

Canyon County, ID Web Map

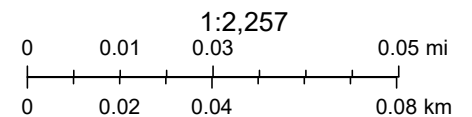


1/20/2026, 3:31:01 PM

-  Multiple Parcel Search _Query result
-  Current Impact Area
-  CanyonCountyRoads
-  Roads
-  County Boundary
-  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: Edgar Sanchez	
	MAILING ADDRESS: 9530 S Powerline Road, Nampa, ID 83686	
	PHONE: [REDACTED]	EMAIL: [REDACTED]
I consent to this application and allow DSD staff / Commissioners to enter the property for site inspections. If the owner(s) is a business entity, please include business documents, including those that indicate the person(s) who are eligible to sign. Signature: <u>Edgar Sanchez</u> Date: <u>01/20/26</u>		

APPLICANT: IF DIFFERING FROM THE PROPERTY OWNER	APPLICANT NAME: Matt Wilke	
	COMPANY NAME: White Barn Ventures, Inc.	
	MAILING ADDRESS: PO Box 7, Middleton, ID 83644	
	PHONE: [REDACTED]	EMAIL: [REDACTED]

SITE INFO	STREET ADDRESS: 9530 S Powerline Road, Nampa, ID 83686	
	PARCEL NUMBER: R2956300000	
	PARCEL SIZE: 2.29 Acres	
	REQUESTED USE: Contactor Shop and Staging Area	
	FLOOD ZONE (YES/NO) No	ZONING DISTRICT: Ag

FOR DSD STAFF COMPLETION ONLY:

CASE NUMBER	CU2026-0003	DATE RECEIVED:	1/20/26
RECEIVED BY:	MG	APPLICATION FEE:	\$1600
		☒ 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)	N/A	
Deed or evidence of property interest to the subject property	X	
Fee: Per Adopted Fee Schedule	X	
(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.	X	

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.		

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 gated 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 ($\frac{1}{4}$) 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.	X	

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? 1 existing well.

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: Sight obscuring fencing as per 07-14-09. Height: 6 ft

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 along parcel drain water from fields during Irrigation season. Dry during off season.

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:** Contractors Shop and Staging Area.**2. DAYS AND HOURS OF OPERATION:**

- ☒ Monday 7am to 7pm
- ☒ Tuesday 7am to 7pm
- ☒ Wednesday 7am to 7pm
- ☒ Thursday 7am to 7pm
- ☒ Friday 7am to 7pm
- ☒ Saturday 7am to 7pm
- ☒ Sunday 7am to 7pm

3. WILL YOU HAVE EMPLOYEES? ☒ Yes If so, how many? 7 ☐ No**4. WILL YOU HAVE A SIGN?** ☒ Yes ☐ No ☐ Lighted ☐ Non-Lighted

Height: 4 ft Width: 8 ft. Height above ground: 3-4 ft

What type of sign: Company Wall X Freestanding X Other _____
name

5. PARKING AND LOADING:

How many parking spaces? 10. There is ample room for parking and loading on site.

Is there is a loading or unloading area? Staging Area is also a loading and unloading area.

ANIMAL CARE-RELATED USES

1. MAXIMUM NUMBER OF ANIMALS: _____

2. HOW WILL ANIMALS BE HOUSED AT THE LOCATION?

☐ Building ☐ Kennel ☐ Individual Housing ☐ Other _____

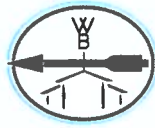
3. HOW DO YOU PROPOSE TO MITIGATE NOISE?

☐ Building ☐ Enclosure ☐ Barrier/Berm ☐ Bark Collars

4. ANIMAL WASTE DISPOSAL

☐ Individual Domestic Septic System ☐ Animal Waste Only Septic System

☐ Other: _____



White Barn Ventures, Inc.

Edgar Sanchez
9530 S Powerline Road
Nampa, ID 83660

1/20/2026

Canyon County Development Services
111 N. 11th Avenue
Caldwell, ID 83605

Re: Letter of Intent: Contractor Shop and Staging Area CUP.

Dear Development Services,

I am writing on behalf of my client Edgar Sanchez, owner of E&H Roofing. We are asking the Planning and Zoning Commission or Hearing Examiner to please approve a conditional use permit (CUP) for a 60' x 90' Contractor Shop (5,400 ft²) and $\pm$ 225' x 302' ($\pm$ 1.56 acre) Staging Area.

The "Staging Area" will be fenced with a 6 ft. tall site obscuring fence on the north, east, and south perimeter boundaries of the light blue staging area to meet the requirements of Canyon County ordinance 07-14-09. See **Exhibit "A"**.

Parcel Owned by Edgar Sanchez:

- R2956300000 +/- 2.29 ac.

Zoning

The subject property is in an Agricultural zone on the current zoning map, and is less than 1 mile from C-2 Commercial and M-1 Light Industrial zoning to the west. A CR-R-1 zone is directly across the street to the west.

Slope is flat, less than 1% on the property. It is not in a flood plain.

Site Plan

The site plan is shown on the attached record of survey. The contractor shop is proposed to be 60' x 90' (5,400ft²), and will have bathroom facilities. See **Exhibit "A"**. We met with Anthony Lee @ SWDH, and he expressed no concerns to add a septic system for the proposed Contractor Shop. The proposed building design is attached as **Exhibit "B"**.



Irrigation

There are surface water rights available from NMID for Irrigation, but the site is not, and will not be irrigated.

Collaboration with Nampa Highway District #1

18' Section Line Setback Reduction & Commercial Access Exhibit "C"

- The applicant has approval to reduce the setback from 70' to 18' on the south ¼ section line to allow the 3 current buildings within the 70' setback. and allow the
- The applicant has approval to "Vary the Standards" of the commercial approach from 24' wide to its current width of 22'11". Ingress-egress will consist of the current driveway access onto Powerline Road, as approved by NHD1.

Special Site Inspection Exhibit "D"

- The applicant had the site inspected by Canyon County Inspector Scott Hillman on 12/18/2025, and is working with an engineer currently to address the concerns listed on SI2025-0107 attached as Exhibit "D".

Mitigation / Operation Plan

- **Traffic:** The contractor shop will not negatively impact traffic flows in the area. The use will provide storage and parking for the current roofing business. Total employees on site at full buildout is anticipated to be 7 people or less.
- **Fencing:** The staging area will be fenced with a 6 ft. tall site obscuring fence on the north, east, and south perimeter boundaries of the light blue staging area to meet the requirements of the Canyon County Building Department. The west side is mostly fenced already, and the proposed site is obscured from Powerline Road by the residence.
- **Hours of Operation:** The proposed use will operate only during business hours from 7am to 7pm, 7 days a week. Noise and dust will be minimal. The site is currently improved with gravel to reduce dust, and increase site water absorption and mud reduction during rain and snow events. This will continue to be the case.
- **Bathroom Facilities:** The proposed Contractor Shop will have men and women's bathrooms.



