

Canyon County, ID Web Map



1/12/2026, 9:55:29 AM

Multiple Parcel Search_Query result

CanyonCountyRoads

Roads

CC_PrivateRoads

County Boundary

Current Impact Area

City Limits

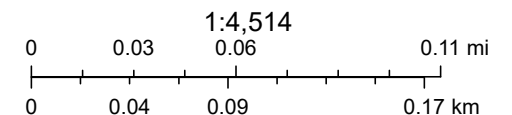
Sections

Imagery_2025_3in

Red: Band_1

Green: Band_2

Blue: Band_3



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

Canyon County, ID

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



CONDITIONAL USE PERMIT PUBLIC HEARING - APPLICATION

PROPERTY OWNER	OWNER NAME:	Jana Flores	
	MAILING ADDRESS:	953 W. Homedale Rd. Caldwell ID 83607	
	PHONE:		EMAIL:
I consent to this application and allow DSD staff / Commissioners to enter the property for site inspections. If the owner(s) is a business entity, please include business documents, including those that indicate the person(s) who are eligible to sign.			
Signature: <u>[Signature]</u> Date: <u>1-9-26</u>			

APPLICANT: IF DIFFERING FROM THE PROPERTY OWNER	APPLICANT NAME:	Jana Flores	
	COMPANY NAME:		
	MAILING ADDRESS:	953 W. Homedale Rd. Caldwell ID 83607	
	PHONE:		EMAIL:

SITE INFO	STREET ADDRESS:	953 W. Homedale Rd.	
	PARCEL NUMBER:	R32692	
	PARCEL SIZE:	2.31	
	REQUESTED USE:	event venue - weddings - family parties	
	FLOOD ZONE (YES/NO)	NO	ZONING DISTRICT:

FOR DSD STAFF COMPLETION ONLY:

CASE NUMBER	CU2026-0001	DATE RECEIVED:	1/9/26
RECEIVED BY:	MG	APPLICATION FEE:	\$1,600
		CK MO CC CASH	



CONDITIONAL USE PERMIT PUBLIC HEARING - CHECKLIST

CONDITIONAL USE PERMIT - CCZO Section 07-07-05

THE FOLLOWING ITEMS MUST BE SUBMITTED WITH THIS APPLICATION TO BE DEEMED COMPLETE (PLEASE CHECK OFF THE ITEMS REQUIRED):

Description	Applicant	Staff
Master Application completed and signed	X	
Letter of Intent (see standards on next page)	X	
Site Plan (see standards on next page)	X	
Operation Plan (see standards on next page)	X	
Land Use Worksheet	X	
Neighborhood Meeting sheet/letter completed and signed	X	
Proof of application/communication with the following agencies:	X	
Southwest District Health	X	
Irrigation District	X	
Fire District	X	
Highway District/ Idaho Transportation Dept.	X	
Area of City Impact (if applicable)	MTA X	
Deed or evidence of property interest to the subject property	X	
Fee: Per Adopted Fee Schedule (CUP Modification) - Per Adopted Fee Schedule		
Fees are non-refundable		

An application that requires additional Use Standards per Chapter 7, Article 14 of the Canyon County Code:

- ☐ Contractor Shop
- ☐ Mineral Extraction (Long Term)
- ☐ Wind Farm
- ☐ Staging Area
- ☐ Manufacturing or processing of hazardous chemicals or gases
- ☐ Ministorage Facility

**If applicable, review the Additional Use Standards Below, if not applicable, please disregard them.*

***DISCLAIMER:** The subject property shall be in compliance with the public nuisance ordinance, the building code and the zoning code before the Director can accept the application.

STANDARDS

SITE/OPERATION PLAN – CCZO Section 07-02-03 and 07-07-03(1)

A scaled drawing showing:

- The parcel and all existing and proposed uses and structures and roads all with dimensions, distances, and private and public road names.
- Includes lot lines, lot area, parking spaces, private roadways, walkways, topographic features, reserved open space, buildings and other structures, major landscape features, and the location of proposed utility easements.

