviewing your case I have a few questions before I can start.

~

In your letter of intent it was mentioned there is one employee onsite as well as general maintenance on the equipment conducted. A staging area does not permit this. With that being said we could add a contractor shop to the case along with the staging area you have requested. Would you like to add a contractor shop to the case?

~

Also, I noticed when reviewing the maps it looks like the business could be bleeding into the parcel to the south (R34550013), in the application it is only including the one parcel R34550. I wanted to clarify with you if the intent is to have the staging area on both parcels or just the one? As the application stands right now it is only on the one parcel R34550 and if the conditional use permit does get approved, the use would not be permitted on the parcel to the south.

~

I appreciate you reviewing these and getting back to me. If you have any questions please don't hesitate to ask.

~

~

~

Thank you,

~

~

~



**Amber Lewter**

Associate Planner

Canyon County Development Services Department

111 N. 11<sup>th</sup> Ave., #310, Caldwell, ID ~ 83605

~

Direct Line: ~ 208-454-6631 ~ ~ ~ ~ ~

Fax: ~ 208-454-6633

Email: ~ [amber.lewter@canyoncounty.id.gov](mailto:amber.lewter@canyoncounty.id.gov)

Website: ~ [www.canyoncounty.id.gov](http://www.canyoncounty.id.gov)

~

Development Services Department (DSD)

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**Effective Jan. 3, 2023**

Monday, Tuesday, Thursday and Friday

8am – 5pm

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**\*\*We will not be closed during lunch hour \*\***


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**Archived:** Friday, January 24, 2025 10:41:23 AM  
**From:** [Derick Corell](#)  
**Mail received time:** Tue, 22 Oct 2024 08:06:52  
**Sent:** Tue, 22 Oct 2024 14:06:39  
**To:** [Amber Lewter](#)  
**Cc:** [Don Popoff](#) [Mike Meyers](#) [Development Review](#) [Ashley Ritter](#)  
**Subject:** [External] BCID Agency Response CU2024-0006 Rogel  
**Importance:** Normal  
**Sensitivity:** None  
**Attachments:**  
[BCID\\_LTR\\_Response\\_CU2024-0006\\_Rogel\\_20241022.pdf](#) 

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Amber –

~

Please see the attached Black Canyon Irrigation District's response to Agency Notification CU2024-0006 Rogel.

Let me know if you have any questions.

~

Thanks,  
Derick

~



**Derick Corell** ~EIT

Civil Staff Engineer 3 | RH2 Engineering, Inc.

16150 N. High Desert Street, Suite 201

Nampa, Idaho 83687

C: 986.777.0464

O: 208.907.0520

[dcorell@rh2.com](mailto:dcorell@rh2.com)

[www.rh2.com](http://www.rh2.com)

~

# BLACK CANYON IRRIGATION DISTRICT

NOTUS, IDAHO

October 21, 2024

Canyon County Development Services Department  
111 North 11<sup>th</sup> Avenue, Suite 140  
Caldwell, ID 83605  
(208) 454-7458

RE: Conditional Use Permit. Parcel R3455000000  
Case No. CU2024-0006  
Applicant: Jose Rogel  
Planner: Amber Lewter

The property is located at 15741 Willis Road, Caldwell ID, 83607. The current application is only for Parcel No. R3455000000, which does not abut any Black Canyon Irrigation District (District) facilities, and it is assumed that no change will be necessary to the surface water irrigation entitlement. According to existing records, the parcel receives irrigation water from the District. The turnout is located along the C.G.7.3 lateral.

However, if the applicant wishes at any point to include Parcel No. R3455001300, then the District would have the following comments regarding the conditional use permit.

**\*\*\*Prior to District concurrence of the conditional use permit:**

1. Based on our records, the District has not received a New Project Application Form for the conditional use permit for the development of a staging area, contractor shop, and truck and trailer parking for the Applicant's trucking company on Parcel No. R3455001300. The District requests the Applicant to complete the form found on the District's website (<https://blackcanyonirrigation.com/development>).
2. District mapping indicates that the Notus Canal is located adjacent to the southern property boundary and has a historical 100-foot easement (50-feet from centerline). The Applicant will need to prepare and provide to the District a legal description and exhibit for the easement along the Notus Canal. All documents must be stamped and signed by a licensed land surveyor in the State of Idaho. This will be attached to the District's standard easement language and recorded with Canyon County.
3. The District recommends that the applicant fence the property along the easement to prevent any encroachments as the staging area is developed.

**General Comments:**

- Any and all **maintenance road rights-of-way, lateral rights-of-way, and drainage rights-of-way** will need to be protected (including the restriction of all encroachments). Also, any crossing agreement(s) and/or piping agreement(s) will need to be acquired from the Bureau of

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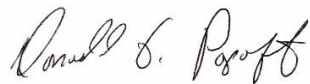
# BLACK CANYON IRRIGATION DISTRICT

NOTUS, IDAHO

Reclamation (Bureau), once approved by the District, to cross over or under any existing lateral, pipe any lateral, or encroach, in any way, the rights-of way of the District or the Bureau.

