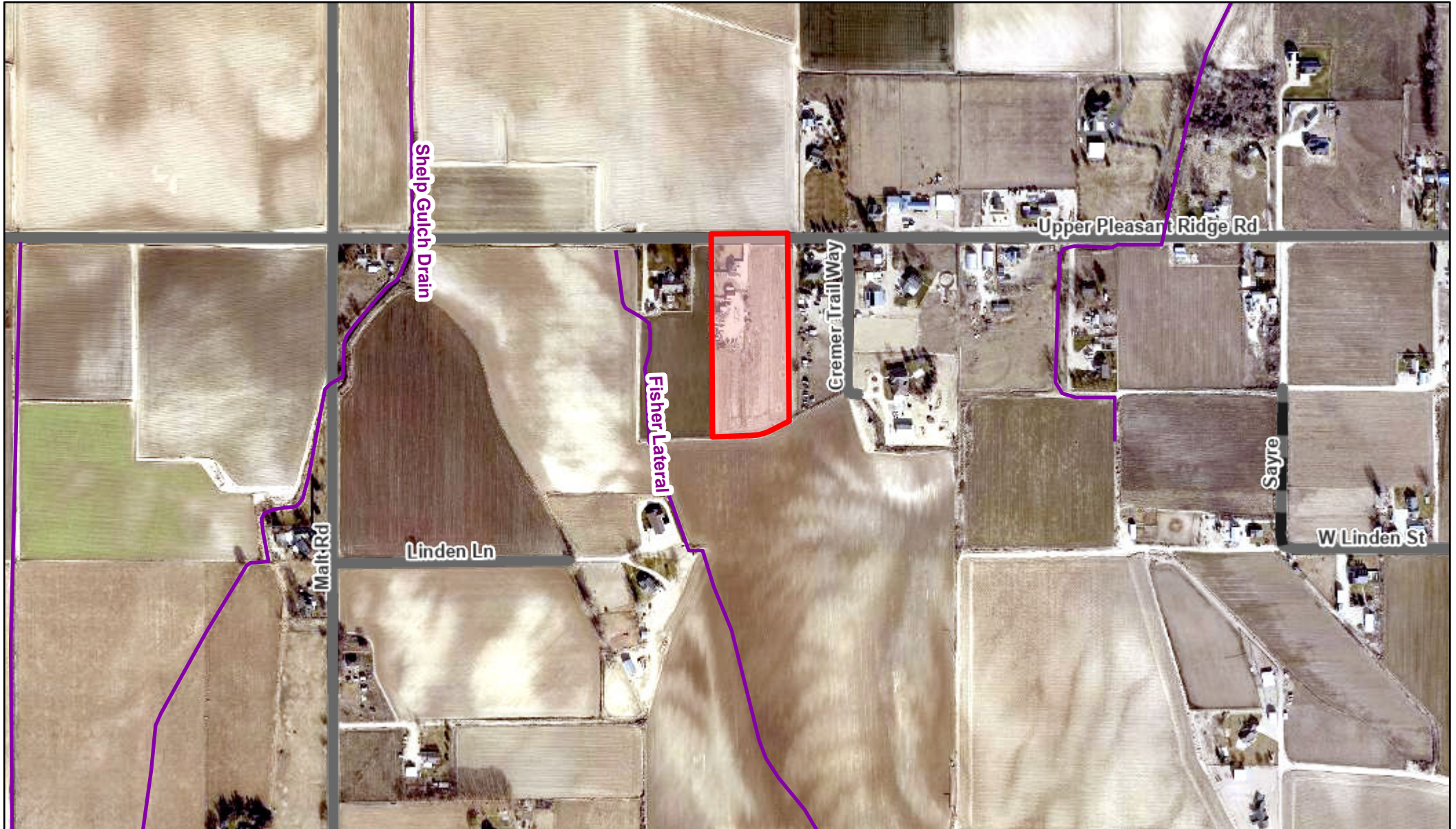


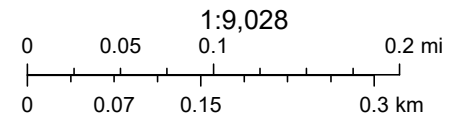
Canyon County, ID Web Map



7/11/2025, 10:56:53 AM

- Multiple Parcel Search _Query result
- Hydro_NHDFlowline
- CanyonCountyRoads
- Roads
- CC_PrivateRoads
- Red: Band_1
- Green: Band_2
- Blue: Band_3

Imagery_2025_3in



Bureau of Land Management, State of Oregon, State of Oregon DOT, State of Oregon GEO, Esri Canada, Esri, HERE, Garmin, INCREMENT P, Intermap, USGS, METI/NASA, EPA, USDA

Canyon County, ID

Bureau of Land Management, State of Oregon, State of Oregon DOT, State of Oregon GEO, Esri Canada, Esri, HERE, Garmin, INCREMENT P, Intermap, USGS, METI/NASA, EPA, USDA | City of Nampa |



CONDITIONAL USE PERMIT PUBLIC HEARING - APPLICATION

PROPERTY OWNER	OWNER NAME: <u>Juan Jimenez - Arredondo</u>
	MAILING ADDRESS: <u>5015 E. Ustick #68 Caldwell, ID 83605</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>	
Signature: <u>Juan J Jimenez</u> Date: <u>3.25.2025</u>	