Agency Acknowledgements Exhibit "E"

The applicant will work with Southwest District Health (SWDH), Nampa Highway District #1 (NHD1), Nampa Rural Fire District, and Canyon County Development Services regarding the development of this property. The property does not lie in the Nampa City Area of Impact. See Exhibit "F". Any specific requirements or conditions related to these agencies will not exceed the statutory authority of that agency or the county and must lawfully correspond and be proportionate to the impact of the development.

Neighborhood Meeting Exhibit "G"

The applicant had a neighborhood meeting on 12/22/2025. The neighbor to the southwest (Harness) was present, and did not express any concerns. They expressed support of the project.

Summary

The applicant is running a clean, well organized small business on site currently. Adding a contractor shop to the property will only increase the net taxable value for the county and the site will continue to provide roofing services and local jobs to the valley without increasing the demand for police, fire, or schools.

For these reasons, I respectfully request that the Planning and Zoning Commission or Hearing Examiner please approve my client's CUP application.

Thank you,

Matt Wilke
White Barn Ventures Inc.
Applicant Representative for Edgar Sanchez.

Powerline Road

Power pole 22' Setback

18ft. Setback

ACCESS

302 ft

70 ft

60 ft

90 ft

New Contractors shop

40 ft

Staging Area = Light Blue Shaded Area

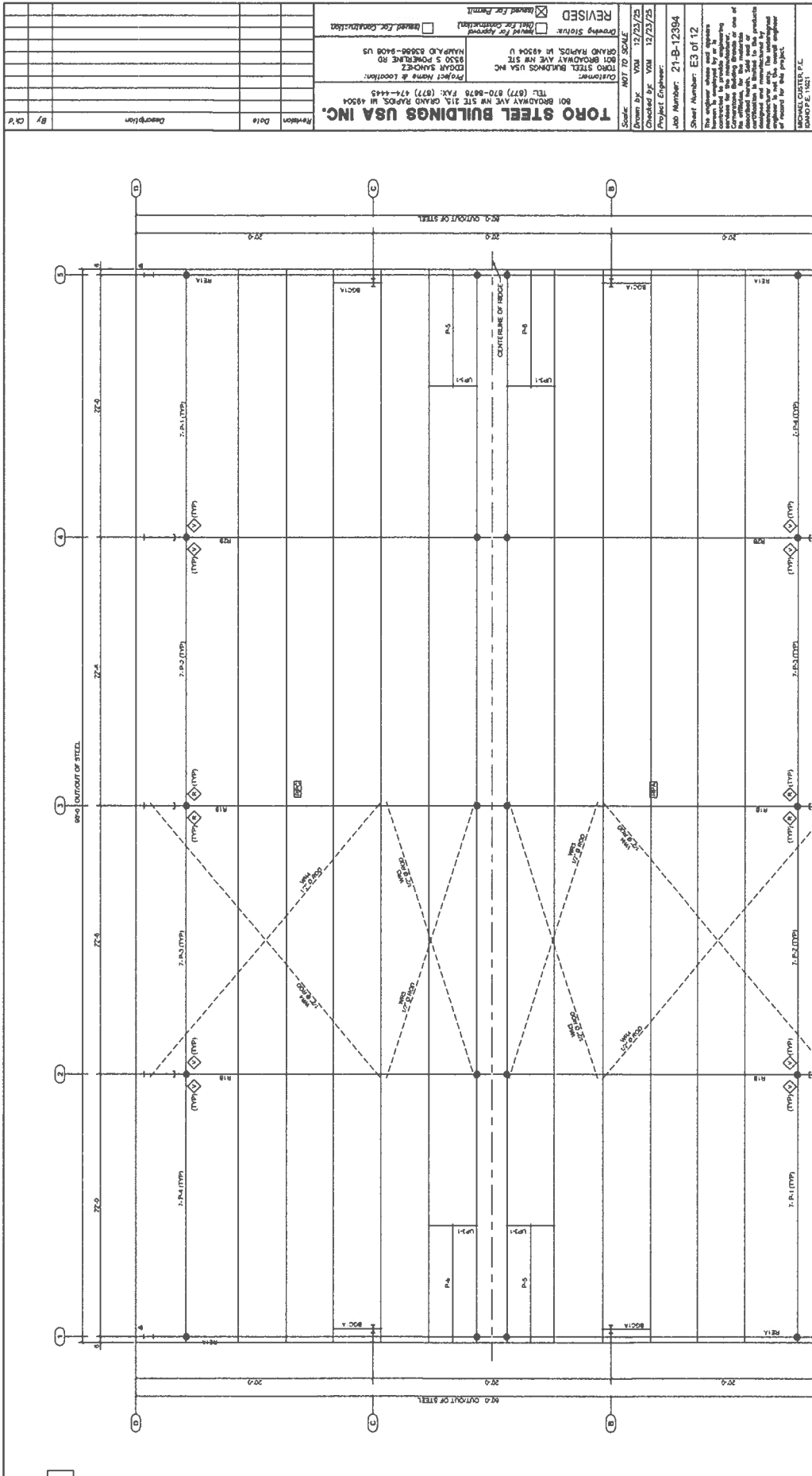
Staging Area ± 1.56 Acres

Total Parcel Size ± 2.29 Acres

Compass Rose: N, S, E, W

[illegible][illegible][illegible][illegible][illegible]

P - DENOTES CLIP LOCATION
 FOR ALL MEMBERS
 3000 AT 12' PERMANENT
 3000 AT 12' PERMANENT
 A - DENOTES (19) 1/2" DIA. CLIP AT
 PERMANENT OR CLIP CONNECTION FROM
 1/2" DIA. CLIP TO 1/2" DIA. CLIP



Roof Framing



ZEE SECTION LAP TABLE			
MEMBER	W8x10	W8x12	W8x14
1/2" DIA. CLIP	1/2" DIA. CLIP	1/2" DIA. CLIP	1/2" DIA. CLIP
3/4" DIA. CLIP	3/4" DIA. CLIP	3/4" DIA. CLIP	3/4" DIA. CLIP
1" DIA. CLIP	1" DIA. CLIP	1" DIA. CLIP	1" DIA. CLIP

THESE DRAWINGS SHALL NOT BE USED FOR
 CONSTRUCTION UNLESS THEY ARE
 APPROVED BY THE ENGINEER OF RECORD
 AND MARKED AS "ISSUED FOR CONSTRUCTION"

PROFESSIONAL ENGINEER
 STATE OF OHIO
 11021
 MICHAEL C. CARTER

This document is a computer-generated drawing and shall not be used for construction unless it is approved by the Engineer of Record and marked as "ISSUED FOR CONSTRUCTION".
 Authority: as any electronic copy.

