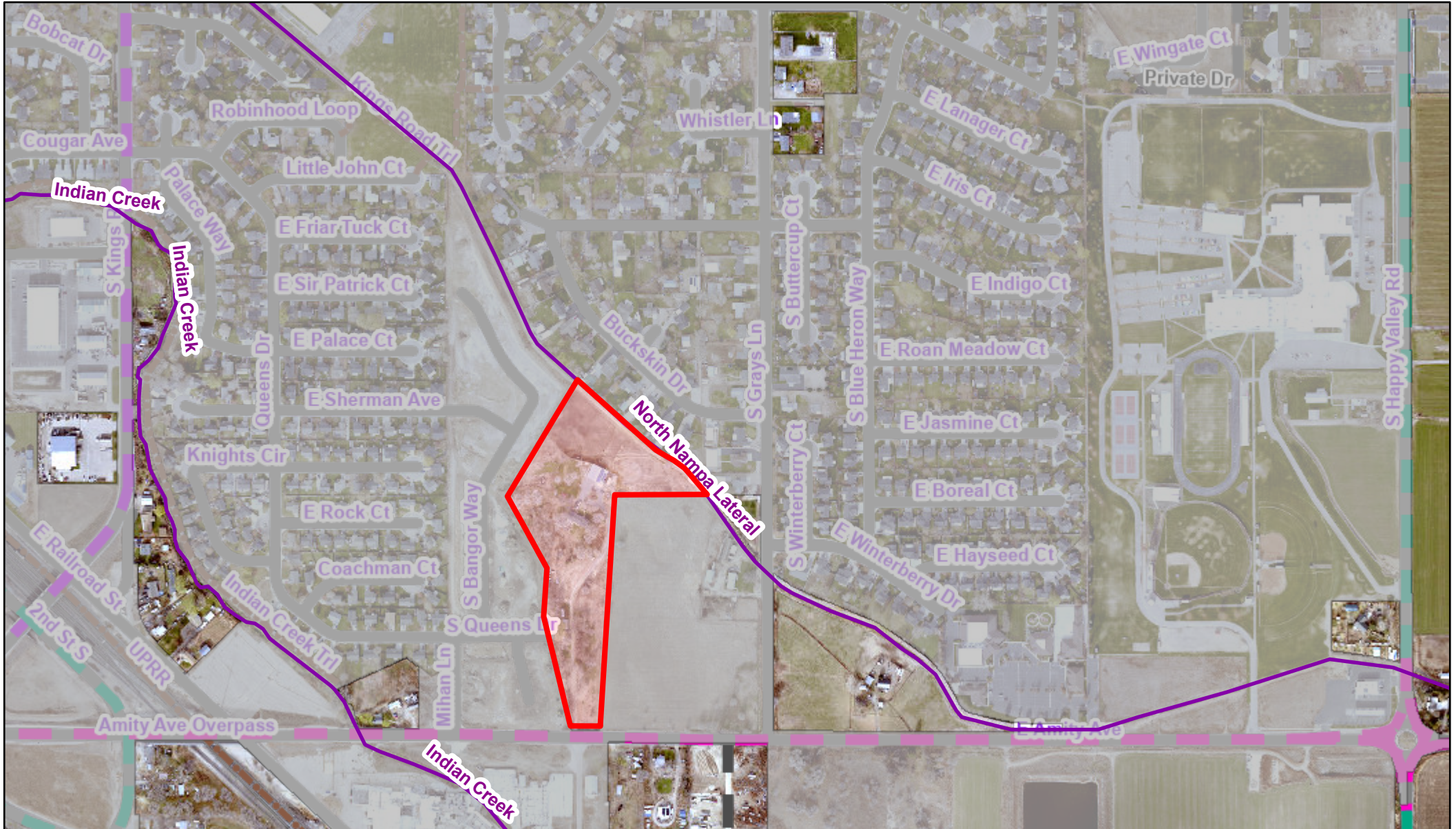
















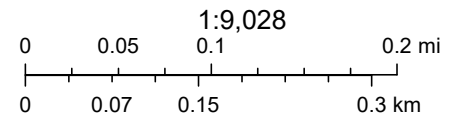


# Canyon County, ID Web Map



5/1/2023, 9:15:50 AM

- |  |   |   |  |
|--|---|---|--|
|  Multiple Parcel Search_Query result |  City Limits                 |  CanyonCountyRoads |  Minor Arterial             |
|  Hydro_NHDFlowline                   |  RAILROAD                    |  Roads             |  Other Principal Arterials  |
|  County Boundary                     |  CC_PrivateRoads             |  Rail-Trail        |  Canyon County Imagery_2019 |
|  Current Impact Area                 |  ITDFunctionalClassification |  Major Collector   |  Red: Band_1                |



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

# MASTER APPLICATION

## CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 North 11<sup>th</sup> Avenue, #140, Caldwell, ID 83605

[www.canyonco.org/dsd.aspx](http://www.canyonco.org/dsd.aspx) Phone: 208-454-7458 Fax: 208-454-6633



<b>PROPERTY OWNER</b>	OWNER NAME: Firefly Ranch LLC /Rebekah Kinghorn Bent
	MAILING ADDRESS: 3614 E. Amity Ave, Nampa , Idaho 83687
	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: [Signature] Date: 4/4/2023

<b>(AGENT) ARCHITECT ENGINEER BUILDER</b>	CONTACT NAME: Chris Bent
	COMPANY NAME:
	MAILING ADDRESS: 5024 S. Happy Valley Road, Nampa, ID 83686
	PHONE: 208 971-0505 EMAIL: christina.l.bent@gmail.com

<b>SITE INFO</b>	STREET ADDRESS: 3614 E. Amity Ave, Nampa , Idaho 83687
	PARCEL #: R31801 LOT SIZE/AREA: 10.13 acres
	LOT: BLOCK: SUBDIVISION:
	QUARTER: SW SECTION: 25 TOWNSHIP: 3N RANGE: 2W
	ZONING DISTRICT: AG FLOODZONE (YES/NO): No

<b>HEARING LEVEL APPS</b>	<input checked="" type="checkbox"/> 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

