



CANYON COUNTY HEARING EXAMINER
MINUTES OF REGULAR MEETING HELD
Monday, August 18, 2025
1:00 P.M.

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

Hearing Examiner Present: Leon Letson

Staff Members Present: Dan Lister, Planning Supervisor
Amber Lewter, Associate Planner
Caitlin Ross, Hearing Specialist

Hearing Examiner Leon Letson called the meeting to order at 1:00 p.m., reviewed the testimony guidelines, affirmed the staff and witnesses, and proceeded to the first business item on the agenda.

Item 1: Consent Agenda – Action Items

A. August 4, 2025 Minutes

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

Item 2A:

Case No. CU2024-0022 – Shew: The applicant, Jacob Shew, represented by Patty Clark, is requesting a conditional use permit for a staging area and contractor shop of approximately 2.10 acres in the "A" (Agricultural) zone. The business is proposed to operate Monday – Friday 7:30 am to 3:30 pm to store company trucks, trailers and equipment onsite with 9 employees, an office, and unloading and loading conducted onsite. The subject property is located at 6472 Cherry Lane, Nampa, also referenced as Parcel R30746.

Hearing Examiner Letson called the applicant to testify.

Tyler Allen – (Applicant) IN FAVOR – 28273 County Ln, Caldwell, ID 83607

Mr. Allen did not have any new information to share. All correspondence with the City and the health district is in the staff report.

Hearing Examiner Letson asked what a preferred timeframe would be, to which Mr. Allen answered 3 years at a minimum.

Planner Amber Lewter reviewed the Staff Report for the record.

Hearing Examiner Letson asked for information on the properties to the east and west of the proposed site. Planner Lewter explained there may be some staging areas, some with open code enforcement violations, but nothing that has been permitted. There were no comments received from the City of Nampa regarding open development proposals, and questions about the timeframe would've been between the City of Nampa and the applicant.

Testimony:

Tyler Allen – (Applicant) IN FAVOR – 28273 County Ln, Caldwell, ID 83607

Mr. Allen clarified the requested timeframe, mentioning the processes and procedures they had gone through to get the approval, but ultimately that limit would be at the Hearing Examiner's discretion.

Hearing Examiner Letson noted the area is changing, and wanted to make the applicant aware that limiting the timeline would allow this property to stay consistent with the future comp plans.

MOTION: Hearing Examiner Letson moved to **approve** Case No. CU2024-0022 with a limit of 3 years.

Discussion on the motion:

None.

Item 2B:

Case No. CU2025-0007 – Rosa's House Cleaning: 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.

Hearing Examiner Letson called the applicant to testify.

Keyla Villanueva – (Representative) IN FAVOR – 16330 Grade Ave, Caldwell, ID 83607

Ms. Villanueva shared the proposal for a staging area for the applicant's property, to include storage of products and 20 company vehicles. They are flexible with hours of operation, which is currently proposed for 7:00 a.m. to 6:00 p.m. Monday through Friday.

Planner Amber Lewter reviewed the Staff Report for the record.

Hearing Examiner Letson asked for clarification on the 10% variance. Planner Lewter stated it was in regards to wastewater through the septic, and explained the concern with washing microfiber cloths with cleaning solutions. Southwest District Health allocated the 10% technical allowance. Hearing Examiner Letson asked for clarification on the use terminating due to annexation. Planner Lewter specified that the agricultural property to the north would be the property potentially annexing, which is already trending towards residential. The use for the subject property could expire upon that annexation, or the Hearing Examiner can put a specific timeframe on the use instead.

Testimony:

Keyla Villanueva – (Representative) IN FAVOR – 16330 Grade Ave, Caldwell, ID 83607

Hearing Examiner Letson confirmed that the applicant would rather wait for the potential annexation of the property to the north than put a specific timeline for their use.

MOTION: Hearing Examiner Letson moved to **approve** Case No. CU2025-0007.

Discussion on the motion:

None.

Item 2C:

Case No. SD2024-0005 – Walker Hills Subdivision: The applicant requests approval of a preliminary plat for Walker Hills Subdivision, a six-lot subdivision served by one private road lot. The parcel is zoned “R-R” (Rural Residential). The 15.15-acre parcel is south of 13528 Lewis Lane, Nampa (Parcel R30072010).

Planning Supervisor Dan Lister reviewed the Staff Report for the record.