TORO STEEL BUILDINGS USA INC.
 801 BROADWAY AVE NW STE 215, GRAND RAPIDS, MI 49504
 TEL: (616) 970-8676 FAX: (616) 970-4445
 PROJECT NAME & LOCATION:
 3330 S. POWERLINE RD
 GRAND RAPIDS, MI 49504 U
 DRAWN BY: VML 12/23/25
 CHECKED BY: VML 12/23/25
 SCALE: NOT TO SCALE
 PROJECT ENGINEER:
 JOB NUMBER: 21-B-12384
 SHEET NUMBER: E3 of 12
 THE ENGINEER AND ARCHITECT ASSUME NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT. THE ENGINEER AND ARCHITECT SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT. THE ENGINEER AND ARCHITECT SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT.

3 of 15

5 of 5



B of 15



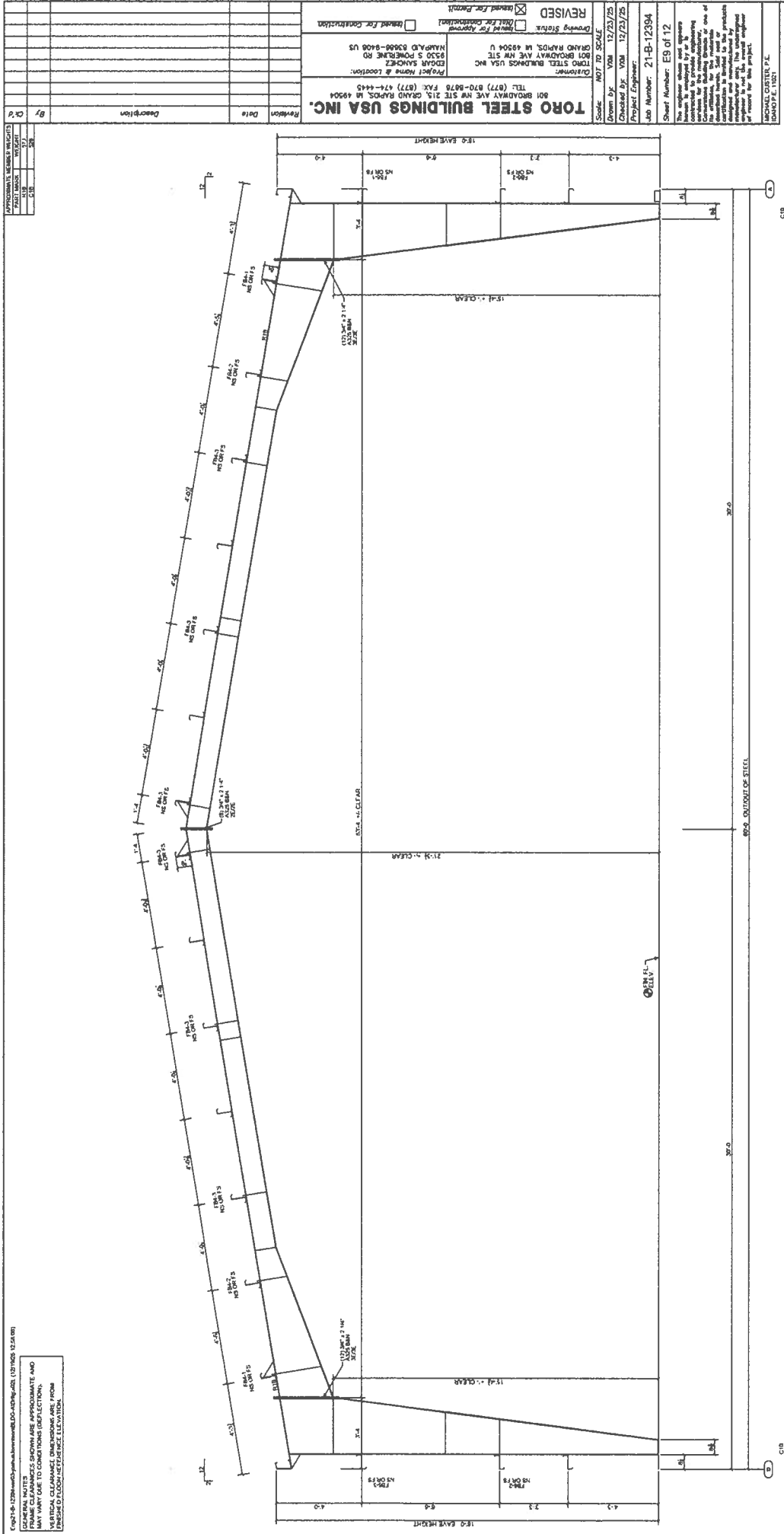
PUR Wall Panels
Panel Coverage = 3'-0"
Panel Color = 1300 BONE WHITE
Panel Pkg. Req'd. = PB3-2
Field Cut Panel and Trims are
required per Construction Details

F400-1
(15) NW455[illegible][illegible]

C:\p21-d-1238\m21-d-1238\m21-d-1238\m21-d-1238.dwg (12/16/25 12:58 PM)

GENERAL NOTES:
1. DIMENSIONS ARE SHOWN IN FEET AND INCHES.
2. VERTICAL CLEARANCE DIMENSIONS ARE FROM FINISHED FLOOR REFERENCE ELEVATION.

DATE	12/16/25
BY	MM
CHECKED	MM
DATE	12/16/25



Cross Section at Frame Line 2

PROFESSIONAL ENGINEER
STATE OF MICHIGAN
MICHAEL CORTER
11021

This document has been electronically signed and sealed by
MICHAEL CORTER, P.E. License No. 11021
shown using a digital signature. The signature is valid only
if the document has not been altered after the signature
was created. For more information, visit the Michigan
Professional Engineers Board website at
www.michiganpe.com

THIS DOCUMENT IS THE PROPERTY OF
TORO STEEL BUILDINGS USA INC. AND
SHALL BE RETURNED TO THE COMPANY
UPON REQUEST. IT IS NOT TO BE
REPRODUCED OR TRANSMITTED IN
ANY FORM OR BY ANY MEANS
ELECTRONIC OR MECHANICAL,
INCLUDING PHOTOCOPYING, RECORDING,
OR BY ANY INFORMATION STORAGE
AND RETRIEVAL SYSTEM, WITHOUT
PERMISSION IN WRITING FROM
TORO STEEL BUILDINGS USA INC.

5 of 15





This Report has been electronically signed and sealed by Michael Gualtieri, P.E., on the date and time shown above using a digital signature. Printed on 06/25/2025 at 10:25 AM. The digital signature and seal are not considered signed and sealed and the signature must be verified by a 2nd Party Certificate Authority on any electronic copy.

THESE DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNLESS SEALED AND MARKED AS "ISSUED FOR CONSTRUCTION"

518011

[illegible]

This form has been electronically signed and sealed by Michael Cusack, P.E., on the date and/or time shown using a digital signature. ~~Printed by 025~~ documents are not considered signed and sealed and no signatures must be verified by a 3rd Party Certificate Authority on any electronic copy.