<b>DIRECTORS DECISION APPS</b>	<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 checked="" type="checkbox"/> OTHER <u>Special Events Center</u>		

CASE NUMBER: <u>CU2023-0007</u>	DATE RECEIVED: <u>4/25/2023</u>
RECEIVED BY: <u>Ivan K</u>	APPLICATION FEE: <input checked="" type="checkbox"/> MO <input type="checkbox"/> CC <input type="checkbox"/> CASH

# **CONDITIONAL USE PERMIT CHECKLIST**

## **CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT**

111 North 11<sup>th</sup> Avenue, #310, Caldwell, ID 83605

[zoninginfo@canyoncounty.id.gov](mailto:zoninginfo@canyoncounty.id.gov) 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 type="checkbox"/> Deed or evidence of property interest to all subject properties.
<input checked="" type="checkbox"/> <b>\$950 non-refundable fee, \$600 for a modification</b>

### **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.**

## Letter of Intent

To Whom it May Concern:

We plan to use our land as an event center to host weddings, birthday parties, company parties, etc. We hope to rent the center 15 days a month. The property would be available for clients to begin setup at 9 a.m. with clean up completed by midnight. This is a family-owned business. Clients will need to provide their own food, tables, chairs, etc. We will provide and maintain the grounds between events. We plan to continue to improve the landscape.

The property has existing gravity fed irrigation supplied from the local irrigation ditch at the back of the property. The private residence located on the site has a private sewer connection. For events, porta-potties will be brought in from local contractors.

All event parking will be provided in an onsite lot located on the SW portion of the property. Access will be provided via the dirt road coming off of Amity.



Rebekah Kinghorn Bent  
Firefly Ranch, LLC

# NEIGHBORHOOD MEETING SIGN-UP

## CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 North 11<sup>th</sup> Avenue, #140, Caldwell, ID 83605

[www.canyonco.org/dsd.aspx](http://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: 3614 E. Amity Ave	Parcel Number: R 31801	
City: Nampa	State: ID	ZIP Code: 83687
Notices Mailed Date:	Number of Acres: 10.13	Current Zoning:
Description of the Request: Conditional Use Permit to operate an event center on existing premises		

#### APPLICANT / REPRESENTATIVE INFORMATION

Contact Name: Rebekah Kinghorn Bent		
Company Name: Firefly Ranch LLC		
Current address: 3614 E. Amity Ave		
City: Nampa	State: ID	ZIP Code: 83687
Phone:	Cell: [REDACTED]	Fax:
Email: fireflyranchllc@gmail.com		

#### MEETING INFORMATION

DATE OF MEETING: March 24, 2023	MEETING LOCATION: 3614 E. Amity Ave, Nampa, Idaho
MEETING START TIME: 6:00 PM	MEETING END TIME:

#### ATTENDEES:

NAME (PLEASE PRINT)	SIGNATURE:	ADDRESS:
1. <i>Cyrus Hensley</i>	<i>[Signature]</i>	305 Buckskin Dr.
2. <i>Alan Jerge Jr.</i>	<i>[Signature]</i>	3616 E. Amity Ave.
3. <i>Brian Warrick</i>	<i>Brian (Warwick)</i>	403 Buckskin Dr.
4. <i>Lori West</i>	<i>Lori West</i>	313 Buckskin Dr.
5. <i>Greg West</i>	<i>[Signature]</i>	313 Buckskin Dr.
6. <i>Debbie Kinghorn</i>	<i>Rebekah Kinghorn</i>	3616 E. Amity Ave
7. <i>John Kinghorn</i>	<i>[Signature]</i>	3616 E. Amity Ave
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):

Firefly Ranch LLC, Rebekah Kinghorn Bent

APPLICANT/REPRESENTATIVE (Signature): 

DATE: 3 / 24 / 23

**Notice of Neighborhood Meeting  
Conditional Use Permit  
Pre-application requirement for a Public Hearing**

March 2, 2023

Dear Neighbor,

We are in the process of submitting an application for a Conditional Use Permit to Canyon County Development Services (DSD). One of the requirements necessary prior to submitting the application is to hold a “neighborhood meeting” and provide information to our surrounding neighbors (Canyon County Zoning Ordinance § 07-01-15).

This meeting is for informational purposes and to receive feedback from you as we move through the application process. This is **not** a Public Hearing before a governing body of the County. Once our application has been submitted and processed, a public hearing date will be scheduled. Prior to the scheduled date you will receive an official notification from Canyon County DSD regarding the Public Hearing via postal mail, newspaper publication, and/or a display on the property for which the Conditional Use Permit is applied.

The Neighborhood Meeting details are as follows:

Date: March 24, 2023  
Time: 6:00 pm  
Location: 3614 E. Amity Road, Nampa, ID 83687  
Property Description: Firefly Ranch

The project is summarized below:

We are proposing to use our grounds as the site for special events such as weddings, receptions, and special occasions.

Site Location: 3614 E. Amity Road, Nampa, ID 83687  
Proposed Access: Driveway from Amity Road  
Total Acreage: 10.13 acres  
Proposed Lots: N/A

We look forward to the neighborhood meeting and encourage you to attend. At that time we will answer any questions you may have.

Please do **not** call Canyon County Development Services regarding this meeting. This is a PREAPPLICATION requirement and we have not submitted the application for consideration at this time. The County currently has no information on this project.

