



Hearing Examiner
Hearing Date: March 3, 2025
Canyon County Development Services Department

PLANNING DIVISION STAFF REPORT

CASE NUMBER: CU2024-0006

APPLICANT/REPRESENTATIVE: J. Rogel Trucking LLC
PROPERTY OWNER: Jose Rogel

APPLICATION: Conditional Use Permit – Staging Area and Contractor Shop

LOCATION: 15741 Willis Rd, Caldwell, ID 83607; also referenced as Parcel R34550, a portion of the NW quarter of Section 04, T3W, R4N, BM, Canyon County, Idaho

ANALYST: Amber Lewter, Associate Planner
REVIEWED BY: Dan Lister, Principal Planner

REQUEST:

The applicant, Jose Rogel of J. Rogel Trucking, LLC., requests a conditional use permit to allow a staging area and contractor shop on Parcel R34550, approximately 5 acres. The request includes 15 parking spots for the company trucks and trailers, 5 parking spots for the employee vehicles, and a company office. See *Exhibit A* for more information regarding the request.

PUBLIC NOTIFICATION:

Neighborhood meeting conducted on:	January 16, 2024
Initial Agency notice	October 11, 2024
Agency notice	January 27, 2025
Neighbor notification within 600 feet mailed on:	January 27, 2025
Newspaper notice published on:	January 31, 2025
Notice posted on-site on:	January 31, 2025

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1. BACKGROUND:

A code enforcement violation was opened on the subject property on June 20, 2023 for operating a staging area for a trucking business (CDEF2023-0133). On February 15, 2024, the applicant submitted a conditional use permit application for a staging area to abate the violation. On October 11, 2024, the application was updated by the applicant to include a contractor shop. An additional code enforcement violation was opened on the subject property on December 4, 2024, for RVs being occupied outside of an

RV Park (CDEF2023-0133). On January 16, 2025, the applicant informed DSD that the occupied RVs were removed. There are two RV's on the property with no occupants (**Exhibit A2.2**).

2. HEARING BODY ACTION:

Pursuant to the Canyon County Code of Ordinances (CCCO) Section 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 impacts, 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 CU2024-0006, J. Rogel Trucking LLC., 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 CU2024-0006, J. Rogel Trucking LLC. 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 CU2024-0006, J. Rogel Trucking LLC. 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
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	07-07-05(1)	Is the proposed use permitted in the zone by conditional use permit?
			Staff Analysis	<p>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.</p> <p>The applicant submitted a conditional use permit for a staging area and contractor shop on February 15, 2024. <i>See Exhibit A for the application and submitted materials.</i></p> <ul style="list-style-type: none"> 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.”
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	07-07-05(2)	What is the nature of the request?
			Staff Analysis	<p>The applicant, Jose Rogel of J. Rogel Trucking, LLC., requests a conditional use permit to allow a staging area and contractor shop on Parcel R34550, approximately 5 acres.</p> <ul style="list-style-type: none"> <u>Use</u>: The nature of the request consists of using the subject property to store semi-trucks and trailers for the applicant’s business, J. Rogel Trucking LLC. with general maintenance of the equipment being conducted onsite. General use of the subject property is parking the equipment when not in use, all loading and unloading is done offsite. (Exhibit A2). <u>Number of Employees</u>: There are twelve (12) employees <i>consisting of</i> eleven (11) drivers and one (1) office employee (Exhibit A2). <u>Hours of Operation</u>: The hours of operation proposed are Sunday – Friday 6 am – 10 pm and Saturday 8 am – 5 pm per email correspondence (Exhibit A2.2). The applicant stated this is a year-round job with hours that vary. <u>Parking</u>: The applicant is requesting fifteen (15) parking spaces to store equipment (Exhibit A2) and five (5) parking spaces for employee parking (Exhibit A2.2).
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	07-07-05(3)	Is the proposed use consistent with the comprehensive plan?
			Staff Analysis	<p>As conditioned, the proposed use is consistent with the Comprehensive plan.</p> <p>The 2030 Canyon County Comprehensive Plan designates the subject parcel as Agricultural (Exhibit B1). However, the property is approximately 1,000 feet east of future industrial land use designation.</p> <p>As conditioned the proposed use is aligned with but not limited to the following goals and policies of the 2030 Comprehensive Plan:</p>

				<ul style="list-style-type: none"> • <u>Property Rights Goals and Policies:</u> <ul style="list-style-type: none"> ○ Goal No 1: <i>“Protect the integrity of individual property rights while safeguarding public health, safety, and welfare.”</i> <p>Canyon County values the applicants’ and surrounding applicants’ private property rights and may support the applicants’ project and surrounding applicants’ rights by adding mitigating conditions to the proposed conditional use permit (CCCO Section 07-07-17). <i>See the recommended conditions on page 12.</i></p> • <u>Population Component Goals:</u> <ul style="list-style-type: none"> ○ Goal G2.01.00: <i>“Incorporate population growth trends and projections when making land use decisions.”</i> <p>The subject parcel is located in TAZ (Traffic Analysis Zone) 2030 (Approximately 380-acre area): Canyon Northwest Rural (Exhibit B2.13). Based on the TAZ forecasts used by the state and/or local transportation officials and COMPASS for tabulating traffic-related data for future growth and needed transportation funding for improvements, household growth is not anticipated in the area. However, job growth is highly anticipated between 2024 and 2050. This is due to the property being close to planned industrial growth and proximity to I-84.</p> • <u>Economic Development Goal and Policy:</u> <ul style="list-style-type: none"> ○ Goal No. 5: <i>“Support a diverse economy in Canyon County and recognize that residential, commercial, and industrial uses are necessary components of overall economic stability.”</i> <p>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.). <i>See the recommended conditions on page 12.</i></p> • <u>Land Use Goals:</u> <ul style="list-style-type: none"> ○ Policy No. P4.01.01: <i>“Maintain a balance between residential growth and agriculture that protects the rural character.”</i> ○ Policy P4.01.02: <i>“Planning, zoning, and land-use decisions should balance the community’s interests and protect private property rights.”</i> <p>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. <i>See the recommended conditions on page 12.</i></p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>07-07-05(4)</p> <p>Will the proposed use be injurious to other property in the immediate vicinity and/or negatively change the essential character of the area;</p>	<p>Staff Analysis</p> <p>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.</p>

			<p>Summary: The surrounding land uses as reviewed within a one-mile radius indicate that land uses in the area are trending towards residential, though there are still agricultural operations occurring to the east, south, and west. As conditioned it is not anticipated that the proposal will be injurious to other property within the immediate vicinity, nor will it change the essential character of the area.</p> <p>Adjacent Existing Conditions:</p> <table> <tr> <th>Direction</th><th>Existing Use</th><th>Primary Zone</th><th>Other Zone</th></tr> <tr> <td>N</td><td>Residential</td><td>AG - Agricultural</td><td></td></tr> <tr> <td>S</td><td>Agricultural</td><td>AG - Agricultural</td><td></td></tr> <tr> <td>E</td><td>Residential & Agricultural</td><td>AG - Agricultural</td><td>RR - Rural Residential</td></tr> <tr> <td>W</td><td>Residential & Agricultural</td><td>AG - Agricultural</td><td></td></tr> </table> <p><small>"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)</small></p> <p>Surrounding Land Use Cases (Land Use Cases within a 1-mile radius & within the past 5 years): Within a 1-mile radius of the property, there have been fourteen (14) land use cases that have been approved with eight (8) of these being subdivisions, five (5) being rezone applications, and one (1) being a conditional use permit modification (Exhibit B2.5).</p> <p>There does appear to be at least four (4) unpermitted staging areas within a 1-mile radius of the proposed staging area and contractor shop. The neighboring property to the east parcel R34550011 has an open code enforcement case (CDEF2025-0011) for an unauthorized staging area.</p> <p>Character of the Area: The area is characterized by a mix of uses ranging from residential to agricultural and some limited commercial operations to the south.</p> <p>The subject parcel is not within an area of city impact. The City of Middleton area of impact is located east of the subject property approximately 2.72 miles when measured along Willis Road.</p> <p>The subject property is zoned Agricultural "A" (Exhibit B1) and has a designation of Agricultural on the 2030 Future Land Use Map. Within a one-mile radius of the property there are twenty-five (25) platted subdivisions, two (2) mobile home parks, and five (5) subdivisions in platting (Exhibit B2.5). The average lot size within platted subdivisions is 1.70 acres. See also Exhibit B2.8 Lot Classification Map for a visual representation of the Functional Classification designations and an illustration of lot sizes within a one-mile radius of the site.</p> <p>The soils on the subject property range from "prime farmland if irrigated" and "farmland of statewide importance if irrigated", with soil capability being moderately suited, soil class 3 and 4 respectively (Exhibit B2.9).</p> <p>As shown in Exhibit B2.7, the Dairy, Feedlot, and Gravel Pit Map, there are two (2) feedlots within a 1.5-mile radius from the site, located to the southwest of</p>	Direction	Existing Use	Primary Zone	Other Zone	N	Residential	AG - Agricultural		S	Agricultural	AG - Agricultural		E	Residential & Agricultural	AG - Agricultural	RR - Rural Residential	W	Residential & Agricultural	AG - Agricultural	
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W	Residential & Agricultural	AG - Agricultural																					

			<p>the subject property. There are four (4) gravel pits within a 1.5-mile radius of the site, located to the northwest, southeast, and southwest of the subject property.</p> <p>Potential Impacts:</p> <p>Parcel R34550 was being used more as a trucking terminal when the code enforcement case CDEF2023-0133 was opened. A trucking terminal would not be permitted in an Ag zone. J. Rogel Trucking LLC was 24 hours a day with employees staying in RV's to rest and wash laundry (Exhibit A6). Since then, the RV's have been removed and mitigations have been proposed. As proposed, the use fits under the staging area and contractor shop conditional use permit.</p> <p>As proposed, the staging area and contractor shop are not anticipated to significantly increase the sound levels in the immediate vicinity. Per the letter of intent, the nature of the work is remote around the states of Idaho and Oregon. It was not specified in the applicant's letter of intent the number of trips a day. See proposed condition No. 3a. The applicant indicates that the normal course of operations includes 1 office employee and 11 employees who will load material for a project and will be assigned work offsite. The proposed operation is not open to the public. As conditioned, the hours of operation are limited to Sunday – Friday, 6am – 10pm and Saturday 8am – 5pm (Exhibit A2.2), and the proposed development shall be in general conformance with the applicant's site plan (meaning it cannot expand outside of the area shown without amending the conditional use permit). See proposed conditions No 7. (Exhibits A3 and A3.1).</p> <p>That applicant has not indicated in their letter of intent that a site obscuring fence will be installed (Exhibit A2). Canyon County Comprehensive Plan 2024 Goal No. 4.6 outlines that, <u>"Development design should improve the area's character and be compatible with the community's visual appearance and the natural environment"</u>. In order to improve compatibility with adjacent residential properties to the north, east, and west, and to improve the visual aesthetic of the frontage of the property staff recommends that a condition be added to add a site obscuring fence to the property. See proposed condition No. 10.</p> <p>The contractor shop and staging area may increase the dust levels in the immediate vicinity as the access to the area designated for the contractor shop and staging area to the property is a dirt access (Exhibit C1). The area has not been proposed to be graveled per the letter of intent (Exhibit A2). 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) and Environmental Protection Agency (EPA) requirements. To mitigate the potential for dust, tracking mud and debris off-site, and erosion and sediment control concerns, staff recommends that the applicant install a dustless surface along all travel ways and employee parking areas, as shown on their site plan, within six-months (6-months) of approval of the CUP. See proposed condition No. 9. It is recommended that the approach to the site be paved in order to reduce the tracking of debris and mud to and from the site unless otherwise</p>
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				<p>waived by the highway district. See further analysis under section 07-07-05(06 & 07) for discussion and recommended conditions.</p> <p>The applicant has not indicated that they plan to install lighting for the associated use, and lighting was not observed during the site visit conducted on November 25, 2024. 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 No. 2.</p> <p>See CCCO §07-07-05(7) for traffic impacts.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	07-07-05(5)	<p>Will adequate water, sewer, irrigation, drainage and stormwater drainage facilities, and utility systems be provided to accommodate the use;</p>
			Staff Analysis	<p>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 and proposed condition of approval No. 5.</p> <p>Water: The property appears to have adequate water via an individual well to serve the proposed use. There are no additional wells proposed to serve the proposed staging area (Exhibit A1).</p> <p>Sewer: There are no proposed septic tanks for this project. There is currently an individual septic tank servicing the residence on site. As conditioned, the applicant shall meet Southwest District Health (SWDH) requirements for the proposed uses on the property and the Commission authorizes the addition of future employee restrooms should the need arise. See proposed condition No. 11 (Exhibit A1).</p> <p>Irrigation: Parcel R34550 is under the jurisdiction of Black Canyon Irrigation District (BCID). BCID states in their comment letter dated October 21, 2024 "According to existing records, the parcel receives irrigation water from the District. The turnout is located along the C.G.7.3 lateral. BCID requests, "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 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." As conditioned, the applicant shall comply with all Black Canyon Irrigation District requirements as outline in Exhibit D3. See proposed condition No. 5 (see Exhibit D3 to review Black Canyon Irrigation District's full comment letter).</p> <p>Drainage: It appears the use does not require or affect drainage on the property (Exhibit D3).</p>