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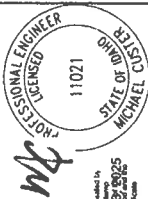
BOLT AT FLANGE DETAIL
(Top Flange Shown, Bottom Flange Similar)

CONNECTION B & P
(Low Side Shown, High Side Similar)

A circular professional engineer seal for Michael Coster, State of Idaho, License Number 11021. The seal features the text "PROFESSIONAL ENGINEER" at the top, "LICENSED" on the left, "STATE OF IDAHO" on the right, and "MICHAEL COSTER" at the bottom. The license number "11021" is centered in the middle.

5. 2021

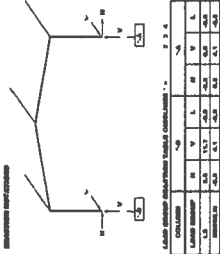
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 TEL (616) 870-8476 FAX (616) 474-4415
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 801 BROADWAY AVE NW STE 215, GRAND RAPIDS, MI 49504 U
 8530 S POWERLINE RD
 GRAND RAPIDS, MI 49504 U
 PROJECT NO: 21-B-12394
 SHEET NO: F3 of 3
 DRAWN BY: VOM 12/23/25
 CHECKED BY: VOM 12/23/25
 PROJECT ENGINEER: [Signature]
 JOB NUMBER: 21-B-12394
 SHEET NUMBER: F3 of 3
 REVISIONS: [Table with 3 columns: REVISED, REASON FOR REVISION, DATE]
 REASON FOR REVISION: [] Revised For Approval, [] Revised For Approval, [] Revised For Approval
 DATE: [] 12/23/25, [] 12/23/25, [] 12/23/25
 DESCRIPTION: [Table with 3 columns: REVISED, REASON FOR REVISION, DATE]
 REVISED: [] Revised For Approval, [] Revised For Approval, [] Revised For Approval
 REASON FOR REVISION: [] Revised For Approval, [] Revised For Approval, [] Revised For Approval
 DATE: [] 12/23/25, [] 12/23/25, [] 12/23/25



The firm has been electronically signed and sealed by the Professional Engineer. The seal is a requirement of the Michigan Professional Engineers Act, Public Act 207 of 1977, as amended. The seal is not to be used for any other purpose.

LOADS AND REACTIONS

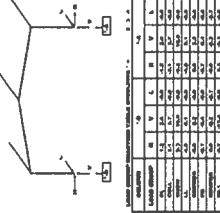
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 LIVE LOAD (LL): 10.0 KIP/FT
 WIND LOAD (WL): 10.0 KIP/FT
 SEISMIC LOAD (SL): 10.0 KIP/FT
 TOTAL LOAD (TL): 40.0 KIP/FT



1. Underside Left Roof Beam Load
 2. Underside Right Roof Beam Load

LOADS AND REACTIONS

DEAD LOAD (DL): 10.0 KIP/FT
 LIVE LOAD (LL): 10.0 KIP/FT
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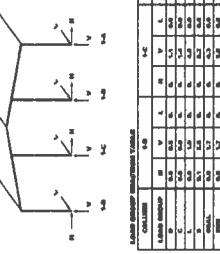
1. Underside Left Roof Beam Load
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NOTES

- 1) THE REACTIONS PROVIDED ARE BASED ON THE ORDER DOCUMENTS AT THE TIME OF ISSUANCE. ANY CHANGES TO THE ORDER DOCUMENTS WILL BE THE RESPONSIBILITY OF THE CLIENT. THE REACTIONS WILL BE PROVIDED AND VERIFIED BY THE ENGINEER.
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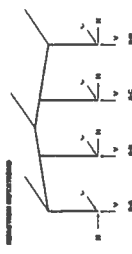
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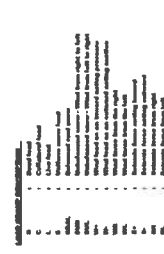
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15 of 15



APPLICATION TO VARY SETBACKS

NHD-004

Rev Jan 2015

Page 1 of 1

SECTION I – APPLICANT INFORMATION (TO BE COMPLETED BY APPLICANT)

I certify that I am the owner (or authorized representative of owner) of the below described property, and hereby request variance of setback requirements for placement of building(s)/permanent structure(s), as detailed below.

Edgar Sanchez

NAME OF APPLICANT

9530 S Powerline Road

ADDRESS

Nampa

ID

83686

CITY

STATE

ZIP

SIGNATURE OF APPLICANT

12-15-25

DATE

PHONE (CELL NUMBER PREFERRED)

SITE INFORMATIONStreet Address: **9530 S Powerline Road, Nampa ID**Nearest Cross Street: **Lake Shore Drive**Section No.: **14** Township: **2N** Range: **2W**Parcel Tax ID No.: **R2956300000****ACTION REQUESTED**

☐ Vary the setback requirement from ____ ft. to ____ ft. along ____ (name of road).

☒ Vary the setback requirement from **70** ft. to **18** ft. along: ☐ Section Line ☒ Quarter-Section Line

SECTION II – REVIEW/RECOMMENDATION (TO BE COMPLETED BY HIGHWAY DISTRICT STAFF)STAFF REPORT COMPLETED AND ATTACHED: ☒ Yes ☐ NoAPPLICATION FEE PAID: ☒ Yes ☐ No **Ch#3375**SITE PLAN SUBMITTED: ☒ Yes ☐ No

SIGNATURE – HIGHWAY DISTRICT STAFF

DATE

12-31-25**SECTION III – DECISION (TO BE COMPLETED BY HIGHWAY DISTRICT BOARD OF COMMISSIONERS)**DECISION OF THE HIGHWAY DISTRICT BOARD OF COMMISSIONERS: ☒ Approved ☐ Denied

BASIS OF DECISION: **Commissioners approved the setback variance from 70' to 18' for the 3 existing out buildings only. When the 3 out buildings are removed, the 18' setback is void. The new proposed Contractor shop must meet the 70' building Setback.**

SIGNED:

CHAIRMAN OF THE BOARD

DATE

1-8-26



APPLICATION TO VARY STANDARDS

NHD-005
Rev Sep 2015
Page 1 of 2

SECTION I – APPLICANT INFORMATION (TO BE COMPLETED BY APPLICANT)

I certify that I am the applicant (or authorized representative of applicant), that I have read Section II (*Information to Applicant*), that I have completed Section III (*Applicant Questionnaire*), and that the statements and representations made herein are true and correct.

Edgar Sanchez

NAME OF APPLICANT

9530 S Powerline Road

ADDRESS

Nampa

CITY

ID

83686

STATE

ZIP

SIGNATURE OF APPLICANT

DATE

PHONE (CELL NUMBER PREFERRED)

SECTION II – INFORMATION TO APPLICANT

The District Standards are published in the Highway Standards & Development Procedures for the Association of Canyon County Highway Districts. Section 2140.010 of those Standards discusses the purpose for variances, and reads as follows:

“The Highway District may grant variances in order to prevent or to lessen such practical difficulties and unnecessary physical hardships as would result from a literal interpretation and enforcement in certain of the regulations prescribed by these Standards.