If you have any questions prior to the meeting, please contact me at [REDACTED] or by email at [REDACTED]

Sincerely,  
Firefly Ranch, LLC

  
Rebekah Kinghorn Bent, Owner

# Neighborhood Notification Map

Parcel No. R31801

Buffer Distance 600 Feet

Canyon County  
Development Services  
111 North 11th Ave, #140  
Caldwell, ID 83605

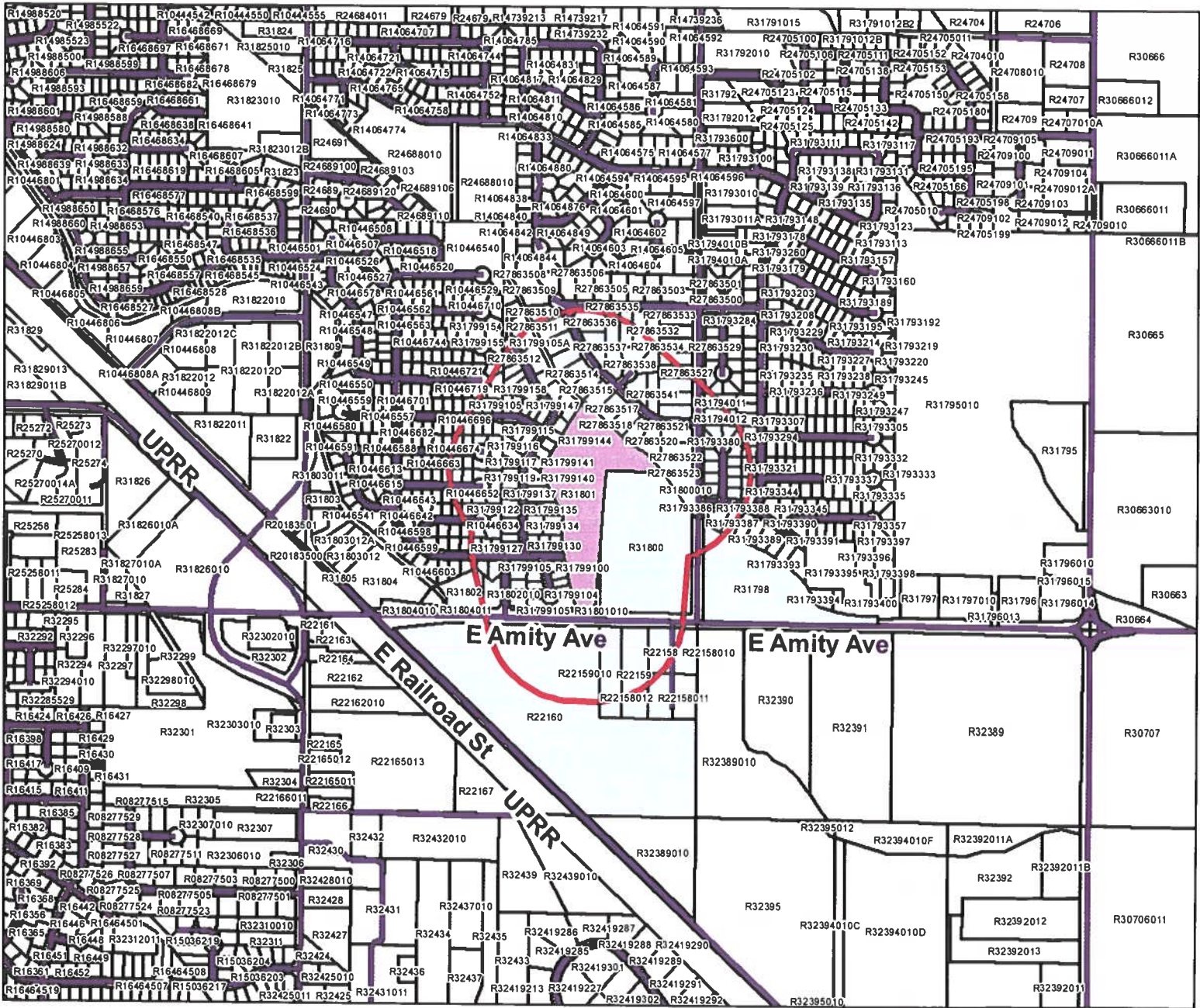


This map is for informational purposes only and does not suggest approval of the project.

Date: 2/27/2023

By: SHuggins

**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**

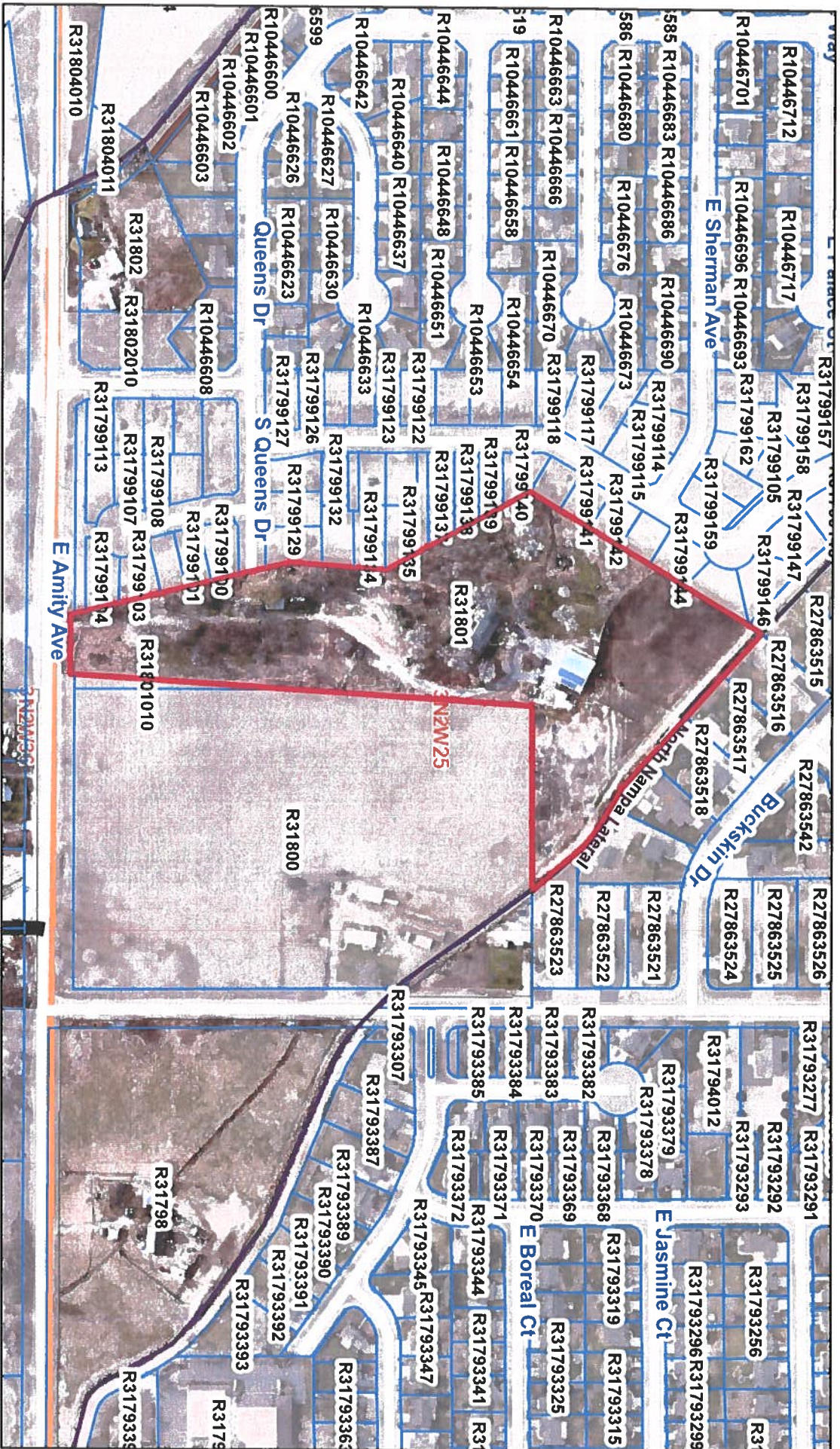
	NOTIFICATION BUFFER		Highway
	SUBJECT_PROPERTY		Interstate
	NOTIFIED PARCELS		Local Road
	TAX PARCELS		