Operation Plan to include:

- Time requirements, the commencement of the operation, hours of operation, noise levels, dust levels, air and water quality, raw material delivery, finished product and marketing, site improvements, public and private facilities, public amenities, and infrastructure.

LETTER OF INTENT – CCZO Section 07-07-05

State the nature of the request. Include, a description of business operations, such as a number of employees, hours of operation, delivery and shipping.

Consistency with the Comprehensive Plan (CCZO Section 07-07-05(3))

Address potential impacts to property in the immediate vicinity and character of the area (CCZO Section 07-07-05(4))

Demonstrate how facility and utilities such as water, sewer, irrigation, drainage and stormwater drainage, will be provided.

Demonstrate legal access

Address potential impacts to existing or future traffic patterns.

Address potential impacts to essential services such as schools, irrigation facilities and emergency services.

If the use will create impacts, provide measures to mitigate impacts.

For those applications that have additional Use Standards, detail the following in the Letter of Intent, Site Plan and/or Operation Plan:

CONTRACTOR SHOP (07-14-09) - REQUIRED

Applicant

Staff

Demonstrate how the use will be contained within a building or behind a sight-obscuring fence.

MINERAL EXTRACTION (07-14-19) - REQUIRED

Applicant

Staff

Show how the 30' setbacks on all sides will be met.

Name of operator/extractor

Duration of proposed use: Commencement & Completion dates

Provide an approved reclamation from Idaho Dept. Of Lands

Location of proposed pits and accessory uses

WIND FARM (07-14-33) - REQUIRED

Applicant

Staff

Need to include on the site plan: lot size, configuration, proximity to structures, topography, viewsheds.

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 North 11th Avenue, #310, Caldwell, ID 83605

zoninginfo@canyoncounty.id.gov - Phone: 208-402-4164

Revised 1/25/24

MINISTORAGE FACILITY (07-14-29) - REQUIRED	Applicant	Staff
Demonstrate how materials will not be sold or delivered to customers directly from the storage compartment.		

MANUFACTURING/PROCESSING OF HAZARDOUS CHEMICALS/GASES (07-14-15) - REQUIRED	Applicant	Staff
Show 300' setbacks from any property line		
Show 1,000 setback from any residential district		
Demonstrate how chemicals/gases will be stored within an enclosed structure.		
Demonstrate how the use will be gates and fenced with 8' high security fencing.		
Provide documentation from the local fire district approving the location and plan.		
Include maps and engineering drawings showing proposed drainage, proposed sewer system design, the depth of the water table, soil composition, all existing surface water, and all existing uses within one-fourth (1/4) mile of the property. The applicant shall also furnish evidence that the dangerous characteristics of the particular process or activity in question have been, or shall be, eliminated or minimized sufficiently so as not to create a public nuisance or be detrimental to the public health, safety, or welfare.		
The facility must register and maintain current hazardous waste generation notification as required by Environmental Protection Agency and/or Idaho Department of Environmental Quality and provide such proof of registration		

STAGING AREA (07-14-15) - REQUIRED	Applicant	Staff
Demonstrate how all work will be conducted off-site, business vehicles will remain operable and parked on-site, and employees/persons on the premises for parking and business vehicle pickup all maintained on-site.		