A variance shall not be considered a right or special privilege, but may be granted to an applicant only upon showing 1) undue hardship because of special characteristics applicable to the site, and 2) the variance is not in conflict with public interest. Hardships must result from special site characteristics, from geographic, topographic or other physical conditions, or from population densities, existing street locations or traffic conditions.

The purpose of a variance is to provide fair treatment and to see that individuals are not penalized because of site characteristics beyond their control.”

Section 2040.030 of those Standards discusses the duration of approval, and reads as follows:

“The use or construction permitted under the terms of any variance shall be commenced within a twelve (12) month period. If such use or construction has not commenced within such time period, the variance shall no longer be valid. Prior to the expiration of the twelve (12) month period, the District, upon request of the applicant, may extend the variance for up to an additional six (6) months from the original date of approval. No additional extension will be allowed.”

An electronic version of the Standards can be found on the “Manuals, Forms and Maps” page of the Highway District web site at www.nampahighway1.com.

SECTION III – APPLICANT QUESTIONNAIRE (TO BE COMPLETED BY APPLICANT)

Attach additional pages as necessary for answers.

1. What is the Section title and number of the Standards from which you wish to vary?
3061.060 and 2020.030.
2. What specifically do you wish to do differently from what the Standards allow? Standard Drawing ACCHD-106
Please see attached Exhibit "A", Site Plan, and pictures of the approach and driveway.

2013

APPLICATION TO VARY STANDARDS

NHD-005
Rev Sep 2015
Page 2 of 2

3. Why do you wish to vary from the Standards? The approach has already been built.

4. Explain why this variance would not be detrimental to public health, safety or welfare, and not materially injurious to other properties in the vicinity:

The current approach is almost in conformance with the current standard in drawing ACCHD-106.

The site creates very low traffic for the Roofing Company, and has a residence that uses the approach.

Future traffic is not anticipated to increase more than a few trips per day upon buildout of the proposed Contractor Shop, which will be mainly for storage and operations for the business.

5. What undue hardship would result if this variance were not granted?

The approach has brick abutments on both sides of the entryway, and the driveway has brick curbing that has been professionally installed to a high standard. Removing and replacing these abutments is an expensive and time-consuming process and won't increase the safety or usability of the approach to any measurable degree.

6. Provide the following information regarding the property/site:

Street Address 9530 S Powerline Road, Nampa, ID 83686

Side of Road: ☐ North ☐ South ☒ East ☐ West

Between: Lake Shore Drive

& E Lewis Lane

(NAMES OF CLOSEST CROSS STREETS)

SECTION IV – REVIEW (TO BE COMPLETED BY HIGHWAY DISTRICT STAFF)

STAFF REPORT COMPLETED AND ATTACHED: ☒ Yes ☐ No

APPLICATION FEE PAID: ☒ Yes ☐ No CR#3375

SITE PLAN SUBMITTED: ☒ Yes ☐ Not needed

Edward Thiel
SIGNATURE – HIGHWAY DISTRICT STAFF

12-31-25
DATE

SECTION V – DECISION (TO BE COMPLETED BY HIGHWAY DISTRICT BOARD OF COMMISSIONERS)

DECISION OF THE HIGHWAY DISTRICT BOARD OF COMMISSIONERS: ☒ Approved ☐ Denied

☐ Approved subject to conditions

BASIS OF DECISION (WITH ANY APPLICABLE CONDITIONS):

Commissioners approved the variance for the access to remain as it is. No Improvements required to the access.

SIGNED:

AK Smith
CHAIRMAN OF THE BOARD

1-8-26
DATE

3053

INSPECTION RESULTS

Canyon County
Development Services Department
111 North 11th Ave., Suite 310, Caldwell, ID 83605
For Inspections Call: (208) 454-7460



Scan This Code to View
Inspection Results Online.

Result:	Complete	Date:	12/18/2025
Permit No.:	SI2025-0107	Site Address:	9530 S POWERLINE RD
Inspection Type:	Special Inspections	Inspector:	SCOTT HILLMAN (208)366-9094

Inspected the property on 12-17 with Edgar and Matt Wilke

The open sided storage structure directly east of the house is constructed on posts resting on concrete piers. As these posts are not embedded in the ground there is no measurable shear resistance. Due to this condition, I cannot evaluate the structure for wind resistance. An Idaho licensed engineer should evaluate the structure and describe any changes that would be required to make this structure safe and/or code complaint. The roof framing appears adequate but was not evaluated.

For the three versa-tube type buildings along the south property line, show that the installed anchors meet the manufacturers anchoring requirements of provide a letter of observation from an engineer stating that the structures meet the requirements for a Risk Category II Building.

The previously permitted accessory shop structures to the east of the open sided storage structure could undergo a Change of Use to be used for the business. Items observed that WILL require attention include providing a handrail for the stairs, and showing that the roof that was extended over the adjacent shed to the south of the 2 story shop meets code requirements.

For all of the above buildings, any newly added electrical lines and/or fixtures would need to be inspected to ensure there are no life safety issues.

It would be advisable to have an engineer investigate the lofts in the single story (north) shop to ensure that the trusses are designed for this loading. I could not determine if the trusses were designed to carry the additional load imposed by the loft storage.

Any structures intended to be used for the proposed business should be included on the plans for the new building and addressed in the Code Analysis.

EXHIBIT "E" CONSISTING OF 2 PAGES.



AGENCY ACKNOWLEDGMENT

Date: 12/8/2025

Applicant: Edgar Sanchez

Parcel Number: R2956300000

Site Address: 9530 S Powerline Road, Nampa, ID 83686

OFFICIAL USE ONLY BELOW THIS LINE - ACKNOWLEDGMENT ACTION:

Southwest District Health:

☒ Applicant submitted/met for official review.

Date: 12/23/2025 Signed:

Anthony Lee

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

Fire District:

District:

☐ Applicant submitted/met for official review.

Date: Signed:

SEE PAGE 2.

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

Highway District:

informal

District: Nampa Highway District 1

☒ Applicant submitted/met for official review.

Date: 12-8-25 Signed:

Edgar Sanchez

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

Irrigation District:

un

District: Nampa & Meridian Irrigation District

☒ Applicant submitted/met for official review.

Date: 12-15-2025 Signed:

Daniel D.

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

Area of City Impact:

City:

☐ Applicant submitted/met for official review.

Date: Signed:

N/A SEE EXHIBIT "F"

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

DISCLAIMER: THIS ACKNOWLEDGMENT IS ONLY VALID SIX MONTHS FROM THE DATE ISSUED



AGENCY ACKNOWLEDGMENT

Date: 12/8/2025

Applicant: Edgar Sanchez

Parcel Number: R2956300000

Site Address: 9530 S Powerline Road, Nampa, ID 83686

OFFICIAL USE ONLY BELOW THIS LINE – ACKNOWLEDGMENT ACTION:

Southwest District Health:

☐ Applicant submitted/met for official review.

