



**Planning and Zoning Commission
Canyon County Development Services Dept.
Conditional Use Permit: CU2023-0007**

HEARING DATE: May 16, 2024

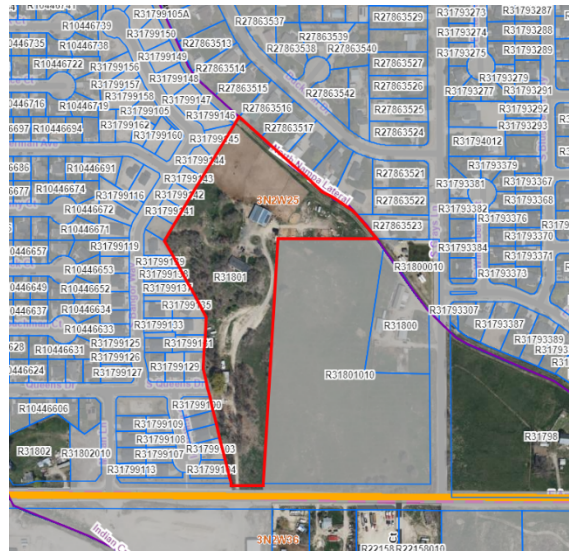
OWNER: Firefly Ranch, LLC

APPLICANT/REP: Chris Bent

PLANNER: Michelle Barron,
Principal Planner

CASE NUMBER: CU2023-0007

LOCATION: 3614 E. Amity Avenue,
Nampa
Parcel #: R31801



PROJECT DESCRIPTION:

The applicant, Firefly Ranch LLC/Rebekah Kinghorn Bent, is requesting a Conditional Use Permit on approximately 10.11 acres in an Agricultural Zone for a Special Events Center to host weddings, birthdays and other events for a maximum of 225 people. The property is known as parcel R31801 and is addressed as 3614 Amity Ave, Nampa, ID in the SW ¼ of Section 25, T3N, R2W, BM Canyon County, Idaho.

PARCEL INFORMATION: Exhibit A (*Parcel Tool Info*)

Parcel R31801 is a 10.11-acre parcel that is zoned Agricultural. It is an enclave of the City of Nampa.

The parcels are in the Nampa Area of City Impact, Nampa Highway District, Nampa School District, Drain District #2, Nampa Fire District, and the Boise Project Board of Control/Nampa & Meridian Irrigation District.

A Conditional Use Permit for an event center was approved for this address on 7/6/17 as case PH2017-30. On October 30, 2017, the Conditional Use Permit was suspended due to not meeting conditions of approval.

APPLICABLE CODE:

07-07-05 HEARING CRITERIA

The presiding party shall consider each conditional use permit application by finding adequate evidence to answer the following questions in its FCOs:

- (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?*

07-07-17: SPECIAL CONDITIONS:

Special conditions may be attached to a conditional use permit including, but not limited to, conditions which:

- (1) Minimize adverse impact, such as damage, hazard, and nuisance, to persons or the subject property or property in the vicinity;*
- (2) Control the sequence and timing of development;*
- (3) Control the duration of development;*
- (4) Designate the exact location and nature of development;*
- (5) Require the provision for on site or off-site public facilities or services;*
- (6) Require more restrictive standards than those generally required in this chapter; or*
- (7) Mitigate the negative impacts of the proposed development upon service delivery by any political subdivision, including school districts, providing services within the county.*

CCZO 16-001 §07-02-03: Definitions: Special Events: *“Any temporary event including, but not limited to, weddings, picnics, barbecues, holiday events and parties, dances, concerts, footraces, and walks, bazaars and harvest festivals.”*

PROJECT OVERVIEW

- The Special Events Center will be available to clients for 15 days a month.
- Scheduled hours are to be from 9am with events ending around 11pm (music will end at this time) and clean up to be finished before midnight on days that events are scheduled.
- Most events will be held on the weekends with the occasional event on a weekday.
- Maximum of 225 guests at events is proposed.
- Clients provide their own food, tables, chairs, etc.
- Events will be serviced by porta-potties that will be brought in from local contractors.
- The applicant intends to have parking space for 60 vehicles. The spaces are located on the property as you head up to the event facility. The bridal party will park closer to the barn and a pasture will be available for overflow parking.
- Events will be held entirely outdoors.
- There is a concrete slab with a commercial grade tent that can be erected if requested from clients.

Existing Conditions:

- This parcel is an enclave of the City of Nampa, Annexed City property surrounds it.
- There is a home currently on the parcel. The home is used as the applicant’s primary residence.
- The applicant keeps various farm animals for personal use.
- The parcel has many trees on the perimeter and down the access road.
- There is a barn on the property that will serve as a backdrop for some of the events.
- There appears to be a secondary residence on the property that will need to be permitted according to the DSD Building Department. (Exhibit E, Attachment 3)
- The parcels are zoned Agricultural and the Future Land Use is Residential with the Southern 1.7 +/- acres designated as Commercial. (Exhibit D, Attachment 6)
- The parcel is in the Nampa Area of City Impact. The designation in their Future Land Use Map is Medium Density Residential, with the Southern 1.7 +/- acres designated as Commercial. (Exhibit D, Attachment 6)

- There are 84 subdivisions in the area, predominantly in the City of Nampa. (Exhibit D, Attachment 11)
- There is a Commercially zoned property to the East of the parcel in the City and Industrial zoned property to the South of the parcel in the City. (Exhibit D, Attachment 5)
- City water, sewer, and pressure irrigation are directly available to the property at S Queens Drive. (Exhibit E, Attachment 2)
- There are some RV's being stored on the property for a family member and will be removed from the parking areas prior to commencement.

Surrounding Land Use Cases:

- There are no recent land use cases in the area, as it has all been annexed into the City of Nampa. (Exhibit D, Attachment 3)

Access and Traffic:

- The property is accessed from Amity Avenue, a public road managed by the City of Nampa. It is classified as a Principal Arterial with the full planned right of way width for this road is 100-feet, 50-ft half width from the Section Line. (Exhibit E, Attachment 2)
- Per the City of Nampa, 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. (Exhibit E, Attachment 2)

Facilities:

- The North Nampa Lateral runs along the Northeast property line of the parcel.
- The applicant does not intend to change any irrigation facilities.
- Nampa & Meridian Irrigation District has requirements for the 25' easement on each side for the North Nampa Lateral that courses along the north boundary of this property. (Exhibit E, Attachment 4)
- The applicant plans to provide porta potties for events through local contractors.

Parking:

- Per CCZO 07-13-01: Off Street Parking and Loading Requirements, the parking area must be hard surfaced, lighting used to illuminate off street parking areas shall be directed away from residential properties, and areas may be required to screen any side adjoining any residential property by a wall, fence, or hedge to a height of six feet.
- Per CCZO 07-13-03: For a church, school auditorium or gymnasium, auditorium, theater, or sports arena (similar use from 07-13-01 (6)), required number of spaces is 1 parking space for each 5 persons based on building capacity. Since there is no building in use for this proposed use, the maximum of 225 people will be used to base capacity on.

Essential Services:

- The request is not found to create a negative impact on essential services, all essential services were noticed. Nampa Meridian Irrigation provided comment saying to abide by their easement of 25’ on each side of the North Nampa Lateral that runs along the North side of this parcel.
- One comment was received regarding the application from Nampa Fire District when the applicant was acquiring agency sign off to apply. The Nampa Fire District would require a building permit for any buildings if the applicant wants to move any of the event facility inside of a building. (Exhibit C, Attachment 4)

COMPREHENSIVE PLAN ALIGNMENT:

Chapter 1: Property Rights	
G1.01.00	Protect the integrity of individual property rights while safeguarding public health, safety, and welfare.
P1.01.01	No person should be deprived of private property without due process of law.
Chapter 2: Population	
G1.02.00	Acknowledge the responsibilities of each property owner as a steward of the land, use their property wisely, maintain it in good condition, and preserve it for future generations without becoming a public nuisance.
G2.02.00	Promote housing, business, and service types needed to meet the demand of the future and existing population.
Chapter 3: Economic Development	
G3.01.00	Promote a healthy and sustainable regional economy by retaining, expanding, and recruiting businesses to favorable locations.
P4.01.02	
G3.05.00	Support a diverse economy in Canyon County and recognize that residential, commercial, and industrial uses are necessary components of overall economic stability.
Chapter 4: Land Use and Community Design	
P4.01.02	Planning, zoning, and land-use decisions should balance the community’s interests and protect private property rights.
P4.03.01	Designate areas that may be appropriate for industrial, commercial, and residential land uses while protecting and conserving farmland and natural resources.
P4.03.03	Recognize that each land use application is unique and that agricultural and non-agricultural uses may be compatible and co-exist in the same area and some instances may require conditions of approval to promote compatibility.

The 2030 Comprehensive Plan Future Land Use Map designates the area as Residential with a portion designated as Commercial. (Exhibit D, Attachment 6) If rezoned to a Residential zone in alignment with the future land use map, the proposed special event facility would not be a permitted use. If the property was rezoned to Commercial, a special event facility would be an allowed use.

ZONING AND LAND USE MATRIX

Zoning Classification	A	R-R	R-1	R-2	C-1	C-2	M-1	M-2	MU-A
Special events facility	C	-	-	-	A	A	-	-	A

Chapter 7: Public Services, Facilities and Utilities in the Comprehensive Plan does speak to encouraging properties that are adjacent to the cities and are in the Area of City Impact to be annexed. It speaks more specifically of annexing properties to tie into municipal services. The proposed Special Events Facility does not propose to change the facilities and the property has two wells and a septic system that services the home and the out buildings.

