



Planning and Zoning Commission
Hearing Date: April 21, 2025
Canyon County Development Services Department

PLANNING DIVISION STAFF REPORT

CASE NUMBER: CU2024-0005
APPLICANT/REPRESENTATIVE: Kathy & Cesar Collazo
PROPERTY OWNER: Cornerstone Concrete Services LLC.
APPLICATION: Conditional Use Permit; Staging Area
LOCATION: 16316 S Florida Ave. Caldwell, Idaho 83607
R32740 approx. 2.15 acres
ANALYST: Arbay Mberwa
REVIEWED BY: Michelle Barron

REQUEST:

The applicant, Kathy and Cesar Collazo, requests a conditional use permit for a staging area in the “A” (Agricultural) zoning district on parcel R32740.

PUBLIC NOTIFICATION:

Neighborhood meeting conducted on:	January 23, 2024
JEPA notice sent on:	November 7, 2024
Agency and Full Political notice:	November 7, 2024
Neighbor notification within 600 feet mailed on:	March 17, 2025
Newspaper notice published on:	March 17, 2025
Notice posted on site on:	March 22, 2025

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1. BACKGROUND:

Parcel R32740 is an original parcel zoned “A” Agricultural approximately 2.15 acres per PI2021-0023 (**Exhibit B.2**). There is one (1) residence on site addressed 16316 S. Florida Ave, on the south half of the property. The north half has been and is being used as a staging area. On October 12, 2023, a code enforcement case was opened due to a structure on-site being constructed without a building permit. A notice of violation was sent on January 25, 2024 (**Exhibit B.3**). In addition to not having a building permit, the applicant also had an occupied Recreational Vehicle (RV) on site and was operating a staging area without an approved permit. According to PI2023-0221, staff recommended the applicant submit a conditional use permit application (**Exhibit B.3**). On October 31, 2023, the applicant met with staff, and the applicant was recommended to submit a conditional use permit and temporary use permit for the occupied RV (**Exhibit B.4**). On February 6, 2024, the conditional use permit and temporary use permit application was submitted. (**Exhibit A.1 & B.4**). The Temporary use permit application was denied on

December 16, 2024, due to the unpermitted structure on site. According to the applicant, the RV is no longer occupied (**Exhibit B.4**).

2. HEARING BODY ACTION:

Pursuant to Canyon County Code of Ordinances (CCCO) §07-07-01 every use which requires the granting of a conditional use permit is declared to possess characteristics which require review and appraisal by the Hearing Examiner to determine whether or not the use would cause any damage, hazard, nuisance or other detriment to persons or property in the vicinity. The Hearing Examiner 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 Hearing Examiner 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 Hearing Examiner may attach special conditions to a conditional use permit including, but not limited to, conditions which: (1) Minimize adverse impact, such as damage, hazard, and nuisance, to persons or the subject property or property in the vicinity; (2) Control the sequence and timing of development; (3) Control the duration of development; (4) Designate the exact location and nature of development; (5) Require the provision for on site or off site public facilities or services; (6) Require more restrictive standards than those generally required in this chapter; or (7) Mitigate the negative impacts of the proposed development upon service delivery by any political subdivision, including school districts, providing services within the county (CCCO §07-07-17).

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

OPTIONAL MOTIONS:

Approval of the Application: "I move to approve CU2024-0005, Collazo, 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 CU2024-0005, Collazo 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 CU2024-0005, Collazo, 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	The proposed use of a staging area is permitted in the "A" (Agricultural) zone by conditional use permit pursuant to County Ordinance (CCCO §07-10-27). See the project description analysis contained in Section 07-07-05(2) detailing the nature of the request.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	07-07-05(2)	What is the nature of the request?
			Staff Analysis	The nature of the request consists of a staging area on parcel R32740 to store equipment, materials, and business vehicles on site with access to the staging area between the hours of 7 a.m. and 5 p.m. Monday through Friday for Cornerstone Concrete Services LLC. There will be approximately six (6) employees or less coming on-site to pick up and drop off equipment needed for the job site. Employees may also share rides to and from the site. The proposed use consists of twenty (20) to twenty-five (25) parking spaces and a loading area (Exhibit A.2 & A.4). A staging area is defined as “an area where equipment and/or materials are stored for use conducted entirely off site (CCCO §07-02-03).” See Table 2 for staging area criteria detailing the use standards of CCCO §07-14-03.
<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>The proposed use may be generally consistent with the Comprehensive Plan.</p> <p>Parcel R32740 is currently zoned “A” (Agricultural; Exhibit B.8.9), and the future land use designation is Residential. The proposed staging area is allowed in the “A” (Agricultural) zone through a permitted conditional use permit; however, in the Residential zone, the proposed staging area is prohibited. The parcel is located in the City of Caldwell’s area of impact and enclaved by the city. The City of Caldwell’s future land use designates the parcel as medium-density residential. See Table 3 detailing the area of city impact review.</p> <p>The proposed use is consistent with the 2030 comprehensive plan, specifically aligning with the following actions, goals, and policies.</p> <p><u>Chapter 1: Property Rights</u></p> <p>P1.01.01 No person should be deprived of private property without due process of law.</p> <p>G1.01.00 Protect the integrity of individual property rights while safeguarding public health, safety, and welfare.</p> <p>“The right of control: Is the right to use the property legally (2030 Comprehensive Plan, pg. 10).” The applicant submitted a conditional use permit on February 6, 2024, to establish a staging area on the property legally.</p> <p><u>Chapter 2: Population</u></p> <p>P2.01.01 Plan for anticipated population and households that the community can support with adequate services and amenities.</p> <p>G2.02.00 Promote housing, business, and service types needed to meet the demand of the future and existing population.</p> <p>The staging area allows for Cornerstone Concrete Services LLC. to provide services to the growing community. By storing equipment, materials, and business vehicles on site.</p> <p><u>Chapter 3: Economic Development</u></p> <p>G3.05.00 Support a diverse economy in Canyon County and recognize that residential, commercial, and industrial uses are necessary components of overall economic stability.</p> <p>G3.01.00 Promote a healthy and sustainable regional economy by retaining, expanding, and recruiting businesses to favorable locations.</p>

				<p>P3.01.02 Support suitable sites for economic growth and expansion compatible with the surrounding area.</p> <p>Cornerstone Concrete Services provides services off-site where all work performed is conducted off-premise while equipment, materials, and business vehicles will be stored on site. The staging area is anticipated to aid the business. Employees will be coming on and off the property to pick up and drop off business vehicles and equipment. The staging area is anticipated to add to and diversify Canyon County's economy.</p> <p><u>Chapter 4 Land Use and Community Design</u></p> <p>G4.01.00 Support livability and high quality of life as the community changes over time.</p> <p>P4.04.01 Support development in locations where services, utilities, and amenities are or can be provided.</p> <p>P4.01.02 Planning, zoning, and land-use decisions should balance the community's interests and protect private property rights.</p> <p>P4.04.01 Support development in locations where services, utilities, and amenities are or can be provided.</p> <p>P4.04.02 Align planning efforts in areas of city impact.</p> <p>"Area of City Impact boundaries exist around cities in the County where city limits may grow and annex (2030 Comprehensive Plan, pg. 25)." The parcel is enclaved by the City of Caldwell, with residential zoning and surrounded by subdivisions. "The Comprehensive Plan Future Land Use Map establishes the long-term vision of how and where Canyon County will grow over the next ten years (2030 Comprehensive Plan, pg. 25)."</p> <p>The future land use of the parcel is designated as Residential. The City of Caldwell designates the area as residential in their comprehensive plan. See Table 3 for description analysis detailing the Area of City Impact.</p> <p><u>Chapter 8: Transportation</u></p> <p>G8.02.00 Provide safe transportation improvements for all users and connections to adjacent areas.</p> <p>P8.02.01 Promote public safety through safe design.</p> <p>A8.02.01a Require all new developments to be accessible and regularly maintain roads for fire protection and emergency service purposes.</p> <p>A parking and circulation plan was submitted on April 11, 2025 (Exhibit A3.1). According to Highway District No. 4, there will be minimal impacts; however, conditions of approval shall be placed to mitigate potential impacts. See condition of approval No. 5 (Exhibit D.5).</p> <p>Overall, the proposed use generally aligns with the 2030 comprehensive plan. Due to the location and the future land use designation, there may be concerns however, they may be mitigated through conditions of approval.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	07-07-05(4)	Will the proposed use be injurious to other property in the immediate vicinity and/or negatively change the essential character of the area?

			<p>The proposed use is not anticipated to be injurious to other property in the immediate vicinity and may not negatively 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: Guches NO. 1 Subdivision</td><td>Combined Medium Density Residential in the City of Caldwell</td><td>N/A</td></tr> <tr> <td>E</td><td>Residential: Guches NO. 1 Subdivision</td><td>Combined Medium Density Residential in the City of Caldwell</td><td>N/A</td></tr> <tr> <td>S</td><td>Residential</td><td>Single Family Residential in the City of Caldwell</td><td>Agricultural zone in Canyon County</td></tr> <tr> <td>W</td><td>Residential: Sawgrass Village 1 Subdivision</td><td>Single Family Residential in the City of Caldwell</td><td>Multi-Family High Density Residential</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>The surrounding area is zoned residential in the City of Caldwell's jurisdiction. There is residential growth in the area, with a number of subdivisions located within 600' of the property boundary (Exhibit B.8.2).</p> <p>Surrounding Land Use Cases: There are no surrounding land use cases within the county (Exhibit B.8.3). There are two (2) other parcels within a 600' radius under the county's jurisdiction (Exhibit B.8.1). The surrounding area is located in the City of Caldwell. Guches Subdivision No. 1 is in the process of being constructed.</p> <p>Character of the Area: The subject parcel is enclaved by the City of Caldwell. The surrounding area is primarily residential from single family to multi family dwellings. Central Canyon Elementary School is located to the northwest of the subject property. Adjacent to the north and east property boundary is the Guches No. 1 Subdivision consisting of 53 lots and five (5) internal roads. Directly to the south is a 1.82-acre parcel that has one (1) single family residence and south of that is a 20-acre agricultural parcel located in the county. To the west of the subject parcel comprises of more residential uses such as the Sawgrass Village No. 1 Subdivision consisting of 95 lots with eleven (11) internal roads. Florida Ave. is a major collector that provides access through the area. The character of the area is primarily residential, the use of a staging area may impact or indirectly interfere with the surrounding land uses, due to the nature of the use of a staging area.</p> <p>The proposed use is not anticipated to directly nor indirectly exclude or diminish another's use of public and/or private services. The proposed business vehicles coming on and off of the site may pose interferences or conflict with the surrounding residential uses. See the proposed conditions of approval to mitigate noise, dust, and emission concerns that may arise.</p>	Direction	Existing Use	Primary Zone	Other Zone	N	Residential: Guches NO. 1 Subdivision	Combined Medium Density Residential in the City of Caldwell	N/A	E	Residential: Guches NO. 1 Subdivision	Combined Medium Density Residential in the City of Caldwell	N/A	S	Residential	Single Family Residential in the City of Caldwell	Agricultural zone in Canyon County	W	Residential: Sawgrass Village 1 Subdivision	Single Family Residential in the City of Caldwell	Multi-Family High Density Residential
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				One (1) public comment was received in favor of the proposed staging area (Exhibit E.1). The proposed use is not anticipated to be injurious to the surrounding area, however, it may change the character of the area. To mitigate that concern, a minimum six-foot height sight obscuring fence shall be installed along the north, east, and west property boundaries. The staging area has commenced and has been in use for approximately two (2) years now.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	07-07-05(5)	Will adequate water, sewer, irrigation, drainage and stormwater drainage facilities, and utility systems be provided to accommodate the use?
			Staff Analysis	<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.</p> <p>Water: According to the Land Use Worksheet, the applicant intends on using an individual domestic well for domestic water use (Exhibit A.4). The proposed water system is adequate for the proposed use.</p> <p>Sewer: There is an individual septic on-site that will be utilized for the sewer. The proposed use will have two (2) portable restrooms on site for employees to use. According to Southwest District Health, “septic systems are not proposed for the proposed use” (Exhibit D.3). The staging area will have adequate systems to accommodate the proposed use.</p> <p>Irrigation: The applicant will have gravity irrigation (Exhibit A.4). It’s not anticipated that the irrigation systems will be impacted by the proposed use.</p> <p>Drainage: It’s not anticipated that the drainage system(s) will be impacted by the proposed use.</p> <p>Stormwater drainage facilities: The applicant did not indicate how stormwater will be retained. It’s not anticipated that the storm water drainage facilities will be impacted by the proposed use. As conditioned, all stormwater shall be retained on-site.</p> <p>Utility Systems: It’s not anticipated that the utility systems will be impacted by the proposed use.</p> <p>Building Compliance: Per the Canyon County Building Department, the unpermitted structure(s) shall come into compliance by receiving a building permit. All shipping containers on site shall receive a building permit (Exhibit D.1). See condition of approval No. 4.</p> <p>Code Enforcement Compliance: A code enforcement case was opened on January 25, 2024, due to unpermitted structure(s), an RV being occupied and operating a staging area without a permit (Exhibit B.3). The RV is no longer occupied according to the applicant and has been remedied (Exhibit B.4). The unpermitted structure(s) shall receive a permit as a condition of approval. If the request for a staging area is approved, the code enforcement violation will be remedied, and the parcel is anticipated to be in compliance with Canyon County code.</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	The subject property does have legal access for the proposed staging area.

			<p>The subject parcel takes access off of South Florida Avenue, which is a major collector road under the City of Caldwell's jurisdiction. There's approximately 341' of frontage on the west property boundary. The existing driveway is located on the southwest corner of the property, through a 25' wide prescriptive easement. During a pre-development meeting on December 7, 2023 with Highway District No. 4 (HD4), the agency noted there is an approach on the southwest corner of the property however, would be ill advised to use for a staging area as there may be conflicts with the left turns with the adjacent subdivision onto South Florida Ave. HD4 advised that the existing approach be relocated 200' north. Highway District No. 4 shall apply City of Caldwell standards; see Exhibit A.5.1 for details. During the site visit on November 1, 2024, the business vehicles were taking access off from the northwest corner of the parcel (Exhibit C).</p> <p>The initial agency notice was sent out on November 7, 2025. On December 9, 2024, the Highway District provided comments. According to Highway District No. 4, the existing approach on the southwest corner may be utilized for the proposed use subject to the applicant dedicating 40' of right of way along Florida Ave., obtaining an approach permit, and improving the existing approach meeting the highway district's requirements (Exhibit D5). See Condition of approval No. 5. If 40' of right of way is dedicated along South Florida Ave., the existing residence would be considered legal nonconforming as it will no longer be meeting county setbacks outlined in CCCO §07-10-21.</p> <p>The existing approach is located on the southwest corner of the property. During the site visit, staff witnessed a business truck using the northwest corner to egress off the property. Per Chris Hopper on April 7, 2025, the northwest ingress/egress may not be suitable as an approach due to the proximity of the incoming subdivision access point unless waived by the City of Caldwell. According to Steve Pendleton, the City of Caldwell Engineer, on April 7, 2025, an approach may be established on the northwest corner of the parcel for the purpose of the staging area. On major collectors, there shall be 150 feet distance between access points. According to the City of Caldwell, the northwest corner approach may meet the 150 feet distance requirement. See condition of approval No. 5b</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p>07-07-05(7)</p> <p>Will there be undue interference with existing or future traffic patterns?</p>
			<p>Staff Analysis</p> <p>There may not be undue interference with the existing and/or future traffic patterns.</p> <p>The operation of a staging area has commenced, as it has been in operation for approximately two (2) years. The area of the proposed staging area is in a school zone in the City of Caldwell (Exhibit C). Central Canyon Elementary School is approximately 400 feet to the northwest of the subject property.</p> <p>It's anticipated that six (6) employees may be coming on and off-site during the hours of operation. According to the applicant, the employees pick up needed equipment and vehicles for the job site. It's anticipated there may be a minimum increase in traffic due to the business vehicles coming in and out of the parcel according to Highway District No. 4. According to the applicant, employees may meet on the premises to pick up and drop off equipment and materials to be used</p>

				<p>off site including trucks offloading or transferring equipment or materials to other vehicles. Approximately two (2) trips the employee(s) take on average on any given day within the hours of operations, according to the applicant.</p> <p>Initial agency notice was sent out on November 7, 2025, and again on March 14, 2025. According to Highway District No. 4, the proposed use is estimated to generate 5 times as many peak-hour trips and 2.5 times as many daily trips as a typical residential use would generate. Although there is an increase, Highway District No. 4 estimates it will be minor and has no objections but provided recommended conditions of approval (Exhibit D.5).</p> <p>Idaho Transportation Department did not provide comment.</p>
<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. Essential services are not anticipated to 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: The proposed use is not anticipated to directly impact the school's facilities. Agency notice was sent out to Vallivue School District on November 7, 2024, and March 14, 2025, and no comments were received.</p> <p>Police and Fire protection: The proposed use is not anticipated to impact police and fire protection. Agency notice was sent out to affected police and fire protection on November 7, 2024, and March 14, 2025, no comments were received.</p> <p>Emergency Medical Services: The proposed use is not anticipated to impact emergency medical services. Agency notice was sent out to emergency medical services on November 7, 2024, and March 14, 2025, and no comments were received.</p> <p>Irrigation Facilities: The proposed use is not anticipated to impact the irrigation facilities. Agency notice was sent out to Pioneer Irrigation District on November 7, 2024, and March 14, 2025, no comments were received.</p>

Table 2. Article 14 Use Standards Criteria Analysis: Staging Area

USE STANDARDS 07-14-03(1): The provisions of this article apply to all properties where a use is listed as an allowed use, a conditional use, or a director's decision in section 07-10-27 of this chapter (land use matrix).				
Compliant			County Ordinance and Staff Review	
Yes	No	N/A	Code Section	Analysis
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	07-14-29(1)	All work shall be conducted off-site.
			Staff Analysis	According to the letter of intent, all work is completed off-site (Exhibit A.2). The proposed use is strictly for parking business and employee vehicles and storing equipment and materials for the business. Cornerstone Concrete Services LLC. is registered under Kathy Collazo with the physical address being located at 52 N

				Firestone Way, Nampa, Idaho (Exhibit B.6). The business trucks, materials and equipment will be parked and stored on site with the approval of the conditional use permit.
<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	The proposed use consists of 20 parking spaces and a loading space for the staging area. According to the letter of intent and condition of approval No. 3b, all parking shall be off-street parking, located on the premise and shall be operable.
<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	According to the Land Use Worksheet (Exhibit A.4), the proposed use shall have six (6) employees that may access the property to pick-up equipment, materials and business vehicles to be used elsewhere.
<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	Employees may meet on-site to share rides to and from the job site. The proposed hours of operation are Monday through Friday, 7 a.m. to 5 p.m.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	07-14-29(5)	Employees' vehicles shall be parked on site and not on a public or private road. (Ord. 16-001, 1-8-2016)
			Staff Analysis	Employees' vehicles, business vehicles, materials, and equipment shall be parked on site and out of Florida Ave. On April 11, 2025, the applicant provided a parking plan for 20 vehicles; all of the parking was proposed to be on the premises, off-street (Exhibit A.3.2).

