

Yellow Jacket Ln

Manassah Rd

184.WB

184.EB

Hwy 30

Fairway Rd

Goodson Rd

Edenbrook Ln

Wagner Rd

Elmcrest Dr

MASTER APPLICATION

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 North 11th Avenue, #140, Caldwell, ID 83605

www.canyonco.org/dsd.aspx Phone: 208-454-7458 Fax: 208-454-6633



PROPERTY OWNER	OWNER NAME: Jeff Ransom
	MAILING ADDRESS: 16480 Goodson Road, Caldwell, Idaho 83607
	PHONE: [REDACTED]

I consent to this application and allow DSD staff / Commissioners to enter the property for site inspections. If owner(s) are a business entity, please include business documents, including those that indicate the person(s) who are eligible to sign.

Signature: Jeff Ransom Date: 7/14/21

(AGENT) ARCHITECT ENGINEER BUILDER	CONTACT NAME: Joshua Leonard
	COMPANY NAME: Clark Wardle LLP
	MAILING ADDRESS: 251 E. Front Street, Suite 310; P.O. Box 639, Boise, Idaho 83701
	PHONE: 208-388-1000 EMAIL: jleonard@clarkwardle.com

SITE INFO	STREET ADDRESS: 16480 Goodson Road, Caldwell, Idaho 83607
	PARCEL #: R3788001100 LOT SIZE/AREA: 10.74
	LOT: N/A BLOCK: N/A SUBDIVISION: N/A
	QUARTER: SWSE & SESW SECTION: 17 TOWNSHIP: 5N RANGE: 3W
	ZONING DISTRICT: Agricultural FLOODZONE (YES/NO): No

HEARING LEVEL APPS	<input checked="" type="checkbox"/> XX CONDITIONAL USE	<input type="checkbox"/> COMP PLAN AMENDMENT	<input type="checkbox"/> CONDITIONAL REZONE
	<input type="checkbox"/> ZONING AMENDMENT (REZONE)	<input type="checkbox"/> DEV. AGREEMENT MODIFICATION	<input type="checkbox"/> VARIANCE > 33%
	<input type="checkbox"/> MINOR REPLAT	<input type="checkbox"/> VACATION	<input type="checkbox"/> APPEAL
	<input type="checkbox"/> SHORT PLAT SUBDIVISION	<input type="checkbox"/> PRELIMINARY PLAT SUBDIVISION	<input type="checkbox"/> FINAL PLAT SUBDIVISION

DIRECTORS DECISION APPS	<input type="checkbox"/> ADMINISTRATIVE LAND DIVISION	<input type="checkbox"/> EASEMENT REDUCTION	<input type="checkbox"/> SIGN PERMIT
	<input type="checkbox"/> PROPERTY BOUNDARY ADJUSTMENT	<input type="checkbox"/> HOME BUSINESS	<input type="checkbox"/> VARIANCE 33% >
	<input type="checkbox"/> PRIVATE ROAD NAME	<input type="checkbox"/> TEMPORARY USE	<input type="checkbox"/> DAY CARE
	<input type="checkbox"/> OTHER _____		

CASE NUMBER: <u>CU2021-0016</u>	DATE RECEIVED: <u>7.14.21</u>
RECEIVED BY: <u>CL</u>	APPLICATION FEE: <u>850⁰⁰ CK</u> MO CC CASH

JOSHUA J. LEONARD
JLEONARD@CLARKWARDLE.COM

July 14, 2021

Canyon County Planning and Zoning Commission
c/o Canyon County Development Services Department
111 N. 11th Ave., Room 140
Caldwell, Idaho 83605

Re: Conditional Use Permit (Special Events Facility) - Letter of Intent.

Dear Planning and Zoning Commissioners and Development Services Staff,

This firm represents Jeff Ransom ("**Applicant**") in his application for a Conditional Use Permit ("**CUP**") for a Special Events Facility.

This Letter of Intent begins with a brief summary of the Subject Property and its proposed use as a Special Events Facility, then answers the questions contained in the CUP "hearing criteria" section of Canyon County's Zoning Code, at Section 07-07-05.

