



CANYON COUNTY PLANNING & ZONING COMMISSION
MINUTES OF REGULAR MEETING HELD
Thursday, June 18, 2026
6:30 P.M.

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

Commissioners Present: Robert Sturgill, Chairman
Brian Sheets, Vice Chairman
Harold Nevill, Commission Secretary
Geoff Mathews, Commissioner
Holley Werhanowicz, Commissioner
Anita Johnston, Commissioner

Staff Members Present: Dan Lister, Planning Supervisor
Emily Bunn, Principal Planner
Arbay Mberwa, Associate Planner
Amber Lewter, Associate Planner
Caitlin Ross, Hearing Specialist

Chairman Sturgill called the meeting to order at 6:30 p.m.

Commissioner Nevill read the testimony guidelines and proceeded to the first business item on the agenda.

Item 1: Consent Agenda – Action Items

- A. March 19, 2026 MINUTES**
- B. April 16, 2026 MINUTES**
- C. Case No. OR2026-0001 – Highway District 4: Approve FCOs**
- D. Case No. CR2025-0010 – Tabarini: Approve FCOs**

MOTION: Commissioner Nevill moved to approve the Consent Agenda as presented, seconded by Commissioner Sheets. Voice vote, motion carried.

Item 2A:

Case No. RZ2021-0061-MOD: Canyon County Development Services Department requests that the conditional rezone (Case #RZ2021-0061) with development agreement (23-123) on Parcel R33952010 (11.41 acres) be terminated. The decision includes an ordinance reverting the zone of the property from a “CR-C-2” (Conditional Rezone – Service Commercial) zone to an “A” (Agricultural) zone on the County Official Zoning map. The subject property is located at 9145 HWY 44, Middleton.

Planning Supervisor Lister described the request before the Commission as being a termination of a development agreement and rezone. On September 14, 2023, a development agreement/rezone was approved, allowing a storage facility. The use did not commence by September 14, 2025, and has expired. The zone would revert back to agricultural.

Commissioner Nevill asked if there were any changes that have been made to the property that would change the character of the area. Planning Supervisor Lister stated there have been no changes.

Chairman Sturgill stated that he got the impression from the staff report that the applicant may desire to pursue different commercial uses that were not included in the development agreement. Planning Supervisor Lister stated that the applicant was provided with options as to what they could do. Terminating the development agreement and asking for a different zone / uses was one of those options. Chairman Sturgill stated that his concern that if this reverts back it may be more difficult in the future to get a rezone or CUP given the traffic situation on Hwy 44. Planning Supervisor Lister stated he could only speak to the emails with the applicant. He believes the applicant was trying to sell the property and with the limited uses he was not able to finalize a sale. Planning Supervisor Lister added that there is an email from the applicant indicating they were okay with the reversion.

MOTION: Commissioner Sheets moved to close public testimony on Case No. RZ2021-0061-MOD, seconded by Commissioner Nevill. Voice vote, motion carried.

Deliberation:

Commissioner Sheets thanked staff for taking a proactive approach on these types of issues. He knows there are a lot of conditional use permits / development agreements that were planned but did not come to fruition. He felt that it was appropriate for these development agreements to be revisited.

MOTION: Commissioner Sheets moved to **recommend approval** of Case No. RZ23021-0061-MOD to the Board of County Commissioners and adopt the Findings of Fact and Conclusions of law as presented. Seconded by Commissioner Nevill.

Discussion on the Motion:

None.

Roll call vote: 6 in favor, 0 opposed, motion passes.

Item 2B:

Case No. CU2026-0012: The applicant, Carlos Torrez, is requesting a conditional use permit for a staging area, contractor shop, and nursery (retail/wholesale). The applicant is proposing the hours of operation be 6:00 a.m. to 7:00 p.m. Monday through Saturday, to have 15-20 employees on site, and a site-obscuring fence and landscaping to aid in screening the business operations. The subject property is located at 246 N Robinson Blvd, Nampa, ID.

Chairman Sturgill affirmed the applicant to testify.

Carlos Torrez – (Applicant) IN FAVOR – 655 E. Kingsford Dr., Meridian, ID 83642

Mr. Torrez stated that he is requesting a conditional use permit at 246 N. Robinson Rd., Nampa. He came before the Commission in December looking to do a conditional rezone and was advised to reconsider and reapply for a conditional use permit. He owns a landscape business, "New Life Landscape." They install swimming pools, trees, plants, shrubs, grass, & sprinklers. He would like to utilize the property for a staging area. They would like to build a shop with an office to serve the community with different landscape goods, bulk materials, boulders, trees, plants, etc. There will be some landscaped areas along the frontage of their property and at the entrance.