Please call →

APPLICANT: IF DIFFERING FROM THE PROPERTY OWNER	APPLICANT NAME: <u>Jaime Huerta</u>
	COMPANY NAME:
	MAILING ADDRESS: <u>3857 N. Watersong Way Meridian, ID 83646</u>
	PHONE: <u>[REDACTED]</u> EMAIL: <u>[REDACTED]</u>

SITE INFO	STREET ADDRESS: <u>17665 Upper Pleasant Ridge Rd. Caldwell, ID 83607</u>
	PARCEL NUMBER: <u>R355300000</u>
	PARCEL SIZE: <u>5.95 acres</u>
	REQUESTED USE: <u>Staging Area and/or Contractor Shop</u>
	FLOOD ZONE (YES/NO) <u>No</u> ZONING DISTRICT: <u>Canyon</u>

FOR DSD STAFF COMPLETION ONLY:

CASE NUMBER: <u>CU2025-0013</u>	DATE RECEIVED: <u>6-20-25</u>
RECEIVED BY: <u>Arbay M.</u>	APPLICATION FEE: <u>\$11600</u> CK MO/CC CASH

pd. 7-11-25



RECEIVED
MAY 15 2025

BY: _____
CONDITIONAL USE PERMIT
PUBLIC HEARING - CHECKLIST

17665 Upper Pleasant Ridge Rd. Caldwell, ID

CONDITIONAL USE PERMIT - CCZO Section 07-07-05

83607

THE FOLLOWING ITEMS MUST BE SUBMITTED WITH THIS APPLICATION TO BE DEEMED COMPLETE (PLEASE CHECK OFF THE ITEMS REQUIRED):

Description	Applicant	Staff
Master Application completed and signed	X	✓
Letter of Intent (see standards on next page)	X	✓
Site Plan (see standards on next page)	X	✓
Operation Plan (see standards on next page)	X	✓
Land Use Worksheet	X	✓
Neighborhood Meeting sheet/letter completed and signed	X	✓
Proof of application/communication with the following agencies:		✓
Southwest District Health	X	✓
Irrigation District	X	✓
Fire District	X	✓
Highway District/ Idaho Transportation Dept.	X	✓
Area of City Impact (if applicable)	N/A	N/A
Deed or evidence of property interest to the subject property	X	✓
Fee: \$950.00 \$600.00 (CUP Modification)	2025 Fee Schedule	\$1100
Fees are non-refundable		

An application that requires additional Use Standards per Chapter 7, Article 14 of the Canyon County Code:

- ☒ Contractor Shop
☐ Mineral Extraction (Long Term)
☐ Wind Farm
☒ Staging Area
☐ Manufacturing or processing of hazardous chemicals or gases
☐ Ministorage Facility

*If applicable, review the Additional Use Standards Below, if not applicable, please disregard them.

*DISCLAIMER: The subject property shall be in compliance with the public nuisance ordinance, the building code and the zoning code before the Director can accept the application.

Notification fee: 350⁺
Case Mapping: 50
Conditional use permit 1200⁺

STANDARDS

SITE/OPERATION PLAN – CCZO Section 07-02-03 and 07-07-03(1)

A scaled drawing showing:

- The parcel and all existing and proposed uses and structures and roads all with dimensions, distances, and private and public road names.
- Includes lot lines, lot area, parking spaces, private roadways, walkways, topographic features, reserved open space, buildings and other structures, major landscape features, and the location of proposed utility easements.

Operation Plan to include:

- Time requirements, the commencement of the operation, hours of operation, noise levels, dust levels, air and water quality, raw material delivery, finished product and marketing, site improvements, public and private facilities, public amenities, and infrastructure.

LETTER OF INTENT – CCZO Section 07-07-05

State the nature of the request. Include, a description of business operations, such as a number of employees, hours of operation, delivery and shipping.

Consistency with the Comprehensive Plan (CCZO Section 07-07-05(3))

Address potential impacts to property in the immediate vicinity and character of the area (CCZO Section 07-07-05(4))

Demonstrate how facility and utilities such as water, sewer, irrigation, drainage and stormwater drainage, will be provided.

Demonstrate legal access

Address potential impacts to existing or future traffic patterns.

Address potential impacts to essential services such as schools, irrigation facilities and emergency services.

If the use will create impacts, provide measures to mitigate impacts.

For those applications that have additional Use Standards, detail the following in the Letter of Intent, Site Plan and/or Operation Plan:

CONTRACTOR SHOP (07-14-09) - REQUIRED

Applicant

Staff

Demonstrate how the use will be contained within a building or behind a sight-obscuring fence.

X

MINERAL EXTRACTION (07-14-19) - REQUIRED

Applicant

Staff

Show how the 30' setbacks on all sides will be met.

Name of operator/extractor

Duration of proposed use: Commencement & Completion dates

Provide an approved reclamation from Idaho Dept. Of Lands

Location of proposed pits and accessory uses

WIND FARM (07-14-33) - REQUIRED

Applicant

Staff

Need to include on the site plan: lot size, configuration, proximity to structures, topography, viewsheds.

