



## Hearing Examiner

Hearing Date: August 18, 2025

*Canyon County Development Services Department*

### PLANNING DIVISION STAFF REPORT

**CASE NUMBER:** CU2025-0007  
**APPLICANT/REPRESENTATIVE:** Rosa's House Cleaning  
**PROPERTY OWNER:** Cristopher G. Lugo Dominguez  
**APPLICATION:** Conditional use permit – Staging Area and Contractor Shop  
**LOCATION:** 17747 Madison Rd, Nampa  
Parcel R26488500  
**ANALYST:** Amber Lewter, Associate Planner  
**REVIEWED BY:** Dan Lister, Planning Supervisor

#### REQUEST:

The applicant, Rosa Dominguez Tavera, requests a conditional use permit for a Staging Area and Contractor Shop on approximately 2.21 acres in an "A" (Agricultural) zone for a cleaning business. The applicant is proposing storage for 20 company vehicles and company equipment including cleaning products, vacuums and microfiber cloths. There will be 20 employees and parking for them onsite. The proposal includes an office, breakroom and a restroom for the employees to use before and after their shifts. The hours of operation are 7am – 6pm, Monday – Friday. See **Exhibit A** for more information regarding the request.

---

#### PUBLIC NOTIFICATION:

Neighborhood meeting conducted on:	January 17, 2025
JEPA notice sent on:	April 18, 2025
Agency notice:	April 18, 2025 and July 16, 2025
Neighbor notification within 600 feet mailed on:	July 16, 2025
Newspaper notice published on:	July 18, 2025
Notice posted on site on:	July 18, 2025

---

TABLE OF CONTENTS:	Page #
1. Background	1
2. Hearing Body Action	2
3. Hearing Criteria	3
4. Agency Comment	11
5. Public Comment	11
6. Summary & Conditions	12
7. Exhibits	13

---

#### 1. BACKGROUND:

Parcel R26488500 is part of the Shiloh Estates subdivision (**Exhibit A7**). The subdivision was approved by a conditional use permit in 1981 (CU2002-741). A code enforcement violation was opened on the property

on December 31, 2024 for operating an unpermitted staging area. The complaint was a proactive complaint from Canyon County based on a notification received from Southwest District Health of the Commercial Septic Permit (Exhibit A6.1). A courtesy notice was sent out on January 2, 2025 to the applicant. On April 7, 2025, the applicant submitted a conditional use permit application for a staging area and contractor shop.

## **2. HEARING BODY ACTION:**

Pursuant to the Canyon County Code of Ordinances Section 07-07-01, every use which requires the granting of a conditional use permit is declared to possess characteristics which require review and appraisal by the commission to determine whether or not the use would cause any damage, hazard, nuisance or other detriment to persons or property in the vicinity. The commission may require higher standards of site development than those listed specifically in this chapter in order to assure that the proposed use will be compatible with other property and uses in the vicinity. The commission may revoke or modify its approval of a conditional use permit in accordance with the procedures set forth in the hearing and appeals procedures found in article 5 of this chapter.

The Commission may attach special conditions to a conditional use permit including, but not limited to, conditions which: (1) Minimize adverse impact, such as damage, hazard, and nuisance, to persons or the subject property or property in the vicinity; (2) Control the sequence and timing of development; (3) Control the duration of development; (4) Designate the exact location and nature of development; (5) Require the provision for on site or off site public facilities or services; (6) Require more restrictive standards than those generally required in this chapter; or (7) Mitigate the negative impacts of the proposed development upon service delivery by any political subdivision, including school districts, providing services within the county (CCCO §07-07-17).

Prior to making a decision concerning a conditional use permit request, the presiding party may require studies at the applicant's expense of the social, economic, fiscal, and environmental effects of the proposed conditional use (CCCO §07-07-19).

## **OPTIONAL MOTIONS:**

**Approval of the Application:** "I move to approve for CU2025-0007, Rosa's House Cleaning, 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 staff report, finding that;** *[Cite reasons for approval & Insert any additional conditions of approval]*.

**Denial of the Application:** "I move to deny CU2025-0007, Rosa's House Cleaning finding the application **does not** meet the criteria for approval under Section 07-07-05 of Canyon County Code of Ordinances, **finding that** *[cite findings for denial based on the express standards outlined in the criteria & the actions, if any, the applicant could take to obtain approval (ref.ID.67-6519(5))]*.

**Table the Application:** "I move to continue CU2025-0007, Rosa's House Cleaning, to a *[date certain or uncertain]*



### 3. HEARING CRITERIA

**Table 1. Conditional Use Permit Review Criteria Analysis**

<b>HEARING CRITERIA (CCCO §07-07-05):</b> The presiding party shall consider each conditional use permit application by finding adequate evidence to answer the following questions in its FCOs:				
<b>Compliant</b>			<b>County Ordinance and Staff Review</b>	
<b>Yes</b>	<b>No</b>	<b>N/A</b>	<b>Code Section</b>	<b>Analysis</b>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>07-07-05(1)</b>	<b>Is the proposed use permitted in the zone by conditional use permit?</b>
			<b>Staff Analysis</b>	<p>A staging area and contractor shop are permitted in the “A” (Agricultural) zone by conditional use permit, pursuant to Canyon County Code of Ordinances (CCCO) §07-10-27.</p> <p>The applicant submitted a conditional use permit for a staging area and contractor shop on April 7, 2025. <i>See Exhibit A for the application and submitted materials.</i></p> <ul style="list-style-type: none"> <li>CCCO §07-02-03 defines a staging area as “An area where equipment and/or materials are stored for use conducted entirely off-site.”</li> <li>CCCO §07-02-03 defines a contractor shop as “May include, but not limited to, a building where a contractor conducts his business, including offices and parking of equipment and employee parking.”</li> </ul>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>07-07-05(2)</b>	<b>What is the nature of the request?</b>
			<b>Staff Analysis</b>	<p>The applicant, Rosa Dominguez Tavera, requests a conditional use permit to allow a staging area and contractor shop on parcel R26488500, approximately 2.21 acres.</p> <ul style="list-style-type: none"> <li><u>Use:</u> The nature of the request consists of using the subject property to store equipment for the applicants cleaning business, Rosa’s House Cleaning, such as cleaning solutions, vacuums, uniforms, and microfiber clothes. Company vehicles are stored onsite and when in use the employee vehicles will be stored onsite. The request includes an office and a breakroom for the employees, the breakroom would include a coffee area with no kitchen and 2 bathrooms with no showers (<b>Exhibit A2.1</b>).</li> <li><u>Number of Employees:</u> The applicant is proposing twenty (20) employees. The employees have different shifts, so employees do not come onto the property all at once. Employees come on-site to load the company vehicles with needed supplies and do work off-site (<b>Exhibit A2</b>). Although, there is some conflicting information for the number of employees being requested. Located in the applicant’s presentation in <b>Exhibit A1.1</b>, the number of employees listed are fifteen (15) employees.</li> <li><u>Customers:</u> No customers come onsite (<b>Exhibit A2</b>).</li> </ul>

				<ul style="list-style-type: none"> <li>• <u>Hours of Operation:</u> The hours of operation proposed are Monday through Friday, 7 am – 6 pm per the applicant’s letter of intent and land use worksheet (<b>Exhibits A2 and A3</b>).</li> <li>• <u>Parking:</u> The proposal includes parking for 20 employee vehicles and the applicant’s company vehicles (<b>Exhibit A2.1</b>). The parking is located on the west end of the property behind the current shop. Although, there is some conflicting information for the number of employees being requested. Located in the applicant’s presentation in <b>Exhibit A1.1</b>, the number of employees listed are fifteen (15) employees.</li> <li>• <u>Restrooms:</u> There are two restrooms proposed for the employees’ use located within the breakroom (<b>Exhibit A2.1</b>). The applicant currently has porta-potties.</li> <li>• <u>Washing:</u> The applicant is proposing a laundry facility to include one washer and dryer to wash the company’s microfiber clothes and uniforms.</li> </ul>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>07-07-05(3)</b>	<b>Is the proposed use consistent with the comprehensive plan?</b>
			<b>Staff Analysis</b>	<p>As conditioned, the proposed use is consistent with the Comprehensive Plan.</p> <p>The 2030 Canyon County Comprehensive Plan designates the subject parcel as “Residential” (<b>Exhibit B2.15</b>). The parcel is located adjacent to the City of Nampa’s jurisdiction, with high-density residential subdivision (<b>Exhibit B2.1</b>).</p> <p>However, there appears to be a mixed-use growth planned for the area. Approximately 2,000 feet west of the subject parcel, the future land use designation is industrial (<b>Exhibit B2.15</b>). The City of Nampa submitted comments stating the area is designated “Residential Mixed Use” on the Nampa Future Land Use Map, where a “Community Business” zone may be supported.</p> <p>As conditioned, the proposed use is aligned with but not limited to the following goals and policies of the 2030 Comprehensive Plan:</p> <ul style="list-style-type: none"> <li>• <u>Property Rights Goals and Policies:</u> <ul style="list-style-type: none"> <li>○ G1.01.00: “Protect the integrity of individual property rights while safeguarding public health, safety, and welfare.”</li> </ul> <p>Canyon County values the applicants’ and surrounding applicants’ private property rights and may support the applicants’ project and the surrounding applicants’ rights by adding mitigating conditions to the proposed conditional use permit (CCCO Section 07-07-17). <i>See the recommended conditions on page 12.</i></p> </li> <li>• <u>Economic Development Goals and Policies:</u></li> </ul>

				<ul style="list-style-type: none"><li>○ G3.05.00: “Support a diverse economy in Canyon County and recognize that residential, commercial, and industrial uses are necessary components of overall economic stability.”</li></ul> <p>Canyon County supports retaining, expanding, and recruiting businesses and economic growth and expansion but this must be done in a way that is compatible with the surrounding area, which may include adding mitigation conditions to this conditional use permit that address the community’s concerns (noise, traffic, dust, etc.). <i>See the recommended conditions on page 12.</i></p> <ul style="list-style-type: none"><li>● <u>Land Use Goals and Policies:</u><ul style="list-style-type: none"><li>○ P4.01.01: “Maintain a balance between residential growth and agriculture that protects the rural character.”</li><li>○ P4.01.02: “Planning, zoning, and land-use decisions should balance the community’s interests and protect private property rights.”</li></ul></li></ul> <p>Canyon County supports growth and development as long as it is compatible with the surrounding area and appropriate conditions are added to mitigate adverse impacts that affect other land uses and the surrounding community. <i>See the recommended conditions on page 12.</i></p>													
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>07-07-05(4)</b>	<b>Will the proposed use be injurious to other property in the immediate vicinity and/or negatively change the essential character of the area?</b>													
			<b>Staff Analysis</b>	<p>As conditioned, the proposed use is not anticipated to be injurious to other property in the immediate vicinity and will not negatively change the essential character of the area.</p> <p><b>Summary:</b> The surrounding land uses, as reviewed within a one- and two-mile radius, the current zoning and classification map, as well as nearby businesses indicate that land uses in the area are a combination of residential, industrial, and agricultural uses as seen in <b>Exhibits B2.5, B2.6 and B2.16</b>. There are agricultural operations adjacent to the subject property to the north and west. To the south there are agricultural operations within close proximity at approximately 0.09 miles of the subject property. The TAZ Jobs report in <b>Exhibit B2.13</b> indicates the area is a location for employment. A staging area and contractor shop are allowed in an agricultural zone with a conditional use permit. As conditioned, the proposed use is not anticipated to be injurious to other property within the immediate vicinity, nor negatively change the essential character of the area.</p> <p><b>Adjacent Existing Conditions:</b></p> <table><tr><th>Direction</th><th>Existing Use</th><th>Primary Zone</th><th>Other Zone</th></tr><tr><td>N</td><td>Agricultural with Primary Residence</td><td>AG</td><td>City of Nampa</td></tr><tr><td>S</td><td>Residential</td><td>AG</td><td>RR</td></tr><tr><td>E</td><td>Residential</td><td>City of Nampa</td><td></td></tr></table>	Direction	Existing Use	Primary Zone	Other Zone	N	Agricultural with Primary Residence	AG	City of Nampa	S	Residential	AG	RR	E
Direction	Existing Use	Primary Zone	Other Zone														
N	Agricultural with Primary Residence	AG	City of Nampa														
S	Residential	AG	RR														
E	Residential	City of Nampa															

				<b>W</b>	<b>Agricultural with Primary Residence</b>	<b>AG</b>	<b>City of Nampa</b>
				"A" (Agricultural), "R-R" (Rural Residential), "R-1" (Single-Family Residential), "C-1" (Neighborhood Commercial), "C-2" (Service Commercial), "M-1" (Light Industrial), "CR" (Conditional Rezone)			
				<p><b>Surrounding Land Use Cases:</b>            Within a 1-mile radius of the property, there have been 5 land use cases that have been approved, with two (2) of these being subdivisions, one (1) being a conditional rezone application, one (1) a comprehensive plan amendment, and one (1) a conditional use permit for a staging area.</p> <p><b>Character of the Area:</b>            The area is characterized by a mix of uses ranging from primarily residential and agricultural with some industrial operations within a 2-mile radius.</p> <p>The subject parcel is in the City of Nampa's area of impact with the City of Nampa being adjacent to the east of the subject property. The City of Nampa is within close proximity to the north and west of the subject property. The City of Nampa's future land use designation is "Residential Mixed Use" (<b>Exhibit B2.12</b>).</p> <p>The subject parcel has large agriculture operations adjacent to the north and west of the subject property and within close proximity to the south.</p> <p>There is a gravel pit within a 2-mile radius of the subject property (<b>Exhibit B2.8</b>).</p> <p><b>Potential Impacts:</b>            As proposed, the staging area, and contractor shop are not anticipated to significantly increase the sound levels in the immediate vicinity. Per the letter of intent (<b>Exhibit A2</b>), the nature of the work is remote, with loading and unloading onsite. As conditioned, the hours of operation are limited to Monday – Friday, 7 am – 6 pm (<b>Exhibits A2 and A3</b>), and the proposed development shall be in general conformance with the applicant's site plan (meaning it cannot expand outside of the area shown without amending the conditional use permit). See proposed <b>condition # 7</b>.</p> <p>The proposed use may increase the dust levels in the immediate vicinity. The access to the subject property and parking areas are gravel. As conditioned, 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 (CCCO Chapter 2 Article 1: Public Nuisances) and shall be consistent with Idaho Department of Environmental Quality (DEQ) requirements. To mitigate the potential for dust, the applicant shall submit a dust mitigation plan for staff's review and approval prior to commencement. See proposed <b>condition # 9</b>. See further analysis under section 07-07-05(06 &amp; 07) for discussion and recommended conditions.</p> <p>Canyon County Comprehensive Plan 2030 Goal No. 4.6 outlines that, "Development design <u>should improve the area's character and be compatible</u></p>			

				<p>with the community's visual appearance and the natural environment". In order to improve compatibility with adjacent residential properties to the east, improve the visual aesthetic, and to obscure the business operations, staff recommends that a condition be added to add a sight-obscuring fence to the property. See proposed <b>condition # 10</b>.</p> <p>The applicant has not indicated that they plan to install lighting for the associated use. As conditioned, 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. Review and approval by DSD shall be completed before building permit issuance. See proposed <b>condition # 4</b>.</p> <p>See CCCO §07-07-05(7) for potential traffic impact analysis.</p> <p>It is anticipated that in the future the area will be primarily residential. A staging area and contractor shop are not permitted in a residential zone. Proposed <b>condition # 12</b> restricts the staging area and contractor shop to expire at the time the adjacent property to the north either annexes into the City of Nampa or develops the property for residential use.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>07-07-05(5)</b>	<b>Will adequate water, sewer, irrigation, drainage and stormwater drainage facilities, and utility systems be provided to accommodate the use?</b>
			<b>Staff Analysis</b>	<p>The project will have adequate water, sewer, irrigation, drainage and stormwater drainage facilities, and utility systems to accommodate the proposed use based on the analysis contained herein.</p> <p><b>Water:</b> The property appears to have adequate water via an individual well to serve the proposed use. There are no additional wells proposed to serve the proposed staging area (<b>Exhibit A3</b>).</p> <p><b>Sewer:</b> The applicant received a commercial grade sewage permit as seen in <b>Exhibit A6.1</b>. There was initial concern that the approved permit would not be adequate for the proposed use if the restrooms located in the breakroom included a shower (<b>Exhibit D5</b>). The breakroom does not include a shower (<b>Exhibit A2.1</b>). An additional concern arose in regards to wastewater with washing the microfiber clothes (<b>Exhibit D5.1</b>). Southwest District Health provided a 10% technical allowance to accommodate the use of a washer and dryer facility (<b>Exhibit D5.2</b>). As conditioned, the applicant shall meet Southwest District Health (SWDH) requirements for the proposed uses on the property. See proposed <b>condition # 11</b>.</p> <p><b>Irrigation:</b> The applicant has gravity irrigation provided via surface water (<b>Exhibit A3</b>). It's not anticipated that the irrigation system will be impacted by the proposed use. <b>Condition # 5</b> ensures the applicant shall not impede, disrupt, or disturb the existing irrigation structure without approval from the irrigation district.</p>

				<p><b>Stormwater drainage facilities:</b> According to the land use worksheet, stormwater drainage on the subject property is borrow ditches. It appears the use does not require or affect stormwater drainage on the property (<b>Exhibit A3</b>).</p> <p><b>Utility Systems:</b> Utility agencies, including Idaho Power, Intermountain Gas, CenturyLink, and Ziply, were notified of the application on April 18, 2025, and July 16, 2025. No agency comments were provided by those services at the time the staff report was written. It is anticipated that the applicant will be able to work with utility providers to gain any additional utilities needed.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>07-07-05(6)</b>	<b>Does legal access to the subject property for the development exist or will it exist at the time of development?</b>
			<b>Staff Analysis</b>	<p>The subject property does have legal access for the development and will exist at the time of the development.</p> <p>The subject parcel has frontage on Madison Rd along the eastern border. According to the comment received from Nampa Highway District, this portion of Madison Rd is in the City of Nampa's right-of-way (<b>Exhibit D3</b>). The City of Nampa's comment, as seen in <b>Exhibit D2</b>, advised that ROW improvements will be required. The City of Nampa sent a revised comment letter on July 28, 2025 advising of the same ROW improvements (<b>Exhibit D2.1</b>). See proposed <b>condition # 3a</b>. An access permit from the City of Nampa is required for these improvements to the approach and to document the change in use for the property.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>07-07-05(7)</b>	<b>Will there be undue interference with existing or future traffic patterns?</b>
			<b>Staff Analysis</b>	<p>There will not be undue interference with the existing or future traffic patterns as conditioned.</p> <p>It's anticipated that twenty (20) employees will be coming to pick up materials and leave at the beginning of their shift, and at the end of their shift, they will come to drop off the materials. There are different shifts; therefore, they will not all be coming onto the property at the same time.</p> <p>According to the comment from ITD, they have no comments or concerns. The application does not meet the thresholds for a Traffic Impact Study nor does the proposed use pose any safety concerns (<b>Exhibit D4</b>).</p> <p>The City of Nampa has jurisdiction over Madison Road. They did not provide any comment, concerns, or conditions in regards to traffic.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>07-07-05(8)</b>	<b>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?</b>