				<p>Stormwater drainage facilities: It appears the use is not anticipated to affect stormwater drainage on the property (Exhibit D3).</p> <p>Utility Systems: Utility agencies, including Idaho Power, Intermountain Gas, CenturyLink, and Ziply were notified of the application on October 11, 2024 and January 27, 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.</p> <p>Building Compliance: Canyon County's Building Department sent a comment letter in on October 16, 2024 and recommended the following conditions of approval: (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.; (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 (6') in height and permanently affixed to the ground. Upon site improvements taking place or use of any structures, Canyon County's Building Division shall review if a building permit is required prior to commencement of work and/or use. As conditioned, the applicant shall obtain a commercial building permit for proposed and existing structures that will be used and a building permit for any future structures/improvements (including fencing). See Exhibit D2 to review the Canyon County Building Department's full comment letter.</p> <p>Code Compliance During a site visit on November 25, 2024, occupied RV's were identified on the property without a temporary use permit. The applicant was given a Notice of Violation on December 4, 2024. The representative spoke with our code enforcement office and stated the RV's are not lived in, but are stayed in by the drivers after a shift so they can sleep and do laundry (Exhibit A6). On December 11, 2024 the applicant advised that the RV's had been removed off the property (Exhibit A6.1). A second site visit was conducted on December 30, 2024 where it appeared to still have one (1) occupied RV (Exhibit C2). The applicant responded to an email on January 16, 2025 advising that the occupied RV had been removed and that the property has two (2) RV's unoccupied onsite (Exhibit A2.2).</p> <p>Engineering Compliance Canyon County's Engineering Department sent a comment letter on November 7, 2024 and recommends 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. See Exhibit D5 to review the Canyon County Engineering Department's full comment letter.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	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	<p>The subject property does have legal access for the development via frontage along Willis Road. However, pursuant to comment received from Notus Parma Highway District No. 2 (NPHD) <u>the intended use of the site does not have an approved legal access (Exhibit D4)</u>. See proposed condition No. 3 to meet the criteria.</p> <p>The existing right of way 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 the roadway centerline). The functional classification for Willis Rd per NPHD's 2017 Transportation Plan is a Local roadway. (Exhibit D4).</p> <p>Notus Parma Highway District No. 2 provided the following conditions of approval:</p> <ol style="list-style-type: none"> 1. Application requirements shall meet 2022 ACCHD Standards. 2. A Traffic Impact Study (TIS) is required per <u>ACCHD Section 2010 Land Use Applications</u>. 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. 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 right-of-way dedicated from the centerline of a local rural road or the Scetion/Wuarter Section Line, whichever is greater, from the applicant per <u>ACCHD Section 3030 Right of Way</u>. 7. Rural Roadway Spacing or Rural Roadway Driveway Spacing shall be per <u>ACCHD Section 3061 Intersection and Approach Policy</u> per the intended use. <p>(See Exhibit D4 to review the Notus Parma Highway District No. 2's full comment letter).</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	07-07-05(7)	Will there be undue interference with existing or future traffic patterns; and
			Staff Analysis	<p>It is unknown if there will be undue interference with the existing or future traffic patterns.</p> <p>Agency notice was sent to Notus Parma Highway District and the Idaho Transportation Department (ITD) on October 11, 2024, and January 27, 2025. Notus Parma Highway District No.2 commented that a traffic impact study should be conducted as a condition of approval (Exhibit D4). The Idaho State Transportation Department commented that they have no comments. (Exhibit D1).</p>

				Staff recommends that condition No. 3a be included to evaluate and mitigate potential undue interference with existing and future traffic patterns.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	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	<p>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, and/or require additional public funding in order to meet the needs created by the requested use.</p> <p>School Facilities: Parcel R34550 is serviced by the Middleton School District, it's not anticipated that any impacts or accommodations will be needed for the staging area. Agency comments were sent out on October 11, 2024, and no comments were received by the school district.</p> <p>Police and Fire protection: Parcel R34550 is under the jurisdiction of Middleton Rural Fire District. Middleton Rural Fire District is required to provide services to the parcel. As conditioned, the applicant shall comply with all Fire District requirements per State adopted IFC and as evidenced by review and approval documentation from the applicable fire district prior to issuance of a certificate of occupancy and commencement of staging area activities on the site. All development shall comply with the 2018 International Fire Code and codes set forth by Canyon County. See proposed condition No. 2. Agency notice was sent on October 11, 2024, and no comments were received by the fire district.</p> <p>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 October 11, 2024. No comments were received. Overall, the use is not anticipated to be significant enough to cause a negative impact or require additional public funding.</p> <p>Irrigation Facilities: Parcel R34550 is under Black Canyon Irrigation District's (BCID) jurisdiction. See CCCO 07-07-05(5) and Exhibit D3 for information related to BCID's comments on this conditional use permit.</p>

Table 2. Article 14 Use Standards Criteria Analysis

- Contractor Shop -

Compliant			County Ordinance and Staff Review	
Yes	No	N/A	Code Section	Analysis
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	07-14-09(1)	The use shall be contained within a building or behind a sight-obscuring fence.
			Staff Analysis	Per the applicant's letter of intent, general maintenance on the equipment is conducted on the premises with one (1) office employee, all other work is done

			off-site (Exhibit A2). There will be a sight obscuring fence that all use shall be contained behind. See proposed condition No. 10 .
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Table 3. Article 14 Use Standards Criteria Analysis
- Staging Area -

Compliant			County Ordinance and Staff Review	
Yes	No	N/A	Code Section	Analysis
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	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 and no customers/clients will come to the site in association with the business (Exhibits A1 and A2).
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	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 site plan, there will be business parking for 15 trucks to be parked on-site and additional parking for 5 employees' vehicles. No parking will take place on a public or private road (Exhibits A3 and A3.1). Based on Planning Staff's site visit on November 25, 2024, there does not appear to be any inoperable business vehicles on the property (Exhibit C1)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	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 applicant's land use worksheet and letter of intent, there will be approximately eleven (11) employees total who will visit the premises to pick up equipment to be used elsewhere, including semi-trucks and trailers. (Exhibits A5, A2, and A2.2).
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	07-14-29(4)	Employees may meet on the premises to share rides to and from job sites.
			Staff Analysis	The above may occur.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	07-14-29(5)	Employees' vehicles shall be parked on-site and not on a public or private road.
			Staff Analysis	There are five parking spaces for employee vehicles according to the applicant's email (Exhibit A2.2). There is space for more parking if needed. See Exhibit A3.1 for the location of the parking spaces. Per conditions No. 7 , the proposed development shall be in general conformance with the applicant's site plan and letter of intent (Exhibits A2, A2.1, A2.2, A3 and A3.1).

4. AGENCY COMMENTS:

Agencies including the Canyon County Sheriff's Office, Canyon County Paramedics/EMT, Canyon County Emergency Management Coordinator, Middleton Fire, State Fire Marshall, Notus Parma Highway District No. 2, Black Canyon Irrigation District, Middleton School District, Idaho Transportation Department, Idaho Power, Intermountain Gas, CenturyLink, Ziply, Canyon County Assessor's Office, Canyon County Building Department, Canyon County Code Enforcement Department, Canyon County Engineering Department, Canyon County GIS Department, Idaho Department of Water Resources (Water Rights), Department of Environmental Quality, Southwest District Health, and the Greater Middleton Area Rec were notified of the subject application.

Staff received agency comments from Idaho Transportation Department, Canyon County Building Department, Black Canyon Irrigation District, Notus Parma Highway District No. 2, Idaho Department of

Environmental Quality and Canyon County Engineering Department. 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) total written public comments by the materials deadline of February 21, 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, as conditioned, 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. A change of occupancy from residential to commercial occupancy, fire district permits, and approval for a Certificate of Occupancy for the business office. All appropriate building permits shall be obtained within 180 days from the approval of the CUP;
3. The applicant shall comply with applicable Notus Parma Highway District No.2 access requirements. The applicant shall obtain a permit to be provided at the time of building permit submittal;
 - a. Within six (6) months of approval of the CUP, the applicant shall coordinate with the Notus Parma Highway District No. 2 and obtain the necessary approvals for the intended use including but not limited to a Traffic Impact Study (TIS). Evidence shall be an approved approach permit from the subject highway district.
4. All exterior lighting, if installed, shall be downward-facing and directed away from surrounding properties. Compliance shall be demonstrated in the building plans submitted as part of the building permit submittal. 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. All necessary permits shall be obtained from Black Canyon Irrigation District and shall be obtained prior to the six (6) months of approval of this CUP;

6. Signage shall meet CCZO §07-10-13 requirements, and shall not exceed 32 sq. feet and 10 feet in height unless an additional sign permit is applied for and approved by the Director. If it exceeds 6 ft in height, a building permit is required;
7. The proposed development shall be in general conformance with the applicant's site plan and letter of intent (**Exhibits A2, A2.1, A2.2, A3 and A3.1**);
 - a. The hours of operation shall be Sunday – Friday, 6 am -10 pm, and Saturday 8 am – 5 pm, as proposed in the applicant's email correspondence (**Exhibit A2.2**);
 - 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 CCZO 07-07-23: "When a conditional use permit is granted, the land use or construction of its facility proposed in the application must have commenced within three (3) years of the date of the final decision by the presiding party or a court of appropriate jurisdiction. The improvements for the approved use must be completed within five (5) years of the same date;
 - a. Commencement shall be the date zoning compliance is issued for a change of occupancy for the shop building used for the business.
9. The applicant shall install a dustless surface along all travelways and employee parking areas, as shown on the site plan (**Exhibit A3 and A3.1**), within six months (6-months) of approval of the CUP;
10. A sight obscuring fence shall be installed across the north, east and west side of the parcel. Proof shall be submitted to the Development Services Department for review and approval within 180 days of approval of the subject CUP;
11. The applicant shall meet Southwest District Health (SWDH) requirements for the proposed uses on the property as evidenced by the applicant providing Development Services a letter of review and approval from SWDH prior to the commencement of contractor shop and staging area activities;

7. EXHIBITS:

A. Application Packet & Supporting Materials

1. Master Application
2. Letter of Intent
 - 2.1. Revised Letter of Intent to Include Contractor Shop
 - 2.2. Revised Letter of Intent with Mitigation Measures
3. Site Plan
 - 3.1. Employee Parking
4. Neighborhood Meeting
5. Land Use Worksheet
6. Occupied RV Code Enforcement
 - 6.1. RV's Removed Email

B. Supplemental Documents

1. Parcel Tool
2. Cases Maps/Reports
 - 2.1. Aerial
 - 2.2. Vicinity
 - 2.3. Zoning
 - 2.4. Future Land Use
 - 2.5. Case Map and Report

- 2.6. Subdivisions and Lot Report
- 2.7. Dairy Feedlot and Gravel Pits
- 2.8. Lot Classification
- 2.9. Soil, Prime Farmland, and Reports
- 2.10. Contours
- 2.11. Nitrate Priority and Wells
- 2.12. City of Caldwell and Middleton Land Use
- 2.13. TAZ Household

C. Site Visit Photos:

- 1. Site Photos from November 25, 2024
- 2. Site Photos from December 30, 2024

D. Agency Comments Received by: February 21, 2025

- 1. Idaho Transportation Department; Received: October 15, 2024
- 2. Canyon County Building Department; Received: October 17, 2024
- 3. Black Canyon Irrigation District; Received: October 22, 2024
- 4. Notus Parma Highway District No. 2; Received: October 25, 2024
- 5. Canyon County Engineering Department; Received: November 7, 2024
- 6. Idaho Department of Environmental Quality; Received: February 5, 2025

E. Public Comments Received by: February 21, 2025

- 1. Marco Bautista; Received: February 20, 2025

EXHIBIT A

Application Packet & Supporting Materials

Hearing Examiner

Case# CU2024-0006

Hearing date: March 3, 2025



CONDITIONAL USE PERMIT PUBLIC HEARING - MASTER APPLICATION

PROPERTY OWNER	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>		

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

SITE INFO	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: CU2024-0006	DATE RECEIVED: 2-15-24
RECEIVED BY: <u>LISTER</u>	APPLICATION FEE: \$950 / CK 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		✓
Fee: \$950.00		
\$600.00 (CUP Modification)		✓
Fees are non-refundable		

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

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

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

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

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, cursive script.

Mariela Melchor

STANDARDS

SITE/OPERATION PLAN – CCZO Section 07-02-03	
A scaled drawing showing:	
- The parcel and all existing and proposed uses and structures and roads all with dimensions, distances, and private and public road names.	
- 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.	
A plan of action to include:	
- 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.	

LETTER OF INTENT – CCZO Section 07-07-05
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.

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

MINERAL EXTRACTION (07-14-19) - REQUIRED	Applicant	Staff
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		

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

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

MANUFACTURING/PROCESSING OF HAZARDOUS CHEMICALS/GASES (07-14-15) - REQUIRED			Applicant	Staff
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				

STAGING AREA (07-14-15) - REQUIRED			Applicant	Staff
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



Sincerely,

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: 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:

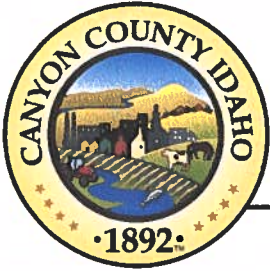
I certify that a neighborhood meeting was conducted at the time and location noted on this form and in accordance with Canyon County Zoning Ordinance § 07-01-15.