MINISTORAGE FACILITY (07-14-29) - REQUIRED	Applicant	Staff
Demonstrate how materials will not be sold or delivered to customers directly from the storage compartment.		

MANUFACTURING/PROCESSING OF HAZARDOUS CHEMICALS/GASES (07-14-15) - REQUIRED	Applicant	Staff
Show 300' setbacks from any property line		
Show 1,000 setback from any residential district		
Demonstrate how chemicals/gases will be stored within an enclosed structure.		
Demonstrate how the use will be gates and fenced with 8' high security fencing.		
Provide documentation from the local fire district approving the location and plan.		
Include maps and engineering drawings showing proposed drainage, proposed sewer system design, the depth of the water table, soil composition, all existing surface water, and all existing uses within one-fourth (1/4) mile of the property. The applicant shall also furnish evidence that the dangerous characteristics of the particular process or activity in question have been, or shall be, eliminated or minimized sufficiently so as not to create a public nuisance or be detrimental to the public health, safety, or welfare.		
The facility must register and maintain current hazardous waste generation notification as required by Environmental Protection Agency and/or Idaho Department of Environmental Quality and provide such proof of registration		

STAGING AREA (07-14-15) - REQUIRED	Applicant	Staff
Demonstrate how all work will be <u>conducted off-site</u> , business vehicles will remain operable and <u>parked on-site</u> , and employees/persons on the premises for parking and business vehicle pickup all maintained on-site.	X	

Letter of intent
Updated 6/18/25

Letter of Intent

Subject Property: 17665 Upper Pleasant Ridge Rd. Caldwell, ID 83607

Description of Request: Conditional Use Permit for Staging Area and Contractor Shop

Owner: Juan Jimenez-Arredondo

The owner is requesting a Conditional Use Permit to allow for the use of a contractor shop and/or staging area as a permitted use through the land use regulations within the Development Services Department as identified within the Agricultural zoning classification. This Letter of Intent supports a request to allow the use of a contractor shop and staging area in the Agricultural Zoning, in accordance with established permitted land use regulations administered by the Canyon County Development Services Department.

1. **Permitted Use in Agricultural Zone:** The proposed contractor shop and staging area is permitted under the Agricultural Zoning classification through the issuance of a Conditional Use Permit. This aligns with county code provisions allowing certain uses, including contractor shop and staging area, subject to review and approval under the application process.
2. **Nature of the Request:** The owner is requesting permission to utilize a contractor shop and staging area for a fencing and landscaping business. This includes installation of a future proposed secure metal building for storage of tools and materials, staging area for equipment as effectively contained behind a sight-obscuring 6ft vinyl fence perimeter.
3. **Consistency with the Comprehensive Plan:** The proposed use is consistent with the 2030 Comprehensive Plan. The contractor shop and staging area is low-impact, agriculturally compatible, and supports rural economic development by providing employment and services while maintaining much of the agricultural nature of the land as there is roughly about 5.95 acres. Similar type shops exist within the nearby area.
4. **Impact on Surrounding Properties and Area Character:** The proposed use will not be injurious to surrounding properties or negatively alter the area's character. The use is limited to equipment storage with no public access or manufacturing. A white 6ft vinyl privacy fence will visually screen the area, and traffic is limited to early morning and evening hours. Equipment and activities will remain within the fenced area, and no noise or disturbance beyond normal operations and permissible hours is anticipated.
5. **Utilities and Infrastructure:** The property is already served by a private well and septic system. No additional well and septic are necessary with the proposed conditional use, unless otherwise specified. No additional water or wastewater demands are expected. There is no impact on irrigation systems, and the site will be graded to ensure proper drainage. Gravel will be used to reduce dust and stabilize access routes.
6. **Legal Access:** Legal access already exists via an established entrance off Upper Pleasant Ridge Road, refer to the Site Plan. A gated entrance specific to the staging area is

installed beyond the primary residence, providing secure and controlled access to the facility.

7. **Traffic Impact:** There will be no undue interference with traffic patterns. Employees carpool and access is limited to early morning equipment pick-up and evening return. Traffic volumes will be minimal and will not burden existing roadways. All vehicles will enter and exit through an established driveway designed to support such use.
8. **Essential Services:** The proposed use will not negatively impact essential services such as schools, emergency services, or irrigation. The nature of the operation does not increase demand for police, fire, or EMS support. No public funding will be required to accommodate the use. Emergency access will remain clear and unobstructed.

Contractor Shop & Staging Area:

The contractor shop and staging area will be strictly designated for storage use and *not* for public access or sales activities. The proposed shop will be a secure metal shop building that may be similar to others seen in the surrounding area, providing a durable and weather-resistant storage location. This metal building will help aid as a storage area for equipment, materials, and miscellaneous items to help be contained within a structured environment and away from the outdoor elements. The shop will not function as a retail or sales center, and no public access will be permitted. This ensures that all activities remain limited to authorized personnel, maintaining a controlled and limited access area.

Additionally, a sight-obscuring vinyl fence will surround the exterior of the staging area perimeter, effectively shielding the area from public view. This fence will enhance privacy and security while maintaining a clean and professional aesthetic. By using a white, 6' vinyl full panel fencing material, the fence will prevent visibility into the staging and contractor shop area, reducing potential visual impact on the surrounding areas. Please refer to the attached site plan.

