

# Jimenez-Arredondo CU2025-0013-APL

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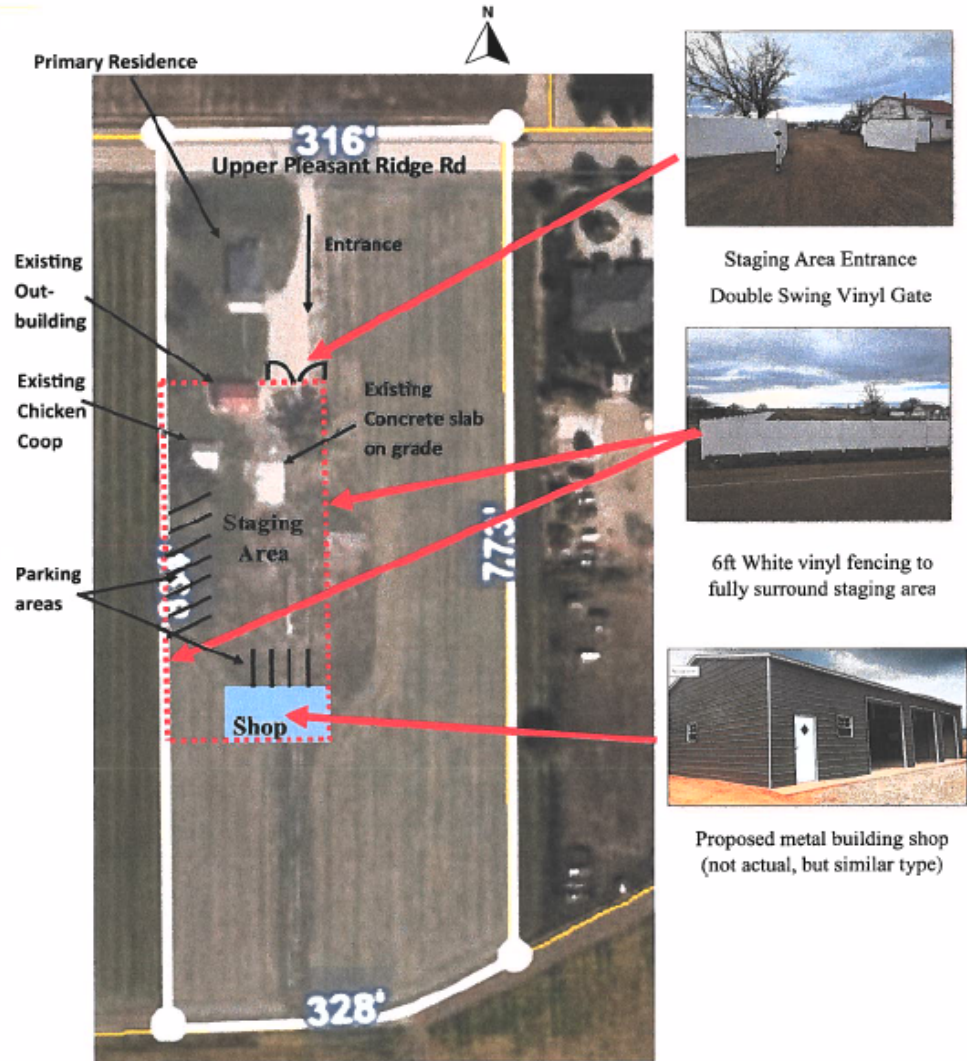
REPRESENTATIVE: JAIME HUERTA

OWNER: JUAN JIMENEZ-ARREDONDO



## 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

# REQUEST

The appellant requests the Board to overturn the denial of case CU2025-0013

Conditional Use Permit for a **Staging Area and Contractor Shop** for a fencing and landscape business.