**SCALE 1 in = 1,000 feet**  
Map Scale 1:12,000

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 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.

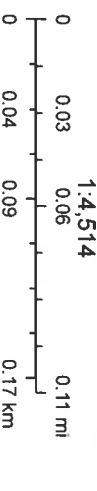


# Canyon County, ID Web Map



2/27/2023, 3:38:07 PM

- Parcel Number Search Query result CanyonCountyRoads
- Hydro\_NHDFlowline
- CC\_PrivateRoads
- Roads
- Roads
- Rail-Trail
- County Boundary
- Current Impact Area
- City Limits
- Sections
- Canyon County Imagery\_2019
- Red: Band\_1
- Green: Band\_2
- Blue: Band\_3



# LAND USE WORKSHEET

## CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 North 11<sup>th</sup> Avenue, #140, Caldwell, ID 83605

[www.canyonco.org/dsd.aspx](http://www.canyonco.org/dsd.aspx) Phone: 208-454-7458 Fax: 208-454-6633



Required for Conditional Use Permit, Comprehensive Plan and Zoning Ordinance Amendment Applications

**PLEASE CHECK ALL THAT APPLY TO YOUR REQUEST:**

### GENERAL INFORMATION

**1. DOMESTIC WATER:**  Individual Domestic Well (2 existing wells)  Centralized Public Water System  City

N/A – Explain why this is not applicable: \_\_\_\_\_

How many Individual Domestic Wells are proposed? \_\_\_\_\_

**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:** Already in place

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: N/A 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)

Irrigation ditches

**RESIDENTIAL USES** N/A

**1. NUMBER OF LOTS REQUESTED:** N/A

- Residential \_\_\_\_\_  Commercial \_\_\_\_\_  Industrial \_\_\_\_\_  
 Common \_\_\_\_\_  Non-Buildable \_\_\_\_\_

**2. FIRE SUPPRESSION:** N/A

- Water supply source: \_\_\_\_\_

**3. INCLUDED IN YOUR PROPOSED PLAN?**

- Sidewalks  Curbs  Gutters  Street Lights  None

**NON-RESIDENTIAL USES**

**1. SPECIFIC USE:** Event center for weddings, parties, gatherings

**2. DAYS AND HOURS OF OPERATION:**

Event center will not observe fixed M-Sunday 8 am - 5 pm hours of operation but will be open as needed to host events.

- Monday \_\_\_\_\_ to \_\_\_\_\_  
 Tuesday \_\_\_\_\_ to \_\_\_\_\_  
 Wednesday \_\_\_\_\_ to \_\_\_\_\_  
 Thursday \_\_\_\_\_ to \_\_\_\_\_  
 Friday \_\_\_\_\_ to \_\_\_\_\_  
 Saturday \_\_\_\_\_ to \_\_\_\_\_  
 Sunday \_\_\_\_\_ to \_\_\_\_\_