Together, the metal building and vinyl fence will ensure that the area is organized and visually unobtrusive to comply with the conditional use permit requirements. The vinyl fence will be installed first. As necessary, the metal building plans for a building permit can be submitted at a later date to the county for review and approval prior to installation.

Work Conducted Offsite:

The fencing and landscaping business operates by conducting its work off-site at customer/client locations. Equipment is loaded and transported to the work site in the early morning, where workers install fencing or complete landscaping tasks such as planting, laying sod, or setting up irrigation systems. Once the work is finished, the site is cleaned up, and the customer reviews the results. Equipment is then returned to the shop in the evening, however most times equipment remains at the project site. This ensures that the staging area and contractor's shop serves as staging area while all physical work occurs at the client's property, minimizing disruption to the surrounding area.

Letter of Intent

Subject Property: 17665 Upper Pleasant Ridge Rd. Caldwell, ID 83607

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Operations Plan:

1. Site Use & Access Control

- The staging area and shop will primarily serve as a secure storage area for materials and equipment.
- No public access or retail sales will be conducted on-site.
- The location will mostly operate as a staging area, with employees arriving only for equipment pick-up and drop-off.

2. Operating Hours

- Morning Equipment Pick-Up: 7:00 AM approximately
 - Arrival for pick up of trucks and equipment. Departure to off-site project sites.
 - Employees leave personal vehicles within the staging area fenced perimeter.
- Evening Equipment Return: 7:00 PM
 - Return of equipment for storage. Departure of employees to their homes.
- No work or manufacturing will be performed on-site. All work takes place at offsite project sites. Most of the time equipment is left at project sites.
- The small business consists of approximately 10 employees who carpool to staging area as needed.

3. Storage & Containment

- **Materials:** Fencing and landscaping materials will be stored in designated areas within the staging area of property or within the shop.
- **Equipment:** Trucks, trailers, and tools will be securely parked in an organized manner. Currently have:
 - 5 Standard pick-up trucks
 - 7 utility type trailers to haul materials and equipment.

4. Metal Building & Security

- A **metal building** will house key equipment and supplies, protecting them from weather and unauthorized access.
- A **sight-obscuring vinyl fence** will surround the facility, ensuring privacy and reducing visual impact.

5. Traffic & Noise and other Considerations

- Frontage access to site will be from Upper Pleasant Ridge Road via already established entrance point to property residence. Access to the staging area will be greeted with a double gate vinyl fence entrance on same roadway just past the primary residence location.
- Limited vehicle movement during **morning and evening hours only** to minimize disruption. Employees also carpool to storage location to minimize traffic.
- Minimal impacts to traffic patterns as limited use of site during pick and drop times when the least amount of traffic is expected. Will be observant and abide of local traffic signs, speed limits, and patrons.
- No impacts anticipated to immediate vicinity as shop will be similar type as surrounding areas, staging area contained within fenced perimeter, a majority of the property to continue as residence with agricultural land for use of farm animals and personal cultivating of crops.
- No loud equipment use outside designated times by Canyon County.
- Gravel will be spread for access to site to avoid dust levels and stabilize access. Dust levels are not expected to rise given minimal disturbance at the staging area.
- No impacts to water quality are expected, as no manufacturing onsite.
- Not anticipated, the site has access to existing private well water system. Wastewater disposal if needed may use existing septic system designed to handle minimal usage. The staging area will not interfere with existing irrigation infrastructure. The site will be graded to facilitate proper drainage and preventing water pooling.
- The proposed contractor shop and staging area will have no impact on essential services such as schools, irrigation facilities, or emergency services. The nature of the limited ensures that traffic is minimal and does not interfere with school transportation routes or daily activities. Additionally, the site will not affect irrigation infrastructure, as all staging and storage will occur within designated areas that do not obstruct water flow, drainage systems, or agricultural resources. Emergency services access will remain unobstructed, with clear entry and exit points maintained at all times. Overall, the low-impact nature of the contractor shop and staging area ensures that essential public services continue to operate efficiently and without disruption.

This plan ensures the site remains a low-impact, organized, and efficient staging area for the property owners fencing and landscaping small business.