Commissioner Nevill asked Mr. Torrez if he had the opportunity to review the 20 recommended conditions of approval. Mr. Torres stated that there were a couple he would like the Commission to reconsider if possible. In regard to the condition requiring that materials being hauled away within five days. He would like 15 business days because they process some of the materials before hauling off. Mr. Torrez requested that the site obscuring fence be allowed to be installed by February 2027 if possible. Commissioner Nevill asked if the barn would be utilized for the staging area. Mr. Torrez stated that the barn would likely be demolished due

to the cost associated in rehabbing it up to code.

Commissioner Sheets asked about recycling and repurposing of different materials brought to the site and asked for clarification as to what that entails. Mr. Torrez stated that they do not do any of the recycling but do separate the material brought on site. It is not his intention to crush anything. Tree waste can be burned, pursuant to fire permits.

Chairman Sturgill asked Mr. Torrez if he would have any concern with a condition that the conditional use permit expire upon transfer of ownership of the property. Mr. Torrez stated that he does not intend on selling the property but would prefer not to have that condition.

Principal Planner Emily Bunn reviewed the Staff Report for the record.

Commissioner Sheets asked if staff had any concerns with the proposed modifications to the conditions noted by the applicant during his testimony. Planner Bunn did not have any concerns.

Commissioner Nevill asked if staff had any thoughts regarding expiration of the conditional use permit upon change of ownership. Planner Bunn recalled a recent condition placed on an approval that if a change of ownership does happen, they would need to meet with DSD staff and go over the conditions to make sure that they understand them.

Chairman Sturgill asked Mr. Torrez to come back up to the podium.

Carlos Torrez – (Applicant) IN FAVOR – 655 E. Kingsford Dr., Meridian, ID 83642

Mr. Torrez stated that he liked the verbiage Planner Bunn noted in regard to change of ownership.

MOTION: Commissioner Sheets moved to close public testimony on Case No. CU2026-0012, seconded by Commissioner Nevill. Voice vote, motion carried.

Deliberation:

Commissioner Sheets had no issue with the proposed condition modifications or the additional condition in regard to change of ownership. He added he would be in favor of changing the timeframe to remove materials to 15 days and extending the time for the site obscuring fence installation to February 28, 2027.

MOTION: Commissioner Sheets moved to **approve** Case No. CU2026-0012, with a modification to condition 11 allowing 15 business days to remove materials. Modification to condition no. 17 to state that the six-foot-high site obscuring fence and landscaping shall be constructed in the northern, southern, western and eastern boundaries in substantial compliance with the landscaping and fencing plan (Exhibit A1) to be completed by February 18, 2027. Addition of condition 21 to include a notarized statement and/or consultation with DSD upon a change of ownership. Seconded by Commissioner Nevill.

Discussion on the Motion:

None.

Roll call vote: 6 in favor, 0 opposed, motion passes.

Item 2C:

Case No. CU2025-0020: The applicant, Bulmaro Rosales, represented by Silvestre Castaneda, is requesting a conditional use permit for a contractor shop and staging area for a total of 17 vehicles and equipment ranging from 4 semi-trucks to tractors and trailers on the east 2.75 acres of the 7.83-acre parcel in an "A" (Agricultural) zone. There will be five (5) employees with hours of operations six (6) days a week from 6 a.m. to 10 p.m.

primarily during harvest season (August to October). The subject property is located at 4420 Farmway Road, Caldwell.

Chairman Sturgill affirmed the applicant to testify.

Sylvestre Castaneda (Representative) IN FAVOR - 119 7th Ave. Ste. 2- Nampa, ID 83651

Mr. Castaneda stated that his clients are requesting a staging area to store semi-trucks. They own several semi-trucks, and the intention is to have the vehicles on the property when not in use. His clients live on the property, and it is their personal residence. This site had been used as a staging area for agricultural services in the area for many years. The proposed use would not be detrimental to the area and would not change it. They would like to continue serving the agricultural area for transportation of beets and potatoes. Mr. Castaneda stated that the small shop on site and the intention is to replace it in a different area on the property. The previous owner had tire storage and junk cars, but the present owner has cleaned up the property and removed the junk. Mr. Castaneda stated they will do some small mechanical work such as changing a tire or small repairs, but big repairs will be done elsewhere. This small work would only be done on the applicant's vehicles and would not be a commercial use. The employees are the owners and drivers of the vehicles.