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		
Southwest District Health		
	Address	Phone Number
	13307 Miami Lane, Caldwell	(208) 455-5400
Highway Districts		
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 th Ave Road, Nampa	(208) 467-6576
Notus-Parma	106 S. 4 th Str., Parma	(208) 722-5343
Idaho Transportation Department		
	Address	Phone Number
	11331 W. Chinden Blvd., Boise	(208) 334-8300
Fire Districts		
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
Irrigation Districts		
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 st 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
City Impact Area		
Agency	Address	Phone Number
Caldwell	621 Cleveland Blvd., Caldwell	(208) 455-3000
Nampa	500 12 th Ave. S., Nampa	(208) 468-4430
Middleton	1103 W. Main St., Middleton	(208) 585-3133
Parma	305 N. 3 rd 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 th 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>
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

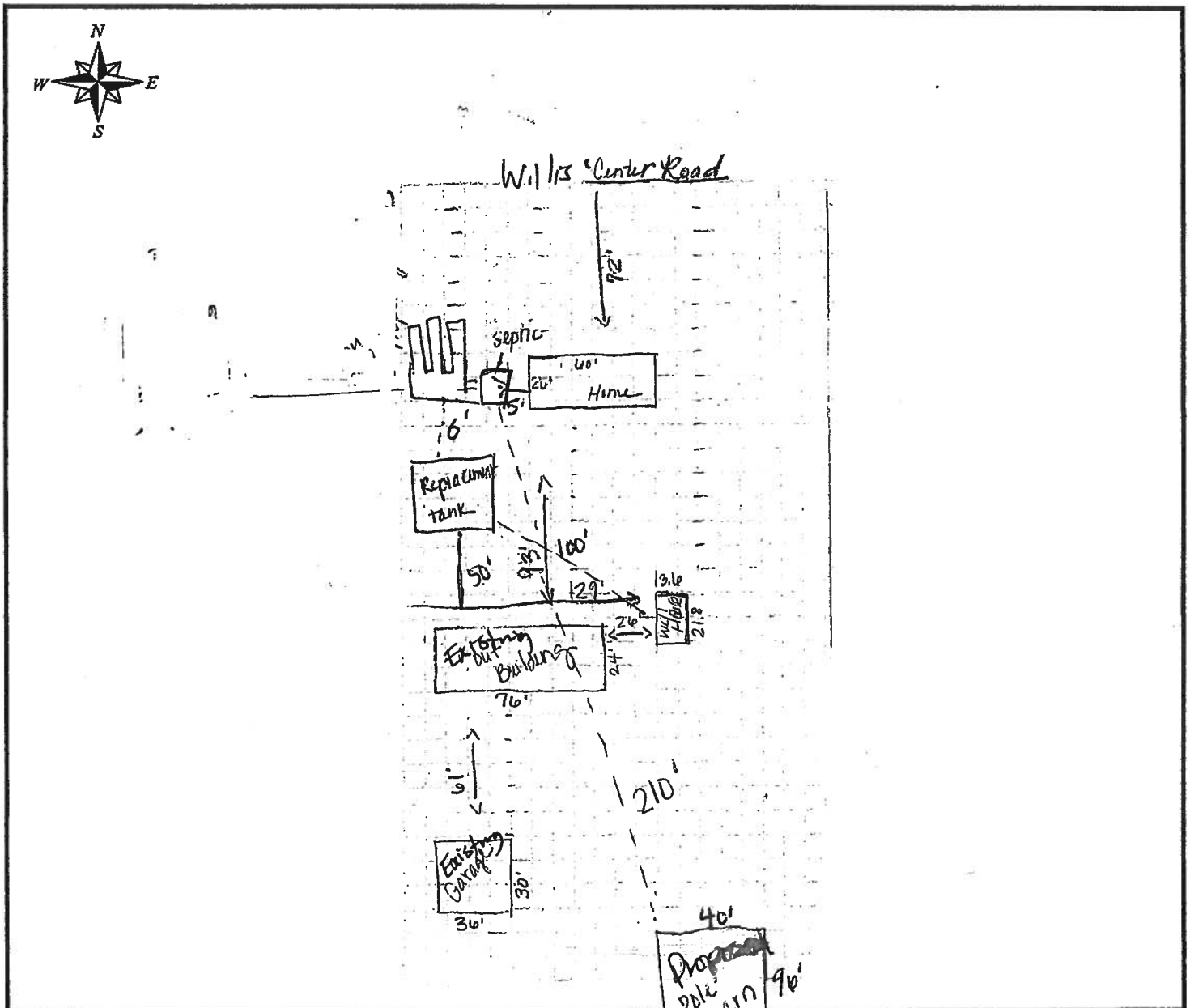
SIGNATURE: m. mel

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 _____

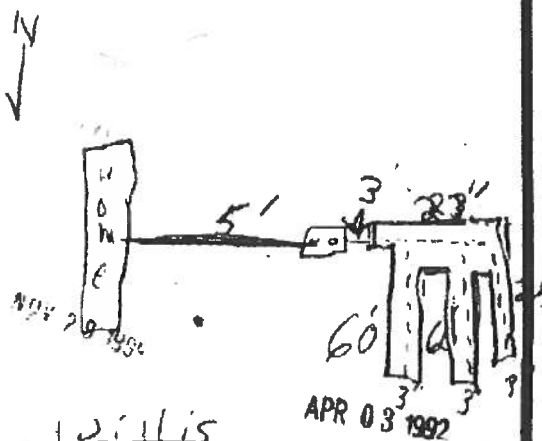
Site Eval. Charge \$50.00 Permit Fee \$50.00

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			
D	(from drainfield)	Neighbors	ft			
V	Licensed Installer.					
A	Applicant signature	<u>George Solis</u>				
L	Site evaluation inspection	<u>Tom Lane</u> <u>060</u> <u>3/23/92</u>				
	EHS Signature	EHS Code	Date			
	The size of the drainfield will be determined at the time of the site evaluation inspection					
	PERMIT ISSUED					
	<u>Tom Lane</u> <u>060</u> <u>3/23/92</u>					
	EHS Signature EHS Code Date					
	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	<u>Don't Wooley</u> <u>035</u> <u>3/26/92</u>				
O	EHS Signature	EHS Code	Date			
R	REMARKS:					
E	145					
P	20					
O	168					
R	3					
T	504					
	Travel	<u>504</u>	<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.

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

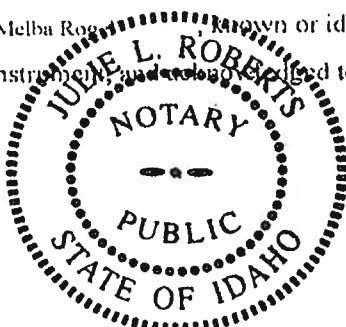
State of Idaho)
S.S.

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;
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.

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

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> 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>

Sent: Friday, October 11, 2024 2:06 PM

To: Amber Lewter <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> 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>

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

To: Amber Lewter <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> 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>

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

To: Amber Lewter <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> 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>

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

To: Amber Lewter <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> 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. 11th Ave., #310, Caldwell, ID ~ 83605

~

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

Fax: ~ 208-454-6633

Email: ~ amber.lewter@canyoncounty.id.gov

Website: ~ www.canyoncounty.id.gov

~

Development Services Department (DSD)

NEW public office hours

Effective Jan. 3, 2023

Monday, Tuesday, Thursday and Friday

8am – 5pm

Wednesday

1pm – 5pm

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

~

Archived: Sunday, February 23, 2025 6:49:15 PM

From: [Mariela Melchor](#)

Mail received time: Thu, 16 Jan 2025 16:41:02

Sent: Thu, 16 Jan 2025 16:40:46

To: [Amber Lewter](#)

Subject: [External] Re: Follow up Email

Importance: Normal

Sensitivity: None

Sounds good.

Mariela Melchor
Rogel Trucking LLC
J Rogel Trucking LLC\~
208-936-8546
rogeltruckingllc@yahoo.com

On Jan 16, 2025, at 4:30 PM, Amber Lewter <Amber.Lewter@canyoncounty.id.gov> wrote:

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,

\~

<image001.png>

Amber Lewter

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

\~

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

Fax:\~ 208-454-6633

Email:\~ amber.lewter@canyoncounty.id.gov

Website:\~ www.canyoncounty.id.gov

\~

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\~

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\~

\~

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

**\*\*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.\~**

\~

\~

Willis Rd

Willis Rd

15741 Willis RD  
Caldwell ID  
83607

**Exhibit A3**



Handwritten blue scribbles.