**3. WILL YOU HAVE EMPLOYEES?**

- Yes If so, how many? \_\_\_\_\_  No

**4. WILL YOU HAVE A SIGN?**

- Yes  No  Lighted  Non-Lighted

Height: 4 ft Width: 6 ft. Height above ground: \_\_\_\_\_ ft

What type of sign: \_\_\_\_\_ Wall  Freestanding \_\_\_\_\_ Other \_\_\_\_\_

**5. PARKING AND LOADING:**

How many parking spaces? 60

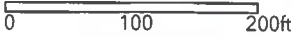
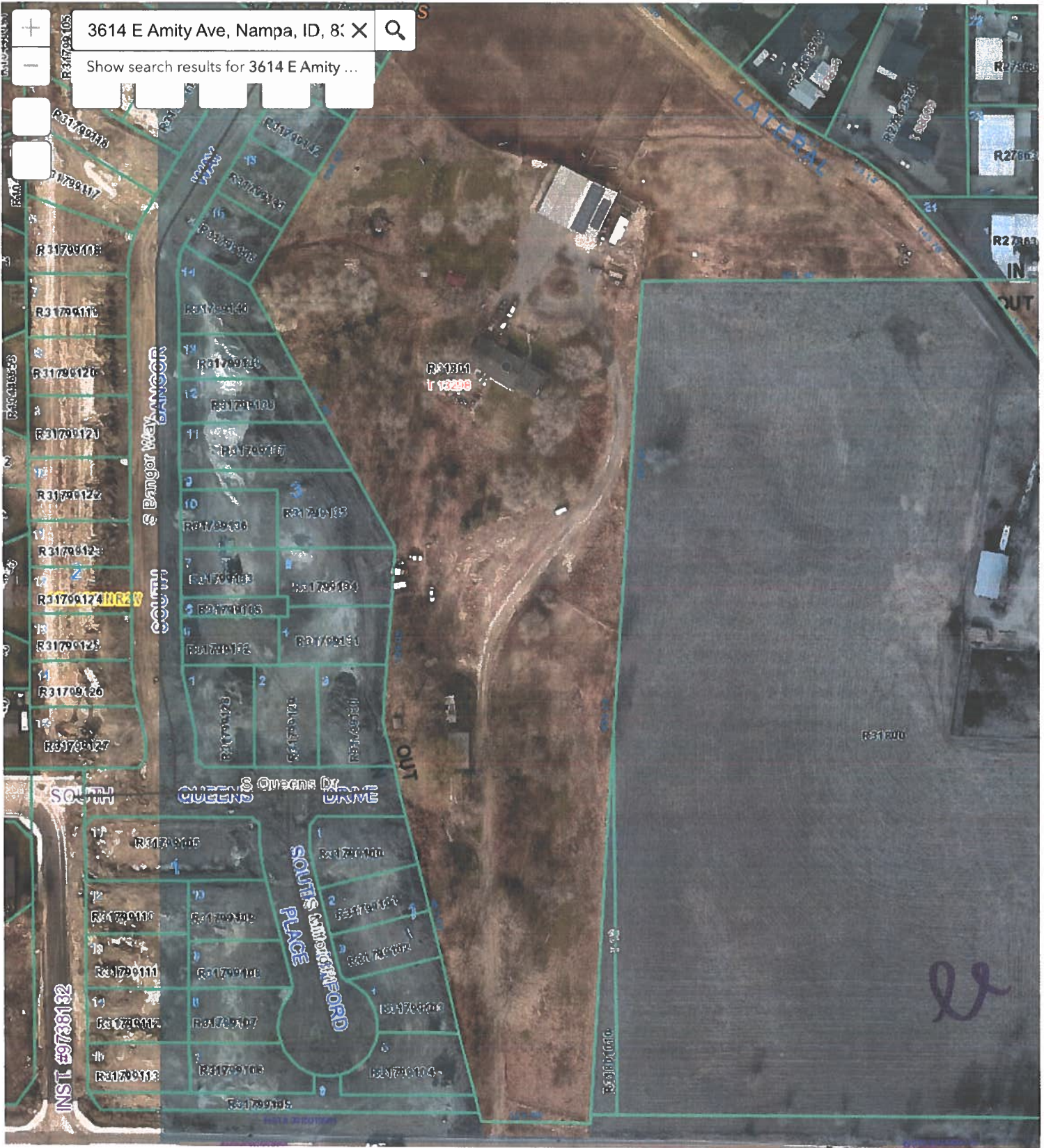
Is there is a loading or unloading area? No

Firefly Ranch  
3614 E. Annie Avenue  
Nampa, ID 83686



Property Boundary  
Event Area  
Parking  
Private Residence

Annie Avenue



-116.526 -83.593 Degrees



Using the barn  
as a backdrop  
for a country  
feel...



Pictures of our yard  
that we want to use  
to host events.





## AGENCY ACKNOWLEDGMENT

Date: 4-18-2023  
Applicant: Chris Bent / Firefly Ranch, LLC  
Parcel Number: R31801  
Site Address: 3614 E Amity Ave Nampa Id 83687

### OFFICIAL USE ONLY BELOW THIS LINE – ACKNOWLEDGMENT ACTION:

#### **Southwest District Health:**

Applicant submitted/met for official review.

Date: 04/17/2023 Signed: Anthony Lee  
Authorized Southwest District Health Representative  
(This signature does not guarantee project or permit approval)

#### **Fire District:**

District: Southwest District Health

Applicant submitted/met for official review.

Date: \_\_\_\_\_ Signed: \_\_\_\_\_  
Authorized Fire District Representative  
(This signature does not guarantee project or permit approval)

#### **Highway District:**

District: \_\_\_\_\_

Applicant submitted/met for official review.

Date: \_\_\_\_\_ Signed: \_\_\_\_\_  
Authorized Highway District Representative  
(This signature does not guarantee project or permit approval)

#### **Irrigation District:**

District: \_\_\_\_\_

Applicant submitted/met for official review.

Date: \_\_\_\_\_ Signed: \_\_\_\_\_  
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: \_\_\_\_\_  
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: 4/11/2023  
Applicant: Chris Brent / Firefly Ranch, LLC  
Parcel Number: R31801  
Site Address: 3614 Amity Ln.

### OFFICIAL USE ONLY BELOW THIS LINE – ACKNOWLEDGMENT ACTION:

#### Southwest District Health:

Applicant submitted/met for official review.

Date: \_\_\_\_\_ Signed: \_\_\_\_\_  
Authorized Southwest District Health Representative  
(This signature does not guarantee project or permit approval)

#### Fire District:

District: Nampa Fire Protection District,

Applicant submitted/met for official review.

Date: 4/11/23 Signed: Ron Johnson  
Authorized Fire District Representative  
(This signature does not guarantee project or permit approval)

#### Highway District:

District: \_\_\_\_\_

Applicant submitted/met for official review.

Date: \_\_\_\_\_ Signed: \_\_\_\_\_  
Authorized Highway District Representative  
(This signature does not guarantee project or permit approval)

#### Irrigation District:

District: \_\_\_\_\_

Applicant submitted/met for official review.

Date: \_\_\_\_\_ Signed: \_\_\_\_\_  
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: \_\_\_\_\_  
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

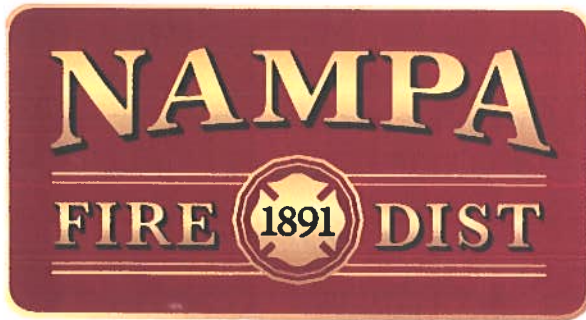


**From:** johnsonrl  
**Sent:** Tuesday, April 11, 2023 2:03 PM  
**To:** christina.l.bent@gmail.com  
**Cc:** linanj  
**Subject:** Fire Signature for Conditional Use Application

Hi Chris,

I've signed and attached the agency acknowledgment form for you. We will also submit comments on the CUP once you apply. Your application states using the barn as a backdrop which is acceptable. If you ever want to use the inside of the barn, you would need to get a building permit to change the use.

