



CANYON COUNTY HEARING EXAMINER  
MINUTES OF REGULAR MEETING HELD  
Monday, May 19, 2025  
1:00 P.M.

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1<sup>ST</sup> FLOOR PUBLIC MEETING ROOM SUITE 130, CANYON COUNTY ADMINISTRATION BUILDING

Hearing Examiner Present: Leon Letson

Staff Members Present: Dan Lister, Planning Supervisor  
Karla Nelson, Principal Planner  
Dane Adams, Associate Planner  
Ryan Varon, Associate Planner  
Caitlin Ross, Hearing Specialist

Hearing Examiner **Leon Letson** called the meeting to order at 12:58 p.m., reviewed the testimony guidelines, affirmed the staff and witnesses, and proceeded to the first business item on the agenda.

**Item 1: Consent Agenda – Action Items**

- A. April 7, 2025 Minutes**
- B. April 21, 2025 Minutes**

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

**Item 2A:**

**Case No. CU2025-0005:** The applicant, Knife River, requests a conditional use permit on Parcel R32861, approximately 30.32 acres, to establish a contractor shop and staging area. The subject property is located at 15744 S. 10<sup>th</sup> Avenue, Caldwell.

Hearing Examiner Letson called the applicant to testify.

**Megan Winter – (Applicant) IN FAVOR – 5450 W Gowen Rd, Boise, ID 83709**

Ms. Winter explained the application and their contract with ITD for the highway improvement project on Hwy 55. The proposed site is south of Hwy 55 on 10<sup>th</sup> Avenue, and access of this site and proximity to the project is nice, allowing for minimal traffic impact and staying on schedule with ITD requirements. The plan is to store construction materials, pipe for underground projects, among other materials. Ms. Winter also explained they will be assisting with the reclamation of the existing pit that is at this location, so there will be additional materials outside of what the current application indicates.

Hearing Examiner Letson asked what the proposed timeline would be. Ms. Winter stated it would estimate to be about 5 years to match ITD's timeline. Hearing Examiner Letson asked for clarification of the active reclamation. Ms. Winter explained the history of the gravel site and the aggregate mining. They are not assisting with the existing conditional use permit, but rather the reclamation plan that has been approved through IDL.

**Planning Supervisor Dan Lister** reviewed the Staff Report for the record.

Hearing Examiner Letson inquired of the prohibited 24-hour operating hours, and Planning Supervisor Lister explained that the area is a residential area and consistently growing, but the applicant could address this further during rebuttal. Hearing Examiner Letson also asked about proposed truck routes, and Planning Supervisor Lister explained one potential route neighbors had commented on.

**Hearing Examiner Letson** affirmed the witnesses to testify.

**Testimony:**

**Andy Haumesser – IN NEUTRAL – 15981 Lunar Way, Caldwell, ID 83607**

Mr. Haumesser does not oppose to the entire conditional use permit; however, his concerns relate to the truck routes and traffic. Although access had been quoted from Hwy 55 to the entrance off of 10<sup>th</sup> Ave, he has observed traffic making a loop from 10<sup>th</sup> Ave to Orchard, then to Farmway and back to Hwy 55, returning empty trucks directly from 10<sup>th</sup> Ave to Hwy 55. Mr. Haumesser is concerned about safety around Mallard Park and the surrounding residential areas along their route. .

**Cheyne Weston – IN NEUTRAL – 16316 Orchard Ave, Caldwell, ID 83607**

Mr. Weston agrees with what Mr. Haumesser testified, and added his concerns regarding gravel falling off the trucks onto the road. He does believe it is an appropriate location for the Hwy 55 expansion project.

**November Oxier-Mori – IN OPPOSITION – 15193 S 10<sup>th</sup> Ave Cir, Caldwell, ID 83607**

Ms. Oxier-Mori expressed concerns regarding safety in the area, especially around Mallard Park and the residential area around it. She is also concerned about traffic on 10<sup>th</sup> Ave affecting students walking to Vallivue Middle School.

**Khara Oxier-Mori – IN OPPOSITION – 15193 S 10<sup>th</sup> Ave Cir, Caldwell, ID 83607**

Ms. Oxier-Mori agrees with all prior testimony, and added she is not against certain growth, but is concerned about the increase of children and their safety. She suggested improvements to the sidewalk from Toll Brothers.

Hearing Examiner Letson asked if a condition could be in place identifying the least intrusive truck route to help alleviate some of these concerns. Planning Supervisor Lister explained there are conditions that could help mitigate the impact, and stated once the Hwy 55 project is complete, it should benefit the area. He offered his ideas on criteria to consider regarding the least impactful truck route directly to and from Hwy 55 and the site; however, with the existing reclamation site, conditions could not be enforced through this application for that plan.

**Megan Winter and Joe Villella – (Applicants) REBUTTAL – 5450 W Gowen Rd, Boise, ID 83709**

Ms. Winter addressed the concerns regarding safety, increased traffic, and truck routes. She stated all traffic should be going straight north to Hwy 55 as right turns from the site are more feasible. Ms. Winter also suggested the mitigation of rocks falling off their trucks and cleaning the area daily. She reiterated they only plan to be in this location up to 5 years, so they don't anticipate a significant impact to the community. The whole Hwy 55 project is to make the area safer in general, and there are plans for pedestrian access with this project. The only reason they are applying for 24-hour operation is due to ITD's requirements and demands to stay on schedule.

Mr. Villella added his agreement with a condition to address the least impactful truck route, and suggested a modification process to notify staff with any changes.

Planning Supervisor Lister added the route plan condition is appropriate; however, it won't prohibit the use of a different route for the reclamation of that site. Hearing Examiner Letson agreed, and also mentioned his concern with the 24-hour operation. He suggested notice to the Director of DSD should anything come up that requires 24-hour operation.

Hearing Examiner Letson asked if similar regulations and conditions with the reclamation plan, also considering the concerns of the neighbors, could be applied to the best of their ability. Mr. Villella stated yes, and their primary concern is safety.

**MOTION:** Hearing Examiner Letson closed public testimony on Case No. CU2025-0005.

**Deliberation:**

Hearing Examiner Letson suggested coming up with a plan to notify the DSD Director if any 24-hour operation will be required for a limited amount of time, but stressing the hours of operation suggested of 7:00 a.m. to 7:00 p.m. should be adhered to as much as possible.

**MOTION:** Hearing Examiner Letson **approved** Case No. CU2025-0005.

**2. DIRECTOR, PLANNER, COMMISSION COMMENTS:**

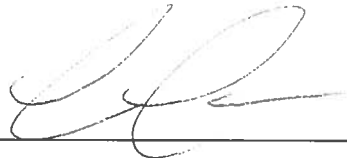
None.

**3. ADJOURNMENT:**

**Hearing Examiner Letson** adjourned the hearing at 1:49 P.M.

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

Approved this 2<sup>nd</sup> day of June, 2025



Leon Letson, Hearing Examiner

ATTEST



Caitlin Ross, Hearing Specialist