Area of City Impact:

Canyon County Zoning Ordinance 09-11-17 (1): Comprehensive Plan: The Canyon County comprehensive plan, as amended, shall apply to the Nampa area of city impact. Canyon County recognizes that the city of Nampa has also developed a comprehensive plan and accompanying map for the Nampa area of city impact. Canyon County shall give consideration to the city’s comprehensive plan map designations when evaluating development requests with the Nampa are of city impact.

POTENTIAL IMPACTS:

- Potential impacts of the request are noise, sight disturbance and increased traffic during events.
- Events will be held outside at this facility and with amplified music, could cause disturbances for the neighboring homes. City of Nampa’s noise ordinance begins at 11:00 pm. Reducing the hours that amplified music is allowed should be considered, particularly on weeknights. To help mitigate noise near the adjacent residential neighborhood, the applicant should provide some kind of noise mitigation. A privacy fence between the subdivision to the west along the event space along with a landscape buffer with noise absorbing trees and shrubs is recommended. There is a privacy fence around the subdivision, but it is ineffective for mitigating noise/sight due to the event area being elevated above the fence.
- Traffic will likely increase at the beginning and end of the events. Although the City would like to have this parcel annex into the city, they have not recommended any traffic impact studies. The City has provided requirements for changing the use to a commercial access. (Exhibit E, Attachment 2)

COMMENTS:

- Agencies that responded were Canyon County Development Services Building Department, City of Nampa, City of Nampa Engineering and Nampa & Meridian Irrigation District. (Exhibit E, Attachments 1 - 4) Nampa Fire District did make comment when the applicant requested a signature on the agency acknowledgement page while completing the application process. (Exhibit C, Attachment 4)
- Public: Only two comments were received from the public regarding this application and they were both in support. (Exhibit F, Attachments 1 and 2)

RECOMMENDATION:

- Staff recommends the Planning and Zoning Commission open a public hearing and discuss the proposed Conditional Use Permit for a Special Events Facility.
- Staff is **recommending approval** of the Special Events Facility with Conditions of approval.

DECISION OPTIONS:

- Planning and Zoning Commission may **approve** the Conditional Use Permit with conditions; or
- The Planning and Zoning Commission may **deny** the Conditional Use Permit and direct staff to make findings of fact to support this decision; or
- The Planning and Zoning Commission may **continue the discussion** and request additional information on specific items

ATTACHMENTS/EXHIBITS:

Exhibit A: Parcel Tool Report

Exhibit B: Planning and Zoning Draft FCOs

Exhibit C: Submitted Application Materials

- Attachment 1: Letter of Intent with images
- Attachment 2: Site Plan
- Attachment 3: Land Use Worksheet
- Attachment 4: Agency Acknowledgements
- Attachment 5: Neighborhood Meeting Information

Exhibit D: Maps

- Attachment 1: Aerial
- Attachment 2: Vicinity
- Attachment 3: Cases
- Attachment 4: Zoning
- Attachment 5: Nampa Zoning Map
- Attachment 6: Canyon County Future Land Use
- Attachment 7: City of Nampa Future Land Use
- Attachment 8: Plats & Subs
- Attachment 9: Lot Report

Exhibit E: Agency Comments

- Attachment 1: City of Nampa dated August 31, 2022 (likely should be 2023)
- Attachment 2: City of Nampa Engineering dated July 18, 2023
- Attachment 3: Development Services Building Department
- Attachment 4: Nampa & Meridian Irrigation District

Exhibit F: Public Comments

- Attachment 1: Robert Moore
- Attachment 2: Brian Warrick

Exhibit G: Site Photos

R31801

PARCEL INFORMATION REPORT

5/6/2024 2:19:45 PM

PARCEL NUMBER: R31801

OWNER NAME: BENT REBEKAH K

CO-OWNER: BENT JASON S

MAILING ADDRESS: 3614 E AMITY AVE NAMPA ID 83687

SITE ADDRESS: 3614 AMITY AVE

TAX CODE: 1440000

TWP: 3N RNG: 2W SEC: 25 QUARTER: SW

ACRES: 10.11

HOME OWNERS EXEMPTION: No

AG-EXEMPT: Yes

DRAIN DISTRICT: NOT In Drain Dist

ZONING DESCRIPTION: AG / AGRICULTURAL

HIGHWAY DISTRICT: NAMPA HWY DIST

FIRE DISTRICT: NAMPA FIRE

SCHOOL DISTRICT: NAMPA SCHOOL DIST

IMPACT AREA: NAMPA

FUTURE LAND USE 2011-2022 : Res/Com

FLU Overlay Zone Desc 2030:

FLU RR Zone Desc 2030:

FUTURE LAND USE 2030: Res \ Com

IRRIGATION DISTRICT: BOISE PROJECT BOARD OF CONTROL \ NAMPA & MERIDIAN IRRIGATION DISTRICT

FEMA FLOOD ZONE: X \ X FLOODWAY: NOT In FLOODWAY FIRM PANEL: 16027C0384F

WETLAND: Riverine

NITRATE PRIORITY: ADA CANYON

FUNCTIONAL Classification: Other Principal Arterials

INSTRUMENT NO. : 2024008965

SCENIC BYWAY: NOT In Scenic Byway

LEGAL DESCRIPTION: 25-3N-2W SW TX 13298 IN E 1/2 SW

PLATTED SUBDIVISION:

SMALL CITY ZONING:

SMALL CITY ZONING TYPE:



DISCLAIMER:

1. FEMA FLOOD ZONE REFERS TO THE DESIGNATED FEMA FLOOD AREAS. POSSIBLY ONE (1) OF SEVERAL ZONES - SEE FIRM PANEL NUMBER.
2. THIS FORM DOES NOT CALCULATE DATA FOR PARCELS INSIDE CITY LIMITS SO WATCH YOURSELVES.
3. WETLANDS CLASSIFICATION WILL POPULATE IF "ANY" PORTION OF SAID PARCEL CONTAINS A DELINEATED WETLAND.
4. COLLECTORS AND ARTERIALS ARE BASED ON THE SHERIFFS CENTERLINE WITH AN ADDITIONAL 100 FOOT BUFFER.

CANYON COUNTY ASSUMES NO LIABILITY FOR DIRECT, INDIRECT, SPECIAL, OR CONSEQUENTIAL DAMAGES RESULTING FROM THE USE OR MISUSE OF THIS PARCEL INFORMATION TOOL OR ANY OF THE INFORMATION CONTAINED HEREIN.



**PLANNING OR ZONING COMMISSION
FINDINGS OF FACT, CONCLUSION OF LAW AND ORDER**

In the matter of the application of:

Firefly Ranch LLC – CU2023-0007

The Canyon County Planning and Zoning Commission considers the following:

1) Conditional Use Permit

Case CU2023-0007, 3614 E Amity Ave. (Parcel Number: R31801), a portion of the SW¼ of Section 25, T3N, R2W, BM, Canyon County, Idaho

Summary of the Record

1. The record is comprised of the following:

A. The record includes all testimony, the staff report, exhibits, and documents in Case File CU2023-0007.

Applicable Law

1. The following laws and ordinances apply to this decision: Canyon County Code §01-17 (Land Use/Land Division Hearing Procedures), Canyon County Code §07-05 (Notice, Hearing and Appeal Procedures), Canyon County Code §07-07 (Conditional Use Permits), Canyon County Code §07-02-03 (Definitions), Canyon County Code §07-10-27 (Land Use Regulations (Matrix)), Canyon County Code §07-14 (Use Standards), Idaho Code §67-6512 (Special Use Permits, Conditions, and Procedures), and Canyon County Code §09-11-25 (Area of City Impact Agreement).
 - a. Notice of the public hearing was provided pursuant to CCZO §07-05-01, Idaho Code §67-6509 and 67-6512.
 - b. A special use permit may be granted to an applicant if the proposed use is conditionally permitted by the terms of the ordinance, subject to conditions pursuant to specific provisions of the ordinance, subject to the ability of political subdivisions, including school districts, to provide services for the proposed use, and when it is not in conflict with the plan. Idaho Code §67-6512.
 - c. Every use which requires the granting of a conditional use permit is declared to possess characteristics which require review and appraisal by the commission to determine whether or not the use would cause any damage, hazard, nuisance or other detriment to persons or property in the vicinity. *See* CCZO §07-07-01.
 - d. Upon the granting of a special use permit, conditions may be attached to a special use permit including, but not limited to, those: (1) Minimizing adverse impact on other development; (2) Controlling the sequence and timing of development; (3) Controlling the duration of development; (4) Assuring that development is maintained properly; (5) Designating the exact location and nature of development;(6) Requiring the provision for on-site or off-site public facilities or services; (7) Requiring more restrictive standards than those generally required in an ordinance; (8) Requiring mitigation of effects of the proposed development upon service delivery by any political subdivision, including school districts, providing services within the planning jurisdiction. *See* Idaho Code §67-6512, CCZO §07-07-17, and 07-07-19.
2. The commission shall have those powers and perform those duties assigned by the board that are provided for in the local land use planning act, Idaho Code, title 67, chapter 65, and county ordinances. CCZO §07-03-01, 07-07-01.

3. There are no mandates in the Local Planning Act as to when conditional use permits may or may not be granted, aside from non-compliance with the community master plan. I.C. § 67-6512. Chambers v. Kootenai Cnty. Bd. of Comm'rs, 125 Idaho 115, 117, 867 P.2d 989, 991 (1994).
4. The burden of persuasion is upon the applicant to prove that all criteria, including whether the proposed use is essential or desirable to the public welfare, are satisfied. CCZO §07-05-03.
5. Idaho Code §67-6535(2) requires the following: The approval or denial of any application required or authorized pursuant to this chapter shall be in writing and accompanied by a reasoned statement that explains the criteria and standards considered relevant, states the relevant contested facts relied upon, and explains the rationale for the decision based on the applicable provisions of the comprehensive plan, relevant ordinance and statutory provisions, pertinent constitutional principles and factual information contained in the record.
6. The County's hearing procedures adopted per Idaho Code §67-6534 require that final decisions be in the form of written findings, conclusions, and orders. CCZO 07-05-03(1)(I).

