



CONDITIONAL USE PERMIT PUBLIC HEARING - APPLICATION

PROPERTY OWNER	OWNER NAME: <u>Cristopher G. Lugo Dominguez</u>
	MAILING ADDRESS: <u>17747 Madison Rd Nampa ID 83687</u>
	PHONE: [REDACTED] EMAIL: [REDACTED]
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.	
Signature: <u>[Signature]</u> Date: <u>1/21/2025</u>	

APPLICANT: IF DIFFERING FROM THE PROPERTY OWNER	APPLICANT NAME: <u>Rosa E. Dominguez Tavera</u>
	COMPANY NAME: <u>Rosas House Cleaning</u>
	MAILING ADDRESS: <u>17747 Madison Rd Nampa ID 83687</u>
	PHONE: [REDACTED] EMAIL: [REDACTED]

SITE INFO	STREET ADDRESS: <u>17747 Madison rd Nampa Id 83687</u>
	PARCEL NUMBER: <u>R26488500</u>
	PARCEL SIZE: <u>2.22</u>
	REQUESTED USE:
	FLOOD ZONE (YES/NO) ZONING DISTRICT:

FOR DSD STAFF COMPLETION ONLY:

CASE NUMBER	<u>C02025-0007</u>	DATE RECEIVED:	<u>04/07/2025</u>
RECEIVED BY:	<u>EB</u>	APPLICATION FEE:	<u>1200</u> CK MO CC CASH

Canyon County, ID Web Map



4/8/2025, 9:28:39 AM



Multiple Parcel Search _Query result



Hydro_NHDFlowline



County Boundary



Current Impact Area



City Limits



Sections



ITDFunctionalClassification



Major Collector

Urban_2023



Red: Red



Green: Green



Blue: Blue

Imagery_2022



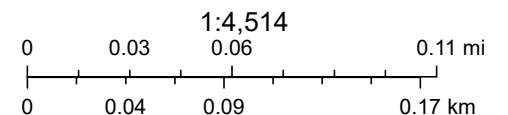
Red: Band_1



Green: Band_2



Blue: Band_3



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

updated letter of intent -
4.7.25

To Canyon County Development Center,

and Contractor shop

We are asking for permission or permit for staging at 17747 Madison Road in Nampa, ID 83687 with the business of Rosa's House Cleaning. Our equipment and products are stored inside but used and operated out of this site. This site will be used for employee parking, business cars, offices/break room space for meetings before work and restroom for employees before or after their shift.

We currently have about 10 employee cars and 10 business cars that will be parked at the back of the property. The only equipment we use are vacuums and microfiber cloths. The structure will be space for morning meetings and office space.

Clients will not be visiting the property. We go to our clients and their payments are handled outside of the premises. We will not have a sign of the business outside unless it's required.

The number of trips in and out of this property are as follows: Employees (approximately 10 vehicles) will arrive between 7-8am and switch to company vehicles (approximately 10 business vehicles) and leave the premises. At the end of their shift, usually between 4-6pm, they will arrive in the company vehicles and switch to theirs and leave for the day. With that being said we believe to be looking into a total of 40 trips.

The area for parking already has gravel and we do not plan to add more at this time.

If there are any other questions or concerns, please feel free to contact us at [REDACTED]

Thank you for your time,

Rosa Dominguez

Archived: Wednesday, July 16, 2025 1:45:10 PM

From: [Rosa's House Cleaning LLC](#)

Mail received time: Tue, 15 Jul 2025 09:05:46

Sent: Tue, 15 Jul 2025 09:04:32

To: [Amber Lewter](#)

Subject: [External] Re: Meeting Notes

Importance: Normal

Sensitivity: None

Attachments:

[image001.png](#) 

Good morning~

is correct, but we also have more than 40 vacuum cleaners for floors and carpets. We also offer a much wider variety of products, as I buy in big orders~

Rosa Dominguez

(208) 922-07-43

www.rosy3d.com

On Tue, Jul 15, 2025 at 9:00 AM Amber Lewter <Amber.Lewter@canyoncounty.id.gov> wrote:

Hello Rosa,

~

Here are my notes from what we discussed in our meeting on July 10, 2025:

~

- The number of employees you are asking for is 20.

~

- You store cleaning supplies such as bleach, pine sol, dish soap, uniforms, vacuums, and microfiber clothes.

~

- The microfiber clothes you wash onsite.

~

- The breakroom consist of a coffee area, no kitchen, two bathrooms, and no showers.

~

~

~

Thank you for clarifying these items with me.

~

~



Amber Lewter

Associate Planner

Canyon County Development Services Department

111 N. 11th Ave., #310, Caldwell, ID~ 83605

~

Direct Line:~ 208-454-6631~\~\~\~\~\~\~

Email:~ amber.lewter@canyoncounty.id.gov

Website:~ www.canyoncounty.id.gov

~

Development Services Department (DSD)

Public office hours

Monday, Tuesday, Thursday and Friday

8am – 5pm

Wednesday

1pm – 5pm

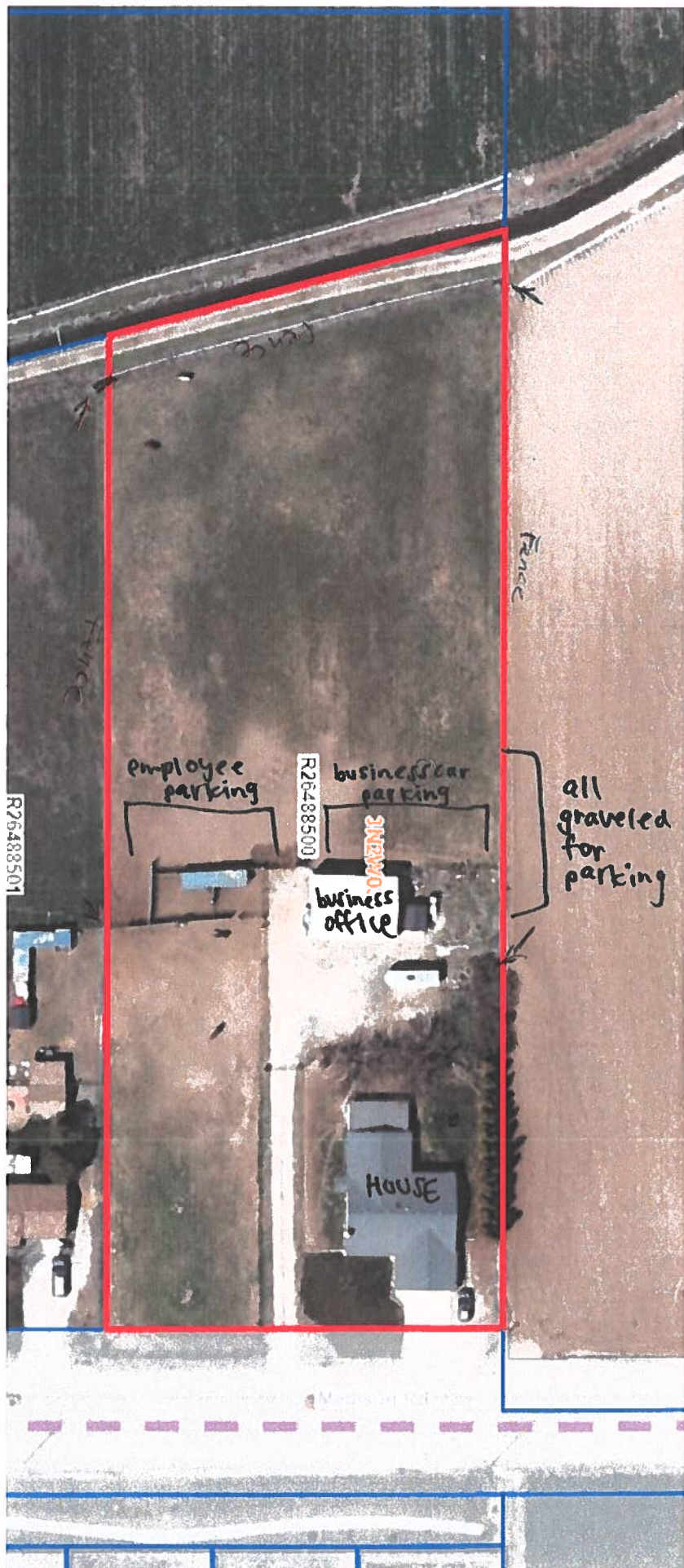
****We will not be closed during lunch hour ****