			<p><b>Staff Analysis</b></p> <p>Essential services will be provided to accommodate the use, including, but not limited to, school facilities, police and fire protection, emergency medical services, and irrigation facilities. The services will not be negatively impacted by such use or require additional public funding in order to meet the needs created by the requested use.</p> <p><b>School Facilities:</b> Parcel R26488500 is serviced by the Vallivue School District. It is not anticipated that any impacts or accommodations will be needed for the proposed use. Agency comments were sent out on April 18, 2025, and July 16, 2025. No comments were received by the school district.</p> <p><b>Police and Fire protection:</b> Parcel R26488500 is under the jurisdiction of the Nampa Fire District. Nampa Fire District is required to provide services to the parcel. As conditioned, the applicant shall comply with all Fire District requirements per State adopted IFC and as evidenced by review and approval documentation from the applicable fire district prior to issuance of a certificate of occupancy and commencement of activities on the site. All development shall comply with the 2018 International Fire Code and codes set forth by Canyon County. See proposed <b>condition # 2</b>. Agency notice was sent on April 18, 2025 and July 16, 2025. No comment was received by the materials deadline.</p> <p>No comment was received from the Canyon County Sheriff's Department.</p> <p><b>Emergency Medical Services:</b> Emergency Medical Services are provided to the property. Canyon County Paramedics/EMT and Canyon County's Emergency Management were notified of the application on April 18, 2025, and July 16, 2025. No comments were received. Overall, the use is not anticipated to be significant enough to cause a negative impact or require additional public funding.</p> <p><b>Irrigation Facilities:</b> The proposed use is not anticipated to impact the irrigation facilities. Agency notice was sent out to Pioneer Irrigation District on April 18, 2025, and July 16, 2025. No comments were received. <b>Condition # 5</b> ensures the applicant shall not impede, disrupt, or disturb the existing irrigation structure without approval from the irrigation district.</p>
--	--	--	--

**Table 2. Article 14 Use Standards Criteria Analysis**  
**- Contractor Shop & Staging Area**

<b>USE STANDARDS 07-14-03(1):</b> The provisions of this article apply to all properties where a use is listed as an allowed use, a conditional use, or a director's decision in section 07-10-27 of this chapter (land use matrix). (Ord. 16-001, 1-8-2016)				
<b>Compliant</b>			<b>County Ordinance and Staff Review</b>	
<b>Yes</b>	<b>No</b>	<b>N/A</b>	<b>Code Section</b>	<b>Analysis</b>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>07-14-09(1)</b>	<b>Contractor Shop: (1) The use shall be contained within a building or behind a sight obscuring fence.</b>

			<b>Staff Analysis</b>	Parking/storage of company vehicles and employee parking will be located behind the shop. There will be a sight-obscuring fence that all vehicle and equipment shall be contained behind. See proposed <b>condition # 10</b> . All other work is done off-site.
<b>Yes</b>	<b>No</b>	<b>N/A</b>	<b>Code Section</b>	<b>Analysis</b>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>07-14-29(1)</b>	<b>All work shall be conducted off site.</b>
			<b>Staff Analysis</b>	Per the applicant's land use worksheet and letter of intent, all work will be conducted off-site with loading and unloading of supplies on-site, with the exception of what is allowed with the contractor shop criteria, which vehicle/equipment will either be in a building or located behind a site obscuring fence ( <b>Exhibits A2 and A3</b> ).
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>07-14-29(2)</b>	<b>Business vehicles shall be operable and parked on site, not on a public or private road.</b>
			<b>Staff Analysis</b>	Per the applicant's site plan, business parking will be on-site ( <b>Exhibit A4</b> ). No parking will take place on a public or private road (See <b>condition # 7b</b> ).  Based on Planning Staff's site visit on July 9, 2025, there does not appear to be any inoperable business vehicles on the property ( <b>Exhibit C</b> )
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>07-14-29(3)</b>	<b>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.</b>
			<b>Staff Analysis</b>	Per the meeting with the applicant and staff, there will be approximately twenty (20) employees total who will visit the premises to pick up equipment to be used elsewhere, including company vehicles and cleaning supplies such as cleaning solutions, vacuums and microfiber clothes. ( <b>Exhibit A2.1</b> ).
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>07-14-29(4)</b>	<b>Employees may meet on the premises to share rides to and from job sites.</b>
			<b>Staff Analysis</b>	The above may occur.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>07-14-29(5)</b>	<b>Employees' vehicles shall be parked on site and not on a public or private road. (Ord. 16-001, 1-8-2016)</b>
			<b>Staff Analysis</b>	There are ample parking spaces for employee vehicles as seen during the site visit ( <b>Exhibit C</b> ). There is space for more parking if needed. Parking is located on the west side of the property located behind the shop. See <b>Exhibit C</b> for the location of the parking spaces. Per <b>condition # 7</b> , the proposed development shall be in general conformance with the applicant's site plan and letter of intent ( <b>Exhibits A2 and A4</b> ).

**Table 4. Area of City Impact**

<b>CCCCO 09-11-25: NAMPA AREA OF CITY IMPACT: APPLICATION PROCEDURES</b>				
<b>Compliant</b>			<b>County Ordinance and Staff Review</b>	
<b>Yes</b>	<b>No</b>	<b>N/A</b>	<b>Code Section</b>	<b>Analysis</b>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>09-11-25</b>	<p><b>The following procedures shall be adhered to in processing applications within the Nampa area of city impact:</b></p> <p><b>(1) Land Use Applications:</b> All land use applications submitted to Canyon County including, but not limited to, rezones, conditional rezones, conditional use permits, variances and land divisions requiring notification of a public hearing, shall be referred to the city of Nampa in the manner as provided for in subsection <b>09-11-17(3)</b> of this article.</p>



				<p><b>§09-11-17(3):</b> All proposals to amend Canyon County's comprehensive plan, which may pertain to the Nampa area of city impact, but which do not originate from the city of Nampa, shall be referred to the city of Nampa's planning and community development director at least thirty (30) calendar days prior to the first county public hearing on the matter and the city of Nampa may make a recommendation before or at said public hearing. After the city receives its initial thirty (30) days' notice, any further notice of proposed changes to the proposal will be provided to the city of Nampa at least seven (7) days prior to the public hearing. If a recommendation is received by the county from the city of Nampa, it shall be given consideration by the county, provided it is factually supported, but such recommendation shall not be binding on the county. If no recommendation is received, Canyon County may proceed without the recommendation of the city of Nampa.</p>
			<p><b>Staff Analysis</b></p> <p>The subject parcel is in the City of Nampa's area of impact. An agency notice was sent to the City of Nampa on April 18, 2025, and comments were received on April 21, 2025 (<b>Exhibit D2</b>). The City of Nampa submitted comments stating that the area is designated "Residential Mixed Use" on the Nampa Future Land Use Map. The City of Nampa requested that the subject property be annexed into the City of Nampa, and that the proposed property be zoned "Community Business". On July 28, 2025, staff received a revised comment letter (<b>Exhibit D2.1</b>) advising of the same information provided in <b>Exhibit D2</b>.</p> <p>Staff contacted the City of Nampa on May 20, 2025, over the phone. It was discussed that there are water services via a 12-inch water main on Madison Road. However, there is not sewer utilities available. The subdivision to the east of the subject property has sewer, but the City of Nampa was not sure if they have the capacity to include the subject parcel. It was also discussed that if the property owner annexed into the City of Nampa and obtained the "Community Business" zoning, the property owner could not live on the property. The property owner would be able to split the house off and have a residential zoning for that portion as long as it didn't exceed 17,000 sq. ft.</p>	

#### 4. AGENCY COMMENTS:

Agencies including the Canyon County Sheriff's Office, Canyon County Paramedics/EMT, Canyon County Emergency Management Coordinator, Nampa Fire District, State Fire Marshal, Nampa Highway District, Vallivue School District, Idaho Transportation Department, ACHD, Idaho Power, Intermountain Gas, CenturyLink, Ziply, County Building Department, Canyon County Code Enforcement Department, Canyon County Engineering Department, Canyon County GIS Department, Pioneer Irrigation District, Southwest District Health, and the City of Nampa were notified of the subject application.

Staff received agency comments from Canyon County Building Department, City of Nampa, Nampa Highway District, ITD, and Southwest District Health All agency comments received by the aforementioned materials deadline are located in Exhibit D.

Pursuant to Canyon County Ordinance 01-17-07B Materials deadline, the submission of late documents or other materials does not allow all parties time to address the materials or allow sufficient time for

public review. After the materials deadline, any input may be verbally provided at the public hearing to become part of the record.

## **5. PUBLIC COMMENTS:**

Staff didn't receive any written public comments by the materials deadline of August 8, 2025.

Pursuant to Canyon County Ordinance 01-17-07B Materials deadline, the submission of late documents or other materials does not allow all parties time to address the materials or allow sufficient time for public review. After the materials deadline, any input may be verbally provided at the public hearing to become part of the record.

## **6. SUMMARY & RECOMMENDED CONDITIONS:**

In consideration of the application and supporting materials, staff concludes that the proposed Conditional Use Permit is **compliant** with Canyon County Ordinance 07-07-05. A full analysis is detailed within the staff report.

Should the Commission wish to approve the subject application, staff recommends the following conditions be attached:

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. A change of occupancy from residential to commercial occupancy, fire district permits, and approval for a Certificate of Occupancy for the business office, shop, and breakroom. All appropriate building permits shall be obtained within **180 days from the approval of the Conditional Use Permit**.
3. The applicant shall comply with the applicable City of Nampa's access requirements. The applicant shall obtain a permit to be provided at the time of building permit submittal.
  - a. Prior to commencement, the applicant shall coordinate with the City of Nampa and obtain the necessary approvals for the intended use. Evidence shall be an approved approach permit from the subject highway district.
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. All necessary permits shall be obtained from Pioneer Irrigation District and shall be obtained prior to commencement.
6. Signage shall meet CCZO §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 and letter of intent (**Exhibits A2 and A4**).
  - a. The hours of operation shall be Monday – Friday, 7am -6pm, as proposed in the applicant's letter of intent and land use worksheet (**Exhibits A2 and A3**).

- 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 CCZO 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 zoning compliance is issued for a change of occupancy for the home office and shop.
- 9. A dust mitigation plan shall be submitted prior to commencement 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 on the north, south, and west portions of the west side of the property, behind the shop, as to obscure the business operations. 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 prior to commencement.
- 11. The applicant shall meet Southwest District Health (SWDH) requirements for the proposed uses on the property as evidenced by the applicant providing Development Services a letter of review and approval from SWDH prior to the commencement of contractor shop and staging area activities.
- 12. The conditional use permit for a staging area and contractor shop shall be limited to residential development or annexation into the City of Nampa to the adjacent property to the north (parcel R30831010). Should the adjacent property to the north develop into residential or be annexed into the City of Nampa, the conditional use permit for a staging area and contractor shop shall terminate.

## **7. EXHIBITS:**

### **A. Application Packet & Supporting Materials**

- 1. Master Application
  - 1.1. Applicants Presentation
- 2. Letter of Intent
  - 2.1. Meeting Notes from July 10, 2025
- 3. Land Use Worksheet
- 4. Site Plan
- 5. Neighborhood Meeting
- 6. Agency Acknowledgement
  - 6.1. Southwest District Health's Septic Permit
- 7. CU2002-741

### **B. Supplemental Documents**

- 1. Parcel Tool
- 2. Cases Maps/Reports
  - 2.1. Aerial
  - 2.2. Small Air Photo 1 Mile
  - 2.3. FEMA Small Air Photo
  - 2.4. Small Vicinity Map

- 2.5. Zoning & Classification Map
- 2.6. Land Use Cases with Report
- 2.7. Subdivisions with Report
- 2.8. Dairy, Feedlot, and Gravel Pit Map
- 2.9. Lot Classification Map
- 2.10. Soils and Prime Farmland with Report
- 2.11. Contour Map
- 2.12. City of Nampa Land Use Map
- 2.13. TAZ Household and Job Maps
- 2.14. Slope Percent Map
- 2.15. Future Land Use Map
- 2.16. Nearby Businesses – Google Maps

**C. Site Visit Photos: July 9, 2025**

**D. Agency Comments Received by: August 8, 2025**

- 1. Canyon County Building Department; Received: April 18, 2025
- 2. City of Nampa; Received: April 21, 2025
  - 2.1. Revised Comment; Received: July 28, 2025
- 3. Nampa Highway District; Received: April 21, 2025
- 4. ITD; Received: April 22, 2025
- 5. Southwest District Health; Received: April 22, 2025
  - 5.1. Wastewater Concerns; Received: May 23, 2025
  - 5.2. Allowed Allowance; Received: July 11, 2025

**EXHIBIT A**

**Application Packet & Supporting Materials**

Hearing Examiner

Case# CU2025-0007

Hearing date: August 18, 2025



# Exhibit A1:

## CONDITIONAL USE PERMIT PUBLIC HEARING - APPLICATION

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

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

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

### FOR DSD STAFF COMPLETION ONLY:

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

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.

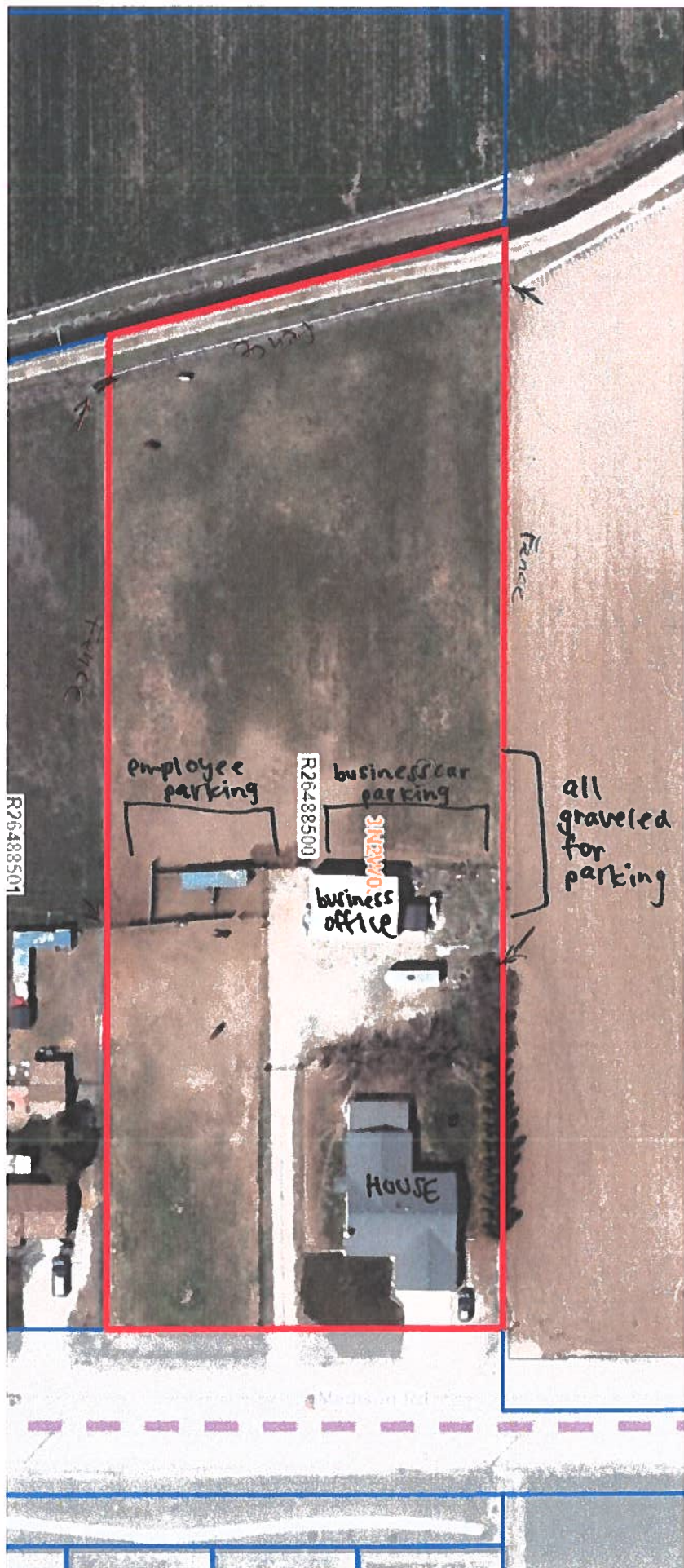
The number of trips in and out of this property are as follows: Employees (approximately 10 vehicles) will arrive between 7-8am and switch to company vehicles (approximately 10 business vehicles) and leave the premises. At the end of their shift, usually between 4-6pm, they will arrive in the company 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]

