



CANYON COUNTY HEARING EXAMINER
MINUTES OF REGULAR MEETING HELD
Monday, June 2, 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
Dan Lister, Planning Supervisor
Emily Bunn, Principal Planner
Dane Adams, Associate Planner
Ryan Varon, Associate Planner
Caitlin Ross, Hearing Specialist

Hearing Examiner Leon Letson called the meeting to order at 1:00 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. May 19, 2025 Minutes

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

Item 2A:

Case No. CU2024-0019 - Steadman: The applicant, Kyle Steadman, is requesting a conditional use permit for a staging area and contractor shop of approximately 2.18 acres in the “A” (Agricultural) zone. The subject property is located at the intersection of Willis Road and Toft Lane, also referenced as Parcel R34474012.

Hearing Examiner Letson called the applicant to testify.

Kyle Steadman – (Applicant) IN FAVOR – 14755 Hillside Dr, Caldwell, ID 83607

Mr. Steadman is asking for a conditional use permit for a just over two-acre parcel over in the Middleton area. The nature of his business is excavation and concrete contracting work, and he has trucks, trailers, and other equipment. He ensured the zoning was adequate and other agencies did not have any problems with the proposed use prior to purchasing. There is an intent to build a shop for maintenance, and there is already established access to the property.

Planner Emily Bunn reviewed the Staff Report for the record.

Hearing Examiner Letson asked how many properties were served by Toft Lane. Planner Bunn stated 3-4. Hearing Examiner Letson confirmed that Toft Ln was the preferred access by the highway district and the applicants and the easement does not restrict commercial use.

Testimony:

None

Hearing Examiner Letson confirmed that the future land use is designated as residential, and that contractor yards and residential can work together depending on how the operator performs. He reminded the applicant of the operation hours, and that it would be beneficial to conform to the improvements on Willis Rd and landscaping to help mitigate the impacts on the neighbors. There was discussion regarding hours of operation, which all parties agreed that 7:00 a.m. to 7:00 p.m. would be sufficient and sustainable.

MOTION: Hearing Examiner Letson **approved** Case No. CU2024-0019.

Item 2B:

Case No. CU2024-0014 – Nampa Paving/Wood: The applicant, Nampa Paving, requests a conditional use permit to allow long-term mineral extraction with crushing and sorting on Parcel R35953010 for up to 15 years on approximately 38 acres in the “A” (Agricultural) zone. The subject property is located directly to the east of 21377 Boise River Road, Caldwell, ID 83607, and is also referenced as Parcel R35953010.

Hearing Examiner Letson called the applicant to testify.

Todd Lakey – (Representative) IN FAVOR – 12905 Venezia Ct, Nampa, ID 83651

Mr. Lakey stated due to the compliance with the zoning ordinances and the comprehensive plan, this application should be approved, and the applicant agrees with all conditions listed in the staff report. Mr. Lakey went on to describe the history of Nampa Paving and a description of the property. He stated gravel is a critical resource as noted in the comprehensive plan that merits protection and preservation, and it is important that there are multiple suppliers. The access would be to the northwest of the property, and the area has high groundwater, which would help mitigate any dust problems. Dewatering plans are available, and there will be a 50-foot setback. Mr. Lakey described some of the other gravel pits in the immediate area. Hours of operation would be 7:00 a.m. to 7:00 p.m., Monday through Saturday with 24/7 operation as needed. Mr. Lakey reviewed more slides regarding the location and layout of the property, including a soils map, proving strong gravel soils. Mr. Lakey reiterated the need for gravel pits and stated Nampa Paving has a good reputation in the area. All standards have been met with the Floodplain Manager, DEQ, Department of Lands, and more. A traffic impact study was not required due to low volumes. Mr. Lakey asked for approval of this application.

Hearing Examiner Letson asked for clarification on the soils map, to which Mr. Lakey pointed where the property is compared to the different layers. Hearing Examiner Letson confirmed a crusher was requested to be included for this application, and that the 24/7 operation would be based on contract.

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

Hearing Examiner Letson asked if there was an estimate on the number of trucks proposed. Planning Supervisor Lister stated there was not a number provided, and ITD commented they would require that information prior to commencement of use. Hearing Examiner Letson asked for clarification on the 15-year timeframe. Planning Supervisor Lister stated the 15 years was the standard, but the applicant could come back for a modification if they needed additional time. Planning Supervisor Lister reviewed the ages of some of the surrounding gravel pits.

Hearing Examiner Letson affirmed the witnesses to testify.

Testimony:

Cache Wood – IN FAVOR – 444 W Karcher Rd, Nampa, ID 83687

Mr. Wood explained his family's history and experience for these types of projects, and believes they are good stewards of the land. He is very familiar with the constant Idaho growth, and wants to do the best he can to be good neighbors. Mr. Wood stated that although these gravel pits are an eyesore initially, once the operation is complete, they become areas the community is able to benefit from.

Hearing Examiner Letson asked what the estimated number of trucks would be. Mr. Wood said he sent the estimate to Golden Gate.

Delfe Swindlehurst – IN FAVOR – 2051 White Pine Dr, Middleton, ID 83644

Mr. Swindlehurst agreed with prior testimony and stood for questions.

Hearing Examiner Letson asked what Mr. Swindlehurst does with Nampa Paving. Mr. Swindlehurst answered he drives the permitting process.

John Hamilton – IN OPPOSITION – 23511 Boise River Rd, Caldwell, ID 83607

Mr. Hamilton started by explaining he did not have a problem with these particular plants as he is familiar with construction. His concern falls on the vague descriptions of the use. He also stated it is becoming an emergency public safety issue, and there is a major issue with uncovered trucks. He does not agree with the comprehensive plan that this is a conditional use, but rather a full change in use and will never be Ag again.

Hearing Examiner Letson asked for clarification on the traffic concerns. Planning Supervisor Lister clarified that a lot of the time these operations are purely moving locations, so that is why a traffic impact study may not be required. There is also sometimes just a pavement study required to assess whether a road needs widened or improved, but that is not based on traffic impacts, but rather wear and tear on the road. Planning Supervisor Lister further explained the history of a specific site that just expanded because they needed a bit more for their operation, and that mineral extraction has been supported in the Ag zone for quite some time.

There was discussion on the requirement of covering truck loads, and that it is already covered by State law.

Todd Lakey – (Representative) REBUTTAL – 12905 Venezia Ct, Nampa, ID 83651

Mr. Lakey provided more history on gravel pits, and stated this use is consistent with the character of the area. He agreed with Planning Supervisor Lister on gravel pits typically moving to different areas based on needs, and the correlated traffic moving with each operation. He explained Nampa Paving does cover their trucks, and they would comply with State law. Mr. Lakey explained the hours of operation again and explained the dust mitigation plans. The applicant is willing to comply with any agency requirements.

MOTION: Hearing Examiner Letson **approved** Case No. CU2024-0014.

There were comments from the audience regarding blindly approving these CUP's and that homeowners in the area are affected by all of this, but he stated it is up to the federal courts at this point.

3. DIRECTOR, PLANNER, COMMISSION COMMENTS:


None.

4. ADJOURNMENT:

Hearing Examiner Letson adjourned the hearing at 2:19 P.M.

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

Approved this 7th day of July, 2025



Leon Letson, Hearing Examiner

ATTEST



Caitlin Ross, Hearing Specialist