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? existing one

2. **SEWER (Wastewater)** ☒ Individual Septic ☐ Centralized Sewer system

☐ N/A – Explain why this is not applicable: existing one

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: Vinyl Height: _____

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)

ditches

RESIDENTIAL USES

1. NUMBER OF LOTS REQUESTED:

- ☒ Residential (1) 2.3 Acre ☐ Commercial _____ ☐ Industrial _____
☐ Common _____ ☐ Non-Buildable _____

2. FIRE SUPPRESSION:

- ☒ Water supply source: Well water

3. INCLUDED IN YOUR PROPOSED PLAN?

- ☐ Sidewalks ☐ Curbs ☐ Gutters ☒ Street Lights? ^{Possibly} ☐ None ^{-- Paved Parking}

NON-RESIDENTIAL USES

1. SPECIFIC USE: venue - weddings - family parties

2. DAYS AND HOURS OF OPERATION:

- ☐ Monday _____ to _____
☐ Tuesday _____ to _____
☐ Wednesday _____ to _____
☐ Thursday _____ to _____
☐ Friday 10:00 am ^{Set up.} to 11:00 pm. ^{Shut down}
☐ Saturday 10:00 am ^{Set up} to 11:00 pm. ^{Shut down.}
☐ Sunday 10:00 am to 11:00 pm ^(occasional holiday weekends)

3. WILL YOU HAVE EMPLOYEES? ☐ Yes If so, how many? _____ ☒ No

4. WILL YOU HAVE A SIGN? ☒ Yes ☐ No ☐ Lighted ☐ Non-Lighted

Height: 3 ft Width: 3 ft. Height above ground: 2 ft

What type of sign: _____ Wall ☒ Freestanding _____ Other

5. PARKING AND LOADING:

How many parking spaces? 40+

Is there is a loading or unloading area? yes

N/A.

ANIMAL CARE-RELATED USES

1. MAXIMUM NUMBER OF ANIMALS: _____

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: _____

Notice of Neighborhood Meeting

Pre-application requirement for a Public Hearing

Dear Neighbor,

12/1/2025

We are in the process of presenting an application to Canyon County Development Services for a Conditional Use Permit for special event center. 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 for our surrounding neighbors is only for informational purposes. We would like to receive feedback from you, our neighbors, as we move through the land use application process with the county.

This neighborhood meeting is not a public hearing before a governing body of Canyon County. Once our application 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 and a public hearing is scheduled with a confirmed date by the county, will the surrounding 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: 12/12/25

Time: 10:00 am

Location: 1010 Dearborn St Caldwell ID 83605

Property description: Caldwell Public Library

The project is summarized below:

Site Location: 953 W. Homedale RD Caldwell ID 83607

Proposed access: 953 W. Homedale RD

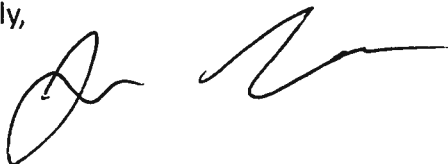
Total acreage: 2.3

Proposed lots: Parcel number #32692000

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 a 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 953 W. Homedale Rd

Sincerely,

A handwritten signature in black ink, consisting of a stylized first name and a last name, written over a white background.

NEIGHBORHOOD MEETING SIGN-UP

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 North 11th Avenue, #310, Caldwell, ID 83605

zoninginfo@canyoncounty.id.gov Phone: 208-402-4164



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: 953 W. Homedale Rd.	Parcel Number: R32692.	
City: Caldwell	State: Idaho	ZIP Code: 83607
Notices Mailed Date: 12-1-25	Number of Acres: 2.3	Current Zoning: Agricultural.
Description of the Request:		

APPLICANT / REPRESENTATIVE INFORMATION

Contact Name: Jana Flores		
Company Name:		
Current address: 953 W. Homedale Rd.		
City: Caldwell	State: Idaho	ZIP Code: 83607
Phone:	Cell:	Fax:
Email:		

MEETING INFORMATION

DATE OF MEETING: 12-12-25	MEETING LOCATION: Caldwell public Library
MEETING START TIME: 10:00	MEETING END TIME: 11:30 am

ATTENDEES:

NAME (PLEASE PRINT)	SIGNATURE	ADDRESS
1. Zachary Stone	[Signature]	15632 Gods Way Lane
2. Tracey M. Anna	[Signature]	105 W. Homedale Rd.
3. CARL J. ANNA	[Signature]	105 W. HOMEDALE RD, CALDWELL
4. Paula Hanks	[Signature]	1119 W. Homedale Rd Caldwell, ID.
5. SCOTT TRUMAN	[Signature]	4520 EQUINOX AVE 83607
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.