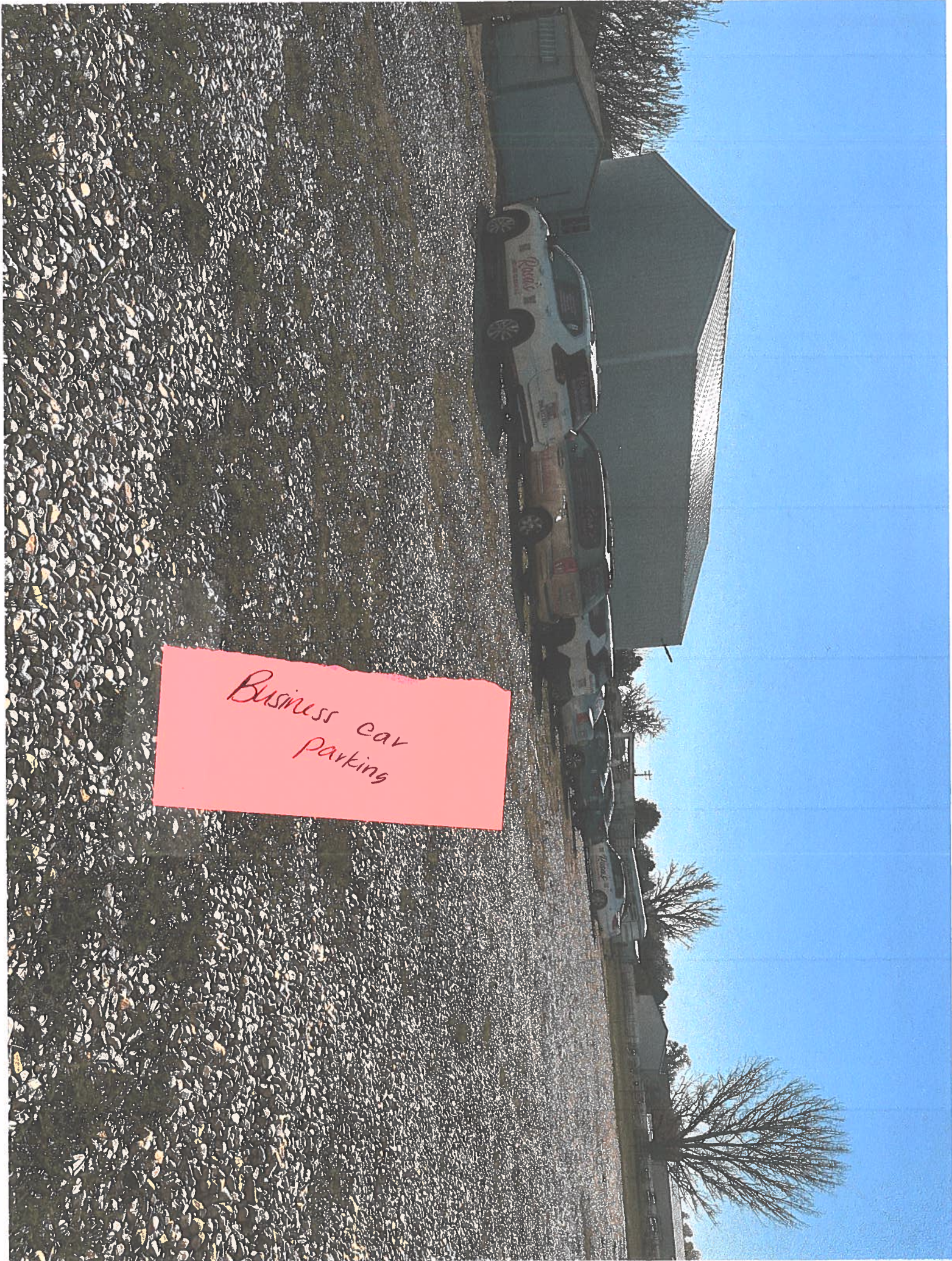
Thank you for your time,

Rosa Dominguez



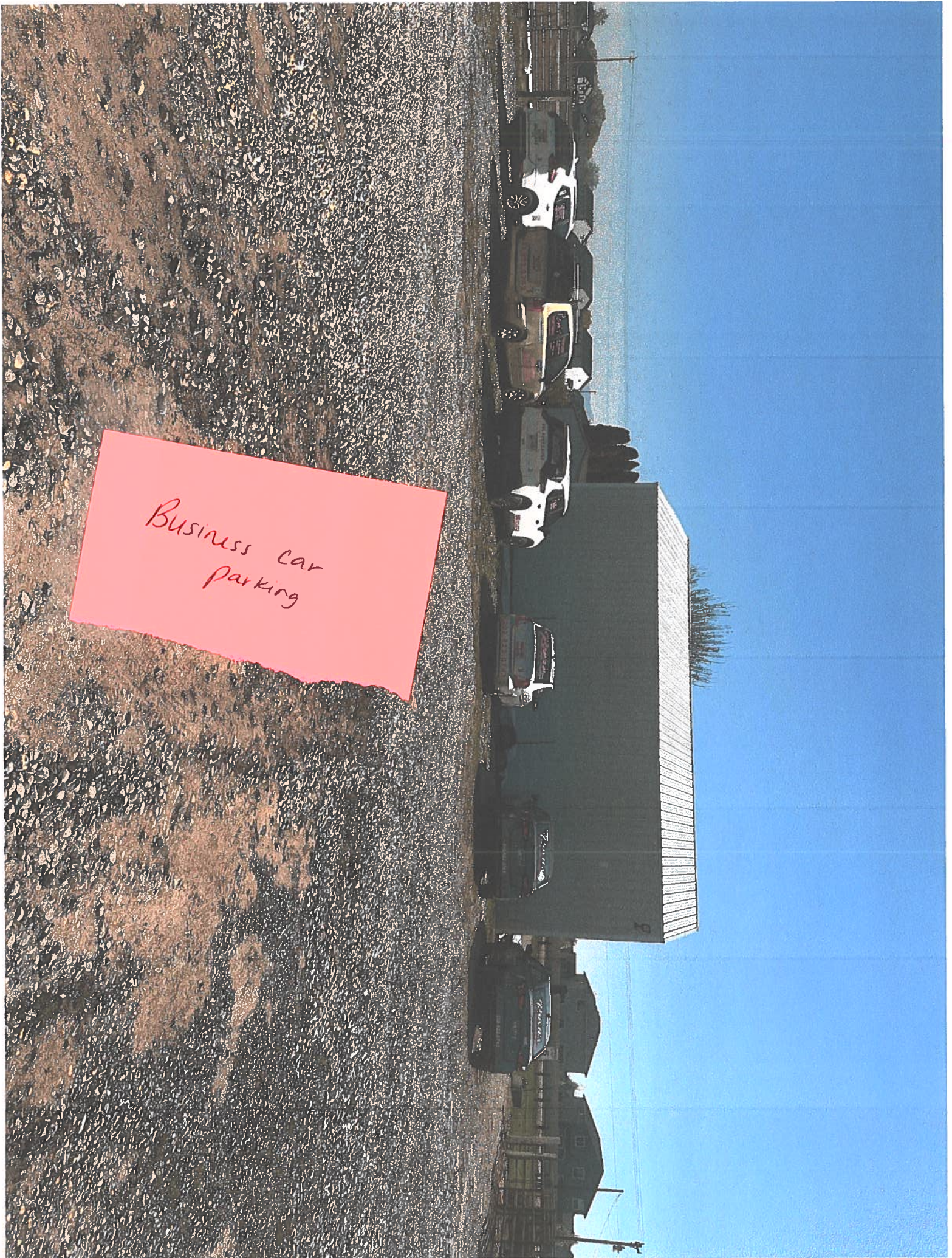


Business car  
parking

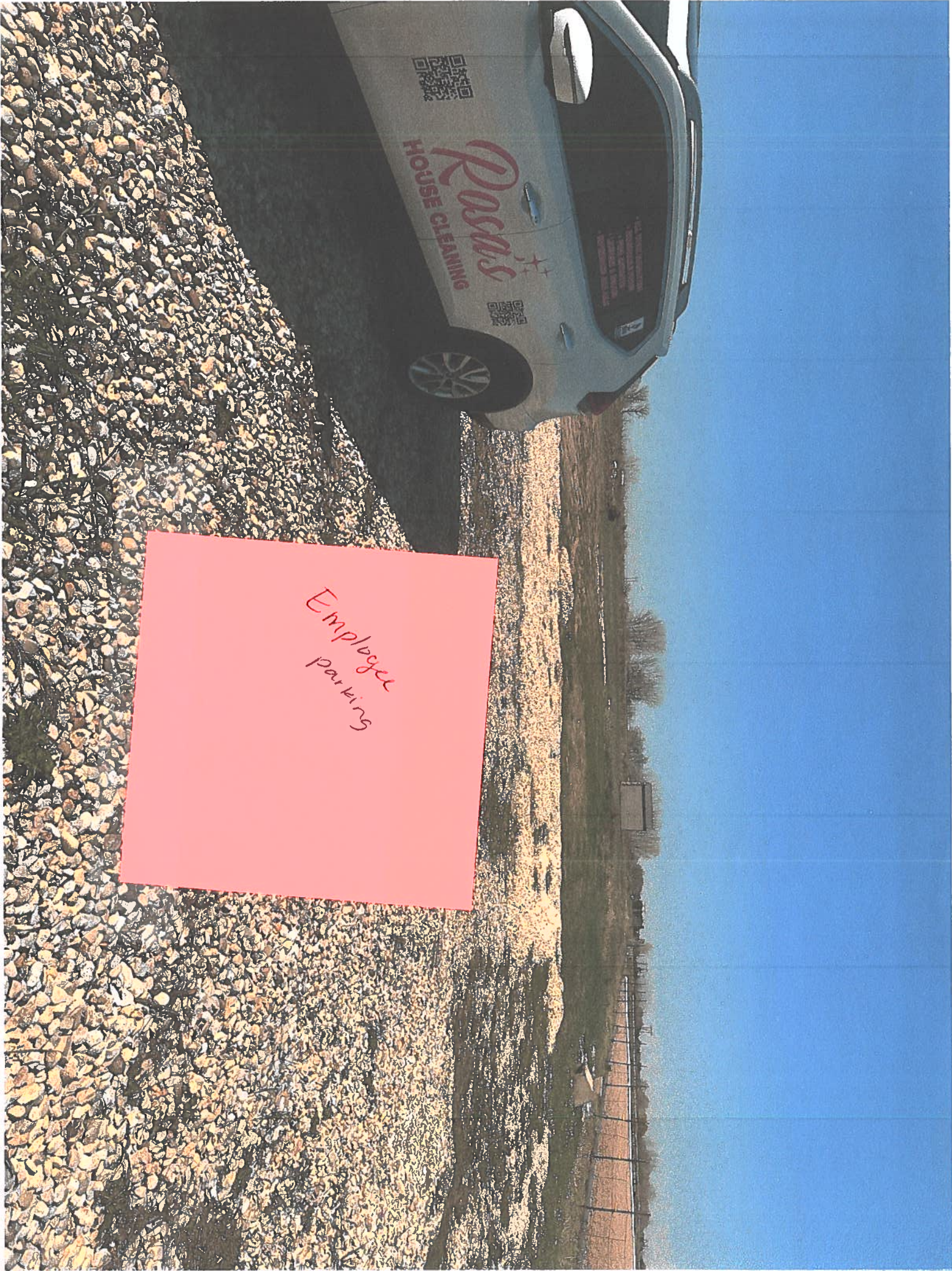




Business car  
parking







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

**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 11<sup>th</sup> Avenue, #310, Caldwell, ID 83605

[zoninginfo@canyoncounty.id.gov](mailto: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	
MEETING START TIME: 6:00 pm	MEETING END TIME: 7:00 pm	
ATTENDEES:		
NAME (PLEASE PRINT)	SIGNATURE:	ADDRESS:
1. <del>Charles Morris</del>		
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.
14.
15.
16.
17.
18.
19.
20.

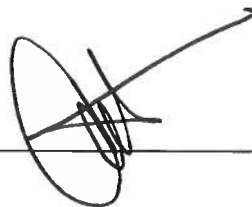
**NEIGHBORHOOD MEETING CERTIFICATION:**

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: \_\_\_\_\_

District: Nampa Fire District  
Ryan [Signature]  
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: \_\_\_\_\_

District: City of Nampa  
[Signature]  
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: \_\_\_\_\_

District: Pioneer Irr Dist  
[Signature]  
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: \_\_\_\_\_

City: Nampa  
[Signature] - (Doug Antekfield)  
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

ALL INFORMATION CONTAINED  
HEREIN IS UNCLASSIFIED  
DATE 07/07/2023 BY 60322  
EXCEPT WHERE SHOWN  
OTHERWISE



Order Number: 23478795

**2023-021704**  
RECORDED  
**07/07/2023 12:02 PM**  
CHRIS YAMAMOTO  
CANYON COUNTY RECORDER  
Pg#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.

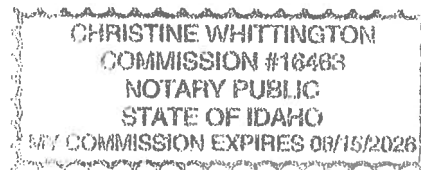
Dated: July 3, 2023

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](http://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



Canyon County Development Services  
111 North 11<sup>th</sup> Avenue, #310

Caldwell, Idaho 83605

208-454-7458

**AFFIDAVIT OF** [www.canyoncounty.id.gov](http://www.canyoncounty.id.gov)  
**LEGAL INTEREST**

I, Cristopher Dominguez, 17747 Madison Road  
(name) (address)

Nampa, Idaho, 83687  
(city) (state) (zip code)

being first duly sworn upon oath, depose and say:

1. That I am the owner of record of the property described on the attached application and I grant my permission to

Rosa Dominguez, 17747 Madison Road Nampa  
(name) (address) ID 83687

to submit the accompanying application pertaining to the subject property.

2. I agree to indemnify, defend and hold Canyon County and its employees harmless from any claims to liability resulting from any dispute as to the statements contained herein or as to the ownership of the property, which is the subject of the application.

Dated this 7<sup>th</sup> day of April, 2025.

[Signature]  
(signature)

STATE OF IDAHO )

COUNTY OF CANYON )

ss



**Introduction**

Good morning/afternoon. My name is Rosa Dominguez, and I am here on behalf of my business Rosa's House Cleaning to request approval for a Conditional Use Permit for our business operations. Thank you for your time and for the opportunity to explain our request.

**Business Overview**

Rosa's House Cleaning is a residential cleaning business. Our services are scheduled throughout the day at client homes. Our employees arrive at approximately 7:20am to pick up business vehicles, have a brief morning meeting, use the restrooms and leave by 7:25-7:45am to head to their job sites. They arrive between 4:00-6:00 pm. We are not open to the public, and all cleaning services are performed off-site. No customers visit the property.

**What the Permit Would Allow**

The Conditional Use Permit would allow us to park our business vehicles on-site after hours and allow up to 15 employee vehicles to be parked on the property during the day while the employees are working off-site. It would also allow us to host morning meetings and add a restroom for the employees to use before and/or after work. We are requesting permission to accommodate this routine.

**Traffic and Community Impact**

We understand that the neighborhood impact is a priority. To address that, we want to emphasize that the employees' arrivals are brief and staggered, most leave within 15-20 minutes of arriving. Only 10-15 cars leave in the morning and return in the late afternoon, usually outside of peak traffic times. We are open to adjusting schedules to minimize traffic impact. There is no increase in noise, customer visits, or public traffic. We also held a neighborhood meeting as a part of this process and have taken that feedback seriously.

**Why This Matters**

This permit would support our ability to operate efficiently and maintain reliable employment for our team. It allows us to keep our business organized and reduce individual employee commuting needs.

**Closing**

We are committed to being good neighbors and respectful members of the community. We believe this request strikes a balance between operating a small business and maintaining neighborhood integrity. We're happy to answer any questions or consider reasonable conditions. Thank you for considering our request.

Rosa Dominguez  
(Owner)  
Rosa's House Cleaning  
17747 Madison Road  
Nampa, ID 83687

**Exhibit A2:**

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:** Thursday, July 24, 2025 5:05:05 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](http://www.rosy3d.com)

On Tue, Jul 15, 2025 at 9:00 AM Amber Lewter <[Amber.Lewter@canyoncounty.id.gov](mailto: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.

~

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

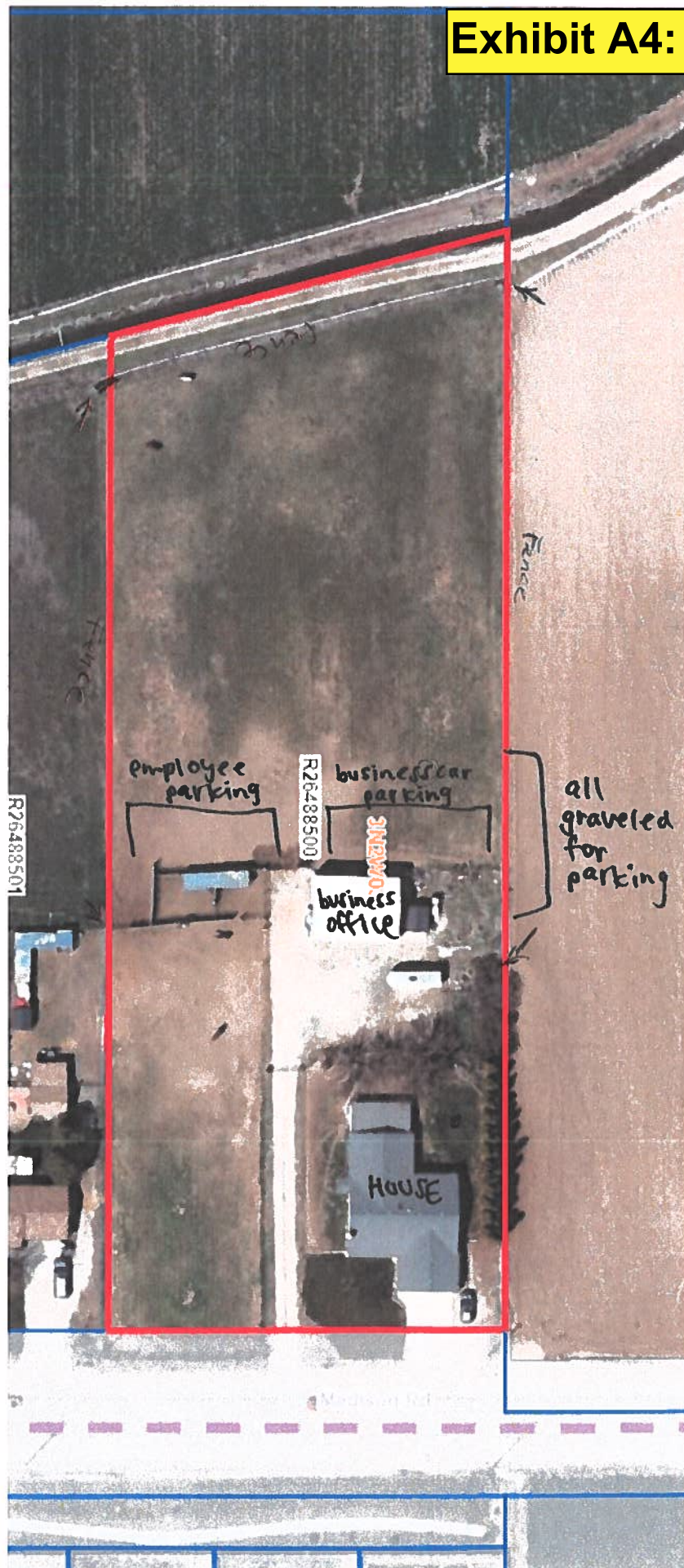
☐ Individual Domestic Septic System    ☐ Animal Waste Only Septic System

☐ Other: \_\_\_\_\_

N/A



Exhibit A4:





**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 11<sup>th</sup> Avenue, #310, Caldwell, ID 83605

[zoninginfo@canyoncounty.id.gov](mailto: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	
MEETING START TIME: 6:00 pm	MEETING END TIME: 7:00 pm	
ATTENDEES:		
NAME (PLEASE PRINT)	SIGNATURE:	ADDRESS:
1. <del>Charles Morris</del>		
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.
14.
15.
16.
17.
18.
19.
20.