~

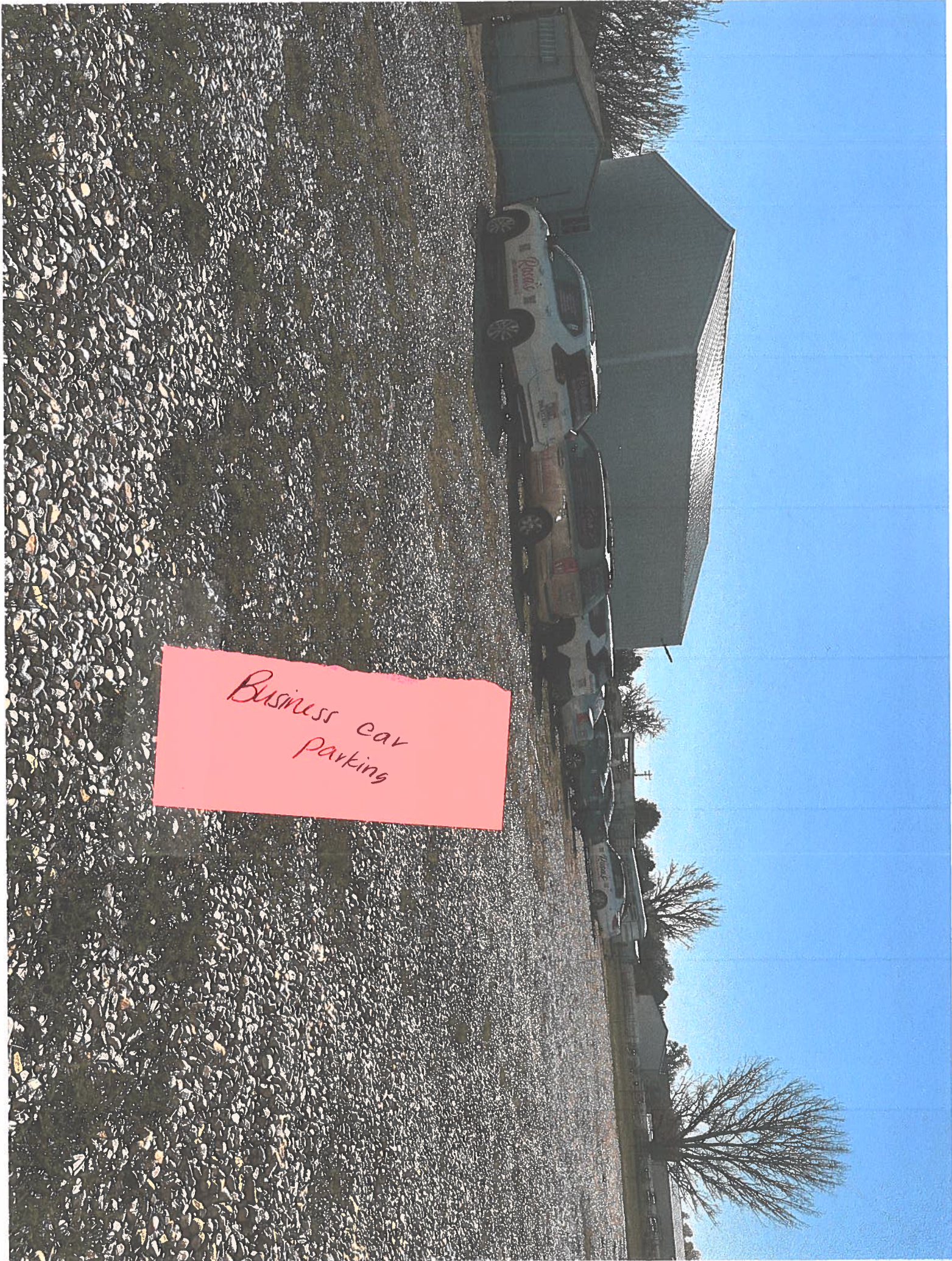
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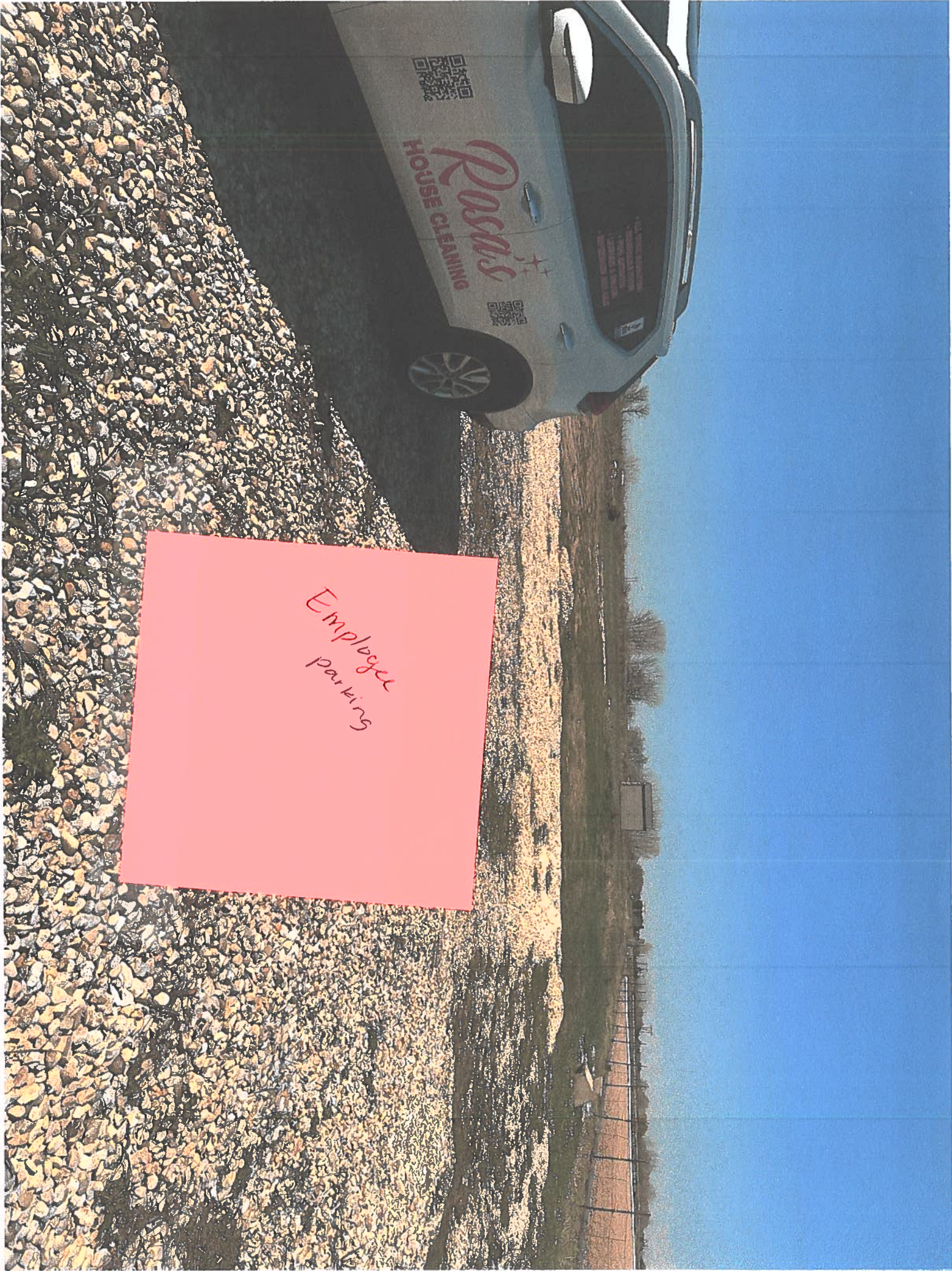