SUBJECT PROPERTY & PROPOSED USE - SUMMARY

The "**Subject Property**" is that certain parcel of real property addressed as 16480 Goodson Road and identified by the Canyon County Assessor as tax parcel no. R3788001100. The Subject Property is 10.74 acres, and it is located within the County's Agricultural zoning district. An existing residence is on the Subject Property, together with several outbuildings, a man-made pond, several patios, and an expanse of landscaped area comprising approximately one-half (1/2) of the area of the parcel that comprises the Subject Property. There is an existing large paved area located immediately to the west and north of the existing residence, which provides parking for numerous vehicles. (**Note:** *Parking spaces are not yet marked, but will be prior to commencement of the proposed use.*) The east (approximately) one-half (1/2) of the parcel comprising the Subject Property is not presently landscaped, and the intent is to use a portion of this un-landscaped area for additional parking. (**Note:** *As with the paved parking areas, the un-landscaped area does not currently include parking space markings. Although the Applicant does not presently intend to mark parking spaces on the additional parking portion of the un-landscaped area, the Applicant certainly can do so if required as a condition of approval of the requested CUP.*)

(2) What is the nature of the request?

The request is for a CUP to use the Subject Property as a Special Events Facility, particularly for weddings but also for other types of events.

(3) Is the proposed use consistent with the comprehensive plan?

Yes, the proposed use is consistent with Canyon County's 2020 Comprehensive Plan, as follows:

- a. The very first principle contained in the Comprehensive Plan is that of protection of property rights. By allowing the requested conditional use, the Applicant's right to use its property is preserved and protected. The goals under the personal property rights principle (not creating unnecessary technical limitations, and using property wisely), and all of the accompanying policies, are achieved by the proposed use.
- b. The second principle contained in the Comprehensive Plan is a population component. The goals under this principle (consider population trends, encourage economic expansion and economic diversity, and guide future growth to enhance the qualities and services available to Canyon County residents) all are achieved by the proposed use.
- c. The fourth principle contained in the Comprehensive Plan is that of economic development. According to the Comprehensive Plan, "[t]he county should promote tourism" (2020 Canyon County Comprehensive Plan, p. 33), which is accomplished by the proposed use, in that it promotes an increase in visits to the County by non-residents of the County. Additionally, the Comprehensive Plan states that "[t]he county should work to actively recruit new business that supports tourism requirements." The proposed use is exactly the type of business that fits this requirement. The Comprehensive Plan also states that "[t]he county should promote recreational growth... [and]... also encourage the development of recreational related business/industry." Again, the proposed use fits that requirement. The proposed use also achieves nearly all of the Comprehensive Plan's goals for the economic development principle:
 - "diversify and improve the economy of Canyon County in ways that are compatible with community values"
 - "[c]reate new jobs that are sustainable and lasting"
 - "provide an economically viable environment that builds and maintains a diverse base of business"

- “ensure that land use policies, ordinances and processes allow for a viably economic environment for development”

(2020 Canyon County Comprehensive Plan, p. 34.)

In these ways and others, the proposed use is consistent with the Comprehensive Plan, achieves its goals, and furthers its purposes.

(4) Will the proposed use be injurious to other property in the immediate vicinity and/or negatively change the essential character of the area?

No, the proposed use neither will be injurious to other property in the immediate vicinity nor will it change the essential character of the area.

The Subject Property on which the use is proposed is large (10.74 acres), and includes sufficient property that any use of the Subject Property is buffered from other parcels in the area.

Although the existing uses along Goodson Road primarily are residential in nature, several in-home businesses also exist and operate (or have existed and operated in the area. Additionally, although access to the Subject Property is taken from Goodson Road, the Subject Property already includes a long (approx. 1200') driveway, which means that nearly all vehicle-related impacts of the proposed use will be located far from Goodson Road.

The Subject Property abuts and is adjacent to the right-of-way for Interstate 84, which obviously has significant traffic (and the accompanying traffic noise).

(5) Will adequate water, sewer, irrigation, drainage and stormwater drainage facilities, and utility systems be provided to accommodate the use?

Yes, adequate water, sewer, irrigation, drainage and stormwater drainage facilities and utility systems will be* provided to accommodate the proposed use.