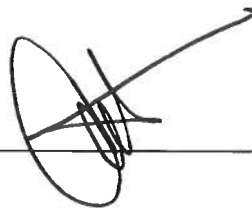
**NEIGHBORHOOD MEETING CERTIFICATION:**

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: \_\_\_\_/\_\_\_\_/\_\_\_\_

PARCEL_NO	OwnerName	Address	City	State	ZipCode
✓ R26488502	VANDEVENTER RUSSELL R	17685 MADISON RD ✓	NAMPA	ID	83687
✓ R26488500	DOMINGUEZ CRISTOPHER GIOVANI LUGO	17747 MADISON RD ✓	NAMPA	ID	83687
✓ R26488501	GRUBER KENNETH	17707 MADISON RD	NAMPA	ID	83687
✓ R26488503	PETERSON BENJAMIN THOMAS	17653 MADISON RD	NAMPA	ID	83687
✓ R30784250	OLIVEROS ALFREDO	8399 E BIG MUDDY DR	NAMPA	ID	83687
<del>R30784267</del>	<del>DWF VI ATLAS SFR-ID LLC</del>	<del>970 YUMA ST</del>	<del>DENVER</del>	<del>CO</del>	<del>80202</del>
R30784290	MORRIS CHARLES R	17721 N HARPER WAY	NAMPA	ID	83687
R30784293	HELLER TYSON D	8408 E DUTCHMAN ST	NAMPA	ID	83687
R30784309	IT PROPERTY 101 LLC	8309 E SUNRAY DR	NAMPA	ID	83687
R30784311	BRUBAKER FAMILY TRUST	2119 N PAYETTE RIVER WAY	EAGLE	ID	83616
R30784312	MARTINEZ FAMILY TRUST	228 TRAILBLAZER ST	MIDDLETON	ID	83644
<del>R30784313</del>	<del>MENDES DOUGLAS M JR</del>	<del>17700 N ONAWAY AVE</del>	<del>NAMPA</del>	<del>ID</del>	<del>83687</del>
R30784315	KAMBEROVIC MUHAMED	17676 N ONAWAY AVE	NAMPA	ID	83687
R30784316	GRAHAM TORRY	22900 CONRAD CT	MIDDLETON	ID	83644
R30826	SIMPSON FAMILY TRUST	17455 MADISON RD	NAMPA	ID	83687-8251
<del>R30784264</del>	<del>DWF VI ATLAS SFR-ID LLC</del>	<del>970 YUMA ST</del>	<del>DENVER</del>	<del>CO</del>	<del>80202</del>
<del>R30784270</del>	<del>MARTINEZ GERMAN JR</del>	<del>8468 E DUTCHMAN ST</del>	<del>NAMPA</del>	<del>ID</del>	<del>83687</del>
<del>R30784271</del>	<del>EROLIN ALEXANDER A</del>	<del>8480 E DUTCHMAN ST</del>	<del>NAMPA</del>	<del>ID</del>	<del>83687</del>
R30784292	ANDERSON RICHARD C	8420 E DUTCHMAN ST	NAMPA	ID	83687
R30784302	DONNELLY NICHOLAS M	8389 E HARPER CT	NAMPA	ID	83687
R30784310	PIERCE JOHN M	17663 N HELMER AVE	NAMPA	ID	83687
<del>R30784314</del>	<del>ORTIZ KAREN PEREZ</del>	<del>17688 N ONAWAY AVE</del>	<del>NAMPA</del>	<del>ID</del>	<del>83687</del>
<del>R30784319</del>	<del>MONTGOMERY SAVANNA M</del>	<del>17749 N ONAWAY AVE</del>	<del>NAMPA</del>	<del>ID</del>	<del>83687</del>
R30784320	RALPHS CARSON	17737 N ONAWAY AVE	NAMPA	ID	83687
<del>R30784321</del>	<del>DENISON RICHARD</del>	<del>17725 N ONAWAY AVE</del>	<del>NAMPA</del>	<del>ID</del>	<del>83687</del>
R30784327	RYBAR JAMIE C	17653 N ONAWAY AVE	NAMPA	ID	83687
<del>R30784266</del>	<del>FALL CREEK SUBDIVISION HOMEOWNERS ASSOCIATION INC</del>	<del>8919 W ARDENE ST</del>	<del>BOISE</del>	<del>ID</del>	<del>83709</del>
<del>R30784269</del>	<del>ZERFAS LAURA</del>	<del>8456 E DUTCHMAN ST</del>	<del>NAMPA</del>	<del>ID</del>	<del>83687</del>
<del>R30784291</del>	<del>RODRIGUEZ CRISELDA</del>	<del>8432 E DUTCHMAN ST</del>	<del>NAMPA</del>	<del>ID</del>	<del>83687</del>
<del>R30784317</del>	<del>RYAN GARY J</del>	<del>11372 N HELIOPSIS DR</del>	<del>STAR</del>	<del>ID</del>	<del>83669</del>
<del>R30784318</del>	<del>KIEFT 2004 FAMILY TRUST</del>	<del>11758 W PRISTINEBROOK DR</del>	<del>STAR</del>	<del>ID</del>	<del>83669</del>
R30784323	KAMENGELE RENE	17701 N ONAWAY	NAMPA	ID	83687
R30784324	ALVAREZ MANUEL S	17689 N ONAWAY AVE	NAMPA	ID	83687

R30784325	HARDY RANDY F	17677 N ONAWAY AVE	NAMPA	ID	83687
R30784359	VANALLEN COREY	17639 N HELMER AVE	NAMPA	ID	83687
R30784213	ANDERSON RYAN	17831 N HARPSTER WAY	NAMPA	ID	83687
R30784265	BALTAZAR ABRAHAM	17793 N HARPSTER WAY	NAMPA	ID	83687
R30784268	SMITH FLOYD	17745 N HARPSTER WAY	NAMPA	ID	83687
R30784272	SCHOENEMAN CADEN P	8492 E DUTCHMAN ST	NAMPA	ID	83686
R30784308	FAWSON JEFFREY SCOTT	8400 E HARPSTER CT	NAMPA	ID	83687
R30784322	MOROZOVA MILA	17713 N ONAWAY AVE	NAMPA	ID	83687
R30784326	CHARLTON RICHARD D III	17665 N ONAWAY AVE	NAMPA	ID	83687
R30784328	FINNEY NANCY E	17629 N ONAWAY AVE	NAMPA	ID	83687
R30826200	SIMPSON FAMILY TRUST	17455 MADISON RD	NAMPA	ID	83687-8251
R30828	EARNEST LELAND CHRIS II	17645 MADISON RD	NAMPA	ID	83687
R30828010	SIMPSON RICHARD J	17561 MADISON RD	NAMPA	ID	83687
R30831010	SIMPSON EDWARD M	17851 MADISON RD	NAMPA	ID	83687
R30784010	ESTATES 81 LLC	PO BOX 1939	EAGLE	ID	83616
R30784212	BATISTA CASIMIRO	17845 N HARPSTER WAY	NAMPA	ID	83687
R30784214	BENNETCH CHRISTOPHER	17817 N HARPSTER WAY	NAMPA	ID	83687
R30826011	GRAY RICHARD E	17625 MADISON RD	NAMPA	ID	83687



PARCEL_NO	OwnerName	Address	City	State	ZipCode
✓ R26488502	VANDEVENTER RUSSELL R	17685 MADISON RD ✓	NAMPA	ID	83687
✓ R26488500	DOMINGUEZ CRISTOPHER GIOVANI LUGO	17747 MADISON RD ✓	NAMPA	ID	83687
✓ R26488501	GRUBER KENNETH	17707 MADISON RD	NAMPA	ID	83687
✓ R26488503	PETERSON BENJAMIN THOMAS	17653 MADISON RD	NAMPA	ID	83687
✓ R30784250	OLIVEROS ALFREDO	8399 E BIG MUDDY DR	NAMPA	ID	80202
R30784267	DWF VIATLAS SFR-ID LLC	970 YUMA ST	DENVER	CO	80202
R30784290	MORRIS CHARLES R	17721 N HARPSTER WAY	NAMPA	ID	83687
R30784293	HELLER TYSON D	8408 E DUTCHMAN ST	NAMPA	ID	83687
R30784309	FL PROPERTY 101 LLC	8309 E SUNRAY DR	NAMPA	ID	83616
R30784311	BRUBAKER FAMILY TRUST	2119 N PAYETTE RIVER WAY	EAGLE	ID	83644
R30784312	MARTINEZ FAMILY TRUST	228 TRAILBLAZER ST	MIDDLETON	ID	83687
R30784313	MENDES DOUGLAS M JR	17700 N ONAWAY AVE	NAMPA	ID	83687
R30784315	KAMBEROVIC MUHAMED	17676 N ONAWAY AVE	NAMPA	ID	83644
R30784316	GRAHAM TORRY	22900 CONRAD CT	MIDDLETON	ID	83687-8251
R30826	SIMPSON FAMILY TRUST	17455 MADISON RD	NAMPA	ID	80202
R30784264	DWF VI ATLAS SFR-ID LLC	970 YUMA ST	DENVER	CO	80202
R30784270	MARTINEZ GERMAN JR	8468 E DUTCHMAN ST	NAMPA	ID	83687
R30784271	EROLIN ALEXANDER A	8480 E DUTCHMAN ST	NAMPA	ID	83687
R30784292	ANDERSON RICHARD C	8420 E DUTCHMAN ST	NAMPA	ID	83687
R30784302	DONNELLY NICHOLAS M	8389 E HARPSTER CT	NAMPA	ID	83687
R30784310	PIERCE JOHN M	17663 N HELMER AVE	NAMPA	ID	83687
R30784314	ORTIZ KAREN PEREZ	17688 N ONAWAY AVE	NAMPA	ID	83687
R30784319	MONTGOMERY SAVANNA M	17749 N ONAWAY AVE	NAMPA	ID	83687
R30784320	RALPHS CARSON	17737 N ONAWAY AVE	NAMPA	ID	83687
R30784321	DENISON RICHARD	17725 N ONAWAY AVE	NAMPA	ID	83687
R30784327	RYBAR JAMIE C	17653 N ONAWAY AVE	NAMPA	ID	83709
R30784266	FALL CREEK SUBDIVISION HOMEOWNERS ASSOCIATION INC	8919 W ARDENE ST	BOISE	ID	83687
R30784269	ZERFAS LAURA	8456 E DUTCHMAN ST	NAMPA	ID	83687
R30784291	RODRIGUEZ CRISELDA	8432 E DUTCHMAN ST	NAMPA	ID	83669
R30784317	RYAN GARY J	11372 N HELIOPSIS DR	STAR	ID	83669
R30784318	KIEFT 2004 FAMILY TRUST	11758 W PRISTINEBROOK DR	STAR	ID	83687
R30784323	KAMENGELE RENE	17701 N ONAWAY	NAMPA	ID	83687
R30784324	ALVAREZ MANUEL S	17689 N ONAWAY AVE	NAMPA	ID	83687

R30784325	HARDY RANDY F	17677 N ONAWAY AVE	NAMPA	ID	83687
R30784359	VANALLEN COREY	17639 N HELMER AVE	NAMPA	ID	83687
R30784213	ANDERSON RYAN	17831 N HARPSTER WAY	NAMPA	ID	83687
R30784265	BALTARAZ ABRAHAM	17793 N HARPSTER WAY	NAMPA	ID	83687
R30784268	SMITH FLOYD	17745 N HARPSTER WAY	NAMPA	ID	83686
R30784272	SCHOENEMAN CADEN P	8492 E DUTCHMAN ST	NAMPA	ID	83687
R30784308	FAWSON JEFFREY SCOTT	8400 E HARPSTER CT	NAMPA	ID	83687
R30784322	MOROZOVA MILA	17713 N ONAWAY AVE	NAMPA	ID	83687
R30784326	CHARLTON RICHARD D III	17665 N ONAWAY AVE	NAMPA	ID	83687
R30784328	FINNEY NANCY E	17629 N ONAWAY AVE	NAMPA	ID	83687-8259
R30826200	SIMPSON FAMILY TRUST	17455 MADISON RD	NAMPA	ID	83687
R30828	EARNEST LELAND CHRIS II	17645 MADISON RD	NAMPA	ID	83687
R30828010	SIMPSON RICHARD J	17561 MADISON RD	NAMPA	ID	83687
R30831010	SIMPSON EDWARD M	17851 MADISON RD	NAMPA	ID	83687
R30784010	ESTATES 81 LLC	PO BOX 1939	EAGLE	ID	83687
R30784212	BATISTA CASIMIRO	17845 N HARPSTER WAY	NAMPA	ID	83687
R30784214	BENNETCH CHRISTOPHER	17817 N HARPSTER WAY	NAMPA	ID	83687
R30826011	GRAY RICHARD E	17625 MADISON RD	NAMPA	ID	83687

**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:**

District: Nampa Fire District

☒ Applicant submitted/met for official review.

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

**Highway District:**

District: City of Nampa

☒ Applicant submitted/met for official review.

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

**Irrigation District:**

District: Pioneer Irr Dist

☒ Applicant submitted/met for official review.

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

**Area of City Impact:**

City: Nampa

☐ Applicant submitted/met for official review.

Date: 1/23/2025 Signed: [Signature] - (Doug Antekfield)  
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

**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:



fo

DENNIS E. GOFF  
CANYON COUNTY PROSECUTING ATTORNEY  
Canyon County Courthouse  
P.O. Box 668  
Caldwell, Idaho 83605  
Telephone: 454-0442 Ext. 252

BEFORE THE BOARD OF COUNTY COMMISSIONERS

FOR CANYON COUNTY, STATE OF IDAHO

In the Matter of the Application of:	)	
	)	
ROY R. VANDEVENTER and DORINE	)	FINDINGS OF FACT,
F. VANDEVENTER,	)	CONCLUSIONS OF LAW
	)	AND ORDER
Husband and Wife, for a conditional	)	
use permit or rezoning.	)	

WHEREAS, the applicants, Roy R. Vandeventer and Dorine F. Vandeventer, husband and wife have appealed to this Board that order of the Canyon County Planning and Zoning Commission entered on August 5, 1981, denying their application for a conditional use permit or rezone;

WHEREAS, a public hearing was held before this Board on September 30, 1981, wherein testimony was heard concerning this application and appeal;

WHEREAS, this Board entered an order dated October 6, 1981, reversing the order of the Planning and Zoning Commission and granting the applicants request for a conditional use permit to divide their 5.6 acre parcel of land into four lots;

WHEREAS, this Board received a timely request for rehearing and stay on November 5, 1981, and

WHEREAS, this Board having considered the record of the Planning and Zoning Commission and this Board, the evidence and testimony given before the Planning and Zoning Commission and this Board, and the request for rehearing and stay;

NOW, THEREFORE, BE IT RESOLVED that this Board enter the following findings of fact, conclusions of law and order.

THIS BOARD FINDS:

That the applicants have requested a conditional use permit to divide a 5.6 acre parcel of bare ground into four separate lots, three of which will be approximately one acre in size with the remaining lot to be approximately 2.68 acres in size, or in the alternative, to rezone this parcel of land to allow the above division of the parcel.

That the intent of the applicants is to convey the one acre parcels to each of their three adult children so that homes can be built upon all four lots. That it is the further intent of the applicants to more intensely manage, care for and use the subject parcel by planting gardens and raising beef cattle upon the four lots, if the application is granted.

That the subject parcel is originally part of a ten acre parcel which the applicants purchased in 1962.

That a parcel of approximately four and one third acres, (including a house) of the ten acre original parcel was conveyed to Richard P. Gray in 1977.

That the subject parcel has been rented out for farming purposes in the past years, but that the income to the applicants has barely paid the taxes on the parcel.

That the subject parcel was covered with weeds during the 1981 growing season.

That the parcel, and all proposed lots if the application is granted, front on Madison Road and further road access to any proposed lot will not be necessary.

That this subject parcel is flood-irrigated and is the end parcel on the irrigation lateral that supplies it with water.

That the applicants have also used water out of a nearby wastewater ditch for irrigating the subject parcel.

That notice of this application and of the hearing before the Board of Commissioners was given to all concerned parties by publication in the News-Tribune Newspaper on September 7, 1981 and by mailing notice on September 23, 1981 to all property owners and residents within three hundred feet of the external boundaries of the subject parcel, and that there is no allegation in the request for rehearing and stay that such notice was not properly given.

That Myron Simpson was allowed to testify at length at both the hearing before the Planning and Zoning Commission and the hearing before this Board.

That the subject parcel is within the A-40 Agricultural Zone of the Zoning Ordinance.

THIS BOARD CONCLUDES:

That this Board has jurisdiction over the applicants and the subject matter of the application.

That proper notice of the Board's September 30, 1981, hearing was given to all "affected persons" as defined in Idaho Code Section 67-6521 and as required under Section 3.2 of the Zoning Ordinance.

That all persons present at the Board's hearing were given an ample opportunity to testify and present evidence at said hearing as required by Section 3.2 of the Zoning Ordinance.

That no proper application to rezone the subject parcel was made and that the original application and notice of appeal to this board did not comply with Section 3.1(2)(c) of the Zoning Ordinance.

That the small income generated by the subject parcel renders it economically non-productive for agricultural uses as required by Section 1.5(5)(a) of the Zoning Ordinance.

That the weeds on the parcel, the irrigation needs of the parcel and the drainage problems connected with the present uses of the parcel damage the neighboring property and are a nuisance and detriment to the agricultural pursuits of the neighboring land owners.

That the more intensive use of this parcel for residential home lots, gardens and cattle raising would lessen the damage and other detrimental effects of the parcel upon the surrounding property as required by Section 3.2(1)(a) of the Zoning Ordinance.

That because the original ten acre parcel had been divided after the effective date of the subdivision ordinance, the further division of the subject parcel would be a subdivision as defined by Section 1.4(36) of the subdivision ordinance.

Pursuant to the above findings and conclusions, it is hereby ordered that the decision of the Planning and Zoning Commission be reversed and that the application of Roy R. Vandeventer and Dorine F. Vandeventer for a conditional use permit to divide the subject parcel into four lots be granted.

It is further ordered that the applicants or their successors in interest comply with the Canyon County Subdivision

ordinance before building permits are issued for the subject parcel.

It is further ordered that a copy of this order be mailed to Gary Morgan, Attorney for applicants and Reese E. Verner, attorney for Myron Simpson.

CANYON COUNTY BOARD OF COMMISSIONERS

Member \_\_\_\_\_

Member \_\_\_\_\_

Date: \_\_\_\_\_

ATTEST:

Clerk \_\_\_\_\_

File Number \_\_\_\_\_

The motion was made by Commissioner Jensen  
seconded by Commissioner Bledsoe that:

After public hearing of the Board of County Commissioners Acting on the recommendation of Canyon County Planning and Zoning Commission heard the requests of Ray Van Denter to subdivide 5.64 acres into 4 lots and the request of Mr. A. Lee Gordon to rezone 26.84 acres from A-40 Agriculture to M-1 Light Industrial, that action be taken under advisement.

✓ Motion Carried Unanimously

\_\_\_\_\_ Motion Carried / Split Vote Below

\_\_\_\_\_ Motion Defeated / Split Vote Below

	Yes	No	Did Not Vote
<u>Gerald Jensen</u> Chairman	<u>✓</u>		
<u>Charles E. Bledsoe</u> Member	<u>✓</u>		
<u>Al Hobbs</u> Member	<u>✓</u>		

Date: Sept 30, 1981

Attest:

Bill A. Staker, Ruth E. Miller  
Clerk Deputy.

Copy 1 (See) / C

File Number \_\_\_\_\_

The motion was made by Commissioner Bledsoe  
seconded by Commissioner Hobbs that:

Approve request of Ray Tams Development for  
Conditional Use Permit to subdivide 5.68 acres  
into 4 lots. Legal description attached.

☒ Motion Carried Unanimously

☐ Motion Carried / Split Vote Below

☐ Motion Defeated / Split Vote Below

	Yes	No	Did Not Vote
<u>Guinea Fournier</u> Chairman	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<u>Charles E. Bledsoe</u> Member	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<u>Al Hobbs</u> Member	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Date: October 6, 1981

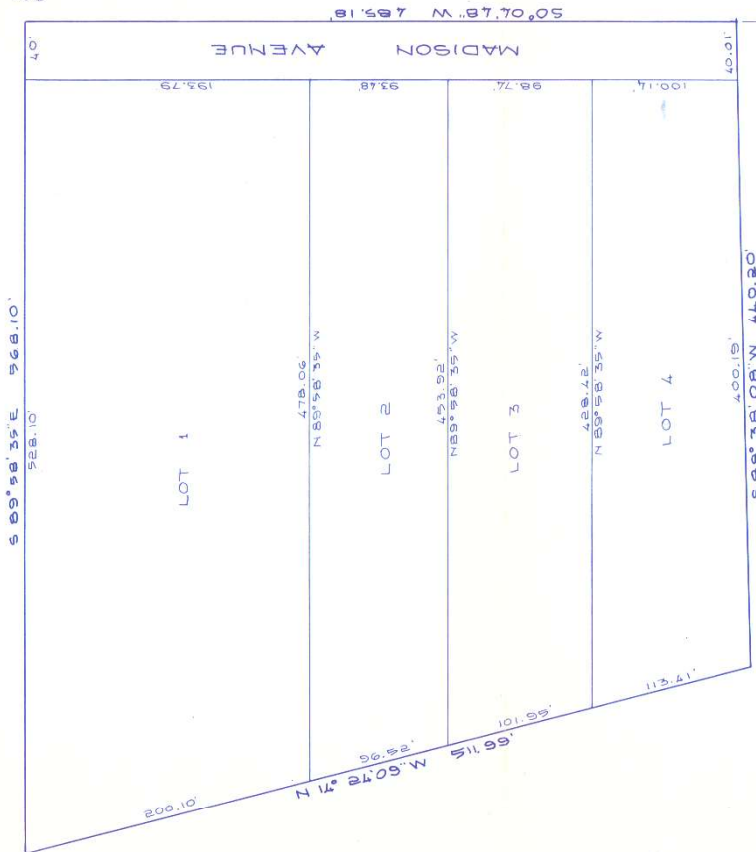
Attest:

Bill A. Staker, Ruth E. Miller  
Clerk Deputy

2049.  
L-20-2-100

PART OF THE NORTHEAST  $\frac{1}{4}$  OF SOUTHEAST  $\frac{1}{4}$  OF NORTHWEST  $\frac{1}{4}$  SECTION 3, TOWNSHIP 3 NORTH, RANGE 2 WEST OF BOISE MERIDIAN CANYON COUNTY, IDAHO

RECORDED AT THE REQUEST OF  
INLAND ENGINEERING CO., INC.  
PLAT BOOK: \_\_\_\_\_, PAGE: \_\_\_\_\_  
FEE: \_\_\_\_\_



COUNTY PLANNING AND ZONING COMMISSION  
WE THE COUNTY PLANNING AND ZONING COMMISSION OF CANYON  
COUNTY, IDAHO, DO HEREBY APPROVE  
THE PLAT OF SHELTON ESTATES ACCEPTABLE  
FOR ZONING IN CANYON COUNTY, IDAHO.