Business car
parking



Business car
parking





Employee
parking

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: _____

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: wood - vinyl Height: 6'

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)

Mason Creek

RESIDENTIAL USES

1. NUMBER OF LOTS REQUESTED:

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

2. FIRE SUPPRESSION:

- ☐ Water supply source: _____

3. INCLUDED IN YOUR PROPOSED PLAN?

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

NON-RESIDENTIAL USES

1. SPECIFIC USE:

Breakroom

2. DAYS AND HOURS OF OPERATION:

- | | | | | | | |
|---|-----------------|----|----------------|----------------|----|----------------|
| <input checked="" type="checkbox"/> Monday | <u>7:15am</u> | to | <u>7:30 am</u> | <u>4:00 pm</u> | to | <u>4:15 pm</u> |
| <input checked="" type="checkbox"/> Tuesday | <u>7:15am</u> | to | <u>7:30 am</u> | <u>4:00 pm</u> | to | <u>4:15 pm</u> |
| <input checked="" type="checkbox"/> Wednesday | <u>7:15am</u> | to | <u>7:30 am</u> | <u>4:00 pm</u> | to | <u>4:15 pm</u> |
| <input checked="" type="checkbox"/> Thursday | <u>7:15am</u> | to | <u>7:30 am</u> | <u>4:00 pm</u> | to | <u>4:15 pm</u> |
| <input checked="" type="checkbox"/> Friday | <u>07:15 am</u> | to | <u>7:30 am</u> | <u>4:00 pm</u> | to | <u>4:15 pm</u> |
| <input type="checkbox"/> Saturday | _____ | to | _____ | | | |
| <input type="checkbox"/> Sunday | _____ | to | _____ | | | |

3. WILL YOU HAVE EMPLOYEES?

- ☒ Yes If so, how many? 20 ☐ 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? 20

Is there is a loading or unloading area? _____

ANIMAL CARE-RELATED USES

1. MAXIMUM NUMBER OF ANIMALS: N/A

2. HOW WILL ANIMALS BE HOUSED AT THE LOCATION?

☐ Building ☐ Kennel ☐ Individual Housing ☐ Other _____

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: _____

N/A

Archived: Wednesday, July 16, 2025 1:45:56 PM
From: [Tom Crosby](#)
Mail received time: Fri, 18 Apr 2025 13:36:51
Sent: Fri, 18 Apr 2025 13:36:50
To: [Amber Lewter](#)
Subject: FW: Agency Notification for CU2025-0007 / Rosa's House Cleaning
Importance: Normal
Sensitivity: None
Attachments:
[CU2025-0007 application.pdf](#) 

Hello Amber,

~

The building department currently has a application for an accessory structure addition with breakroom, storage and bathrooms for the cleaning business on hold (BP2024-0830). Please indicate in your report that the accessory structure used for commercial business will require a change of occupancy permit for existing building and commercial application for the addition upon acceptance of CU2025-0007.

~

Thank You,

Tom.

~

From: Caitlin Ross <Caitlin.Ross@canyoncounty.id.gov>
Sent: Friday, April 18, 2025 12:42 PM
To: 'jenny.titus@vallivue.org' <jenny.titus@vallivue.org>; 'lisa.boyd@vallivue.org' <lisa.boyd@vallivue.org>; 'joseph.palmer@vallivue.org' <joseph.palmer@vallivue.org>; 'eddy@heritagewifi.com' <eddy@heritagewifi.com>; 'johnsonre@nampafire.org' <johnsonre@nampafire.org>; 'johnsonrl@nampafire.org' <johnsonrl@nampafire.org>; 'knute.sandahl@doi.idaho.gov' <knute.sandahl@doi.idaho.gov>; 'eddy@nampahighway1.com' <eddy@nampahighway1.com>; 'brandy.walker@centurylink.com' <brandy.walker@centurylink.com>; 'eingram@idahopower.com' <eingram@idahopower.com>; 'easements@idahopower.com' <easements@idahopower.com>; 'arobins@idahopower.com' <arobins@idahopower.com>; 'monica.taylor@intgas.com' <monica.taylor@intgas.com>; 'jessica.mansell@intgas.com' <jessica.mansell@intgas.com>; 'Contract.Administration.Bid.Box@ziply.com' <Contract.Administration.Bid.Box@ziply.com>; 'kirk@pioneerirrigation.com' <kirk@pioneerirrigation.com>; 'mitch.kiester@phd3.idaho.gov' <mitch.kiester@phd3.idaho.gov>; 'anthony.lee@phd3.idaho.gov' <anthony.lee@phd3.idaho.gov>; 'jlucas@achdidaho.org' <jlucas@achdidaho.org>; 'clittle@achdidaho.org' <clittle@achdidaho.org>; 'D3Development.services@itd.idaho.gov' <D3Development.services@itd.idaho.gov>; 'niki.benyakhlef@itd.idaho.gov' <niki.benyakhlef@itd.idaho.gov>; Brian Crawforth <Brian.Crawforth@canyoncounty.id.gov>; Christine Wendelsdorf <Christine.Wendelsdorf@canyoncounty.id.gov>; Michael Stowell <mstowell@ccparamedics.com>; Dalia Alhajjar <Dalia.Alhajjar@canyoncounty.id.gov>; Tom Crosby <Tom.Crosby@canyoncounty.id.gov>; Eric Arthur <Eric.Arthur@canyoncounty.id.gov>; Kathy Husted

Archived: Wednesday, July 16, 2025 1:46:05 PM

From: [Doug Critchfield](#)

Mail received time: Tue, 6 May 2025 12:17:47

Sent: Tue, 6 May 2025 18:17:37


To: [Amber Lewter](#)

Subject: [External] RE: Legal Notification for CU2025-0007 / Rosa's House Cleaning

Importance: Normal

Sensitivity: None

Attachments:

[CU2025-0007 - Shop and Staging Area at 17747 Madison Rd - Nampa Comments.pdf](#) 

Hi Amber.\~ Please see Nampa's response.\~ Thank you.\~ Doug

\~



Doug Critchfield, Principal Planner, ASLA

O: 208.468.5442, F: 208.468.5439

500 12th Ave. S., Nampa, ID 83651

[Planning and Zoning](#) - [Like us on Facebook](#)

[Citizen's Guide to Planning](#) – Learn More About Planning!

