

## Jenna Petroll

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**From:** Anne Delgado <hiphome1@gmail.com>  
**Sent:** Sunday, November 27, 2022 4:21 PM  
**To:** Jenna Petroll  
**Subject:** [External] CU2022-0034 EW Real Estate

Hi Jenna,

Regarding development for CU2022-0034 EW Real Estate:

We live off of Chicken Dinner Road in a newly developed subdivision. We oppose this development which will have a great impact on traffic with our current underdeveloped roads off Lowell, 55 & Chicken Dinner Road. We don't have the infrastructure to support a 5,000 seat event center.

Chicken Dinner Road will see an increase of traffic at both ends (55/CDR & CDR/Lowell) above 1% as forecasted, as we are seeing currently, with no reduction of speed limit in a residential area & working farmland. I've already contacted the Highway District on this matter, to no avail of reducing the speed limit. The intersection of CDR/Lowell has a blind curve that flows east/west. This would need to be adjusted for increased traffic as Lowell is only a 2 lane road. The locals and google maps use CDR as an alternative route. This will impact our area, no matter how this is minimized in case studies.

This also takes away a big chunk of ag land in Sunny Slope and over commercializes this area in 2C, along with the plans for an RV Park across 55. Both developments destroy ag land in this region. We don't need another concrete jungle in this area. We already see increased residential development along the Snake River front in Sunny Slope & Marsing. More residential plans are still unfolding for Sunny Slope and acreage is being eaten up in the process.

How will this impact current property taxes in our area for residences, which are increasing with no resolve to cap off increased rates to residence? What costs will the developers take on for developing roadways, fire & law enforcement services? This venue will increase law enforcement services for traffic flow at event times and will be needed to direct traffic. Will private security be hired by the venue as needed or will this call upon additional support our 2C Law Enforcement/Sheriff?

Thank you for your time on this matter.

Kind regards,  
Hip & Anne Delgado

## Jenna Petroll

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**From:** Gerri Smith <gesmith00@gmail.com>  
**Sent:** Monday, November 28, 2022 11:19 AM  
**To:** Jenna Petroll  
**Subject:** [External] Event Center

Canyon County Planning & Zoning

RE: CU2022-0034

Event Center

We are writing to express our extreme disapproval of this request.

Our objections are many. When someone says a good piece of property is all about location, location, location we all know that is true. We live in farm country, referred to as Sunnyslope! We have beautiful views, and sit and enjoy the birds, the river and the mountains in a peaceful surrounding. Yes, life is changing. But it is up to our County Representatives to protect and serve its residents.

We did not move to the country to listen to concerts we didn't pay for! We live approximately 6 miles from Marsing, we can hear what is happening in Marsing. I have taken the time to look up the The Mountain Winery in Saratoga CA. The residents that have been negatively impacted have been given no relief. People use every available means of reaching the facility, the noise is overwhelming, crime has increased. Something I did not think of until reading the articles was that bands need to warm up, the sound systems are immense and intrusive. Let's not forget that trucks need to come to these facilities with supplies. All event centers serve alcohol, please tell me how we will be safe when 5,000 people that have been drinking leave for home.

We all know Hwy 55 is dangerous! We all know the roads off 55 are small, narrow, curves, slopes and no shoulders. This area cannot handle 5,000 people for concerts and events. This is not an appropriate location.

Objection #1 Negative impact, poor location based on safety and lack of emergency services.

Objection #2 Negative impact on Residents, safety and noise are two of many.

Objection #3 Negative impact Light Pollution

Objection #4 Negative impact on farmers and residents Side roads will be used in an attempt to surpass 55 ...

Objection #5 Negative impact.. Increase in drugs, fights, crime and fatalities on our roads. Idaho, and Canyon County have seen a dramatic increase in these areas. We cannot afford to ignore these pressing issues.

These are just a few of the real problems. All one has to do is research Saratoga, Shoreline, and other facilities that are functioning today to see the continued NEGATIVE IMPACT.

At this time Ford Idaho Center access is 84 and Garrity (Fwy and 4 lane roads all the way around the center) This is an appropriate location and even with that traffic gets backed up on the 84.

Your constituents in Canyon County realized how stressed the current employees are today. They are overworked and underpaid. Code Enforcement is so far behind real issues cannot be addressed in a timely fashion. Citizens of Canyon County need you to show you will protect us and the farm area in the County.

Vote NO!

Gerri Smith

22517 Bauman Rd, Wilder

Date 11/29/2022

To the attention of: Jenna Petroll, Planner II  
RE: Case CU2022-0034 EW Real Estate

There is a hearing for the case Case CU2022-0034 EW Real Estate set for Dec. 1<sup>st</sup> 6:30. I would like my comments included and considered.