CHAIRMAN

---

SECRETARY

BOARD OF COUNTY COMMISSIONERS

WE, THE BOARD OF COUNTY COMMISSIONERS OF CANYON COUNTY, IDAHO FIND THE PLAT OF SHILOH ESTATES ACCEPTABLE AND APPROVED FOR CANYON COUNTY, IDAHO.

## CHAPTER 18

CE 1/4 COR. SEC. 3,  
T3N, R2W, B.M.

NE. COR. OF NE. 1/4, SE. 1/4, NW. 1/4,  
SEC. 3, T 3N, R 2W, B. M.  
(CR. N. 1/16 COR.)



CERTIFICATE OF THE COUNTY SURVEYOR

I, L. MELVIN COPE, COUNTY SURVEYOR FOR CANYON COUNTY, IDAHO, DO HEREBY CERTIFY THAT I HAVE CHECKED THIS PLAT OF SUIILON ESTATES AND THAT THE ACCURACY THEREOF COMPLIES WITH IDAHO STATE CODE RELATING TO PLATS AND SURVEYS TITLE 50, CHAPTER 13.

CERTIFICATE OF THE COUNTY TREASURER

IN THE UNDERSIGNED COUNTY, TERRITORY OR STATE OF CANON, STATE OF CALIFORNIA, I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT ANY AND ALL CURRENT AND FUTURE PROPERTY TAXES FOR THE PROPOSED SUBDIVISION HAVE BEEN PAID IN FULL. THIS CERTIFICATION IS VALID FOR THE NEXT THIRTY (30) DAYS ONLY.

COUNTY TREASURER

1

DEDICATION  
STATE OF IDAHO ) ss  
COUNTY OF CANYON)

WE THE UNDERSIGNED HEREBY CERTIFY THAT WE ARE THE OWNERS OF SHILOH ESTATES MORE PARTICULARLY DESCRIBED TO WIT: DESCRIPTION:

## MORE PARTICULAR DESCRIPTION

[illegible]

BE IT FURTHER KNOWN: THAT THE TRACT SHOWN ON THIS PLAT HAS BEEN DEDICATED FOR THE USE OF THE PUBLIC FOREVER. THE EASEMENTS SHOWN ON THIS PLAT ARE DEDICATED TO THE PUBLIC FOR UTILITY PURPOSES INCLUDING IRRIGATION AND DRAINAGE AND ARE NOT FOR PUBLIC THEREAFTER. THE RIGHT TO USE SAID EASEMENTS IS HEREBY PERPETUALLY RESERVED FOR THESE PURPOSES AND NO STRUCTURES WITHIN THE LIMITS OF THESE PURPOSES ARE TO BE ERECTED WITHIN THE PLAT.

0  
C  
Y  
U  
7  
E  
J  
L  
Z  
4  
—  
C  
W  
0  
J  
+  
5  
0  
W

El AT

OF PART OF THE NORTHEAST  $\frac{1}{4}$  OF THE SOUTHEAST  $\frac{1}{4}$  OF THE NORTHWEST  $\frac{1}{4}$  OF SECTION 3, TOWNSHIP 3 NORTH, RANGE 2 WEST OF THE BOISE MERIDIAN IN CANYON COUNTY, IDAHO.

SURVEYOR'S CERTIFICATE  
STATE OF IDAHO )  
COUNTY OF CANYON ) SS

COUNTY OF GARFUNKLE  
I, MELVIN COPE, A REGISTERED PROFESSIONAL  
LAND SURVEYOR IN THE STATE OF IDAHO, DO HEREBY CERTIFY  
THAT THIS SURVEY OF SHILOH ESTATES  
WAS MADE BY ME OR UNDER MY DIRECTION, I FURTHER CERTIFY  
THAT THE DESCRIPTION WRITTEN IN THE DEDICATION COR-  
RECTLY REPRESENTS THE SURVEY AS MADE.

STATE OF IDAHO } ss  
COUNTY OF CANYON }

ACKNOWLEDGED BEFORE ME THIS \_\_\_\_ DAY OF  
1982 ARE THE ABOVE SIGNED OWNER.

[illegible]

THE SANITARY RESTRICTIONS  
UNDER TITLE 50, CHAPTER 13,  
IDaho CODE ARE IN FORCE



**EXHIBIT B**

**Supplemental Documents**

Hearing Examiner

Case# CU2025-0007

Hearing date: August 18, 2025

**R26488500 PARCEL INFORMATION REPORT**

7/24/2025 9:05:25 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:** COLLECTOR

**INSTRUMENT NO. :** 2023021704

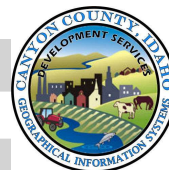
**SCENIC BYWAY:** NOT In Scenic Byway

**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 SHERRIFS 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.

**EXHIBIT B2**

**Case Maps/Reports**

Hearing Examiner

Case# CU2025-0007

Hearing date: August 18, 2025



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



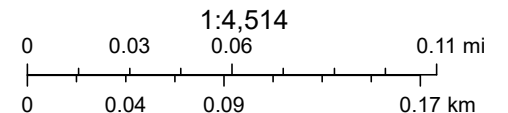
Red: Band\_1



Green: Band\_2



Blue: Band\_3



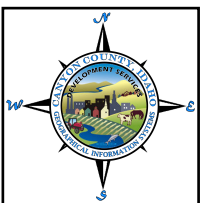
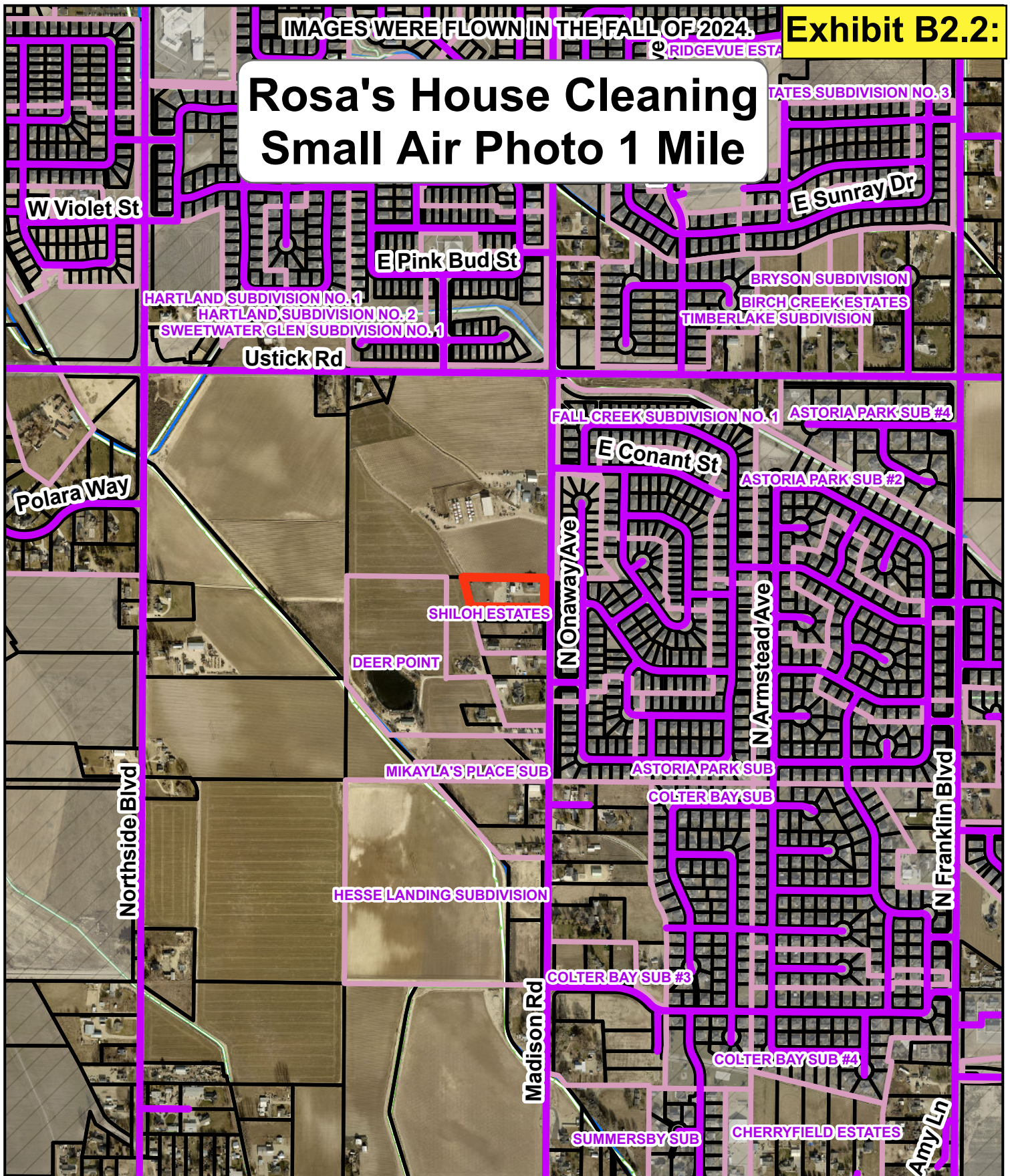
Bureau of Land Management, State of Oregon, State of Oregon DOT, State of Oregon GEO, Esri Canada, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA



IMAGES WERE FLOWN IN THE FALL OF 2024.

Exhibit B2.2:

# Rosa's House Cleaning Small Air Photo 1 Mile



 City Limits

 Wetlands

0 0.25 0.5 Miles



## Exhibit B2.3:

IMAGES WERE FLOWN IN THE FALL OF 2024.







**Rosa's House Cleaning  
FEMA Small Air Photo**

This is an aerial photograph of a residential neighborhood, overlaid with a street map. The map shows a grid of streets with various names. A prominent feature is a large, irregularly shaped body of water (a pond or lake) located in the center-left portion of the map. A path, highlighted in orange and yellow, starts near the top left, follows the western edge of the pond, and then turns south along its eastern edge. The path ends near the bottom center of the map. The surrounding area consists of residential lots, some with houses and others with bare land. The map is bordered by a yellow frame. At the top, there is a black box with white text that reads 'IMAGES WERE FLOWN IN THE FALL OF 2024.' Below this, a large white box with black text contains the title 'Rosa's House Cleaning' and 'FEMA Small Air Photo'. The street names are labeled in black text throughout the map.

Streets shown include: N MONKSHOOD AVE, N LIONHEAD AVE, N FIREICE AVE, N STRAWFLOWER AVE, N ORCHID WAY, N PHLOX WAY, N TULI, N BEGONIA WAY, N PEARL WAY, N WILLOW WAY, N TRE, N RED HORSE ST, N BRIGHT ANGEL DR, N SUNRAY DR, N TIMBERLAKE ST, N CELESTIA DR, N ELOVE CT, N PINK BUD ST, N PEACH TREE ST, N HYACINTH ST, N VIOLET ST, N CAMELLIA ST, N DUTCH LN, N CHERRY LN, N NORTHIDE BLVD, N MADISON RD, N CONANT ST, N RATHDRUM DR, N BOREALIS DR, N JACOB DR, N SCOUT AVE, N PARKDALE AVE, N WEISER RD, N FRANKLIN BLVD, N AMY LN, N JUDITH AVE, N RONAN AVE, N GOUTEAU AVE, N ARMSTEAD AVE, N NEWDALE AVE, N PEGRAM WAY, N DUTCHMAN ST, N MOURTAN ST, N EXPEDITION DR, N GALLATIN DR, N CODY AVE, N MIDSUMMERS LN, N COLTER BAY DR, N SUN RIVER ST, N MAC WAY.

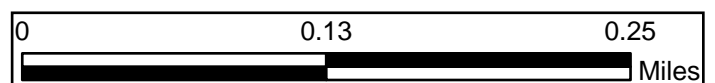
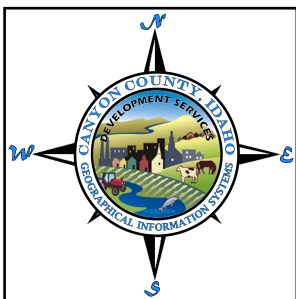


**Legend**

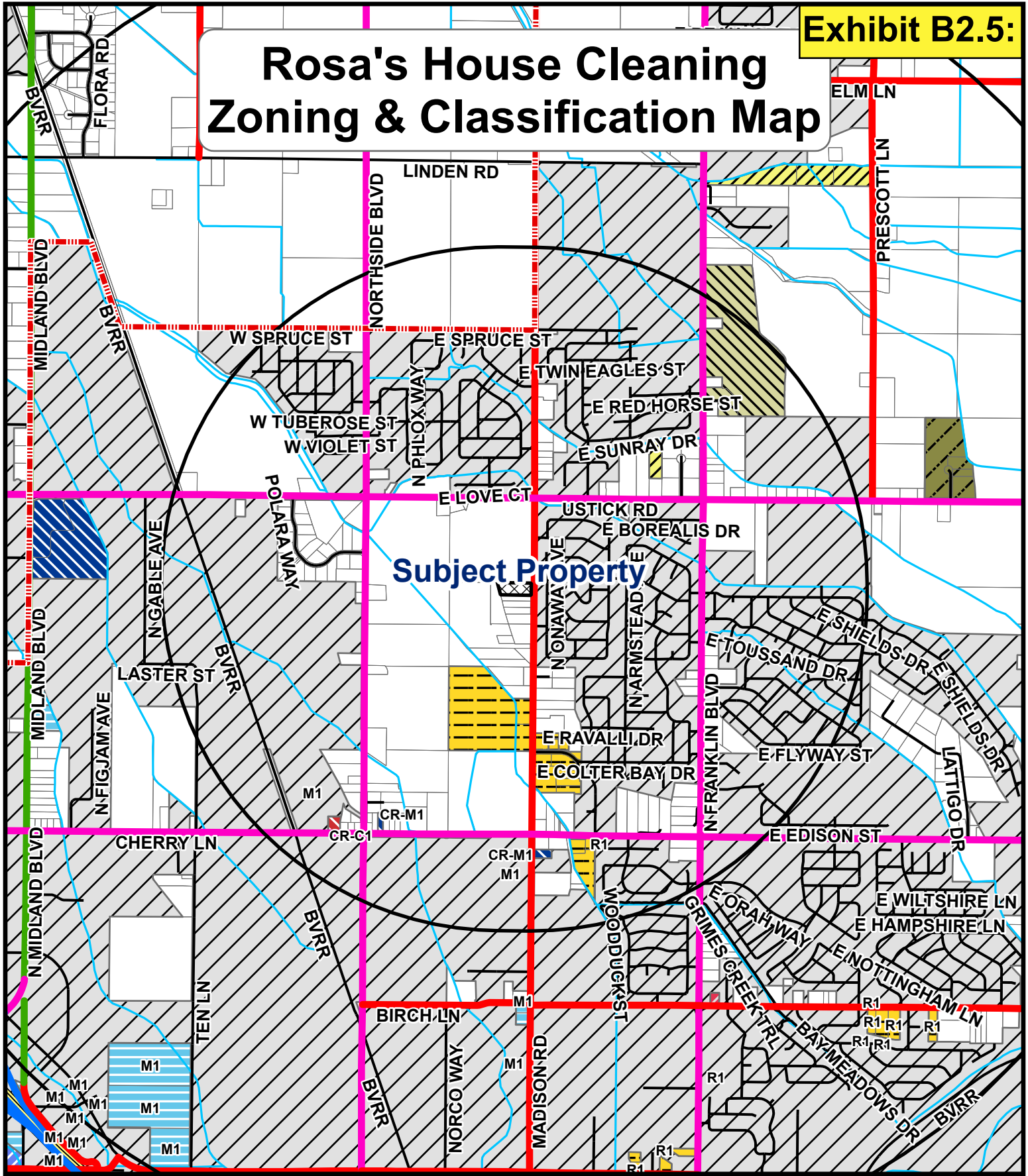
	SUBJECT_PROPERTY		A
	TAXLOTS		AE
	WETLANDS		X



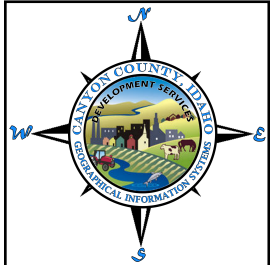




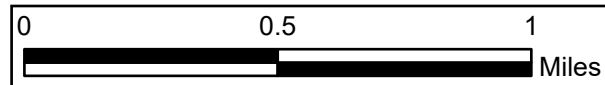
# Rosa's House Cleaning Zoning & Classification Map