Table 3. Area of City Impact

CCCO 09-01: Caldwell Area of City Impact Applicable Ordinances and Standards: Within the Caldwell area of city impact, the following ordinances apply, but the city of Caldwell ordinances are subject to the waiver provisions in subsection (6) of this section.				
Compliant			County Ordinance and Staff Review	
Yes	No	N/A	Code Section	Analysis
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	09-01-09	Applicable Ordinances and Standards: (1) Canyon County zoning ordinance, as lawfully amended. (2) City of Caldwell's subdivision ordinance, ordinance 1758, in the form existing as of April 1, 2005, except for simple division (lot split) provisions and except for hearing procedures. The county's hearing procedures shall apply. (3) The following city of Caldwell ordinances apply, even when in conflict with otherwise applicable county provisions: A. City road widths and profiles found in subsections 11-03-03(2), (3), (4), and (5) of the city of Caldwell municipal code, in the form existing as of April 1, 2005; B. Caldwell city ordinance 2541, and all standards and specifications adopted thereby, in the form existing as of April 1, 2005. C. Caldwell city ordinance 2548, in the form existing as of April 1, 2005. D. Municipal code of the city of Caldwell, chapter 10, article 7, "Caldwell Landscape Ordinance", in the form existing as of April 1, 2005. E. Municipal code of the city of Caldwell, chapter 10, article 8, "Caldwell Tree Ordinance", in the form existing as of April 1, 2005.

			<p>F. Municipal code of the city of Caldwell, chapter 10, article 10, "Transportation Policies and Practices", in the form existing as of April 1, 2005.</p> <p>G. Municipal code of the city of Caldwell, chapter 4, article 17, "Caldwell Irrigation Utility Ordinance", in the form existing as of April 1, 2005.</p>
		Staff Analysis	<p>Area of City Impact: The Caldwell area of city impact consists of an area in unincorporated Canyon County where development or use of land affects, or may affect, the city of Caldwell in consideration of trade areas, geographic factors and areas that can reasonably be expected to be annexed to the city of Caldwell in the future. The subject parcel is enclaved by the City of Caldwell. An agency notice was sent out to the city of Caldwell on November 7, 2024, and comments were received on December 10, 2024 (Exhibit D.6).</p> <p>The City of Caldwell submitted comments stating the differing land use of residential and the staging area use to be of some concern; however, through conditions, the concerns may be mitigated. See the conditions of approval.</p> <p>Highway District No. 4 shall use the City of Caldwell standards for access, approaches, and traffic impact as the two agencies have a maintenance agreement.</p>

4. AGENCY COMMENTS:

Agencies including the Canyon County Sheriff's Office, Canyon County Paramedics/EMT, Caldwell Fire District, State Fire Marshall, Pioneer Irrigation District, Caldwell Transportation, COMPASS, Valley Regional Transit, Highway District No. 4, Vallivue School District, Idaho Transportation Department, Idaho Power, Intermountain Gas, CenturyLink, Ziplly, Canyon County Building Department, Canyon County Code Enforcement Department, Department of Environmental quality, Southwest District Health, and the City of Caldwell were notified of the subject application.

Staff received agency comments from Highway District No. 4, Canyon County Building Department, Canyon County Code Enforcement Department, Department of Environmental Quality, the City of Caldwell, and Southwest District Health. 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 comment by the materials deadline of April 11, 2025. Generally, of the comments received, "one" (1) was in favor, "zero" (0) were neutral, and "zero" (0) were opposed. All public comments received by the aforementioned materials deadline are located in **Exhibit E**.

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

6. SUMMARY & RECOMMENDED CONDITIONS:

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

Should the Hearing Examiner 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. This conditional use permit shall follow land use time limitation as stated in CCCO §07-07-23: "When a conditional use permit is granted, the land use or construction of its facility proposed in the application must have commenced within three (3) years of the date of the final decision by the presiding party or a court of appropriate jurisdiction. The improvements for the approved use must be completed within five (5) years of the same date.
3. The proposed development shall be in conformance with the applicant's site plan and Letter of Intent (**Exhibit A.2 and A.3**).
 - a. The hours of operation shall be 7 a.m. to 5 p.m. Monday through Friday.
 - b. Business vehicles shall be operable and parked on site, not on a public or private road.
 - c. No more than six (6) employees shall use the staging area.
4. The applicant shall obtain building permits for the unpermitted structure(s), any future structures and/or improvements and all necessary shipping containers on site within 90-days of the signed decision. (**Exhibit D.1 and D.2**)
 - a. 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. Pursuant to Highway District No. 4 the applicant shall meet the following conditions:
 - a. Obtain an access permit from Highway District No. 4 to document the change in land use.
 - b. Require the existing driveway approach be utilized and be improved with a paved apron to meet ACCHD standard Drawing 106 unless waived by the City of Caldwell granting an approach permit for the north approach evidenced by the applicant providing Development Services Department an approved approach permit.
 - c. Dedicate 40 feet of public right of way for Florida Avenue along the west boundary of the parcel.
6. Noise and emissions shall be mitigated by limiting the hours of operations from 7 a.m. to 5 p.m. Monday through Friday.
7. A minimum six (6) foot sight obscuring fence in accordance with CCCO §07-02-03, shall be installed on the north, east and west boundary of the parcel as to obscure the business vehicles and storage of materials and equipment within 90-days of the signed decision.
8. A dust mitigation plan shall be submitted within 90-days of the signed decision. Dust shall be controlled per applicable federal, state, and county laws, ordinances, rules, and regulations that pertain to operations including but not limited to nuisance regulations (Canyon County Code of Ordinances Chapter 2 Article 1: Public Nuisances) and shall be consistent with Idaho Department of Environmental Quality (DEQ) and Environmental Protection Agency (EPA) requirements.
9. The staging area shall be hard surfaced in accordance with §07-02-03.
10. Portable sanitation units shall be serviced by a licensed plumber and permitted through a health district. Proof of agreement by applicant with a licensed operator to empty the portable sanitation units shall be provided to Development Services within 30 days of signed decision.

7. EXHIBITS:

A. Application Packet & Supporting Materials

1. Master Application
2. Letter of Intent
3. Site Plan(s)
 - 3.1. Circulation Plan
 - 3.2. Parking Plan
4. Land Use Worksheet
5. Neighborhood Meeting
6. Agency Acknowledgement
 - 6.1. Highway District No. 4 Pre-Development Meeting

B. Supplemental Documents

1. Parcel Tool
2. PI2021-0023
3. PI2023-0221
4. PA2023-0067
5. CDEF2023-0232
6. TP2024-0003
7. Cornerstone Concrete Services LLC Business
8. Cases Maps/Reports
 - 8.1. Small Air Photo
 - 8.2. Subdivision
 - 8.3. Case Report
 - 8.4. Neighborhood Notice
 - 8.5. Small Vicinity
 - 8.6. Future Land Use
 - 8.7. Lot Classification Map
 - 8.8. Soil and Prime Farm Lands Map
 - 8.9. Zoning and Classification Map

C. Site Visit Photos: November 1, 2024

D. Agency Comments Received by: April 11, 2025

1. DSD Building Department; Received: November 7, 2024
2. DSD Code Enforcement Department; Received: November 7, 2024
3. Southwest District Health; Received November 8, 2024
4. Department of Environmental Quality (DEQ); Received: November 26, 2024
 - 4.1. DEQ; Received: March 24, 2025
5. Highway District No. 4; Received: December 9, 2024
6. City of Caldwell; Received: December 10, 2024

E. Public Comments Received by: April 11, 2025

1. Ana Farris; Received: March 19, 2025

EXHIBIT A

Application Packet & Supporting Materials

Hearing Examiner

Case# CU2024-0005

Hearing date: April 21, 2025



CONDITIONAL USE PERMIT PUBLIC HEARING - MASTER APPLICATION

PROPERTY OWNER	OWNER NAME: <u>Cesar and Kathy Collazo</u>	
	MAILING ADDRESS: <u>52 N. Firestone Way, Nampa, ID 83651</u>	
	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>Kathy Collazo</u> Date: <u>Feb 02 2024</u></p>		

APPLICANT: IF DIFFERING FROM THE PROPERTY OWNER	APPLICANT NAME:	
	COMPANY NAME:	
	MAILING ADDRESS:	
	PHONE:	EMAIL:

SITE INFO	STREET ADDRESS: <u>116316 S Florida Ave. Caldwell, ID 83607</u>	
	PARCEL NUMBER: <u>R32740</u>	
	PARCEL SIZE: <u>2.15 acres</u>	
	REQUESTED USE: <u>Staging area</u>	
	FLOOD ZONE (YES/NO): <u>NO</u>	ZONING DISTRICT: <u>AG</u>

FOR DSD STAFF COMPLETION ONLY:

CASE NUMBER: <u>CU 2024-0005</u>	DATE RECEIVED: <u>2-6-24</u>
RECEIVED BY: <u>LISTER</u>	APPLICATION FEE: <u>\$950</u> <input checked="" type="checkbox"/> MO <input type="checkbox"/> CC <input type="checkbox"/> CASH

CORNERSTONE CONCRETE SERVICES, LLC.
52 N. FIRESTONE WAY, NAMPA, ID 83651

Cornerstone Concrete Services, LLC.

Letter of Intent for Conditional Use Application

February 2, 2024

Attn Canyon County Development Services Department

This letter is to express the intent of our application for Conditional Use at 16316 S. Florida Ave. Caldwell, ID 83607 at Legal description: (11-3N-3W SE TX 2 IN NWSE).

The property is known as a zone A (Agriculture). Our intent for this property in relation to our business is to remain Agriculture with permitted use through a conditional use permit to use a portion of the (2.15 acres) land as a staging area code (07-14-15) for our business vehicle and machine equipment parking only.

It is important to specify that this property will not be used to operate our business. All work shall be conducted off site. Business vehicles shall be operable and parked on site, not on public or private road. Employees (number of employees 6) will visit the premises for the purpose of picking up equipment and or materials to be used elsewhere, including trucks offloading or transferring equipment and or materials to other vehicles. Employees may meet on the premises to share rides to and from job sites. The property will always have two porta potties on site for employee use. Employee vehicles may be parked on site and not on a public or private road. Hours of operation shall be from 7:00am-5:00pm. The access in and out of the property will be from the main road on Florida Ave to access in and out of the property. We do not foresee potential impacts to existing or future traffic patterns as well we do not foresee any potential impacts to essential services such as schools, irrigation facilities and emergency services. Utilities such as water, sewer, irrigation, drainage and stormwater drainage will not be applicable.

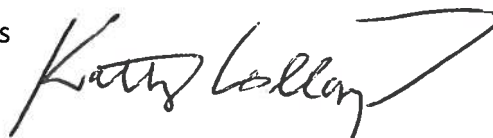
Thank you for considering our application. Please contact us with questions or concerns regarding this request.

Sincerely,

Cesar and Kathy Collazo, Business Owners
Cornerstone Concrete Services, LLC.

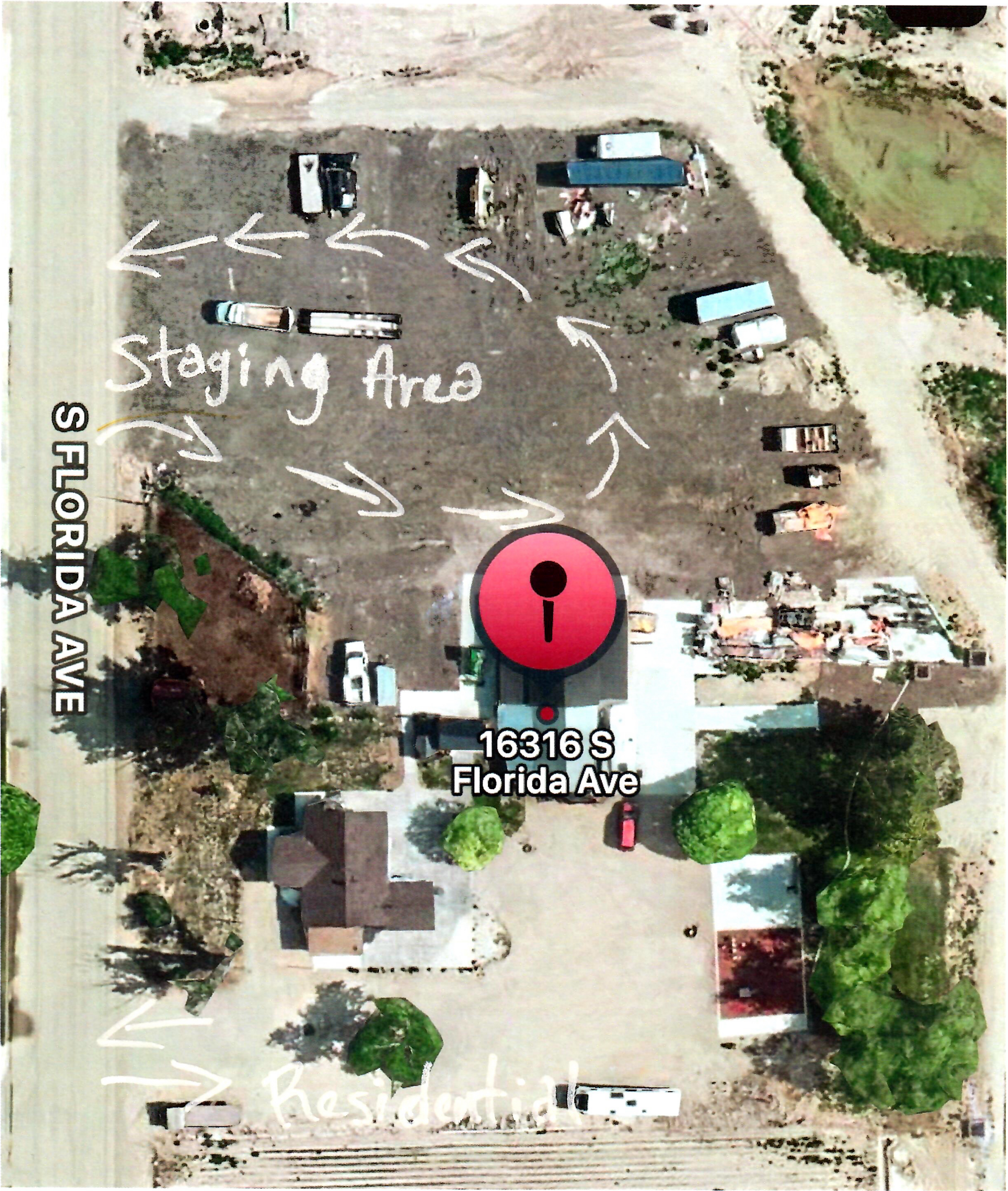
[Redacted]

[Redacted]





Porta Potties (out of site)





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? 1

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

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

3. **IRRIGATION WATER PROVIDED VIA:**

☐ Surface ☐ Irrigation Well ☒ None

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

☐ Pressurized ☒ Gravity

5. **ACCESS:**

☒ Frontage ☐ Easement Easement width _____ Inst. # _____

6. **INTERNAL ROADS:**

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

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

Type: N/A Height: _____

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

☐ Other: N/A

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

N/A

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:

- ☒ Monday 7:00 AM to 5:00 PM
☒ Tuesday 7:00 AM to 5:00 PM
☒ Wednesday 7:00 AM to 5:00 PM
☒ Thursday 7:00 AM to 5:00 PM
☒ Friday 7:00 AM to 5:00 PM
☐ Saturday _____ to _____
☐ Sunday _____ to _____

3. WILL YOU HAVE EMPLOYEES? ☒ Yes If so, how many? 6 or less ☐ 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? 25

Is there is a loading or unloading area? yes

ANIMAL CARE-RELATED USES

1. MAXIMUM NUMBER OF ANIMALS: 5

2. HOW WILL ANIMALS BE HOUSED AT THE LOCATION?

☐ Building ☐ Kennel ☒ Individual Housing ☐ Other _____

3. HOW DO YOU PROPOSE TO MITIGATE NOISE? N/A

☐ Building ☐ Enclosure ☐ Barrier/Berm ☐ Bark Collars

4. ANIMAL WASTE DISPOSAL

☐ Individual Domestic Septic System ☐ Animal Waste Only Septic System

☒ Other: city landfill

NEIGHBORHOOD MEETING SIGN-UP**CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT**111 North 11th Avenue, #310, Caldwell, ID 83605zoninginfo@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: 16316 S. Florida Ave	Parcel Number: R32740	
City: Caldwell	State: ID	ZIP Code: 83607
Notices Mailed Date: 1/02/2024	Number of Acres:	Current Zoning:
Description of the Request: Permission to use as "Staging area"		

APPLICANT / REPRESENTATIVE INFORMATION

Contact Name: Cesar and Kathy Collazo		
Company Name: Cornerstone Concrete Services, LLC.		
Current address: 52 N. Firestone Way		
City: Nampa	State: ID	ZIP Code: 83651
Phone: [REDACTED]	Cell: "	Fax: N/A
Email: [REDACTED]		

MEETING INFORMATION

DATE OF MEETING: 1/23/2024	MEETING LOCATION: at the property	
MEETING START TIME: 6:00pm	MEETING END TIME: 7:00pm	
ATTENDEES: 0		
NAME (PLEASE PRINT)	SIGNATURE:	ADDRESS:
1. No one showed up.		
2.		
3.		
4.		
5.		
6.		
7.		
8.		
9.		

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

NEIGHBORHOOD MEETING CERTIFICATION:

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

APPLICANT/REPRESENTATIVE (Please print):

Kathy Collazo

APPLICANT/REPRESENTATIVE (Signature): Kathy Collazo

DATE: 1 / 29 / 2024

Notice of Neighborhood Meeting
Conditional use permit
Pre-application requirement for a Public Hearing

January 3, 2024

Dear neighbor,

We are in the process of applying for a Conditional Use Permit to Canyon County Development Services. One of the requirements necessary prior to submitting the application is to hold a “neighborhood meeting” and provide information to our surrounding neighbors.