The application CU2023-0007 was presented at a public hearing before the Canyon County Planning and Zoning Commission on May 16, 2024. Having considered all the written and documentary evidence, the record, the staff report, oral testimony, and other evidence provided, including the conditions of approval and project plans, the Canyon County Planning and Zoning Commission decides as follows:

CONDITIONAL USE PERMIT HEARING CRITERIA – CCZO §07-07-05

1. Is the proposed use permitted in the zone by conditional use permit?

Conclusion: The property is zoned agricultural, a special events facility is permitted in this zoning with a Conditional Use Permit.

- Findings:**
- (1) Per the land use matrix CCZO 07-10-25 The special events facility is listed as needing a Conditional Use Permit in order to operate in the Agriculture zone.
 - (2) The applicant has submitted the Master Application with a request for a conditional use permit. The letter of intent and site plan indicate that the venue will hold approximately 225 people for weddings, birthdays, showers and corporate events. (Exhibit C, Attachment 1 and 2)
 - (3) Evidence includes the application, support materials submitted by the applicant, public testimony, and the staff report with exhibits found in Case No. CU2023-0007.
 - (4) Evidence includes associated findings and evidence supported within this document.

2. What is the nature of the request?

Conclusion: Per the applicant's letter of intent. The nature of the request is to use their land for an event center to host weddings, birthday parties and company parties. The applicants intend on having the event center available 15 days out of the month. The business hours are to be dictated by the clients but setup is to begin no earlier than 9am, music will stop by 11:00 pm and all cleanup is to be completed by midnight. Clients will need to provide their own food, tables, chairs and any other amenities. The applicant intends to hold events outside on either a grassy open section of the property or on a concrete pad that can have a tent placed over it. Parking for events will be concentrated in a designated area south of the event area and main residence. (Exhibit C, Attachments 1, 2 and 3) Refer to site visit photos of the parking areas. (Exhibit G) Parking areas will follow CCZO 07-13-01.

- Findings:**
- (1) CCZO 07-02-03 defines Special Events as Any temporary event including, but not limited to, weddings, picnics, barbecues, holiday events and parties, dances, concerts, footraces and walks, bazaars, and harvest festivals.
 - (2) A Special Events Facility is an allowed use in an Agricultural zone with an approved Conditional Use Permit per the matrix chart in CCZO 07-10-27.

- (3) CCZO 07-13-01 and 07-13-03 dictate parking spaces required.
- (4) Evidence includes the application, support materials submitted by the applicant, public testimony, and the staff report with exhibits found in CU2023-0007.
- (5) Evidence includes associated findings and evidence supported within this document.

3. Is the proposed use consistent with the comprehensive plan?

Conclusion: The proposed use is generally consistent with following:

Findings	Chapter 1: Property Rights	
	G1.01.00	Protect the integrity of individual property rights while safeguarding public health, safety, and welfare.
	P1.01.01	No person should be deprived of private property without due process of law.
	Chapter 2: Population	
	G1.02.00	Acknowledge the responsibilities of each property owner as a steward of the land, use their property wisely, maintain it in good condition, and preserve it for future generations without becoming a public nuisance.
	G2.02.00	Promote housing, business, and service types needed to meet the demand of the future and existing population.
	Chapter 3: Economic Development	
	G3.01.00	Promote a healthy and sustainable regional economy by retaining, expanding, and recruiting businesses to favorable locations.
	G3.05.00	Support a diverse economy in Canyon County and recognize that residential, commercial, and industrial uses are necessary components of overall economic stability.
	Chapter 4: Land Use and Community Design	
	P4.01.02	Planning, zoning, and land-use decisions should balance the community’s interests and protect private property rights.
	P4.03.01	Designate areas that may be appropriate for industrial, commercial, and residential land uses while protecting and conserving farmland and natural resources.
	P4.03.03	Recognize that each land use application is unique and that agricultural and non-agricultural uses may be compatible and co-exist in the same area and some instances may require conditions of approval to promote compatibility.

The proposed use may not be consistent without mitigation:

- (1) The 2030 Comprehensive Plan Future Land Use Map designates the area as Residential with a portion designated as Commercial. (Exhibit D, Attachment 5) If rezoned to a Residential zone in alignment with the future land use map, the proposed special event facility would not be a permitted use. If the property was rezoned to Commercial, a special event facility would be an allowed use.
- (2) Chapter 7: Public Services, Facilities and Utilities in the Comprehensive Plan does speak to encouraging properties that are adjacent to the cities and are in the Area of City Impact to be annexed. It speaks more specifically of annexing properties to tie into municipal services. The proposed Special Events Facility does not propose to change the facilities and the property has two wells and a septic system that services the home and the out buildings.
- (3) Evidence includes the application, support materials submitted by the applicant, public testimony, and the staff report with exhibits found in Case No. CU2023-0007.
- (4) Evidence includes associated findings and evidence supported within this document.

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

Conclusion: Special Events Facilities carry with them potential impacts such as noise and traffic. In this case, there has only been letters of support stating that they do not have a concern for this facility. Requiring a sight and noise mitigating fence and landscape buffer between the event area and the residential neighborhood to the west of the event space would help mitigate these impacts.

- Findings:**
- (1) The City of Nampa Engineering Department has jurisdiction on the access and road improvements. Amity Road is a principle arterial on the Canyon County Functional Classification Map. The owner is responsible for improvements to access points.
 - (2) Two letters from neighbors were submitted in support of the Special Events Facility. (Exhibit F, Attachments 1 and 2)
 - (3) Notice of the public hearing was provided per CCZO §07-05-01. Affected agencies were noticed on April 5, 2024. Newspaper notice was published on April 2, 2024. Property owners within 600' were notified by mail on April 5, 2024. The property was posted on April 11, 2024.
 - (4) Evidence includes the application, support materials submitted by the applicant, public testimony, and the staff report with exhibits found in Case No. CU2023-0007.
 - (5) Evidence includes associated findings and evidence supported within this document.

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

Conclusion: Adequate water, sewer, irrigation, and drainage facilities as well as utility systems are already in existence. The special events facility does not propose any changes to these systems.

- Findings:**
- (1) The letter of intent and the site plan shows that the special events facility will be entirely outside with porta potties being brought in by local contractors. (Exhibit C, Attachment 1 and 2)
 - (2) Notice of the public hearing was provided per CCZO §07-05-01. Affected agencies were noticed on April 5, 2024. Newspaper notice was published on April 2, 2024. Property owners within 600' were notified by mail on April 5, 2024. The property was posted on April 11, 2024.
 - (3) Evidence includes the application, support materials submitted by the applicant, public testimony, and the staff report with exhibits found in Case No. CU2023-0007.
 - (4) Evidence includes associated findings and evidence supported within this document.

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

Conclusion: Legal access is available to the parcel via Amity Avenue. The City of Nampa Engineering will require improvements to the access.

- Findings:**
- (1) The City of Nampa Engineering states that the change of use on the property which warrants improving the access. (Exhibit E, Attachment 2)
 - (2) Notice of the public hearing was provided per CCZO §07-05-01. Affected agencies were noticed on April 5, 2024. Newspaper notice was published on April 2, 2024. Property owners within 600' were notified by mail on April 5, 2024. The property was posted on April 11, 2024.
 - (3) Evidence includes the application, support materials submitted by the applicant, public testimony, and the staff report with exhibits found in Case No. CU2023-0007.

(4) Evidence includes associated findings and evidence supported within this document.

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

Conclusion: Evidence has not been provided that indicates interference with existing or future traffic patterns. However, traffic on Amity Avenue will increase when events are held.

- Findings:**
- (1) The City of Nampa Engineering will require improvements to the access for the change of use to Commercial. (Exhibit E, Attachment 2)
 - (2) The access off of Amity Avenue is along a widened section of the road with turn lanes adjacent to this access. (Exhibit G)
 - (3) Notice of the public hearing was provided per CCZO §07-05-01. Affected agencies were noticed on April 5, 2024. Newspaper notice was published on April 2, 2024. Property owners within 600' were notified by mail on April 5, 2024. The property was posted on April 11, 2024.
 - (4) Evidence includes the application, support materials submitted by the applicant, public testimony, and the staff report with exhibits found in Case No. CU2023-0007.
 - (5) Evidence includes associated findings and evidence supported within this document.

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?

Conclusion: Essential services will be provided and this application will not negatively impact existing services or require additional public funding.

- Findings:**
- (1) Canyon County Ambulance District, Nampa School District, Nampa Fire District and Canyon County Sheriff were noticed of the proposed use and did not submit comments.
 - (2) Nampa Meridian Irrigation made note of the North Nampa Lateral that runs along the North of this property. (Exhibit E, Attachment 4)
 - (3) Nampa Fire District did make comment when the applicant requested a signature on the agency acknowledgement page while completing the application process. (Exhibit C, Attachment 4)
 - (4) Notice of the public hearing was provided per CCZO §07-05-01. Affected agencies were noticed on April 5, 2024. Newspaper notice was published on April 2, 2024. Property owners within 600' were notified by mail on April 5, 2024. The property was posted on April 11, 2024.
 - (5) Evidence includes the application, support materials submitted by the applicant, public testimony, and the staff report with exhibits found in Case No. CU2023-0007.
 - (6) Evidence includes associated findings and evidence supported within this document.

Canyon County Code §09-11-25 (Area of City Impact Agreement) – NAMPA AREA OF CITY IMPACT AGREEMENT ORDINANCE

Conclusion: The property is located within the Nampa Area of City Impact. The city designates the area as “medium density residential” and “commercial”.