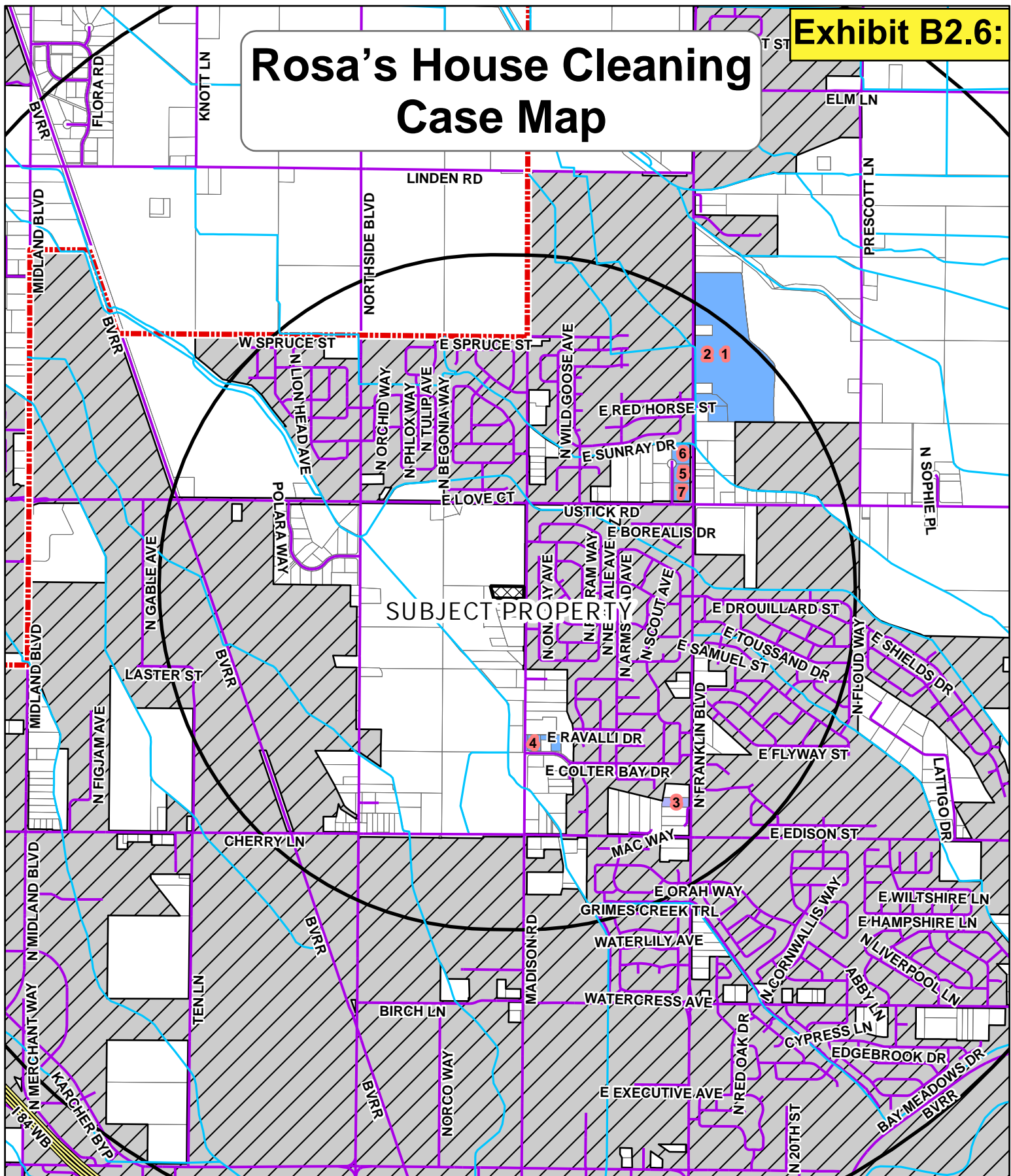


**Subject Property**



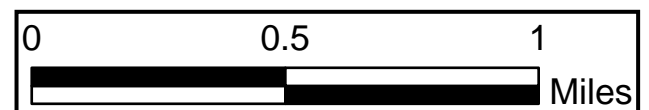
Current Zoning		ITD Functional Classification	
	RR		Interstate
	CR-RR		Major Collector
	R1		Minor Arterial
	CR-R1		Minor Collector
	R2		Other Principal Arterials
	C		
	C1		
	CR-C1		
	C2		
	CR-C2		
	M1		
	CR-M1		
	M2		
	AG		





YEAR

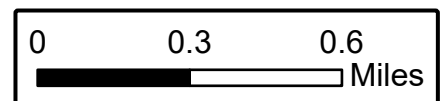
Year	2023
2020	2024
2021	2025
2022	



CASE SUMMARY				
ID	CASENUM	REQUEST	CASENAME	FINALDECIS
1	SD2020-0025	Short Plat - Barnes Homestead Sub	Barnes Homestead Sub	APPROVED
2	CR2020-0003	Rezone AG to CR-RR	Borchert	APPROVED
3	CU2022-0038-APL	Staging Area	Gutierrez	DENIED
4	CU2022-0038-APL	Staging Area	Gutierrez	DENIED
5	SD2019-0013	Preliminary Plat	Hesse Acres Sub	APPROVED
6	OR2021-0010	Comp Plan Change to Res	Niblett	APPROVED
7	OR2021-0010	Comp Plan Change to Res	Niblett	APPROVED
8	OR2021-0010	Comp Plan Change to Res	Niblett	APPROVED



# Rosa's House Cleaning Subdivision Map



SUBDIVISION & LOT REPORT				
NUMBER OF SUBS	ACRES IN SUB	NUMBER OF LOTS	AVERAGE LOT SIZE	
64	1326.47	2891	0.46	
NUMBER OF SUBS IN PLATTING	ACRES IN SUB	NUMBER OF LOTS	AVERAGE LOT SIZE	
12	429.36	1396	0.31	
NUMBER OF LOTS NOTIFIED	AVERAGE	MEDIAN	MINIMUM	MAXIMUM
71	1.14	0.19	0.01	39.04
NUMBER OF MOBILE HOME PARKS	ACRES IN MHP	NUMBER OF SITES	AVG HOMES PER ACRE	MAXIMUM

PLATTED SUBDIVISIONS							
SUBDIVISION NAME	Label	LOCATION	ACRES	NO. OF LOTS	AVERAGE LOT SIZE	CITY OF...	Year
AMENDED FEATHER COVE SUBDIVISION NO. 2	1	3N2W02	20.77	77	0.27	NAMPA	2021
ASTORIA PARK SUB	2	3N2W03	19.32	65	0.30	NAMPA	2003
ASTORIA PARK SUB #2	3	3N2W03	23.15	72	0.32	NAMPA	2003
ASTORIA PARK SUB #3	4	3N2W03	17.94	63	0.28	NAMPA	2004
ASTORIA PARK SUB #4	5	3N2W02	19.08	22	0.87	NAMPA	2006
BIRCH CREEK ESTATES	6	4N2W34	14.31	7	2.04	NAMPA	2004
BODLE FARMS SUBDIVISION	7	3N2W03	4.51	22	0.21	NAMPA	2024
BRANDT'S LANDING #3	8	3N2W11	10.11	38	0.27	NAMPA	1997
BRANDT'S LANDING #4	9	3N2W11	16.62	47	0.35	NAMPA	1998
BRANDT'S LANDING #5	10	3N2W10	11.51	46	0.25	NAMPA	1998
BRANDT'S LANDING #6	11	3N2W10	8.94	31	0.29	NAMPA	1998
BRYSON SUBDIVISION	12	4N2W34	2.73	1	2.73	COUNTY (Canyon)	2016
CHERRYFIELD ESTATES	13	3N2W03	13.41	5	2.68	NAMPA	1993
COLTER BAY SUB	14	3N2W03	28.58	97	0.29	NAMPA	2003
COLTER BAY SUB #2	15	3N2W03	5.35	21	0.25	NAMPA	2004
COLTER BAY SUB #3	16	3N2W03	27.25	80	0.34	NAMPA	2003
COLTER BAY SUB #4	17	3N2W03	16.76	50	0.34	NAMPA	2004
CORTLAND PLACE	18	3N2W02	405.03	62	6.53	NAMPA	1894
DEER POINT	19	3N2W03	17.72	2	8.86	COUNTY (Canyon)	1999
EAST RIDGEVUE ESTATES SUBDIVISION NO. 1	20	4N2W34	12.74	48	0.27	NAMPA	2022
EAST RIDGEVUE ESTATES SUBDIVISION NO. 2	21	4N2W34	12.78	50	0.26	NAMPA	2024
FALL CREEK SUBDIVISION NO. 1	22	3N2W03	16.92	62	0.27	NAMPA	2016
FALL CREEK SUBDIVISION NO. 2	23	3N2W03	14.74	57	0.26	NAMPA	2018
FALL CREEK SUBDIVISION NO. 3	24	3N2W03	12.59	54	0.23	NAMPA	2020
FALL CREEK SUBDIVISION NO. 4	25	3N2W03	18.72	73	0.26	NAMPA	2020
FALL CREEK SUBDIVISION NO. 5	26	3N3W03	7.74	31	0.25	NAMPA	2021
FEATHER COVE SUBDIVISION NO. 1	27	3N2W02	18.53	66	0.28	NAMPA	2020
FEATHER COVE SUBDIVISION NO. 2	28	3N2W02	20.77	77	0.27	NAMPA	2021
FEATHER COVE SUBDIVISION NO. 3	29	3N2W02	12.51	45	0.28	NAMPA	2021
FEATHER COVE SUBDIVISION NO. 4	30	3N2W02	16.29	51	0.32	NAMPA	2023
FRANKLIN VILLAGE NORTH SUBDIVISION NO. 1	31	3N2W02	13.89	60	0.23	NAMPA	2023
FROSTY ACRES SUB	32	4N2W34	5.06	6	0.84	0	1992
Franklin Village No. 1	33	3N2W11	10.65	49	0.22	NAMPA	2016
HARTLAND SUBDIVISION NO. 1	34	4N2W34	25.23	92	0.27	NAMPA	2021
HARTLAND SUBDIVISION NO. 2	35	4N2W34	13.49	55	0.25	NAMPA	2021
HARTLAND SUBDIVISION NO. 3	36	4N2W34	14.76	53	0.28	NAMPA	2022
HESSE ACRES SUBDIVISION	37	3N2W03	14.66	11	1.33	COUNTY (Canyon)	0
HESSE LANDING SUBDIVISION	38	3N2W03	34.04	3	11.35	COUNTY (Canyon)	2023
KINGHORN PLACE SUBDIVISION NO. 1	39	4N2W33	16.23	61	0.27	NAMPA	2021
KINGHORN PLACE SUBDIVISION NO. 2	40	4N2W33	15.29	72	0.21	NAMPA	2022
KINGHORN PLACE SUBDIVISION NO. 3	41	4N2W33	16.93	65	0.26	NAMPA	2025
MADISON LOGISTICS CENTER SUBDIVISION	42	3N2W10	19.51	3	6.50	NAMPA	2023
MAGNOLIA ESTATES SUBDIVISION NO. 1	43	4N2W33	12.76	46	0.28	NAMPA	2025
MERIWETHER PARK SUBDIVISION #1	44	3N2W02	27.16	180	0.15	NAMPA	2008
MERIWETHER PARK SUBDIVISION NO. 2	45	3N2W02	17.11	64	0.27	NAMPA	2018
MERIWETHER PARK SUBDIVISION NO. 3	46	3N2W02	12.42	44	0.28	NAMPA	2020
MERIWETHER PARK SUBDIVISION NO. 4	47	3N2W02	10.83	44	0.25	0	2021
MIKAYLA'S PLACE SUB	48	3N2W03	2.11	1	2.11	COUNTY (Canyon)	2000
MODENA SUBDIVISION	49	3N2W02	11.47	36	0.32	NAMPA	2020
NORTHSIDE ESTATES	50	3N2W04	35.50	30	1.18	COUNTY (Canyon)	2003
RIDGEVUE ESTATES SUBDIVISION NO. 1	51	4N2W34	22.21	83	0.27	NAMPA	2020

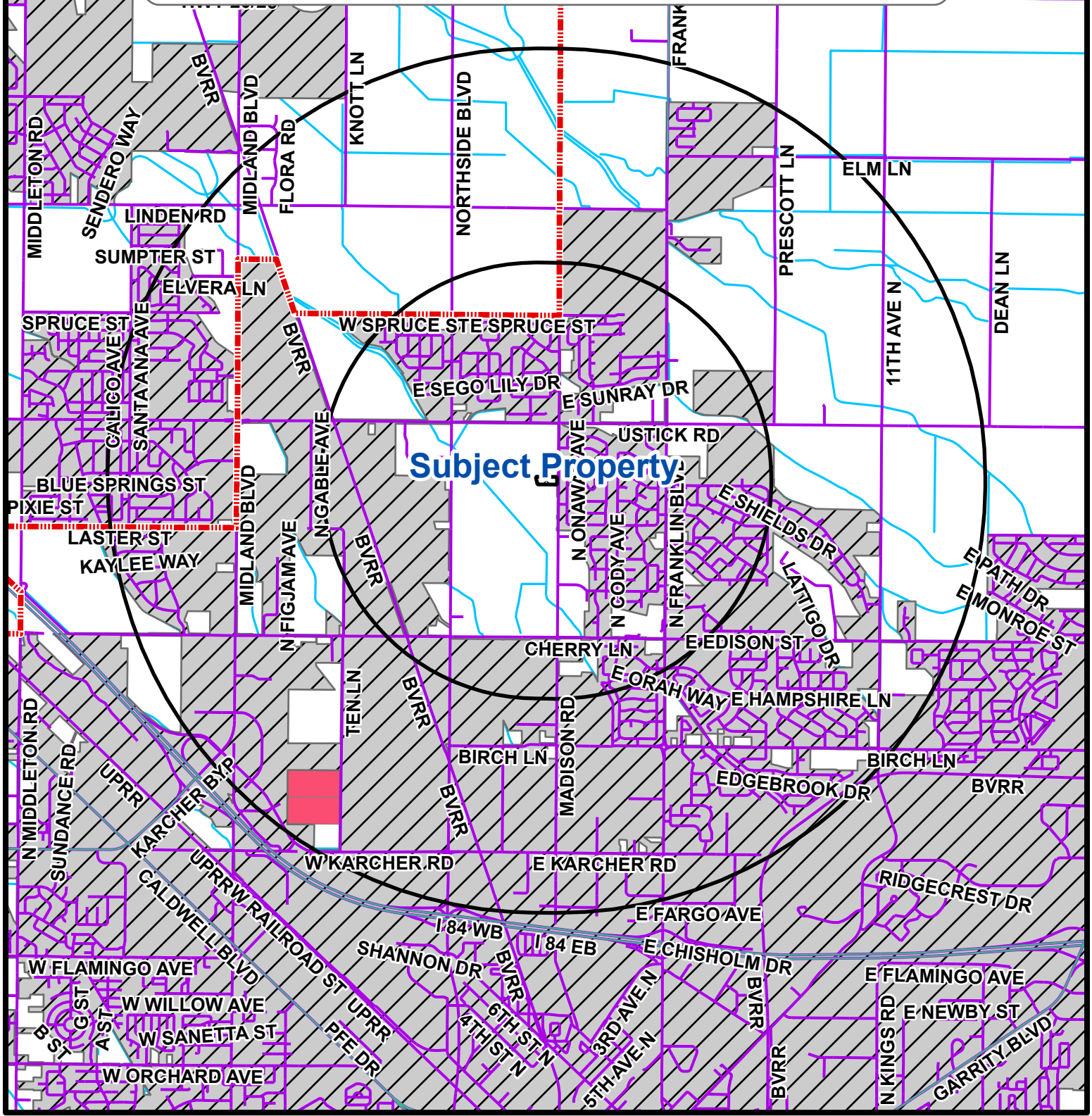
RIDGEVUE ESTATES SUBDIVISION NO. 2	52	4N2W34	9.62	41	0.23	NAMPA	2020
RIDGEVUE ESTATES SUBDIVISION NO. 3	53	4N2W34	5.89	23	0.26	NAMPA	2021
SCHOEN SUB #1	54	4N2W35	5.22	6	0.87	COUNTY (Canyon)	1969
SHILOH ESTATES	55	3N2W03	5.68	4	1.42	COUNTY (Canyon)	1996
SUMMERSBY SUB	56	3N2W03	7.54	21	0.36	NAMPA	2002
SWEETWATER GLEN SUBDIVISION NO. 1	57	4N2W34	17.15	49	0.35	NAMPA	2023
SWEETWATER GLEN SUBDIVISION NO. 2	58	4N2W34	16.16	63	0.26	NAMPA	2023
SWEETWATER GLEN SUBDIVISION NO. 3	59	4N2W34	9.01	33	0.27	NAMPA	2023
SWEETWATER GLEN SUBDIVISION NO. 4	60	4N2W34	9.44	40	0.24	NAMPA	2024
SWEETWATER GLEN SUBDIVISION NO. 5	61	4N2W34	14.84	52	0.29	NAMPA	2024
SWEETWATER GLEN SUBDIVISION NO. 6	62	4N2W34	10.03	34	0.30	NAMPA	2024
THE BARNES HOMESTEAD SUBDIVISION	63	4N2W35	1.74	1	1.74	COUNTY (Canyon)	2021
TIMBERLAKE SUBDIVISION	64	4N2W34	15.43	44	0.35	NAMPA	2018

SUBDIVISIONS IN PLATTING							
SUBDIVISION NAME		ACRES	NO. OF LOTS	AVERAGE LOT SIZE			
Kingham Place		30.51	100	0.31			
Ridgevue Estates		36.30	129	0.28			
Hesse Landing Subdivision		33.99	3	11.33			
Hesse Acres Subdivision		14.70	10	1.47			
Barnes Homestead Sub		53.80	1	53.80			
Wood Poppy		9.51	25	0.38			
Valente		37.72	133	0.28			
Magnolia Estates		9.56	65	0.15			
Ridgevue North		59.84	284	0.21			
Franklin Village North		47.66	173	0.28			
Northland Subdivision		53.73	280	0.19			
Trestle Creek		42.05	193	0.22			

MOBILE HOME & RV PARKS						
SUBDIVISION NAME	SITE ADDRESS	ACRES	NO. OF SPACES	UNITS PER ACRE	CITY OF...	





# Rosa's House Cleaning Dairy, Feedlot, and Gravel Pit Map




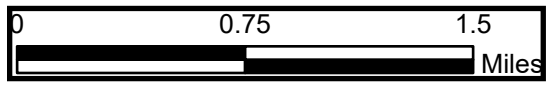
Subject Property









 FEEDLOTS




 DAIRIES

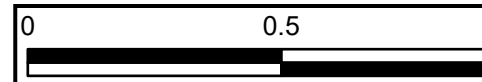
 GRAVELPITS





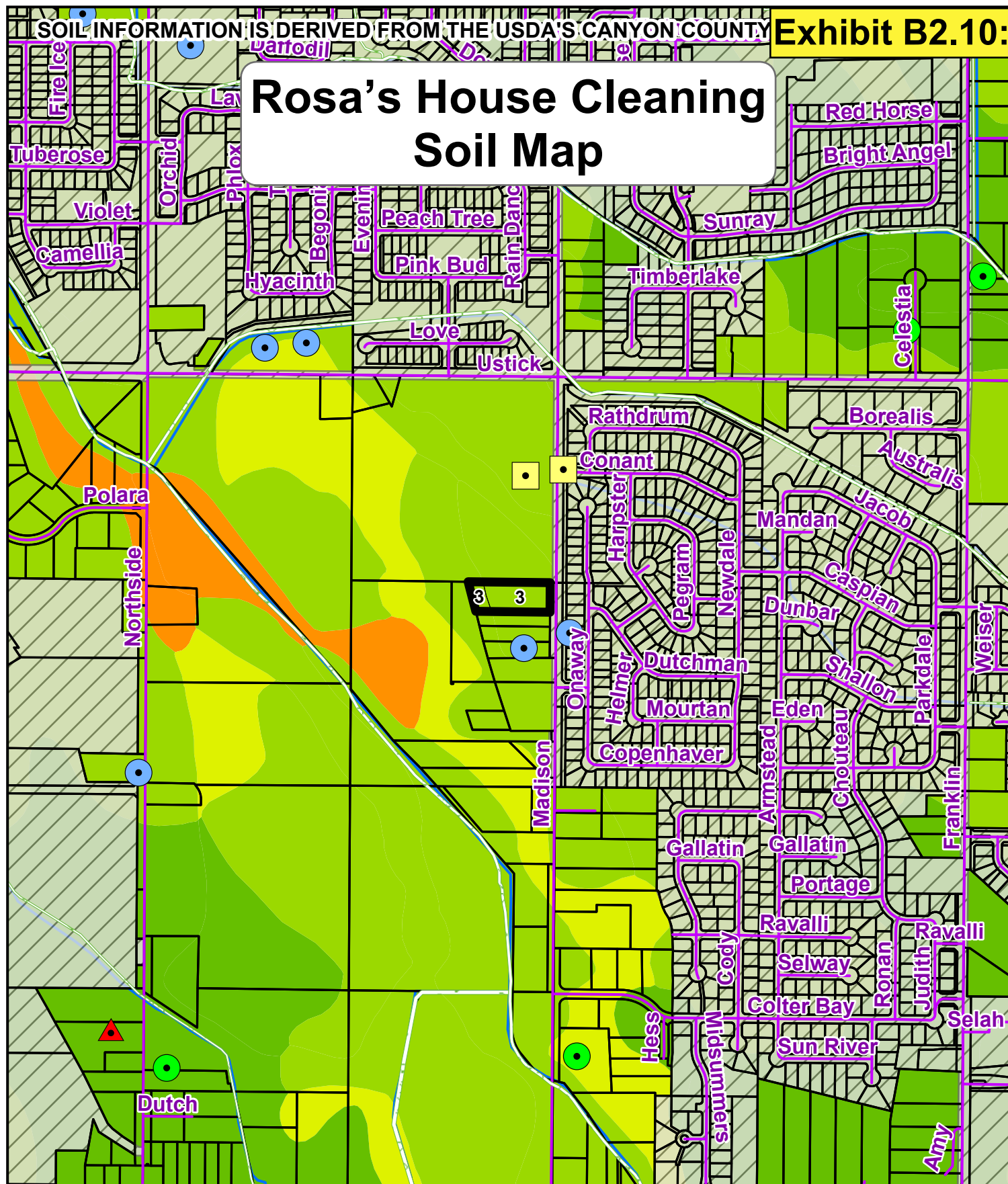
 0.0 - 1.0  
 1.1 - 2.0  
 2.1 - 3.0  
 3.1 - 4.0  
 4.1 - 5.0  
 5.1 - 6.0