NAMPA *Ready*

\~

\~

From: Caitlin Ross <Caitlin.Ross@canyoncounty.id.gov>

Sent: Friday, April 18, 2025 12:39 PM

To: Kristi Watkins <watkinsk@cityofnampa.us>; Daniel Badger <BadgerD@cityofnampa.us>; Addressing <Addressing@cityofnampa.us>; Doug Critchfield <critchfieldd@cityofnampa.us>; Clerks <clerks@cityofnampa.us>; Char Tim <tmc@cityofnampa.us>

Subject: Legal Notification for CU2025-0007 / Rosa's House Cleaning

\~

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\~



PLANNING AND ZONING DEPARTMENT

DATE: April 21, 2025

TO: Amber Lewter, Canyon County Development Services

RE: **Case No. CU2025-0007:** The applicant, Rosa Dominguez Tavera, is requesting a Conditional Use Permit for a Staging Area and Contractor Shop of approximately 2.21 acres in an "A" (Agricultural) zone for her house cleaning business. The applicant is proposing storage for 10 company vehicles and company equipment including vacuums and microfiber cloths. There will be 10 employees and parking for them onsite. The proposal includes an office, breakroom and restroom for the employees to use before and after their shifts. The hours of operation are 7am – 6pm, Monday – Friday. The subject property is located at 17747 Madison Rd, Nampa also referenced as Parcel R26488500, a portion of the NW quarter of Section 03, T3N, R2W, BM, Canyon County, Idaho.

Per the Joint Powers Agreement for the Nampa Area of Impact, Nampa Planning and Zoning Department provides the following comments for the Conditional Rezone request:

The Property is in the Nampa Area of Impact and is designated "Residential Mixed Use" on the Nampa Future Land Use Map. The Property is adjacent to Nampa City Limits on the east. There are residential structures and neighborhoods adjacent to this property on the east side of Madison Road. Currently there appears to be a residential structure on the site.

Per the description provided by the applicant, the proposed development includes the outdoor storage of 10 company vehicles, and company equipment for a cleaning business; an office and breakroom with daily operating hours of 7:00 a.m. to 6:00 p.m. M – F; and a staff of 10 employees requiring employee parking.

The definition for the Residential Mixed Use land use designation in the Nampa 2040 Comprehensive Plan states the following (Nampa 2040 Comprehensive Plan, p. 93):

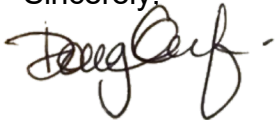
“5.6.6 Residential Mixed Use (2.51 – 8 Dwelling Units Per Acre [Gross])

Residential Mixed-Use areas are to be comprised of medium density residential neighborhoods with some commercial and/or low impact light industrial area along collector and arterial streets. At least 5%, but no more than 50% of the gross area should be commercial or low-impact light industrial. Non- residential land uses in this designation could include, but not be limited to a(n): nursery, art gallery, arboretum, library, golf course, indoor recreational facility, public swimming pool, convenience store, greenhouse, restaurant, local retail, doctor's/dentist's office, bank/credit union, barber/hair salon, daycare, medical clinic, school, gas station, small flexible industrial building (for a plumber, landscaper, construction contractor, painter, etc.). Commercial units could include strip commercial with services, alleyway nooks, restaurants, or cafés with street seating/fireplace, etc. Because of the proximity to residential areas, land uses are required to be compatible with residential areas.”

Because this property borders Nampa City Limits, Nampa requests that this property be annexed into the City of Nampa, and that the property be zoned BC (Community Business). The property and structure would be subject to Nampa City code prior to occupancy, including (but not limited to) the following, otherwise Nampa requests denial of this application:

- The building would be required to be converted into a commercial structure and meet Nampa Building, Planning and Zoning, Engineering, Fire District, and other applicable agency code standards.
- Buildings on the property may not be occupied as a residence.
- The parking lot for employee vehicle parking will be required to be paved.
- The parking area for company vehicles will be required to be paved or covered with gravel and screened with decorative fencing.
- A landscape buffer and ROW improvements will be required.

Sincerely,



Doug Critchfield
Principal Planner
Nampa Planning Dept.

E-mail address: critchfielddd@cityofnampa.us
(208) 468-5442

EDC/dc file

Archived: Wednesday, July 16, 2025 1:46:17 PM

From: [Caitlin Ross](#)

Mail received time: Tue, 22 Apr 2025 13:44:32

Sent: Tue, 22 Apr 2025 13:44:32

To: [Amber Lewter](#)

Subject: FW: [External] RE: Agency Notification for CU2025-0007 / Rosa's House Cleaning

Importance: Normal

Sensitivity: None

FYI – thanks!

~

-Caitlin

~

From: D3 Development Services <D3Development.Services@itd.idaho.gov>

Sent: Tuesday, April 22, 2025 1:43 PM

To: Caitlin Ross <Caitlin.Ross@canyoncounty.id.gov>

Subject: [External] RE: Agency Notification for CU2025-0007 / Rosa's House Cleaning

~

Hello,

~

After careful review of the transmittal submitted to ITD on April 18, 2025 regarding, CU2025-0007/ Rosa's House Cleaning, the Department has no comments or concerns to make at this time.~This application does not meet thresholds for a Traffic Impact Study nor does it pose any safety concern.~ If you have any questions please contact Niki Benyakhlef at (208) 334-8337/ Niki.Benyakhlef@itd.idaho.gov.

~

Thank you

Mila Kinakh


D3 Planning and Development

Administrative Assistant

~



YOUR Safety •••▶ YOUR Mobility •••▶ YOUR Economic Opportunity

Archived: Wednesday, July 16, 2025 1:46:24 PM
From: [Eddy Thiel](#)
Mail received time: Mon, 21 Apr 2025 06:27:46
Sent: Mon, 21 Apr 2025 12:27:29
To: [Amber Lewter](#)
Subject: [External] FW: Agency Notification for CU2025-0007 / Rosa's House Cleaning
Importance: Normal
Sensitivity: None
Attachments:
[CU2025-0007 application.pdf](#) 

Good Morning Amber,

~

Madison Rd in front of the subject parcel is the City of Nampa's right-of-way. We will defer comment to the city for CU2025-0007 as they are the permitting agency for Madison Rd in this area.