- Findings:**
- (1) Pursuant to Canyon County Code Section 09-11-25 of the Nampa Area of City Impact Agreement, a notice was provided to the City of Nampa on July 18, 2023. The City of Nampa provided the following comments, as summarized:

- (2) The property is completely enclaved being surrounded by City of Nampa annexed property on all sides. The City requests that the applicant annexes into the City. 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. (Exhibit E, Attachments 1 and 2)
- (3) Affected agencies were noticed on April 5, 2024. Newspaper notice was published on April 2, 2024. Property owners within 600' were notified by mail on April 5, 2024. The property was posted on April 11, 2024.
- (4) Evidence includes the application, support materials submitted by the applicant, public testimony, and the staff report with exhibits found in Case No. CU2023-0007.

Order

Based upon the Findings of Fact, Conclusions of Law and Order contained herein, the Planning and Zoning Commission **approves** Case # CU2023-0007, a conditional use permit of a Special Events Facility subject to the following conditions as enumerated:

Conditions of Approval

1. The development shall comply with all applicable federal, state, and county laws, ordinances, rules, and regulations that pertain to the subject property and the proposed use.
2. The hours of operation shall be 9:00 a.m. to 11:00 p.m. (with an hour for clean up until 12:00 a.m.) for Friday and Saturday and 9:00 a.m. to 9:00 p.m. on Sunday and weeknights, no more than 15 days per month, as proposed in the applicant's letter of intent (Exhibit C, Attachment 1).
3. No more than 225 guests shall be at the Special Events Facility at a time.
4. The proposed development shall be in general conformance with the applicant's site plan and Letter of Intent (Exhibit C, Attachments 1 and 2).
5. Rental Agreements shall be in place with each event holder that limits them to the same conditions of approval as this conditional use permit.
6. The property owner shall be made available at all times during events to enforce the rental agreements and the conditions of approval.
7. Any building permits for buildings on the parcel that have not been obtained as per the Development Services Building Department letter (Exhibit E, Attachment 3) shall be obtained.
8. Applicant must meet the conditions for the City of Nampa Engineering regarding the access to Amity Avenue. (Exhibit E, Attachment 2)
9. Before the commencement of use, all parking spaces shall meet all applicable off-street parking requirements (CCZO 07-13-01 and 07-13-03). Evidence of consistency shall be submitted to Canyon County DSD.
10. No parking signs shall be placed along the access road so as not to impede ingress/egress of emergency services.
11. All amplified sound shall be directed away from adjacent residences. All amplified sounds must cease at 11 p.m. on Friday and Saturday nights and 9:00 p.m. on Sunday and week nights.

12. A privacy fence between the subdivision to the west along the event space along with a landscape buffer with noise absorbing trees and shrubs shall be constructed prior to commencement of events. Provide Development Services Department proof of installation of both.
13. All exterior lighting shall be directed away from adjacent residential properties and be contained on the parcel with downward facing lighting and shielding where necessary.
14. Parking shall follow CCZO 07-13-01 and 07-13-03.
15. The applicant shall not impede, disrupt, or otherwise disturb the existing irrigation structures on and adjacent to the subject property.
16. The applicant shall obtain administrative approval for signs that exceed 32 square feet or if it is illuminated as required in the CCZO §07-10-13.
17. Applicant must meet with Southwest District Health and Idaho Department of Environmental Quality to obtain all appropriate permits before the commencement of use. Evidence of permit approval shall be submitted to Canyon County DSD. The number of portable restrooms and maintenance shall be as recommended by Southwest District Health.
18. Food preparation is prohibited on-site unless approved by Southwest District Health and the Idaho Department of Environmental Quality.
19. Alcoholic Beverage Licensing: Any alcoholic beverages (inclusive of beer and wine) for special events at the facility shall be provided and distributed in strict compliance with Local, State and Federal requirements for sales and distribution.
20. This conditional use permit must follow land use time limitation as stated in CCZO 07-07-23: “When a conditional use permit is granted, the land use or construction of its facility proposed in the application must have commenced within three (3) years of the date of the final decision by the presiding party or a court of appropriate jurisdiction. The improvements for the approved use must be completed within five (5) years of the same date.
21. This Conditional Use Permit is not transferable to any other owner. A new application will need to be made if they wish to continue the Special Event Facility.

DATED this _____ day of _____, 2024.

**PLANNING AND ZONING COMMISSION
CANYON COUNTY, IDAHO**

Robert Sturgill, Chairman

State of Idaho)

SS

County of Canyon County)

On this _____ day of _____, in the year 2024, before me _____, a notary public, personally appeared _____, personally known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he (she) executed the same.

Notary: _____

My Commission Expires: _____

DRAFT

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



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



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



Firefly Ranch
3614 E. Annie Avenue
Nampa, ID 83686



Property Boundary
Event Area
Parking
Private Residence

Annie Avenue



LAND USE WORKSHEET

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

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



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



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

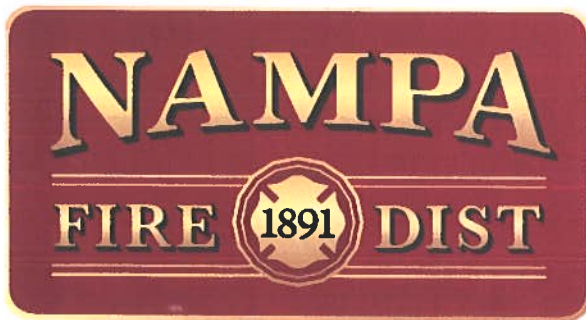
DISCLAIMER: THIS ACKNOWLEDGMENT IS ONLY VALID SIX MONTHS FROM THE DATE ISSUED

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 12th 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,

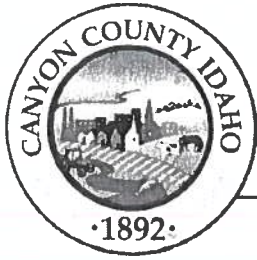
The City of Nampa has jurisdiction over Amity Ave. along the frontage of 3614 E. Amity Ave so you will need to contact them regarding access for the wedding venue you are proposing. Nampa Highway District #1's jurisdiction on Amity Ave doesn't start until east of Happy Valley Rd.

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

Thank you,

Eddy

Eddy Thiel
ROW
eddy@nampahighway1.com
4507 12th 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

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>
Sent: Wednesday, April 12, 2023 7:15 PM
To: Doug Critchfield <critchfieldd@cityofnampa.us>; Rebekah Bent <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
Subject: Fwd: Application to Canyon County for event venue

Here you go...

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

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

Notice: All communication transmitted within the City of Nampa Email system may be a public record and may be subject to disclosure under the Idaho Public Records Act (Idaho Code 74-101 et seq.) and as such may be copied and reproduced by members of the public. In addition, archives of all City emails are generally kept for a period of two years and are also subject to monitoring and review.

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: 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

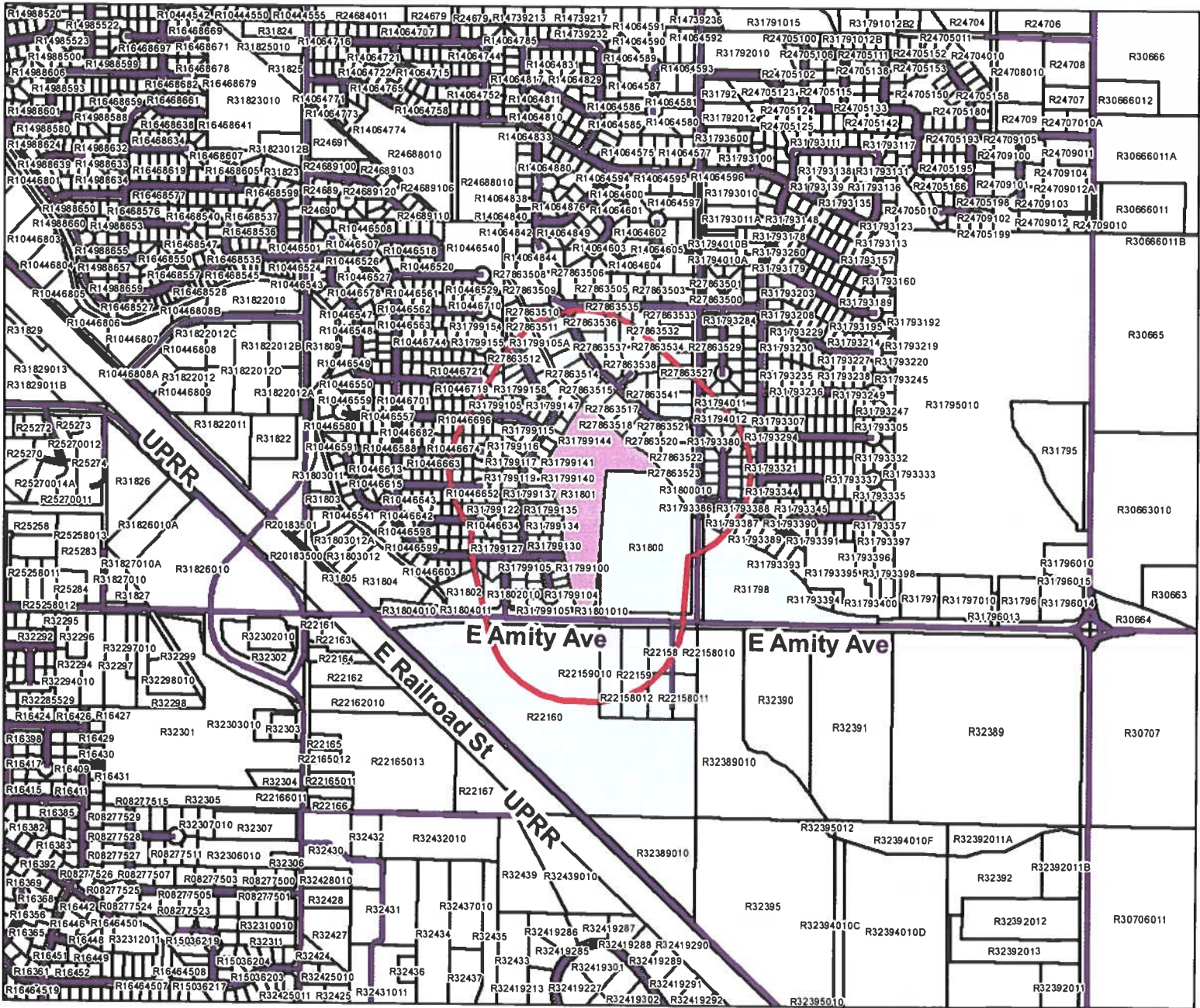


This map is for informational purposes only and does not suggest approval of the project.