-  Interstate
-  Minor Arterial
-  Major Collector
-  Minor Collector
-  Other Principal Arterials





# Rosa's House Cleaning Soil Map



### Nitrate Priority Wells

 **0.005000 - 2.000000**

 **2.000001 - 5.000000**

- **5.000001 - 10.000000**

 10.000001 - 49.800000

IDWR\_2C\_Geothermal\_


**Wetlands**

0

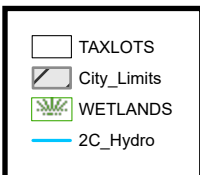
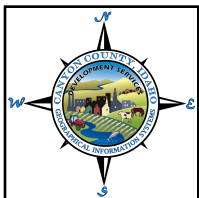
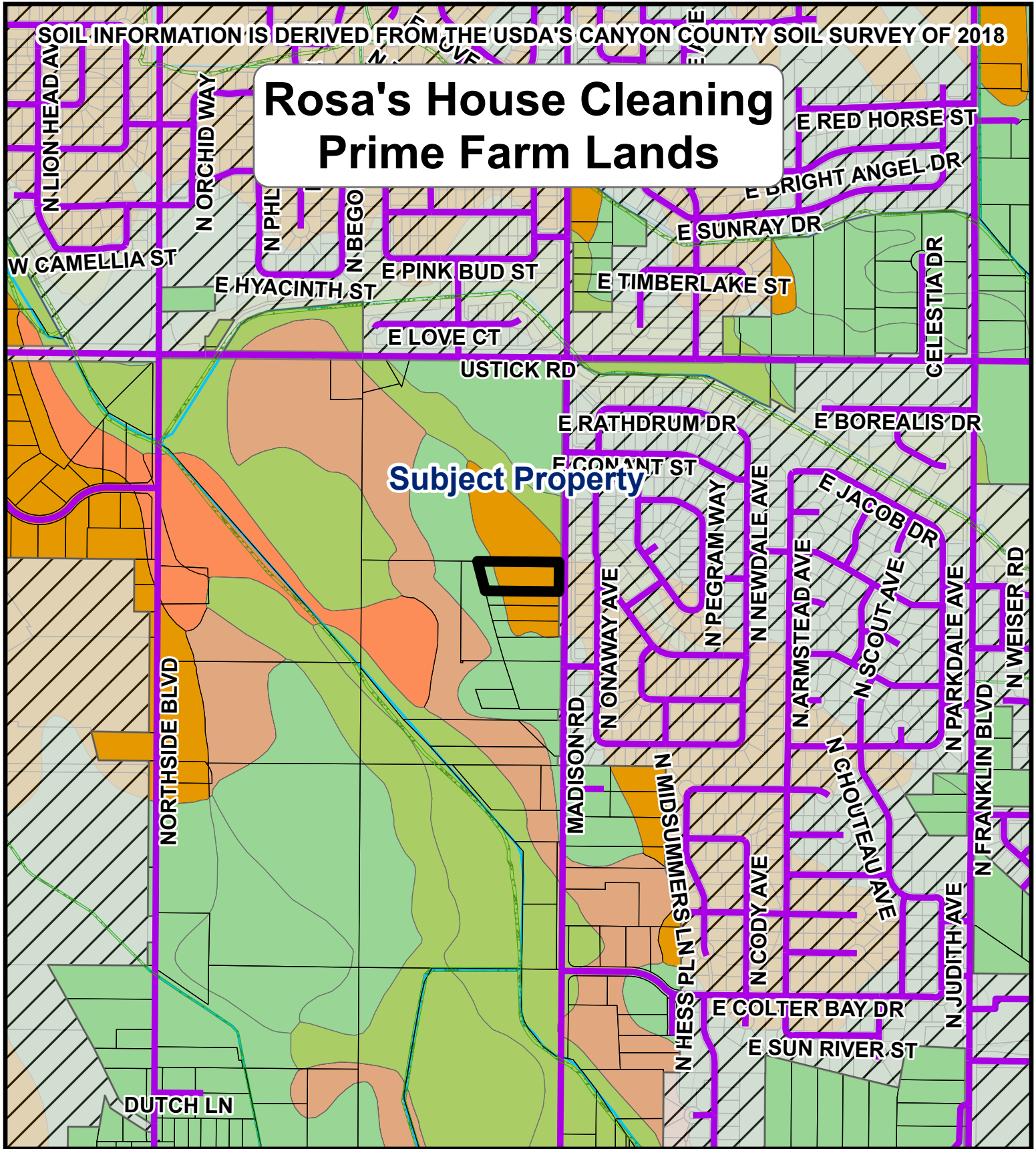
0.25

0.5

Miles

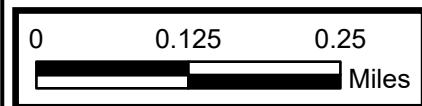
SOIL INFORMATION IS DERIVED FROM THE USDA'S CANYON COUNTY SOIL SURVEY OF 2018

# Rosa's House Cleaning Prime Farm Lands



## FARMLAND

- Farmland of statewide importance
- Farmland of statewide importance, if irrigated
- Farmland of statewide importance, if irrigated and reclaimed of excess salts and sodium
- Not prime farmland
- Water/Gravel Pit/ Rock outcrop/ Riverwash/ Terrace Escarpments
- Prime farmland if irrigated
- Prime farmland if irrigated and drained
- Prime farmland if irrigated and reclaimed of excess salts and sodium



## SOIL REPORT

SOIL CAPABILITY CLASS	SOIL CAPABILITY	SQUARE FOOTAGE	ACREAGE	PERCENTAGE
3	MODERATELY SUITED SOIL	78005.95	1.79	80.85%
3	MODERATELY SUITED SOIL	18477.76	0.42	19.15%
		96483.71	2.21	100%

## FARMLAND REPORT

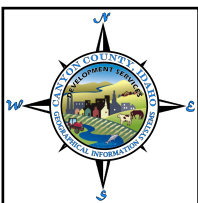
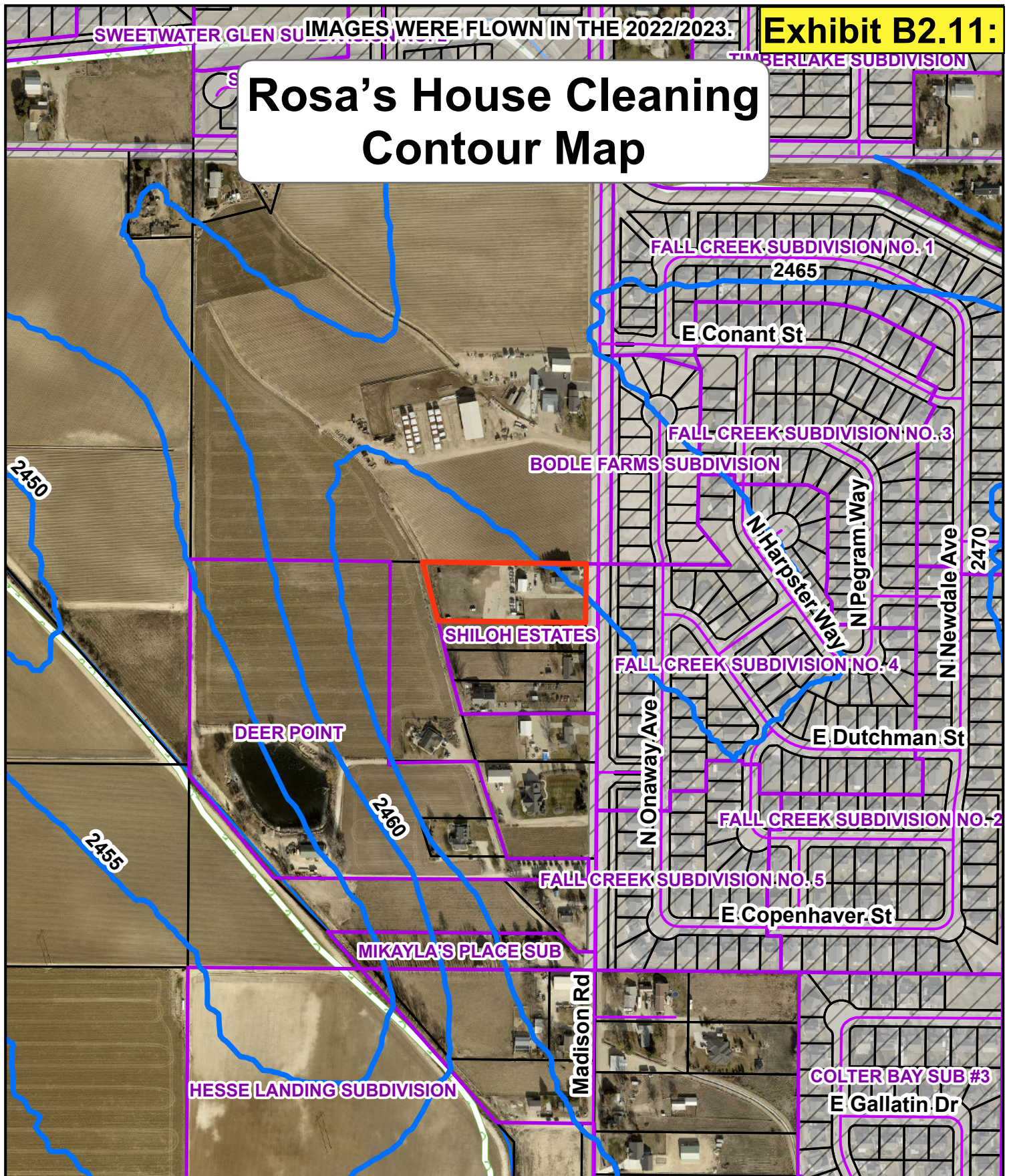
SOIL NAME	FARMLAND TYPE	SQUARE FOOTAGE	ACREAGE	PERCENTAGE
PtB	#REF!	78005.95	1.79	80.85%
PhB	#REF!	18477.76	0.42	19.15%
		96483.71	2.21	100%

SOIL INFORMATION IS DERIVED FROM THE USDA's CANYON COUNTY SOIL SURVEY OF 2018

GRADE	SOILTYPE
1	BEST SUITED SOIL
2	BEST SUITED SOIL
3	MODERATELY SUITED SOIL
4	MODERATELY SUITED SOIL
5	LEAST SUITED SOIL
6	LEAST SUITED SOIL
7	LEAST SUITED SOIL
8	LEAST SUITED SOIL
9	LEAST SUITED SOIL



# Rosa's House Cleaning Contour Map



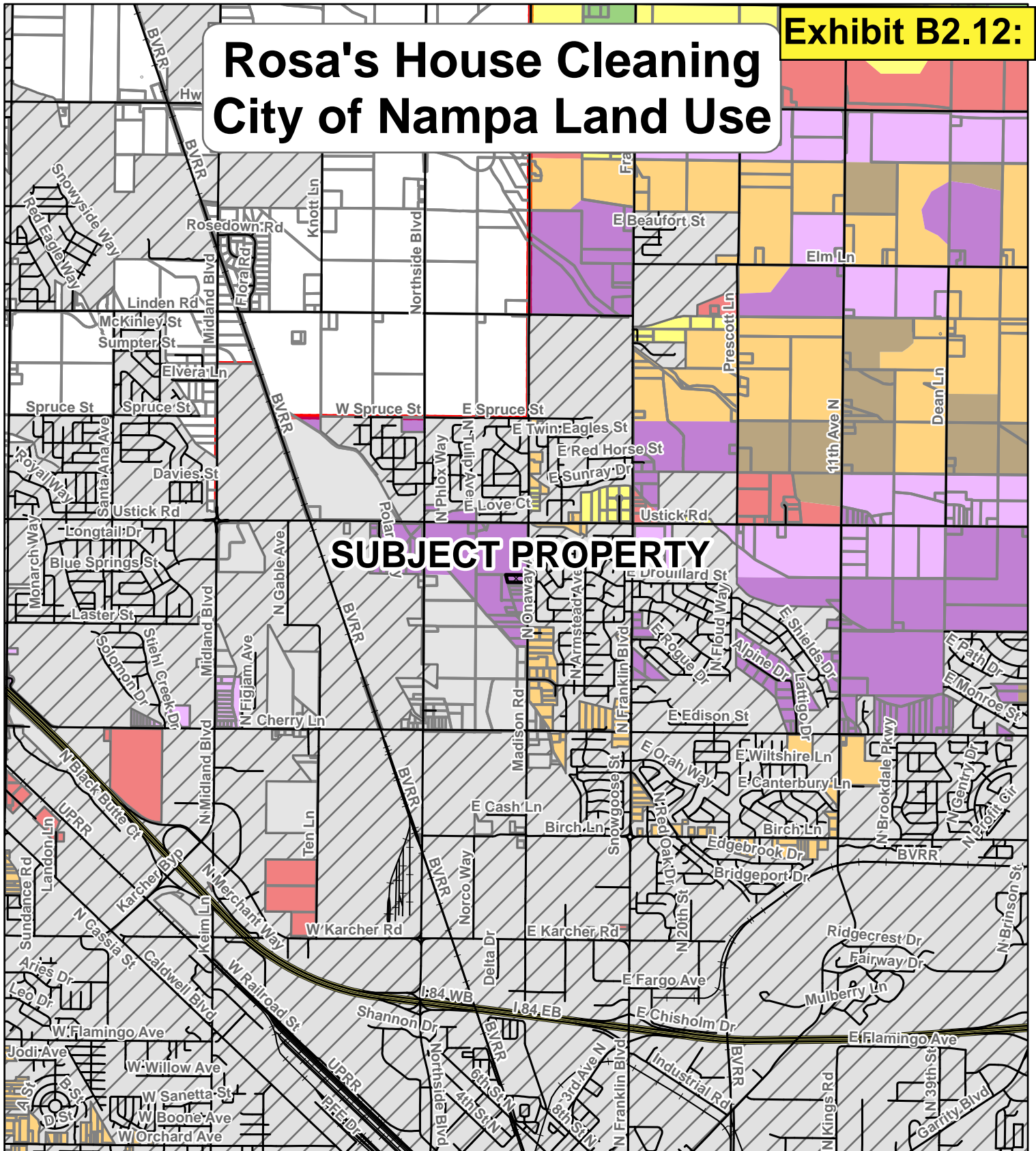
- Legend
- SUBJECT\_PROPERTY
  - TaxParcels
  - SectionContours
  - Wetlands

0 200 400 600 Feet



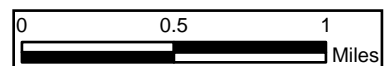
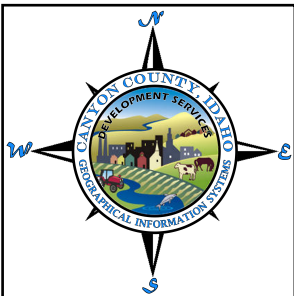
# Rosa's House Cleaning City of Nampa Land Use

**SUBJECT PROPERTY**

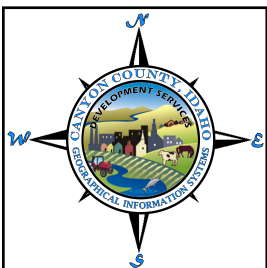
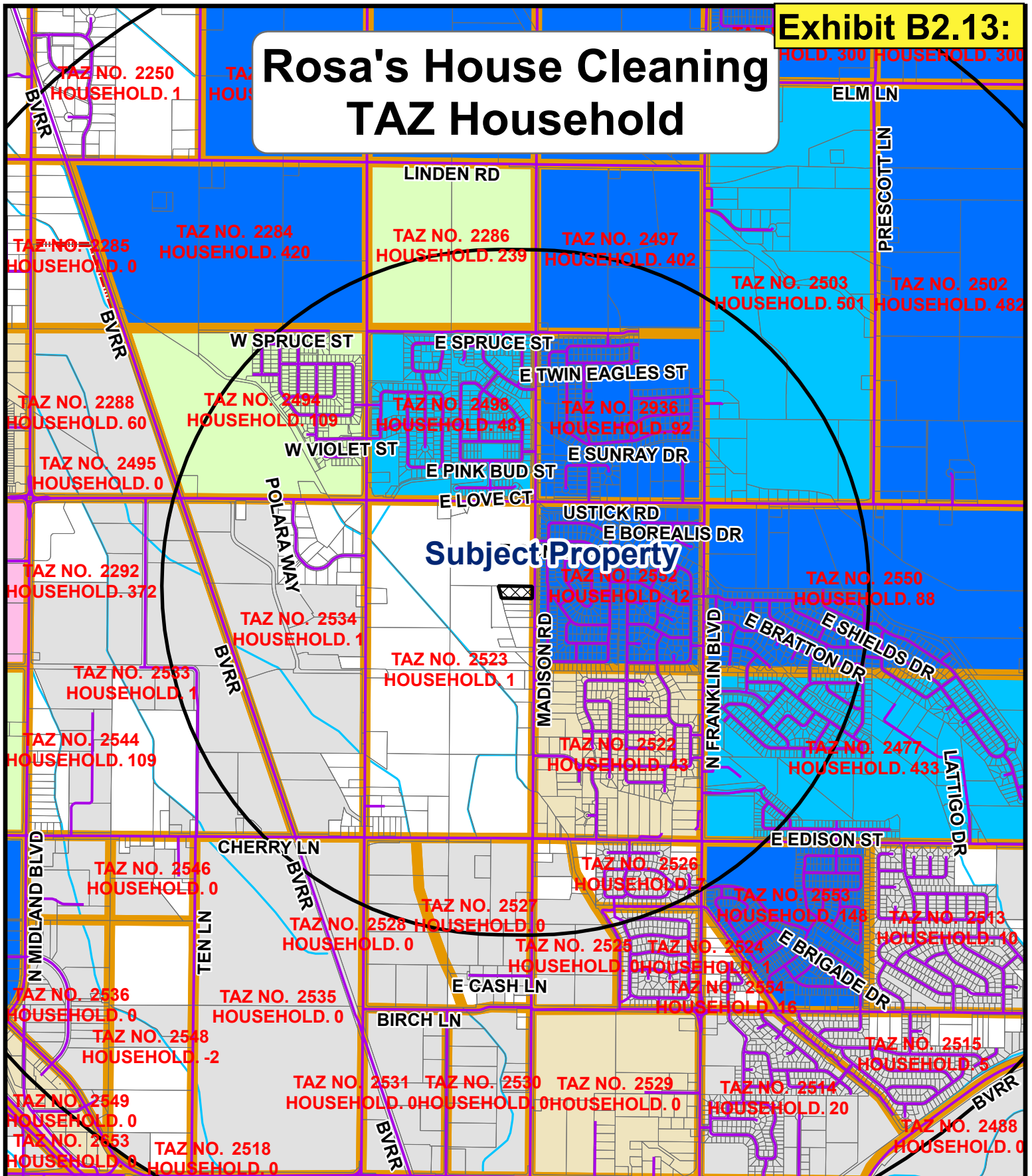