Willis Rd

Willis Rd

Google

## **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

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

**Archived:** Sunday, February 23, 2025 6:50:01 PM

**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:** Sunday, February 23, 2025 6:50:10 PM

**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)

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

**EXHIBIT B**

**Supplemental Documents**

Hearing Examiner

Case# CU2024-0006

Hearing date: March 3, 2025

**R34550**

**PARCEL INFORMATION REPORT**

2/23/2025 1:46:49 PM

**PARCEL NUMBER: R34550**

**OWNER NAME: GUADARRAMA JOSE J ROGEL**

**CO-OWNER:**

**MAILING ADDRESS: 15741 WILLIS RD CALDWELL ID 83607**

**SITE ADDRESS: 15741 WILLIS RD**

**TAX CODE: 0330000**

**TWP: 4N RNG: 3W SEC: 04 QUARTER: NW**

**ACRES: 5.00**

**HOME OWNERS EXEMPTION: No**

**AG-EXEMPT: Yes**

**DRAIN DISTRICT: NOT In Drain Dist**

**ZONING DESCRIPTION: AG / AGRICULTURAL**

**HIGHWAY DISTRICT: NOTUS-PARMA HWY #2**

**FIRE DISTRICT: MIDDLETON FIRE**

**SCHOOL DISTRICT: MIDDLETON SCHOOL DIST #134**

**IMPACT AREA: NOT In Impact Area**

**FUTURE LAND USE 2011-2022 : AG**

**FLU Overlay Zone Desc 2030:**

**FLU RR Zone Desc 2030:**

**FUTURE LAND USE 2030: AG**

**IRRIGATION DISTRICT: BLACK CANYON IRRIGATION DIST**

**FEMA FLOOD ZONE: X FLOODWAY: NOT In FLOODWAY FIRM PANEL: 16027C0230F**

**WETLAND: NOT In WETLAND**

**NITRATE PRIORITY: NE CANYON CO.**

**FUNCTIONAL Classification: NOT In COLLECTOR**

**INSTRUMENT NO. : 2018017209**

**SCENIC BYWAY: NOT In Scenic Byway**

**LEGAL DESCRIPTION: 04-4N-3W NW TX 13288 OF LTS 3 & 4 IN NW 1/4 T78909**

**PLATTED SUBDIVISION:**

**SMALL CITY ZONING:**

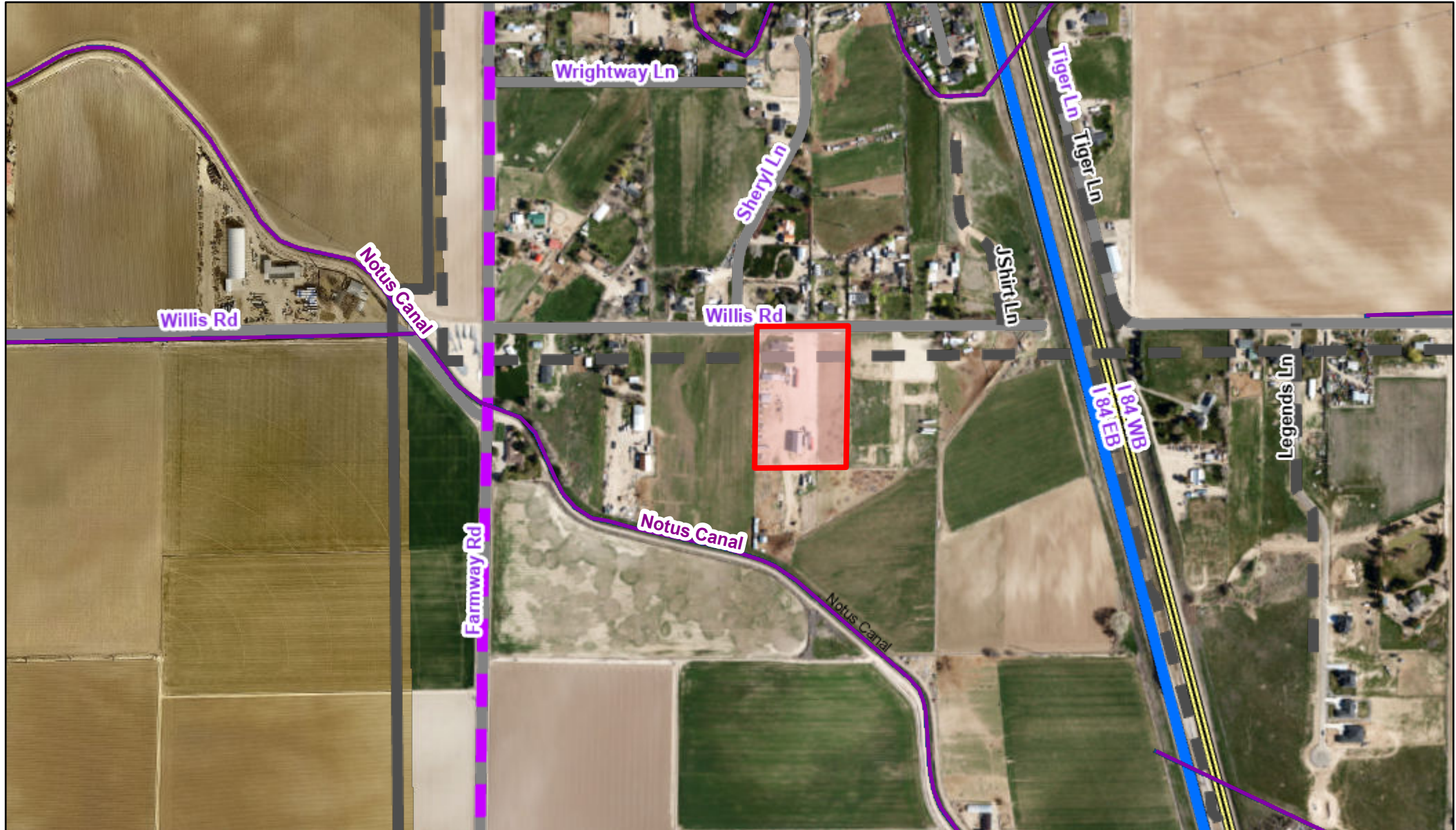
**SMALL CITY ZONING TYPE:**



**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 SHERIFFS 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.



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



Multiple Parcel Search \_Query result

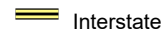


Hydro\_NHDFlowline



Hydro\_NHDFlowline

CanyonCountyRoads



Interstate

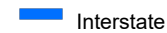


Roads



CC\_PrivateRoads

ITDFunctionalClassification



Interstate

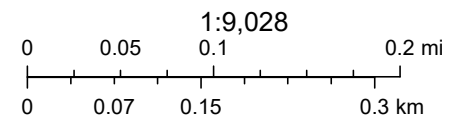


Major Collector

Urban\_2023



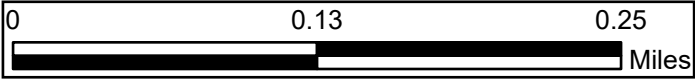
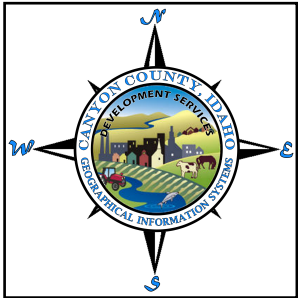
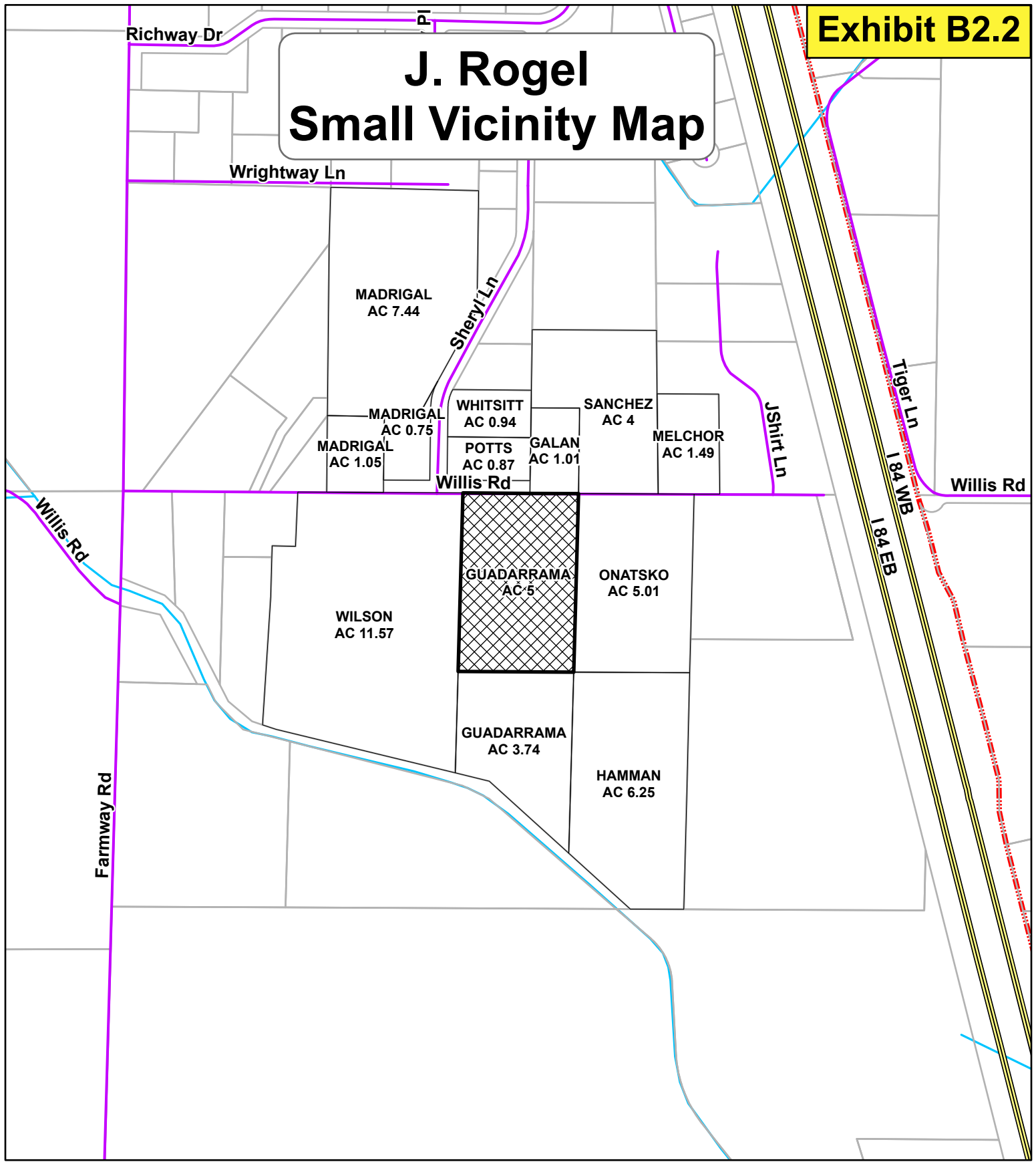
Red: Red



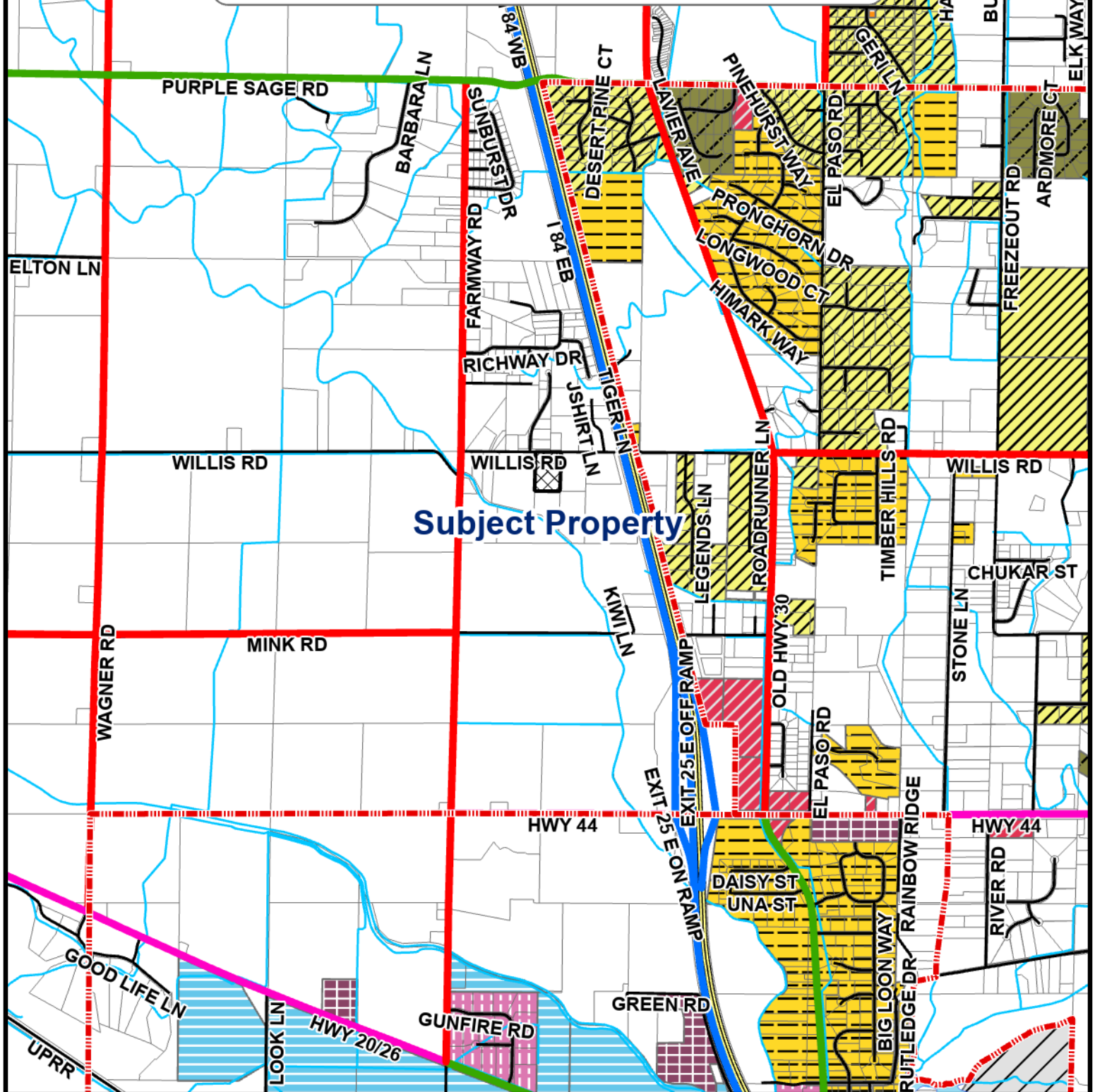
Bureau of Land Management, State of Oregon, State of Oregon DOT, State of Oregon GEO, Esri Canada, Esri, HERE, Garmin, INCREMENT P, Intermap, USGS, METI/NASA, EPA, USDA



# J. Rogel Small Vicinity Map



# J. Rogel Trucking LLC Zoning & Classification Map



Subject Property



## Current Zoning

|  |       |
|--|-------|
|  | RR    |
|  | CR-RR |
|  | R1    |
|  | CR-R1 |
|  | R2    |
|  | C     |

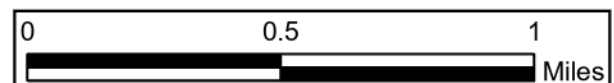
## ITD Functional Classification

|  |       |
|--|-------|
|  | C1    |
|  | CR-C1 |
|  | C2    |
|  | CR-C2 |
|  | CR-M1 |
|  | M2    |

AG

## ITD Functional Classification

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

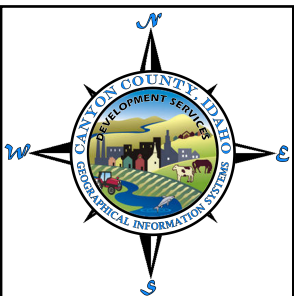




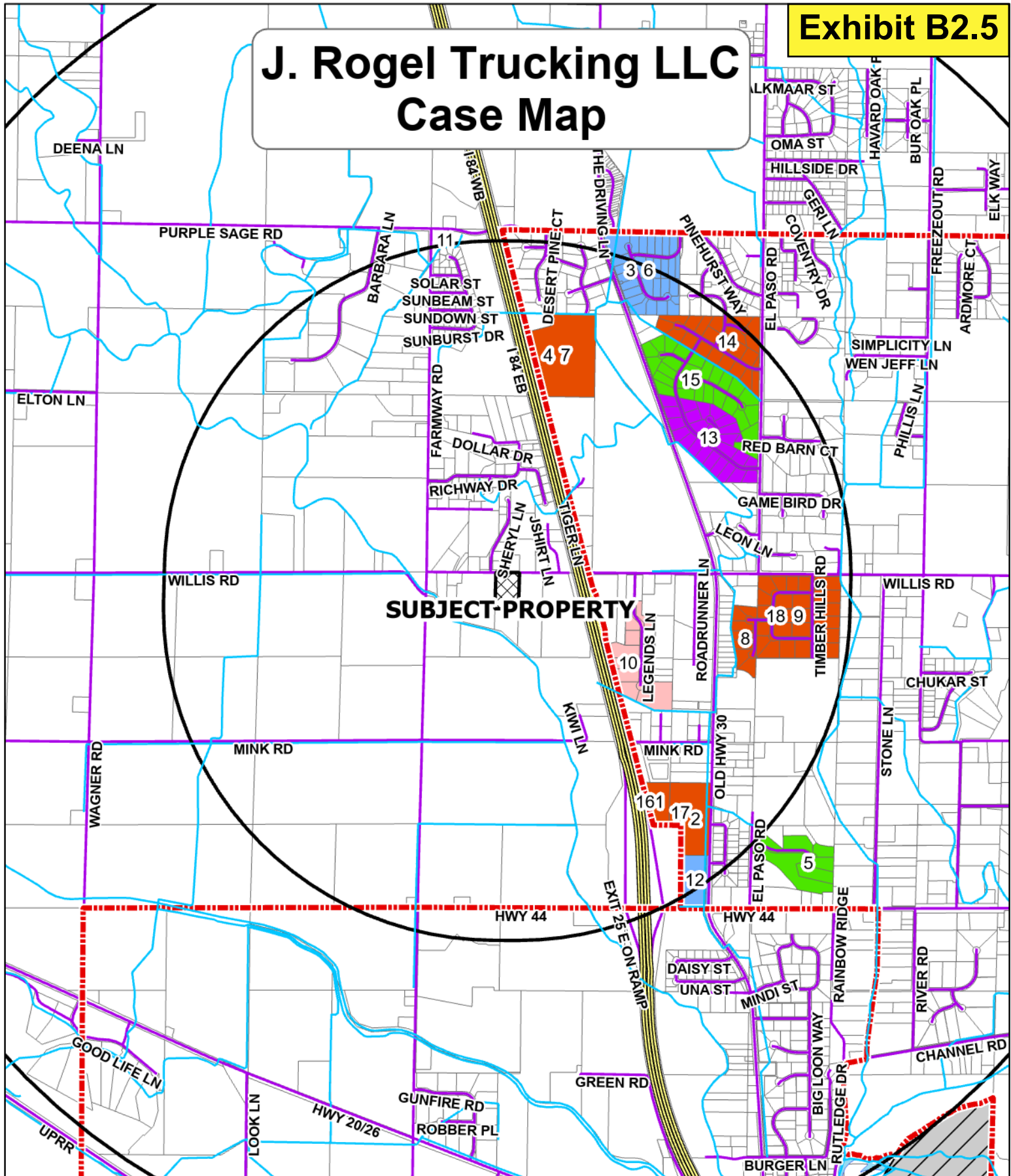
**J. Rogel**  
**Future Land Use map**



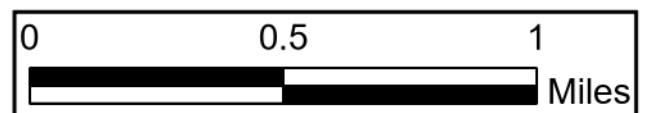
- 
- A horizontal scale bar with a black border. It is divided into four equal segments by three vertical tick marks. The numbers 0, 0.4, and 0.8 are placed above the first, second, and third tick marks respectively. The word "Miles" is placed to the right of the bar.