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.

Firefly Ranch
3614 E. Annie Avenue
Nampa, ID 83687

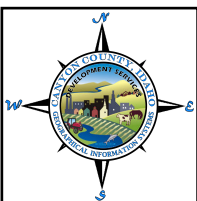
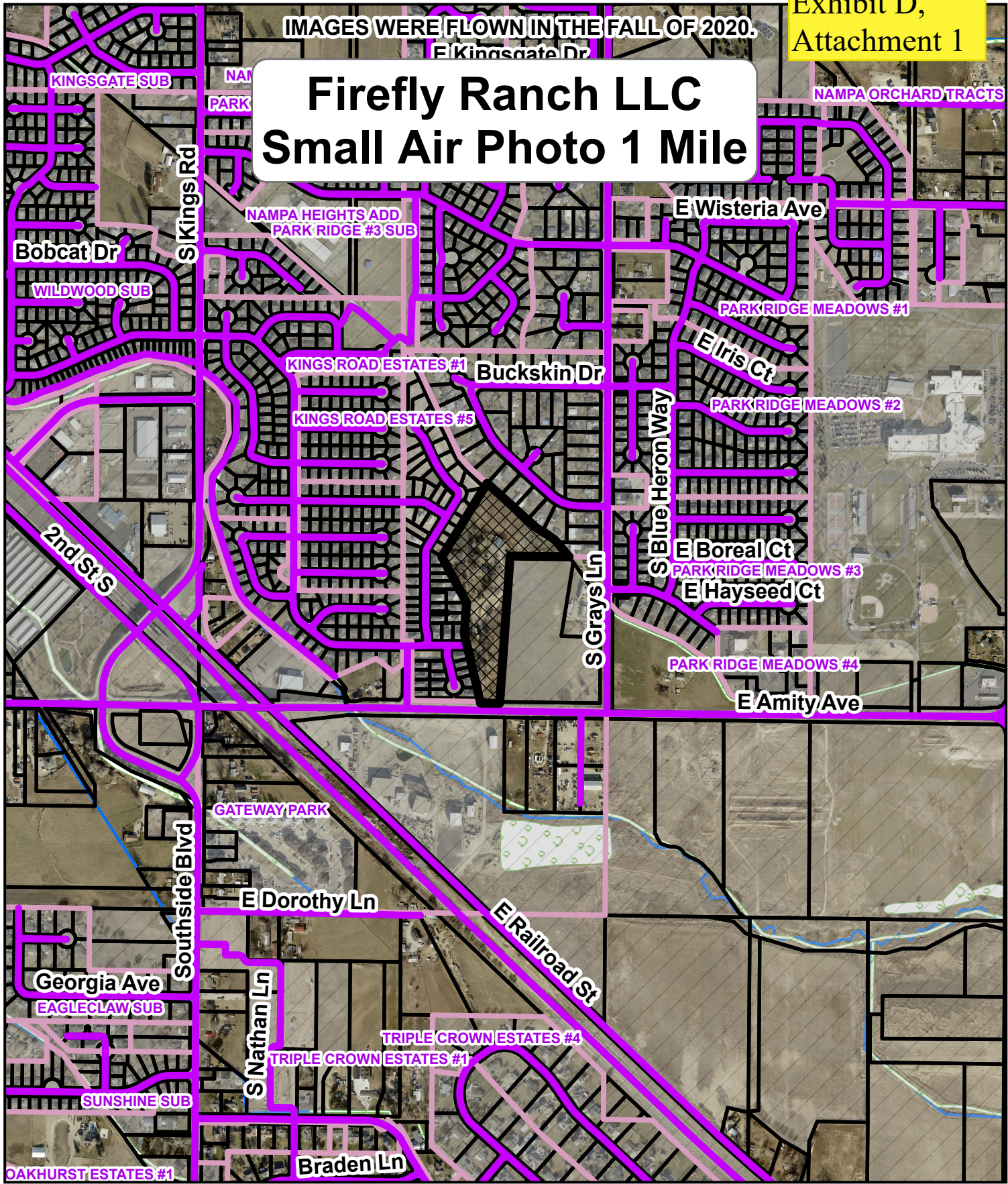


Property Boundary
Event Area
Parking
Private Residence

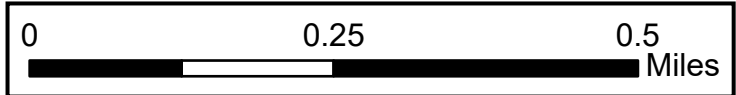
Annie Avenue

IMAGES WERE FLOWN IN THE FALL OF 2020.

Firefly Ranch LLC Small Air Photo 1 Mile



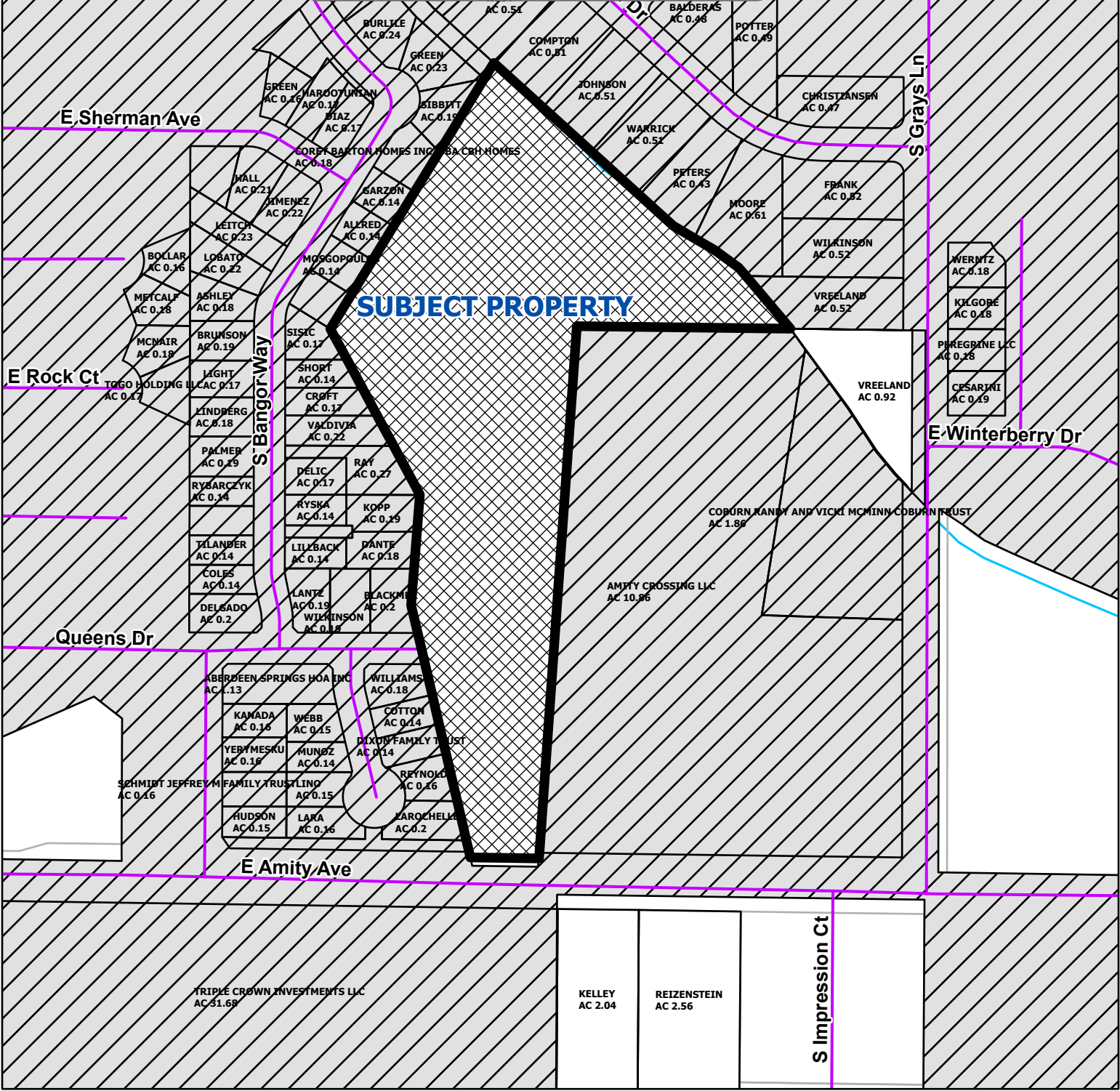
	City Limits
	Wetlands



Firefly Ranch LLC Small Vicinity Map

E. Palace Ct

S B



E Rock Ct

S Grays Ln

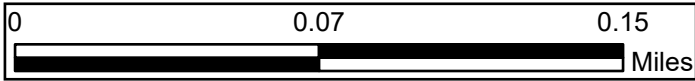
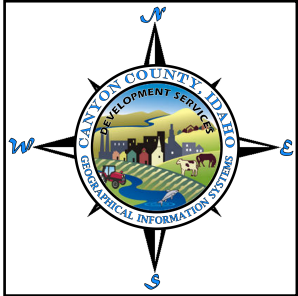
SUBJECT PROPERTY

