



CANYON COUNTY HEARING EXAMINER
MINUTES OF REGULAR MEETING HELD
Monday, April 21, 2025
1:00 P.M.

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

Hearing Examiner Present: Leon Letson

Staff Members Present: Jay Gibbons, Director of Development Services
Joshua Johnson, Assistant Director of Development Services
Michelle Barron, Principal Planner
Arbay Mberwa, Associate Planner
Caitlin Ross, Hearing Specialist

Hearing Examiner Leon Letson called the meeting to order at 1:05 p.m., reviewed the testimony guidelines, affirmed the staff and witnesses, and proceeded to the first business item on the agenda.

Item 1A:

Case No. CU2024-0005: The applicant, Cornerstone Concrete Services, LLC, represented by Cesar & Kathy Collazo, are requesting a conditional use permit to allow for a staging area in the "A" (Agricultural) zone. The subject property is located at 16316 S. Florida Ave. Caldwell, Idaho, also referenced as Parcel R32740.

Hearing Examiner Letson called the applicants to testify.

Kathy & Cesar Collazo – (Applicants) IN FAVOR – 16316 S Florida Ave, Caldwell, ID 83607

Ms. Collazo explained their request for a staging area for their business. They have 20 parking spaces for trucks and trailers, have been operating for a few years, and understand their current need to make modifications and ask for permissions.

Hearing Examiner Letson asked if the building on the property was used as a residence or for business. Ms. Collazo stated it was used as a residence. Hearing Examiner Letson asked what the long-term goals for the property was. Ms. Collazo explained they were hoping to keep the property as a parking space for their trucks and trailers. Mr. Collazo stepped in and stated the county was trying to buy their property to build a subdivision, but they are unwilling to sell. Hearing Examiner Letson explained the reasoning behind his question, stating there could be future neighbors expressing concerns regarding noise and dust.

Planner Arbay Mberwa reviewed the Staff Report for the record.

Hearing Examiner Letson confirmed the hours of operation were requested by the applicant, and that they understand operating outside of those hours would be in violation of the approval. Hearing Examiner Letson asked for clarification on the agricultural zone within a residential area. Principal Planner Michelle Barron stated it is typical in Canyon County, and the majority of zoning is agricultural until a request is made for rezoning, even when the future use is directed towards residential. Hearing Examiner asked if the use the applicant is requesting is typical for a residential zone, to which Planner Barron answered staging areas are specific to agricultural zones for a conditional use permit.

Hearing Examiner Letson asked if the other building on site is being used for the business. Planner Mberwa said the applicant was not intending to use this building for business, but a building permit is required to bring the whole property into compliance. Hearing Examiner Letson asked for clarification on the highway district's requirements, to which Planner Mberwa reviewed their recommendations to meet current standards, especially regarding access points. Hearing Examiner Letson asked if the property to the east was an approved subdivision, and Planner Mberwa stated it was approved, but does not believe it has been built out yet.

Hearing Examiner Letson called the applicants for rebuttal, but they did not have any questions. He confirmed they were aware of the conditions of the required building permit and the hours of operation. Ms. Collazo requested changing the hours of operation to 7 a.m. to 7 p.m. Hearing Examiner Letson confirmed that their current access would be sufficient if their proposed additional access was not approved.

Hearing Examiner Letson noted for the record that there was no testimony in neutral or in opposition.

MOTION: Hearing Examiner Letson closed public testimony on Case No. CU2024-0005.

Deliberation:

Hearing Examiner Letson commended the applicants on their efforts of going through this process, and ensured the applicants understood they are the last agricultural spot in this area and the potential risks that could bring with future neighbors.

MOTION: Hearing Examiner Letson **approved** Case No. CU2024-0005.

2. DIRECTOR, PLANNER, COMMISSION COMMENTS:

None.

3. ADJOURNMENT:

Hearing Examiner Letson adjourned the hearing at 1:35 P.M.

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

Approved this 19th day of May, 2025



Leon Letson, Hearing Examiner

ATTEST



Caitlin Ross, Hearing Specialist