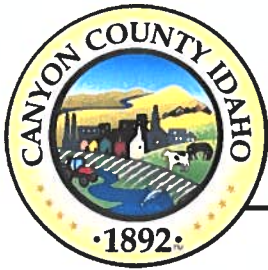
APPLICANT/REPRESENTATIVE (Please print):

_____ *Jane Fries* _____

APPLICANT/REPRESENTATIVE (Signature): _____

[Handwritten Signature]

DATE: 12 / 12 / 25



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: 12/19/2025 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: 11/5/24 Signed: _____

Jim Richard
Authorized Fire District Representative
(This signature does not guarantee project or permit approval)

*Shall meet Change of use requirements

Highway District:

☐ Applicant submitted/met for official review.

Date: _____ Signed: _____

Authorized Highway District Representative
(This signature does not guarantee project or permit approval)

Irrigation District:

☒ Applicant submitted/met for official review.

Date: 1/5/26 Signed: _____

Mike Lane
Authorized Irrigation Representative
(This signature does not guarantee project or permit approval)

Area of City Impact:

☒ Applicant submitted/met for official review.

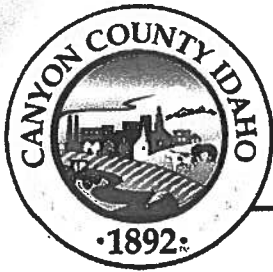
Date: 1/5/24 Signed: _____

Morgan Bu
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



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: 12/19/2025 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: _____ Signed: _____

District: _____
Authorized Fire District Representative
(This signature does not guarantee project or permit approval)

Highway District:

☒ Applicant submitted/met for official review.

Date: 12/30/25 Signed: _____

District: HD4
Leonard Riccio
Authorized Highway District Representative
(This signature does not guarantee project or permit approval)

Digitally signed by Leonard Riccio
DN: cn=Highway District No. 4, o=Canyon County, c=US, email=leoriccio@hwydist.org
Reason: I am the author of this document
Location:
Date: 2025.12.30 08:58:24 -0700
Full PDF Reader Version: 2023.2.0

Irrigation District:

☐ Applicant submitted/met for official review.

Date: _____ Signed: _____

District: _____
Authorized Irrigation Representative
(This signature does not guarantee project or permit approval)

Area of City Impact:

☐ Applicant submitted/met for official review.

Date: _____ Signed: _____

City: _____
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

To Whom it May Concern:

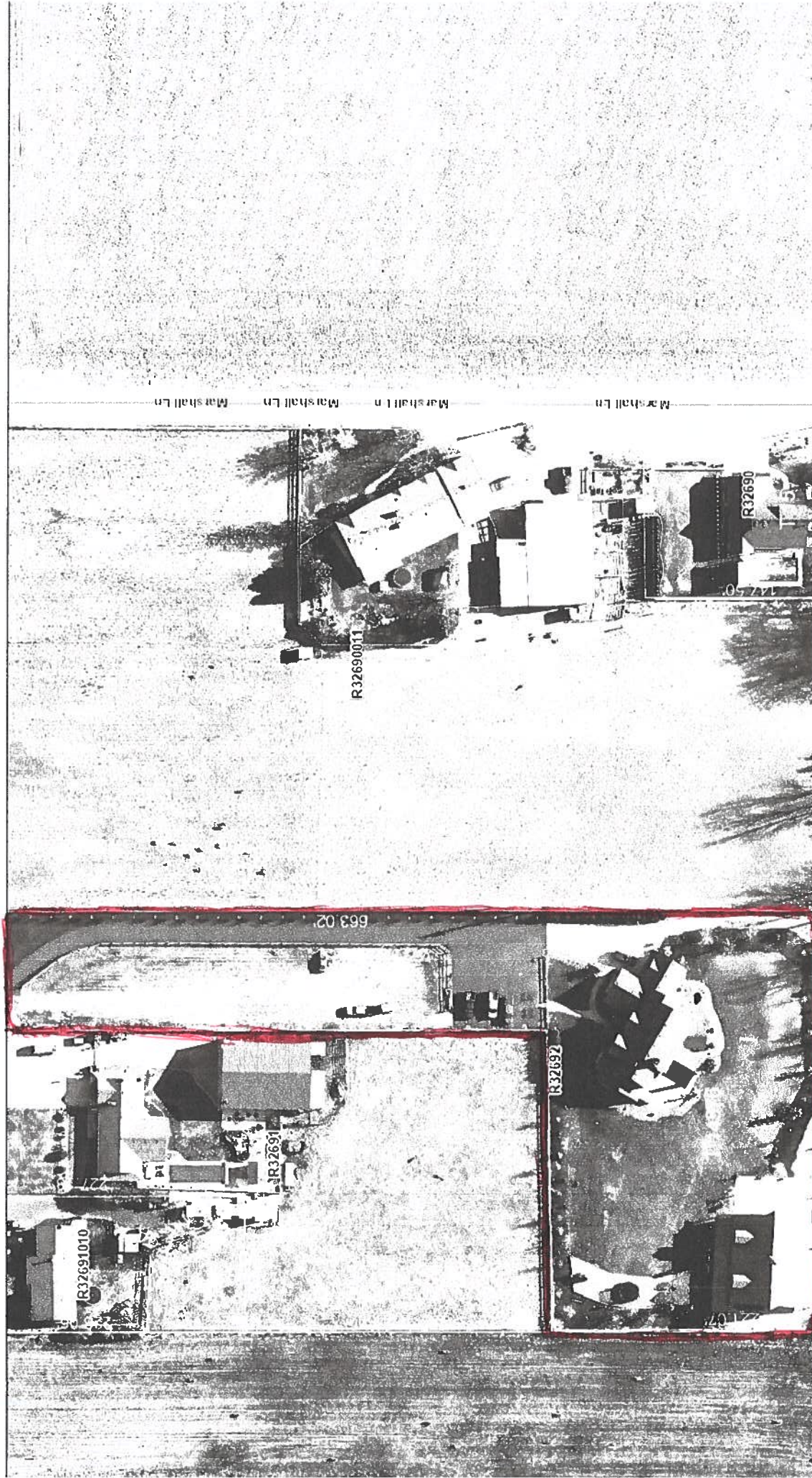
My name is Jana Flores, I'm applying for a conditional use permit for special event Venue with Canyon County Development Services Department, would like to host weddings, quinceaner's and birthday parties. The proposed use is consistent with the comprehensive plan. I have an existing barn that would be used as an indoor venue, possibly hosting ceremonies outside. The shop is about 3000 square feet, host capacity of about 150 guests. I have designated parking on my property. Legal entry way is off Homedale Rd. Traffic is slow on the weekends and after hours. Hours of operation would be Friday, Saturday and occasional Sundays if it falls on a holiday weekend. Set up time 10:00 am Shut down time 11:00 pm. I'm planning on doing some building upgrades to my barn for noise reduction, adding insulation, heating and air conditioning to close doors after a certain hour. I would keep the music down to 95 decibels not to exceed 110. Not planning on having any employees. My family and I would manage the venue. The proposed venue will not have a negative impact on properties in the immediate vicinity, I reside on the property, would make sure it does not become a nuisance for my neighbors and myself. We have used the barn for family events, was able to manage previous parties without any concerns by my neighbors. Would like to make this venue family friendly, clean, safe and adhere to rules. When we built the house, we added a well and a septic system, currently we have one restroom in the barn. For near future would like to rent out porta parties, possibly add a couple restrooms. Our irrigation system is hooked up to the well. We have water rights with Wilder Irrigation district. We have a turnaround for fire department and a fire suppression system in our house. Not planning on offering food catering or alcohol, clients can hire third party vendors. With any questions feel free to reach me at

or [REDACTED]