# J. Rogel Trucking LLC Case Map



| YEAR                                                                                                  |                                                                                                       |                                                                                                   |                                                                                                    |
|-------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------|
| <span style="display:inline-block; width:15px; height:15px; background-color:lightpink;"></span> 2023 | <span style="display:inline-block; width:15px; height:15px; background-color:lightblue;"></span> 2022 | <span style="display:inline-block; width:15px; height:15px; background-color:green;"></span> 2020 | <span style="display:inline-block; width:15px; height:15px; background-color:orange;"></span> 2019 |
| <span style="display:inline-block; width:15px; height:15px; background-color:purple;"></span> 2021    | <span style="display:inline-block; width:15px; height:15px; background-color:darkblue;"></span> 2018  |                                                                                                   |                                                                                                    |

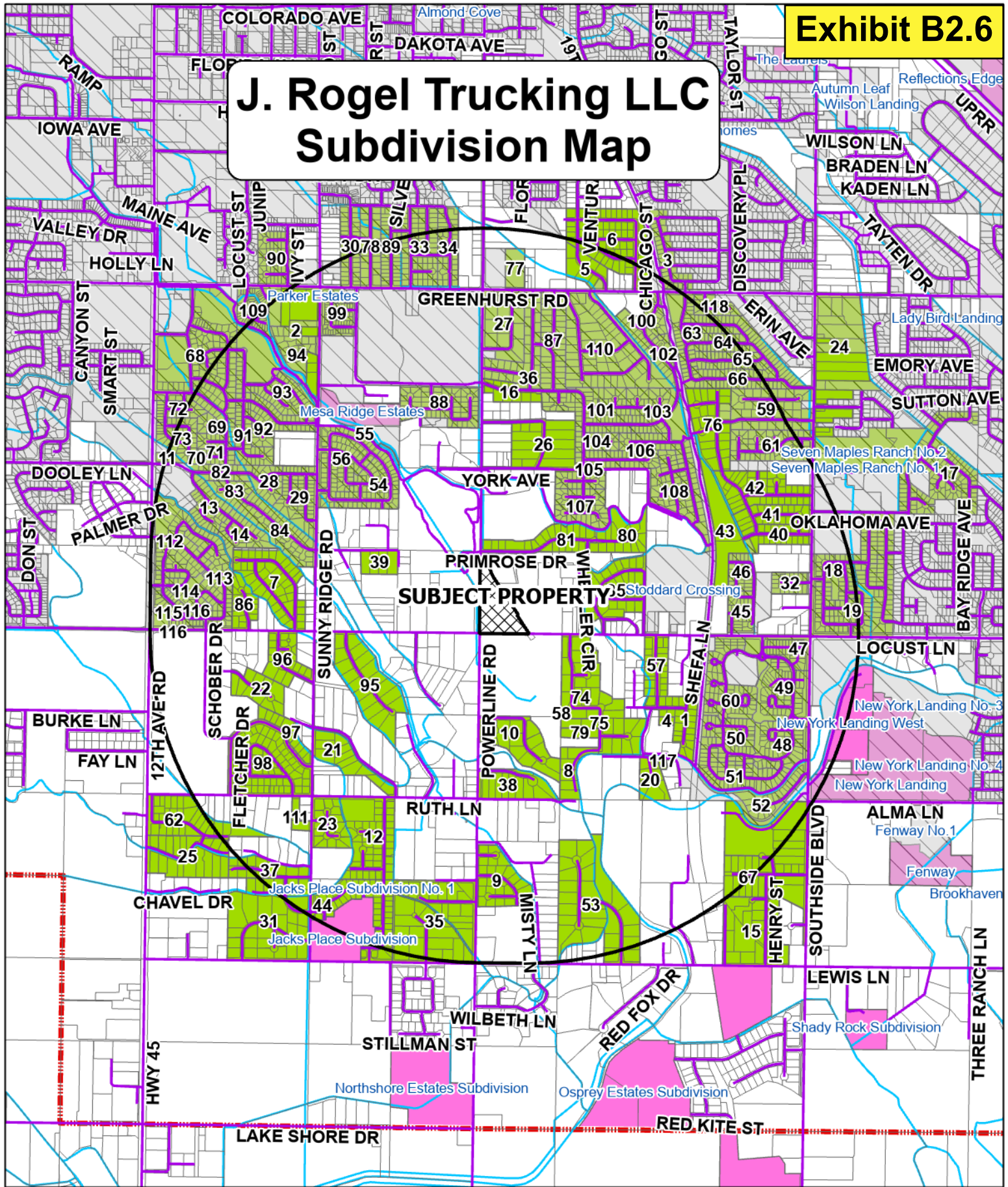


## CASE SUMMARY

| ID | CASENUM            | REQUEST                              | CASENAME                          | FINALDECIS |
|----|--------------------|--------------------------------------|-----------------------------------|------------|
| 1  | RZ2018-0040        | Rezone AG to C1                      | BAAS Group LLC                    | APPROVED   |
| 2  | RZ2018-0040        | Rezone AG to C1                      | BAAS Group LLC                    | APPROVED   |
| 3  | RZ2021-0029        | change zoning from RR and C1 to CR-I | BURRIS RANCH                      | APPROVED   |
| 4  | RZ2018-0024        | Rezone RR to R1                      | Black, Michael & Heidi            | APPROVED   |
| 5  | SD2019-0004        | Boulder Creek Sub                    | Boulder Creek Sub                 | APPROVED   |
| 6  | SD2021-0017        | Burris Ranch Estates Plat            | Burris Ranch Estates              | Approved   |
| 7  | SD2020-0038        | Plat - 17 Lots                       | Desert Pine Est. No.2             | APPROVED   |
| 8  | RZ2018-29          | Rezone RR to R1                      | Hecl, Dennis                      | APPROVED   |
| 9  | RZ2018-29          | Rezone RR to R1                      | Hecl, Dennis                      | APPROVED   |
| 10 | SD2022-0003        | Hidden Legends Estates Sub           | Hidden Legends Estates Sub        | APPROVE    |
| 11 | CU2023-0035        | CU2002-42 Mofifiction                | Olsen                             | APPROVED   |
| 12 | RZ2022-0009        | Rezone AG to C1                      | Oregon Trail Chruch of God        | APPROVED   |
| 13 | SD2020-0026        | Plat - Purple Sage Esates No.5       | Plat - Purple Sage Esates No.5    | APPROVED   |
| 14 | SD2018-0020        | Purple Sage Estates No 3             | Purple Sage Estates No 3          | APPROVED   |
| 15 | SD2019-0043        | Purple Sage Estaates No.4            | Purples Sage Estates No.4         | APPROVED   |
| 16 | CU2021-0009        | Planned Unit Development             | Sage Gate Storage & Business Park | DENIED     |
| 17 | CU2021-0009        | Planned Unit Development             | Sage Gate Storage & Business Park | DENIED     |
| 18 | Trison Estates Sub | 0                                    | Trison Estates Sub                | Approved   |



# J. Rogel Trucking LLC Subdivision Map

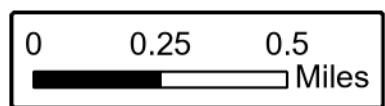


**SUBJECT PROPERTY**



**LEGEND**

- SUBDIVISIONS
- Plat Type, Plat Status**
- Preliminary, Approved
- Preliminary, Pending



| SUBDIVISION & LOT REPORT    |              |                 |                    |         |
|-----------------------------|--------------|-----------------|--------------------|---------|
| NUMBER OF SUBS              | ACRES IN SUB | NUMBER OF LOTS  | AVERAGE LOT SIZE   |         |
| 25                          | 855.89       | 503             | 1.70               |         |
| NUMBER OF SUBS IN PLATTING  | ACRES IN SUB | NUMBER OF LOTS  | AVERAGE LOT SIZE   |         |
| 5                           | 151.98       | 102             | 1.49               |         |
| NUMBER OF LOTS NOTIFIED     | AVERAGE      | MEDIAN          | MINIMUM            | MAXIMUM |
| 27                          | 3.80         | 2.36            | 0.48               | 14.92   |
| NUMBER OF MOBILE HOME PARKS | ACRES IN MHP | NUMBER OF SITES | AVG HOMES PER ACRE | MAXIMUM |
| 2                           | 7.95         | 28.50           | 3.00               | 4.00    |

| PLATTED SUBDIVISIONS                  |       |           |        |             |                  |                 |      |
|---------------------------------------|-------|-----------|--------|-------------|------------------|-----------------|------|
| SUBDIVISION NAME                      | Label | LOCATION  | ACRES  | NO. OF LOTS | AVERAGE LOT SIZE | CITY OF...      | Year |
| ALBION ACRES SUBDIVISION NO. 1        | 1     | 5N3W34    | 41.10  | 19          | 2.16             | COUNTY (Canyon) | 2018 |
| ALBION ACRES SUBDIVISION NO. 2        | 2     | 5N3W34    | 33.13  | 14          | 2.37             | COUNTY (Canyon) | 2018 |
| BOULDER CREEK SUBDIVISION             | 3     | 4N3W03    | 18.01  | 7           | 2.57             | COUNTY (Canyon) | 2020 |
| BURRIS RANCH ESTATES SUBDIVISION      | 4     | 5N3W33    | 31.09  | 29          | 1.07             | CANYON COUNTY   | 2024 |
| COUNTRY HILLS ESTATES                 | 5     | 5N3W32    | 84.65  | 14          | 6.05             | COUNTY (Canyon) | 1973 |
| DESERT PINE ESTATES #1                | 6     | 5N3W33    | 45.69  | 35          | 1.31             | COUNTY (Canyon) | 2008 |
| EL PASO HEIGHTS                       | 7     | 5N3W34    | 37.90  | 7           | 5.41             | COUNTY (Canyon) | 1998 |
| FOREST HILLS ESTATES                  | 8     | 4N3W04    | 4.82   | 9           | 0.54             | COUNTY (Canyon) | 1987 |
| FOREST HILLS ESTATES #2               | 9     | 4N3W04    | 11.35  | 21          | 0.54             | COUNTY (Canyon) | 1996 |
| FRUITDALE FARMS                       | 10    | 4N3W03    | 273.92 | 83          | 3.30             | COUNTY (Canyon) | 1911 |
| GARRISON ACRES                        | 11    | 5N3W33    | 7.66   | 8           | 0.96             | COUNTY (Canyon) | 1972 |
| GRACELAND SUB                         | 12    | 5N3W33    | 6.38   | 6           | 1.06             | COUNTY (Canyon) | 2003 |
| HECK SUB #1                           | 13    | 4N3W04    | 4.69   | 9           | 0.52             | COUNTY (Canyon) | 1985 |
| HIDDEN LEGENDS ESTATES SUBDIVISION    | 14    | 4N3W04    | 19.59  | 9           | 2.18             | COUNTY (Canyon) | 2023 |
| KABLE SUB                             | 15    | 4N3W04    | 8.04   | 4           | 2.01             | COUNTY (Canyon) | 1966 |
| PALOMINOS SUBDIVISION                 | 16    | 4N3W04    | 6.49   | 2           | 3.24             | COUNTY (Canyon) | 2019 |
| PURPLE SAGE ESTATES SUBDIVISION NO. 2 | 17    | 5N3W33    | 19.17  | 14          | 1.37             | COUNTY (Canyon) | 2018 |
| PURPLE SAGE ESTATES SUBDIVISION NO. 3 | 18    | 5N3W33    | 27.00  | 22          | 1.23             | COUNTY (Canyon) | 2019 |
| PURPLE SAGE ESTATES SUBDIVISION NO. 4 | 19    | 5N3W33    | 33.44  | 25          | 1.34             | COUNTY (Canyon) | 2021 |
| PURPLE SAGE ESTATES SUBDIVISION NO. 5 | 20    | 5N3W33    | 28.45  | 25          | 1.14             | COUNTY (Canyon) | 2022 |
| RICH SUB                              | 21    | 5N3W33    | 20.05  | 24          | 0.84             | COUNTY (Canyon) | 1973 |
| SUNLIGHT TERRACE                      | 22    | 5N3W33    | 22.38  | 69          | 0.32             | COUNTY (Canyon) | 1978 |
| TIMBER HILLS SUBDIVISION              | 23    | 4N3W03&04 | 45.62  | 28          | 1.63             | COUNTY (Canyon) | 2021 |
| WILLIS RANCH                          | 24    | 5N3W33    | 21.11  | 16          | 1.32             | COUNTY (Canyon) | 1998 |
| YOTIE SUB                             | 25    | 4N3W04    | 4.14   | 4           | 1.03             | COUNTY (Canyon) | 2001 |