All of the above requirements shall be met, including any others that arise during future review.

Thank You,



Donald Popoff P.E.  
District Engineer  
Black Canyon Irrigation District



Canyon County, 111 North 11<sup>th</sup> Ave Suite 310 Caldwell, ID 83605  
(208) 454 7458

**Case No** CU2024-0006

**Location:** 15741 Willis Rd Caldwell, Idaho

**Acreage:** 5 acres

**Zoned:** A

Dear Mr. Lister,

Canyon County Building Division has reviewed the subject conditional use permit application for a proposed Staging Area/ Contractor's Shop for J Rogel Trucking LLC and would recommend the following comments as conditions of approval, if conditional use permit is approved.

1. All proposed and existing structures that will be used, will require a commercial building permit and/or Commercial Change of Occupancy permit. A code analysis to be required to be submitted with plans provided by a licensed architect/engineer.
  - Applicable agency approvals will be required at time of permit: Middleton Fire Department, Southwest District Health, and Notus-Parma Highway District #2.
    - The building division does coordinate with the fire departments by sending plans to them after the plans are reviewed but conversation with them prior can help approval/review time and allow the owner to know what will be excepted of them.
2. Any fencing over 7' tall shall require a building permit.
3. A building permit for a sign may be required upon review by DSD, or if the sign is over six feet (6') in height and permanently affixed to the ground.

Upon site improvements taking place or use of any structures, review for if a building permit is required or not shall be coordinated with the building division prior to commencement of work and/or use.

If you have any questions, please let us know,

Canyon County Building Official, Tom Crosby  
Canyon County Permit Tech Supervisor, Cassie Lamb

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**Archived:** Friday, January 24, 2025 10:41:57 AM

**From:** [Dalia Alnajjar](#)

**Mail received time:** Thu, 7 Nov 2024 17:52:35

**Sent:** Thu, 7 Nov 2024 17:52:28

**To:** [Amber Lewter](#)

**Subject:** CU2024-0006 J. Rogel Trucking LLC

**Importance:** Normal

**Sensitivity:** None

**Attachments:**

[CU2024-0006.pdf](#) 

---

Hi Amber,

~

I Have attached my review letter. Please, let me know if you have any question.

~

~

Thanks,

~



**Dalia Alnajjar**

Engineering Supervisor

Canyon County Development Services Department

111 N. 11<sup>th</sup> Ave., #310, Caldwell, ID ~ 83605

Direct Line: ~ 208-454-7459

Cell: 208-718-8944

Fax: ~ 208-454-6633

Email: ~ [dalia.alnajjar@canyoncounty.id.gov](mailto:dalia.alnajjar@canyoncounty.id.gov)

Website: ~ [www.canyoncounty.id.gov](http://www.canyoncounty.id.gov)

Development Services Department (DSD)







**Canyon County, 111 North 11<sup>th</sup> Avenue, #310, Caldwell, ID 83605**

**▪ Engineering Division ▪**

**November 7, 2024**

**To: Amber Lewter, Canyon County Development Services Department**  
**Subject: Engineering Review – Case No. CU2024-0006 (Conditional Use Permit for J. Rogel Trucking LLC)**

Dear Ms. Lewter,

We are submitting our engineering review regarding Case No. CU2024-0006, in which J. Rogel Trucking LLC requests a Conditional Use Permit for a 24/7 trucking business staging area and contractor shop, with 15 parking spots and an on-site office. The subject property is zoned "A" (Agricultural) and located at 1574 Willis Rd, Caldwell.

## **1. Site Access and Traffic Impact**

- **Ingress and Egress:** With the proposed 24-hour operations and 15 parking spots designated for company trucks and trailers, we recommend a detailed traffic impact analysis to assess the suitability of access points and overall traffic flow. Given the continuous operations and associated increase in vehicle trips, site access points should be evaluated for safety, visibility, and alignment with county road standards.
  - **Recommendation:** We suggest coordinating with the **Notus-Parma Highway District #2** district to conduct a Traffic Impact Study (TIS). This will help determine whether current access points can safely support the anticipated traffic volumes and whether any modifications to access points are necessary.

## **2. Parking and Site Layout**

- **Parking Configuration and Flow:** With 15 dedicated parking spots for trucks and trailers, careful planning of parking configuration and internal circulation is crucial. Ensuring sufficient turning radii and unobstructed flow will minimize traffic congestion on the property and surrounding roads. The site layout should provide adequate space for maneuvering large vehicles without disrupting access points.



**Canyon County, 111 North 11<sup>th</sup> Avenue, #310, Caldwell, ID 83605**

**▪ Engineering Division ▪**

- **Recommendation:** We recommend a detailed site plan showing parking layout, circulation patterns, and turning movements for the largest vehicles anticipated on-site. This will help assess if the site can accommodate the proposed operations effectively.