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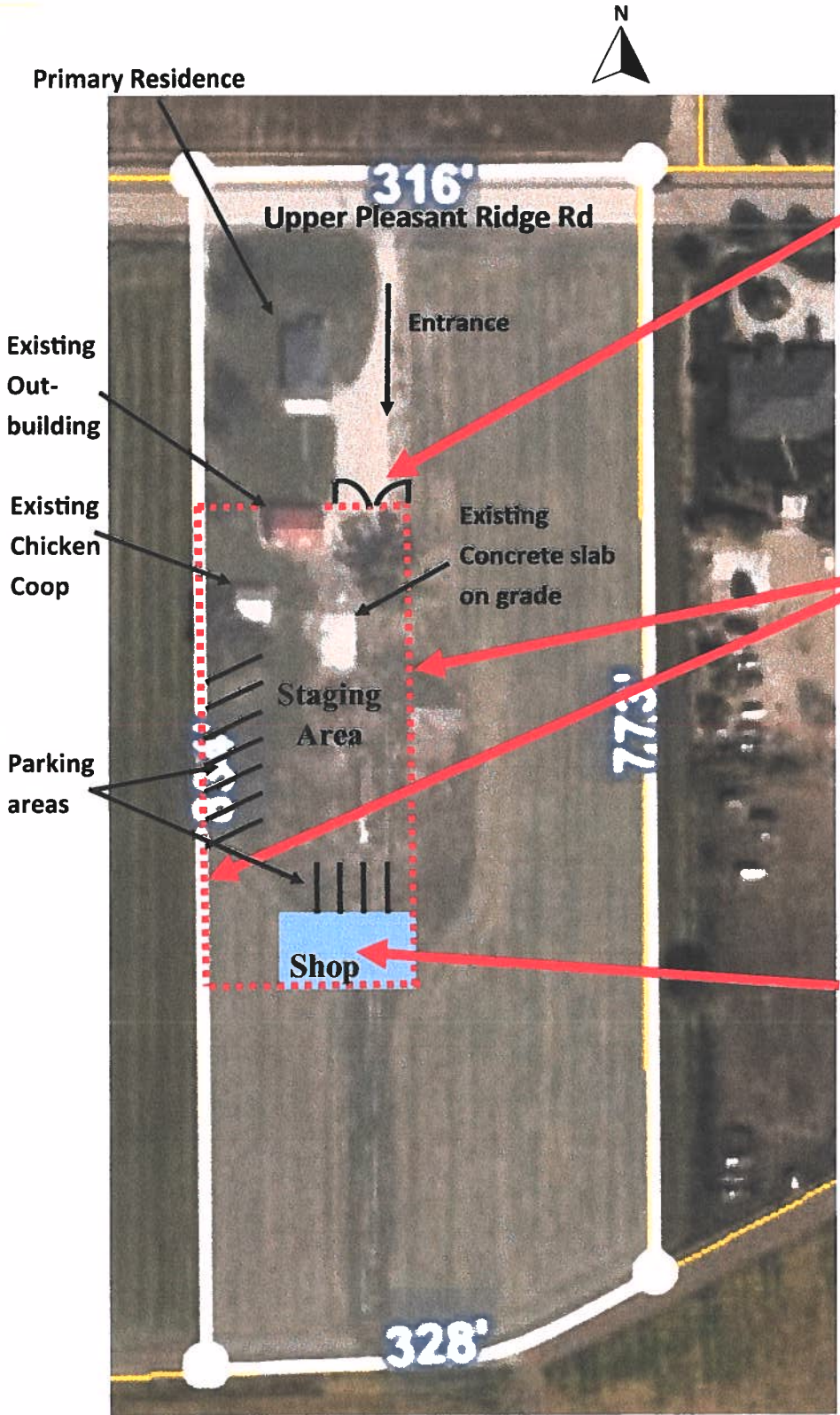
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Site Plan

Conditional Use Permit - Staging Area & Shop



Staging Area Entrance
Double Swing Vinyl Gate



6ft White vinyl fencing to
fully surround staging area



Proposed metal building shop
(not actual, but similar type)

17665 Upper Pleasant Ridge Rd
Caldwell, ID 83607-9296

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? _____

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

☒ N/A – Explain why this is not applicable: Dry shop. Existing Septic does exist

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: Vinyl Height: 6ft

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

☐ Other: _____

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

Fisher Lateral

RESIDENTIAL USES

1. NUMBER OF LOTS REQUESTED: NA

- ☐ Residential _____ ☐ Commercial _____ ☐ Industrial _____
☐ Common _____ ☐ Non-Buildable _____

2. FIRE SUPPRESSION: NA

☐ Water supply source: _____

3. INCLUDED IN YOUR PROPOSED PLAN?

- ☐ Sidewalks ☐ Curbs ☐ Gutters ☐ Street Lights ☒ None

NON-RESIDENTIAL USES

1. SPECIFIC USE: Staging area and/or Contractor shop

2. DAYS AND HOURS OF OPERATION:

- ☒ Monday 7am to 7pm
☒ Tuesday 7am to 7pm
☒ Wednesday 7am to 7pm
☒ Thursday 7am to 7pm
☒ Friday 7am to 7pm
☐ Saturday _____ to _____
☐ Sunday _____ to _____

3. WILL YOU HAVE EMPLOYEES? ☒ Yes If so, how many? 10 ☐ 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? 10

Is there a loading or unloading area? No

ANIMAL CARE-RELATED USES

1. MAXIMUM NUMBER OF ANIMALS: NA

2. HOW WILL ANIMALS BE HOUSED AT THE LOCATION?

☐ Building ☐ Kennel ☐ Individual Housing ☐ Other NA

3. HOW DO YOU PROPOSE TO MITIGATE NOISE?

☐ Building ☐ Enclosure ☐ Barrier/Berm ☐ Bark Collars

4. ANIMAL WASTE DISPOSAL

☐ Individual Domestic Septic System ☐ Animal Waste Only Septic System

☐ Other: _____

January 12, 2025

Dear Neighbor,

I am in the process of submitting an application for a Conditional Use Permit (or variance, zoning ordinance map amendment, expansion or extension of nonconforming uses, etc.) to Canyon County Development Services (DSD). One of the requirements necessary prior to submitting the application is to hold a "neighborhood meeting" and provide information to our surrounding neighbors (Canyon County Zoning Ordinance § 07-01-15).