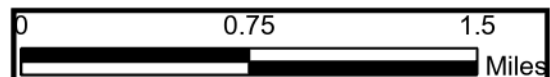
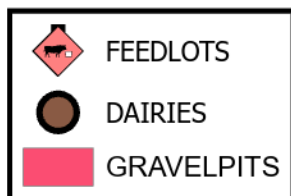
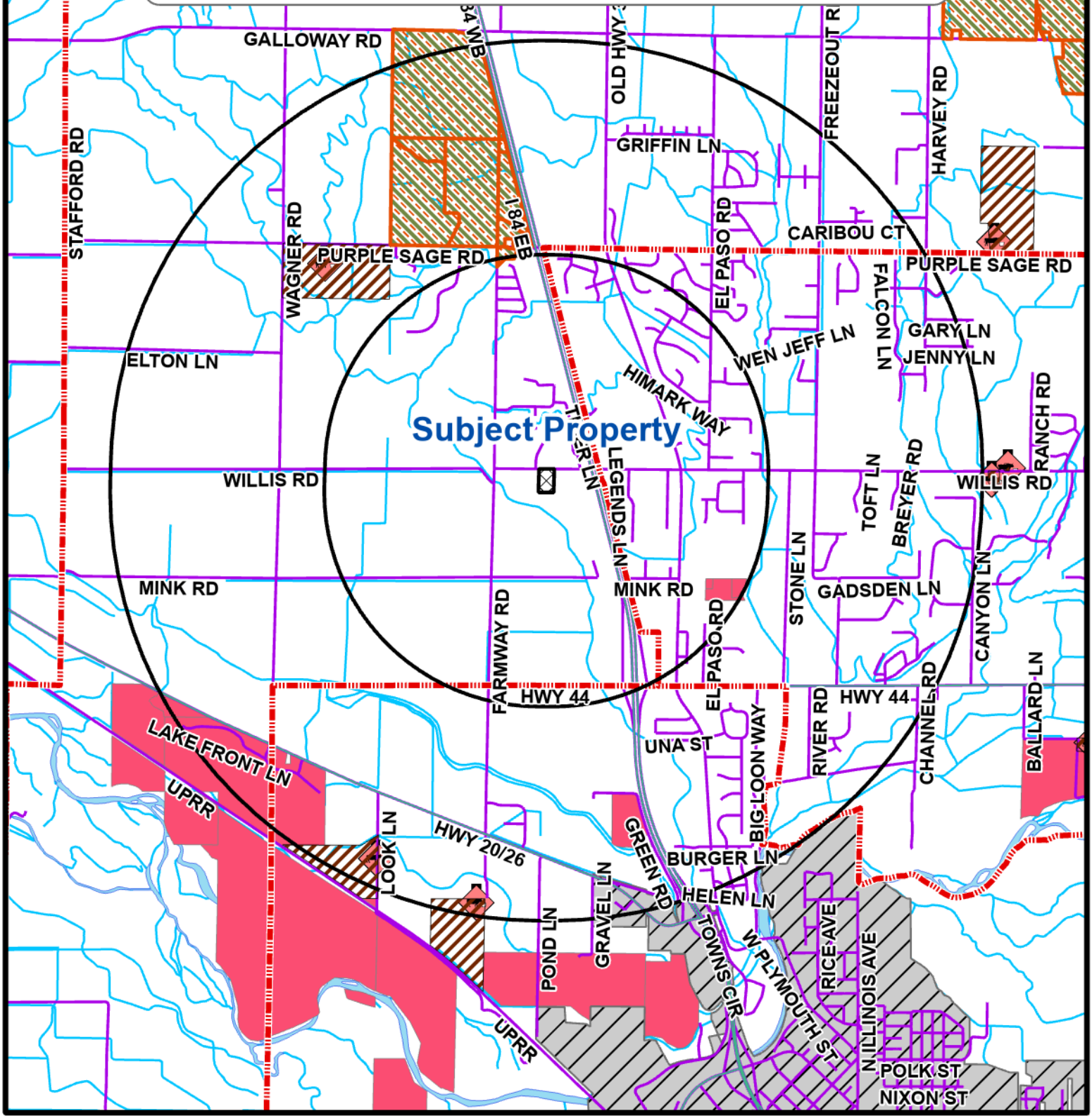
| SUBDIVISIONS IN PLATTING |       |             |                  |  |  |  |  |
|--------------------------|-------|-------------|------------------|--|--|--|--|
| SUBDIVISION NAME         | ACRES | NO. OF LOTS | AVERAGE LOT SIZE |  |  |  |  |
| Purple Sage Estates No.5 | 28.32 | 23          | 1.23             |  |  |  |  |
| Burris Ranch Estates     | 31.11 | 26          | 1.20             |  |  |  |  |
| Timber Hills             | 45.49 | 28          | 1.62             |  |  |  |  |
| Desert Pint Est. No.2    | 27.55 | 17          | 1.62             |  |  |  |  |
| Hidden Legends Esates    | 19.51 | 8           | 2.44             |  |  |  |  |

| MOBILE HOME & RV PARKS |                        |       |               |                |               |  |
|------------------------|------------------------|-------|---------------|----------------|---------------|--|
| SUBDIVISION NAME       | SITE ADDRESS           | ACRES | NO. OF SPACES | UNITS PER ACRE | CITY OF...    |  |
| Purple Sage MHP        | 15881 Purple Sage Road | 12.56 | 50            | 0.25           | Canyon County |  |
| Olsen MHP              | 24938 Farmway Road     | 3.34  | 7             | 0.48           | Canyon County |  |

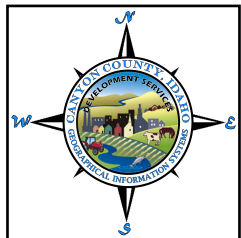
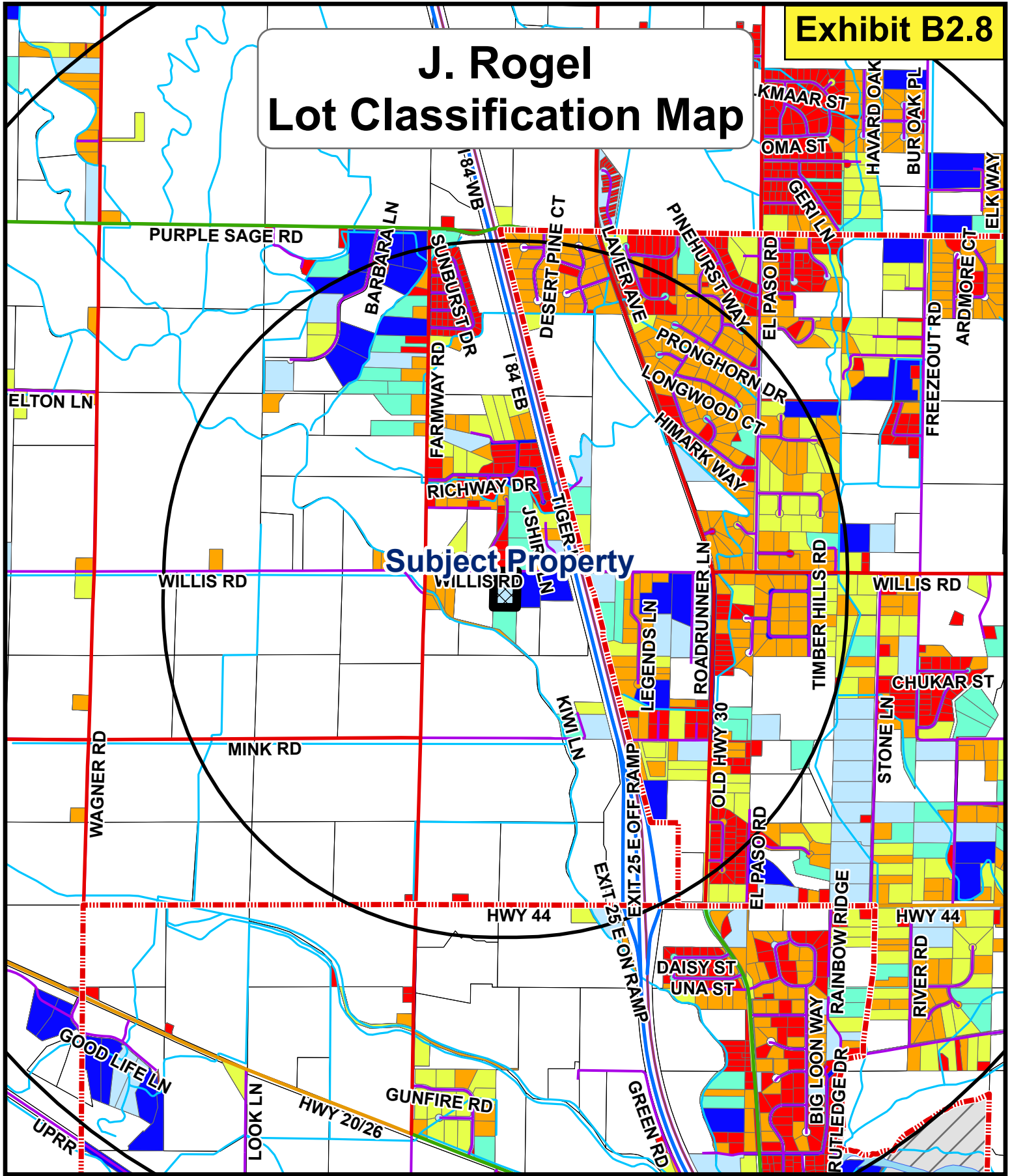
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# J. Rogel Trucking LLC Dairy, Feedlot, and Gravel Pit Map



# J. Rogel Lot Classification Map

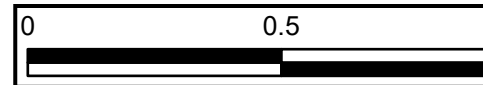


**Legend**

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

**ITD Functional Classification**

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





| SOIL REPORT           |                        |                |         |            |
|-----------------------|------------------------|----------------|---------|------------|
| SOIL CAPABILITY CLASS | SOIL CAPABILITY        | SQUARE FOOTAGE | ACREAGE | PERCENTAGE |
| 3                     | MODERATELY SUITED SOIL | 46652.76       | 1.07    | 21.42%     |
| 4                     | MODERATELY SUITED SOIL | 171103.68      | 3.93    | 78.58%     |
|                       |                        | 217756.44      | 5.00    | 100%       |

| FARMLAND REPORT |                                                |                |         |            |
|-----------------|------------------------------------------------|----------------|---------|------------|
| SOIL NAME       | FARMLAND TYPE                                  | SQUARE FOOTAGE | ACREAGE | PERCENTAGE |
| GwB             | Prime farmland if irrigated                    | 46652.76       | 1.07    | 21.42%     |
| LkC             | Farmland of statewide importance, if irrigated | 171103.68      | 3.93    | 78.58%     |
|                 |                                                | 217756.44      | 5.00    | 100%       |