Please contact me if you have any questions.



**Ron Johnson - IAAI-CFI, CFM**  
**Deputy Chief - Fire Marshal**  
9 12<sup>th</sup> Ave South, Nampa, ID  
O: 208.468.5760  
C: 208.250.7005  
[Nampa Fire Website](#) - [Facebook](#)



# AGENCY ACKNOWLEDGMENT

Date: 4/6/2023  
 Applicant: Chris Bent / Firefly Ranch, LLC  
 Parcel Number: R31801  
 Site Address: 3614 E. Amity Ave, Nampa, ID 83687

### OFFICIAL USE ONLY BELOW THIS LINE – ACKNOWLEDGMENT ACTION:

#### **Southwest District Health:**

Applicant submitted/met for official review.

Date: \_\_\_\_\_ Signed: \_\_\_\_\_  
 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: \_\_\_\_\_  
 Authorized Fire District Representative  
 (This signature does not guarantee project or permit approval)

#### **Highway District:**

District: \_\_\_\_\_

Applicant submitted/met for official review. *See email from Eddy Thiel - City of Nampa has jurisdiction over Amity Ave.*

Date: \_\_\_\_\_ Signed: \_\_\_\_\_  
 Authorized Highway District Representative  
 (This signature does not guarantee project or permit approval)

#### **Irrigation District:**

District: \_\_\_\_\_

Applicant submitted/met for official review.

Date: \_\_\_\_\_ Signed: \_\_\_\_\_  
 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: \_\_\_\_\_  
 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

**From:** Eddy Thiel  
**Sent:** Thursday, April 6, 2023 4:20 PM  
**To:** christina.l.bent@gmail.com  
**Subject:** CUP for Wedding Venue for Rebekah Bent

Good Afternoon Christina,

The City of Nampa has jurisdiction over Amity Ave. along the frontage of 3614 E. Amity Ave so you will need to contact them regarding access for the wedding venue you are proposing. Nampa Highway District #1's jurisdiction on Amity Ave doesn't start until east of Happy Valley Rd.

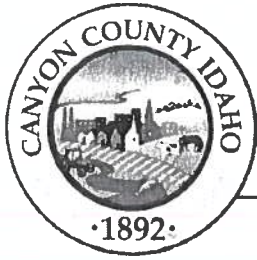
If you have any other questions or comments feel free to contact us.

Thank you,

Eddy

---

Eddy Thiel  
ROW  
[eddy@nampahighway1.com](mailto:eddy@nampahighway1.com)  
4507 12<sup>th</sup> Ave. Rd. • Nampa, id 83686  
TEL 208.467.6576 • FAX 208.467.9916



## AGENCY ACKNOWLEDGMENT

Date: 4-21-23  
Applicant: FireFly Ranch  
Parcel Number: R31801  
Site Address: 3614 E Amity ave Nampa ID 83687

### OFFICIAL USE ONLY BELOW THIS LINE - ACKNOWLEDGMENT ACTION:

**Southwest District Health:**

Applicant submitted/met for official review.

Date: \_\_\_\_\_ Signed: \_\_\_\_\_  
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: \_\_\_\_\_  
Authorized Fire District Representative  
(This signature does not guarantee project or permit approval)

**Highway District:**

District: \_\_\_\_\_

Applicant submitted/met for official review.

Date: \_\_\_\_\_ Signed: \_\_\_\_\_  
Authorized Highway District Representative  
(This signature does not guarantee project or permit approval)

**Irrigation District:**

District: Nampa & Meridian Irrigation Dist.

Applicant submitted/met for official review.

Date: 4-21-2023 Signed: [Signature]  
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: \_\_\_\_\_  
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: 4/7/23  
Applicant: Chris Bent / Firefly Ranch, LLC  
Parcel Number: R31801  
Site Address: 3614 E. Amity Ave. Nampa, ID 83687

### OFFICIAL USE ONLY BELOW THIS LINE - ACKNOWLEDGMENT ACTION:

#### **Southwest District Health:**

Applicant submitted/met for official review.

Date: \_\_\_\_\_ Signed: \_\_\_\_\_  
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: \_\_\_\_\_  
Authorized Fire District Representative  
(This signature does not guarantee project or permit approval)

#### **Highway District:**

District: \_\_\_\_\_

Applicant submitted/met for official review.

Date: \_\_\_\_\_ Signed: \_\_\_\_\_  
Authorized Highway District Representative  
(This signature does not guarantee project or permit approval)

#### **Irrigation District:**

District: \_\_\_\_\_

Applicant submitted/met for official review.

Date: \_\_\_\_\_ Signed: \_\_\_\_\_  
Authorized Irrigation Representative  
(This signature does not guarantee project or permit approval)

#### **Area of City Impact:**

City: Nampa

Applicant submitted/met for official review.

Date: 4/7/23 Signed: \_\_\_\_\_  
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

**Canyon County Development Services**

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

**Building Division Email:** buildinginfo@canyoncounty.i    **Planning Division Email:** zoninginfo@canyoncounty.id

**Receipt Number:** 78915

**Date:** 4/26/2023

**Date Created:** 4/26/2023

**Receipt Type:** Normal Receipt

**Status:** Active

**Customer's Name:** Firefly Ranch LLC

**Comments:** CU2023-0007

**CHARGES**

<b>Item Being Paid For:</b>	<b>Application Number:</b>	<b>Amount Paid:</b>	<b>Prevs Pymnts:</b>	<b>Unpaid Amnt:</b>
Planning - Conditional Use Permit	CU2023-0007	\$950.00	\$0.00	\$0.00

**Sub Total:** \$950.00

**Sales Tax:** \$0.00

**Total Charges:** \$950.00

**PAYMENTS**

<b>Type of Payment:</b>	<b>Check/Ref Number:</b>	<b>Amount:</b>
Check	53	\$950.00