I live near this area and do not agree that a concert venue just off Hwy 55 is in anyway a good idea. I also do not believe this is "agrotourism". The same party is working with the Symms to put a RV Park across the Hwy. Thankfully it was denied. Reading they summary I find it clever they portray it as having U-pick orchards and a cidery. I believe those were included in the summary to appease the "agri" conditions and appear to "blend" in with the area. I do not believe that is the main or long-term intention. EW Real Estate is not from this area. I do not believe the care about the lifestyle they are disturbing. It is merely an investment \$\$.

If you have been in that area during 4<sup>th</sup> of July for fireworks you would know that that many people in that area at the same time cause a huge disruption to traffic. Fourth of July is once a year. This would be on a continual basis.

I enjoy the Wineries in the area and think they complement the farming community. There is increased traffic from the winery visitors but it is sporadic throughout the weekend. Even at three people per vehicle, 5,000 capacity would mean 1,666 vehicles arriving at once.

Marsing Fire Department is a volunteer fire department. Wither they replied or not does not mean they are capable of a large venue incident with that many people. They are "Volunteer" meaning they have to get to the station before they are able to respond. They have one, maybe two engines and a brush truck.

Many people live in this area. It is quite, uncongested and rural. I, and many others, want to see it stay that way. A 5,000 capacity concert venue is not "Agritourism". The concert Venue is the main intention. As they say, "You can put lipstick on a pig but it's still a pig".

At a minimum, this should not move forward without a traffic study, along with studies of the social, economic, fiscal, and environmental effects of the proposed conditional use.

Sincerely,

Tamera Frans

208-697-9288

### ***Background on Site Selection***

Our focus when we started our site selection process was to locate a site so that we could deliver a project that would be beneficial to the community and surrounding area and provide Sunnyslope a project that they would be proud to associate with the Sunnyslope experience.

We have spent the better part of the last 2 years researching the broader Treasure Valley area to better understand the current landscape for outdoor music venues and the entertainment opportunities broadly. Through the combination of our inhouse research and leveraging the insights of our industry experts, we concluded that the Treasure Valley is an underserved market for boutique concert venue experiences. Our plan is to develop a boutique venue that can accommodate up to 5,000 guests for a different type of outdoor concert series which we believe will be a welcomed addition to the community.

A key criteria for us when we analyze markets and potential sites is that there must be some natural setting component that we can work our designs into as opposed to sticking up a stage and seats anywhere. As you can see with our current facility in California, we are nestled into the mountain top above Silicon Valley. Our property is naturally landscaped and planted with vineyards creating what is recognized as a world class experience. In selecting our site in Central Texas, we searched for the highest quality Hill Country setting in order to deliver an experience similar to The Mountain Winery.

In the Treasure Valley, we spent close to 24 months working to identify areas that we believed had the potential to provide us with the natural setting to execute on our vision. We worked closely with Canyon County Planning Staff (Steve Fultz), met with winery owners, the State Wine Commission, local Caldwell business owners, neighbors, the Western Alliance for Economic Development, Idaho Department of Transportation, Canyon County Highway District and the Symms Fruit Ranch Board, and others.

Once we honed in on what we believed was the appropriate region, we met at length for a number of months with John Starr and the Symms family to discuss our ideas to come up with potentially viable sites in the Sunnyslope region. Throughout this process, we came to have a much greater understanding of the Symms' business operations and how we could best work with them to minimize the impacts on the farming operations in the region.

The property that we purchased from the Symms was not our initial first choice from the options that we reviewed. There were other properties that we felt were more suitable for what we are trying to create, but they were located on productive pieces of orchards that the Symms own and will continue to farm. The property that we now own was identified by the Symms as no longer being a productive part of their operations for a variety of reasons. The property is located along Highway 55 which creates challenges in maintaining the farmland because it is too close to the road, creating difficulties when it comes to spraying and tending to the land.

The site we purchased is right near the heart of the Symms operations, but after lengthy discussions it was determined that our operations would not impact their business operations. This location also allows for us to connect to the existing Symms public water facilities so that we would not need to create a new water system to serve our development.

After factoring in all the parameters for site and development selection, we determined that this site will work quite well for our vision for the project. The location is easily accessible to major roadways, will not require large amount of grading and topographic alterations, has all the utilities and services available, does not take away from productive farmland and provides a clear connection to the agtourism component of the area which is clearly an important factor in the future development of the Sunnyslope area.