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 (or other case type) is applied.

The Neighborhood Meeting details are as follows:

Date: February 1, 2025

Time: 11am to 12pm

Location: Ustick Park, Oregon Ave., Caldwell, ID 83607

Property description: Ustick Park, parking lot (corner of Oregon Ave. and Palrang Dr.)

The project is summarized below:

Site Location: 17665 Upper Pleasant Ridge Road, Caldwell, ID 83607

Conditional Use Permit: Applying for Contractor Shop and Staging Area

Total acreage: Within current property

Proposed lots: NA

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

If you have any questions prior to the meeting, please contact me at Juan Jimenez at [REDACTED]

Sincerely,

 *Juan Jimenez-Arredondo*

Juan Jimenez-Arredondo

PARCEL_NO	OwnerName	Address	City	State	ZipCode
1 R35529	SELLS STANLEY A	17559 UPPER PLEASANT RIDGE RD	CALDWELL	ID	83607
2 R35531	BRANDT DON	203 11TH AVE S	NAMPA	ID	83651
3 R35527	CHENEY SHAYNE M	17556 UPPER PLEASANT RIDGE RD	CALDWELL	ID	83607
4 R35527010	ZAMORA ROMERO V	17596 UPPER PLEASANT RIDGE RD	CALDWELL	ID	83607-9296
5 R35528012	BOWER GARY D	19152 CREMER TRAIL WAY	CALDWELL	ID	83607
6 R35530010	ARBON RUSSELL AND JAYNE FAMILY TRUST	17729 UPPER PLEASANT RIDGE RD	CALDWELL	ID	83607
7 R35533	WHITTIG LYNN	19720 MALT RD	CALDWELL	ID	83667
8 R35547	BRANDT DON	203 11TH AVE S	NAMPA	ID	83651
9 R35547010	SMITH KERI W & Chris	17741 LINDEN LN	CALDWELL	ID	83607
10 R35528010	REYES GABRIEL P	17581 UPPER PLEASANT RIDGE RD	CALDWELL	ID	83607
11 R35528011	COCHRAN KEITH FAMILY TRUST	17531 UPPER PLEASANT RIDGE RD	CALDWELL	ID	83607
12 R35547010B	SMITH KERI W	17741 LINDEN LN	CALDWELL	ID	83607
13 R35547010A	SMITH CHRIS K	17738 LINDEN LN	CALDWELL	ID	83607
14 R35530	JIMENEZ-ARREDONDO JUAN J	5015 E USHOK RD TRLR 68	CALDWELL	ID	83605
15 R35534	WHITTIG LYNN	19720 MALT RD	CALDWELL	ID	83607

if there is duplicates, only send one letter

NEIGHBORHOOD MEETING SIGN-UP

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 North 11th Avenue, #310, Caldwell, ID 83605

zoninginfo@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: 17665 Upper Pleasant Ridge Rd.	Parcel Number: R355300000
City: Caldwell	State: ID ZIP Code: 83607
Notices Mailed Date: 1/13/2025	Number of Acres: 5.95 Current Zoning: A
Description of the Request: Conditional use permit for Contractor shop & staging area	

APPLICANT / REPRESENTATIVE INFORMATION

Contact Name: Juan Jimenez - Arredondo
Company Name:
Current address: 5015 E. Justice #68
City: Caldwell State: ID ZIP Code: 83605
Phone: [REDACTED] Cell: Fax:
Email: [REDACTED]

MEETING INFORMATION

DATE OF MEETING: 2/01/2025	MEETING LOCATION: Ustick Park Oregon Ave., Caldwell, ID 83607	
MEETING START TIME: 11:00 am	MEETING END TIME: 11:50 am	
ATTENDEES:		
NAME (PLEASE PRINT)	SIGNATURE:	ADDRESS:
1. Gary Bower	[Signature]	19152 Cremer Trail Way
2. Sandy Bower	[Signature]	19152 Cremer Trail Way
3. PETRA SELLS	[Signature]	17559 Upper Pleasant Rd 119
4. STANLEY SELLS	[Signature]	"
5. Jamie Arden	[Signature]	17729 Upper Pleasant
6. Russ Arden	[Signature]	17729 Upper Pleasant
7. KEITH COCHRAN	[Signature]	17531 " "
8. Lynn Whitting	[Signature]	19772 North Rd
9. ELI STANLAND	[Signature]	17476 Upper Pleasant Ridge Rd

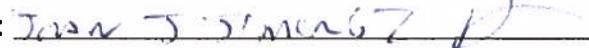
	Name	Signature	Address
10.	GABRIEL REYE		17581 Upper plant 29
11.	Jaime Huerta		
12.			
13.			
14.			
15.			
16.			
17.			
18.			
19.			
20.			

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):

Juan Jimenez - Arredondo

APPLICANT/REPRESENTATIVE (Signature): 

DATE: 02 / 01 / 25



AGENCY ACKNOWLEDGMENT

Date: February 24, 2025
Applicant: Juan Jimenez - Arredondo
Parcel Number: R35530000
Site Address: 17665 Upper Pleasant Ridge Rd. Caldwell, ID 83607

OFFICIAL USE ONLY BELOW THIS LINE – ACKNOWLEDGMENT ACTION:

Southwest District Health:

☒ Applicant submitted/met for official review.