Date: _____ Signed: SEE PAGE 1.
Authorized Southwest District Health Representative
(This signature does not guarantee project or permit approval)

Fire District:

informal

District: Nampa Fire District

☒ Applicant submitted/met for official review.

Date: 12/17/25 Signed: Juliana L.
Authorized Fire District Representative
(This signature does not guarantee project or permit approval)

Highway District:

informal

District: Nampa Highway District 1

☒ Applicant submitted/met for official review.

Date: 12-8-25 Signed: Edgar Sanchez
Authorized Highway District Representative
(This signature does not guarantee project or permit approval)

Irrigation District:

un

District: Nampa & Meridian Irrigation District

☒ Applicant submitted/met for official review.

Date: 12-15-2025 Signed: Daniel D.
Authorized Irrigation Representative
(This signature does not guarantee project or permit approval)

Area of City Impact:

☐ Applicant submitted/met for official review.

City: _____

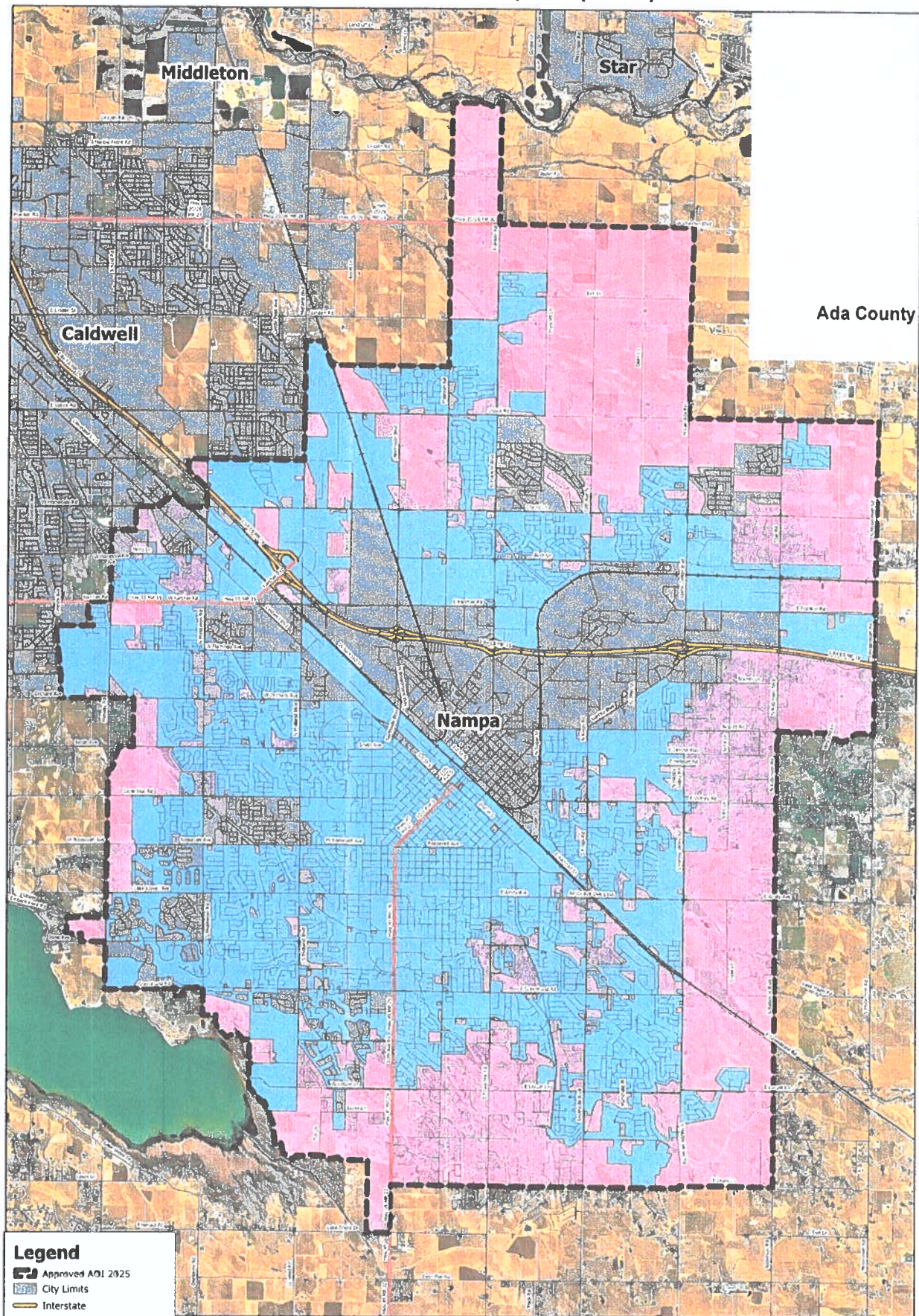
Date: _____ Signed: N/A SEE EXHIBIT "F".
Authorized AOCI Representative
(This signature does not guarantee project or permit approval)

Received by Canyon County Development Services:

Date: _____ Signed: _____
Canyon County Development Services Staff

DISCLAIMER: THIS ACKNOWLEDGMENT IS ONLY VALID SIX MONTHS FROM THE DATE ISSUED

EXHIBIT "F" CONSISTING OF 1 PAGE Nampa Area of Impact (2025)



Legend

- Approved AOI 2025
- City Limits
- Interstate
- Highway
- Roads
- Rail

0 0.5 1 Miles

DISCLAIMER: THE INFORMATION CONTAINED HEREIN IS PROVIDED FOR INFORMATIONAL PURPOSES ONLY. IT IS NOT A CONTRACT, WARRANTY, OR GUARANTEE OF ANY KIND. THE USER SHALL BE RESPONSIBLE FOR OBTAINING NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

REVISION: Date 12/22/2025 - Final Version

Document Path: C:\Users\jdoe\Documents\2025\Nampa\AreaOfImpact\2025\AOI2025.aprx



2023-001758

RECORDED

01/18/2023 04:15 PM



00741405202300017580020022

QUITCLAIM DEED

CHRIS YAMAMOTO
CANYON COUNTY RECORDER
Pgs=2 TYOUREN \$15.00
DEED
EDGAR SANCHEZ

FOR VALUE RECEIVED, Edgar Sanchez, aka Edgar Sanchez Sr., a married man does hereby convey, release, remise and forever quit claim unto Edgar Sanchez, a married man whose current address is: 9530 S. Powerline Rd, Nampa, ID 83686 the following described premises:

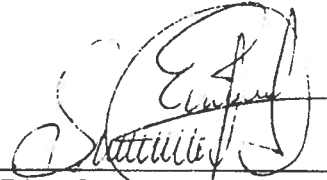
[See Legal Description Attached]

X INTENT IS TO MERGE BOTH PROPERTIES

TO HAVE AND TO HOLD the said premises, unto the said grantees, heirs and assigns forever.