**Total Payments:** \$950.00

**ADJUSTMENTS**

**Receipt Balance:** \$0.00

## Michelle Barron

---

**From:** Doug Critchfield <critchfieldd@cityofnampa.us>  
**Sent:** Tuesday, July 18, 2023 1:30 PM  
**To:** Ivan Kowalczyk  
**Cc:** Robyn Sellers; Kristi Watkins; Daniel Badger; Addressing; Nathan Haveman; Char Tim; Caleb Laclair; Rodney Ashby  
**Subject:** [External] RE: Legal Notice Firefly Ranch / CU2023-0007  
**Attachments:** CU2023-0007 Firefly Ranch Nampa PZ response 7-18-2023.pdf; Firefly Ranch.pdf; RE\_[External]FW\_ Application to Canyon County for event venue.pdf

Ivan – Nampa Planning and Zoning have reviewed this application. Please see the response letter and other attachments – Thank you - Doug

---

**From:** Caleb Laclair <laclairc@cityofnampa.us>  
**Sent:** Tuesday, July 18, 2023 9:40 AM  
**To:** Ivan Kowalczyk <Ivan.Kowalczyk@canyoncounty.id.gov>; Bonnie Puleo <Bonnie.Puleo@canyoncounty.id.gov>  
**Cc:** Robyn Sellers <sellersr@cityofnampa.us>; Kristi Watkins <watkinsk@cityofnampa.us>; Daniel Badger <BadgerD@cityofnampa.us>; Addressing <Addressing@cityofnampa.us>; Doug Critchfield <critchfieldd@cityofnampa.us>; Nathan Haveman <havemann@cityofnampa.us>; Char Tim <timc@cityofnampa.us>  
**Subject:** RE: Legal Notice Firefly Ranch / CU2023-0007

Hello Ivan,  
Nampa Engineering Division provides the following comments.

As described in the packet, this property is completely enclaved being surrounded by City of Nampa annexed property on all sides. The City of Nampa manages E Amity Ave, which is classified a Principal Arterial. The full planned right-of-way width for this road is 100-feet, 50-ft half width from the Section Line.

The proposed application constitutes a change of use on the property which warrants improving the access to a paved commercial standard along with extension of sidewalk along the property frontage in accordance with City Policy. A Site Improvement Permit and ultimately a Right-of-Way Permit will need to be obtained from the City for these improvements.

The application packet also correctly indicates City water, sewer, and pressure irrigation are directly available to the property at S Queens Drive. Connection to any utility would require the property to annex into the City and pay applicable hookup and impact fees.

Please reach out if there are follow up questions.

Best,

**Caleb LaClair, P.E.**

Assistant City Engineer, Engineering

O: 208.468.5422, C: 208.250.2679

---

**From:** Bonnie Puleo <[Bonnie.Puleo@canyoncounty.id.gov](mailto:Bonnie.Puleo@canyoncounty.id.gov)>  
**Sent:** Tuesday, July 18, 2023 9:02 AM  
**To:** Robyn Sellers <[sellersr@cityofnampa.us](mailto:sellersr@cityofnampa.us)>; Caleb Laclair <[laclairc@cityofnampa.us](mailto:laclairc@cityofnampa.us)>; Kristi Watkins <[watkinsk@cityofnampa.us](mailto:watkinsk@cityofnampa.us)>; Daniel Badger <[BadgerD@cityofnampa.us](mailto:BadgerD@cityofnampa.us)>; Addressing <[Addressing@cityofnampa.us](mailto:Addressing@cityofnampa.us)>; Doug Critchfield <[critchfieldd@cityofnampa.us](mailto:critchfieldd@cityofnampa.us)>; Nathan Haveman <[havemann@cityofnampa.us](mailto:havemann@cityofnampa.us)>; Char Tim

<[timc@cityofnampa.us](mailto:timc@cityofnampa.us)>

**Subject:** Legal Notice Firefly Ranch / CU2023-0007

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Dear Agency;

You are hereby notified, pursuant to the Joint Exercise of Power Agreement between the City of Nampa and Canyon County, that the Development Services Department has accepted the following application: **CU2023-0007**. Attached for your review is a copy of the letter of intent and a site plan.

You are invited to provide written testimony by **August 18, 2023** although at this point, no hearing date has been set. The deadline for written testimony or additional exhibits is to ensure planners can consider the information as they develop their staff report and recommended findings. All items received by the deadline will also be placed in the hearing packet, allowing the hearing body adequate time to review the submitted information.

If you would like additional information please contact Planner Ivan Kowalczyk at [ivan.kowalczyk@canyoncounty.id.gov](mailto:ivan.kowalczyk@canyoncounty.id.gov).

Thank you,



**Bonnie Puleo**

**Hearing Specialist**

**Canyon County Development Services**

111 No 11<sup>th</sup> Ave. Suite 310

Caldwell, ID 83605

[bonnie.puleo@canyoncounty.id.gov](mailto:bonnie.puleo@canyoncounty.id.gov)

(208) 454-6631 *direct*

**NEW** public office hours **effective January 3, 2023**

Monday, Tuesday, Thursday and Friday

8 am – 5 pm

Wednesday

1 pm – 5 pm

**\*\*We will not be closed during lunch hour\*\***

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## PLANNING AND ZONING DEPARTMENT

Date: August 31, 2022

To: Ivan Kowalczyk, Planner, Canyon County

Re: CR2023-0007 – Conditional Use for and Events Center at 3614 Amity Ave., or the Property...

The above proposal has been reviewed by the City of Nampa's Planning Department. Staff has the following comments:

### FACTS

The Property is in the Nampa Area of City Impact and is an enclaved parcel (surrounded by annexed parcels). Most of the Property is under the Medium Density Residential land use designation, with a portion under the Commercial Land Use designation. Adjacent annexed properties are zoned RS6 (single-family residential) to the west, RS 18 (single-family residential) to the north, and RS 8.5 (single-family residential) to the east of Grays Lane. These residential subdivisions are either fully developed, or in the process of developing. The parcel to the immediate east is zoned Commercial and undeveloped.