Hearing Examiner Letson confirmed there will be an additional dedicated right of way for a public road, as well as use of a private road. Planning Supervisor Lister explained the purpose of establishing the public road to potentially be available if a future development near the subject property occurs.

MOTION: Hearing Examiner Letson moved to **recommend approval** of Case No. SD2024-0005 to the Board of County Commissioners.

Discussion on the motion:

None.

Item 2D:

Case No. SD2025-0004 – Easy Flyer Subdivision: The applicant, KM Engineering, LLP, requests approval of a preliminary plat for Easy Flyer Subdivision, a seven (7) lot subdivision served by a public road. The property is located at 9713 Galloway Road, Middleton, Parcels R37519 and R37517.

Hearing Examiner Letson called the applicant to testify.

Connor Lindstrom – (Representative) IN FAVOR – 5725 N Discovery Way, Boise, ID 83713

Mr. Lindstrom explained the history on the conditional rezone of the subject property leading to the development agreement. This request is a 7 lot subdivision that has a public road servicing all lots and will stub to the east for future connectivity. One parcel within the subject property has an existing single family dwelling, and the lot sizes meet the conditions within the development agreement. Middleton School District wanted to see plans for a bus stop, to which the applicant is in agreement with and has plans for. Mr. Lindstrom continued with describing areas with a 15% grade, and how they plan to comply with standards and conditions. The applicant is in agreement with all conditions of approval from staff.

Hearing Examiner Letson asked for clarification on one of the neighbor's requests for landscaping. Mr. Lindstrom believes with the slope of the property, in addition to the locations of the neighbor's house and the proposed homes and current landscaping, there should not be a need for additional landscaping. Irrigation water will also not be provided as each lot will be serviced by individual wells, so there would be limitations on landscaping.

Planning Supervisor Dan Lister reviewed the Staff Report for the record.

Hearing Examiner Letson asked for further clarification on the elevation from the public roadway to the property close to the neighbor requesting landscaping. Planning Supervisor Lister described the slope with the neighbor sitting lower than or closer to the same level as the edge of the lower part of the subdivision. Hearing Examiner Letson asked if landscaping has been added as a condition before. Planning Supervisor Lister explained Canyon County code allows the hearing body to add subdivision improvements, such as sidewalks or curbs. Landscaping could be added if there is a significant reason to.

Testimony:

Sherry Martin – IN NEUTRAL – 9660 Golden Willow St, Middleton, ID 83644

Ms. Martin wanted to testify that there should not be any concern with the neighbor concerned about the lights shining on her property. There is a 6-foot fence and barn in the way. She agrees that maintaining landscaping would be challenging and the trees would not survive.

Connor Lindstrom – (Representative) REBUTTAL – 5725 N Discovery Way, Boise, ID 83713

Mr. Lindstrom stated there was about 70 feet between Galloway and the end of the subdivision.

Hearing Examiner Letson confirmed there will not be a significant elevation difference between the road and the house at the end of the subdivision. Hearing Examiner Letson asked if there will be CC&R's associated, and Mr. Lindstrom answered yes. There was further discussion on potential additions to include in the CC&R's to help alleviate the neighbor's concerns.

Hearing Examiner Letson asked if there had been concerns raised by neighbors during the conditional rezone. Planning Supervisor Lister explained the only concerns were regarding schools, essential services, etc.

Mr. Lindstrom added that the concern from the neighbor was primarily lights shining into their house as the cars come down the hill, but lights would not be shining towards their property until making the turn. With existing structures and landscaping already screening lights, the low density of homes, and the low amount of predicted traffic traveling towards those back lots, there is minimal impact with lights going to their property. Hearing Examiner Letson verified that the existing driveway for the home on site will be abandoned and served by the new public road.

MOTION: Hearing Examiner Letson moved to **recommend approval** of Case No. SD2025-0004 to the Board of County Commissioners.

Discussion on the motion:

Hearing Examiner Letson is hopeful that future property owners will be mindful about the development of their properties that could potentially alleviate concerns from existing neighbors, but does not see any issues with the development as proposed.

3. DIRECTOR, PLANNER, COMMISSION COMMENTS:

Planning Supervisor Lister thanked Hearing Examiner Letson for his service and wished him good luck in his future endeavors.

4. ADJOURNMENT:

Hearing Examiner Letson adjourned the hearing at 2:13 P.M.

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

Approved this 26th day of September, 2025

Leon Letson

Leon Letson, Hearing Examiner

ATTEST

Caitlin Ross

Caitlin Ross, Hearing Specialist