### **3. Utility Considerations and Drainage**

- **Stormwater Management:** While the property is in Flood Hazard Zone X, effective stormwater management is essential given the impervious surfaces associated with parking and truck staging. Heavy vehicle activity may alter natural runoff patterns and potentially lead to issues with water drainage.
- **Water and Wastewater Services:** With 12 employees and 24-hour operations, plans for water and wastewater services should be clarified. Providing adequate water and sanitation facilities for employees is essential to ensure compliance with health and safety standards.
  - **Recommendation:** We suggest collaboration with the **Black Canyon Irrigation District** to ensure that stormwater runoff does not impact nearby canals or agricultural land. A comprehensive drainage plan should be submitted, detailing how stormwater will be managed on-site to prevent adverse effects.

### **4. Environmental and Operational Considerations**

- **Noise and Light Pollution:** Given the 24/7 nature of operations, noise and light generated by the business may impact surrounding agricultural and residential areas, particularly during nighttime operations. Measures to mitigate noise (e.g., barriers or buffers) and control lighting (e.g., downlighting) should be considered.
  - **Recommendation:** Please coordinate with the **Idaho Department of Environmental Quality (DEQ)** to ensure compliance with environmental regulations, including dust control, noise mitigation, and hazardous materials management.



**Canyon County, 111 North 11<sup>th</sup> Avenue, #310, Caldwell, ID 83605**

**▪ Engineering Division ▪**

## **Conclusion**

We recommend that the applicant coordinate with the Black Canyon Irrigation District, Notus-Parma Highway District #2, and IDQ to address the outlined engineering concerns prior to the approval of the Conditional Use Permit. Our team is available to discuss these points in further detail or to provide clarification on any technical requirements as needed.

Please feel free to reach out if additional information is needed regarding these recommendations.

Sincerely,  
Dalia Alnajjar  
Engineering Supervisor  
Canyon County Engineering Department

**Archived:** Friday, January 24, 2025 10:42:10 AM  
**From:** [Niki Benyakhlef](#)  
**Mail received time:** Tue, 15 Oct 2024 08:12:14  
**Sent:** Tue, 15 Oct 2024 14:11:56  
**To:** [Amber Lewter](#)  
**Subject:** [External] RE: Initial Agency CU2024-0006 J. Rogel Trucking LLC  
**Importance:** Normal  
**Sensitivity:** None

---

Good Morning, Amber –

~

No comments from ITD.

~

Thanks!

~



**Niki Benyakhlef**  
*Development Services Coordinator*

~

~

**District 3 Development Services**  
O: 208.334.8337 | C: 208.296.9750  
Email: [niki.benyakhlef@itd.idaho.gov](mailto:niki.benyakhlef@itd.idaho.gov)  
Website: [itd.idaho.gov](http://itd.idaho.gov)

~

~

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**From:** Amber Lewter <[Amber.Lewter@canyoncounty.id.gov](mailto:Amber.Lewter@canyoncounty.id.gov)>  
**Sent:** Friday, October 11, 2024 3:25 PM  
**To:** 'lgrooms@msd134.org' <[lgrooms@msd134.org](mailto:lgrooms@msd134.org)>; 'mgee@msd134.org' <[mgee@msd134.org](mailto:mgee@msd134.org)>;  
'permits@starfirerescue.org' <[permits@starfirerescue.org](mailto:permits@starfirerescue.org)>; 'knute.sandahl@doi.idaho.gov' <[knute.sandahl@doi.idaho.gov](mailto:knute.sandahl@doi.idaho.gov)>;  
'gwatkins@nphd.net' <[gwatkins@nphd.net](mailto:gwatkins@nphd.net)>; 'brandy.walker@centurylink.com' <[brandy.walker@centurylink.com](mailto:brandy.walker@centurylink.com)>;  
'eingram@idahopower.com' <[eingram@idahopower.com](mailto:eingram@idahopower.com)>; 'easements@idahopower.com' <[easements@idahopower.com](mailto:easements@idahopower.com)>;  
'mkelly@idahopower.com' <[mkelly@idahopower.com](mailto:mkelly@idahopower.com)>; 'monica.taylor@intgas.com' <[monica.taylor@intgas.com](mailto:monica.taylor@intgas.com)>;  
'jessica.mansell@intgas.com' <[jessica.mansell@intgas.com](mailto:jessica.mansell@intgas.com)>; 'contract.administration.bid.box@ziply.com'  
<[contract.administration.bid.box@ziply.com](mailto:contract.administration.bid.box@ziply.com)>; 'developmentreview@blackcanyonirrigation.com'  
<[developmentreview@blackcanyonirrigation.com](mailto:developmentreview@blackcanyonirrigation.com)>; 'mitch.kiester@phd3.idaho.gov' <[mitch.kiester@phd3.idaho.gov](mailto:mitch.kiester@phd3.idaho.gov)>;  
'anthony.lee@phd3.idaho.gov' <[anthony.lee@phd3.idaho.gov](mailto:anthony.lee@phd3.idaho.gov)>; D3 Development Services