Commissioner Nevill asked Mr. Castaneda if they were ok with condition no. 13 requiring trash, debris, and junk to be removed within 60 days. Mr. Castaneda stated that all of the tires are gone. Commissioner Nevill stated what the remainder of the property would be utilized for. Mr. Castaneda stated that that the applicants want to leave it like it is, including a garden.

Commissioner Werhanowicz asked when Mr. Rosales purchased the property. Mr. Castaneda stated in 2025. Commissioner Werhanowicz asked if the code enforcement violations were from the prior owners. He stated yes.

Chairman Sturgill referenced exhibit B1 and asked if the applicant would be amendable to a condition restricting fuel storage and only minor automotive repairs can be conducted. Mr. Castaneda stated it depends on the amount of fuel, 5 or 10 gallons may be on site, but he had no issue otherwise.

Associate Planner Arbay Mberwa reviewed the Staff Report for the record.

Commissioner Sheets asked if the City of Caldwell had a request for a pre-annexation agreement and referred to condition no. 12. Planner Mberwa there was not, but condition no. 12 was a request by Southwest District Health that they connect to services. Commissioner Sheets asked if staff was aware if Caldwell was amendable to allowing them to connect to city services. Planner Mberwa was unsure but noted that the city did indicate that services are along Farmway.

Commissioner Nevill asked how many homes could be put on the property. Planner Mberwa stated that they currently have a primary residence, and a secondary could be placed. Commissioner Nevill asked if a hearing was required for a secondary or do they go to Development Services to apply for the secondary dwelling. Planner Mberwa indicated that a building permit would be required. Code requires that the property owner has to live on site and that the secondary residence has an address.

Chairman Sturgill referenced Exhibit E4 and asked about the recommendations of addressing. Planner Mberwa explained the requirements for addressing noted in the letter. If in the future, a contractor's shop were constructed/used it would need to be addressed.

Commissioner Johnston requested clarification on the number of trucks and hours/days of operation. Planner Mberwa stated that the 24-hour operations would be restricted to five semi-trucks that are contracted with the Simplot Company. The typical hours would be 6 a.m. to 10 p.m. six days a week.

Chairman Sturgill affirmed the witnesses to testify.

Testimony:

Dean Waite – IN NEUTRAL – 2154 East Timber Trail St., Kuna, ID 83634

Mr. Waite stated that he is part of the development group that owns the property kitty corner from the site. He added that he is a big proponent of private property rights and supports the agricultural community. Mr. Waite referenced pg. 32 of the staff report which shows two different site plans, one is hand drawn and one appears to be computer drawn. He would support the condition that the applicant does not access the site via the subdivision. He noted that conditions should be required for screening with landscaping. Mr. Waite is excited to see a new owner take care of the site and clean it up.

Galen Hill – IN NEUTRAL – 1404 Carol St., Meridian, ID 83646

Mr. Hill stated that the applicant has cleaned up the property compared to what it used to be. His concern is that whatever traffic ends up happening as a result of the use, he wanted assurance that he would still be able to get in and out of his property. The ditch that goes through the property needs to be maintained for farming.

Commissioner Nevill asked Mr. Hill to depict where the easement was located. Using a map on screen, he pointed out where this was located and added that the access is shared.

Ron Graves – IN OPPOSITION –1126 Brightwater Ln., Boise, ID 83706

Mr. Graves represents VE Graves & Sons who own property to the west of the site. They object to the conditional use permit and feel that the operation is a commercial and private off -street parking facility for a trucking operation. The applicant is operating 17 trucks and vehicles on the site and Mr. Graves was unsure how this could possibly occur with only five employees. The applicant has said that they will be in operation 24 hrs. a day and 6 days a week and other times of the year they will be operating from 6 a.m. to 8 or 10 p.m. Mr. Graves stated that historically the property was used for the Vassar family as part of their farming operation. The Vassar's lived on the property and farmed several farms in the neighborhood. Their farm equipment such as trucks and tractors were parked on the site. The applicant is requesting to expand to a commercial trucking operation. Mr. Graves stated that an important condition of the granting of this permit would be the continued enforcement of cleanup on the property, so it does not accumulate junk, wrecked vehicles, truck parts, etc. He added that the proposed use is not compatible with Caldwell's Comprehensive Plan which was adopted in 2025. Although the property is not within the impact area it is adjacent. He is concerned about the noise from the operation as well as traffic hazards. Slow moving trucks pulling out or into the property should be right in right out only. Farmway Rd. is slated to be expanded in the future, and for safety reasons that condition should be imposed.