Thank you

Jana Flores

Canyon County Assessor



15.2025, 10:22:13 AM

are v 2025

Rec: Bare_1

Canyon 64d 2

64d 2

Taxpayers

Canyon County Roads

64d 2

Sector's Adjusted to Assessor

Canyon

1:128

R32692

PARCEL INFORMATION REPORT

1/9/2026 4:12:52 PM

PARCEL NUMBER: R32692

OWNER NAME: FLORES JANA

CO-OWNER: FLORES CRISTOFORO

MAILING ADDRESS: 953 W HOMEDALE RD CALDWELL ID 83607

SITE ADDRESS: 953 W HOMEDALE RD

TAX CODE: 0590000

TWP: 3N RNG: 3W SEC: 09 QUARTER: NW

ACRES: 2.31

HOME OWNERS EXEMPTION: Yes

AG-EXEMPT: No

DRAIN DISTRICT: NOT In Drain Dist

ZONING DESCRIPTION: AG / AGRICULTURE

HIGHWAY DISTRICT: HIGHWAY DISTRICT #4

FIRE DISTRICT: CALDWELL RURAL FIRE

SCHOOL DISTRICT: VALLIVUE SCHOOL DIST #139

IMPACT AREA: Caldwell

FUTURE LAND USE 2011-2022 : RES

FLU Overlay Zone Desc 2030:

FLU RR Zone Desc 2030:

FUTURE LAND USE 2030: RESIDENTIAL

**IRRIGATION DISTRICT: BOISE PROJECT BOARD OF CONTROL / WILDER IRRIGATION
DISTRICT**

FEMA FLOOD ZONE: X FLOODWAY: NOT In FLOODWAY FIRM PANEL: 16027C0375F

WETLAND: NOT In WETLAND

NITRATE PRIORITY: ADA CANYON

FUNCTIONAL Classification: MINOR ARTERIAL

INSTRUMENT NO. : 2019049148

SCENIC BYWAY: NOT In Scenic Byway

LEGAL DESCRIPTION: 09-3N-3W NW TX 14376 IN NENWNW

PLATTED SUBDIVISION:

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 SHERRIF'S 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.

Canyon County Development Services

111 N. 11th Ave. Room 310, Caldwell, ID 83605
(208) 454-7458

Building Divsn Email: buildinginfo@canyoncounty.id.gov **Planning Divsn Email:** zoninginfo@canyoncounty.id.gov

Receipt Number: 87284

Date: 1/9/2026

Date Created: 1/9/2026

Receipt Type: Normal Receipt

Status: Active

Customer's Name: Jana Flores

Comments: CU2026-0001

Site Address: 953 W HOMEDALE RD, Caldwell ID 83607 / Parcel Number: 32692000 0

CHARGES

<u>Item Being Paid For:</u>	<u>Application Number:</u>	<u>Amount Paid:</u>	<u>Prevs Pymnts:</u>	<u>Unpaid Amnt:</u>
Planning - Conditional Use Permit (CUP)	CU2026-0001	\$1,200.00	\$0.00	\$0.00
Planning - Case Mapping (Fee Per Case Set)	CU2026-0001	\$50.00	\$0.00	\$0.00
Planning - Notification - Public Hearing Level Cases (1 Hearing)	CU2026-0001	\$350.00	\$0.00	\$0.00

Sub Total: \$1,600.00

Sales Tax: \$0.00

Total Charges: \$1,600.00

PAYMENTS

<u>Type of Payment:</u>	<u>Check/Ref Number:</u>	<u>Amount:</u>
Check	1234	\$1,600.00

Total Payments: \$1,600.00

ADJUSTMENTS

Receipt Balance: \$0.00