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 is applied.

The neighborhood meeting details are as follows:

Meeting Date: January 23, 2024

Meeting Time: 6:00 pm – 7:00 pm

Meeting Location: 16316 S. Florida Ave. Caldwell, ID 83605

Project summary below:

07-14-29: Staging area:

1. All work will be conducted off site.
2. Business vehicles shall be operable and parked on site, not on a public or private road.
3. Persons not employed on the premises may visit the premises for the purpose of picking up equipment and materials to be used elsewhere, including trucks offloading or transferring equipment and or materials to other vehicles.
4. Employees may meet on the premises to share rides to and from job sites.
5. Employees’ vehicles shall be parked on site and not on public or private road.

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 the Canyon County Development Department Services regarding this meeting. This is a PRE-APPLICATION requirement and we have not submitted the application for consideration currently. The County currently has no information on this project.

If you have any questions prior to the meeting, please contact me at cornerstone4concrete@gmail.com

Sincerely,

Cesar and Kathy Collazo/Property Owners
16316 S. Florida Ave.
Caldwell, ID 83605



AGENCY ACKNOWLEDGMENT

Date: NOV. 29. 2023

Applicant: Cesar and Kathy Collazo

Parcel Number: R32740

Site Address: 16316 S. Florida ave.

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: 12/08/23 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: 12/4/23 Signed: _____

Alan Roney
Authorized Fire District Representative
(This signature does not guarantee project or permit approval)

Highway District:

District: CFD

☐ Applicant submitted/met for informal review.

Date: _____ Signed: _____

Authorized Highway District Representative
(This signature does not guarantee project or permit approval)

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

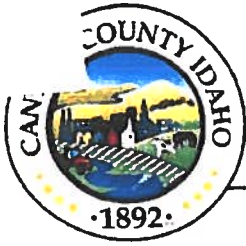
City: Caldwell

☒ Applicant submitted/met for informal review.

Date: 12/4/23 Signed: _____

Margaret
Authorized AOCI Representative
(This signature does not guarantee project or permit approval)

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



AGENCY ACKNOWLEDGMENT

Date: NOV. 29, 2023
Applicant: Cesar and Kathy Collazo
Parcel Number: R32740
Site Address: 16316 S. Florida ave.

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

Fire District:

District: _____

☒ Applicant submitted/met for informal review.

Date: 12/1/23 Signed: [Signature]
Authorized Fire District Representative
(This signature does not guarantee project or permit approval)

Highway District:

District: CFD

☐ Applicant submitted/met for informal review.

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

Irrigation District:

District: Pioneer Irrigation Dist.

☐ Applicant submitted/met for informal review.

Date: 12/12/23 Signed: [Signature]
Authorized Irrigation Representative
(This signature does not guarantee project or permit approval)

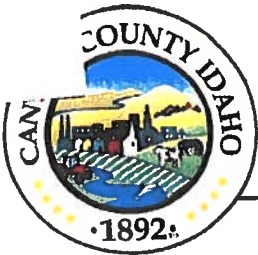
Area of City Impact

City: Caldwell

☒ Applicant submitted/met for informal review.

Date: 12/4/23 Signed: [Signature]
Authorized AOCI Representative
(This signature does not guarantee project or permit approval)

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



AGENCY ACKNOWLEDGMENT

Date: NOV. 29, 2023

Applicant: Cesar and Kathy Collazo

Parcel Number: R32740

Site Address: 16316 S. Florida ave.

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: _____

Signed: _____

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

Fire District:

District: _____

☒ Applicant submitted/met for informal review.

Date: 12/4/23

Signed: _____

Authorized Fire District Representative
(This signature does not guarantee project or permit approval)

Highway District:

District: CFD

☒ Applicant submitted/met for informal review.

Date: 12/7/23

Signed: _____

Authorized Highway District Representative
(This signature does not guarantee project or permit approval)

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: Caldwell

☒ Applicant submitted/met for informal review.

Date: 12/4/23

Signed: _____

Authorized AOCI Representative
(This signature does not guarantee project or permit approval)

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



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

TELEPHONE 208.454.8135
FAX 208.454.2008

Pre-Development Meeting Minutes

Project Name: Florida Avenue-Cornerstone Concrete-Conditional Use Permit (Staging Area)

Project Owner/Representative: Kathy Collazo

Phone: [REDACTED]

Email: [REDACTED]

Project Location: R32740

Jurisdiction: Caldwell City maintains Florida

Public Roads

Name	Classification	Exist. R/W	Ultimate R/W	Notes
South Florida Avenue	Collector Road	West half approx. 40' from 1/4-section line	70'	

Access:

Approach is 95' north of subdivision approach, Key West. Offset results in conflicting left turns. Using approach for the increased trips of the staging area is ill advised. Applicant should consider removing and relocating their approach 200' north of the subdivision approach.

Improvement Requirements:

Property is within 1 mile of Caldwell City Limits. HD4 will apply Caldwell City standards.

- Improving Florida Avenue consistent with half of Caldwell collector road may be required.
- Right-of-way dedication consistent with half of a Caldwell collector road may be required.

At time of application please provide amount of employees and vehicles using the site to allow review of further traffic mitigation.

Other Comments:

Applicant is advised to talk to Caldwell City regarding access location, ROW dedication, and improvements. This segment of Florida Avenue is maintained by Caldwell City. Comments made by HD4 will be made based on Caldwell City code.

The above represents the District's current policies to which the parcels may be subject to at time of development. These standards are subject to change and the standards/policies in effect at the time of approach permit application or improvement drawings shall apply. This is not an exhaustive list please see further details within the ACCHD: HSDP 2022.

EXHIBIT B

Supplemental Documents

Hearing Examiner

Case# CU2024-0005

Hearing date: April 21, 2025

R32740

PARCEL INFORMATION REPORT

3/24/2025 10:18:52 AM

PARCEL NUMBER: R32740

OWNER NAME: CORNERSTONE CONCRETE SERVICES LLC

CO-OWNER:

MAILING ADDRESS: 13858 TABLE ROCK AVE NAMPA ID 83686

SITE ADDRESS: 16316 S FLORIDA AVE

TAX CODE: 0590000

TWP: 3N RNG: 3W SEC: 11 QUARTER: SE

ACRES: 2.15

HOME OWNERS EXEMPTION: No

AG-EXEMPT: No

DRAIN DISTRICT: NOT In Drain Dist

ZONING DESCRIPTION: AG / AGRICULTURAL

HIGHWAY DISTRICT: HIGHWAY DISTRICT #4

FIRE DISTRICT: CALDWELL RURAL FIRE

SCHOOL DISTRICT: VALLIVUE SCHOOL DIST #139

IMPACT AREA: CALDWELL

FUTURE LAND USE 2011-2022 : Res

FLU Overlay Zone Desc 2030:

FLU RR Zone Desc 2030:

FUTURE LAND USE 2030: Res

IRRIGATION DISTRICT: PIONEER IRRIGATION DISTRICT

FEMA FLOOD ZONE: X FLOODWAY: NOT In FLOODWAY FIRM PANEL: 16027C0375F

WETLAND: Riverine

NITRATE PRIORITY: ADA CANYON

FUNCTIONAL Classification: Major Collector

INSTRUMENT NO. : 2022007888

SCENIC BYWAY: NOT In Scenic Byway

LEGAL DESCRIPTION: 11-3N-3W SE TX 2 IN NWSE

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.



Canyon County

Development Services Department

111 North 11th Ave., Suite 140, Caldwell, ID 83605

Phone 454-7458 Fax 454-6633

www.canyoncounty.org/dsd

Tracking Number:

PI2021-0023

Office Visit Date:

1/13/2021

Parcel Inquiry/Research Summary

Site Address: 16316 S FLORIDA AVE
Caldwell ID

Assessor Account #: 32740000 0

Property Owner: KELLY LANORA F

CALDWELL ID 83607

Person Inquiring: LARISON ROBERT

Phone Number:

Section: 11

City Impact Area: Caldwell,

Township: 3N

Flood Zone: Zone X – Outside SFHA,

Range: 3W

Subdivision:

1/4 Sec: SE

Lot:

Staff Member:

Acres: 2.15

Block:

KATHY FROST

Zone: A

Discussion Summary

Specific Question Detail: Is a land division available?

Specific Answer Detail: The parcel (R32740) is an original parcel (1963 - Tax 2). As a result, the parcel can be split one time. The parcel is also completely surrounded by the City of Caldwell. Applicant could also contact the City of Caldwell about annexation and rezoning property if they wanted to split up the property more than one time.

The property research information presented today by the Development Service Department (DSD) is based on the current ordinance and policies, in effect on the date of the summary, and based on your representations and information you have provided about the subject property. This information is valid only at the time of the inquiry and may change when the subject property, ordinances, or policies change. Then information becomes certain, and not subject to change, when DSD accepts an application and fees are paid. Changes to the subject property may invalidate this information.

Director/Staff: Randall Falgout

Date: January 27, 2021

App Search

Project Info

PZ Apps

Bldg Permits

Code Enf

Road Name

Address

Subdivs

Receiving

EXIT PROGRAM

CANYON APPLICATION PROCESSING SYSTEM (CAPS)

P And Z Applications

File Number:

PI2023-0221

File Prefix:

PI

Sub Type:

Parcel Inquiry

Sub Phase Num:

Select App Type To Create:

Sub Type:

Year:

2025

Make New PZ App

Misc Info - Staff - Subs - Clients - Submittal Info - Admin Docs - Meetings/Decisions - Workflow - Receipts - Fees - Conditions of Approval - Comments

Comments

operating their business from the property and storing business materials, vehicles, equipment. There is also an RV being lived in on the site (looks like two of them) but she indicated only one is being lived in. I told her the rules on that as well. Told her she needed to get the structure permitted and that she could attempt to get a permit for a staging area through the CUP process or they should probably look into annexing to the City of Caldwell as they are enclaved.

PI2021-0092

PI2023-0221

Parcel Inquiry

Parcel Inquiry

Apps In Project Number:

202100275

Exhibit B.3

Arbay Mberwa

From: Emily Kiester
Sent: Tuesday, November 28, 2023 5:05 PM
To: 'cornerstone4concrete@gmail.com'
Subject: Pre-App Meeting for Conditional Use Permit
Attachments: example loi.pdf

Dear Mr. and Mrs. Collazo,

Thank you for taking the time to have a pre-application meeting with our office before you turn in your conditional use permit application packet.

1. If you have further questions regarding building permits, please contact cassie.lamb@canyoncounty.id.gov.
2. Regarding the conditional use permit application packet:
 - a. As discussed at the meeting, there is a staging area located at your property. In Canyon County Code Section 07-14-29, it describes a staging area as such: “(1) All work shall be conducted off site. (2) Business vehicles shall be operable and parked on site, not on a public or private road. (3) Persons not employed on the premises may visit the premises for the purpose of picking up equipment and materials to be used elsewhere, including trucks offloading or transferring equipment and/or materials to other vehicles. (4) Employees may meet on the premises to share rides to and from job sites. (5) Employees' vehicles shall be parked on site and not on a public or private road. (Ord. 16-001, 1-8-2016)”
 - b. You will need to apply for a conditional use permit for a staging area in order for your property to be in compliance with Canyon County’s Code, as a staging area is not an allowed use in an agricultural zone.
 - c. Before turning in your conditional use permit application packet, you will need to be host a neighborhood meeting with neighbors/property owners within six hundred (600 feet) of the exterior boundary of the property subject to the application. We provided you a list of the neighbors within 600 feet today, but feel free to reach out if you need another copy.
 - i. There are neighborhood meeting instructions listed in the conditional use permit application packet (this lists the purpose, when a meeting can be held, what notification letters should say, etc.), but if you have any other questions, don’t hesitate to ask.
 - d. At the public hearing, the Planning and Zoning Commission will be considering if the conditional use permit you are applying for fulfills the below hearing criteria found in Canyon County Code Section 07-07-05. It might be helpful to address some of these criteria in your letter of intent.
 - (1) Is the proposed use permitted in the zone by conditional use permit;
 - (2) What is the nature of the request;
 - (3) Is the proposed use consistent with the comprehensive plan;
 - (4) Will the proposed use be injurious to other property in the immediate vicinity and/or negatively change the essential character of the area;
 - (5) Will adequate water, sewer, irrigation, drainage and stormwater drainage facilities, and utility systems be provided to accommodate the use;
 - (6) Does legal access to the subject property for the development exist or will it exist at the time of development;
 - (7) Will there be undue interference with existing or future traffic patterns; and
 - (8) Will essential services be provided to accommodate the use including, but not limited to, school facilities, police and fire protection, emergency medical services, irrigation facilities, and will the services be negatively impacted by such use or require additional public funding in order to meet the needs created by the requested use? (Ord. 16-001, 1-8-2016)
 - e. Attached you can find an example letter of intent that hopefully will be helpful as you construct your letter of intent.
 - f. Additionally, you will also need to complete the agency acknowledgement found in the conditional use permit packet. We gave you the agencies you will need to contact today, but reach out if you have questions on which ones to talk to. You can either meet with a representative and have them sign the form, or you can contact them via mail/email and attach the reply to the conditional use permit packet to show you reached out to them.

g. Once you have the neighborhood meeting and agency notifications complete, you can work on completing the rest of the conditional use permit checklist included in the packet. Once you have the packet complete, please turn the conditional use permit application packet with all appropriate materials into our office and once a planner is assigned to your case, they will review your packet.

If you have any more questions throughout the process, don't hesitate to reach out!



Emily Kiester,
Associate Planner
Canyon County Development Services Department
111 N. 11th Ave., #310, Caldwell, ID 83605
Direct Line: (208) 454-6632
Email: emily.kiester@canyoncounty.id.gov
Website: www.canyoncounty.id.gov

Development Services Department (DSD)

NEW public office hours

Effective Jan. 3, 2023

Monday, Tuesday, Thursday and Friday

8am – 5pm

Wednesday

1pm – 5pm

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

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



Canyon County, 111 North 11th Avenue, Suite 310, Caldwell, ID 83605
 (208) 454 7458 ▪ (208) 454 6633 Fax ▪ DSDInfo@canyoncounty.id.gov ▪ www.canyoncounty.id.gov/dsd

NOTICE OF VIOLATION / CEASE AND DESIST

January 25, 2024

Sent Certified and 1st-Class Mail

Cornerstone Concrete Services, LLC
 52 N. Firestone Way
 Nampa, ID 83651

Owner / Occupant
 16316 S. Florida Avenue
 Caldwell, ID 83607

RE: 16316 S. Florida Avenue (Parcel No. R32740)

As you are aware, Development Services Department has been investigating violations of the Zoning and Building Ordinances on subject property referenced above. This property is zoned "A" (Agricultural).

- **ZONING ORDINANCE VIOLATION:** Staging Area (Cornerstone Concrete Services)

This type of activity is **not allowed** in an area zoned "A" (Agricultural) unless you apply for and are approved for a Conditional Use Permit (CCZO § 07-10-27):

07-10-27: LAND USE REGULATIONS (MATRIX)

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

Zoning Classification	A	R-R	R-1	R-2	C-1	C-2	M-1	M-2	MU-A
Staging area	C	-	-	-	A	A	A	A	A

- **CORRECTION:** Please **cease and desist** all business activities at this site **immediately**. Submit Conditional Use Permit application **within the next 10 days or no later than February 8, 2024**; otherwise, the business will have to be moved off-site to a property zoned for this type of activity.

- **ZONING ORDINANCE VIOLATION:** Recreational Vehicle Use

Subject property contains an occupied recreational vehicle (RV). Living in an RV outside of an RV park without approval of a zoning compliance, temporary use permit or septic approvals are violations of the Canyon County Zoning Ordinance (CCZO § 07-10-27; 07-12-01(1)). Further defined as residing in an RV outside an RV park for a period **not to exceed ninety (90) days within a calendar year** (CCZO § 07-15-05(1)(C)).

- **CORRECTION:** Meet with Development Services **within the next 10 days or no later than February 8, 2024** to discuss options available to you; otherwise, RV must be removed **within the next 10 days or no later than February 8, 2024**.

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.

• **BUILDING ORDINANCE VIOLATIONS:** Unpermitted Structure (shop)

06-01-09: BUILDING PERMIT REQUIRED: Building Permits: It shall be unlawful for any person to erect, construct, enlarge, alter, repair, improve, move, remove, convert or demolish any building or structure unless a separate permit for each building or structure has first been obtained from the County Development Services Department.

- **CORRECTION:** Meet with Development Services within the next 10 days or no later than February 8, 2024, and obtain a building permit for the unpermitted structure (shop).

Development Services desires that property owners voluntarily correct all ordinance violations. You may call 208-454-7458 for Development Services to discuss available options and obtain appropriate permits; or select option four to contact a Code Enforcement Officer. To view the Canyon County Code, please visit our website at <http://www.canyoncounty.id.gov>.

Failure to respond to this notice will result in additional code enforcement action and may result in criminal prosecution pursuant to Canyon County Zoning Ordinance § 07-19-03 and Building Ordinance § 06-01-15 and § 06-01-17:

07-19-03: CRIMINAL ENFORCEMENT PROCEDURE:

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

06-01-15: ENFORCEMENT:

It shall be unlawful for any person to fail to comply with the preceding sections, or any part or provision, of this chapter. Upon conviction violations shall be punishable according to section 01-01-07 of the County's Ordinance, General Penalty. Criminal enforcement shall not foreclose use of other remedies in this chapter. It shall be the duty of the building official and his designated agent(s) to enforce the provisions of this article in all places within unincorporated County. (Ord. 15-004, 3-13-2015; amd. Ord. 21-030, 10-14-2021)

06-01-17: PENALTY:

It shall be a misdemeanor for any person to fail to comply with any of the provisions of this article which shall be punishable as provided for in Idaho Code 18-113, as amended, in the Magistrate Division of the District Court of the 3rd Judicial District of the State of Idaho, in and for the County of Canyon. Each day an offense continues shall be considered a separately punishable offense. All court proceedings shall be processed and adjudicated in accordance with the Idaho Misdemeanor Criminal Rules. (Ord. 15-004, 3-13-2015)

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

Respectfully,



Gary Westerfield, Code Enforcement Officer

gary.westerfield@canyoncounty.id.gov

cc: CDEF2023-0232



Director's Decision

Collazo – Temporary Use Permit - TP2024-0003

Development Services Department

Applicant:

Kathy Collazo

Staff:

Arbay Mberwa, Associate
Planner

Parcel Number:

R32740

Current Zone:

"A" (Agricultural)

2030 Comprehensive Plan - Future Land Use

Designation:

Residential

Lot Size:

2.15 acres

Current Use:

Residential and staging area

Applicable Zoning Land Use Regulations:

§07-10-27; §07-15-03;
§07-15-05(1)C; §07-13-01 &
03

Notifications:

Affected Agencies and Property
Owners:
November 20, 2024

Exhibits

1. Master Application
2. Letter of Intent
3. Site Plan
4. Highway District No. 4
5. City of Caldwell

Request

The applicant, Kathy Collazo, is requesting a Temporary Use Permit for her father to reside in a Recreational Vehicle (RV) for 90-days to find an RV parking space. The subject property, parcel R32740 is located at 16316 S Florida Ave, Caldwell, ID, 83607. The property is located in the SE¼ of Section 11, Township 3N, Range 3W, Canyon County, Idaho.