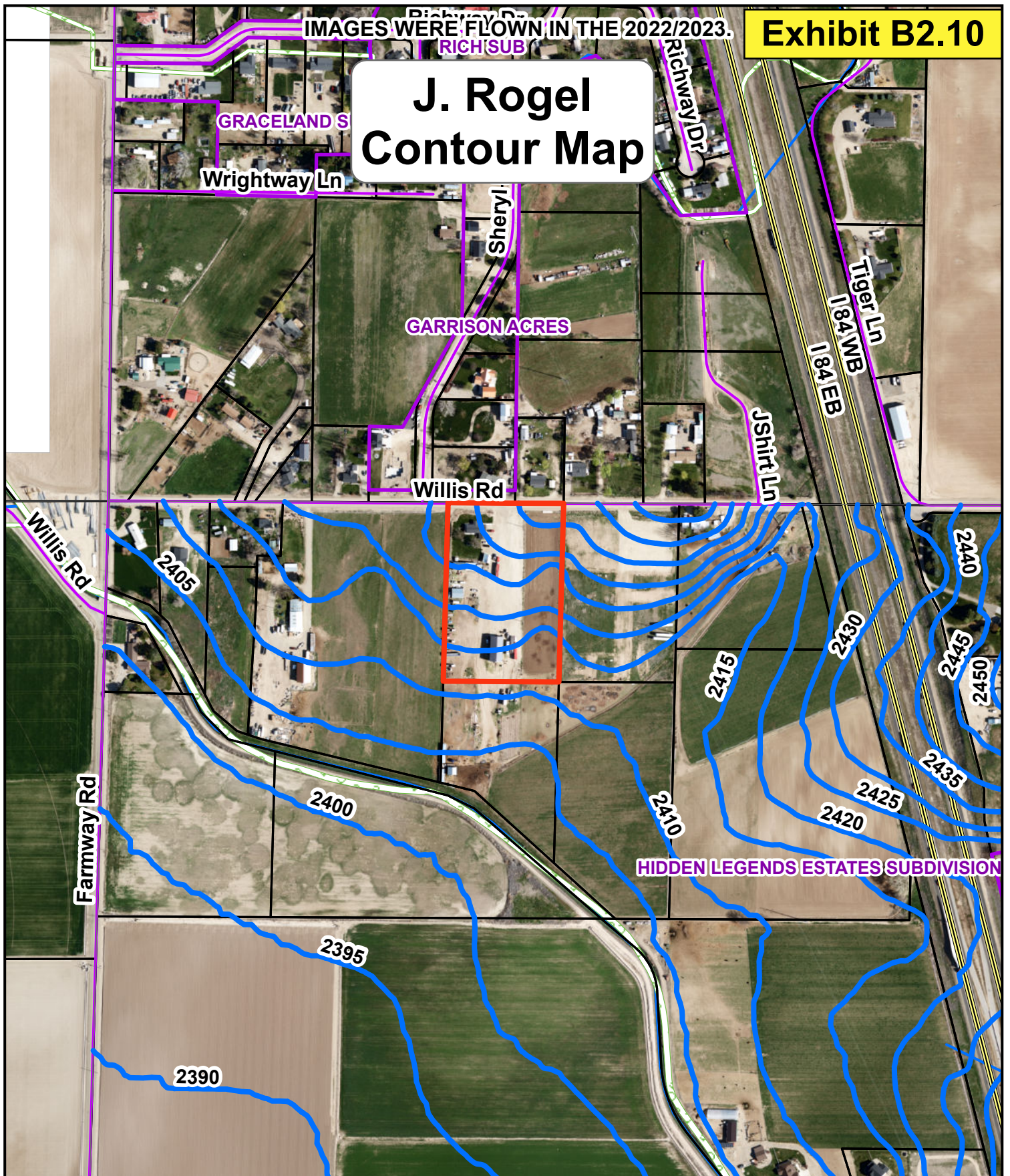
SOIL INFORMATION IS DERIVED FROM THE USDA's CANYON COUNTY SOIL SURVEY OF 2018

| 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 B2.10

# J. Rogel Contour Map



Legend

- SUBJECT\_PROPERTY
- TaxParcels
- SectionContours
- Wetlands

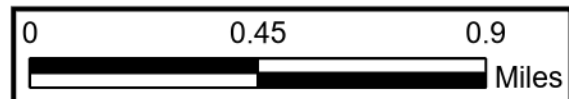
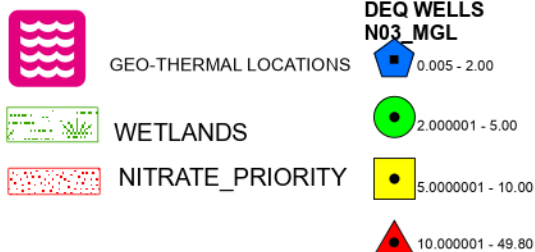
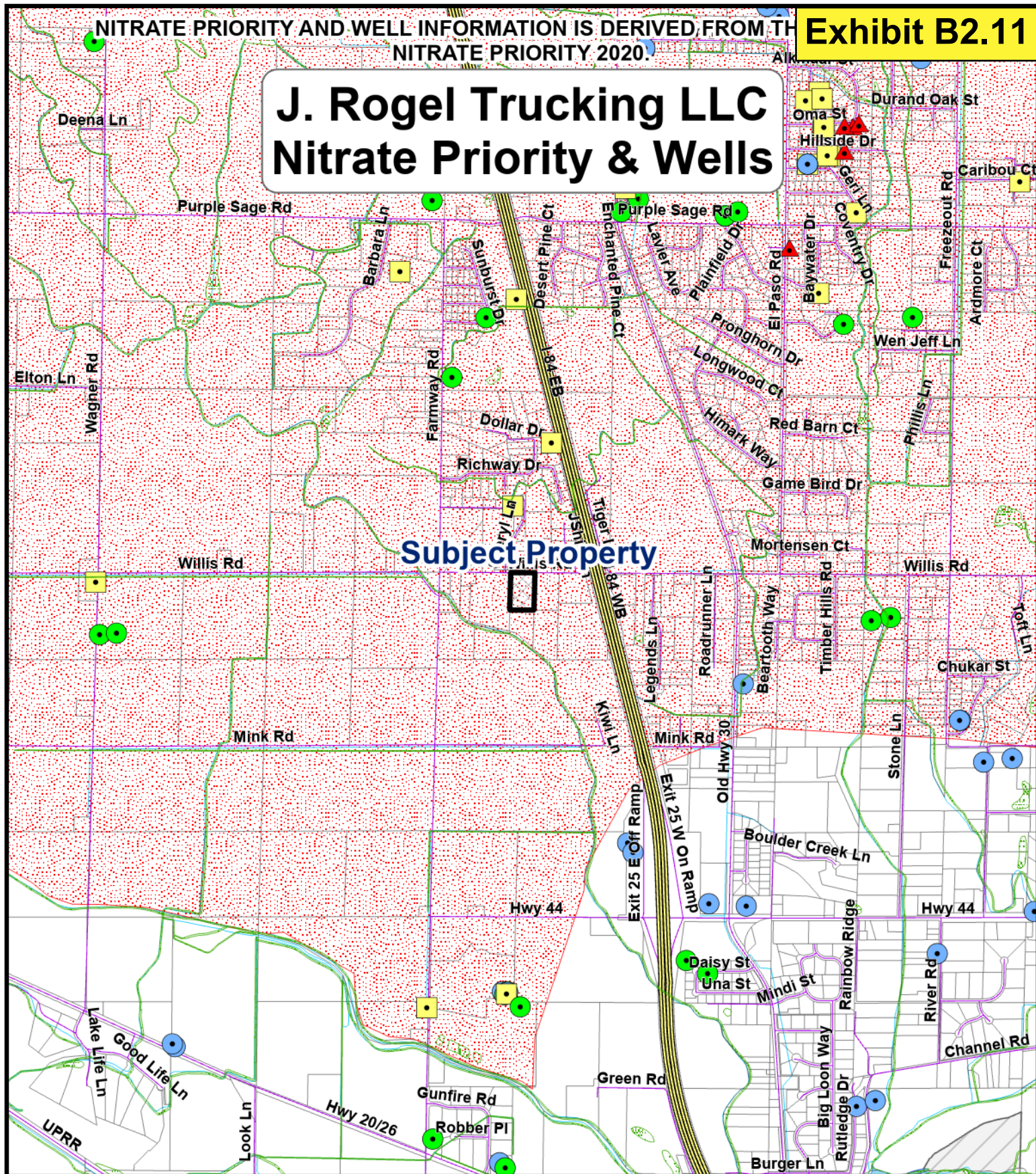
0 200 400 600 Feet



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

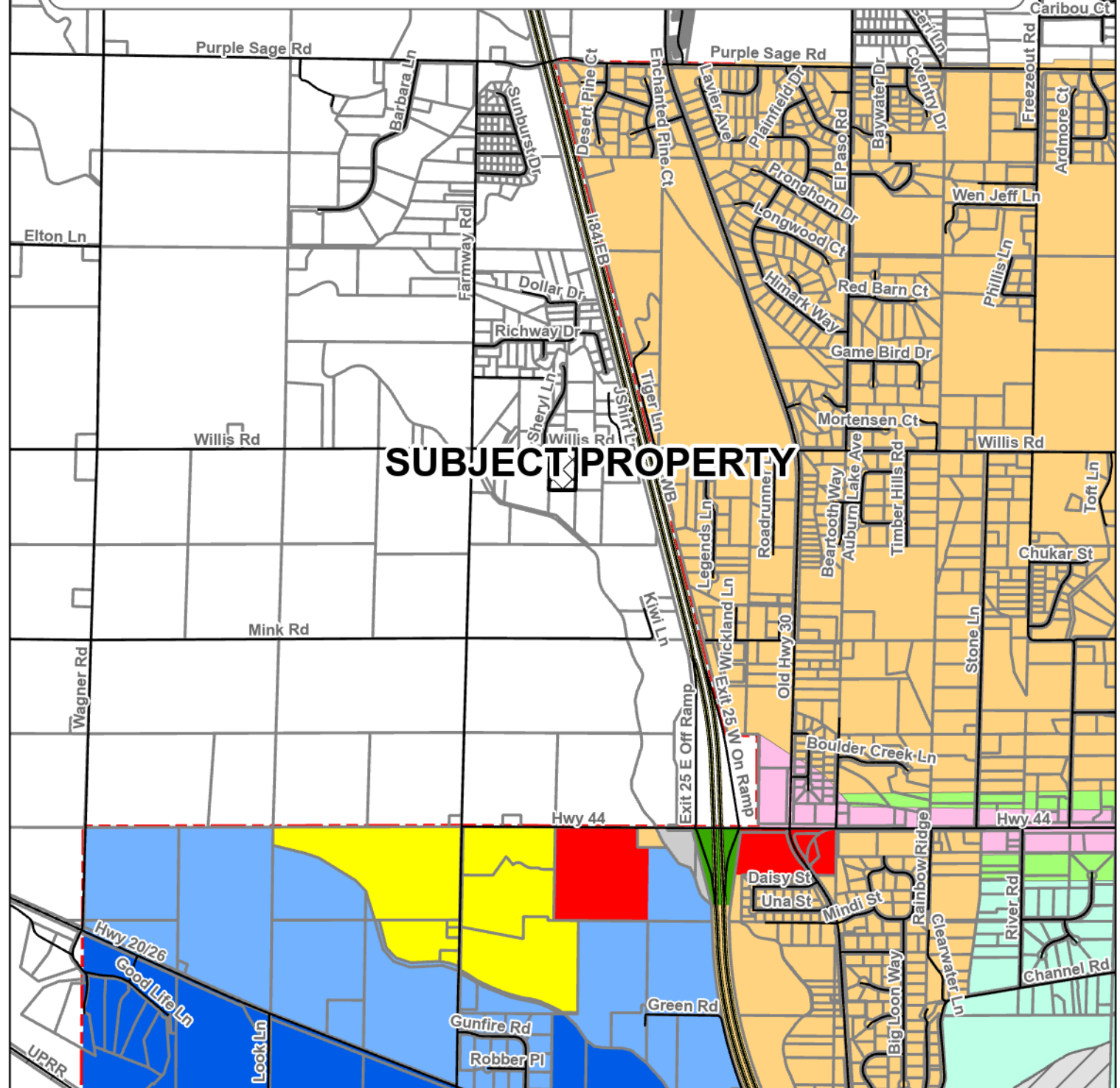
**Exhibit B2.11**

# J. Rogel Trucking LLC Nitrate Priority & Wells

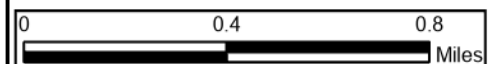


# J. Rogel Trucking LLC

## City of Caldwell & Middleton Land Use

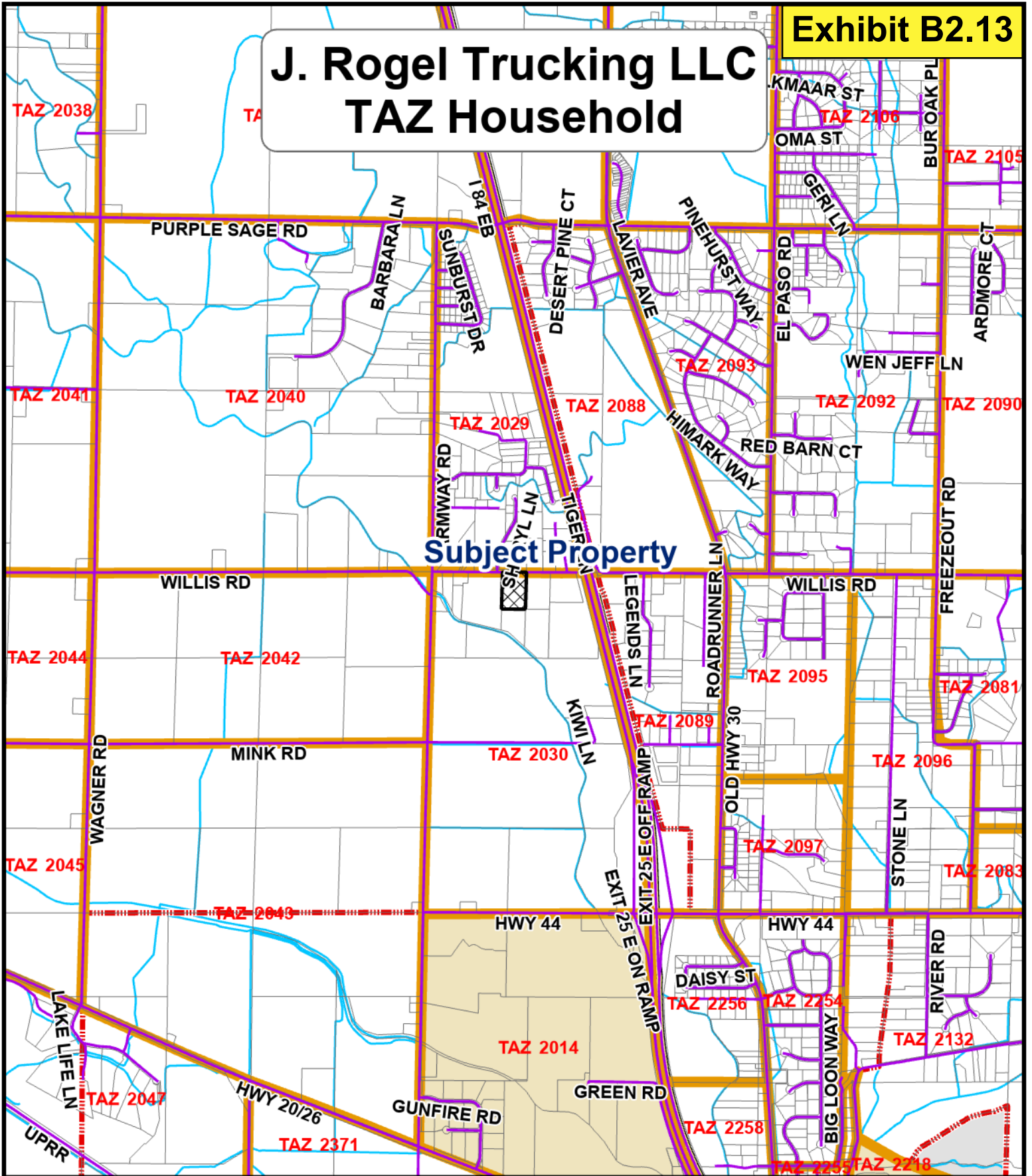


| Cald Comp Plan             |                            | Commercial & Service      | MiddletonCompPlan         |
|----------------------------|----------------------------|---------------------------|---------------------------|
| Residential Estates        | Traditional Neighborhood   | Highway Corridor          | Commercial                |
| Low Density Residential    | Manufacturing & Production | Industrial                | Industrial                |
| Medium Density Residential | Industrial                 | Rail Facilities           | Mixed Use                 |
| High Density Residential   | Public                     | Environmentally Sensitive | Public                    |
| City Center                | Open Space                 |                           | Residential               |
| Institutional              |                            |                           | Residential Special Areas |
| Business                   |                            |                           | Transit Oriented          |

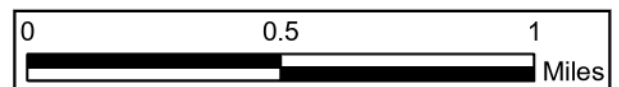




# J. Rogel Trucking LLC TAZ Household



## House Hold 2025-2050



**EXHIBIT C**

**Site Visit Photos: November 25, 2024 & December 30, 2024**

Hearing Examiner

Case# CU2024-0006

Hearing date: March 3, 2025



## Site Photos: Taken November 25, 2024



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



Photo 2: Taken on Willis Lane from parcels approach facing southeast to the subject property.