~

Thank you,

~

Eddy

~

Eddy Thiel

ROW

eddy@nampahighway1.com

4507 12th Ave. Rd. • Nampa, id 83686

TEL 208.467.6576 • FAX 208.467.9916

~

From: Caitlin Ross <Caitlin.Ross@canyoncounty.id.gov>
Sent: Friday, April 18, 2025 12:42 PM
To: 'jenny.titus@vallivue.org' <jenny.titus@vallivue.org>; 'lisa.boyd@vallivue.org' <lisa.boyd@vallivue.org>; 'joseph.palmer@vallivue.org' <joseph.palmer@vallivue.org>; 'eddy@heritagewifi.com' <eddy@heritagewifi.com>; 'johnsonre@nampafire.org' <johnsonre@nampafire.org>; 'johnsonrl@nampafire.org' <johnsonrl@nampafire.org>;

New Individual Sewage Permit

Subsurface Sewage Disposal



Southwest District Health

AMENDED
1/10/2025

Permit #: 020143

Date: 11/14/2024

Parcel #: R2648850000

Applicants Name: ACCESS EXCAVATION INC
Land Owner Name: CHRISTOPHER DOMINGUEZ
Property Address: 17747 MADISON RD
NAMPA ID 83687

Legal Description

Township: 3N **Range:** 2W **Section:** 3
Subdivision: SNILON ESTATES
Lot: 1 **Block:** **Size (acres):** 2.23

Type of Installation:

New Individual Sewage Permit

Basic

Type of System: Gravel Drainfield

*All complex/engineered systems must be installed by a
licensed complex installer*

Water Supply:

Private

Water Source:

Well

Conditions of Approval

- Test Hole Location: 43.630322,-116.564788
- Install no deeper than 48 inches from native grade
Drainfield shall maintain 50 feet from irrigation/drainage ditch(es)
- If soil conditions differ from test hole when installing tank/drainfield, contact SWDH before installation.
- Confirm all surrounding well locations are at least 100 feet away from all drainfields
- If Lift Station/Pump is needed, call SWDH prior to installation
- Effluent flows must be equalized with use of distribution box or "Hard-T"
- Install System within 50 feet of Test Hole Location

Unless otherwise stated within this permit, all requirements of IDAPA 58.01.03 shall be met upon system installation.

Number of Bedrooms: 3 Bedroom +Commercial Shop

Design Flow: 250+40 Gallons Per Day

Soil Type (USDA)/ Loading Rate (Gal/ Sq. Ft./ Day): B-1 / 0.6 Adjusted Loading Rate: B-2 / 0.45

The minimum septic tank capacity is: 1000+750 Gallons

Drainfield Absorption Area: 556+89 Square Feet

The drainfield can be no closer to permanent/ intermittent surface water than: 200 Feet

Note: Final approval of this permit requires inspection of the uncovered system.

All plans, specifications, and conditions contained in the approved permit application are hereby incorporated into, and are enforceable as part of the permit. The permit will expire (2) years from date of issuance. The permit may be renewed if the renewal is applied for on or before the expiration date.

Permit Approved By:

Joshua Munnell

11/14/2024

Permit Issue Date:

Archived: Wednesday, July 16, 2025 1:46:43 PM

From: [Anthony Lee](#)

Mail received time: Tue, 22 Apr 2025 09:41:19

Sent: Tue, 22 Apr 2025 15:41:03

To: [Amber Lewter](#)

Subject: RE: [External] RE: Agency Notification for CU2025-0007 / Rosa's House Cleaning

Importance: Normal

Sensitivity: None

Attachments:

[17747 Madison Rd - Amended Permit #20143.pdf](#) 

Hi Amber,

~

Based on the amended permit, the existing shop is designed to accommodate 20 employees at 2 GPD/person. However, if that breakroom includes a dishwasher and the restroom has a shower, the septic permit is considered null and void.

~

Please let me know if you have any questions.

~

Thank you,

~



~

Check out our new online self-service portal here! [PORTAL](#)

~

Anthony Lee, RS/BS | Land Development Senior

o 208.455.5384 | c 208.899.1285 | f 208.455.5300

anthony.lee@swdh.id.gov | SWDH.org

13307 Miami Ln., Caldwell, ID 83607

~

From: Anthony Lee

Sent: Monday, April 21, 2025 10:23 AM

To: Amber Lewter <Amber.Lewter@canyoncounty.id.gov>

Subject: RE: [External] RE: Agency Notification for CU2025-0007 / Rosa's House Cleaning

~

Hi Amber,

~

From what I've gathered, a new permit has been issued for a 3-bedroom ADU only, and the new proposed septic system is not designed to accommodate wastewater flows from the existing shop if the business is rezoned as commercial. It mentions on the permit that *no other hook-ups are permitted to the septic system - only for 3-bedroom A.D.U. Otherwise this permit is null and void.*

~

See the attached permit and plot plan approved for a 3-bedroom ADU.

~

I will work with the inspector who issued the permit to get more clarification on the language above.

~

I will get back to you tomorrow.

~

Thank you,

~



~

Check out our new online self-service portal here! [PORTAL](#)

~

Anthony Lee, RS/BS | Land Development Senior

o 208.455.5384 | c 208.899.1285 | f 208.455.5300

anthony.lee@swdh.id.gov | SWDH.org

13307 Miami Ln., Caldwell, ID 83607

~

From: Amber Lewter <Amber.Lewter@canyoncounty.id.gov>
Sent: Monday, April 21, 2025 9:10 AM
To: Anthony Lee <Anthony.Lee@swdh.id.gov>
Subject: RE: [External] RE: Agency Notification for CU2025-0007 / Rosa's House Cleaning

~

CAUTION: This email originated outside Southwest District Health's network. Verify links and attachments BEFORE you click or open, even if you recognize and/or trust the sender. Contact IT with any concerns.

~

Hi Anthony,

~

Thank you for your comments. In regards to the septic, what do you propose if they are wanting to have the office, break room, and restroom. Is there something they can do or is it just not a possibility?

~

~

Thank you,

~

~



Amber Lewter

Associate Planner

Canyon County Development Services Department

111 N. 11th Ave., #310, Caldwell, ID ~ 83605

~

Direct Line: ~ 208-454-6631 ~ ~ ~ ~ ~

Fax: ~ 208-454-6633

Email: ~ amber.lewter@canyoncounty.id.gov

Website: ~ www.canyoncounty.id.gov

~

Development Services Department (DSD)

NEW public office hours

Effective Jan. 3, 2023

Monday, Tuesday, Thursday and Friday

8am – 5pm

Wednesday

1pm – 5pm

****We will not be closed during lunch hour ****

~

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~

~

~

~

From: Anthony Lee <Anthony.Lee@swdh.id.gov>

Sent: Monday, April 21, 2025 7:32 AM

To: Amber Lewter <Amber.Lewter@canyoncounty.id.gov>

Subject: [External] RE: Agency Notification for CU2025-0007 / Rosa's House Cleaning

~

Hi Amber,

~

Request for the questions below.