The applicant requested that the City sign a Canyon County form verifying that the City communicated with the applicant about any concerns. An email was sent to the applicant on April 10, 2023, stating the following (see attached email):

"The parcel is enclaved – which means that it is completely surrounded by the City of Nampa annexed property. The City requests that you annex the property into the City of Nampa. The property is designated 'Commercial' and/or 'Medium Density Residential' on the Nampa future land use map. If annexed into the City, it could be zoned BC (Community Business) with a Development Agreement. The event venue land use would require an approved Conditional Use Permit as well"

The applicant met with the City of Nampa Planning and Zoning Department to discuss these comments indicating that they had no interest in annexing into the City of Nampa, that they wanted to operate the event venue, have farm animals, operate an animal husbandry operation, and live on the Property. The City reiterated our position as stated above indicating that the event venue is in the middle of a residential area and that the operational hours and noise levels from the venue, are a concern. The City also mentioned that there are several restrictions in the commercial zoning districts (BC and BN) that would require changes in the current land uses. A signed copy of the verification sheet was sent to the applicant on April 13, 2023.

The applicant has indicated on the application to the County that the "event center will not observe fixed M-Sunday 8 am to 5 pm hours of operation but will be open as needed to host events".

## ANALYSIS

The proposed application constitutes a change of use to include an event center, and the property is enclaved. This warrants the request for the Property to annex into the City.

The proposed use is in an area that is surrounded by residential use and has a land use designation over most of the parcel that is Medium Density Residential on the Nampa Comprehensive Plan Future Land Use Map. It is clear from the adjacent zoning and future land use map designation that the area is envisioned by the City as a residential area. The addition of an events center does not support this vision.

The statement by the applicant that the operational hours for the event center would be as needed to host events is a major concern of the City as the potential for disturbing adjacent residences at any hour of the day or night would exist. This creates a compatibility concern for the City.

The Future Land Use Map allows for commercial development on this parcel. If the parcel were annexed, the uses would be limited by City code for the BN (Neighborhood Business) or BC (Community Business) Zoning District. A development agreement and Conditional Use Permit for compatibility would be required. Without annexation, the City has no such guarantees.

The applicant indicated that they wish to operate the event venue, continue housing farm animals and an animal husbandry operation, and live on the property. The parcel is enclaved. There are no zoning provisions that would allow all of these uses to occupy the same site if the Property were annexed, or in need of annexation to hook up to utilities.

## CONCLUSION

For these reasons stated above, the Planning and Zoning Department respectfully requests that the application for the Conditional Use Permit (CU2023-0007) be denied.

If you have questions or would like to discuss this interpretation of the planning code, please call my direct line at (208) 468-5406.

Doug Critchfield  
Senior Planner  
Nampa Planning Dept.  
E-mail address: [critchfieldd@cityofnampa.us](mailto:critchfieldd@cityofnampa.us)

**From:** [Doug Critchfield](#)  
**To:** [Chris Bent](#); [Rebekah Bent](#)  
**Subject:** RE: [External]FW: Application to Canyon County for event venue  
**Date:** Thursday, April 13, 2023 8:27:00 AM  
**Attachments:** [DOC.pdf](#)

---

Chris – Here you go. Thanks.

---

**From:** Chris Bent <[christina.l.bent@gmail.com](mailto:christina.l.bent@gmail.com)>  
**Sent:** Wednesday, April 12, 2023 7:15 PM  
**To:** Doug Critchfield <[critchfieldd@cityofnampa.us](mailto:critchfieldd@cityofnampa.us)>; Rebekah Bent <[fireflyranchllc@gmail.com](mailto:fireflyranchllc@gmail.com)>  
**Subject:** [External]FW: Application to Canyon County for event venue

**Caution:** This email originated from outside of the City of Nampa domain. Do not click on links or open attachments unless you recognize sender email or are sure content is safe. Highlight the suspect email and send using your Phish Button or call the helpdesk at 208-468-5454

Hi Doug:

Rebekah forwarded your response to me. We understand the City's desire for this property to annex however, at this time, the Owner (Rebekah) really doesn't feel that would be in the best interest of her or her family.

We do thank you very much for your time in consideration of the proposal and the information that you have provided. So we can make our submission to the County, would you please take a moment to sign and return the acknowledgement of receipt of a copy of our proposed application.

Thank you so much.

Chris

Sent from [Mail](#) for Windows

---

**From:** [Rebekah Bent](#)  
**Sent:** Tuesday, April 11, 2023 9:16 PM  
**To:** [christina.l.bent@gmail.com](mailto:christina.l.bent@gmail.com)  
**Subject:** Fwd: Application to Canyon County for event venue

Here you go...

----- Forwarded message -----

From: **Doug Critchfield** <[critchfieldd@cityofnampa.us](mailto:critchfieldd@cityofnampa.us)>  
Date: Mon, Apr 10, 2023, 10:23 AM  
Subject: Application to Canyon County for event venue  
To: [fireflyranchllc@gmail.com](mailto:fireflyranchllc@gmail.com) <[fireflyranchllc@gmail.com](mailto:fireflyranchllc@gmail.com)>, Sage Huggins <[Sage.Huggins@canyoncounty.id.gov](mailto:Sage.Huggins@canyoncounty.id.gov)>  
Cc: Rodney Ashby <[ashbyr@cityofnampa.us](mailto:ashbyr@cityofnampa.us)>, Caleb Laclair <[laclairc@cityofnampa.us](mailto:laclairc@cityofnampa.us)>

Chris – The County has started a new process that involves the verification sheet that you brought into the City last week. They are asking that we contact you with any concerns that we have with the application prior to submitting your application to the County. I want you to be aware of some concerns about the proposal. You can contact me if you have any questions.

The parcel is enclaved – which means that it is completely surrounded by the City of Nampa annexed property. The City requests that you annex the property into the City of Nampa. The property is designated 'Commercial' and/or 'Medium Density Residential' on the Nampa future land use map. If annexed into the City, it could be zoned BC (Community Business) with a Development Agreement. The event venue land use would require an approved Conditional Use Permit as well.

Thanks - Doug

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