Planning Supervisor Lister stated that they do look at IDWR water monitoring for quality and quantity. There were some quality issues that the applicant would address, but there was no information that showed that the quantity has shifted much in this location. Idaho Department of Water Resources is the agency that monitors these issues and was unaware of a study in this location. The most recent review of water rights is south of the lake where a moratorium was put into place.

Sylvestre Castaneda – (Representative) REBUTTAL – 119 7th Ave. Ste. 2- Nampa, ID 83651

Mr. Castaneda stated that the property was in bad shape, but the applicants had cleaned it up. This use is a private enterprise and not a commercial operation. The applicant would not be opposed to hooking up to city services when the time came. They are willing to comply with the conditions and are looking forward to

continuing to improve the property. As far as the easement is concerned, they will not make it worse for him, they intend on making it better and understand that he has a right to get into his property.

Commissioner Mathews asked if there would be 17 trucks and trailers that would be parked on the site. Mr. Castaneda stated that the number 17 was added just in case it increases, but it's more like 10-12. There will probably be between 5-6 at all times.

MOTION: Commissioner Sheets moved to close public testimony on Case No. CU2025-0020, seconded by Commissioner Nevill. Voice vote, motion carried.

Deliberation:

Commissioner Nevill stated that he is in favor of the conditional use permit with conditions. He doesn't propose any changes to the existing conditions but wanted to add a 14th, a prohibition on bulk fuel storage and no major vehicle repairs. He also suggested adding a 15th condition that describes the landscaping buffers along Farmway.

Commissioner Mathews stated that in regard to Caldwell's request for a 25 ft deep landscaping barrier out front, he felt that would cause safety issues for trucks getting on and off at Farmway and he is not in favor of that.

Commissioner Nevill added that 25 ft. is too much and agreed with that. He added that whatever wording the Commissioners come up with in regard to the landscaping along Farmway and the north end needs to be clarified.

Commissioner Mathews stated that he would be in favor of eliminating landscaping along Farmway.

Commissioner Nevill added that he was not sure that it could be eliminated entirely, but some landscape should be required.

Chairman Sturgill asked Commissioner Mathews why he felt this would be a hazard. Commissioner Matthews stated that traffic travels at 50 mph along Farmway Rd. If equipment is pulling out onto Farmway from this property, they can't see if there's traffic coming and had concerns with visibility.

Commissioner Sheets was okay with the landscaping buffer and did not think there would be trees planted up to the edge of the road. The landscaping could be rocks, shrubs, and small items. He would like an additional condition that ensures that access to adjacent properties are not impeded.

MOTION: Commissioner Nevill moved to **approve** Case No. CU2025-0020, and accept staff's Findings of Fact, Conclusions of Law, with the addition of three (3) additional conditions. Condition 14 that there shall be no bulk fuel storage on site and no major vehicle repairs on site. Condition 15, that a three-foot landscaping buffer be installed along Farmway not to interfere with the access and a six-foot landscaping buffer along the northern boundary. Condition 16, requiring that access to adjacent properties be maintained. Seconded by Commissioner Mathews.

Discussion on the Motion:

Commissioner Sheets asked if the Commission would be amenable to adding a condition that upon change of ownership a notarized acceptance of the conditional use conditions and/or confirmation of discussions with DSD staff.

Commissioner Nevill noted that condition no 3 states that the use is not transferable to other property or individual. But was fine with the addition as was Commissioner Mathews.

Chairman Sturgill stated that condition no. 3 should also be modified to add the verbiage about a notarized acceptance, using language from the previous hearing. Planner Bunn indicated she would add that language.

Roll call vote: 6 in favor, 0 opposed, motion passes.

Item 2D:

Case No. CU2025-0016: The applicant, David Olsen, represented by Borton-Lahey Law, is requesting a Conditional Use Permit for an RV Park on approximately 3.35 acres in an "A" (Agricultural) zone. The subject property has an approved conditional use permit for 7 mobile homes on the property. The request allows for up to eight (8) RVs in place of two (2) of the approved manufactured home sites. The subject property is located at 24938 Farmway Rd, Caldwell, also referenced as Parcel R38154.