~

1. Will a Nutrient Pathogen Study be required? **A Nutrient Pathogen Study is not required unless wastewater flows meet or exceed 600 gallons per day.**
2. Will adequate sanitary systems be provided to accommodate the use? **The existing septic system cannot accommodate the wastewater flow; therefore, the existing shop cannot be utilized as a commercial business with 10 employees, including an office, breakroom, and restroom.**
3. Any concerns about the use or request for rezoning? If so, are there any conditions or mitigation measures recommended to ensure the use or requested rezone minimizes potential impacts to the surrounding area and the nearby city? **No concerns about the use or request for rezoning if the applicant meets all SWDH requirements.**

~

Please let me know if you have any questions.

~

Thank you,

~



~

Check out our new online self-service portal here! [PORTAL](#)

~

Anthony Lee, RS/BS | Land Development Senior

o 208.455.5384 | c 208.899.1285 | f 208.455.5300

anthony.lee@swdh.id.gov | SWDH.org

13307 Miami Ln., Caldwell, ID 83607

~

From: Caitlin Ross <Caitlin.Ross@canyoncounty.id.gov>

Sent: Friday, April 18, 2025 12:42 PM

To: 'jenney.titus@vallivue.org' <jenney.titus@vallivue.org>; 'lisa.boyd@vallivue.org' <lisa.boyd@vallivue.org>; joseph.palmer@vallivue.org; 'eddy@heritagewifi.com' <eddy@heritagewifi.com>; 'johnsonre@nampafire.org' <johnsonre@nampafire.org>; 'johnsonrl@nampafire.org' <johnsonrl@nampafire.org>; 'knute.sandahl@doi.idaho.gov' <knute.sandahl@doi.idaho.gov>; 'eddy@nampahighway1.com' <eddy@nampahighway1.com>; 'brandy.walker@centurylink.com' <brandy.walker@centurylink.com>; 'eingham@idahopower.com' <eingham@idahopower.com>; 'easements@idahopower.com' <easements@idahopower.com>; 'arobins@idahopower.com' <arobins@idahopower.com>; 'monica.taylor@intgas.com' <monica.taylor@intgas.com>; 'jessica.mansell@intgas.com' <jessica.mansell@intgas.com>; 'Contract.Administration.Bid.Box@ziply.com' <Contract.Administration.Bid.Box@ziply.com>; 'kirk@pioneerirrigation.com' <kirk@pioneerirrigation.com>; Mitch Kiester <Mitch.Kiester@swdh.id.gov>; Anthony Lee <Anthony.Lee@swdh.id.gov>; 'jlucas@achdidaho.org' <jlucas@achdidaho.org>; 'clittle@achdidaho.org' <clittle@achdidaho.org>; 'D3Development.services@itd.idaho.gov' <D3Development.services@itd.idaho.gov>; 'niki.benyakhlef@itd.idaho.gov' <niki.benyakhlef@itd.idaho.gov>; Brian Crawforth <Brian.Crawforth@canyoncounty.id.gov>; christine.wendelsdorf@canyoncounty.id.gov; Michael Stowell <mstowell@ccparamedics.com>; Dalia Alhajjar <Dalia.Alhajjar@canyoncounty.id.gov>; Tom Crosby <Tom.Crosby@canyoncounty.id.gov>; Eric Arthur <Eric.Arthur@canyoncounty.id.gov>; Kathy Husted <Kathleen.Husted@canyoncounty.id.gov>; Tony Almeida <tony.almeida@canyoncounty.id.gov>; 'makline2@marathonpetroleum.com' <makline2@marathonpetroleum.com>

Subject: Agency Notification for CU2025-0007 / Rosa's House Cleaning

~

Archived: Wednesday, July 16, 2025 1:46:57 PM
From: [Anthony Lee](#)
Mail received time: Fri, 23 May 2025 08:37:48
Sent: Fri, 23 May 2025 14:37:38
To: [Amber Lewter](#)
Subject: RE: [External] RE: CU2025-0007 Rosa's House Cleaning
Importance: Normal
Sensitivity: None

Hi Amber,

~

I talked to Josh, and we agreed that the current septic permit was sized for only a toilet and sink. Therefore, adding a washer and dryer will increase wastewater flow to the septic system.

~

Please have the applicant reach out to ~SWDH to discuss next steps.

~

Let me know if you have any questions.

~

Thank you,

\fi720\~



~

Check out our new online self-service portal here! [PORTAL](#)

~

Anthony Lee, RS/BS | Land Development Senior

o 208.455.5384 | c 208.899.1285 | f 208.455.5300

anthony.lee@swdh.id.gov | SWDH.org

13307 Miami Ln., Caldwell, ID 83607

~

From: Anthony Lee <Anthony.Lee@swdh.id.gov>
Sent: Thursday, May 22, 2025 8:55 AM
To: Amber Lewter <Amber.Lewter@canyoncounty.id.gov>
Subject: Re: [External] RE: CU2025-0007 Rosa's House Cleaning

~

Hi Amber,

~

Thank you for the follow up question. I will talk to Josh tomorrow, who issued the permit, and find out if that was considered in the amended permit. However, the 50 GPD/wash would be for a standalone laundry self-service commercial business so it may not apply in this case.~

~

Thank you,~

~



~

Check out our new online self-service portal here! [PORTAL](#)

~

Anthony Lee, RS/BS | Land Development Senior

o 208.455.5384 | c 208.899.1285 | f 208.455.5300

anthony.lee@swdh.id.gov | SWDH.org

13307 Miami Ln., Caldwell, ID 83607

~

From: ~Amber Lewter <Amber.Lewter@canyoncounty.id.gov>
Sent: ~Wednesday, May 21, 2025 5:04 PM
To: ~Anthony Lee <Anthony.Lee@swdh.id.gov>
Subject: ~RE: [External] RE: CU2025-0007 Rosa's House Cleaning

~

CAUTION:~This email originated outside Southwest District Health's network. Verify links and attachments BEFORE you click or open, even if you recognize and/or trust the sender. Contact IT with any concerns.

~

Hi Anthony,

~

I apologize for the follow up questions. The amended permit is for a house and a commercial shop for a cleaning business. A cleaning business normally has washing involved. Are you saying that the septic would not be adequate or did the permit take this into consideration at the time of submittal?

~

Thank you,

~



Amber Lewter

Associate Planner

Canyon County Development Services Department

111 N. 11th Ave., #310, Caldwell, ID 83605

~

Direct Line: 208-454-6631

Fax: 208-454-6633

Email: amber.lewter@canyoncounty.id.gov

Website: www.canyoncounty.id.gov

~

Development Services Department (DSD)

NEW public office hours

Effective Jan. 3, 2023

Monday, Tuesday, Thursday and Friday

8am – 5pm

Wednesday

1pm – 5pm

****We will not be closed during lunch hour ****

~

PUBLIC RECORD NOTICE: All communications transmitted within the Canyon County email system may be a public record and may be subject to disclosure under the Idaho Public Records Act and as such may be copied and reproduced by members of the public.

~

~

~

~

From: Anthony Lee <Anthony.Lee@swdh.id.gov>
Sent: Wednesday, May 21, 2025 4:39 PM
To: Amber Lewter <Amber.Lewter@canyoncounty.id.gov>
Subject: [External] RE: CU2025-0007 Rosa's House Cleaning

~

Hi Rosa,

~

Laundry facilities would increase wastewater flows to 50 GPD/wash.

~

Please let me know if you have any questions.