<D3Development.Services@itd.idaho.gov>; Niki Benyakhlef <Niki.Benyakhlef@itd.idaho.gov>; Brian Crawford  
<Brian.Crawford@canyoncounty.id.gov>; Christine Wendelsdorf <Christine.Wendelsdorf@canyoncounty.id.gov>; Michael  
Stowell <mstowell@ccparamedics.com>; Assessor Website <2cAsr@canyoncounty.id.gov>; Dalia Alhajjar  
<Dalia.Alhajjar@canyoncounty.id.gov>; Tom Crosby <Tom.Crosby@canyoncounty.id.gov>; Cassie Lamb  
<Cassie.Lamb@canyoncounty.id.gov>; Eric Arthur <Eric.Arthur@canyoncounty.id.gov>; Kathy Husted  
<Kathleen.Husted@canyoncounty.id.gov>; Tony Almeida <tony.almeida@canyoncounty.id.gov>; Sage Huggins  
<Sage.Huggins@canyoncounty.id.gov>; 'westerninfo@idwr.idaho.gov' <westerninfo@idwr.idaho.gov>;  
'BRO.Admin@deq.idaho.gov' <BRO.Admin@deq.idaho.gov>; 'gmprdjennifer@gmail.com' <gmprdjennifer@gmail.com>  
**Subject:** Initial Agency CU2024-0006 J. Rogel Trucking LLC

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Please direct your comments or questions to Planner **Amber Lewter** at [amber.lewter@canyoncounty.id.gov](mailto:amber.lewter@canyoncounty.id.gov).

Thank you,



**Amber Lewter**

Hearing Specialist / Associate Planner

Canyon County Development Services Department

111 N. 11<sup>th</sup> Ave., #310, Caldwell, ID 83605

~

Direct Line: 208-454-6631

Fax: 208-454-6633

Email: [amber.lewter@canyoncounty.id.gov](mailto:amber.lewter@canyoncounty.id.gov)

Website: [www.canyoncounty.id.gov](http://www.canyoncounty.id.gov)

~

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**Archived:** Friday, January 24, 2025 10:42:22 AM  
**From:** [Tim Blair](#)  
**Mail received time:** Fri, 25 Oct 2024 10:36:46  
**Sent:** Fri, 25 Oct 2024 16:33:24  
**To:** [Amber Lewter](#)  
**Cc:** [Genia Watkins](#) [Lynn Troxel \(lynntroxel@nphd.net\)](#) [Jay Kiiha \(jay@kiiha.com\)](#)  
**Subject:** [External] RE: Initial Agency CU2024-0006 J. Rogel Trucking LLC  
**Importance:** Normal  
**Sensitivity:** None  
**Attachments:**  
[CU2024-0006 Willis Rd\\_25Oct2024.pdf](#) 

---

Hey good morning Amber – On behalf of the NPHD please see attached response for Case No. CU2024-0006.

~

Thank you,

Tim

Timothy Blair, P.E. (ID, OR)~

*Area Manager | Meridian, ID*

~

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~

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**From:** Amber Lewter <[Amber.Lewter@canyoncounty.id.gov](mailto:Amber.Lewter@canyoncounty.id.gov)>  
**Sent:** Friday, October 11, 2024 3:25 PM  
**To:** 'lgrooms@msd134.org' <[lgrooms@msd134.org](mailto:lgrooms@msd134.org)>; 'mgee@msd134.org' <[mgee@msd134.org](mailto:mgee@msd134.org)>;  
'permits@starfirerescue.org' <[permits@starfirerescue.org](mailto:permits@starfirerescue.org)>; 'knute.sandahl@doi.idaho.gov' <[knute.sandahl@doi.idaho.gov](mailto:knute.sandahl@doi.idaho.gov)>;  
Genia Watkins <[gwatkins@nphd.net](mailto:gwatkins@nphd.net)>; 'brandy.walker@centurylink.com' <[brandy.walker@centurylink.com](mailto:brandy.walker@centurylink.com)>;  
'eingham@idahopower.com' <[eingham@idahopower.com](mailto:eingham@idahopower.com)>; 'easements@idahopower.com' <[easements@idahopower.com](mailto:easements@idahopower.com)>;

