



Development Services Department

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

(208) 454 7458 ▪ (208) 454 6633 Fax ▪ zoninginfo@canyoncounty.id.gov ▪ www.canyoncounty.id.gov

Memo

To: Hearing Examiner
From: Amber Lewter
Date: March 27, 2025
Re: Applicants Circulation Plan and Additional Comments from Notus Parma Highway District

On March 3, 2025 at the Hearing Examiner Hearing, case CU2024-0006 was continued to a date certain of April 7, 2025 to receive additional information. It was asked for the applicant to provide a circulation plan and to receive more information from the Highway District.

The applicant provided the circulation plan to Staff on March 18, 2025 (**Exhibit A**).

It was expressed at that time that the applicant wasn't able to get ahold of Notus Parma Highway District. The applicant provided a vehicle count that she conducted and Staff reached out to the Highway District on the applicant's behalf.

On March 25, 2025 comment was received explaining that a Traffic Impact Study would still need to be conducted. One of the things that a traffic impact study will include is mitigations for improvements and roadway reconstruction that the applicant may be responsible for (**Exhibit B**). On March 26, 2025 comment was received for the current condition of Willis Road (**Exhibit B**).

If you have any questions, please let me know.

amber.lewter@canyoncounty.id.gov

208-454-6631

Planning • Zoning • Building • Code Enforcement

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

Archived: Thursday, March 27, 2025 10:17:35 AM

From: rogeltruckingllc@yahoo.com

Mail received time: Tue, 18 Mar 2025 15:59:50

Sent: Tue, 18 Mar 2025 21:59:37

To: [Amber Lewter](#)

Subject: [External] Re: April 7th Hearing

Importance: Normal

Sensitivity: None

Good Afternoon,

I have reached out to the highway department a couple more times since meeting and have not heard back. I leave my name and number and matter of business in a message with the gal that answered the phone. Last she told me was that the gentleman probably misplaced my message and that she would notify him again.

I have sat and done a vehicle count on Willis throughout the day and we can go hours without a car even driving down the road. How would you like me to document it?

As for parking and turn around attached is the updated site map.\~
Square in red is previously noted employee parking designated area.
Rectangle is Green is designated truck parking area.
Pink line is turn around area. There is more than enough space for trucks to come onto lot and turn around.
Red line is anticipated parking route. Trucks are to come into lot and back into spots.\~

Another question or note, our neighbor applying for the conditional use permit next door. We went to the neighborhood meeting he had planned on March 11, and he was a no-show. We are hoping that his behavior or carelessness will not jeopardize us in any way. We have been very open and honest and willing to cooperate with all our neighbors and proper authority to come to an agreement for all our sakes. Please any sort of guidance for us would be greatly appreciated.

_TY

On Tuesday, March 11, 2025 at 09:50:16 AM MDT, Amber Lewter <amber.lewter@canyoncounty.id.gov> wrote:

Hi Mariela,

\~

I just wanted to touch base with you for what the Hearing Examiner asked for. He is requesting more information from the Highway District and a turn around plan for the trucks. What I recommend doing for the Highway District is to spend at least a few hours outside for a couple days counting the amount of traffic. Regular traffic, semi-trucks that are not yours and semi-trucks that are yours. Make sure you keep track of the times you do this and the days. Provide that information to the Highway District and ask them their thoughts on the impact your business would have and if they believe a traffic impact study would still need to be done, etc. All the information the Hearing Examiner is asking for will be due March 28th. If you are having a difficult time getting the Highway District to return your calls/emails. Please provide me the information and I will attempt an email to them on your behalf as well.

\~

You also asked for a 600 foot list to the parcel you are purchasing. I have attached that.

\~

Please let me know if you need anything else.

\~

\~

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

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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 ****

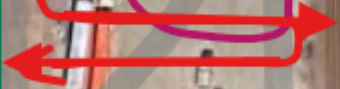
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lis Rd



Archived: Thursday, March 27, 2025 10:17:50 AM
From: [Tim Blair](#)
Mail received time: Wed, 26 Mar 2025 16:56:57
Sent: Wed, 26 Mar 2025 22:56:47
To: [Amber Lewter](#)
Cc: [Genia Watkins](#) [Lynn Troxel \(lymntroxel@nphd.net\)](#)
Subject: RE: [External] RE: CU2024-0006 J. Rogel Trucking LLC
Importance: Normal
Sensitivity: None

Hey Amber – The average capacity of a two lane local roadway (Willis Road) is anywhere between 1,400 - 1,700 passenger cars per hour (pc/h) depending upon width and condition. Existing Width ranges between 20-24ft and existing pavement condition is made up of a bituminous surface treatment (BST) Road that was chipsealed a couple years ago.