~

Thank you,

~



~

Check out our new online self-service portal here! [PORTAL](#)

~

Anthony Lee, RS/BS | Land Development Senior

o 208.455.5384 | c 208.899.1285 | f 208.455.5300

anthony.lee@swdh.id.gov | SWDH.org

13307 Miami Ln., Caldwell, ID 83607

~

From: ~Amber Lewter <Amber.Lewter@canyoncounty.id.gov>
Sent: ~Wednesday, May 21, 2025 1:15 PM
To: ~Anthony Lee <Anthony.Lee@swdh.id.gov>
Subject: ~CU2025-0007 Rosa's House Cleaning

~

CAUTION: ~This email originated outside Southwest District Health's network. Verify links and attachments BEFORE you click or open, even if you recognize and/or trust the sender. Contact IT with any concerns.

~

Hi Anthony,

~

I just wanted to check that if the applicant is washing their cloth's that they used for cleaning, if that would affect anything for the proposed septic?

~

~

~

Thank you,

~



Amber Lewter

Associate Planner

Canyon County Development Services Department

111 N. 11th ~Ave., #310, Caldwell, ID ~ 83605

~

Direct Line: ~ 208-454-6631 ~ ~ ~ ~ ~

Fax: ~ 208-454-6633

Email: ~ amber.lewter@canyoncounty.id.gov

Website: ~ www.canyoncounty.id.gov

~

Development Services Department (DSD)

Archived: Wednesday, July 16, 2025 1:47:06 PM
From: [Anthony Lee](#)
Mail received time: Fri, 11 Jul 2025 13:52:24
Sent: Fri, 11 Jul 2025 19:52:16
To: [Amber Lewter](#)
Cc: rosiquetzal@gmail.com
Subject: RE: [External] RE: CU2025-0007 Rosa's House Cleaning
Importance: Normal
Sensitivity: None

Hi Amber,

~

Pursuant to IDAPA 58.01.03, SWDH has determined that a 10% technical allowance may be applied to the estimated daily wastewater flow to the existing subsurface sewage disposal system to accommodate the use of the washer and dryer facilities.

~

Please let me know if you have any questions.

~

Thank you,



Check out our new online self-service portal here! [PORTAL](#)

Anthony Lee, RS/BS | Land Development Senior

o 208.455.5384 | c 208.899.1285 | f 208.455.5300

anthony.lee@swdh.id.gov | SWDH.org

[13307 Miami Ln., Caldwell, ID 83607](#)

From: Amber Lewter <Amber.Lewter@canyoncounty.id.gov>
Sent: Friday, May 23, 2025 8:57 AM
To: Anthony Lee <Anthony.Lee@swdh.id.gov>
Subject: RE: [External] RE: CU2025-0007 Rosa's House Cleaning

~



Notice of Neighborhood Meeting
Pre-application requirement for a Public Hearing

January 8, 2025

Dear Neighbor,

We are in the process of presenting an application to Canyon County Development Services for staging. One of the requirements necessary, prior to submission, is to hold a "Neighborhood Meeting" and provide information to our surrounding neighbors about our application; *Canyon County Zoning Ordinance 07-01-15*. This meeting is for our surrounding neighbors, as we move through the land use application process with the county.

This neighborhood meeting is **not** a public hearing before a government body of Canyon County. Once our application process has been submitted to the county's Development Services Department, only then, will a public hearing date be scheduled. Also, only after our application is accepted neighbors receive an official notification from the county via postal mail. The notice will also appear in a newspaper publication and a sign will be displayed on the parcel notifying the public of a county Planning and Zoning land use hearing for our application.

The Neighborhood Meeting details are as follows:

Date: Friday, January 17, 2025

Time: 6:00pm

Location: 17747 Madison Road Nampa, ID 83687

Property description: It will be behind the house, there is a shop/garage and you may park behind the shop.

The project is summarized below:

Site Location: 17747 Madison Road Nampa, ID 83687

Proposed access: Through the main entrance (Madison Road) in front of the home.

Total acreage: 2.22

Proposed lots: The lot will be behind the house and shop.

We look forward to our neighborhood meeting and encourage you, as our neighbor, to attend. During our meeting, we will answer any questions you may have. Please note, the county does not currently have any information on our project. Also, please do not call the county regarding this meeting or our application as this meeting is PRE-APPLICATION requirement; we have not submitted the application to the county for consideration at this time.

Feel free to contact me at [REDACTED] or a written correspondence.

Sincerely,

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: 17747 Madison RD	Parcel Number: R26488500	
City: Nampa	State: ID	ZIP Code: 83687
Notices Mailed Date:	Number of Acres: 2.22	Current Zoning:
Description of the Request:		

APPLICANT / REPRESENTATIVE INFORMATION

Contact Name:		
Company Name:		
Current address: 17747 Madison		
City: RD	State: ID	ZIP Code: 83687
Phone: [REDACTED]	Cell: [REDACTED]	Fax:
Email: [REDACTED]		

MEETING INFORMATION

DATE OF MEETING: 01-17-25	MEETING LOCATION: 17747 Madison rd Nampa Id 83687	
MEETING START TIME: 6:00 pm	MEETING END TIME: 7:00 pm	
ATTENDEES:		
NAME (PLEASE PRINT)	SIGNATURE:	ADDRESS:
1. Charles Morris		
2. Charles Morris	Charles Morris	17721 N. Hovpsten way
3. Kenneth Gruber	[Signature]	17707 Madison rd
4. Beth Gruber	Beth Gruber	17707 Madison Rd
5. Russ Vandewente	[Signature]	17685 ✓ ✓
6.		
7.		
8.		
9.		

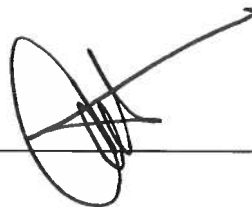
10.
11.
12.
13.
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15.
16.
17.
18.
19.
20.

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):

APPLICANT/REPRESENTATIVE (Signature): _____



DATE: ____/____/____



AGENCY ACKNOWLEDGMENT

Date: _____
Applicant: _____
Parcel Number: _____
Site Address: _____

OFFICIAL USE ONLY BELOW THIS LINE – ACKNOWLEDGMENT ACTION:

Southwest District Health:

☒ Applicant submitted/met for official review.

Date: 1/23/2025 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: 1/23/25 Signed: _____
Authorized Fire District Representative
(This signature does not guarantee project or permit approval)

Highway District:

☒ Applicant submitted/met for official review.

Date: 1/23/25 Signed: _____
Authorized Highway District Representative
(This signature does not guarantee project or permit approval)

Irrigation District:

☒ Applicant submitted/met for official review.

Date: 1/23/25 Signed: _____
Authorized Irrigation Representative
(This signature does not guarantee project or permit approval)

Area of City Impact:

☐ Applicant submitted/met for official review.