E Winterberry Dr

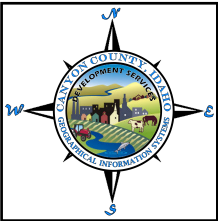
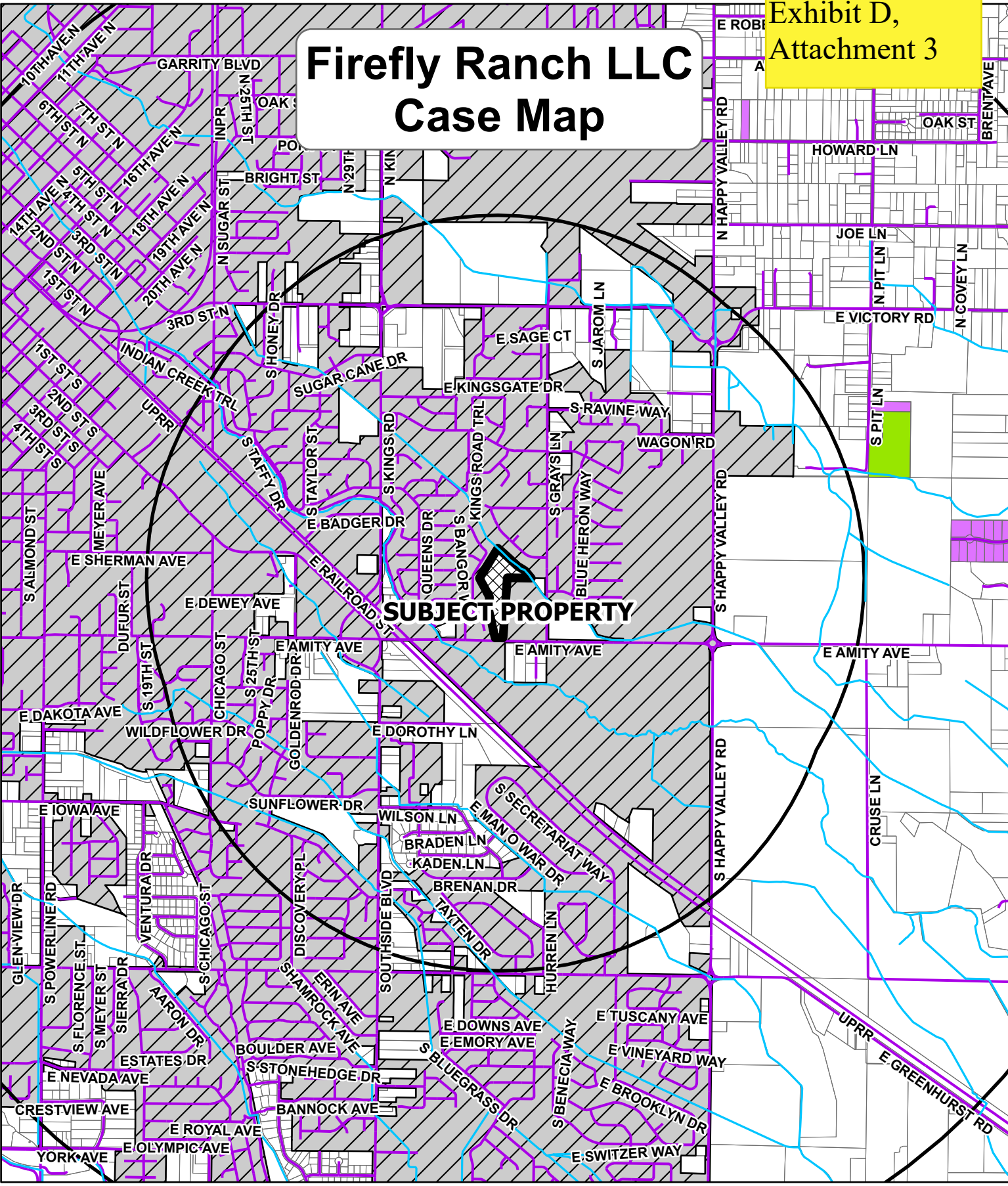
Queens Dr

S Bangor Way

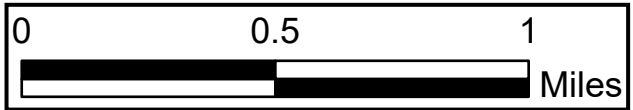
S Impression Ct



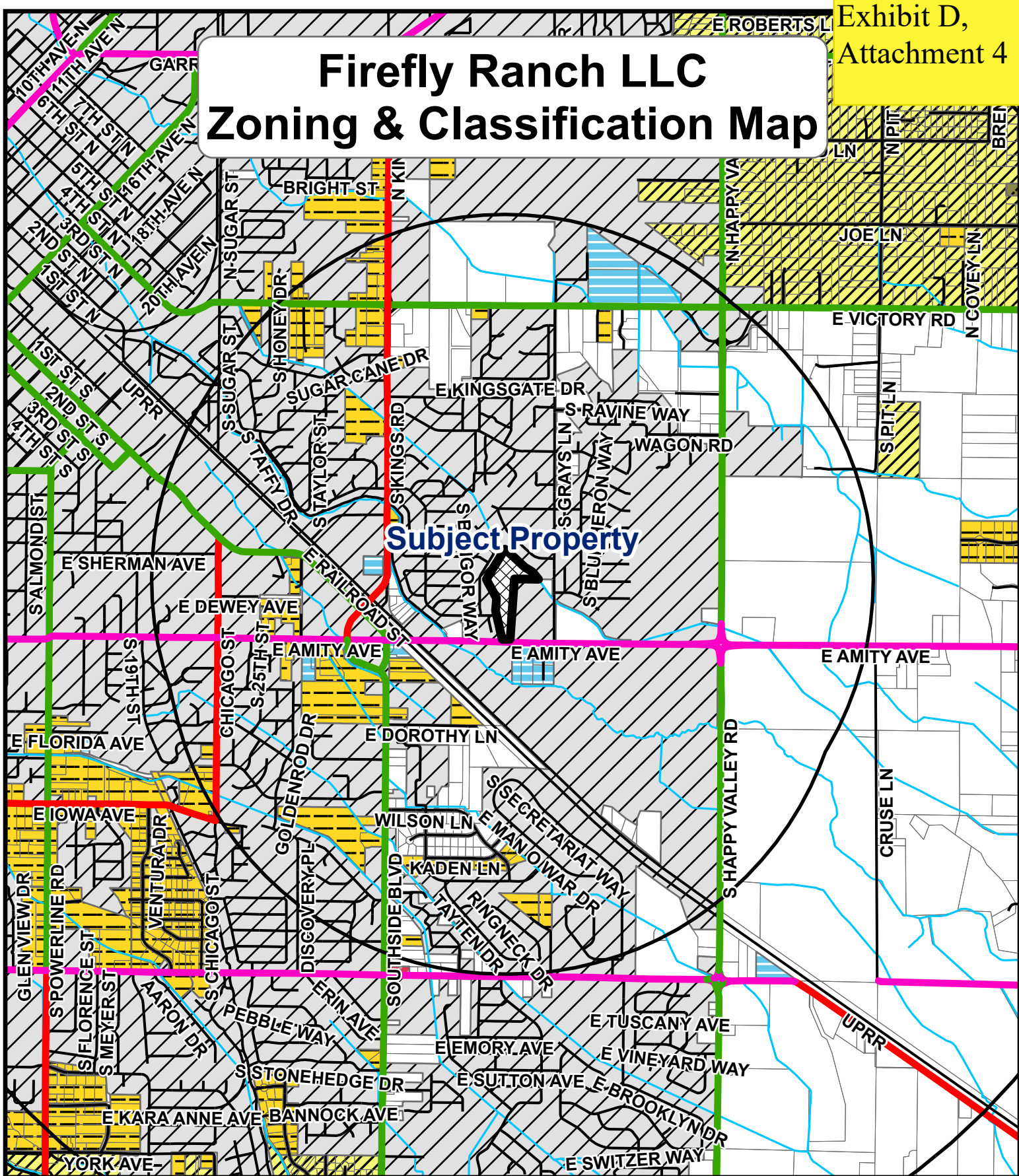
Firefly Ranch LLC Case Map



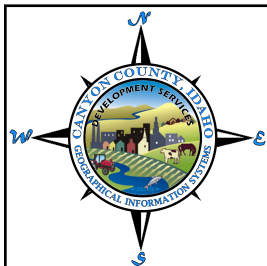
YEAR	
■ 2023	■ 2020
■ 2022	■ 2019
■ 2021	■ 2018



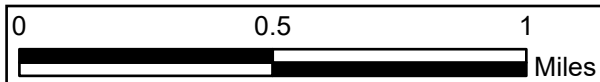
Firefly Ranch LLC Zoning & Classification Map



