



CANYON COUNTY HEARING EXAMINER
MINUTES OF REGULAR MEETING HELD
Monday, July 20, 2026
1:30 P.M.

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

Hearing Examiner Present: Jerome Mapp

Staff Members Present: Josh Johnson, Assistant Director of Development Services
Dane Adams, Associate Planner
Jennifer Almeida, Office Manager
Pam Dilbeck, Sr. Administrative Specialist

Hearing Examiner Jerome Mapp called the meeting to order at 1:30 p.m. and reviewed the testimony guidelines.

Office Manager Jennifer Almeida administered the oath of affirmation to staff and witnesses signed up on the witness list.

Item 1: Consent Agenda – Action Items

A. July 6, 2026 Minutes

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

Hearing Examiner Mapp proceeded to the next item on the agenda.

Item 2A:

Case No. CU2026-0008 – High Quality Utilities LLC: The applicant, High Quality Utilities LLC, represented by Reynaldo Rodriguez, is requesting a staging area to allow for the staging of equipment and materials for fiber optic installation. The subject property is located at 11855 Marble Front Rd, also referenced as Parcel 34111.

Hearing Examiner Mapp called the applicant to testify.

Fabiola Rodriguez – (Representative) IN FAVOR – 12670 Delphia St. Caldwell, ID 83607

Ms. Rodriguez stated she is standing up as spokesperson for her husband, the applicant, and representing the family-owned business, High Quality Utilities. They are seeking a Conditional Use Permit to establish a staging area on their property for storage of company vehicles and materials, as well as employee parking. No customers visit the location, and daily activity is limited to ten or fewer employees who access the site briefly in the morning to pick up their equipment and again at the end of the shift. Additionally, they enforce a strict policy of turning off all unused equipment to eliminate unnecessary noise.

Safety and minimizing their impact to the area are their top priorities. They have directed their employees to use Marble Front Rd. as their access point, and this main road has easily accommodated the company's traffic without issues. They are deeply committed to being good neighbors. In the past four years, they have received two complaints and have resolved both immediately. The main concern brought up at the neighborhood meeting held earlier this year was the visual impact of their property and they immediately conducted an extensive cleaning of the property and are committed to keeping it in good condition. The parked trucks on the property are consistent with the existing character of the area and other nearby properties have the same view.

They are willing to comply with all necessary requirements to secure this permit, such as installing fencing. If the permit is denied, they request a period of time to relocate the business without facing fines or being forced to lay off employees or closing the business altogether.

Hearing Examiner Mapp confirmed that the family has owned the property for four years and is operating the business at this location, starting with just one truck and increasing up to the current level of 5-6 trucks during these four years. They rented the equipment at first and then were able to purchase a backhoe that is kept on the premises. They are asking for a staging area to leave their trucks and other equipment. There is a storage unit on site that is used for one machine, and the other materials are left out in the open due to size. He confirmed that there are 7-10 employees coming in their cars and parking for the day and asked what the plans were for improvements to the parking area. Ms. Rodriguez said they would make improvements if necessary. It was confirmed that a renter is leasing the house on the property.

Hearing Examiner Mapp asked for a site plan from the slideshow presentation to be displayed on the screen (Exhibit A7) and to confirm where parking takes place, where the shop is located and where the home is. The employee parking takes place in front of the shop/storage shed.

Hearing Examiner Mapp asked if the applicant was aware this was a residential area and it was stated that at the time they purchased the property, they did not realize that would be a problem. Their realtor had advised them that their plans to run a business would not be an issue. They were also not aware that this property is in a floodplain. They purchased the site as an investment and because the price was good and it was close to the highway and Interstate for easy access. They have never lived on-site and have always rented the house out to others. No activity takes place during the day other than the renter being in the house.

Hearing Examiner Mapp confirmed that there is no fencing currently and Ms. Fabiola was uncertain if there was any barbed wire fencing on a portion of the property. There were no further questions.

Associate Planner Dane Adams reviewed the Staff Report for the record. Hearing Examiner Mapp had no questions for Mr. Adams.

Testimony:

Jon Fox – IN OPPOSITION – 11665 Marble Front Rd. Caldwell, ID 83605

Mr. Fox stated he was against issuing a permit for a staging area on this property. He owns the neighboring property to the east of this parcel. He stated that the photos from the presentation were a very cleaned up version of what usually exists. The owners have had three different companies in that facility in the past 3 years, and it is usually very full of trucks and equipment. Across the road they are already preparing the roads and infrastructure for a new subdivision. The property is surrounded by city properties. The owners have had construction waste piled up, including big orange spools all on the end of the property. They've had a wrecked pickup truck out there, along with other inoperable ones.

Mr. Fox pointed to the Exhibit of the site plan (A7) and indicated that Mason Creek and the Noble Drain run through the area. He has witnessed people on the property using a backhoe to redirect those water areas along his property line and diverting the water. He is concerned that this changes the floodplain. He stated that until a complaint was made, there were many more trucks on the property, and it has only been cleaned up recently. He said that the company's drivers were always courteous when he spoke to them and were respectful on the road.

Hearing Examiner Mapp asked Planner Dane Adams to locate the city of Caldwell's future land use map, along with the Canyon County future land use map for that area. Utilizing these maps, he confirmed where Mr. Fox's property is located in relation to the subject property. He had no further questions for Mr. Fox.

Hearing Examiner Mapp asked Ms. Rodriguez if she had any rebuttal statements. As she returned to the microphone, he stated that the City of Caldwell had indicated that they were opposed to this request.

Ms. Fabiola Rodriguez stated that if this permit is denied she is asking for a grace period to be able to relocate because it would have a big impact on the business and their employees. She stated with the current economy, she would like two years to relocate the business and cease operations in the current location.

MOTION: Hearing Examiner Mapp closed public testimony on Case No. CU2026-0008.

Deliberation:

Hearing Examiner Mapp concluded that he had several concerns. The number one concern is that this parcel is in a residential area: both right now and in the future plans for the county and city of Caldwell. Another concern or red flag is that staging areas tend to grow and expand, and this is not necessarily good for the land use in the area. The owners have been caught in the middle between a growing area and finding a site for their business. The impact of the business' growth will be greater to the area and not in a positive way. The reasons stated in the staff report lead to the conclusion that this permit should be denied.

Hearing Examiner Mapp requested that operations cease within 12 months from the date the FCOs are signed to be fair to all parties involved. Assistant Director Josh Johnson suggested another way to handle it due to the fact there is a floodplain violation associated with the parcel and his concern about extending this out too far. He proposed that the applicant should work with DSD staff in identifying a date and a mitigation to meet the county's requirements for the relocation of this business from this address. Hearing Examiner Mapp agreed to this proposal.

MOTION: Hearing Examiner Mapp **denied** Case No. CU2026-0008.

2. DIRECTOR, PLANNER, COMMISSION COMMENTS:

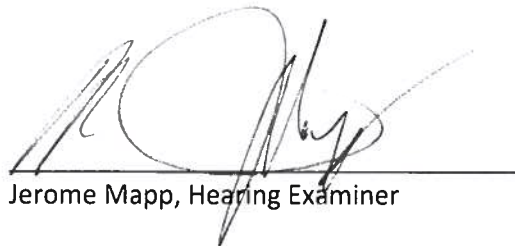
None.

3. ADJOURNMENT:

Hearing Examiner Mapp adjourned the hearing at 2:23 P.M.

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

Approved this 10th day of August 2026



Jerome Mapp, Hearing Examiner

ATTEST



Pam Dilbeck, Sr. Administrative Specialist