Date: JAN-18-2023

By:

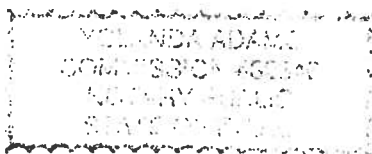

Edgar Sanchez

State of Idaho)

) S.S.

County of Canyon)

On this 18 day of January, in the year of 2023, before me the undersigned, personally appeared Edgar Sanchez, proved to me on the basis of satisfactory evidence to be the person(s) whose name is subscribed to the within instrument, and acknowledged that he executed the same.



Notary Public

My Commission Expires on 12/31/2024



**DESCRIPTION FOR
EDGAR SANCHEZ
PARCEL A**

The following describes a parcel of real property lying within Southwest Quarter of the Northwest Quarter (SW1/4 NW1/4) of Section 14, Township 2 North, Range 2 West, Canyon County, Idaho, being more particularly described as follows:

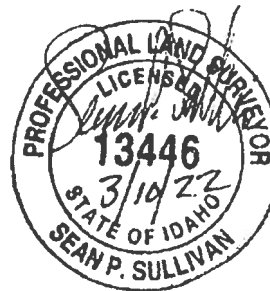
Commencing at the southwest corner of said SW1/4 NW1/4, also being the West Quarter Corner of said Section 14; Thence, along the south boundary line of said SW1/4 NW1/4, South 89°31'34" East, 25.00 feet to the **POINT OF BEGINNING**;

Thence, parallel with and 25.00 feet easterly of said west boundary line, North 00°47'14" East, 225.00 feet;

Thence, parallel with said south boundary line, South 89°31'34" East, 443.60 feet;

Thence, parallel with said west boundary line, South 00°47'14" West, 225.00 feet to the said south boundary line;

Thence, along said south boundary line, North 89°31'34" West, 443.60 feet to the **POINT OF BEGINNING**, containing 2.291 acres more or less and is subject to easements and restrictions of record.



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



SITE INFORMATION

Site Address: 9530 S Powerline Road

Parcel Number: R2956300000

City: Nampa

State: Idaho

ZIP Code: 83686

Notices Mailed Date: 12/09/2025

Number of Acres: 2.29

Current Zoning: AG

Description of the Request: Conditional Use Permit for Contractors Shop and Staging Area

APPLICANT / REPRESENTATIVE INFORMATION

Contact Name: Matt Wilke, Applicant Representative for Edgar Sanchez

Company Name: White Barn Ventures, Inc.

Current address: PO Box 7

City: Middleton

State: Idaho

ZIP Code: 83644

Phone: [REDACTED]

Cell:

Fax:

Email: [REDACTED]

MEETING INFORMATION

DATE OF MEETING: 12/22/2025

MEETING LOCATION: On Site

MEETING START TIME: 4:59 PM

MEETING END TIME: 6:00 PM

ATTENDEES: MATT WILKE, EDGAR SANCHEZ

NAME (PLEASE PRINT)

SIGNATURE:

ADDRESS:

1. Iuy Harness

Iuy Harness

9469 S Powerline Rd

2. Greg Harness

Greg Harness

9469 S Powerline Rd

3. Paul Harness

Paul Harness

9469 S. powerline Rd

4.

5.

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):

Matt Wilke

APPLICANT/REPRESENTATIVE (Signature):



DATE: 12 / 22 / 2025

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

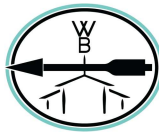
Site Address: 9530 S Powerline Road	Parcel Number: R2956300000	
City: Nampa	State: Idaho	ZIP Code: 83686
Notices Mailed Date: 12/09/2025	Number of Acres: 2.29	Current Zoning: AG
Description of the Request: Conditional Use Permit for Contractors Shop and Staging Area		

APPLICANT / REPRESENTATIVE INFORMATION

Contact Name: Matt Wilke, Applicant Representative for Edgar Sanchez		
Company Name: White Barn Ventures, Inc.		
Current address: PO Box 7		
City: Middleton	State: Idaho	ZIP Code: 83644
Phone: [REDACTED]	Cell:	Fax:
Email: [REDACTED]		

MEETING INFORMATION

DATE OF MEETING: 12/22/2025	MEETING LOCATION: On Site	
MEETING START TIME: 4:59 PM	MEETING END TIME: 6:00 PM	
ATTENDEES: MATT WILKE, EDGAR SANCHEZ		
NAME (PLEASE PRINT)	SIGNATURE:	ADDRESS:
1. Ivy Harness	Ivy Harness	9469 S Powerline Rd
2. Greg Harness	Greg Harness	9469 S Powerline Rd
3. Paul Harness	Paul Harness	9469 S. powerline Rd
4.		
5.		
6.		
7.		
8.		
9.		



White Barn Ventures, Inc.

12/09/2025

Dear Neighbor,

We are in the process of submitting an application for a Conditional Use Permit (CUP) for a **Contractor Shop and Staging Area** to Canyon County Development Services (DSD).

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: Monday, December 22nd, 2025

Time: 5 PM - 6 PM

Location: On-Site: 9530 S Powerline Road, Nampa, ID 83686

The meeting will be held in front of the shop and behind the house. (See “Meeting Location” arrow on attached site plan)



The project is summarized below:

- The property is approximately 2.29 acres total.
- The Contractor Shop is proposed to be built on the east side of the property, and will be approximately 60'x 90'. (See attached site plan.)
- The Staging Area is approximately 1.29 acres.
- Site Location: On the northeast corner of Powerline and Lake Shore Drive. (Lake Shore Drive terminates at Powerline Road.)
- Proposed access: Current paved driveway access.

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.

If you have any questions prior to the meeting, please call or text me at [REDACTED], email [REDACTED] or write me @ P.O. BOX 7, Middleton, ID 83644.