Background

The subject parcel, 2.15 acres, zoned "A" (Agricultural) is considered an original parcel as Tax 2, dating back to 1963 (PI2021-0023).

The subject parcel has an open violation due to operating a staging area without a conditional use permit, an occupied RV and an unpermitted structure (CDEF2023-0232). A conditional use permit and temporary use permit application was submitted on February 6, 2024 (CU2024-0005).

Findings & Evidence

§07-15-05(1)C: Temporary Use Permits: *"Residing in an RV outside an RV park for a period not to exceed ninety (90) days within a calendar year."*

Pursuant to the applicant's letter of intent (**Exhibit 2**), the applicant's father intends to temporarily reside in a RV (recreational vehicle) as the applicant finds an RV parking space.

According to CCZO §07-10-27, Land Use Matrix, a temporary permit is allowed in the "A" (Agricultural) Zone subject to the Director's administrative decision. The temporary use permit application to occupy an RV for 90-days was submitted on February 6, 2024. **See Exhibit 1.**

§07-15-03: Application, Procedure, Approval, Renewal, Revocation:

(1) Application: *"The applicant shall submit to DSD an application for a director's administrative decision along with the appropriate fee. DSD shall provide notification by mail of the application to the owners of parcels within six hundred feet (600') of the external boundaries of the parcel, as well as any applicable agencies and shall provide such individuals and agencies a period of fifteen (15) calendar days from the date of the mailing to submit comments concerning the proposed application."*

- Property owners within 600 feet of the property boundary and affected agencies were noticed on November 20, 2024.
- No public comments were received from property owners within 600 feet of the subject property.
- The following comments were received from affected agencies:
 - Highway District No. 4 has no comments or concerns regarding the request. **See Exhibit 4.**
 - City of Caldwell has no comments or concerns regarding the request so long as the temporary use abides by the 90-day time period. **See Exhibit 5.**

- (2) Compliance with this Code: *"Prior to issuance of a director's administrative decision, the subject property shall be in compliance with the public nuisance ordinance (chapter 2, article 1 of this code), the building code (chapter 6 of this code), and with all other articles of this chapter."*

According to CDEF2023-0232, parcel R32740 is in violation for operating a staging area without a conditional use permit and an occupied RV without a permit. The parcel contains an unpermitted structure related to the staging area business. A conditional use permit and temporary use permit application to occupy the RV for 90-days has been submitted to remedy the code enforcement violation for the staging area however, a building permit has yet to be submitted for the unpermitted structure.

- (3) Compliance with All Applicable Regulations: *"The property shall comply with all applicable federal, state, and county laws, ordinances, rules, and regulations that pertain to the property and/or business."*

The use shall comply with applicable federal, state, and county laws, ordinances, rules, and regulations.

- (4) Compliance with County Ordinances: *"The property shall be in compliance with the Canyon County zoning ordinance, public nuisance ordinance and building ordinance."*

The parcel contains unpermitted structures related to the staging area business, a conditional use permit application has been submitted to remedy the code enforcement violation for the staging area however, a building permit has yet to be submitted for the unpermitted structure.

- (5) Nontransferable: *"This permit is not transferable to any other property or individual and is not valid for any business or use other than that specifically approved by the director."*

Temporary use permits are not transferable to any other property or individual and is not valid for any business or use other than that specifically approved by the Director.

- (6) Parking: *"Off-street parking shall be provided in accordance with article 13 of this chapter. No parking space shall be located in any public right of way."*

The 2.15-acre parcel is adequate space to provide for off-street parking.

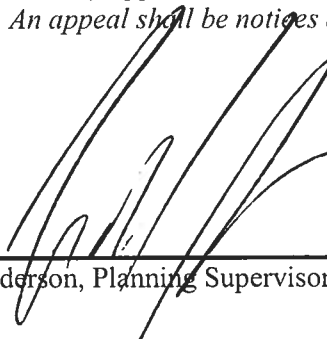
Order:

Based upon the Findings of Fact and Conclusion of Law Contained herein, and in accordance with CCZO §07-15-03, the Director **denies** the request for a temporary use permit to reside in an RV on parcel R32740.

Pursuant to Idaho Code §67-6519, the following action may be taken to obtain approval:

1. Obtain a building permit for the unpermitted structure on parcel R32740.

Pursuant to CCZO §07-15-03(8): *"Any affected person who is aggrieved by the director's decision may file a written notice of appeal in accordance with §07-05-07, "Appeal of director Administrative Decision", of this chapter. An appeal shall be noticed and heard as a conditional use permit."*



Carl Anderson, Planning Supervisor for Development Services Department

12-16-2024

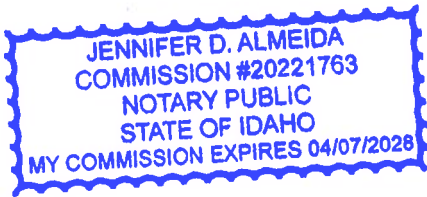
Date

State of Idaho)

S.S.

County of Canyon)

On this 16th day of December, in the year 2024, before me Jennifer D Almeida a notary public,
personally appeared Carl Anderson, known to me to be the person(s) whose name(s) is (are) subscribed to
the within instrument, and acknowledged to me that he (she)(they) executed the same.



Notary: Jennifer D Almeida

My Commission Expires: 4/7/28



0005962235

**STATE OF IDAHO***Office of the secretary of state, Phil McGrane***ANNUAL REPORT**

Idaho Secretary of State

PO Box 83720

Boise, ID 83720-0080

(208) 334-2301

Filing Fee: \$0.00

*For Office Use Only***-FILED-**

File #: 0005962235

Date Filed: 11/4/2024 12:41:42 PM

Entity Name and Mailing Address:

Entity Name: CORNERSTONE CONCRETE SERVICES LLC
The file number of this entity on the records of the Idaho Secretary of State is: 0003345890
Address: KATHY COLLAZO
13858 TABLE ROCK AVE.
NAMPA, ID 83651

Entity Details:

Entity Status: Active-Existing
This entity is organized under the laws of: IDAHO
If applicable, the old file number of this entity on the records of the Idaho Secretary of State was:

The registered agent on record is:

Registered Agent: Kathy Collazo
Registered Agent
Physical Address
52 N FIRESTONE WAY
NAMPA, ID 83651
Mailing Address
52 N FIRESTONE WAY
NAMPA, ID 83651

Limited Liability Company Managers and Members

Name	Title	Business Address
Cesar Collazo- Yopez	Manager	52 N FIRESTONE WAY NAMPA, ID 83651

The annual report must be signed by an authorized signer of the entity.

Job Title: Owner/Manager

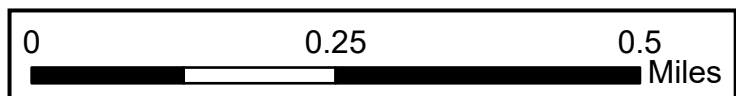
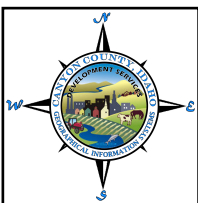
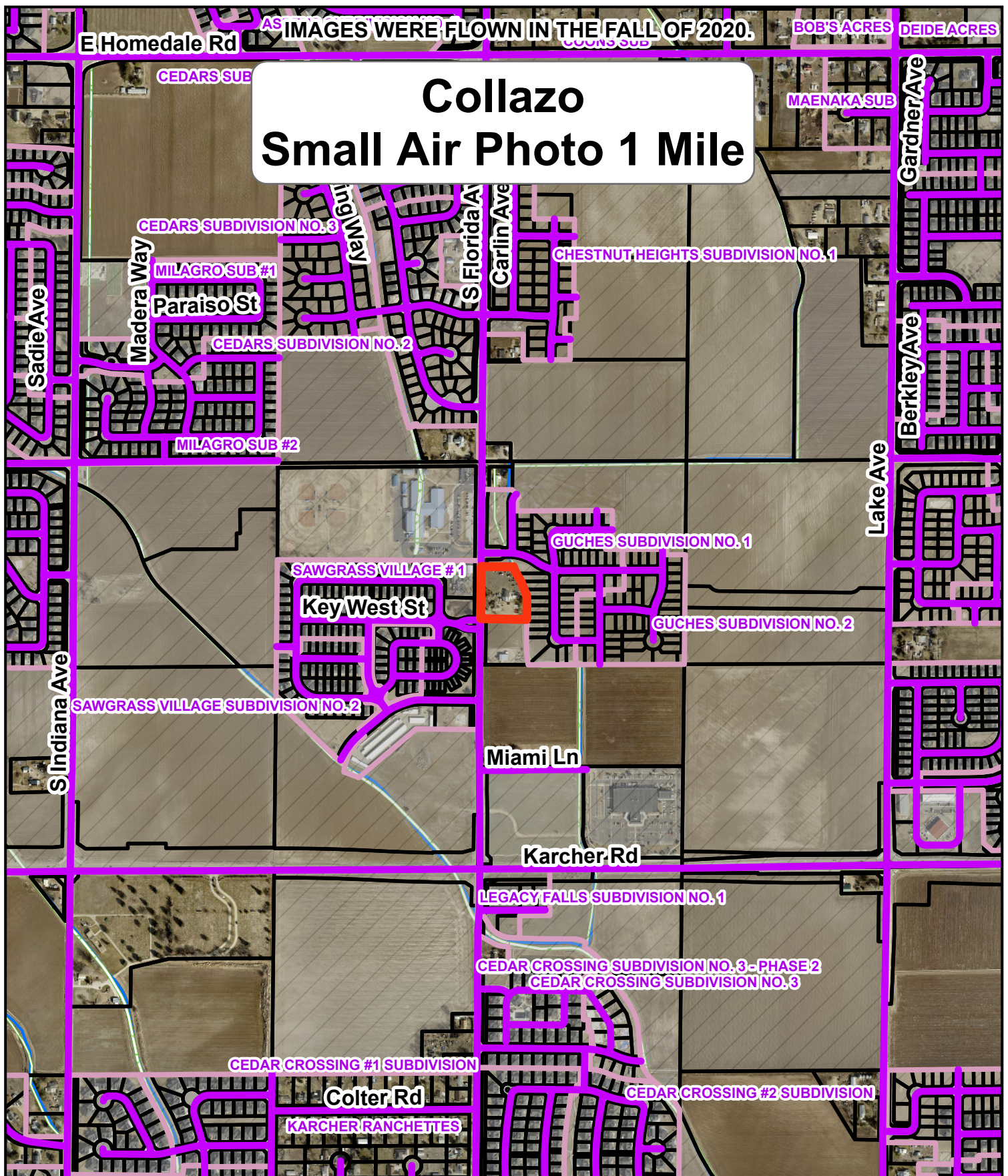
kathy Collazo

Sign Here

11/04/2024

Date

B0960-1297 11/04/2024 12:41 PM Received by Office of the Idaho Secretary of State



Collazo Subdivision Map

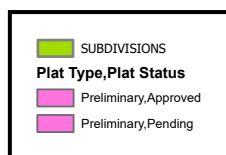
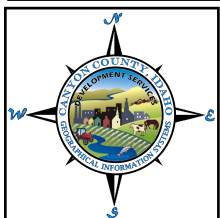
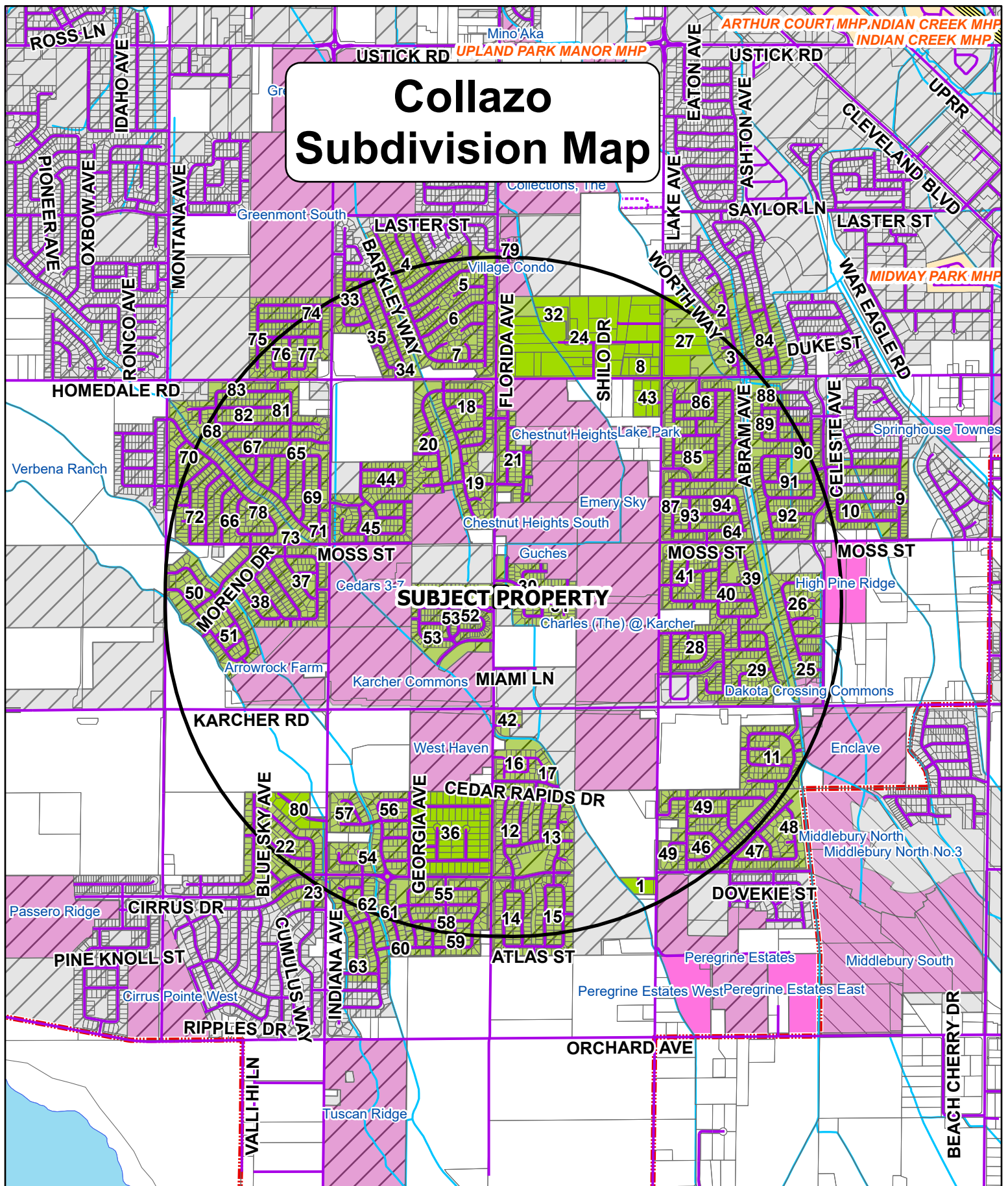
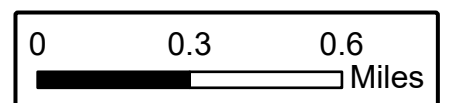


Exhibit B.8.2



SUBDIVISION & LOT REPORT

NUMBER OF SUBS		ACRES IN SUB		NUMBER OF LOTS		AVERAGE LOT SIZE			
94		1415.29		4895		0.29			
NUMBER OF SUBS IN PLATTING		ACRES IN SUB		NUMBER OF LOTS		AVERAGE LOT SIZE			
15		601.07		1532		0.39			
NUMBER OF LOTS NOTIFIED		AVERAGE		MEDIAN		MINIMUM		MAXIMUM	
124		0.64		0.14		0.05		20.19	
NUMBER OF MOBILE HOME PARKS		ACRES IN MHP		NUMBER OF SITES		VG HOMES PER ACR		MAXIMUM	
0		0		0		0		0	