'mkelly@idahopower.com' <[mkelly@idahopower.com](mailto:mkelly@idahopower.com)>; 'monica.taylor@intgas.com' <[monica.taylor@intgas.com](mailto:monica.taylor@intgas.com)>;  
'jessica.mansell@intgas.com' <[jessica.mansell@intgas.com](mailto:jessica.mansell@intgas.com)>; 'contract.administration.bid.box@ziply.com'  
<[contract.administration.bid.box@ziply.com](mailto:contract.administration.bid.box@ziply.com)>; 'developmentreview@blackcanyonirrigation.com'  
<[developmentreview@blackcanyonirrigation.com](mailto:developmentreview@blackcanyonirrigation.com)>; 'mitch.kiester@phd3.idaho.gov' <[mitch.kiester@phd3.idaho.gov](mailto:mitch.kiester@phd3.idaho.gov)>;  
'anthony.lee@phd3.idaho.gov' <[anthony.lee@phd3.idaho.gov](mailto:anthony.lee@phd3.idaho.gov)>; 'D3Development.services@itd.idaho.gov'  
<[D3Development.services@itd.idaho.gov](mailto:D3Development.services@itd.idaho.gov)>; 'niki.benyakhlef@itd.idaho.gov' <[niki.benyakhlef@itd.idaho.gov](mailto:niki.benyakhlef@itd.idaho.gov)>; Brian Crawforth  
<[Brian.Crawforth@canyoncounty.id.gov](mailto:Brian.Crawforth@canyoncounty.id.gov)>; Christine Wendelsdorf <[Christine.Wendelsdorf@canyoncounty.id.gov](mailto:Christine.Wendelsdorf@canyoncounty.id.gov)>; Michael  
Stowell <[mstowell@ccparamedics.com](mailto:mstowell@ccparamedics.com)>; Assessor Website <[2cAsr@canyoncounty.id.gov](mailto:2cAsr@canyoncounty.id.gov)>; Dalia Alhajjar  
<[Dalia.Alhajjar@canyoncounty.id.gov](mailto:Dalia.Alhajjar@canyoncounty.id.gov)>; Tom Crosby <[Tom.Crosby@canyoncounty.id.gov](mailto:Tom.Crosby@canyoncounty.id.gov)>; Cassie Lamb  
<[Cassie.Lamb@canyoncounty.id.gov](mailto:Cassie.Lamb@canyoncounty.id.gov)>; Eric Arthur <[Eric.Arthur@canyoncounty.id.gov](mailto:Eric.Arthur@canyoncounty.id.gov)>; Kathy Husted  
<[Kathleen.Husted@canyoncounty.id.gov](mailto:Kathleen.Husted@canyoncounty.id.gov)>; Tony Almeida <[tony.almeida@canyoncounty.id.gov](mailto:tony.almeida@canyoncounty.id.gov)>; Sage Huggins  
<[Sage.Huggins@canyoncounty.id.gov](mailto:Sage.Huggins@canyoncounty.id.gov)>; 'westerninfo@idwr.idaho.gov' <[westerninfo@idwr.idaho.gov](mailto:westerninfo@idwr.idaho.gov)>;  
'BRO.Admin@deq.idaho.gov' <[BRO.Admin@deq.idaho.gov](mailto:BRO.Admin@deq.idaho.gov)>; 'gmprdjennifer@gmail.com' <[gmprdjennifer@gmail.com](mailto:gmprdjennifer@gmail.com)>  
**Subject:** Initial Agency CU2024-0006 J. Rogel Trucking LLC

~

Please see the attached agency notice. You are invited to provide written testimony or comments by **November 11, 2024**, although as of this point, no hearing date has been set. You will receive a separate notification when the hearing date has been set for this case. If the comment deadline is on a weekend or holiday, it will move to close of business 5pm the next business day. The deadline for written testimony or additional exhibits is to ensure planners can consider the information as they develop their staff report and recommended findings. All items received by the deadline will also be placed in the hearing packet, allowing the hearing body adequate time to review the submitted information.

~

Please direct your comments or questions to Planner **Amber Lewter** at [amber.lewter@canyoncounty.id.gov](mailto:amber.lewter@canyoncounty.id.gov).

~

~

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Thank you,

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~



**Amber Lewter**

Hearing Specialist / Associate Planner

Canyon County Development Services Department

111 N. 11<sup>th</sup> Ave., #310, Caldwell, ID~ 83605

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Direct Line:~ 208-454-6631~\~\~\~\~\~\~

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Email:~ [amber.lewter@canyoncounty.id.gov](mailto:amber.lewter@canyoncounty.id.gov)

Website:~ [www.canyoncounty.id.gov](http://www.canyoncounty.id.gov)

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October 25, 2024

Amber Lewter  
Amber.Lewter@canyoncounty.id.gov  
111 North 11th Ave., Ste. 310  
Caldwell, ID 83605

RE: **CASE NO. CU2024-0006, JOSE ROGEL TRUCKING LLC**

Dear Amber:

On behalf of the Notus Parma Highway District No. 2 (NPHD), I have reviewed the application dated 10/10/2024, for the property located at 15741 Willis Road for the subject Parcel #R34550.

Willis Road is under the jurisdiction of the NPHD. The functional classification for Willis Rd. per NPHD's 2017 Transportation Plan is a Local roadway. Existing right-of-way (R/W) at the subject parcel and along the centerline of Willis Road appears to be a 50-ft wide prescriptive easement (25-ft each side of roadway centerline).

Legal access to the subject parcel does not currently exist for the intended use. The applicant will be required to submit an approach application that meets the current Association of Canyon County Highway District Standards.