*Actually, adequate water, sewer, irrigation, drainage and stormwater drainage facilities and utility systems *already exist* on the Subject Property and are sufficient to accommodate the proposed use. The Subject Property, as it currently exists, utilizes an individual septic system for its sewer requirements, includes well-served pressurized irrigation, has sufficient swales, borrow pits, and an onsite man-made pond to accommodate stormwater runoff, and obtains potable water via a well (which was drilled by the Applicant himself!).

(6) Does legal access to the subject property for the development exist or will it exist at the time of development?

Yes, the Subject Property already has legal access from Goodson Road. Access to the Subject Property is taken from Goodson Road, near the point at which Goodson Road terminates on the west side of the right-of-way for the eastbound lanes of Interstate 84.

(7) Will there be undue interference with existing or future traffic patterns?

No, there will not be undue interference with existing or future traffic patterns. The Subject Property has sufficient area to serve all parking needs and requirements, so no on-street parking is requested. The eastern boundary of the Subject Property abuts and is adjacent to the right-of-way for Interstate 84, and access to the Subject Property is taken from Goodson Road near where it terminates at the right-of-way for Interstate 84.

(8) Will essential services be provided to accommodate the use including, but not limited to, school facilities, police and fire protection, emergency medical services, irrigation facilities, and will the services be negatively impacted by such use or require additional public funding in order to meet the needs created by the requested use?

It is not anticipated that the proposed use will require additional essential services.

Existing essential services will not be negatively impacted by the proposed use.

The proposed use will not require additional public funding in order to meet the needs created by the requested use.

As mentioned above, the Subject Property already includes a large residence, together with several outbuildings, a man-made pond, several patios, and an expanse of landscaped area comprising approximately one-half (1/2) of the Subject Property. As also previously mentioned, the Subject Property utilizes an individual septic system for its sewer requirements, includes well-served pressurized irrigation, has sufficient swales, borrow pits, and an onsite man-made pond to accommodate stormwater runoff, and obtains its potable water via a well. No additional residences are proposed for the Subject Property, so it is not anticipated that additional school facilities will be necessary. A Special Events Facility does not typically involve a particularly high usage of police and fire protection or emergency medical services, and it is not anticipated that additional police, fire, or emergency medical services will be necessary for the proposed use.

CONCLUSION

We strongly believe that the Applicant's proposed use of the Subject Property as a Special Events Facility complies with the Canyon County Comprehensive Plan and meets all of Canyon County Code's elements and criteria for issuance of a CUP. We are excited to review the CUP application and the proposed use with Development Services staff and Planning and Zoning Commissioners, and we look forward to answering any questions that may arise.

We reserve the right to submit supplemental information in support of this CUP application for a Special Events Facility, and we look forward to discussing the merits of this application with Development Services staff and members of the Planning and Zoning Commission.

Sincerely,

A handwritten signature in black ink, appearing to read "J. Leonard", written in a cursive style.

Joshua J. Leonard
Attorneys for Jeff Ransom

SMALL EVENTS CENTER AND DAY SPA

Operations Plan

EXECUTIVE SUMMARY

Venue for Weddings and Small Events

The proposed **small events center** element of our C.U.P. application seeks to offer a venue for weddings, bridal parties, and other small events, with meaningful limitations on the size and frequency of events, and significant restrictions on the use of amplified sound.

Day Spa

The proposed **day spa** element of our C.U.P. application seeks to offer limited day spa services, whether in coordination with scheduled events at the venue (e.g., bridal parties) or separately.

OPERATIONS PLAN

Venue for Weddings and Small Events

The proposed **small events center** element of our C.U.P. application would provide a much-needed elegant, high-end venue for weddings and other small events. At large events, we anticipate between 60 and 120 attendees, and up to 50 vehicles. We can easily accommodate all vehicle parking on our large (10.74-acre) property. The Fire Marshal has approved the main structure on the subject property for occupancy by up to 80 people. Events with more than 80 attendees will use both indoor and outdoor space.

To ensure the proposed venue would be operated in a manner that is compatible with other nearby uses, we propose the following limitations and restrictions:

- No more than three (3) events per week at which attendance exceeds 50 people;
- No more than six (6) events per week total;
- No loud music outdoors; and
- No outdoor amplified sound of any kind after 9:00 p.m. on Sunday, Monday, Tuesday, Wednesday, and Thursday nights, or after 10:00 p.m. on Friday or Saturday nights.