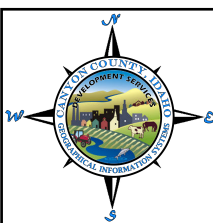
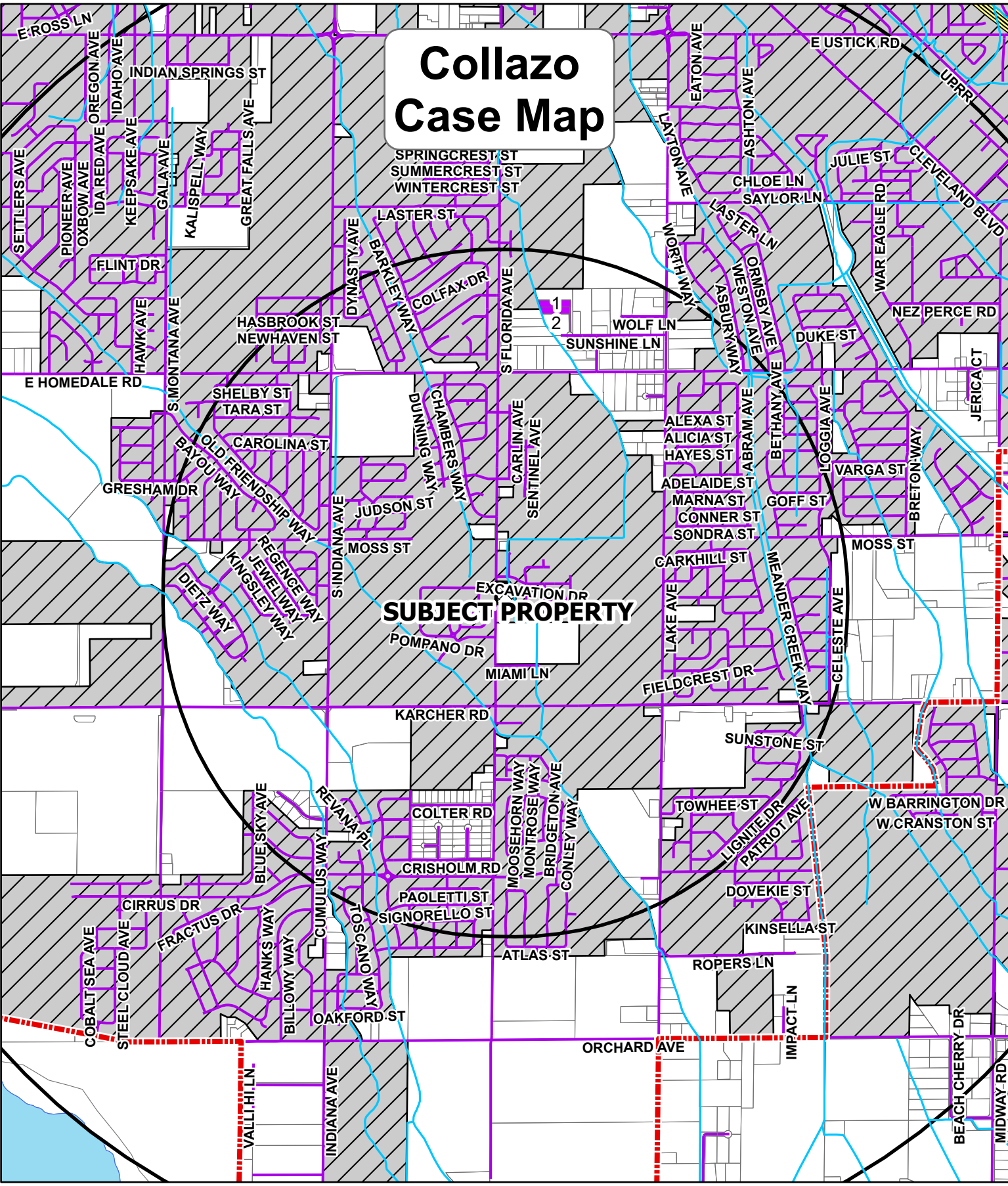
SIENNA HILLS SUBDIVISION #1	54	3N3W14	21.10	48	0.44	CALDWELL	2007
SIENNA HILLS SUBDIVISION #2	55	3N3W14	22.00	56	0.39	CALDWELL	2007
SIENNA HILLS SUBDIVISION NO. 10	56	3N3W14	10.02	32	0.31	CALDWELL	2020
SIENNA HILLS SUBDIVISION NO. 12	57	3N3W14	9.13	26	0.35	CALDWELL	2021
SIENNA HILLS SUBDIVISION NO. 3	58	3N3W14	7.94	24	0.33	CALDWELL	2015
SIENNA HILLS SUBDIVISION NO. 4	59	3N3W14	8.76	31	0.28	CALDWELL	2016
SIENNA HILLS SUBDIVISION NO. 5	60	3N3W14	7.31	26	0.28	CALDWELL	2017
SIENNA HILLS SUBDIVISION NO. 6	61	3N3W14	6.04	22	0.27	CALDWELL	2018
SIENNA HILLS SUBDIVISION NO. 7	62	3N3W14	12.40	36	0.34	CALDWELL	2018
SIENNA HILLS SUBDIVISION NO. 8	63	3N3W14	13.27	44	0.30	CALDWELL	2019
SINDSOR CREEK NO. 6 SUBDIVISION	64	3N3W12	4.51	22	0.20	CALDWELL	2020
SOUTH PARK #2 UNIT #1	65	3N3W10	12.85	62	0.21	CALDWELL	2001
SOUTH PARK #2 UNIT #10	66	3N3W10	11.11	52	0.21	CALDWELL	2006
SOUTH PARK #2 UNIT #2	67	3N3W10	8.53	42	0.20	CALDWELL	2001
SOUTH PARK #2 UNIT #3	68	3N3W10	18.33	67	0.27	CALDWELL	2002
SOUTH PARK #2 UNIT #4	69	3N3W10	12.29	54	0.23	CALDWELL	2003
SOUTH PARK #2 UNIT #5	70	3N3W10	17.72	68	0.26	CALDWELL	2004
SOUTH PARK #2 UNIT #6	71	3N3W10	7.04	27	0.26	CALDWELL	2004
SOUTH PARK #2 UNIT #9	72	3N3W10	14.80	66	0.22	CALDWELL	2006
SOUTH PARK 2 SUB UNIT NO 8	73	3N3W10	2.80	1	2.80	CALDWELL	2004
SOUTHERN HEIGHTS #1	74	3N3W03	11.65	55	0.21	CALDWELL	2000
SOUTHERN HEIGHTS #2	75	3N3W03	8.67	43	0.20	CALDWELL	2000
SOUTHERN HEIGHTS #3	76	3N3W03	9.70	44	0.22	CALDWELL	2000
SOUTHERN HEIGHTS #4	77	3N3W10	12.27	43	0.29	CALDWELL	2005
SOUTH PARK 2 SUBDIVISION UNIT 7	78	3N3W02	3.15	10	0.32	CALDWELL	2025
THE VILLAGE CONDOMINIUMS NO. 1	79	3N3W02	7.82	9	0.87	CALDWELL	1973
TOWERS VIEW ACRES	80	3N3W15	13.35	56	0.24	CALDWELL	2000
VALLUVE HEIGHTS #1	81	3N3W10	8.07	44	0.18	CALDWELL	2001
VALLUVE HEIGHTS #2	82	3N3W10	6.70	27	0.25	CALDWELL	2004
VALLUVE HEIGHTS #3	83	3N3W01	19.63	73	0.27	CALDWELL	2003
WESTON POINTE #1	84	3N3W12	22.74	106	0.21	CALDWELL	2006
WINDSOR CREEK #1	85	3N3W12	28.19	120	0.24	CALDWELL	2006
WINDSOR CREEK #2	86	3N3W12	4.87	21	0.23	CALDWELL	2014
WINDSOR CREEK #3	87	3N3W12	8.42	34	0.25	CALDWELL	2018
WINDSOR CREEK EAST SUBDIVISION NO. 2	88	3N3W12	10.20	51	0.20	CALDWELL	2019
WINDSOR CREEK EAST SUBDIVISION NO. 3	89	3N3W12	15.33	62	0.25	CALDWELL	2019
WINDSOR CREEK EAST SUBDIVISION NO. 4	90	3N3W12	7.36	36	0.20	CALDWELL	2020
WINDSOR CREEK EAST SUBDIVISION NO. 5	91	3N3W12	19.81	88	0.23	CALDWELL	2021
WINDSOR CREEK EAST SUBDIVISION NO. 6	92	3N3W12	9.65	38	0.25	CALDWELL	2018
WINDSOR CREEK NO. 4 SUBDIVISION	93	3N3W12	9.28	49	0.19	CALDWELL	2019
WINDSOR CREEK SUBDIVISION NO. 5	94	3N3W12					

SUBDIVISIONS IN PLATTING

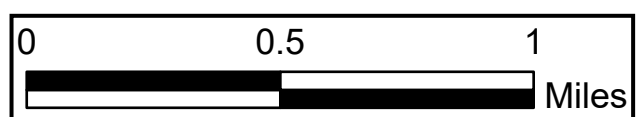
SUBDIVISION NAME	ACRES	NO. OF LOTS	AVERAGE LOT SIZE		
Cedars 3-7	55.48	151	0.37		
Chestnut Heights	54.13	164	0.33		
Guiches	11.27	50	0.23		
Lake Park	3.00	13	0.23		
Enclave	45.67	59	0.77		
Peregrine Estates	67.16	161	0.42		
Arrowrock Farm	35.20	135	0.26		
Chestnut Heights South	19.60	69	0.28		
High Pine Ridge	39.86	182	0.22		
Charles (The) @ Karcher	116.56	163	0.72		
Village Condo	11.43	36	0.32		
Dakota Crossing Commons	3.84	29	0.13		
West Haven	37.68	249	0.15		
Karcher Commons	62.53	71	0.88		
Emery Sky	37.66	0	#DIV/0!		

MOBILE HOME & RV PARKS

Collazo Case Map



YEAR			
2023	2020	2022	2019
2021	2018		



CASE SUMMARY

ID	CASENUM	REQUEST	CASENAME	FINALDECIS
2052	SD2020-0024	Plat Hawks Nest Sub	Hawks Nest Sub	APPROVED
1727	SD2020-0024	Plat Hawks Nest Sub	Hawks Nest Sub	APPROVED

Neighborhood Notification Map

Parcel No. R32740

Buffer Distance 600 Feet

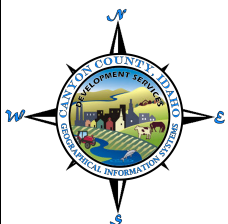
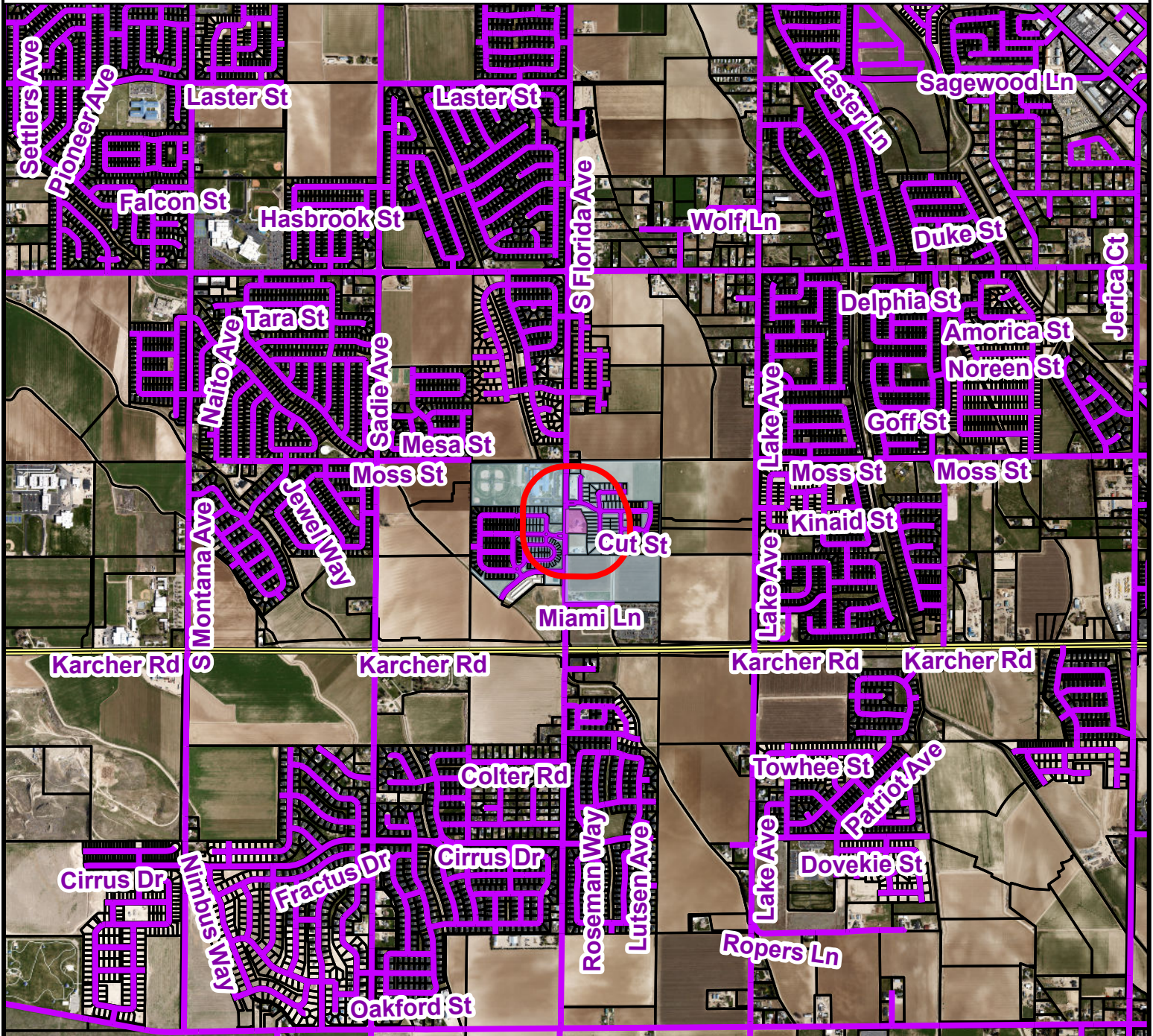
Canyon County
Development Services
111 North 11th Ave, #140
Caldwell, ID 83605



This map is for informational purposes only and does not suggest approval of the project.

Date: 2/25/2025

By: SHuggins



Legend

- | | | | |
|--|---------------------|--|------------|
| | NOTIFICATION BUFFER | | Highway |
| | SUBJECT_PROPERTY | | Interstate |
| | NOTIFIED PARCELS | | Local Road |
| | TAX PARCELS | | |

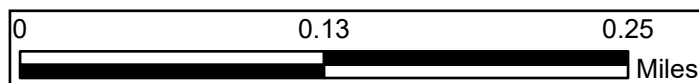
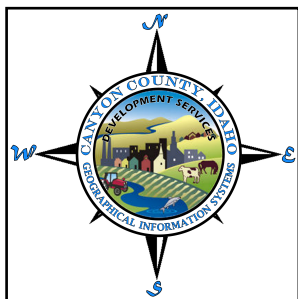
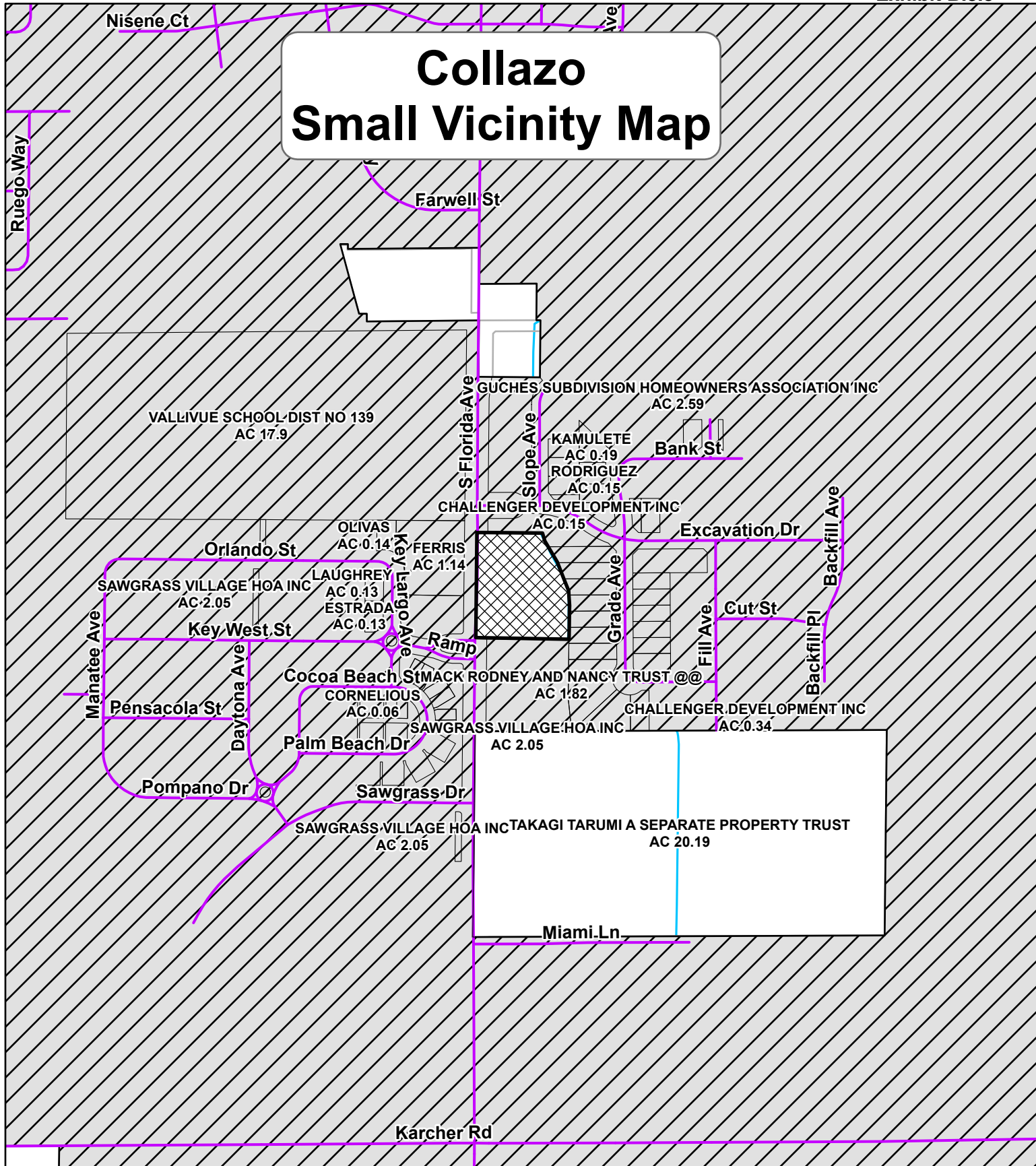
SCALE