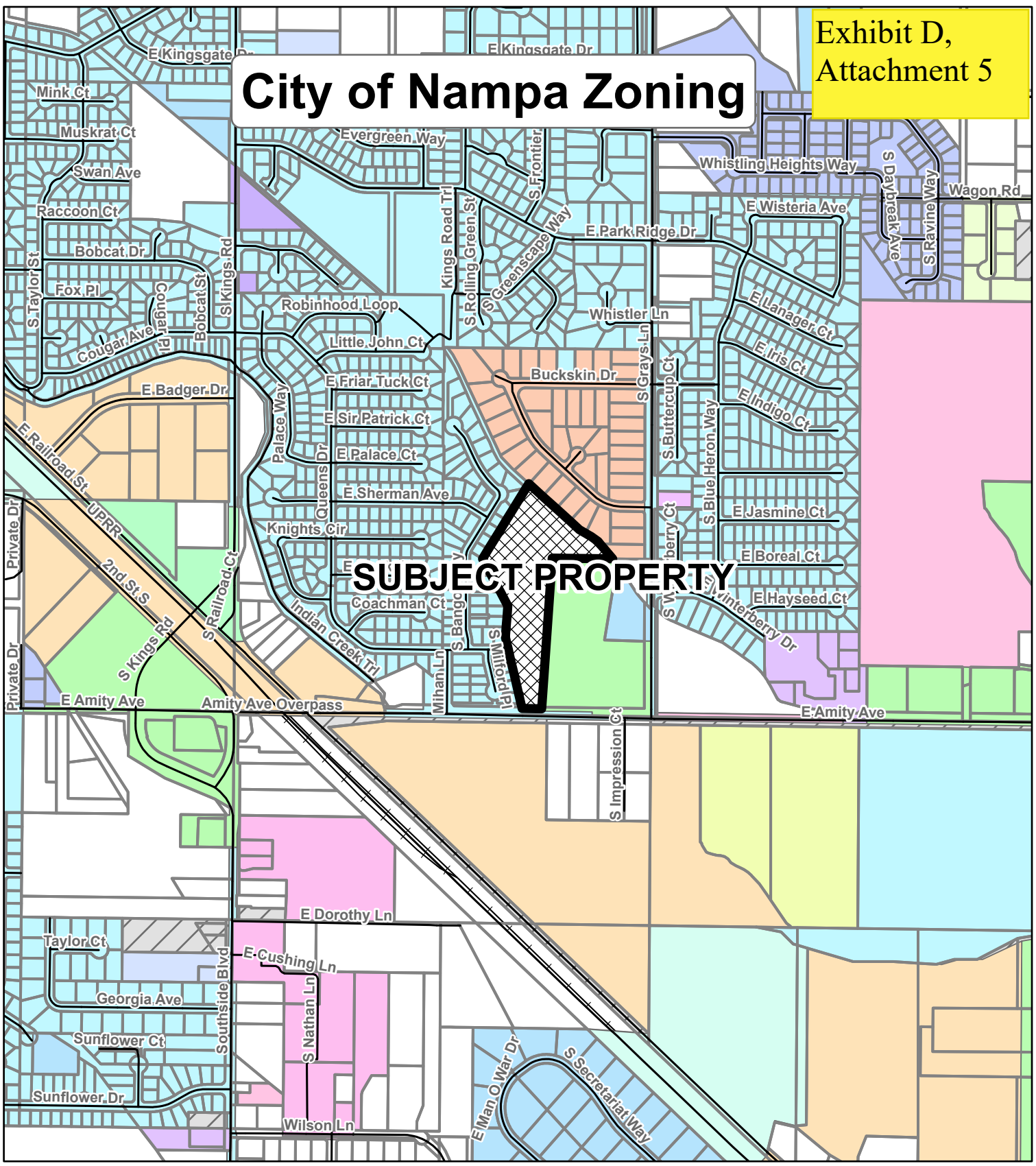
Subject Property



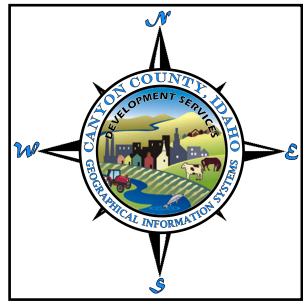
Current Zoning	C1	AG	ITD Functional Classification
RR	CR-C1	C2	Interstate
CR-RR	CR-C2	M1	Major Collector
R1	CR-M1	M2	Minor Arterial
CR-R1	C		Minor Collector
R2			Other Principal Arterials



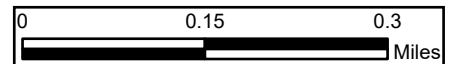
City of Nampa Zoning



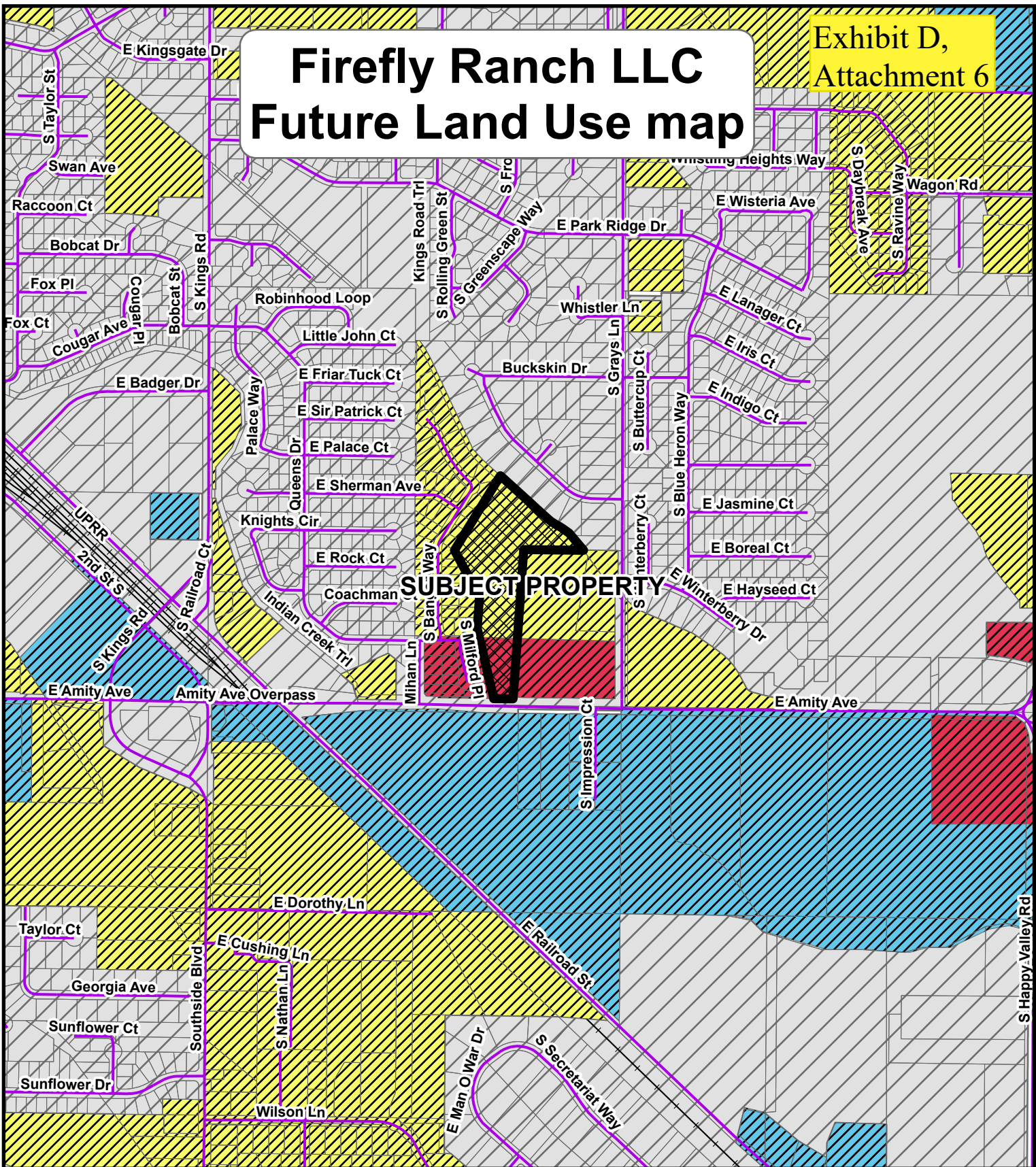
SUBJECT PROPERTY



zones			
DB	IL	RMH_PUD	RS6
DH	IL_RS	RML	RS6_PUD
AG	DV	IP	RS7
BC	GB1	IP_RS	RS7_PUD
BC_PUD	GB2	RA	RS8.5
BF	GBE	RD	U
BN	HC	RD_PUD	Unzoned
BN_PUD	IH	RMH	Enc
		RS4	
		RS12	
		RS15	
		RS18	
		RS22	

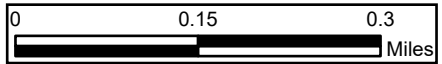
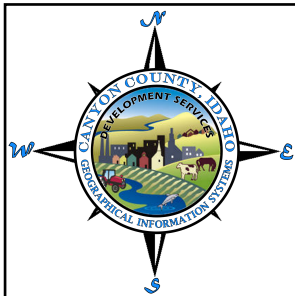