Chairman Sturgill affirmed the applicant to testify

Todd Lahey – (Representative) IN FAVOR – 12905 Venicia Ct., Nampa, ID 83651

Mr. Lahey stated that the request is for a conditional use permit for an RV park with up to 8 spaces on the subject property. The applicant also has a conditional use permit for a mobile home park that is 20 plus years old and that CUP allows for up to seven mobile homes. This would allow for two of those homes not to be used and replaced with up to four RV spaces per mobile home space. Mr. Lahey reiterated that the applicant wants to correct the code compliance issue and make sure they are operating in compliance into the future. The applicant has taken care of all of the agency compliances (Highway District & Southwest District Health). Mr. Lahey noted that the property is not agricultural ground even though it is zoned that way. The property is small and is adjacent to existing larger mobile home parks, so the use would not negatively impact or change the character of the area. Mr. Lahey referred to photos in his slideshow and noted that the mobile homes on the property are orderly, neat, and maintained in good condition. He stated that mobile homes are a different use than RV parks and RV spaces, but they're very compatible with one another. The location is centrally located with golf courses and recreational activities within driving distance. Mr. Lahey stated that he listened to a recent case that was heard by the Commission, Rivers Edge RV Park, and there are some common themes that apply to all conditional use permits for RV parks. That particular applicant was also attempting to fix various code violations and bring it into compliance. Mr. Lahey stated that the focus needs to be on the application not on past non-compliance. He stated that people use RV's these days for temporary housing, longer term housing, building a home, etc. The applicant in the River's Edge case did not want a restriction on length of stay. His client knows what the code says, and its focus is primarily on temporary use. Mr. Lahey added that the staff report looks at the historic non-compliance and not the application for what it is, a compliant RV park. The county can't provide an opportunity in code to apply for a conditional use permit and deny it because it's hard to enforce. Mr. Lahey proposed additional condition that a log would be kept of various spaces and the time periods involved for review by the county upon request. Mr. Lahey stated that staff is legally incorrect in saying that the applicant is an unlawful expansion of the existing CUP for the mobile home park, which is a legal non-conforming use that you can't expand. The request is for a separate and distinct conditional use permit. You can have multiple-conditional use permits on property in the County if they fit the site. Mr. Lahey stated that the RV permit stands on its own and the review of the criteria.

Commissioner Sheets asked about the reduction in the mobile home park and the RV park. Mr. Lahey stated that this application would be conditioned so that only RVs could be placed if the seven spaces were reduced by two. Commissioner Sheets' concern is that the RV park CUP still states up to seven, and that what he understood from Mr. Lahey is that he would want a condition stating that the use for the RV park can't be approved unless two mobile home spaces are utilized for RVs. Commissioner Sheets wanted to make sure there was no meshing of the two CUPs. Mr. Lahey stated that the RV spaces cannot be used unless two of the mobile home spaces aren't utilized. The mobile home CUP does not require that you have them all the time, it's up to seven spaces and they could choose to do something less. Commissioner Sheets asked what the legal

non-conforming use was. Mr. Lakey stated that the legal non-conforming use is the conditional use permit for the mobile home park. At that time a mobile home park was allowed by a CUP, but that code has now changed. As a result, the CUP continues as a lawful non-conforming use as long as conditions are complied with and you don't expand it.

Commissioner Nevill suggested using language such as a ratio of four to one for every RV space would require one mobile home to be given up. Mr. Lakey referred to language he provided in his supplemental submittal, which states, if the owner does not make use of up to two of his seven mobile home spaces under CU2004-42, he may locate up to four RV spaces on the subject property for each one mobile home space not in use. For example, if the owner does not make use of the two mobile home spaces, he may have up to eight RV Spaces. Commissioner Nevill asked if there were any other temporary uses on the mobile park side, because it appeared the homes stayed for a period of time. Mr. Lakey stated that the manufactured homes are set on the property just like in a mobile home park. You can move them, but they are also designated to be more permanent on the property. Commissioner Nevill asked if there was a demand for both uses. Mr. Lakey stated that there is a demand for short, medium and long term stays.

Commissioner Mathews asked if the reason the mobile home park CUP isn't simply modified is because it is a non-conforming use. Mr. Lakey stated that the issue is there are two distinct uses. A mobile home park CUP was what was approved previously, and an RV park is an entirely different CUP. Commissioner Mathews shared Commissioner Sheets' previous concerns and stated that the enforcement of both gets very messy. Mr. Lakey didn't agree and noted that it is fairly easy to identify how many RV spaces & mobile home spaces there are, primarily because it is such a small number.