1:24,000

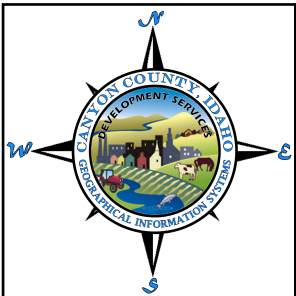
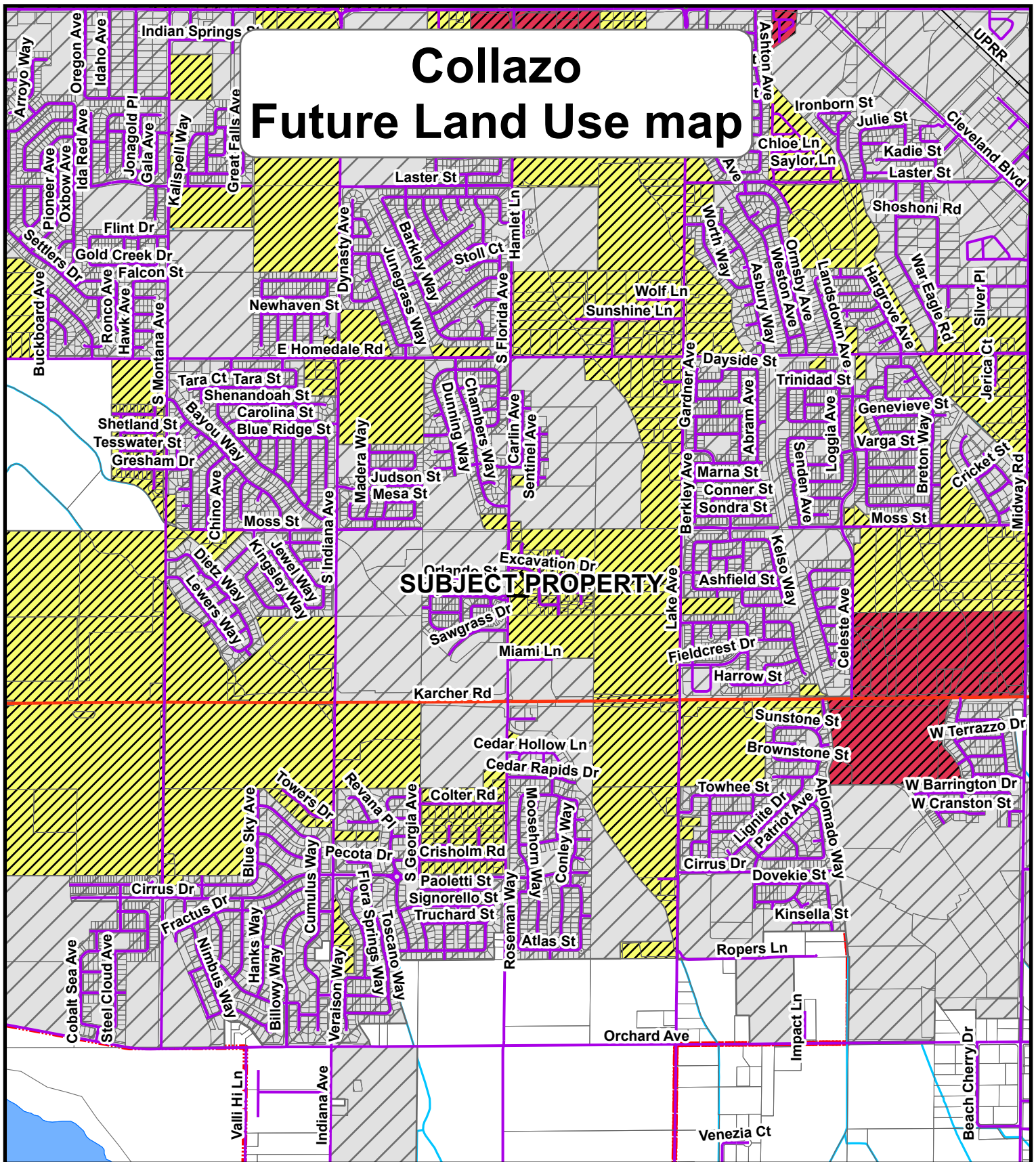
1:24,000

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Collazo Small Vicinity Map



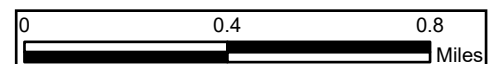
Collazo Future Land Use map



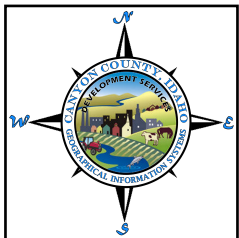
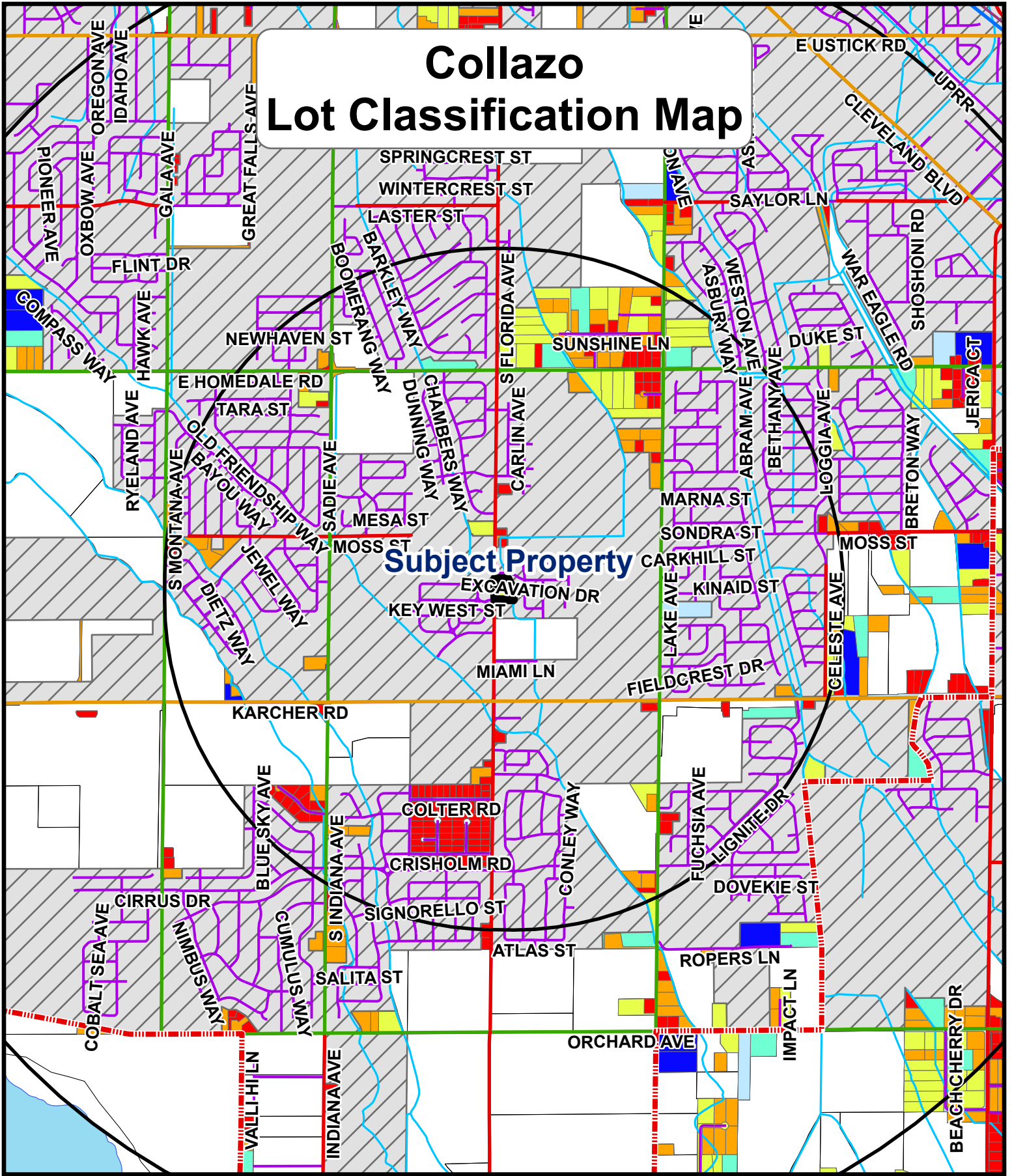
Legend

Future Land Use 2030

- COMMERCIAL
- INDUSTRIAL
- RESIDENTIAL



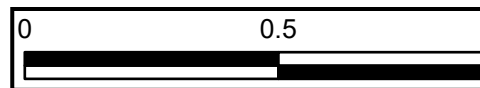
Collazo Lot Classification Map



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

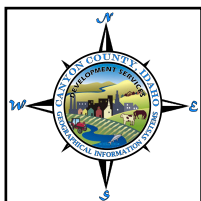
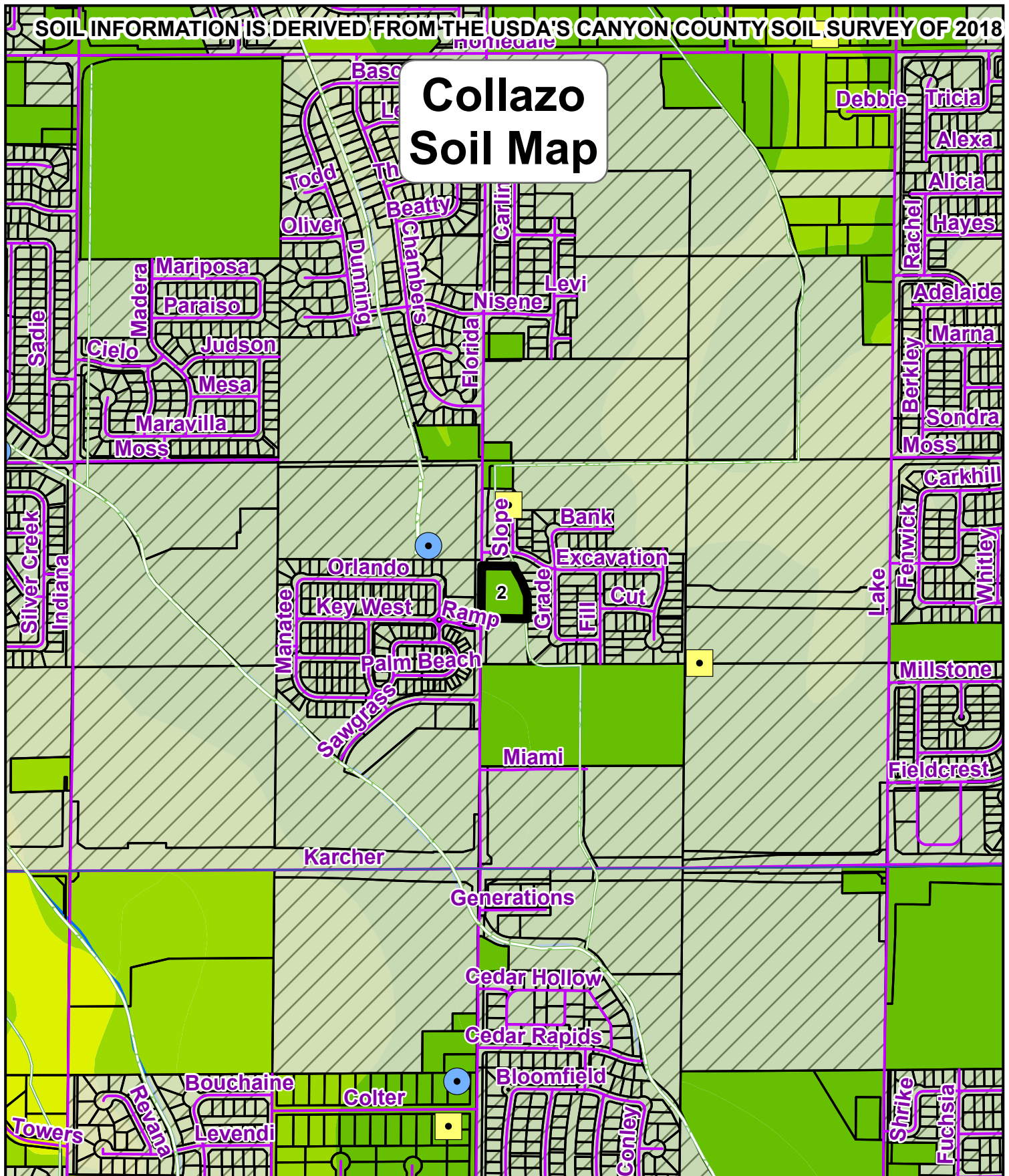
ITD Functional Classification	
Interstate	Minor Arterial
Major Collector	Minor Collector
Other Principal Arterials	

Exhibit B.8.7



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

Collazo Soil Map



Nitrate Priority Wells

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

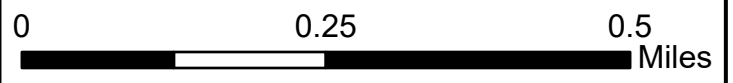


IDWR_2C_Geothermal_



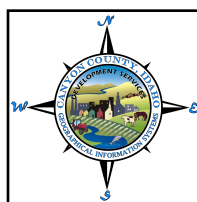
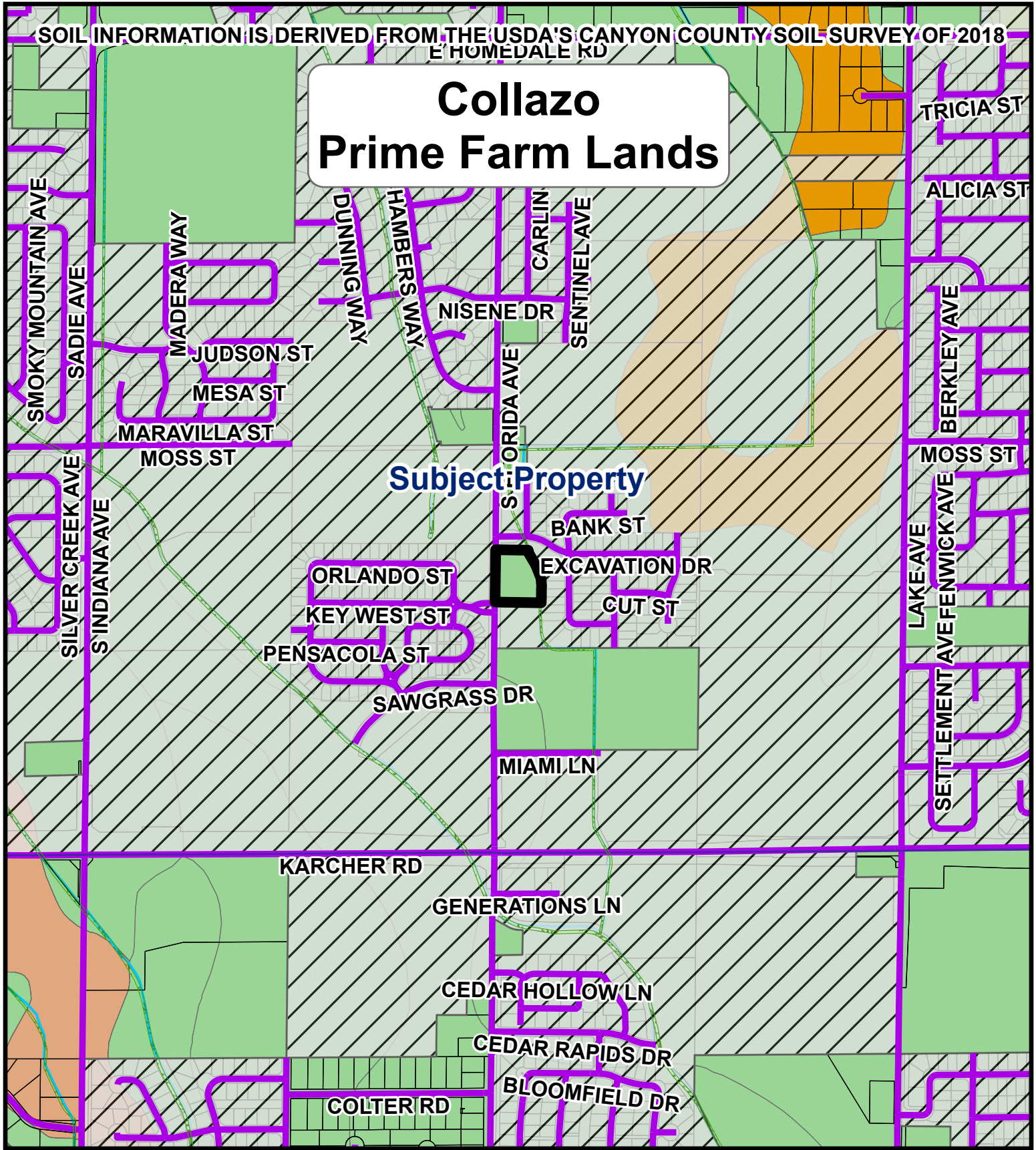
Wetlands

Exhibit B.8.8



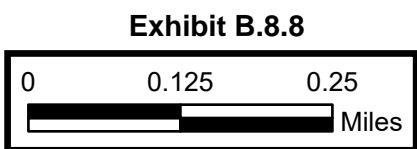
SOIL INFORMATION IS DERIVED FROM THE USDA'S CANYON COUNTY SOIL SURVEY OF 2018

Collazo Prime Farm Lands



- TAXLOTS
- City Limits
- WETLANDS
- 2C_Hydro

- FARMLAND**
- Farmland of statewide importance
 - Farmland of statewide importance, if irrigated
 - Farmland of statewide importance, if irrigated and reclaimed of excess salts and sodium
 - Not prime farmland
 - Water/Gravel Pit/ Rock outcrop/ Riverwash/ Terrace Escarpments
 - Prime farmland if irrigated
 - Prime farmland if irrigated and drained
 - Prime farmland if irrigated and reclaimed of excess salts and sodium

