



CANYON COUNTY HEARING EXAMINER
MINUTES OF REGULAR MEETING HELD
Monday, April 7, 2025
1:00 P.M.

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

Hearing Examiner Present: Leon Letson

Staff Members Present: Joshua Johnson, Assistant Director of Development Services
Michelle Barron, Principal Planner
Amber Lewter, Associate Planner
Caitlin Ross, Hearing Specialist

Hearing Examiner Leon Letson called the meeting to order at 1:00 p.m., reviewed the testimony guidelines and proceeded to the first business item on the agenda.

Item 1: Consent Agenda

A: March 3, 2025 Minutes

Hearing Examiner Letson moved to **approve** the Consent Agenda.

Item 2A:

Case No. CU2024-0006 – J. Rogel Trucking LLC: The applicant, J. Rogel Trucking LLC, is requesting a Conditional Use Permit for a staging area and contractor shop in the “A” (Agricultural zone) with 15 parking spots for the company trucks and trailers with an office onsite. The trucking business is proposed to operate 24 hours a day, 7 days a week with 12 employees and with no loading or unloading onsite. The subject property is located at 15741 Willis Rd, Caldwell, also referenced as Parcel R34550.

On March 3, 2025 the Hearing Examiner continued the case to a date certain of April 7, 2025.

Hearing Examiner Letson called the applicant to testify.

Mariela Melchor – (Applicant) IN FAVOR – 15741 Willis Rd, Caldwell, ID 83607

Ms. Melchor explained the purpose of their application, and the request for a safe and legal commercial trucking parking area. She continued to explain the site and the adequate space for parking and turnaround areas it provides. Ms. Melchor reviewed the Canyon County regulations for agriculturally zoned areas and staging areas, confirming they meet those regulations, and the plans for mitigating noise and other environmental factors. She further explained their proposed hours of operation and the regulations she expects to implement for her drivers regarding loading/unloading and fueling the vehicles. Ms. Melchor described the contractor/maintenance shop onsite where minimal maintenance would be conducted, and talked about their recycling plans. Ms. Melchor stated she attempted to reach out to the highway district for a traffic impact study, but was unsuccessful. She requested approval of this conditional use permit to provide safe, legal, and efficient parking for CMV's in the county.

Hearing Examiner Letson asked for clarification on the long-term plan for this property. Ms. Melchor explained it would depend on the conditional permit for the other property they were looking into, but

this current location would be temporary.

Planner Amber Lewter reviewed the changes to the Staff Report for the record.

Hearing Examiner Letson confirmed that the applicant would need to meet the requirements of the highway district if this application were approved. He also asked for clarification on whether the proposed hours of operation met Canyon County's standards. Planner Lewter answered that Canyon County's quiet time started at 11:00 p.m. Hearing Examiner Letson asked how those hours of operation should be observed. Planner Lewter explained the applicant originally was asking for 24/7, but reduced the hours of operation and confirmed the trucks would need to park elsewhere if they are not arriving within operating hours. Hearing Examiner Letson asked if there were requirements for a drainage permit, to which Planner Lewter explained it was not a requirement for this application as there were no slopes over 15%.

Hearing Examiner Letson asked about setbacks for parking. Principal Planner Michelle Barron explained the potential requirements of a wall or fence that is 6 feet or taller, and Planner Lewter confirmed the condition that is listed for a sight obscuring fence.

Hearing Examiner Letson affirmed the witnesses to testify.

Testimony:

Casey Walker – IN NEUTRAL – 15951 Willis, Caldwell, ID

Mr. Walker does not have any issues with the applicant as their drivers are respectful. His concern is regarding the other trucking companies that are not respectful and the increased traffic.

Jesus Madrigal – IN OPPOSITION – 15842 Willis Rd, Caldwell, ID 83607

Mr. Madrigal stated he believes this is more than a staging area. He wants to understand who to contact to repair the road as it is already falling apart. Mr. Madrigal also expressed concerns that the hours of operation are not being met and the increased traffic on a dead-end road. He did request a traffic impact study should be completed.

Hearing Examiner Letson asked for clarification on the contractor shop on site. Planner Lewter explained the purpose of the contractor shop, and confirmed it would be limited to just the applicant's vehicles.

Mariela Melchor – (Applicant) REBUTTAL – 15741 Willis Rd, Caldwell, ID 83607

Ms. Melchor addressed the concerns regarding hours of operation, and stated most of their trucks are gone all week, but have cut back on when their vehicles are entering and exiting the premises.

Hearing Examiner Letson confirmed that the applicant would be willing to spend money on road repairs if necessary. Hearing Examiner Letson asked what the applicant's traffic produced versus the other companies in the area. Ms. Melchor explained she conducted a basic traffic impact study, and their trucks were about 50% of the traffic she observed.

Planner Lewter addressed the concerns about the property to the east, explaining she has not seen the application submitted that she provided to them. Ms. Melchor reiterated she does not want that other company and how they are conducting business to paint a bad picture on what J. Rogel Trucking is doing.

Assistant Director of Development Services Joshua Johnson added that the expectations and conditions placed for the applicant would be the same expectations on the other company if they choose to continue with an application, which would limit the impacts as relayed through prior concerns.

Planner Lewter also added the conditions listed for the parking spots and hours of operation, and stated the applicant would be held to those standards, and Hearing Examiner Letson confirmed that it would be a code enforcement violation and the applicant could lose their approval if found to be operating outside of the approved conditions. Planner Lewter also mentioned the sight obscuring fence would be beneficial in differentiating the applicant's property versus the property to the east.

MOTION: Hearing Examiner Letson closed public testimony on Case No. CU2024-0006.

Deliberation:

Hearing Examiner Letson reviewed the need for improvements on the roadway, while reiterating the conditions of approval to help mitigate the traffic impact. He stated that he does not want to see this area become a staging area long-term, so appreciated the applicant's willingness to reduce the timeframe expected to be operating for this site specifically.

MOTION: Hearing Examiner Letson **approved** Case No. CU2024-0006, adding a time limit of 2 years, the requirement of a new application, whether to continue operating on this site, or for a new location, and to abide by the requirements of the highway district.

2. DIRECTOR, PLANNER, COMMISSION COMMENTS:

None.

3. ADJOURNMENT:

Hearing Examiner Letson adjourned the hearing at 1:47 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