Photo 3: Taken on Willis Lane from parcels approach facing east.



Photo 4: Taken on Willis Lane from parcels approach facing slightly northeast.







Photo 5: Taken on Willis Lane from parcels approach facing northeast.

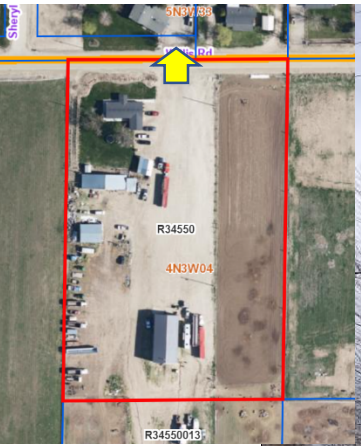


Photo 6: Taken on Willis Lane from parcels approach facing north.







Photo 7: Taken on Willis Lane from parcels approach facing northwest.



Photo 8: Taken on Willis Lane from parcels approach facing west.







Photo 9: Taken on Willis Lane from parcels approach facing southwest to the subject property.



Photo 10: Taken on Willis Lane on corner of parcel facing southwest to the subject property.





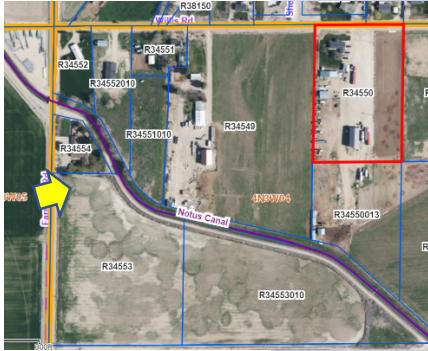


Photo 11: Taken on Farmway Road facing northeast to the subject property.





Site Photos: Taken December 30, 2024

Photo 1: Taken on Willis Lane from corner of parcel facing south to the subject property.



Photo 2: Taken on Willis Lane from parcels approach facing south to the subject property.







Photo 3: Taken on Willis Lane from parcels approach facing southwest to the subject property.





**EXHIBIT D**

**Agency Comments Received by: February 21, 2025**

Hearing Examiner

Case# CU2024-0006

Hearing date: March 3, 2025

**Archived:** Sunday, February 23, 2025 9:01:04 PM

**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)

~

~

---

**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

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

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).

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)

~

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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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:** Sunday, February 23, 2025 9:01:22 PM

**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](#) 

---

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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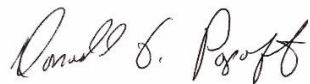
# BLACK CANYON IRRIGATION DISTRICT

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

**Archived:** Sunday, February 23, 2025 9:01:42 PM

**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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~

~

---

**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

~

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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~

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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

**Archived:** Sunday, February 23, 2025 9:01:57 PM

**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:** Sunday, February 23, 2025 9:02:15 PM

**From:** [BRO Admin](#)

**Mail received time:** Wed, 5 Feb 2025 15:27:47

**Sent:** Wed, 5 Feb 2025 22:27:27

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

**Cc:** [Jennifer Lahmon](#)

**Subject:** [External] RE: Agency Notice of CU2024; J. Rogel Trucking LLC

**Importance:** Normal

**Sensitivity:** None

**Attachments:**

[Agency Notice of CU2024-0006 J. Rogel Trucking LLC.pdf](#) 

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Please see the attached letter from Boise Regional DEQ Administration.

~

Sincerely,

~

**Carlene Oberg** ~| **Administrative Assistant I**

Idaho Department of Environmental Quality | Boise Regional Office

1445 North Orchard Street

Boise, Idaho 83706

Office: (208) 373-0550

Email: [Carlene.Oberg@deq.idaho.gov](mailto:Carlene.Oberg@deq.idaho.gov)

<http://www.deq.idaho.gov/>

~

---

**From:** Caitlin Ross <Caitlin.Ross@canyoncounty.id.gov>

**Sent:** Monday, January 27, 2025 12:46 PM

**To:** 'lgrooms@msd134.org' <lgrooms@msd134.org>; 'mgee@msd134.org' <mgee@msd134.org>; 'permits@starfirerescue.org' <permits@starfirerescue.org>; Knute Sandahl <Knute.Sandahl@doi.idaho.gov>; 'g Watkins@nphd.net' <g Watkins@nphd.net>; 'brandy.walker@centurylink.com' <brandy.walker@centurylink.com>; 'e Ingram@idahopower.com' <e Ingram@idahopower.com>; 'easements@idahopower.com' <easements@idahopower.com>; 'mkelly@idahopower.com' <mkelly@idahopower.com>; 'monica.taylor@intgas.com' <monica.taylor@intgas.com>; 'jessica.mansell@intgas.com' <jessica.mansell@intgas.com>; 'Contract.Administration.Bid.Box@ziply.com' <Contract.Administration.Bid.Box@ziply.com>; 'developmentreview@blackcanyonirrigation.com' <developmentreview@blackcanyonirrigation.com>; Mitch Kiester <mitch.kiester@phd3.idaho.gov>;

'anthony.lee@phd3.idaho.gov' <anthony.lee@phd3.idaho.gov>; 'D3Development.services@itd.idaho.gov' <D3Development.services@itd.idaho.gov>; 'niki.benyakhlef@itd.idaho.gov' <niki.benyakhlef@itd.idaho.gov>; Brian Crawford <Brian.Crawford@canyoncounty.id.gov>; Christine Wendelsdorf <Christine.Wendelsdorf@canyoncounty.id.gov>; Michael Stowell <mstowell@ccparamedics.com>; Dalia Alnajjar <Dalia.Alnajjar@canyoncounty.id.gov>; Cassie Lamb <Cassie.Lamb@canyoncounty.id.gov>; Tom Crosby <Tom.Crosby@canyoncounty.id.gov>; Eric Arthur <Eric.Arthur@canyoncounty.id.gov>; Kathy Husted <Kathleen.Husted@canyoncounty.id.gov>; Tony Almeida <tony.almeida@canyoncounty.id.gov>; Sage Huggins <Sage.Huggins@canyoncounty.id.gov>; Assessor Website <2cAsr@canyoncounty.id.gov>; 'gmprdjennifer@gmail.com' <gmprdjennifer@gmail.com>; BRO Admin <BRO.Admin@deq.idaho.gov>; IDWR File <file@idwr.idaho.gov>  
**Subject:** Agency Notice of CU2024; J. Rogel Trucking LLC

~

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~

Dear Agencies,

~

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

~

This is the notification that a hearing date of **March 3, 2025** at 1:00 pm has been set for this case along with a final deadline of **February 21, 2025** for agency comments. If the comment deadline is on a weekend or holiday, it will move to close of business 5pm the next business day.

~

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

~

Thank you,

~



**Caitlin Ross**

Hearing Specialist

Canyon County Development Services Department

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

2

Direct Line:\~ 208-454-7463\~\~\~\~\~\~\~\~\~\~\~

Email:\~ [Caitlin.Ross@canyoncounty.id.gov](mailto:Caitlin.Ross@canyoncounty.id.gov)

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

2

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February 5, 2025

Amber Lewter, Planner  
111 North 11<sup>th</sup> Ave.  
Ste. 310  
Caldwell, Idaho, 83605  
[amber.lewter@canyoncounty.id.gov](mailto:amber.lewter@canyoncounty.id.gov)

Subject: Agency Notice of CU2024-0006 J. Rogel Trucking LLC

Dear Ms. Lewter:

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

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

## 1. AIR QUALITY

- Please review IDAPA 58.01.01 for all rules on Air Quality, especially those regarding fugitive dust (58.01.01.651), trade waste burning (58.01.01.600-617), and odor control plans (58.01.01.776).  
For questions, contact David Luft, Air Quality Manager, at (208) 373-0550.
- IDAPA 58.01.01.201 requires an owner or operator of a facility to obtain an air quality permit to construct prior to the commencement of construction or modification of any facility that will be a source of air pollution in quantities above established levels. DEQ asks that cities and counties require a proposed facility to contact DEQ for an applicability determination on their proposal to ensure they remain in compliance with the rules.  
For questions, contact the DEQ Air Quality Permitting Hotline at 1-877-573-7648.



## **2. WASTEWATER AND RECYCLED WATER**

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

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

## **3. DRINKING WATER**

- DEQ recommends verifying that there is adequate water to serve this project prior to approval. Please contact the water provider for a capacity statement, declining balance report, and willingness to serve this project.
- IDAPA 58.01.08 is the section of Idaho rules regarding public drinking water systems. Please review these rules to determine whether this or future projects will require DEQ approval.
- All projects for construction or modification of public drinking water systems require preconstruction approval.
- DEQ recommends verifying if the current and/or proposed drinking water system is a regulated public drinking water system (refer to the DEQ website at: <https://www.deq.idaho.gov/water-quality/drinking-water/>). For non-regulated systems, DEQ recommends annual testing for total coliform bacteria, nitrate, and nitrite.
- If any private wells will be included in this project, we recommend that they be tested for total coliform bacteria, nitrate, and nitrite prior to use and retested annually thereafter.
- DEQ recommends using an existing drinking water system whenever possible or construction of a new community drinking water system. Please contact DEQ to discuss this project and to explore options to both best serve the future residents of this development and provide for protection of ground water resources.

- DEQ recommends cities and counties develop and use a comprehensive land use management plan which addresses the present and future needs of this area for adequate, safe, and sustainable drinking water. Please schedule a meeting with DEQ for further discussion and recommendations for plan development and implementation.

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

#### 4. SURFACE WATER

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

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

#### 5. SOLID WASTE, HAZARDOUS WASTE AND GROUND WATER CONTAMINATION

- **Solid Waste.** No trash or other solid waste shall be buried, burned, or otherwise disposed of at the project site. These disposal methods are regulated by various state regulations including Idaho's Solid Waste Management Regulations and Standards (IDAPA 58.01.06), Rules and Regulations for Hazardous Waste (IDAPA 58.01.05), and Rules and Regulations for the Prevention of Air Pollution (IDAPA 58.01.01). Inert and other approved materials are also defined in the Solid Waste Management Regulations and Standards
- **Hazardous Waste.** The types and number of requirements that must be complied with under the federal Resource Conservations and Recovery Act (RCRA) and the Idaho Rules and Standards for Hazardous Waste (IDAPA 58.01.05) are based on the quantity and type of waste generated. Every business in Idaho is required to track the volume of waste generated, determine whether each type of waste is hazardous, and ensure that all wastes are properly disposed of according to federal, state, and local requirements.

- **Water Quality Standards.** Site activities must comply with the Idaho Water Quality Standards (IDAPA 58.01.02) regarding hazardous and deleterious-materials storage, disposal, or accumulation adjacent to or in the immediate vicinity of state waters (IDAPA 58.01.02.800); and the cleanup and reporting of oil-filled electrical equipment (IDAPA 58.01.02.849); hazardous materials (IDAPA 58.01.02.850); and used-oil and petroleum releases (IDAPA 58.01.02.851 and 852). Petroleum releases must be reported to DEQ in accordance with IDAPA 58.01.02.851.01 and 04. Hazardous material releases to state waters, or to land such that there is likelihood that it will enter state waters, must be reported to DEQ in accordance with IDAPA 58.01.02.850.
- **Ground Water Contamination.** DEQ requests that this project comply with Idaho's Ground Water Quality Rules (IDAPA 58.01.11), which states that "No person shall cause or allow the release, spilling, leaking, emission, discharge, escape, leaching, or disposal of a contaminant into the environment in a manner that causes a ground water quality standard to be exceeded, injures a beneficial use of ground water, or is not in accordance with a permit, consent order or applicable best management practice, best available method or best practical method."

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

## 6. ADDITIONAL NOTES

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

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

Sincerely,



Troy Smith  
Regional Administrator

**EXHIBIT E**

**Public Comments Received by: February 21, 2025**

Hearing Examiner

Case# CU2024-0006

Hearing date: March 3, 2025

**Archived:** Sunday, February 23, 2025 9:09:52 PM

**From:** [Marco Bautista](#)

**Mail received time:** Thu, 20 Feb 2025 15:13:06

**Sent:** Thu, 20 Feb 2025 15:12:22

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

**Subject:** [External] Case No CU2024-0006

**Importance:** Normal

**Sensitivity:** None

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Hello Amber,\~

I am writing this letter regarding project Case No CU2024-0006 . My address is 15575 Willis rd. I plan on moving\~out as soon\~as my house is complete, maybe\~April 2025. I am not trying to be a bad neighbor, but Rogel Trucking is a growing commercial business that is located in a residential area. I am happy that his business is growing, I just\~feel like 15 parking spots for his semi trucks will not contribute to the\~country life we are all seeking, also this will affect our property value and the noise of the traffic is something\~I just don't\~agree with.\~

If you have questions please let me know.

Thank you,

Marco Bautista

Owner

Silver Enterprise, LLC.

[208 590 6195](tel:2085906195)