Thank you,

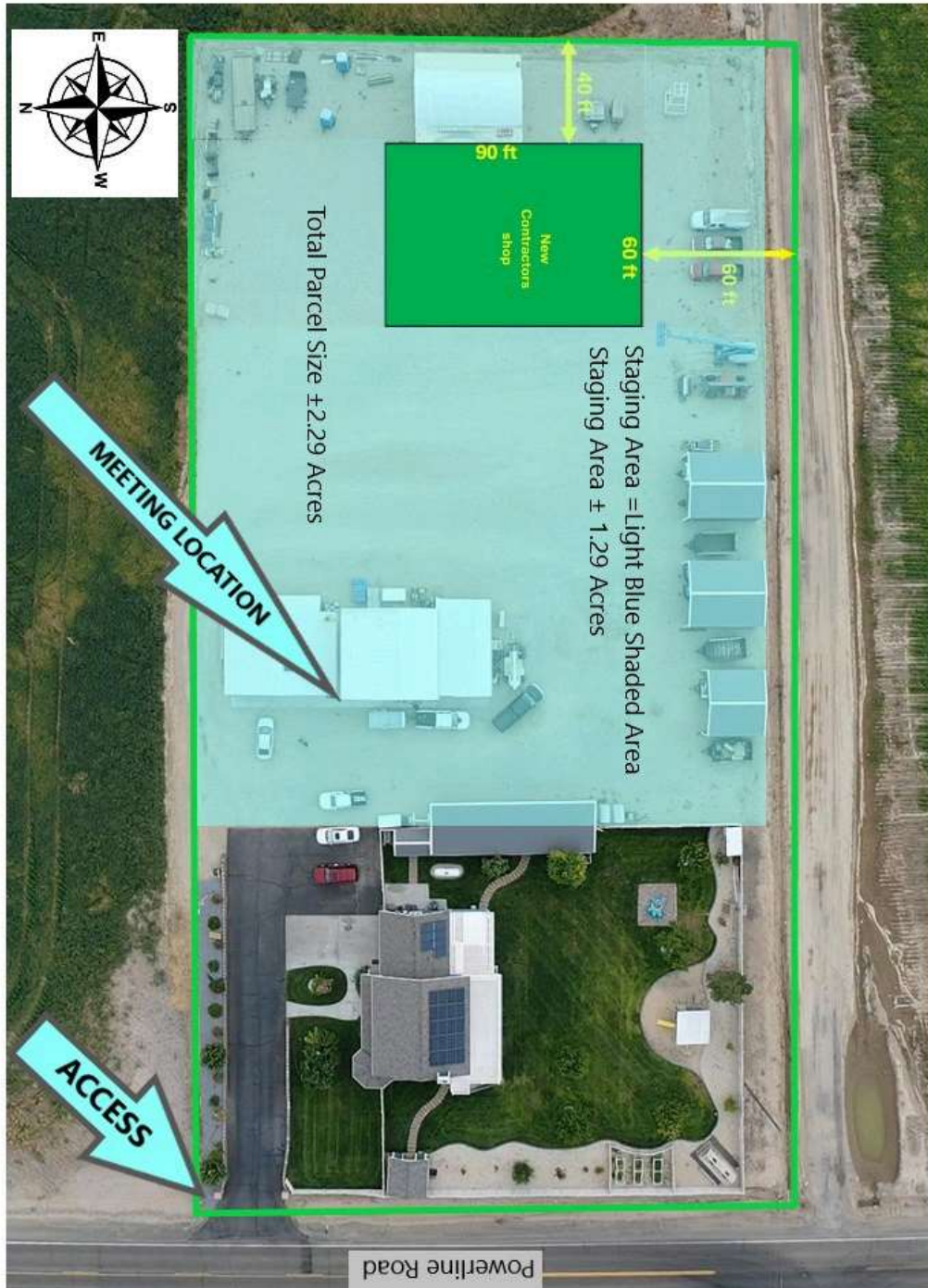
Matt Wilke

White Barn Ventures Inc.

Applicant Representative for Edgar Sanchez, Owner E&H Roofing.



Proposed Site Plan and Meeting Location



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: 87362

Date: 1/20/2026

Date Created: 1/20/2026

Receipt Type: Normal Receipt

Status: Active

Customer's Name: White Barn Ventures

Comments: CU2026-0003

Site Address: 9530 S POWERLINE RD, Nampa ID / Parcel Number: 29563000 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)	CU2026-0003	\$1,200.00	\$0.00	\$0.00
Planning - Case Mapping (Fee Per Case Set)	CU2026-0003	\$50.00	\$0.00	\$0.00
Planning - Notification - Public Hearing Level Cases (1 Hearing)	CU2026-0003	\$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	3376	\$1,600.00

Total Payments: \$1,600.00

ADJUSTMENTS

Receipt Balance: \$0.00

Neighborhood Notification Map

Parcel No. R29563
Buffer Distance 600 Feet

Canyon County
Development Services
111 North 11th Ave, #310
Caldwell, ID 83605



This map is for informational purposes only and does not suggest approval of the project.

Date: 12/3/2025
By: MVanderveen

The neighborhood meeting shall be conducted prior to acceptance of the application. The neighborhood meeting shall not be conducted earlier than six (6) months prior to the acceptance of the application, and shall be held no sooner than ten (10) calendar days from the mailing of the notice of the neighborhood meeting.



Legend

NOTIFICATION BUFFER

SUBJECT_PROPERTY

NOTIFIED PARCELS

TAX PARCELS

Highway

Interstate

Local Road

MAP SCALE: 1:10,000

The maps are provided "as-is" without warranty or any representation of accuracy, timeliness or completeness. The burden for determining accuracy, completeness, timeliness, merchantability and fitness for or the appropriateness for use rests solely on the user accessing this information. Canyon County, ID makes no warranties, express or implied, as to the use of the maps. There are no implied warranties of merchantability or fitness for a particular purpose. The user acknowledges and accepts all inherent limitations of the maps, including the fact that the maps are dynamic and in a constant state of maintenance, correction and revision. The maps do not represent a survey. Neither Canyon County, ID nor its officers and employees assume any liability for the accuracy of the data delineated on any map. In no event shall the Canyon County, ID or its officers or employees be liable for any damages arising in any way out of the use of this information.

PARCEL_NO	OwnerName
R29559010	SWARTZ MICHEL J
R29563	SANCHEZ EDGAR
R29569	TRADITION CAPITAL PARTNERS LLC
R29570010	HARNESS GREGORY K
R29569010	BATES BOYD G
R29570011	DEMBI MARIO N
R29562	WILLIAMS RALPH E

Address	City	State	ZipCode
8827 S POWERLINE RD	NAMPA	ID	83686
9530 S POWERLINE RD	NAMPA	ID	83686
PO BOX 448	STAR	ID	83669
9469 S POWERLINE RD	NAMPA	ID	83686
9699 S POWERLINE RD	NAMPA	ID	83686
8027 LAKE SHORE DR	NAMPA	ID	83686
9650 S POWERLINE RD	NAMPA	ID	83686-9408

SWARTZ MICHEL J
8827 S POWERLINE RD
NAMPA ID 83686

SANCHEZ EDGAR
9530 S POWERLINE RD
NAMPA ID 83686

TRADITION CAPITAL PARTNERS LLC
PO BOX 448
STAR ID 83669

HARNESS GREGORY K
9469 S POWERLINE RD
NAMPA ID 83686

BATES BOYD G
9699 S POWERLINE RD
NAMPA ID 83686

DEMBI MARIO N
8027 LAKE SHORE DR
NAMPA ID 83686

WILLIAMS RALPH E
9650 S POWERLINE RD
NAMPA ID 83686-9408

White Barn Ventures
PO Box 7
Middleton, ID 83644