Chairman Sturgill referenced exhibit E1.2 from Southwest District Health Department, which suggests if the CUP would be granted it would trigger the requirement for a public water system. Chairman Sturgill asked if Mr. Lakey's client would be prepared to install this system if the CUP were to be approved. Mr. Lakey stated that his client spoke with Southwest District Health Department previously. Mr. Olson feels that the use doesn't meet this requirement based on the numbers. Mr. Lakey deferred additional answers to this question to his client.

Associate Planner Amber Lewter reviewed the Staff Report for the record.

Commissioner Nevill asked if any conditions were created by staff should the Commission decide to approve the request. Planner Lewter indicated that there were none provided.

Commissioner Werhanowicz stated that the emails from Southwest District Health seemed to end with a question. She asked if staff had spoken with the district on the phone and how the conversation went. Planner Lewter stated that based on the assumption of two-bedroom mobile homes and two residents per RV (26 people) a public water system would be required. She added that she spoke with Anthony, and it was determined that they would need a public water system.

Chairman Sturgill asked what the actual threshold is. Planning Supervisor Dan Lister stated that it is 15 connections or 25 people for 60 days. If it goes beyond that the public drinking water system is required. Chairman Sturgill asked how many RVs were on site when staff conducted their visit in November. Planner Lewter did not recall the exact number but believed it was around eight.

Chairman Sturgill affirmed the witnesses to testify.

Testimony:

David Olson – (Applicant) IN FAVOR – 10947 Wagon Trail Ln., Middleton, ID 83644

Mr. Olson stated that he has lived in the Middleton area all of his life. This use was started approximately 20 years ago. He believed he was in compliance and had not received any notice until a couple of years ago. He was told he needed to meet with the Health Department, Highway Department, and Fire Department, which he did. After that time, he believed still that he was in compliance. He was then told that he was not compliant with the requirement to have a fence. In regard to the tiling of the ditch, he did not want to tile a ditch that was not on his property due to legal issues. Mr. Olson stated that there is a lot of wastewater, sediment, and debris that comes down the ditch. He did not want it to back up and create problems for anyone else. Mr. Olson stated that approximately 80 percent of RV parks are long-term with waiting lists. Mr. Olson stated that the public water system is required at 17 hookups or 25 people and he is under both numbers. If he goes over, he understands a public drinking water system would be required.

Commissioner Nevill asked who required the tiling of the ditch. Mr. Olson stated that it was the original Commissioner's meeting and there was a misunderstanding due to several drainages on his property. He went back before the Commissioner's to change that.

Chairman Sturgill referenced exhibit F.1 which indicates that trash comes through the property and clogs the pipe under Farmway road which backs up the water. Mr. Olson stated there are many trees in the area and in the fall and spring leaves and tree debris comes down the ditch. Mr. Olson questioned how the debris being claimed to come from his property could make it to Farmway Rd. as it is very far away. Mr. Olson stated that the pipe can get clogged and every couple of years it needs to be cleaned out.

Commissioner Sheets asked if there was an onsite manager or the RV park. Mr. Olson stated that if there are problems people can call him, they all have his number. Mr. Olson added that the agreements regarding the park rules are explained. All of the spots are individual meter based, and they have frost free spigots. Mr. Olson noted that if rules are not followed, the tenant will need to move on.

Commissioner Nevill asked if Mr. Olson would have settling pond or something similar to collect water off hard surfaces. Mr. Olson stated that the whole area is a sandpit.

Chairman Sturgill asked about eviction policies, specifically notices & periods and what the process for eviction is. Mr. Olson stated that if a tenant does not pay within three days, a notice to evict is provided. After three days his attorney is contacted. It takes approximately two weeks to get to court. If at that time they still haven't paid it is a simple process and a writ of eviction drawn up and they have 24 hours to vacate. Chairman Sturgill asked what the term for RV rental is. Mr. Olson stated that it is month to month and is a standard contract that other RV parks use.

Victoria Brooks Olson – IN FAVOR – 10947 Wagon Trail Ln., Middleton, ID 83644

Ms. Olson is in support of the RV park. She has been a real estate agent in the valley for nearly 30 years and has seen the need for rentals and affordable housing. The need for long term RV living is also needed. Ms. Olson stated that there are people in the medical field who travel/work and need the stays. She stated that they live close to the park, so if there is something that needs to be done, it gets done.