At this time and based upon said written information provided with the application, the following Conditions of Approval apply:

1. Application requirements shall meet 2022 ACCHD Standards.
2. A Traffic Impact Study (TIS) is required per ACCHD Section 2010 Land Use Applications. The P&Z hearing should be delayed until the TIS is complete.
3. The TIS will determine mitigation of traffic impacts from the proposed residential development. Details of the TIS scope will be determined at a scoping meeting with the Applicant, their traffic engineer, and the NPHD. The TIS shall include the following:
  - a. Trip generation by the facility operations
  - b. Site access including potential turn lanes
  - c. Designated route to State Highway
  - d. Proposed secondary access (if any)
  - e. Intersection operation and level of service along said route
  - f. Structural capacity of Purple Sage Rd. and designated route
  - g. Calculation of proportionate share of costs by the Applicant for mitigation improvements and roadway reconstruction.

4. Completion of the TIS for the required improvements (yet to-be-determined) shall be listed as a specific Condition of Approval in the event the Comprehensive Plan Map Amendment and Conditional Rezone is approved.
5. TIS mitigation improvements by the Applicant shall require a separate engineering plan approval and construction permits from the NPHD for Goodson Rd.
6. NPHD requires 60-ft width (30-ft half width) ultimate R/W dedicated from the centerline of a local rural road or the Section/Quarter Section Line, whichever is greater, from the applicant per ACCHD Section 3030 Right of Way.
7. Rural Roadway Spacing or Rural Roadway Driveway Spacing shall be per ACCHD Section 3061 Intersection and Approach Policy per the intended use.

NPHD reserves the right to provide amended comments/conditions of approval in the event of application revision or when additional information becomes available.

NPHD requests Canyon County Development Services incorporate these comments into proposed Conditions of Approval for consideration/approval by the Planning & Zoning Commission and the Canyon County Commissioners in the event the Comprehensive Plan Map Amendment and Conditional Rezone is approved.

Respectfully,

**J-U-B ENGINEERS, Inc.**

Timothy Blair, P.E. (ID, OR)

*Area Manager - Meridian*

CC:

- Lynn Troxel, NPHD#2 Director of Highways
- Jay Kiiha, White Peterson



# Development Services Department



**3Canyon County, 111 North 11<sup>th</sup> Avenue, Suite 310, Caldwell, ID 83605**

(208) 454 7458 ▪ (208) 454 6633 Fax ▪ [DSDInfo@canyoncounty.id.gov](mailto:DSDInfo@canyoncounty.id.gov) ▪ [www.canyoncounty.id.gov](http://www.canyoncounty.id.gov)

## NOTICE OF VIOLATION

December 4, 2024

Sent Certified Mail & 1<sup>st</sup>-Class Mail

Jose J. Rogel Guadarrama  
15741 Willis Road  
Caldwell, ID 83607

Dear Property Owner:

Development Services Department (DSD) is investigating an additional Zoning Ordinance violation on your property located at 15741 Willis Road, Caldwell, ID; also identified as Assessor Parcel No. R34550. This property is located in an area in Canyon County that is zoned "AG" (Agricultural).

**ZONING ORDINANCE: Recreational Vehicle Use:** Subject property contains occupied recreational vehicles (RVs) – see photo below. Living in an RV outside of an RV park without approval of a zoning compliance, temporary use permit or septic approvals are violations of the Canyon County Zoning Ordinance (CCZO § 07-10-27; 07-12-01(1)).

**CORRECTION:** Meet with DSD Planning & Zoning within the next 10 days or no later than December 18, 2024, to discuss options available to you OR the RV(s) must be removed within the next 10 days or no later than December 18, 2024. DSD Planning & Zoning can be reached at (208) 402-4164.

**Further, DSD Planning & Zoning cannot move forward with your application for a conditional use permit (CU2024-0006) to operate a staging area on this property until the property is brought into compliance.**

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

Failure to respond to this notice will result in additional code enforcement action and may result in criminal prosecution pursuant to Canyon County Zoning Ordinance § 07-19-03:

**07-19-03: CRIMINAL ENFORCEMENT PROCEDURE:**

It shall be unlawful for any person to fail to comply with the preceding sections, or any part or provision, of this chapter. Upon conviction violations shall be punishable according to section 01-01-07 of the County's Ordinance, General Penalty. Criminal enforcement shall not foreclose use of other remedies in this chapter...

**Planning • Zoning • Building • Code Enforcement**

*Dedicated to providing quality, efficient and equitable service to the citizens of Canyon County by planning for orderly growth and development through consistent administration and enforcement of County Ordinances.*

RE: 15741 Willis Rd.  
December 4, 2024  
Page 2 of 2

Criminal prosecution will require you to appear in the District Court of Canyon County. Should you be found guilty of a misdemeanor, you would be subject to fines and possible incarceration. Each day violations continue after notification of said violations shall constitute a separate offense and each violation shall be punishable as stated above. Development Services Department is hopeful such action will not be necessary.