Day Spa

The proposed **day spa** element of our C.U.P. application would primarily coordinate day spa services for participants in the small events hosted at our cozy events venue. When the venue has no events scheduled, the day spa would offer high-end day spa services separate from scheduled venue events. We don't anticipate serving more than 8-12 non-event day spa clients at any one time. The day spa's hours of operation in coordination with scheduled events will vary, depending on event scheduling, but will never go past 9:00 pm. Hours for spa clients that are *not* associated with a scheduled event will be limited to Monday through Saturday, 9:00 am to 8:00 pm. All vehicle parking for the proposed day spa can easily be accommodated on our property.

**Notice of Neighborhood Meeting
for Conditional Use Permit Application**

June 3, 2021

Dear Neighbor,

On behalf of property owner Jeff Ransom, we are in the process of submitting an application to Canyon County Development Services for a Conditional Use Permit (CUP). Prior to submitting our application, we are required to hold a neighborhood meeting and provide information about our application to our neighbors. (See Canyon County Zoning Ordinance § 7-01-15.) The neighborhood meeting is for informational purposes and to receive feedback from you, our neighbors, as we move through the application process. The neighborhood meeting is not a public hearing before a governing body of Canyon County, which will be scheduled after our application has been submitted and processed. Prior to the public hearing you will receive an official notification from Canyon County Development Services via U.S. Mail, publication in Canyon County's newspaper of record, and/or a sign posted on the subject property.

Details of our neighborhood meeting are as follows:

- Date:..... Monday, June 14, 2021
- Time: 11:00 AM
- Location:..... The meeting will be held at the subject property (depicted in the aerial photo on the reverse of this Notice of Neighborhood Meeting), which is addressed as 16480 Goodson Road.

The project is summarized below:

- Site: The subject property consists of one tax parcel (Parcel No. R3788001100), which is located in unincorporated Canyon County, Idaho, in Section 20, Township 5 North, Range 3 West. The subject property is addressed as 16480 Goodson Road, and is depicted in the aerial photo on the reverse of this Notice of Neighborhood Meeting.
- Proposed Access: Proposed access for the project on the subject property would use the existing access to the subject property from Goodson Road.
- Total Acreage:..... The subject property is 10.74 acres.
- Summary:..... The proposed use(s) for which we are applying to Canyon County for a CUP include: A proposed special events facility, a personal service facility (spa), and/or a counseling center.

We look forward to the neighborhood meeting as an opportunity to answer any questions you may have, and we encourage you to attend.

Please do not call Canyon County Development Services regarding this neighborhood meeting, which is a PRE-APPLICATION requirement. We have not yet submitted our CUP application to Canyon County Development Services, so County staff will not have any information on our proposed project.

If you have any questions prior to the neighborhood meeting, please contact me via email at: contact@clarkwardle.com, by phone at 208-388-1000, or by U.S. Mail at Clark Wardle LLP, P.O. Box 639, Boise, Idaho 83701.

Sincerely,

Joshua Leonard

NEIGHBORHOOD MEETING SIGN-UP

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 North 11th Avenue, #140, Caldwell, ID 83605

www.canyonco.org/dsd.aspx Phone: 208-454-7458 Fax: 208-454-6633



NEIGHBORHOOD MEETING SIGN UP SHEET CANYON COUNTY ZONING ORDINANCE §07-01-15

Applicants shall conduct a neighborhood meeting for any proposed comprehensive plan amendment, zoning map amendment (rezone), subdivision, variance, conditional use, zoning ordinance map amendment, or other requests requiring a public hearing.

SITE INFORMATION

Site Address: 16480 Goodson Rd.	Parcel Number: R3788001100
City: Caldwell (unincorporated Canyon County)	State: Idaho ZIP Code:
Notices Mailed Date: June 3, 2021	Number of Acres: 10.74 Current Zoning: Ag.
Description of the Request: CUP- special event facility; personal service facility; and/or counseling ctr.	