~

Tim

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

~

From: Amber Lewter <Amber.Lewter@canyoncounty.id.gov>
Sent: Tuesday, March 25, 2025 3:17 PM
To: Tim Blair <tblair@jub.com>
Cc: Genia Watkins <gwatkins@nphd.net>; Lynn Troxel (lymntroxel@nphd.net) <lymntroxel@nphd.net>
Subject: [EXTERNAL] RE: [External] RE: CU2024-0006 J. Rogel Trucking LLC

~

External Email - This Message originated from outside J-U-B ENGINEERS, Inc.

Hello Tim,

~

Thank you for that information and I definitely understand that a traffic impact study will need to be completed. If you don't mind I have a few additional questions from the Hearing Examiner. Could you please tell me the current capacity of Willis Road, the existing width and the current paving condition?

~

Thank you for your time.

~



Amber Lewter

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From: Tim Blair <tblair@jub.com>

Sent: Tuesday, March 25, 2025 1:07 PM

To: Amber Lewter <Amber.Lewter@canyoncounty.id.gov>

Cc: Genia Watkins <gwatkins@nphd.net>; Lynn Troxel (lymntroxel@nphd.net) <lymntroxel@nphd.net>

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

~

Hey good afternoon Amber – A Traffic Impact Study TIS typically addressed the Peak Hour volumes between the morning commute of 7:00 AM and 9:00 AM, and the evening commute around 4:30 PM to 6:30 PM.~ The additional information provided by the applicant doesn't address the minimum requirements or the intent of the TIS.~~ Below are the typical requirements of a TIS as included in my response letter dated 10/25/2024.

~

1. 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.

~

Perhaps a meeting with the Applicant would be appropriate to better understand the proposed improvement and existing/future operations to/from the property?

~

Tim

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

Area Manager | Meridian, ID

~

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~

J-U-B ENGINEERS, Inc.

2760 W Excursion Ln Ste 400, Meridian, ID 83642

e~ tblair@jub.com~ w~ www.jub.com~

p ~208.376.7330 o 208.813.7816~ c ~208.863.2101

~

From: Amber Lewter <Amber.Lewter@canyoncounty.id.gov>

Sent: Tuesday, March 18, 2025 4:49 PM

To: Genia Watkins <gwatkins@nphd.net>

Subject: CU2024-0006 J. Rogel Trucking LLC

~

Hello Genia,

~

During the applicants hearing the Hearing Examiner asked the applicant for more information from Notus-Parma Highway District. I had the applicant do an observation of traffic (listed below) to see if this would assist in an updated comment. Could you please review the information and see if your comments would change? I am in need of the information for the next scheduled hearing by March 28, 2025. Please let me know if you need anything else from either myself or the applicant.

~

Thank you,

~



Amber Lewter

Associate Planner

Canyon County Development Services Department

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From: rogeltruckingllc@yahoo.com <rogeltruckingllc@yahoo.com>

Sent: Tuesday, March 18, 2025 4:39 PM

To: Amber Lewter <Amber.Lewter@canyoncounty.id.gov>

Subject: Re: [External] Re: April 7th Hearing

~

3/5/25 2:00 pm-3:00 pm

2:07 pm Brown Pickup

2:54 pm grey p/u drove past

2:55 pm grey p/u drove back

2:59 pm red p/u drove past

~

3/9/25 10:00 am-12:00 pm

10:22 am fedex drove past

10:23 am fedex drove back

10:25 am grey p/u drove past

10:44 am black p/u drove past

10:45 am usps drove past

10:46 am usps drove back

10:56 am blue p/u past

11:00 am blue p/u drove back

11:21 am red semi ours

11:23 am red suv

11:26 am red p/u drove past

11:58 am yellow tractor drove back

\~

3/14/25 1:00 pm-3:00 pm

1:03 pm black semi leaving ours

1:10 pm grey suv drove past

1:20 grey suv drove back

1:22 pm red p/u drove past

1;23 red pick up drove back

1:23 white pick up and grey minivan drove past

1:36 pm black pick up drove past

1:43 pm black jeep drove back

2:23 pm brown cha truck pulling rv drove past

2;25 pm white pick up drove back

2:32 PM brown cha pick up without rv drove back

2:46 pm green tractor drove back

2;55 pm brown cha pick up and white cha pick up drove past

2:56 pm blue semi with cattle trailer pulled in ours

2:57 pm brown cha pick up drove back

\~

\~

On Tuesday, March 18, 2025 at 04:07:27 PM MDT, Amber Lewter <amber.lewter@canyoncounty.id.gov> wrote:

\~

\~

Hello Mariela,

\~

Thank you for getting me this information. If you could please send me the vehicle count information, I will attempt to get the highway district to respond.

\~

Thank you,

~



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[Redacted]

~