Respectfully,



Eric Arthur, Code Enforcement Supervisor  
[eric.arthur@canyoncounty.id.gov](mailto:eric.arthur@canyoncounty.id.gov)

cc: DSD Planning & Zoning  
Case File CDEF2023-0133



**Planning • Zoning • Building • Code Enforcement**

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**Archived:** Friday, January 24, 2025 10:48:16 AM  
**From:** [Eric Arthur](#)  
**Mail received time:** Fri, 6 Dec 2024 12:04:28  
**Sent:** Fri, 6 Dec 2024 12:04:21  
**To:** [Carl Anderson](#) [Amber Lewter](#)  
**Subject:** 15741 Willis Road Rogal Trucking R34550  
**Importance:** Normal  
**Sensitivity:** None

---

I wanted to update you both.

~

I spoke with Logan Klingensmith at 208-440-7117 who stated he was representing the Rogals while they were out of the country.~ Logan stated he received the NOV for occupied RV's and wanted to know how we made the determination the RVs were occupied.~ I explained it was based on complaints and inspections that revealed the RVs were occupied based on several factors.~ Logan stated the RVs are not lived in, but are "stayed" in by drivers after a shift so they can sleep and do laundry.

~

I explained this description is a violation and the RVs need to be vacated and disconnected from utilities or removed from the property.~ Logan asked for information on how to apply for farmworker housing or a TUP.~ I provided him that information and encouraged him and the owners to bring the property into compliance regarding both the RVs and staging area prior to the CUP being issued.

~

The case notes reflect our conversation should you need more information.~

~

~

*E. Arthur*

Code Enforcement Supervisor,

**Direct:** 208.454.6606

**Office:** 208.454.7458

111 North 11<sup>th</sup> Avenue, #310

Caldwell Idaho 83605

[www.canyoncounty.id.gov](http://www.canyoncounty.id.gov)

~

**Effective Jan. 3, 2023**

**Monday, Tuesday, Thursday and Friday**

**8am – 5pm**

**Wednesday**

**1pm – 5pm**

**\*\*We will not be closed during lunch hour \*\***



## **Canyon County Development Services**

~

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~



**Archived:** Friday, January 24, 2025 10:49:22 AM

**From:** [Mariela Melchor](#)

**Mail received time:** Wed, 11 Dec 2024 13:49:46

**Sent:** Wed, 11 Dec 2024 14:49:26

**To:** [Amber Lewter](#)

**Subject:** [External] Re: CU2024-0006

**Importance:** Normal

**Sensitivity:** None

---

Hello,

We received the notice and had the rvs removed.\~

Mariela Melchor

Rogel Trucking LLC

J Rogel Trucking LLC\~

208-936-8546

rogeltruckingllc@yahoo.com

On Dec 11, 2024, at 1:50 PM, Amber Lewter <Amber.Lewter@canyoncounty.id.gov> wrote:

Hello Mariela,

\~

There are a few things I wanted to discuss with you. On November 25<sup>th</sup> I sent you the agency notices. A few things to take note on them:

\~

- On the County's Building comment you'll see all proposed and existing structures that will be used will require a commercial building permit and/or commercial change of occupancy permit.
- Addressed in Black Canyon Irrigation District's comment they would have additional comments if you include parcel R3455001300 into the plan.
- With Nampa Parma Highway District they are highly suggesting that we do not move forward to hearing until a Traffic Impact Study (ITD) is completed.
- The County Engineer is also concerned with the possible traffic impact, parking configuration with turnaround, and the noise and light pollution.

\~

Are you wanting to address any of the comments or are you amendable to scheduling for hearing? Please let me know by December 27<sup>th</sup> otherwise I will proceed with scheduling the case for hearing.

\~

On another note, my concerns based on my analysis is that the use seems to be more in line with a truck terminal use than a staging area/contractor shop, which is not an allowed use in the agricultural zone.

\~

The definition per our code 07-02-03 for a staging area is an area where equipment and/or materials are stored for use conducted entirely off site.

\~

The definition per our code 07-02-03 for a contractor shop is it may include, but not be limited to, a building where a contractor conducts his business, including offices and parking of equipment and employee parking.

\~

Based on the site visit and the code enforcement information there are employee amenities onsite such as them sleeping overnight in RV's, showering and doing laundry. This is not a permitted use under a staging area

or contractor shop and one of the reasons I am leaning towards your use being more inline with a trucking terminal and recommending denial for the current application.

\~  
If you could explain to me why it would be more in line with a staging area and contractor shop and any mitigation you would set in place? Examples would be adjusting the hours of operation, having a site obscuring fence, not having employee amenities, no employees onsite other than picking up and dropping off the equipment (with the exception of the office employee), noise and light mitigations.

\~  
Please let me know by December 27<sup>th</sup> otherwise I will proceed with scheduling the case for hearing.