Date: 03/07/2025 Signed: Anthony Lee
Authorized Southwest District Health Representative
(This signature does not guarantee project or permit approval)

Fire District:

☐ Applicant submitted/met for official review.

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

Highway District:

☐ Applicant submitted/met for official review.

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

Irrigation District:

☐ Applicant submitted/met for official review.

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

Area of City Impact:

☐ Applicant submitted/met for official review.

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

Received by Canyon County Development Services:

Date: _____ Signed: _____
Canyon County Development Services Staff

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



AGENCY ACKNOWLEDGMENT

Date: February 24, 2025
Applicant: Juan Jimenez - Arredondo
Parcel Number: R355300000
Site Address: 17665 Upper Pleasant Ridge Rd. Caldwell, ID 83607

OFFICIAL USE ONLY BELOW THIS LINE - ACKNOWLEDGMENT ACTION:

Southwest District Health:

☐ Applicant submitted/met for official review.

Date: _____ Signed: _____

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

Fire District:

☐ Applicant submitted/met for official review.

Date: _____ Signed: _____

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

Highway District:

☐ Applicant submitted/met for official review.

Date: _____ Signed: _____

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

Irrigation District:

☒ Applicant submitted/met for official review.

Date: 3-11-2025 Signed: _____

District: Pioneer Irrigation

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

Area of City Impact: N/A

☐ Applicant submitted/met for official review.

Date: _____ Signed: _____

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

Received by Canyon County Development Services:

Date: _____ Signed: _____

Canyon County Development Services Staff

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



AGENCY ACKNOWLEDGMENT

Date: February 24, 2025
Applicant: Juan Jimenez - Arredondo
Parcel Number: R355300000
Site Address: 17665 Upper Pleasant Ridge Rd. Caldwell, ID 83607

OFFICIAL USE ONLY BELOW THIS LINE - ACKNOWLEDGMENT ACTION:

Southwest District Health:

☐ Applicant submitted/met for official review.

Date: _____ Signed: _____

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

Fire District:

District: Caldwell Rural Fire Dist.

☒ Applicant submitted/met for official review.

Date: 3/12/25 Signed: _____

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

Highway District:

District: _____

☐ Applicant submitted/met for official review.

Date: _____ Signed: _____

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

Irrigation District:

District: _____

☐ Applicant submitted/met for official review.

Date: _____ Signed: _____

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

Area of City Impact: N/A

City: _____

☐ Applicant submitted/met for official review.

Date: _____ Signed: _____

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

Received by Canyon County Development Services:

Date: _____ Signed: _____

Canyon County Development Services Staff

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



AGENCY ACKNOWLEDGMENT

Date: February 24, 2025
Applicant: Juan Jimenez - Arredondo
Parcel Number: R355300000
Site Address: 17665 Upper Pleasant Ridge Rd. Caldwell, ID 83607

OFFICIAL USE ONLY BELOW THIS LINE – ACKNOWLEDGMENT ACTION:

Southwest District Health:

☐ Applicant submitted/met for official review.

Date: _____ Signed: _____

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

Fire District:

☐ Applicant submitted/met for official review.

Date: _____ Signed: _____

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

Highway District:

☒ Applicant submitted/met for official review.

Date: 3/20/25 Signed: _____

District: HD 1

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

Irrigation District:

☐ Applicant submitted/met for official review.

Date: _____ Signed: _____

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

Area of City Impact: N/A

☐ Applicant submitted/met for official review.

Date: _____ Signed: _____

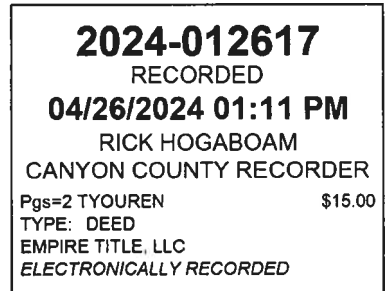
Authorized AOCI Representative
(This signature does not guarantee project or permit approval)

Received by Canyon County Development Services:

Date: _____ Signed: _____

Canyon County Development Services Staff

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



WARRANTY DEED

FOR VALUE RECEIVED

Michael Knie and Susie M. Knie, husband and wife with rights of survivorship, GRANTOR(s)

does(do) hereby GRANT, BARGAIN, SELL and CONVEY unto:

Juan J Jimenez-Arredondo, an unmarried man GRANTEE(s),

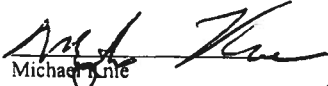
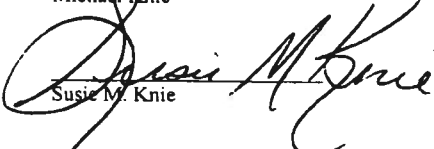
whose current address is: **17665 Upper Pleasant Ridge Road, Caldwell, ID 83607**

the following described real property in Canyon County, State of ID more particularly described as follows, to wit:

SEE ATTACHED EXHIBIT A


TO HAVE AND TO HOLD the said premises, with their appurtenances unto said Grantee(s), and Grantee(s) heirs and assigns forever. And Grantor(s) does(do) hereby covenant to and with said Grantee(s) that Grantor(s) is/are the owner(s) in fee simple of said premises, that said premises are free from all encumbrances, EXCEPT those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee(s); and subject to reservations, restrictions, dedications, easements, rights of way and agreements, if any, of record, and general taxes and assessments. (including irrigation and utility assessments, if any) for the current year which are not yet due and payable and the Grantor(s) will warrant and defend the same from all lawful claims whatsoever.