APPLICANT / REPRESENTATIVE INFORMATION

Contact Name: Joshua Leonard
Company Name: Clark Wardle LLP
Current address:
City: Boise State: Idaho ZIP Code:
Phone: 208-388-1000 Cell: Fax:
Email: contact@clarkwardle.com ; jleonard@clarkwardle.com ; lcochrana@clarkwardle.com

MEETING INFORMATION

DATE OF MEETING: 6/14/2021	MEETING LOCATION: 16480 Goodson Rd. (subject property)
MEETING START TIME: 11:00 am	MEETING END TIME: 11:33 am

ATTENDEES:

NAME (PLEASE PRINT)	SIGNATURE	ADDRESS:
1. CASEI KASUM	<i>[Signature]</i>	16744 Goodson Rd Caldwell, ID 83607
2. DAN TRONCALE	<i>[Signature]</i>	16657 Goodson Rd Caldwell
3. Theresa Troncale	<i>[Signature]</i>	16678 Goodson Rd Caldwell
4. Jim & Denise Olson	<i>[Signature]</i>	27390 Monarch Rd Caldwell
5. Terrel McHenry	<i>[Signature]</i>	10500 Goodson Rd Caldwell
6.		
7.		
8.		
9.		

B. J. Mason
212
7679
MASON

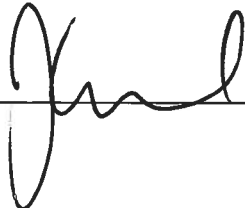
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NEIGHBORHOOD MEETING CERTIFICATION:

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):

Joshua Leonard

APPLICANT/REPRESENTATIVE (Signature): 

DATE: 6 / 14 / 2021

INSTRUMENT NO.

200 326449

Recd and approved by
buyer
[Signature]

PC50252

WARRANTY DEED

FOR VALUE RECEIVED John Lindbloom and Patsy T. Lindbloom, husband and wife

the Grantors, do hereby grant, bargain, sell and convey unto Jeff Ransom, a single man

the Grantee, whose address is 13608 Willis Road, Caldwell, ID 83706

the following described premises, to-wit:

See attached Exhibit "A", which by this reference is made a part hereof and is comprised of one (1) page.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, his heirs and assigns forever. And the said Grantors do hereby covenant to and with the said Grantee, that they are the owners in fee simple of said premises; that said premises are free from all encumbrances except reservations and easements of record, general taxes and assessments for the year 2003 and subsequent years, and that they will warrant and defend the same from all lawful claims whatsoever.

Dated: May 2, 2003

[Signature]
John Lindbloom

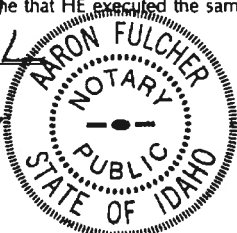
[Signature]
Patsy T. Lindbloom by John Lindbloom her attorney in fact

STATE OF IDAHO

COUNTY OF CANYON

On this 2nd day of MAY in the year 2003, before me, a Notary Public, personally appeared JOHN LINDBLOOM known or identified to me to be the person whose name IS subscribed to the within instrument, and acknowledged to me that HE executed the same.

[Signature]
Notary Public
Residing at *[Signature]*
My commission expires 11/22/04



STATE OF IDAHO

COUNTY OF CANYON

On this 2nd day of MAY in the year 2003, before me a Notary Public, personally appeared JOHN LINDBLOOM known or identified to me to be the person whose name is subscribed to the within instrument as the Attorney In Fact of PATSY T. LINDBLOOM and acknowledged to me that HE subscribed the name of PATSY T. LINDBLOOM thereto as principal, and HIS own name as Attorney In Fact.