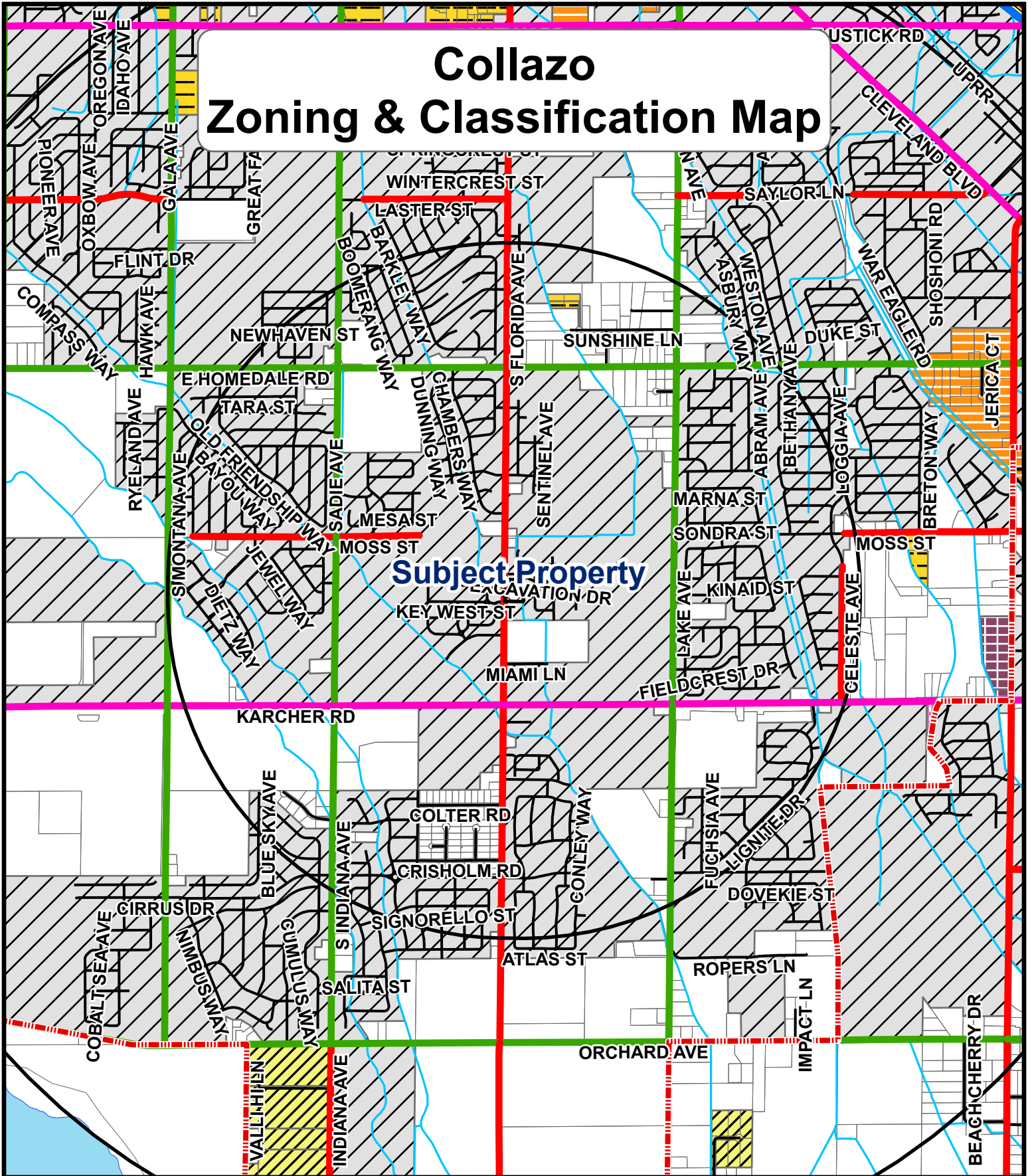


SOIL REPORT					
SOIL CAPABILITY CLASS		SOIL CAPABILITY	SQUARE FOOTAGE	ACREAGE	PERCENTAGE
2		BEST SUITED SOIL	93734.71	2.15	100.00%
			93734.71	2.15	100%
FARMLAND REPORT					
SOIL NAME		FARMLAND TYPE	SQUARE FOOTAGE	ACREAGE	PERCENTAGE
PhA		Prime farmland if irrigated	93734.71	2.15	100.00%
			93734.71	2.15	100%
SOIL INFORMATION IS DERIVED FROM THE USDA'S CANYON COUNTY SOIL SURVEY OF 2018					

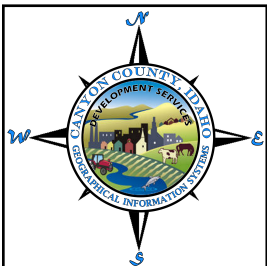
GRADE	SOILTYPE
1	BEST SUITED SOIL
2	BEST SUITED SOIL
3	MODERATELY SUITED SOIL
4	MODERATELY SUITED SOIL
5	LEAST SUITED SOIL
6	LEAST SUITED SOIL
7	LEAST SUITED SOIL
8	LEAST SUITED SOIL
9	LEAST SUITED SOIL

Collazo

Zoning & Classification Map



Subject Property



Current Zoning

	RR
	CR-RR
	R1
	CR-R1
	R2
	C

Future Zoning

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

AG

	AG
--	----

ITD Functional Classification

	Interstate
	Major Collector
	Minor Arterial
	Minor Collector
	Other Principal Arterials

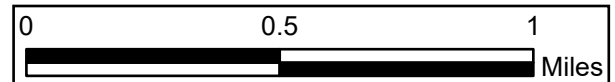


EXHIBIT C

Site Visit Photos: November 1, 2024

Hearing Examiner

Case# CU2024-0005

Hearing date: April 21, 2025

Collazo CU2024-0005

APPLICANT: KATHY AND CESAR COLLAZO

SITE VISIT PHOTOS: NOVEMBER 1, 2024



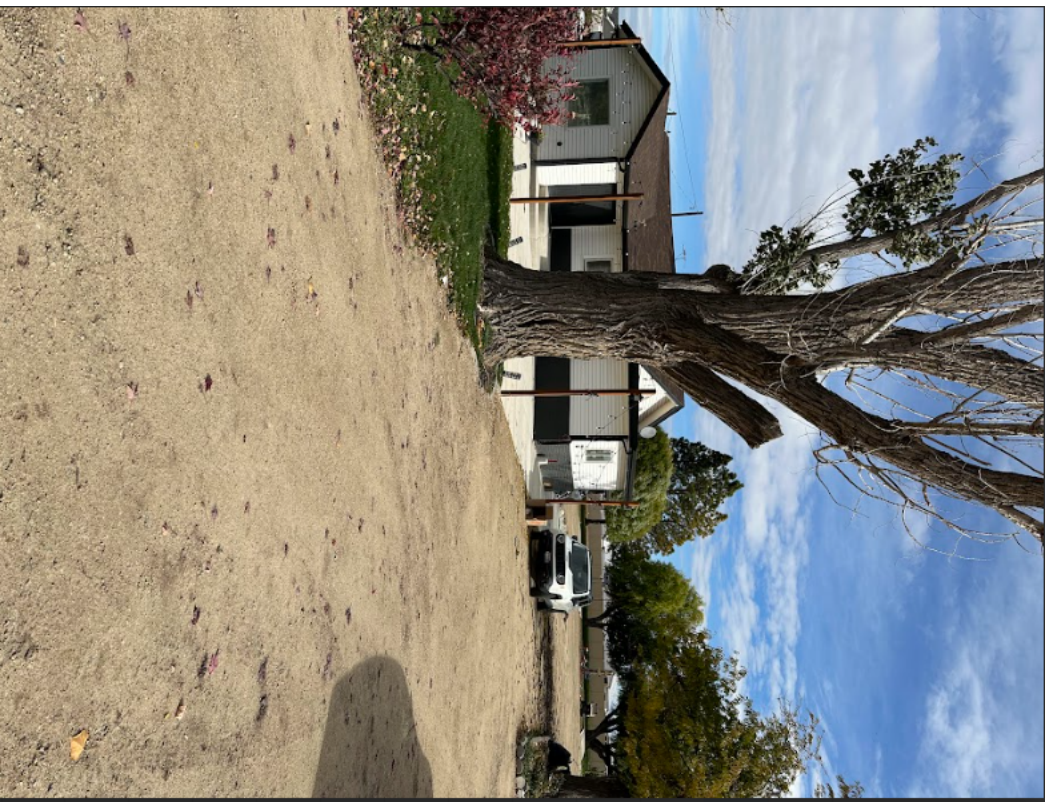
The South Approach



N from Florida



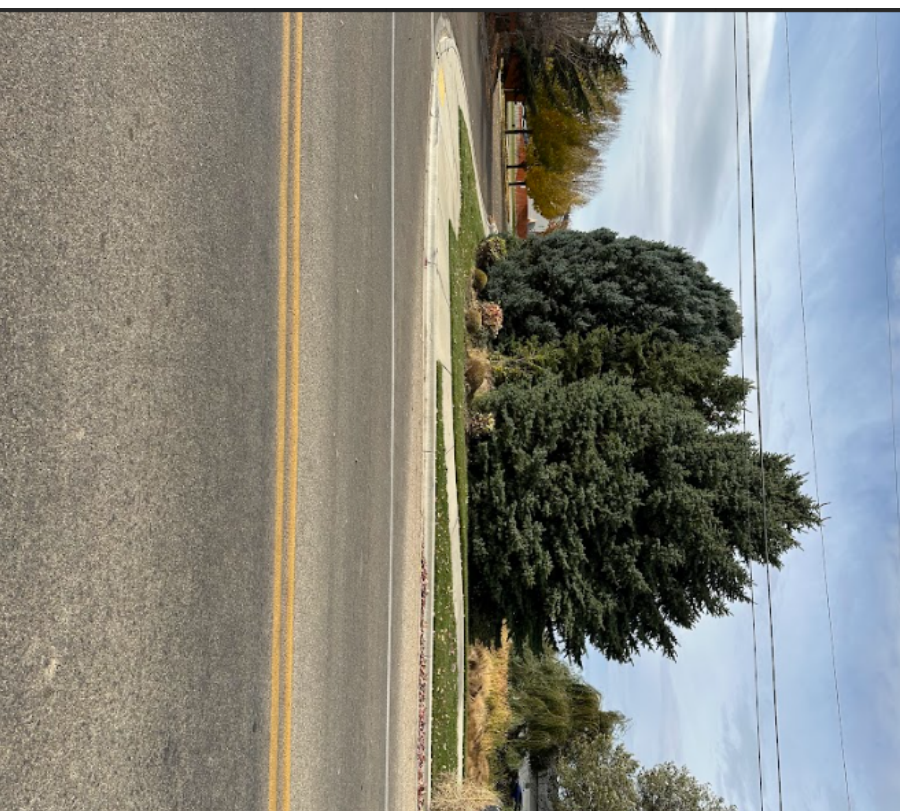
E from Florida



S from Florida



W from Florida



The North Approach



N Northern Approach

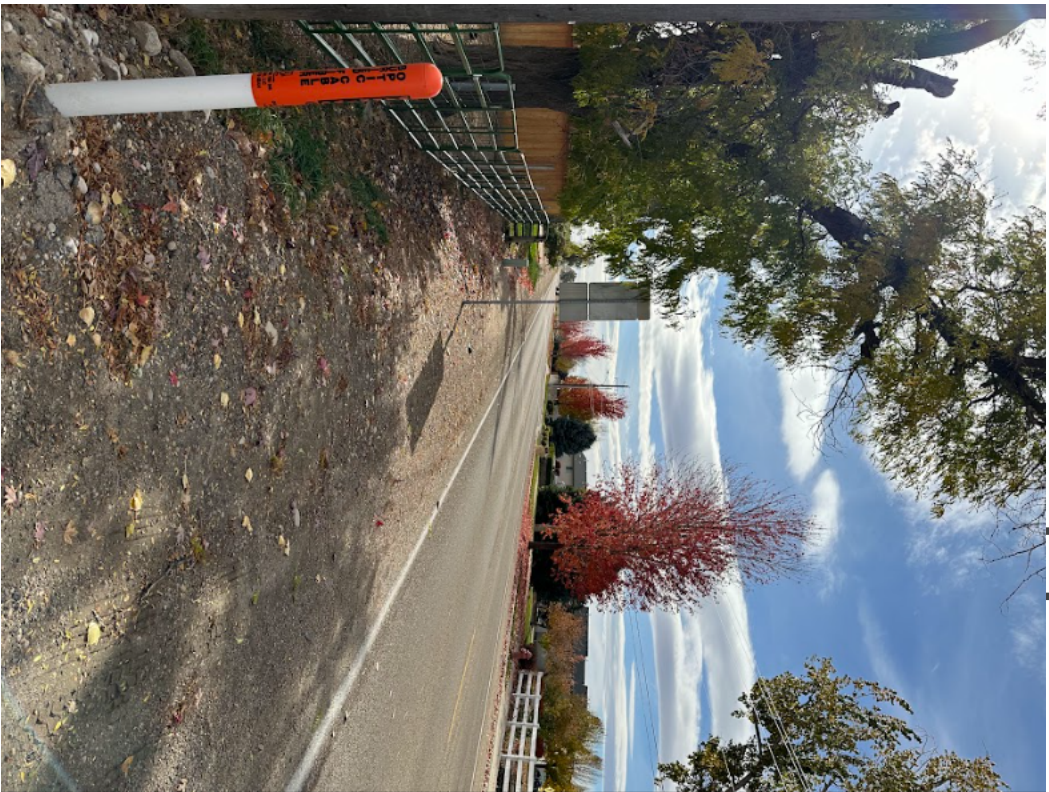


E Northern Approach



S Northern Approach W Northern Approach

Exhibit C



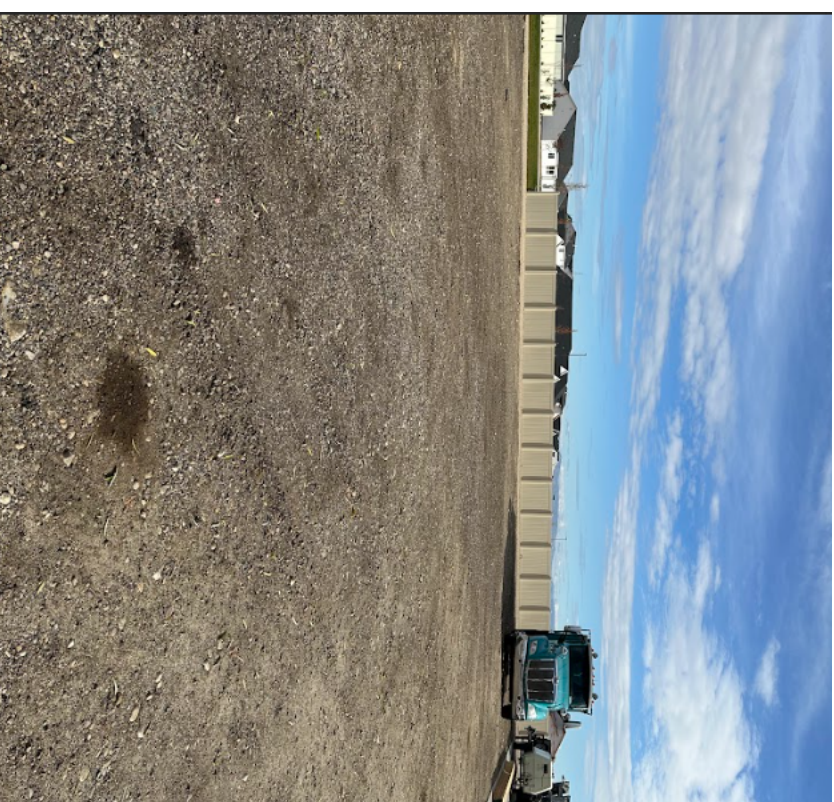
Staging Area



N Staging Area



E Staging Area



S Staging Area



W Staging Area



Staging Area Use



EXHIBIT D

Agency Comments Received by: April 11, 2025

Hearing Examiner

Case# CU2024-0005

Hearing date: April 21, 2025

From: Tom Crosby
Sent: Thursday, November 7, 2024 9:01 AM
To: Arbay Mberwa
Cc: Cassie Lamb
Subject: CU2024-0005

Arbay,

Please let the applicants apply for the staging area know that the 340sq.ft. cargo container requires a building permit and is required to meet setbacks from property lines. I recommend that this is taken care of before approving CUP. Let me know if you have any questions.

Thank You,



Tom Crosby

Building Official
Canyon County Development Services Department
111 N. 11th Ave., #310, Caldwell, ID 83605
Direct Line: 208-455-5980
Email: Tom.crosby@canyoncounty.id.gov

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 ****

Arbay Mberwa

From: Cassie Lamb
Sent: Thursday, November 7, 2024 9:30 AM
To: Kathy Husted; Arbay Mberwa
Subject: RE: Initial Agency Notification CU2024-0005 Collazo

That is correct Arbay, thank you Kathy!

The picture provided shows a structure that was built without a building permit and shall be required to come into compliance prior to the use being allowed if approved. It will require the structure to be reviewed by an engineer because no inspection took place and double fees shall be charged.

Thanks,



Cassie Lamb
Building Permit Tech Supervisor
Cassie.Lamb@canyoncounty.id.gov
208-454-6627
Office Hours

Monday, Tuesday, Thursday and Friday 8am – 5pm

Wednesday 1pm – 5pm

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

From: Kathy Husted <Kathleen.Husted@canyoncounty.id.gov>
Sent: Thursday, November 7, 2024 9:24 AM
To: Arbay Mberwa <Arbay.Mberwa@canyoncounty.id.gov>
Cc: Cassie Lamb <Cassie.Lamb@canyoncounty.id.gov>; Amber Lewter <Amber.Lewter@canyoncounty.id.gov>
Subject: RE: Initial Agency Notification CU2024-0005 Collazo

In addition to the staging area without the CUP, there's an unpermitted structure and I don't see a BP application in CAPS... (attached photo was provided by the Assessor's Office)
Kathy

From: Amber Lewter <Amber.Lewter@canyoncounty.id.gov>
Sent: Thursday, November 7, 2024 8:40 AM
To: 'rcollins@cityofcaldwell.org' <rcollins@cityofcaldwell.org>; 'p&z@cityofcaldwell.org' <p&z@cityofcaldwell.org>; 'dgeyer@cityofcaldwell.org' <dgeyer@cityofcaldwell.org>; 'jdodson@cityofcaldwell.org' <jdodson@cityofcaldwell.org>; 'mbessaw@cityofcaldwell.org' <mbessaw@cityofcaldwell.org>; 'jenny.titus@vallivue.org' <jenny.titus@vallivue.org>; 'lisa.boyd@vallivue.org' <lisa.boyd@vallivue.org>; 'joseph.palmer@vallivue.org' <joseph.palmer@vallivue.org>; 'lrichard@cityofcaldwell.org' <lrichard@cityofcaldwell.org>; 'Alan Perry' <aperry@cityofcaldwell.org>; 'knute.sandahl@doi.idaho.gov' <knute.sandahl@doi.idaho.gov>; 'Chris Hopper' <chopper@hwydistrict4.org>; 'Lenny

Riccio' <lriccio@hwydistrict4.org>; 'brandy.walker@centurylink.com' <brandy.walker@centurylink.com>;
'eingram@idahopower.com' <eingram@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>; 'kirk@pioneerirrigation.com' <kirk@pioneerirrigation.com>; 'mitch.kiester@phd3.idaho.gov' <mitch.kiester@phd3.idaho.gov>;
'anthony.lee@phd3.idaho.gov' <anthony.lee@phd3.idaho.gov>; 'gis@compassidaho.org' <gis@compassidaho.org>;
'D3Development.services@itd.idaho.gov' <D3Development.services@itd.idaho.gov>; 'Niki Benyakhlef' <Niki.Benyakhlef@itd.idaho.gov>; 'webmaster@valleyregionaltransit.org' <webmaster@valleyregionaltransit.org>; Brian
Crawforth <Brian.Crawforth@canyoncounty.id.gov>; Christine Wendelsdorf <Christine.Wendelsdorf@canyoncounty.id.gov>; Michael Stowell <mstowell@ccparamedics.com>; Dalia Alnajjar <Dalia.Alnajjar@canyoncounty.id.gov>; Tom Crosby <Tom.Crosby@canyoncounty.id.gov>; 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>; 'BRO.Admin@deq.idaho.gov' <BRO.Admin@deq.idaho.gov>
Subject: Initial Agency Notification CU2024-0005 Collazo

Please see the attached agency notice. You are invited to provide written testimony or comments by **December 10, 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 **Arbay Mberwa** at arbay.mberwa@canyoncounty.id.gov.