\~  
\~  
Thank you,

\~  
<image001.png>

**Amber Lewter**

Hearing Specialist/Associate Planner  
Canyon County Development Services Department  
111 N. 11<sup>th</sup> Ave., #310, Caldwell, ID 83605

\~  
Direct Line: 208-454-6631  
Fax: 208-454-6633  
Email: [amber.lewter@canyoncounty.id.gov](mailto:amber.lewter@canyoncounty.id.gov)  
Website: [www.canyoncounty.id.gov](http://www.canyoncounty.id.gov)

\~  
Development Services Department (DSD)

**NEW** public office hours

**Effective Jan. 3, 2023**

Monday, Tuesday, Thursday and Friday

8am – 5pm

Wednesday

1pm – 5pm

**\*\*We will not be closed during lunch hour \*\***

\~  
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<CU2024-0006.pdf>  
<BCID\_LTR\_Response\_CU2024-0006\_Rogel\_20241022.pdf>  
<CU2024-0006 Willis Rd\_25Oct2024.pdf>  
<CU2024-0006.pdf>

**Sensitivity:** None

**~::~~::~~::~~::~~::~~::~~::~ Most of the area is residential or agricultural. I was not able to find evidence that the proposed use wouldn't be injurious. With the hours of operation being 24/7, no noise or light**

## mitigations.

What is recommended? We are more than willing to work around times. We can stipulate times of entering and exiting.~  
About half of the Trucks currently leave at beginning of week and arrive at end of week. They are gone for 5-6 days consecutively.  
Local haul units when they leave the site leave and are gone for more than 16 hours out of the day. Entering and exiting site is limited.  
It is not a constant movement.

~(5)~Will adequate water, sewer, irrigation, drainage and stormwater drainage facilities, and utility systems be provided to accommodate the~use;

~ During the site visit at the beginning of January 2025 there was still a RV that appeared to be occupied.~

~

We own three RVs. One is parked up near house and other is parked next to shop. Other is parked off to side.  
RV that was being occupied has since been removed from property.  
Do you need us to move the other two to a different spot on property.?

~(6)~Does legal access to the subject property for the development exist or will it exist at the time of development;

~ Notus Parma Highway District No. 2 commented that the property does not have legal access for the intended use.~

When we met with them they noted we would need to add an entrance of pavement and that they could help with that. How would we acquire legal access?~

Did we misunderstand them? We are more than happy to work with any entity to process everything correctly.~

~(7)~Will there be undue interference with existing or future traffic patterns; and

~ Notus Parma Highway District No. 2 asked for a traffic impact study to be done. I have no evidence that the traffic would or wouldn't cause undue interference with existing or future traffic patterns. Would be helpful to know how many trips a day the business averages.

Do I contact them to conduct the traffic impact study?~

We do not load or unload any product on-site. Everything is done off site for the companies we haul for.  
Trucks in yard are strictly parked. Majority of movement from trucks on site are as they arrive to park and exit.  
Minimal movement is done on the property when units are moved into shop for inspections and minimal maintenance. All major maintenance and repairs are performed off site at certified shops.~

~(8)~Will essential services be provided to accommodate the~use~including, but not limited to, school facilities, police and fire protection, emergency medical services, irrigation facilities, and will the services be negatively impacted by such~use~or require additional public funding in order to meet the needs created by the requested use? (Ord. 16-001, 1-8-2016)

~

### 07-14-29:~STAGING~AREA:

~(1)~All work shall be conducted off site.

~(2)~Business vehicles shall be operable and parked on site, not on a public or private road.

~(3)~Persons not employed on the premises may visit the premises for the purpose of picking up equipment and materials to be used elsewhere, including trucks offloading or transferring equipment and/or



Wednesday

1pm – 5pm

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\~

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\~

\~





Willis Rd

Willis Rd

Google

**Archived:** Friday, January 24, 2025 10:53:10 AM

**From:** [Amber Lewter](#)

**To:** '[rogeltruckingllc@yahoo.com](mailto:rogeltruckingllc@yahoo.com)'

**Subject:** Follow up Email

**Importance:** Normal

**Sensitivity:** None

---

Hi Mariela,

~

I just wanted to send an email as a follow up for what we discussed over the phone today. We went over adjusting the hours of operation to having Sunday – Friday 6 am-10 pm, Saturday 8am-5pm. There are no occupied RV's on the property and the drivers do not stay overnight, nor do they have any amenities such as showering, laundry, etc. The access will be changed to a commercial access through the highway district. You have designated parking for the drivers and there is maximum 5 cars parked at any given time. Please let me know if I missed anything. I appreciate our conversation today and look forward to moving forward.

~

~

Thank you,

~



**Amber Lewter**

Associate Planner

Canyon County Development Services Department

111 N. 11<sup>th</sup> Ave., #310, Caldwell, ID 83605

~

Direct Line: 208-454-6631

Fax: 208-454-6633

Email: [amber.lewter@canyoncounty.id.gov](mailto:amber.lewter@canyoncounty.id.gov)

Website: [www.canyoncounty.id.gov](http://www.canyoncounty.id.gov)

~

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