Date: 1/23/2025 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

R26488500 PARCEL INFORMATION REPORT

1/7/2025 9:25:35 AM

PARCEL NUMBER: **R26488500**

OWNER NAME: **DOMINGUEZ CRISTOPHER GIOVANI LUGO**

CO-OWNER: **ESCALERA GILBERTO SIFUENTES**

MAILING ADDRESS: **17747 MADISON RD NAMPA ID 83687**

SITE ADDRESS: **17747 MADISON RD**

TAX CODE: **0610000**

TWP: **3N** RNG: **2W** SEC: **03** QUARTER: **NW**

ACRES: **2.22**

HOME OWNERS EXEMPTION: **No**

AG-EXEMPT: **No**

DRAIN DISTRICT: **NOT In Drain Dist**

ZONING DESCRIPTION: **AG / AGRICULTURAL**

HIGHWAY DISTRICT: **NAMPA HWY DIST #1**

FIRE DISTRICT: **NAMPA FIRE**

SCHOOL DISTRICT: **VALLIVUE SCHOOL DIST #139**

IMPACT AREA: **NAMPA**

FUTURE LAND USE 2011-2022 : **Res**

FLU Overlay Zone Desc 2030:

FLU RR Zone Desc 2030:

FUTURE LAND USE 2030: **Res**

IRRIGATION DISTRICT: **PIONEER IRRIGATION DISTRICT**

FEMA FLOOD ZONE: **X** FLOODWAY: **NOT In** FLOODWAY FIRM PANEL: **16027C0264F**

WETLAND: **NOT In WETLAND**

NITRATE PRIORITY: **ADA CANYON**

FUNCTIONAL Classification: **Major Collector**

INSTRUMENT NO. : **2023021704**

SCENIC BYWAY: **NOT In Scenic Byway**

LEGAL DESCRIPTION: **03-3N-2W NW SHILOH ESTATES LOT 1**

PLATTED SUBDIVISION: **SHILOH ESTATES**

SMALL CITY ZONING:

SMALL CITY ZONING TYPE:



DISCLAIMER:

1. FEMA FLOOD ZONE REFERS TO THE DESIGNATED FEMA FLOOD AREAS. POSSIBLY ONE (1) OF SEVERAL ZONES - SEE FIRM PANEL NUMBER.
2. THIS FORM DOES NOT CALCULATE DATA FOR PARCELS INSIDE CITY LIMITS SO WATCH YOURSELVES.
3. WETLANDS CLASSIFICATION WILL POPULATE IF "ANY" PORTION OF SAID PARCEL CONTAINS A DELINEATED WETLAND.
4. COLLECTORS AND ARTERIALS ARE BASED ON THE SHERIFFS CENTERLINE WITH AN ADDITIONAL 100 FOOT BUFFER.

CANYON COUNTY ASSUMES NO LIABILITY FOR DIRECT, INDIRECT, SPECIAL, OR CONSEQUENTIAL DAMAGES RESULTING FROM
THE USE OR MISUSE OF THIS PARCEL INFORMATION TOOL OR ANY OF THE INFORMATION CONTAINED HEREIN.

THIS DOCUMENT IS A COPY OF
A PUBLIC RECORD. IT IS NOT
A GUARANTEE OF THE
ACCURACY OF THE INFORMATION
CONTAINED HEREIN.



Order Number: 23478795

2023-021704	
RECORDED	
07/07/2023 12:02 PM	
CHRIS YAMAMOTO	
CANYON COUNTY RECORDER	
Pgs=3 ADMARTINEZ	\$16.00
TYPE DEED	
TITLEONE BOISE	
ELECTRONICALLY RECORDED	

Warranty Deed

For value received,

Debra D. Learned, an unmarried woman, who acquired title as Debra D. Learned, a married woman as her sole and separate property

the grantor, does hereby grant, bargain, sell, and convey unto

Cristopher Giovanni Lugo Dominguez, a single man, and Gilberto Sifuentes Escalera, a single man, as joint tenants with rights of survivorship, a single man, as joint tenants with right of survivorship

whose current address is 17747 Madison Rd Nampa, ID 83687

the grantee, the following described premises, in Canyon County, Idaho, to wit:

See Exhibit A, attached hereto and incorporated herein.

To have and to hold the said premises, with their appurtenances unto the said Grantee, its heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that Grantor is the owner in fee simple of said premises; that they are free from all encumbrances except those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee; and subject to all existing patent reservations, easements, right(s) of way, protective covenants, zoning ordinances, and applicable building codes, laws and regulations, general taxes and assessments, including irrigation and utility assessments (if any) for the current year, which are not due and payable, and that Grantor will warrant and defend the same from all lawful claims whatsoever. Whenever the context so requires, the singular number includes the plural.

Remainder of page intentionally left blank.

Order Number: 23478795

Warranty Deed - Page 1 of 3



TitleOne
a title & escrow co.

Order Number: 23478795

Warranty Deed

For value received,

Debra D. Learned, an unmarried woman, who acquired title as Debra D. Learned, a married woman as her sole and separate property

the grantor, does hereby grant, bargain, sell, and convey unto

Cristopher Giovanni Lugo Dominguez, a single man and Gilberto Sifuentes Escalera, a single man, as joint tenants with right of survivorship

whose current address is 17747 Madison Rd Nampa, ID 83687

the grantee, the following described premises, in Canyon County, Idaho, to wit:

See Exhibit A, attached hereto and incorporated herein.

To have and to hold the said premises, with their appurtenances unto the said Grantee, its heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that Grantor is the owner in fee simple of said premises; that they are free from all encumbrances except those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee; and subject to all existing patent reservations, easements, right(s) of way, protective covenants, zoning ordinances, and applicable building codes, laws and regulations, general taxes and assessments, including irrigation and utility assessments (if any) for the current year, which are not due and payable, and that Grantor will warrant and defend the same from all lawful claims whatsoever. Whenever the context so requires, the singular number includes the plural.

Remainder of page intentionally left blank.

Dated: July 3, 2023

Debra D. Learned
Debra D. Learned

State of Idaho, County of Ada, ss.

On this 6th day of July in the year of 2023, before me, the undersigned, a Notary Public in and for said State, personally appeared Debra D. Learned, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same.

Christine Whittington
Notary Public
Residing In: Boise
My Commission Expires: 8/15/2026
(seal)

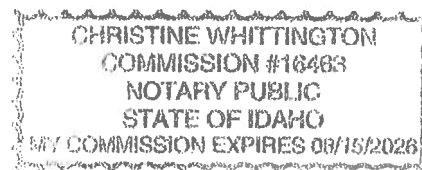


EXHIBIT A
LEGAL DESCRIPTION OF THE PREMISES

Lot 1 of Shiloh Estates, according to the official plat thereof, filed in Book 18 of Plats at Page(s) 23, records of Canyon County, Idaho.



TitleOne
a title & escrow co.

1101 W. River Street, Suite 201
Boise, ID 83702
Ph. (208)424-8511
www.titleonecorp.com

Cristopher Giovanni Lugo Dominguez and
Gilberto Sifuentes Escalera
17747 Madison Rd
Nampa, ID 83687

Date: 07/19/2023

Regarding: 17747 Madison Rd, Nampa, ID 83687

Buyer/Borrower: Cristopher Giovanni Lugo Dominguez and Gilberto Sifuentes Escalera

File No.: 23478795

Greetings:

It's been our pleasure serving as your title and escrow company for your recent real estate transaction. Related to your transaction, please find attached the following:

Original Recorded Warranty Deed

Please feel free to contact us if you have any questions at the number listed above. We appreciate your business and look forward to assisting you with your next closing.

Best Regards,

Tiffany Manker