Dated this 4-26-24


Michael Knie

Susie M. Knie

State of Idaho
County Canyon

On this 26th day of April, in the year of 2024, before me the undersigned Notary Public in and for said State, personally appeared **Michael Knie and Susie M. Knie**, known or identified to me as the person whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same.


Notary Public for Idaho
Residing at: Nampa, ID
My Commission Expires: 5/4/26

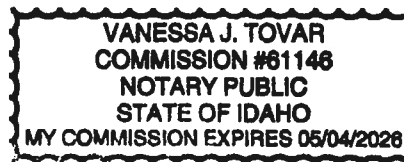


EXHIBIT A

This parcel is a portion of the SE 1/4 SW 1/4 of Section 30, Township 4 North, Range 3 West of the Boise Meridian, Canyon County, Idaho and is more particularly described as follows:

COMMENCING at the northwest corner of said SE 1/4 SW 1/4;

thence South 89°51'36" East along the north boundary of said SE 1/4 SW 1/4 a distance of 303.77 feet to the TRUE POINT OF BEGINNING;

thence continuing South 89°51'36" East along said north boundary a distance of 315.70 feet;

thence South 00°21'09" West parallel with the east boundary of said SE 1/4 SW 1/4 a distance of 772.81 feet to a point on the centerline of a concrete irrigation ditch;

thence traversing said centerline as follows:

South 63°27'55" West a distance of 81.85 feet;

along a curve to the right having a central angle of 25°17'55", a radius of 196.50 feet, an arc length of 86.76 feet and a long chord which bears South 76°06'52" West a distance of 86.06 feet;

South 88°45'48" West a distance of 159.43 feet;

thence leaving said centerline and bearing North 00°21'30" East parallel with the west boundary of said SE 1/4 SW 1/4 a distance of 834.24 feet to the TRUE POINT OF BEGINNING.



Canyon County Development Services
111 North 11th Avenue, #310
Caldwell, Idaho 83605
www.canyoncounty.id.gov
208-454-7458

AFFIDAVIT OF LEGAL INTEREST

I, Juan Jimenez - Arredondo, 1766 S Upper Pleasant Ridge Rd.
(name) (address)

Caldwell, Idaho 83607
(city) (state) (zip code)

being first duly sworn upon oath, depose and say:

1. That I am the owner of record of the property described on the attached application and I grant my permission to

Jaime Huerta, 3857 N. Watersong Way Meridian, ID
(name) (address) 83646

to submit the accompanying application pertaining to the subject property.

2. I agree to indemnify, defend and hold Canyon County and its employees harmless from any claims to liability resulting from any dispute as to the statements contained herein or as to the ownership of the property, which is the subject of the application.

Dated this 25 day of March, 20 25.

Juan J. Jimenez
(signature)

STATE OF IDAHO)

ss

COUNTY OF CANYON)

On this 25 day of March, in the year 20 25, before me Marie Arevalo,
a notary public, personally appeared Juan J. Jimenez, personally known
to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that
he/she executed the same.



Notary: Marie Arevalo

My Commission Expires: 1/26/2028

Canyon County Development Services

111 N. 11th Ave. Room 310, Caldwell, ID 83605
(208) 454-7458

Building Divsn Email: buildinginfo@canyoncounty.id.gov **Planning Divsn Email:** zoninginfo@canyoncounty.id.gov

Receipt Number: 85802

Date: 7/11/2025

Date Created: 7/11/2025

Receipt Type: Normal Receipt

Status: Active

Customer's Name: Juan Jimenez Arredondo

Comments: CU2025-0013

Site Address: 17665 UPPER PLEASANT RIDGE RD, Caldwell ID 83607 / Parcel Number: 35530000 0

CHARGES

<u>Item Being Paid For:</u>	<u>Application Number:</u>	<u>Amount Paid:</u>	<u>Prevs Pymnts:</u>	<u>Unpaid Amnt:</u>
Planning - Case Mapping (Fee Per Case Set)	CU2025-0013	\$50.00	\$0.00	\$0.00
Planning - Conditional Use Permit (CUP)	CU2025-0013	\$1,200.00	\$0.00	\$0.00
Planning - Notification - Public Hearing Level Cases (1 Hearing)	CU2025-0013	\$350.00	\$0.00	\$0.00

Sub Total: \$1,600.00

Sales Tax: \$0.00

Total Charges: \$1,600.00

PAYMENTS

<u>Type of Payment:</u>	<u>Check/Ref Number:</u>	<u>Amount:</u>
Credit Card	179033470	\$1,600.00

Total Payments: \$1,600.00

ADJUSTMENTS

Receipt Balance: \$0.00