Brandy Thresher – IN FAVOR – 24938 Farmway Rd., Space 5C, Caldwell, ID 83607

Ms. Thresher lives in one of the spaces in the RV section of the site and have lived there for 10 years. The applicant offers a quiet, clean, drama free, safe place that is also affordable. Everyone does their part to keep up their spots. There is a small ditch that flows behind their RV spot, and it is cleaned every spring by raking out debris. There are many trees that line the ditch on both sides of the fence and tree debris gets into the ditch, so it needs to be cleaned. Ms. Thresher stated that without this spot they'd have no place to go. She

stated that it could be quite some time before they could find a spot, due to waiting lists as well as requirements for the year of the RV itself.

Chairman Sturgill understood that whether the CUP was granted or not they would have to move based on the duration of stay. Ms. Thresher stated that she understands and reiterated they have no place to go. Chairman Sturgill stated that he is a big believer that if the laws don't make sense work to change them. He asked Ms. Thresher if she was aware of any effort to change the rules regarding RVs in Canyon County. Ms. Thresher was not aware of any such push. There is a pushback against RV living but many don't have another option. She added that she and her husband both work but are still living paycheck to paycheck. The applicant's rent is reasonable.

Sean Newberry – IN FAVOR – 24938 Farmway Rd., Space 4D, Caldwell, ID 83607

Mr. Newberry agreed with previous testimony in favor. He added that everyone who lives there keeps it clean and doesn't understand the comments about trash lying around.

William Arbaugh – IN FAVOR – 24938 Farmway Rd., Space 5A, Caldwell, ID 83607

Mr. Arbaugh stated that everyone keeps their areas clean. He added there is a ditch that runs behind the site, and the trees leave debris. Mr. Arbaugh stated that Mr. Olson offers very affordable living and takes care of any issues immediately. He added that he is handicapped, and if this is not approved, he does not know where he will go.

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

Mr. Lakey stated he has met Jay and Dan at Development Services regarding an ordinance change. He referred to his proposed condition with a 60-day requirement and noted that it provides flexibility if the county changes the ordinance for longer term stays. He added that they are asking for the 60-day requirement that was applied in the River's Edge case. The Commission heard testimony in regard to the applicant being a good operator, the site being well maintained, and that the park should be approved with the right conditions to make sure it is in compliance. Mr. Lakey stated that there is a conditional use permit that applies to mobile homes, and it has a site plan. Compliance with that site plan is required and it notes where the mobile homes are located. The proposed site plan for the RV park indicates where RV's can be placed. The proposed RV park is small with up to 8 spaces proposed and the use would not have a significant impact on the character of the area. The proposed use is compatible with the mobile home parks nearby. Mr. Lakey emphasized that the Commission has to judge the application for what it is and what is being asked for as part of this request. This request is separate and distinct from the mobile home park. The applicant is willing to abide by conditions that were proposed with the additional condition of maintaining a log that can be available for inspection by the county to ensure that the 60-day requirement is met.

Commissioner Johnston asked if the original approval was just for mobile homes and not an RV park. Mr. Lakey stated the original CUP was for the mobile home park and up to seven spaces. It contained a site plan that depicted where the spaces would be located. This conditional use permit request is for the RV spaces located only in the area where there were two previous mobile homes. He added that the RV's were put in that particular location in lieu of the two mobile home spaces without a CUP, and the applicant is bringing forth this conditional use permit to be in compliance.

Commissioner Nevill asked for clarification on the length of stay noted in Mr. Lakey's rebuttal testimony in which he stated 60 days but thought it should be 180 days. Mr. Lakey indicated that he had misspoke, and yes, it should be six months or 180 days. Commissioner Nevill asked what the reasonable time would be to change the code Mr. Lakey referred to in his testimony. Mr. Lakey stated that they could have an application in pretty quickly but could not commit to a timeframe on what occurs after that but estimated 3-6 months.

Chairman Sturgill asked how a temporary housing lot looks different than a recreation and vacation property in regard to amenities and infrastructure? Mr. Lakey stated that it depends on size, but in a park this small he did not feel that there was a difference as far as amenities or infrastructure. If it was a larger scale park trying to draw people in, you may have a pool or clubhouse. Chairman Sturgill who would be responsible for enforcement of the temporary housing if this were to be approved? Mr. Lakey stated it would be the county responsible for code enforcement. However, the applicant is trying to put into place the information and tools to assist in that effort. Chairman Sturgill asked if the applicant would be amenable to a condition that the CUP would be revoked if it was demonstrated that a term violation had occurred? Mr. Lakey stated that it is already in code. Chairman Sturgill felt that the condition with specific wording as a condition would be appropriate. Mr. Lakey conferred with his client, Mr. Olson, and stated the applicant is committed to compliance so he's not afraid of a revocation for non-compliance. Understanding that they are trying to pursue an ordinance change, and if that doesn't pass, it's still a six-month stay. Mr. Lakey stated that it might be worth understanding that once the CUP was granted the six-month clock begins for people that are there to help with that transaction.