# LOCATION

Parcel R35530

Located at 17665 Upper Pleasant Ridge Rd, Caldwell

Approx 1 acre of 5.95 acres

Zoned "A" (Agricultural)



# EVALUATION CRITERIA (07-07-05):

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- (1) Is the proposed use permitted in the zone by conditional use permit?
- (2) What is the nature of the request?
- (3) Is the proposed use consistent with the comprehensive plan?
- (4) Will the proposed use be injurious to other property in the immediate vicinity and/or negatively change the essential character of the area?**
- (5) Will adequate water, sewer, irrigation, drainage and stormwater drainage facilities, and utility systems be provided to accommodate the use?
- (6) Does legal access to the subject property for the development exist or will it exist at the time of development?
- (7) Will there be undue interference with existing or future traffic patterns?**
- (8) Will essential services be provided to accommodate the use including, but not limited to, school facilities, police and fire protection, emergency medical services, irrigation facilities, and will the services be negatively impacted by such use or require additional public funding in order to meet the needs created by the requested use?



# EVALUATION CRITERIA (07-07-05):

(1) Is the proposed use permitted in the zone by conditional use permit?

Zoning Classification	A	R- R	R-1	R-2	C-1	C-2	M- 1	M- 2	MU- A
Staging area	C	-	-	-	A	A	A	A	A
Contractor shop	C	-	-	-	C	A	A	A	A

**CCCO §07-02-03: DEFINITIONS ENUMERATED:**

**CONTRACTOR SHOP:** May include, but not be limited to, a building where a contractor conducts his business, including offices, and parking of equipment and employee parking.

**STAGING AREA:** An area where equipment and/or materials are stored for use conducted entirely off site.



# EVALUATION CRITERIA (07-07-05):

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## (2) What is the nature of the request?

### Staging Area and Contractor Shop.

10 Employees

#### Parking:

- Parking Spaces for 10 Employees
- Parking for Company Vehicles

#### Loading and Unloading of Materials

#### Hours of Operation

- Monday – Friday, 7:00 am to 7:00 pm





## Planning and Zoning Commission's Findings:

# EVALUATION CRITERIA (07-07-05):

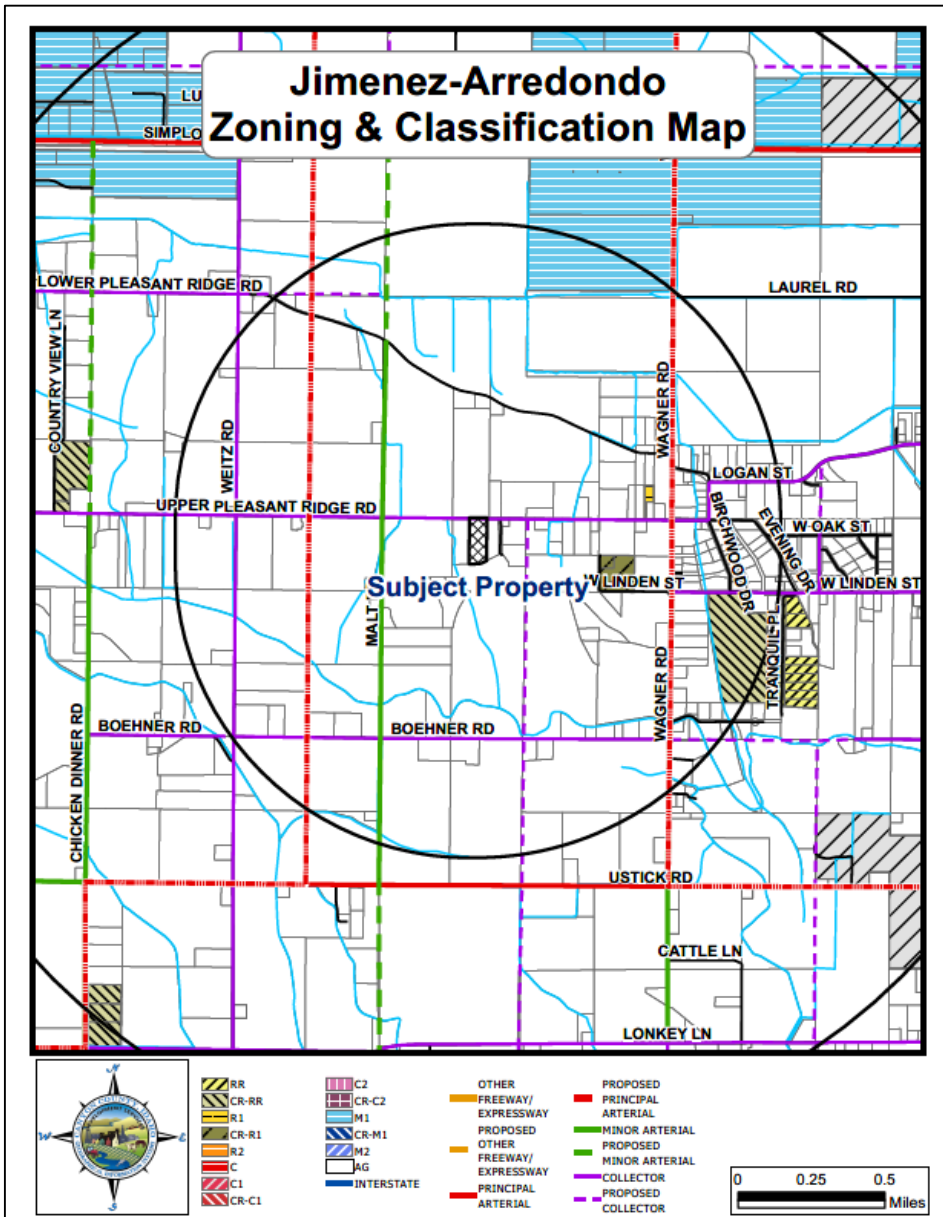
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### **(4) Will the proposed use be injurious to other property in the immediate vicinity and/or negatively change the essential character of the area?**