Thank you,



Amber Lewter

Hearing Specialist

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 ****

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From: Anthony Lee <Anthony.Lee@swdh.id.gov>
Sent: Friday, November 8, 2024 7:22 AM
To: Arbay Mberwa
Subject: [External] RE: Initial Agency Notification CU2024-0005 Collazo

Hi Arbay,

1. Will a Nutrient Pathogen Study be required? **A study will not be required.**
2. Will adequate sanitary systems be provided to accommodate the use? **Septic systems have not been determined for this project.**
3. Any concerns about the use or request for rezoning? If so, are there any conditions or mitigation measures recommended to ensure the use or requested rezone minimizes potential impacts to the surrounding area and nearby city? **No, not at this time.**

Let me know if you have any questions.

Thank you,



Check out our new online self-service portal here! [PORTAL](#)

Anthony Lee, RS/BS | Land Development Senior
o 208.455.5384 | c 208.899.1285 | f 208.455.5300
anthony.lee@swdh.id.gov | SWDH.org
13307 Miami Ln., Caldwell, ID 83607

From: Amber Lewter <Amber.Lewter@canyoncounty.id.gov>
Sent: Thursday, November 7, 2024 8:40 AM
To: 'rcollins@cityofcaldwell.org' <rcollins@cityofcaldwell.org>; 'p&z@cityofcaldwell.org' <p&z@cityofcaldwell.org>; dgeyer@cityofcaldwell.org; jdodson <jdodson@cityofcaldwell.org>; 'mbessaw@cityofcaldwell.org' <mbessaw@cityofcaldwell.org>; 'jenny.titus@vallivue.org' <jenny.titus@vallivue.org>; 'lisa.boyd@vallivue.org' <lisa.boyd@vallivue.org>; joseph.palmer@vallivue.org; 'lrichard@cityofcaldwell.org' <lrichard@cityofcaldwell.org>; 'Alan Perry' <aperry@cityofcaldwell.org>; 'knute.sandahl@doi.idaho.gov' <knute.sandahl@doi.idaho.gov>; 'Chris Hopper' <chopper@hwydistrict4.org>; 'Lenny Riccio' <lriccio@hwydistrict4.org>; 'brandy.walker@centurylink.com' <brandy.walker@centurylink.com>; 'eingram@idahopower.com' <eingram@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>; 'kirk@pioneerirrigation.com' <kirk@pioneerirrigation.com>; Mitch Kiester <Mitch.Kiester@swdh.id.gov>; Anthony Lee <Anthony.Lee@swdh.id.gov>; 'gis@compassidaho.org' <gis@compassidaho.org>; 'D3Development.services@itd.idaho.gov' <D3Development.services@itd.idaho.gov>; 'Niki Benyakhlef' <Niki.Benyakhlef@itd.idaho.gov>; 'webmaster@valleyregionaltransit.org' <webmaster@valleyregionaltransit.org>; Brian Crawforth <Brian.Crawforth@canyoncounty.id.gov>; christine.wendelsdorf@canyoncounty.id.gov; Michael Stowell <mstowell@ccparamedics.com>; Dalia Alnajjar

<Dalia.Alnajjar@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>; 'BRO.Admin@deq.idaho.gov' <BRO.Admin@deq.idaho.gov>

Subject: Initial Agency Notification CU2024-0005 Collazo

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 **December 10, 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 **Arbay Mberwa** at arbay.mberwa@canyoncounty.id.gov.

Thank you,



Amber Lewter

Hearing Specialist

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Exhibit D4

November 26, 2024

Arbay Mberwa
Canyon County Development Services Department
111 N. 11th Avenue, Suite #310
Caldwell ID 83605
arbay.mberwa@canyoncounty.id.gov

Subject: Initial Agency Notification CU2024-0005 Collazo

Dear Arbey Mberwa:

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.

- For new development projects, all property owners, developers, and their contractor(s) must ensure that reasonable controls to prevent fugitive dust from becoming airborne are utilized during all phases of construction activities, per IDAPA 58.01.01.651.

DEQ recommends the city/county require the development and submittal of a dust prevention and control plan for all construction projects prior to final plat approval. Dust prevention and control plans incorporate appropriate best management practices to control fugitive dust that may be generated at sites.

Citizen complaints received by DEQ regarding fugitive dust from development and construction activities approved by cities or counties will be referred to the city/county to address under their ordinances.

Per IDAPA 58.01.01.600-617, the open burning of any construction waste is prohibited. The property owner, developer, and their contractor(s) are responsible for ensuring no prohibited open burning occurs during construction.

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 Construction General Permit from DEQ may be required if this project will disturb one or more acres of land, or will disturb less than one acre of land but are part of a common plan of development or sale that will ultimately disturb one or more acres of land.
- 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 Conservation 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 Albert Crawshaw, 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,

A handwritten signature in blue ink, appearing to read "Valerie A. Greear". The signature is fluid and cursive, with the first name "Valerie" being more prominent than the last name "Greear".

Valerie A. Greear, PE
Acting Regional Administrator



Exhibit D4.1

March 24, 2025

Arbay Mberwa, Planner
111 North 11th Ave.
Ste. 310
Caldwell, Idaho, 83605
arbay.mberwa@canyoncounty.id.gov

Subject: Agency Notice of CU2024-0005; Collazo

Dear Arbey Mberwa:

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

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

1. AIR QUALITY

- Please review IDAPA 58.01.01 for all rules on Air Quality, especially those regarding fugitive dust (58.01.01.651), and open burning (58.01.01.600-617).
- IDAPA 58.01.01.614 sets out the rules for prescribed burning in Idaho. Please ensure all prescribed burning is done in compliance with the rules, and in compliance with the 2010 Operations Guide of the Montana/Idaho Airshed Group.
For questions, contact David Luft, Air Quality Manager, at 373-0550.

2. WASTEWATER AND RECYCLED WATER

- DEQ recommends verifying that there is adequate sewer to serve this project prior to approval. Please contact the sewer provider for a capacity statement, declining balance report, and willingness to serve this project.
- IDAPA 58.01.16 and IDAPA 58.01.17 are the sections of Idaho rules regarding wastewater and recycled water. Please review these rules to determine whether this or future projects will require DEQ approval. IDAPA 58.01.03 is the section of Idaho rules regarding subsurface disposal of wastewater. Please review this rule to determine whether this or future projects will require permitting by the district health department.
- All projects for construction or modification of wastewater systems require preconstruction approval. Recycled water projects and subsurface disposal projects require separate permits as well.
- DEQ recommends that projects be served by existing approved wastewater collection systems or a centralized community wastewater system whenever possible. Please contact DEQ to discuss 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.

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- **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

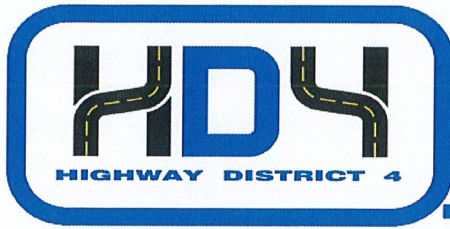
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We look forward to working with you in a proactive manner to address potential environmental impacts that may be within our regulatory authority. If you have any questions, please contact me, or any of our technical staff at (208) 373-0550.

Sincerely,

A handwritten signature in blue ink, appearing to read "Troy Smith", with a stylized flourish at the end.

Troy Smith
Regional Administrator



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

TELEPHONE 208.454.8135
FAX 208.454.2008

Exhibit D5

December 9, 2024

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

**RE: CU2024-0005 Cesar & Kathy Collazo- Contractor Yard and Staging Area
Canyon County Parcel R32740 aka 16316 Florida Ave**

Dear Commissioners:

Highway District No. 4 (HD4) has reviewed the application for a conditional use of the above described parcel for purposes of establishing a contractor yard and staging area within an Agricultural zone. The subject property is located on the east side of Florida Ave north of SH 55 (Karcher Rd) in the SE ¼ Section 11 T3N R3W. HD4 offers the following comments on the proposed use:

General

The subject property consists of one parcel, totaling approximately 2.15 acres. The parcel has approximately 341 feet of frontage on Florida Ave along the westerly boundary. Florida Ave between Homedale Rd and SH 55 is maintained by City of Caldwell, which includes permitting of access types & locations.

Florida Ave is classified as a collector road on the functional classification maps adopted by Canyon County, HD4, and Caldwell. Existing right-of-way along the subject property is a 25-foot wide prescriptive easement measured from the roadway centerline. The ultimate ROW width for a collector road is 80' (40-ft half width), measured from the 1/4 section (property) line.

Access

The subject property is currently served by a gravel driveway onto Florida Ave approximately 980-ft south of Moss Lane (Center 1/4 corner Sec 11). This existing approach can be utilized for the proposed commercial activity subject to the following conditions:

1. Improve the approach to meet ACCHD SD-106 to include a paved apron. If only one leg is paved, this should be the only approach used by the commercial traffic. This serves to protect the existing edge of the mainline pavement on Florida Ave from damage by trucks or equipment.
2. An access permit from HD4 documenting the commercial use is required. In accordance with the maintenance agreement between HD4 and Caldwell, this permit is subject to additional reasonable conditions as may be required by the City.

Transportation Impacts

The conditional use application provided by the applicants indicates the property will be used to store materials and equipment for use at off-site locations. A total of 6 employees are predicted to use this area during a typical day for parking, meeting, loading/unloading of equipment and/or

materials, and storage of equipment and materials. Based on information provided, traffic impacts from the change in use may be estimated using the ITE Trip Generation Manual (11th Edition). The categories below are the best available in that reference to compare the proposed use:

Use	ITE Code	Units	# of Units Proposed	PM Peak Trips	Daily Trips
Specialty Trade Contractor	180	Employees	6	5	23

For comparative purposes, this land use change is estimated to generate approximately 5 times as many peak hour trips, and 2-1/2 times as many daily trips as a typical residential use.

At the time of this correspondence, HD4 and Canyon County have not adopted transportation impact fees in this area, and they cannot be used to provide mitigation of transportation impacts from this change in land use. For commercial land use changes, exactions have historically been used to mitigate increases in traffic demand resulting from business uses, and may include right-of-way dedication, frontage improvements, or off-site improvements to affected intersections or roadway corridors. Given the relatively minor increase in new trips from the development, HD4 recommends dedication of right-of-way along Florida Ave to offset this increase in traffic demand.

HD4 does not oppose the requested land use changes, but requests that the Planning & Zoning Commission and Canyon County Commissioners consider these comments, and make any approval of the applicant's request subject to the conditions outlined below:

1. Require an access permit from HD4 to document the change in land use.
2. Require the existing driveway approach be improved with a paved apron to meet ACCHD Standard Drawing 106 (attached).
3. Require dedication of public right-of-way for Florida Avenue along the subject property frontage. Right-of-way width should be 40-feet from the property line, or approximately 0.313 acres. HD4 can prepare a gift deed for signature by the applicants at the time of access permit issuance.

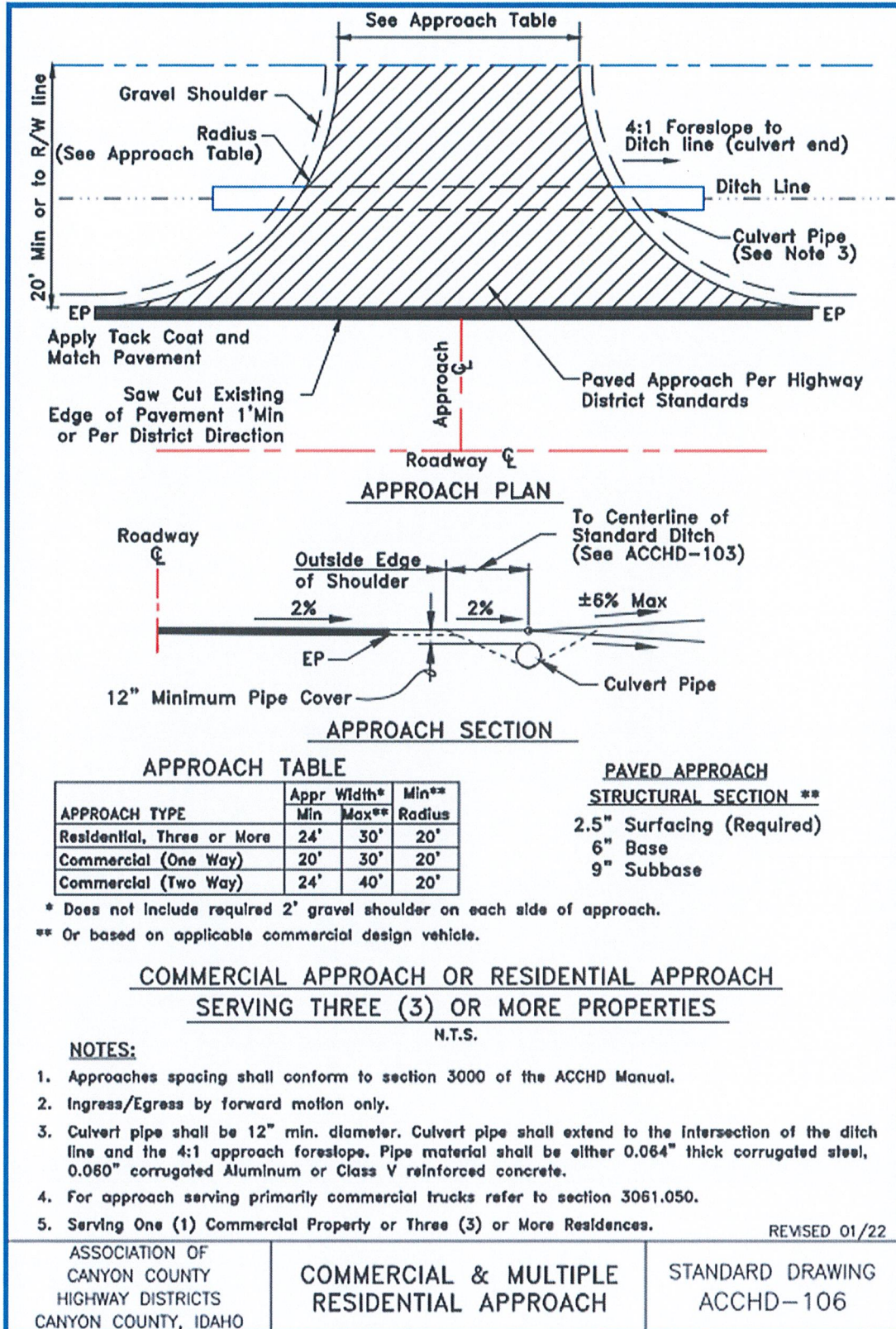
Please feel free to contact me with any questions on this matter.

Respectfully,



Chris Hopper, P.E.
District Engineer

File: Florida Ave- CU2024-0005 Collazo Contractor Yard
CC: City of Caldwell- Robb MacDonald, Public Works Director





JAROM WAGONER
Mayor

208.455.3011
(f) 208.455.3003

City Hall
205 South 6th Ave.
Caldwell, Idaho 83605

Post Office Box
P.O. Box 1179
Caldwell, Idaho 83606

For a list of the City
Council members, visit:
Website
www.cityofcaldwell.org

CITY OF *Caldwell, Idaho*

Exhibit D.6

December 10, 2024

Arbay Mberwa
Staff Planner
Canyon County Development Services Dept.
111 North 11th Ave. Ste. 340
Caldwell, Idaho 83605

Re: CU20234-0005
Conditional Use Permit for a “staging area:”

Dear Arbey Mberwa,

Our office received a notification regarding a Conditional Use Permit request for a staging area on parcel R32740 (16316 S. Florida Ave., Caldwell). Our records do not indicate that the City of Caldwell has previously submitted comments on this application or address.

The subject site appears to be surrounded by City of Caldwell zoning with a new residential subdivision being constructed to the east/north and planned developments to the west and south. The City finds the intermingling of this County enclave with City of Caldwell zoning and the differing land uses to be of some concern. Because of this, the City of Caldwell requests the following minimum standards be implemented as part of the Conditional Use Permit to help mitigate any potential nuisance(s) to adjacent residential uses:

1. All outdoor storage of vehicles and equipment; shipping and/or delivery; or other outdoor activity areas shall be fully screened from any adjacent residential uses by a minimum 6' solid sight obscuring fence on the north east and south property lines;
2. Applications shall identify how the proposed use will address the impacts of noise and other emissions on adjoining properties through setbacks, buffers, sound attenuation, and/or hours of operation.

Sincerely,

Joseph Dodson
Senior Planner
City of Caldwell Planning and Community Development Department

“The Treasure of the Valley”

EXHIBIT E

Public Comments Received by: April 11, 2025

Hearing Examiner

Case# CU2024-0005

Hearing date: April 21, 2025

Arbay Mberwa

From: Ana Ferris <pandaferris@gmail.com>
Sent: Wednesday, March 19, 2025 11:14 AM
To: Arbay Mberwa
Subject: Re: [External] case no cu2024-0005

Thanks, we are in favor with no objections.
Ana and Jason Ferris
16350 Key Largo avenue

On Wed, Mar 19, 2025, 11:05 AM Arbay Mberwa <Arbay.Mberwa@canyoncounty.id.gov> wrote:

Hello,

A staging area per Canyon County Code of Ordinance is defined as “an area where equipment and/or materials are stored for use conducted entirely off site.”

The applicants have applied for a conditional use permit to use approximately half their property as a staging area, to park their trucks and equipment and store materials for their business on site but the business its self will not take place on the property. Approximately six (6) or less employees may be picking up and dropping off trucks, equipment and materials between 7am-5pm Monday through Friday. If you wish you can get details by visiting <https://www.canyoncounty.id.gov/land-hearings/> then selecting Hearing Examiner and scrolling down to CU2024-0005.

Please reach out and let me know if you have questions,



Arbay Mberwa

Associate Planner

Canyon County Development Services Department

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

Direct Line: 208-455-6039

Email: Arbay.Mberwa@canyoncounty.id.gov

Website: www.canyoncounty.id.gov

Public office hours:

Monday, Tuesday, Thursday and Friday

8am – 5pm

Wednesday: 1pm – 5pm

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

From: Ana Ferris <pandaferris@gmail.com>

Sent: Wednesday, March 19, 2025 10:21 AM

To: Arbay Mberwa <Arbay.Mberwa@canyoncounty.id.gov>

Subject: [External] case no cu2024-0005

case no cu2024-0005

Could you tell me what a "staging area" entails?

Jason Ferris