Commissioner Werhanowicz asked if the six months was specific to the space or the property itself? MR. Lakey stated that the intent is that one can't spend six months in once space, move over two spaces and get another six months. It is six months on the property.

Commissioner Nevill asked Planning Supervisor Lister why the county does not allow long term RV parking. Planning Supervisor Lister stated that it was taken away in approximately 2005. Mr. Olson's CUP was approved in 2002 for a mobile home park, under a PUD. The allowance for mobile home parks was removed from the code primarily because those uses should be closer to city amenities and services. He added that he has had discussions with Mr. Lakey about changing the code. Mr. Lakey agreed that it is something that needs to be looked at. There is room for appropriately worded changes in the ordinance. In regard to amenities, it depends on size and scope.

Planner Lewter stated that each conditional use permit needs to be looked at individually. In regard to River's Edge, it was a legal non-conforming park that had items in place for short-, medium-, and long-term stays. Chairman Sturgill asked how many conditions were placed on the River's Edge CUP. Planner Lewter stated there were 11 conditions. Planning Supervisor Lister read sections of county code in regard to non-conforming uses.

MOTION: Commissioner Sheets moved to close public testimony on Case No. CU2025-0016 seconded by Commissioner Nevill. Voice vote, motion carried.

Deliberation:

Commissioner Nevill stated that he does not believe this can be properly conditioned this evening. He noted that this is a concern he's raised on other requests that it is too complicated to craft the conditions from scratch at this time in the evening.

Commissioner Mathews stated that he is sympathetic to the need for affordable housing and understands that there are a lot of people in the county living in RVs that are not just for recreational use. He added that he did not believe that this can be conditioned to make it work.

Commissioner Sheets stated that he believed that this could be conditioned, but he cannot approve it because of missing information. He stated that he is missing information about the exact site layout, what sites are used, what is moving, etc. He also has questions about the Southwest District Health public water system. He added that the Commission does not have recommended conditions of approval that can be reviewed and refined. Commissioner Sheets believed the impact to the area would be minimal due to the small scale. Due to the missing information, he would like to continue the case to August.

Commissioner Johnston stated that if there was a way to condition the case, she would like to be able to do that, however, she does not feel this can be achieved this evening.

Commissioner Werhanowicz stated that usually there is a list of conditions that are recommended but the Commission has nothing to work with. She agreed with Commissioner Sheets.

MOTION: Commissioner Nevill moved to **table to a date certain of August 6, 2026**, for Case No. CU2025-0016, to allow staff to provide recommended conditions of approval to include a 180-day stay, information in regard to a public water system, and a defined site plan. Seconded by Commissioner Sheets.

Discussion on the Motion:

Chairman Sturgill stated that he does not believe the use can be properly conditioned to address the four criteria into a positive so he will not be voting to continue the case.

Roll call vote: 4 in favor, 2 opposed, motion passed.

3. DIRECTOR, PLANNER, COMMISSION COMMENTS:

Planning Supervisor Lister recommended if the Commission had feedback for staff on the July 2nd meeting to be prepared to talk about what staff is doing right, wrong, how staff can improve, etc. It is a great time to discuss together.

Commissioner Werhanowicz asked if there was a way for the Commission to get an audit on cases that have been approved that have not been built within the timeframe. Planning Supervisor Lister discussed prior application of the code and what is being done now in regard to conditional rezones. He added that conditions have to be met before the "CR" zoning is put in place. Planning Supervisor Lister stated that the audit would take some time.

4. ADJOURNMENT:

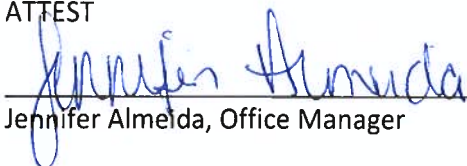
MOTION: Commissioner Nevill moved to adjourn, seconded by Commissioner Werhanowicz. Voice vote, motion carried. Hearing adjourned at 10:17 P.M.

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

Approved this 6th day of August 2026


Robert Sturgill, Chairman

ATTEST


Jennifer Almeida, Office Manager