Yes, based on public testimony.

- “Moved to the area to enjoy the agricultural area, and it is now turning into an industrial park.”
- “Wants privacy, peace and quiet, and a good investment.”
- “Concerned that the applicant will not abide by the hours of operation and will become a full delivery business, operating at all hours.”
- “The 6-foot sight-obscuring fence makes farming difficult because it makes it difficult for the farmer to turn around in the tractor.”





## Appellant's Response:

# EVALUATION CRITERIA (07-07-05):

(4) Will the proposed use be injurious to other property in the immediate vicinity and/or negatively change the essential character of the area?

No.

- Concerns are mitigated with conditions
- The area is a mixed-use it is not exclusively residential or agricultural.
- The denial is not supported by substantial evidence.

# EVALUATION CRITERIA (07-07-05):

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**(5) Will adequate water, sewer, irrigation, drainage and stormwater drainage facilities, and utility systems be provided to accommodate the use?**

- Water, irrigation, sewer, and utility systems are available.
- Drainage and stormwater drainage will be retained onsite.





# EVALUATION CRITERIA (07-07-05):

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**(6) Does legal access to the subject property for the development exist or will it exist at the time of development?**

Yes.

- Upper Pleasant Ridge Road



## Planning and Zoning Commission's Findings:

# EVALUATION CRITERIA (07-07-05):

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### **(7) Will there be undue interference with existing or future traffic patterns?**

Yes, based on public testimony.

- “Upper Pleasant Ridge Road is slowly turning into Highway 19, yet it is not classified as a highway.”
- “Among at least three properties, approximately 50-80 trucks are coming onto Upper Pleasant Ridge Road a day.”
- “Concerned that traffic is getting more dangerous and that there are smaller kids in the area.”
- “Upper Pleasant Ridge Road goes for 30 mph to 50 mph; the road should never go to 50 mph.”
- “There is a school bus stop a quarter mile from the subject property.”



## Appellant's Response:

# EVALUATION CRITERIA (07-07-05):

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### (7) Will there be undue interference with existing or future traffic patterns?

No.

- Highway District did not oppose the application, and ITE Trip Generation estimates approximately 36 daily trips.

Use	ITE Code	Units	# of Units Proposed	PM Peak Trips	Daily Trips
Specialty Trade Contractor	180	Employees	10	7	36

- Testimony included unrelated truck traffic.
- Road classification and speed enforcement fall within transportation and law enforcement authorities and are not a lawful basis for denying.





# EVALUATION CRITERIA (07-07-05):

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**(8) Will essential services be provided to accommodate the use including, but not limited to, school facilities, police and fire protection, emergency medical services, irrigation facilities, and will the services be negatively impacted by such use or require additional public funding in order to meet the needs created by the requested use?**

- Police and fire protection, emergency medical services, and irrigation facilities are provided.
- School facilities are not necessary.
- The use is unlikely to have a big impact on any of these essential services.