[Signature]
Notary Public
Residing at *[Signature]*
My commission expires 11/22/04



PIONEER TITLE COMPANY OF CANYON COUNTY

423 South Kimball Avenue
Caldwell, Idaho 83605

100 - 10th Avenue South
Nampa, Idaho 83651



PC 50252

Exhibit "A"

That portion of the South Half of Section 17, Township 5 North, Range 3 West, Boise Meridian, Canyon County, Idaho, described as follows:

COMMENCING at the Southwest corner of the Southeast Quarter of Section 17, Township 5 North, Range 3 West, Boise Meridian, Canyon County, Idaho; thence

South 89° 09' 44" East, 537.28 feet, along the South line of said Southeast Quarter, to the POINT OF BEGINNING; thence

North 00° 00' 00" East, 291.59 feet; thence

North 14° 13' 24" West, 378.25 feet; thence

North 83° 09' 53" West, 628.64 feet; thence

North 89° 09' 44" West, 173.20 feet; thence

North 21° 41' 20" West, 243.32 feet; thence

North 18° 02' 00" East, 125.10 feet; thence

North 70° 20' 24" East, 78.98 feet; thence

North 12° 00' 24" East, 173.69 feet; thence

South 89° 10' 52" East, 614.41 feet to a point on the Southwesterly right-of-way line of Interstate Highway 84; thence

South 14° 13' 24" East, 1,310.02 feet, along said right-of-way line, to a point on the South line of said Southeast Quarter; thence

North 89° 09' 44" West, 105.26 feet, along said South line, to the POINT OF BEGINNING.

2003 FEB 2 PM 4 50

RECORDED

CLAUDE HALE
CANYON COUNTY RECORDER
BY *J. Hale*

REQUEST PIONEER - CALDWELL
TYPE *Lead* FEE *6.00*



CONDITIONAL USE PERMIT CHECKLIST

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 North 11th Avenue, #140, Caldwell, ID 83605

www.canyonco.org/dsd.aspx Phone: 208-454-7458 Fax: 208-454-6633



THE FOLLOWING ITEMS MUST BE SUBMITTED WITH THIS CHECKLIST:

<input checked="" type="checkbox"/> Master Application completed and signed
<input checked="" type="checkbox"/> Detailed letter fully describing the request and addressing any applicable Comprehensive Plan policies and ordinance requirements outlined below
<input checked="" type="checkbox"/> Neighborhood meeting sign-up sheet and copy of neighborhood notification letter
<input checked="" type="checkbox"/> Land Use Worksheet
<input checked="" type="checkbox"/> Site Plan showing existing and proposed site features
<input checked="" type="checkbox"/> Deed or evidence of property interest to all subject properties.
<input checked="" type="checkbox"/> \$850 non-refundable fee, \$550 for a modification

NOTE:

The following criteria are outlined in ordinance 07-07-05: HEARING CRITERIA:

Please provide a response to each of the criteria in the letter of intent.

- (1) Is the proposed use permitted in the zone by conditional use permit;
- (2) What is the nature of the request;
- (3) Is the proposed use consistent with the comprehensive plan;
- (4) Will the proposed use be injurious to other property in the immediate vicinity and/or negatively change the essential character of the area;
- (5) Will adequate water, sewer, irrigation, drainage and stormwater drainage facilities, and utility systems be provided to accommodate the use;
- (6) Does legal access to the subject property for the development exist or will it exist at the time of development;
- (7) Will there be undue interference with existing or future traffic patterns; and
- (8) Will essential services be provided to accommodate the use including, but not limited to, school facilities, police and fire protection, emergency medical services, irrigation facilities, and will the services be negatively impacted by such use or require additional public funding in order to meet the needs created by the requested use?

PROCESS: 1 PUBLIC HEARING (APPROVED BY PLANNING & ZONING COMMISSION)

**Additional studies and information may be required to understand the impact to traffic, the environment, economics and surrounding properties.

Canyon County Development Services

111 N. 11th Ave. Room 140, Caldwell, ID 83605
(208) 454-7458

Building Division Email: buildinginfo@canyonco.org

Planning Division Email: zoninginfo@canyonco.org

Receipt Number: 59657

Date: 7/14/2021

Date Created: 7/14/2021

Receipt Type: Normal Receipt

Status: Active

Customer's Name: Clark Wardle LLP

Comments: CU2021-0016 Events Center Location R37880011

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	CU2021-0016	\$850.00	\$0.00	\$0.00

Sub Total: \$850.00

Sales Tax: \$0.00

Total Charges: \$850.00

PAYMENTS

<u>Type of Payment:</u>	<u>Check/Ref Number:</u>	<u>Amount:</u>
Check	019901	\$850.00

Total Payments: \$850.00

ADJUSTMENTS

Receipt Balance: \$0.00