## NampaCompPlan

- Agricultural
- Airport
- Commercial
- Downtown
- Education, Public Administration, Healthcare and Other Institutions
- Industrial
- Parks
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Residential Mixed Use
- Community Mixed Use

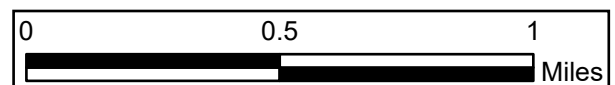


# Rosa's House Cleaning TAZ Household

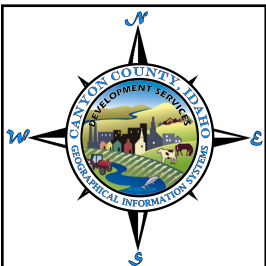
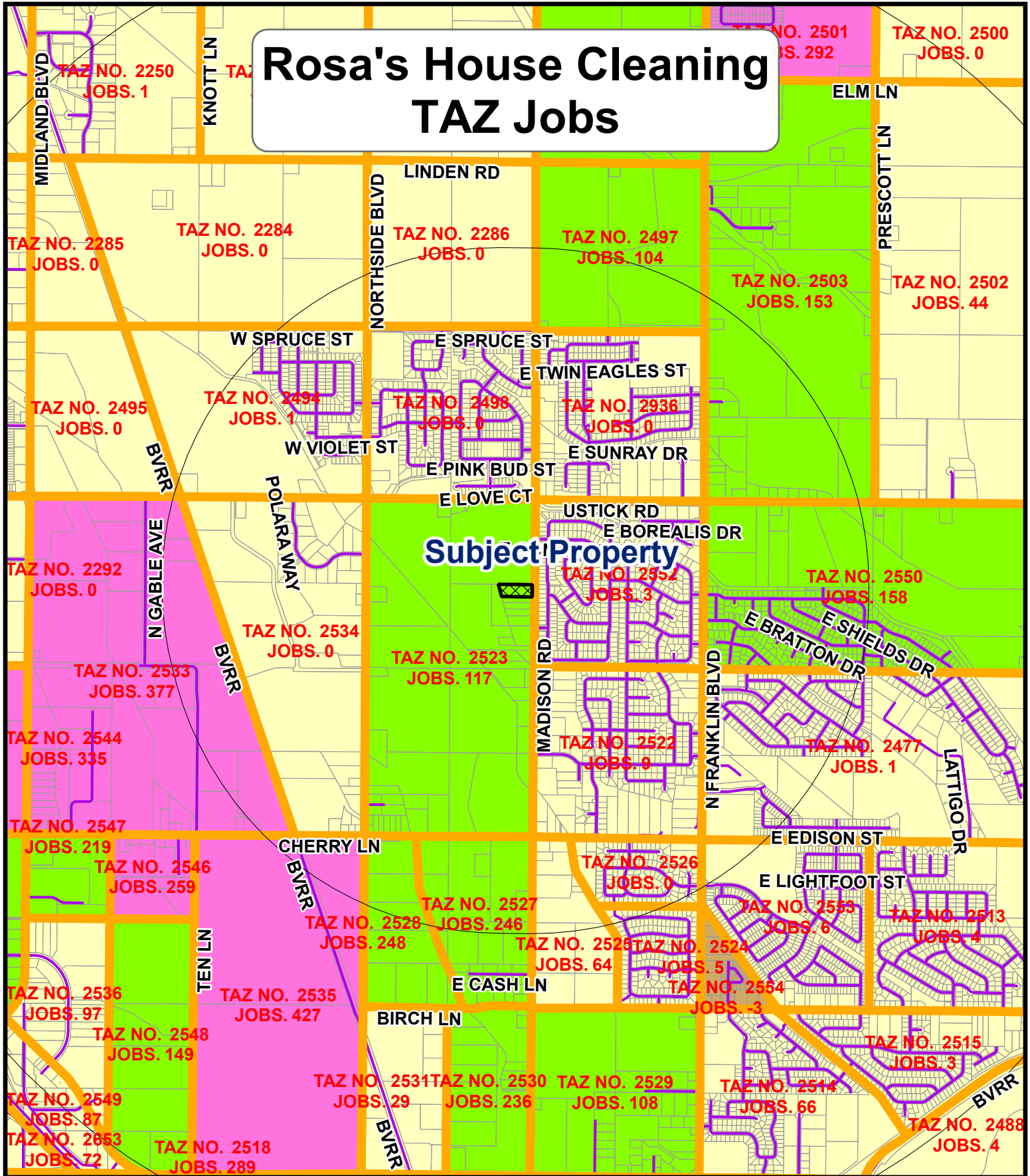


## House Hold 2025-2050

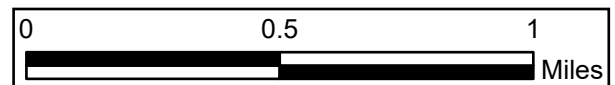
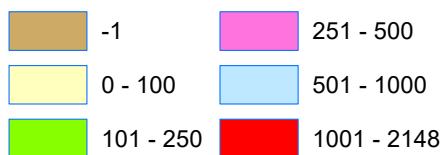
4 - 50	251 - 500
51 - 150	501 - 750
151 - 250	751 - 1263



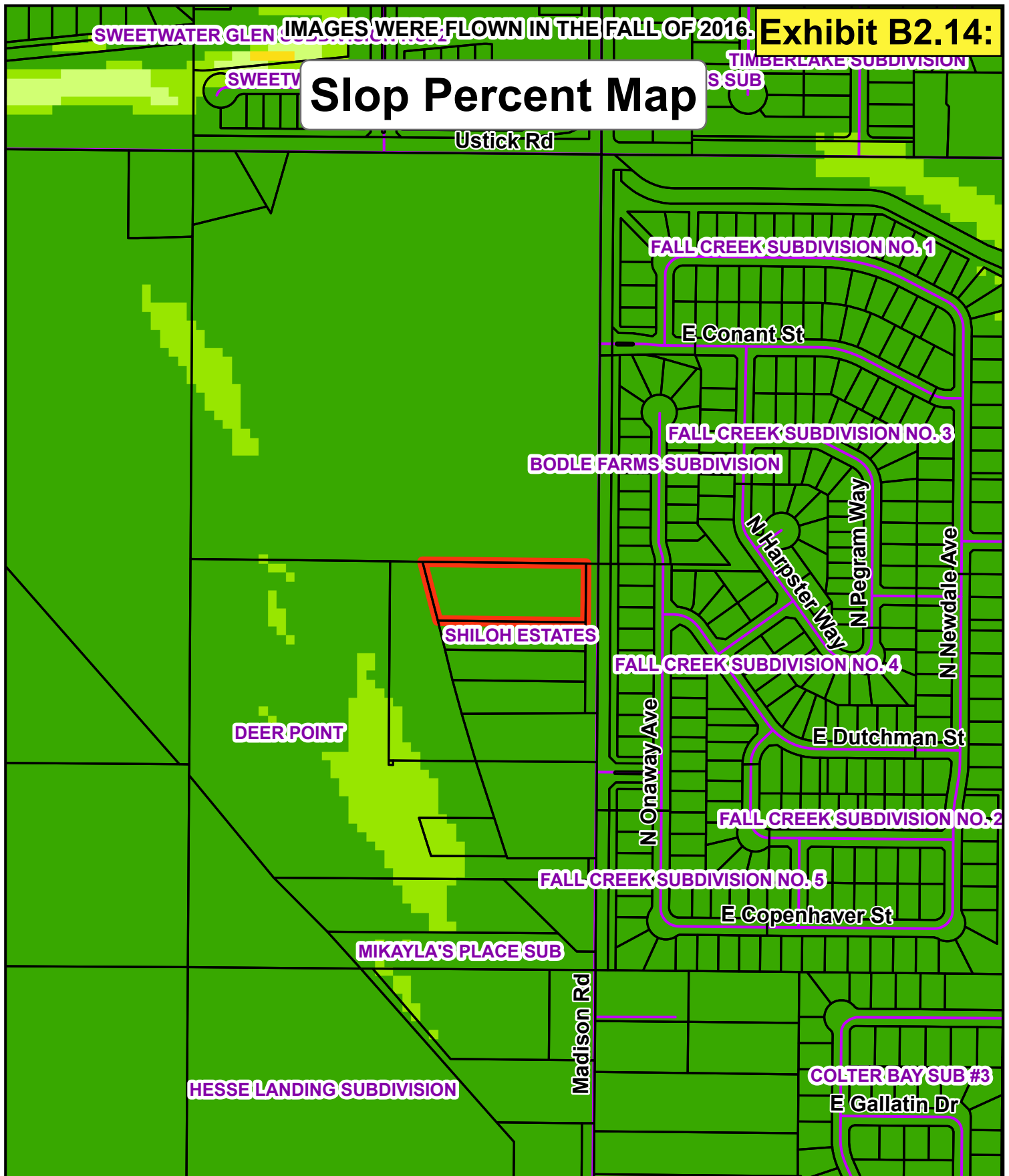




## Jobs 2025-2050



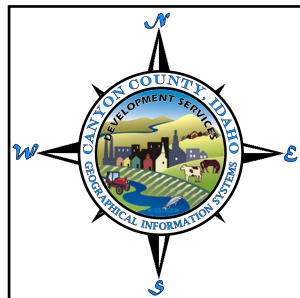
# Slop Percent Map



## Slop Percent

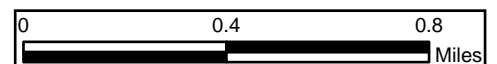
0.001 - 3	9.001 - 12
3.001 - 6	12.001 - 14.999
6.001 - 9	15 - 202.718



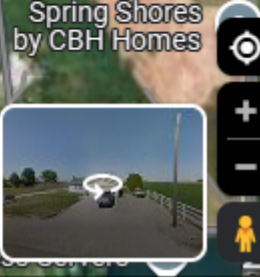


## Future Land Use 2030

-  COMMERCIAL
  -  INDUSTRIAL
  -  RESIDENTIAL









**EXHIBIT C**

**Site Visit Photos: July 9, 2025**

Hearing Examiner

Case# CU2025-0007

Hearing date: August 18, 2025

## Site Photos: Taken July 9, 2025



**Photo 1:**  
Taken on Madison Rd from  
parcels approach facing north  
from the subject property.



**Photo 2:**  
Taken on Madison Rd from the  
parcels approach facing  
northeast from the subject  
property.







**Photo 3:**  
Taken on Madison Rd from the parcels approach facing east from the subject property.



**Photo 4:**  
Taken on Madison Rd from parcels approach facing southeast from the subject property.





**Photo 5:**  
 Taken on Madison Rd from  
 parcels approach facing south  
 from the subject property.



**Photo 6:**  
 Taken on Madison Rd from  
 parcels approach facing south  
 towards the drain ditch.







**Photo 7:**  
Taken on Madison Rd from  
parcels approach facing  
southwest from the subject  
property.



**Photo 8:**  
Taken on Madison Rd from  
parcels approach facing west  
towards the subject property.





**Photo 9:**  
 Taken on Madison Rd from  
 parcels approach facing  
 northwest towards the subject  
 property.



**Photo 10:**  
 Taken on the parcels approach  
 facing west. In this photo you  
 can see the shop.







**Photo 11:**  
 Taken on the subject property  
 facing west. In this photo you  
 can see the porta potty.



**Photo 12:**  
 Taken on the subject property  
 facing north. In this photo you  
 can see the shop and a sign for  
 Rosa's Cleaning Business.







**Photo 13:**  
 Taken on the subject property facing north. This is a close up of photo 12.



**Photo 14:**  
 Taken on the subject property facing west. In this photo you can see the employee parking.







**Photo 15:**  
Taken on the subject property  
facing east.



**Photo 16:**  
Taken on the subject property  
facing south.







**Photo 17:**  
Taken on the subject property  
facing southwest.



**Photo 18:**  
Taken on the subject property  
facing west.





**Photo 19:**  
Taken on the subject property  
facing northwest.



**Photo 20:**  
Taken on the subject property  
facing north. In this photo you  
can see the parking area for the  
company vehicles.







**Photo 21:**  
Taken on the subject property  
facing east towards the shop.



**Photo 22:**  
Taken on the subject property  
facing southeast towards the  
employee parking area.



**EXHIBIT D**

**Agency Comments Received by: August 8, 2025**

Hearing Examiner

Case# CU2025-0007

Hearing date: August 18, 2025



**Archived:** Thursday, July 24, 2025 5:32:18 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



**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):

**PLANNING AND ZONING DEPARTMENT**

DATE: July 28, 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 20 company vehicles and company equipment including cleaning solutions, vacuums, uniforms and microfiber cloths. There will be a maximum of 20 employees and parking for them onsite. The proposal includes an office, breakroom and two restrooms 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..

**Note: The City of Nampa provided comments to this application on April 21, 2025. At that time, the applicant indicated that they were seeking accommodation for 10 employees and 10 company vehicles. The applicant has changed the request to accommodate 20 employees and 20 company vehicles. Those changes are reflected in this updated review. This review supersedes prior comments by Nampa Planning and zoning regarding this proposal.**

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 **twenty (20)** 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 **twenty (20)** 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):

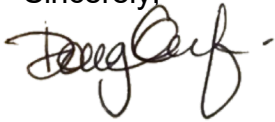
**“5.6.6 Residential Mixed Use (2.51 – 8 Dwelling Units Per Acre [Gross])**

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 by the applicant and that the property be zoned BC (Community Business) to accommodate the proposed business operations. 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,

A handwritten signature in black ink, appearing to read "Doug Critchfield", with a small horizontal line at the end.

Doug Critchfield  
Principal Planner  
Nampa Planning Dept.

E-mail address: [critchfieldd@cityofnampa.us](mailto:critchfieldd@cityofnampa.us)  
(208) 468-5442

EDC/dc file

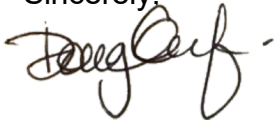
#### **“5.6.6 Residential Mixed Use (2.51 – 8 Dwelling Units Per Acre [Gross])**

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](mailto:critchfielddd@cityofnampa.us)  
(208) 468-5442

EDC/dc file



**Archived:** Thursday, July 24, 2025 5:32:32 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](mailto:eddy@nampahighway1.com)

4507 12<sup>th</sup> Ave. Rd. • Nampa, id 83686

TEL 208.467.6576 • FAX 208.467.9916

~

---

**From:** Caitlin Ross <[Caitlin.Ross@canyoncounty.id.gov](mailto:Caitlin.Ross@canyoncounty.id.gov)>

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

**To:** 'jenny.titus@vallivue.org' <[jenny.titus@vallivue.org](mailto:jenny.titus@vallivue.org)>; 'lisa.boyd@vallivue.org' <[lisa.boyd@vallivue.org](mailto:lisa.boyd@vallivue.org)>; 'joseph.palmer@vallivue.org' <[joseph.palmer@vallivue.org](mailto:joseph.palmer@vallivue.org)>; 'eddy@heritagewifi.com' <[eddy@heritagewifi.com](mailto:eddy@heritagewifi.com)>; 'johnsonre@nampafire.org' <[johnsonre@nampafire.org](mailto:johnsonre@nampafire.org)>; 'johnsonrl@nampafire.org' <[johnsonrl@nampafire.org](mailto:johnsonrl@nampafire.org)>;

**Archived:** Thursday, July 24, 2025 5:32:39 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](mailto:Niki.Benyakhlef@itd.idaho.gov).

~

Thank you


*Mila Kinakh*

D3 Planning and Development

Administrative Assistant

~



**Archived:** Thursday, July 24, 2025 5:32:49 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](mailto:anthony.lee@swdh.id.gov) | [SWDH.org](http://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](mailto:anthony.lee@swdh.id.gov) | [SWDH.org](http://SWDH.org)

13307 Miami Ln., Caldwell, ID 83607

~

---

**From:** Amber Lewter <[Amber.Lewter@canyoncounty.id.gov](mailto:Amber.Lewter@canyoncounty.id.gov)>  
**Sent:** Monday, April 21, 2025 9:10 AM  
**To:** Anthony Lee <[Anthony.Lee@swdh.id.gov](mailto: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. 11<sup>th</sup> Ave., #310, Caldwell, ID~ 83605

~

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

Fax:~ 208-454-6633

Email:~ [amber.lewter@canyoncounty.id.gov](mailto:amber.lewter@canyoncounty.id.gov)

Website:~ [www.canyoncounty.id.gov](http://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](mailto:Anthony.Lee@swdh.id.gov)>

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

**To:** Amber Lewter <[Amber.Lewter@canyoncounty.id.gov](mailto: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](mailto:anthony.lee@swdh.id.gov) | [SWDH.org](http://SWDH.org)

13307 Miami Ln., Caldwell, ID 83607

~

---

**From:** Caitlin Ross <[Caitlin.Ross@canyoncounty.id.gov](mailto:Caitlin.Ross@canyoncounty.id.gov)>

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

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

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

~

**Archived:** Thursday, July 24, 2025 5:32:57 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](mailto:anthony.lee@swdh.id.gov) | [SWDH.org](http://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](mailto:anthony.lee@swdh.id.gov) | [SWDH.org](http://SWDH.org)

13307 Miami Ln., Caldwell, ID 83607

~

---

**From:** ~Amber Lewter <[Amber.Lewter@canyoncounty.id.gov](mailto:Amber.Lewter@canyoncounty.id.gov)>  
**Sent:** ~Wednesday, May 21, 2025 5:04 PM  
**To:** ~Anthony Lee <[Anthony.Lee@swdh.id.gov](mailto: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. 11<sup>th</sup> Ave., #310, Caldwell, ID 83605

~

Direct Line: 208-454-6631

Fax: 208-454-6633

Email: [amber.lewter@canyoncounty.id.gov](mailto:amber.lewter@canyoncounty.id.gov)

Website: [www.canyoncounty.id.gov](http://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](mailto:Anthony.Lee@swdh.id.gov)>  
**Sent:** Wednesday, May 21, 2025 4:39 PM  
**To:** Amber Lewter <[Amber.Lewter@canyoncounty.id.gov](mailto: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](mailto:anthony.lee@swdh.id.gov) | [SWDH.org](http://SWDH.org)

13307 Miami Ln., Caldwell, ID 83607

~

---

**From:** ~Amber Lewter <[Amber.Lewter@canyoncounty.id.gov](mailto:Amber.Lewter@canyoncounty.id.gov)>  
**Sent:** ~Wednesday, May 21, 2025 1:15 PM  
**To:** ~Anthony Lee <[Anthony.Lee@swdh.id.gov](mailto: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. 11<sup>th</sup> ~Ave., #310, Caldwell, ID ~ 83605

~

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

Fax: ~ 208-454-6633

Email: ~ [amber.lewter@canyoncounty.id.gov](mailto:amber.lewter@canyoncounty.id.gov)

Website: ~ [www.canyoncounty.id.gov](http://www.canyoncounty.id.gov)

~

Development Services Department (DSD)



**Archived:** Thursday, July 24, 2025 5:33:05 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](mailto: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](mailto:anthony.lee@swdh.id.gov) | [SWDH.org](http://SWDH.org)

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

---

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

~