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

## Additional Criteria for a Contractor Shop:

### EVALUATION CRITERIA (07-14-09):

- (1) The use shall be contained within a building or behind a sight-obscuring fence.**

Yes.

- The storage of materials will be within a building.
- A sight-obscuring fence will be along the staging area boundaries.

# EVALUATION CRITERIA (07-14-29):

## Additional Criteria for a Staging Area

- (1) All work shall be conducted off-site.
- (2) Business vehicles shall be operable and parked on site, not on a public or private road.
- (3) Persons not employed on the premises may visit the premises for the purpose of picking up equipment and materials to be used elsewhere, including trucks offloading or transferring equipment and/or materials to other vehicles.
- (4) Employees may meet on the premises to share rides to and from job sites.
- (5) Employees' vehicles shall be parked on-site and not on a public or private road.



# NOTIFICATION (07-07-05) & COMMENTS:

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Agencies were notified on July 15, 2025, October 30, 2025, and February 19, 2026.

The following agencies responded:

- Southwest District Health
- Idaho Transportation Department
- Highway District No. 4
- Canyon County Building Department
- Caldwell Rural Fire District

Neighbors within 600' were notified on October 30, 2025, and February 19, 2026.

- One (1) public comment was received in opposition for the P&Z Hearing.
- Two (2) public comments were received in opposition for the BOCC Hearing.



# Decision Options:

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The Board of County Commissioners **may approve the appeal** and **overturn** the Planning & Zoning Commission's denial of the conditional use permit.

The Board of County Commissioners **may deny the appeal** and **uphold** the Planning & Zoning Commission's decision and direct staff to make findings of fact to support this decision.

The Board of County Commissioners **may table the hearing** and request additional information on specific items.





# RECOMMENDATION & CONDITIONS:

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In consideration of the application, staff concludes that the proposed conditional use permit is compliant with Canyon County Ordinance Section 07-07-05, 07-14-09, and 07-14-19. A full analysis is detailed within the staff report.

1. The development shall comply with all applicable federal, state, and county laws, ordinances, rules, and regulations that pertain to the subject property and the proposed use.
2. The applicant shall obtain the appropriate building permits for any future structures/improvements. Evidence shall be an approved document from the Canyon County Building Department and Caldwell Rural Fire District.
  - a. The existing out-building shall not be used for the staging area and contractor shop unless a change of occupancy to a commercial occupancy occurs.
3. The applicant shall comply with the applicable highway district's access requirements. The applicant shall obtain a permit prior to commencement of use.
  - a. Provided at the time of building permit, the applicant shall coordinate with Highway District No. 4 and obtain the necessary approvals for the intended use. Evidence shall be an approved approach permit from the subject highway district (**Exhibit D3**).
4. All exterior lighting, if installed, shall be downward-facing and directed away from surrounding properties. Compliance shall be demonstrated in the building plans submitted as part of the building permit submittal via an exterior lighting plan. Review and approval by DSD shall be completed before building permit issuance.
5. The applicant shall not impede, disrupt, or otherwise disturb the existing irrigation structures on and adjacent to the subject property without written approval from the irrigation district with jurisdiction.



# RECOMMENDATION & CONDITIONS:

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6. Signage shall meet CCCO §07-10-13 requirements and shall not exceed 32 sq. feet and 10 feet in height unless an additional sign permit is applied for and approved by the Director. If it exceeds 6 ft in height, a building permit is required.
7. The proposed development shall be in general conformance with the applicant's site plan, operations plan, and letter of intent (**Exhibits A2, A2.1, A3, and A4**).
  - a. The hours of operation shall be Monday – Friday, 7:00 am – 7:00 pm, as outlined in the applicant's land use worksheet (**Exhibit A4**).
  - b. Employees' vehicles shall be parked on-site and not on a public or private road. Business vehicles shall be operable and parked on site, not on a public or private road.
8. This conditional use permit must follow land use time limitation as stated in CCCO 07-07-23: "When a conditional use permit is granted, the land use or construction of its facility proposed in the application must have commenced within three (3) years of the date of the final decision by the presiding party or a court of appropriate jurisdiction. The improvements for the approved use must be completed within five (5) years of the same date."
  - a. Commencement shall be the date when condition numbers 3, 9, 10, 11, 12, and 14 have been met.
9. A dust mitigation plan shall be provided **180 days from the approval of the Conditional Use Permit** to the Development Services Department. Dust shall be controlled per applicable federal, state, and county laws, ordinances, rules, and regulations that pertain to operations, including but not limited to nuisance regulations (Canyon County Code of Ordinances Chapter 2 Article 1: Public Nuisances) and shall be consistent with Idaho Department of Environmental Quality (DEQ) requirements.
10. A sight-obscuring fence shall be constructed along the staging area perimeter as seen in **Exhibit A4, within 6 months from the approval of the Conditional Use Permit**. The placement of fencing shall take into consideration any easements that may be in place. Proof shall be submitted to the Development Services Department for review and approval.



# RECOMMENDATION & CONDITIONS:

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11. The applicant shall meet all applicable Southwest District Health (SWDH) requirements for the proposed uses. Evidence shall be a letter of review and approval from SWDH, provided **180 days from the approval of the Conditional Use Permit**.
  - a. The number of portable restrooms and maintenance shall be as recommended by Southwest District Health and must be located within the staging area perimeter as seen in **Exhibit A4**.
12. The applicant shall remove the occupied RV from the subject property or apply for the proper permitting, such as a temporary use permit for a 90-day permit or a conditional use permit for an RV park within **30 days of approval of the CUP**.
13. The applicant shall meet all applicable Caldwell Rural Fire District requirements for the proposed uses prior to commencement of use.
14. The applicant shall install a concrete containment field for the diesel tank consisting of a concrete slab with a minimum of a 6-inch concrete containment curb. Evidence shall be provided to Development Services **180 days from the approval of the Conditional Use Permit**.
  - a. The applicant shall meet the requirements of OSHA and DEQ for all business operations, including but not limited to the diesel tank.
15. The conditional use permit for a staging area and contractor shop shall be limited to Juan Jimenez-Arredondo and family. Should ownership of parcel R35530 change from Juan Jimenez-Arredondo or an immediate family member, the conditional use permit for a staging area and contractor shop shall terminate.



# Barnes VS Jimenez-Arredondo

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## **Barnes – Approved:**

- Staging Area & Contractor Shop for Construction Business.
- Comprehensive Plan – Rural Residential
- 6 Employees
- Hours of Operation: Monday – Thursday, 7 am – 5 pm
- 4 Public Testimony in Opposition
- Access off of a shared driveway from Eel Lane. Would have to make it into a private road. Unknown if private road requirements can be met.
- Eel Lane is classified as a local road.
- Applicant wanted the sight-obscuring fence requirement removed.

## **Jimenez-Arredondo – Denied:**

- Staging Area & Contractor Shop for Fencing and Landscaping Business.
- Comprehensive Plan – Agricultural
- 10 Employees
- Hours of Operation: Monday – Friday, 7 am – 7 pm
- 3 Public Testimony in Opposition
- Access off of Upper Pleasant Ridge Road.
- Upper Pleasant Ridge Road is classified as a major collector.
- Applicant began installation of the sight-obscuring fence requirement.



# APPROVAL OF THE APPEAL:

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“I move to approve the appeal and overturn the Planning and Zoning Commission’s denial of case CU2025-0013-APL, Jimenez-Arredondo, finding the application **does** meet the criteria for approval under Section 07-07-05 of Canyon County Code of Ordinances, with the conditions listed in the Planning and Zoning staff report.”



# DENIAL OF THE APPEAL:

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“I move to deny the appeal and uphold the Planning and Zoning Commission’s decision of case CU2025-0013-APL, Jimenez-Arredondo, finding the application **does not** meet the criteria for approval under Section 07-07-05 of Canyon County Code of Ordinances.”



# TABLING OF THE APPEAL:

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“I move to continue case CU2025-0013-APL, Jimenez-Arredondo, to a [*date certain or uncertain*].”