Firefly Ranch LLC Future Land Use map



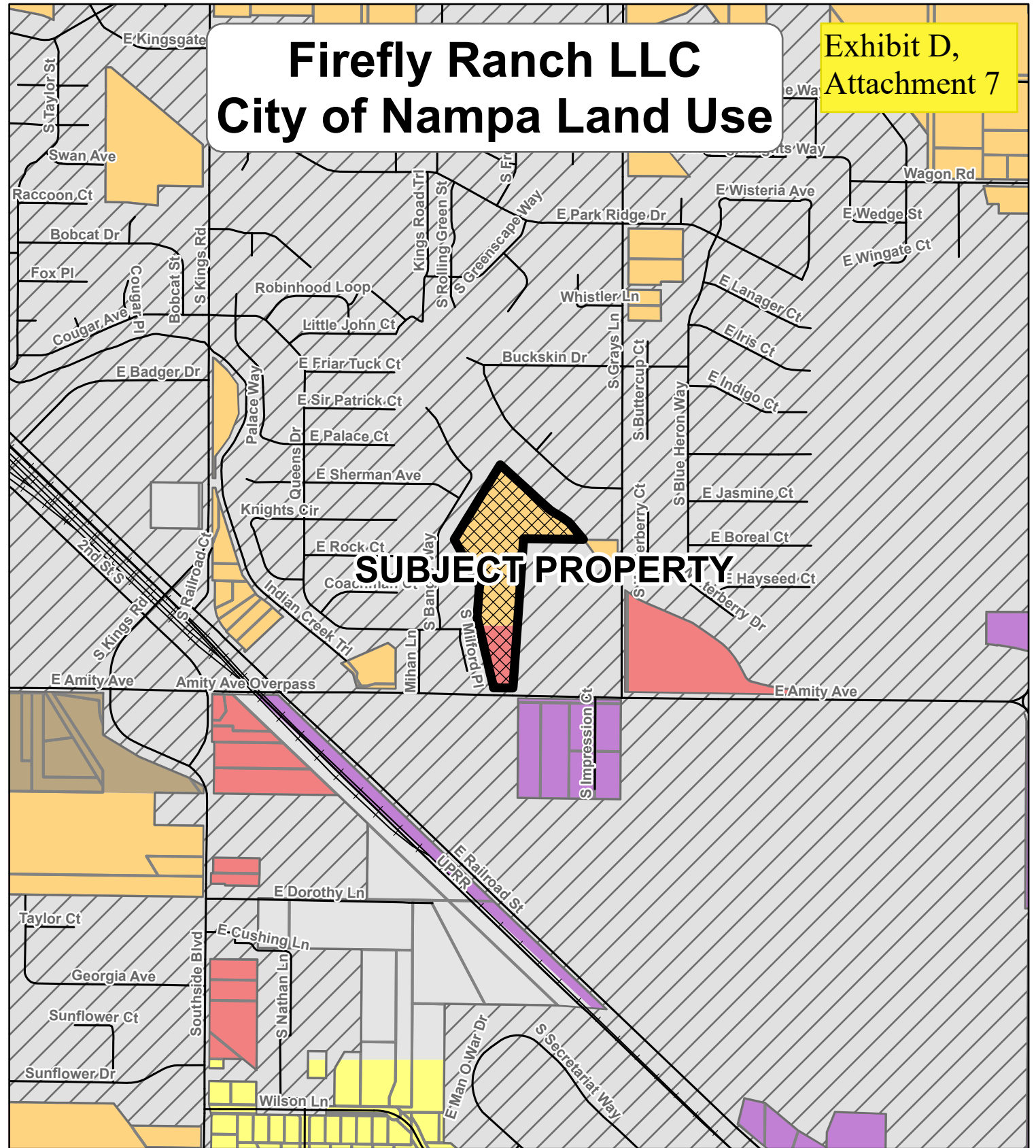
Legend Future Land Use 2030

- COMMERCIAL
- INDUSTRIAL
- RESIDENTIAL

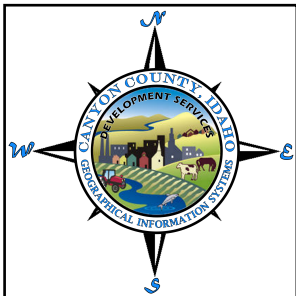


Firefly Ranch LLC City of Nampa Land Use

Exhibit D,
Attachment 7

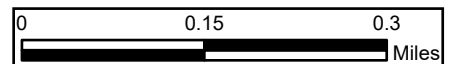


SUBJECT PROPERTY

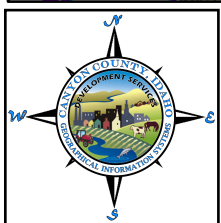
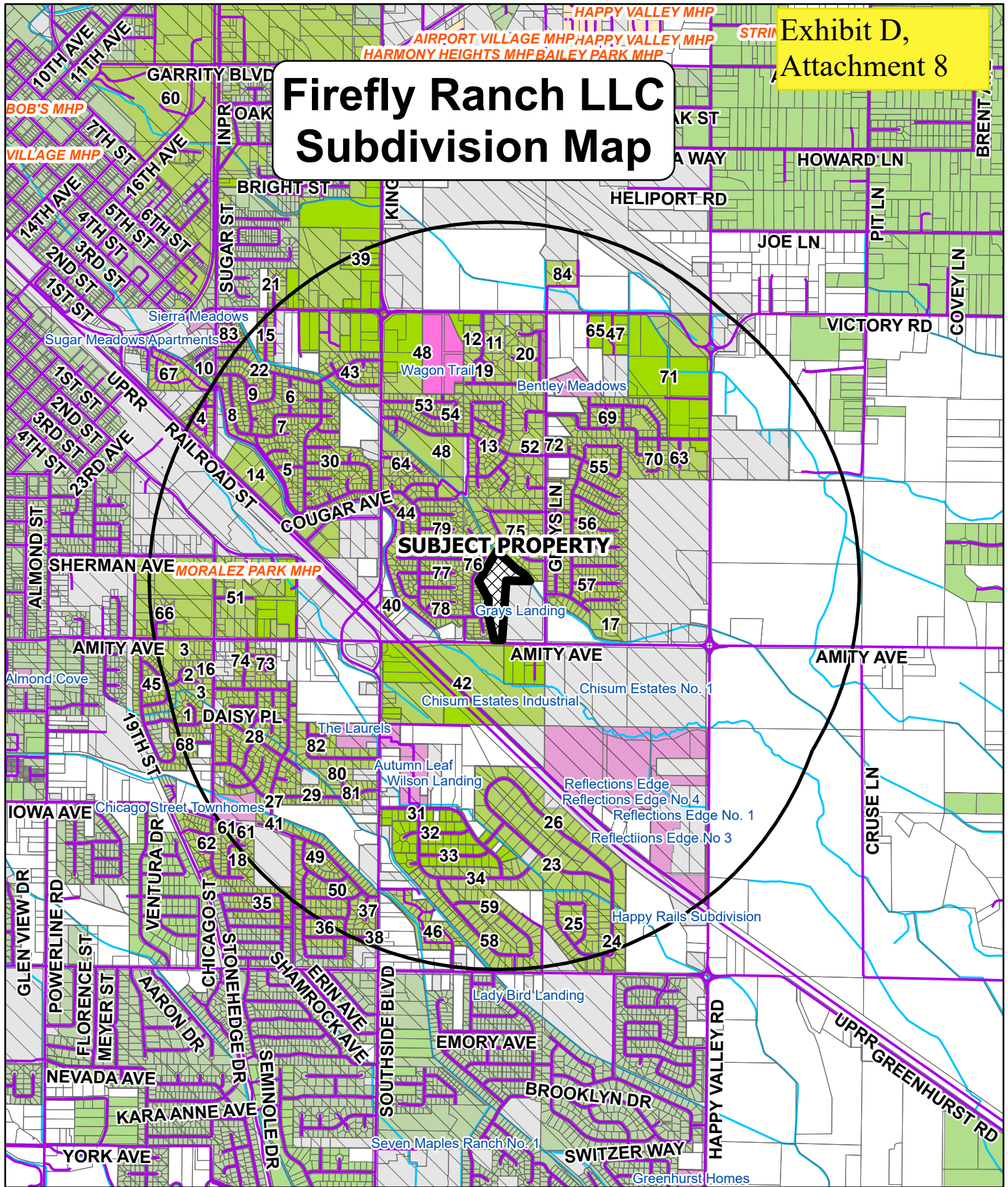


NampaCompPlan

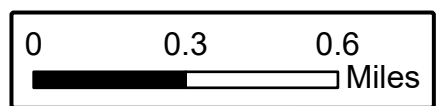
- Agricultural
- Airport
- Commercial
- Downtown
- Education, Public Administration, Healthcare and Other Institutions
- Industrial
- Parks
- Low Density Residential
- Medium Density Residential
- High Density Residential



Firefly Ranch LLC Subdivision Map



- SUBDIVISIONS
- Plat Type, Plat Status**
- Preliminary, Approved
- Preliminary, Pending



SUBDIVISION & LOT REPORT

NUMBER OF SUBS	ACRES IN SUB	NUMBER OF LOTS	AVERAGE LOT SIZE	
84	1560.43	3248	0.48	
NUMBER OF SUBS IN PLATTING	ACRES IN SUB	NUMBER OF LOTS	AVERAGE LOT SIZE	
0	0	0	0	
NUMBER OF LOTS NOTIFIED	AVERAGE	MEDIAN	MINIMUM	MAXIMUM
355	0.54	0.18	0.14	31.68
NUMBER OF MOBILE HOME PARKS	ACRES IN MHP	NUMBER OF SITES	AVG HOMES PER ACRE	MAXIMUM
1	1	7	7	7

PLATTED SUBDIVISIONS

SUBDIVISION NAME	Label	LOCATION	ACRES	NO. OF LOTS	AVERAGE LOT SIZE	CITY OF...	Year
CRYSTAL SPRINGS #1	1	3N2W35	8.06	32	0.25	NAMPA	1994
IRVING PLACE SUB	2	3N2W35	4.29	18	0.24	NAMPA	2001
MARTIN ACRES	3	3N2W35	11.70	23	0.51	NAMPA	1941
SUNRISE MEADOWS	4	3N2W26	6.51	32	0.20	NAMPA	2002
SUGAR MANOR #6	5	3N2W26	10.35	37	0.28	NAMPA	2004
SUGAR MANOR #5	6	3N2W26	2.40	13	0.18	NAMPA	1997
SUGAR MANOR #4	7	3N2W26	7.30	33	0.22	NAMPA	1995
SUGAR MANOR #3	8	3N2W26	8.12	30	0.27	NAMPA	1993
SUGAR MANOR #2	9	3N2W26	11.05	48	0.23	NAMPA	1995
SUGAR MEADOWS #1	10	3N2W26	2.81	24	0.12	NAMPA	2002
ROLLING GREEN ESTATES #3	11	3N2W25	3.84	8	0.48	NAMPA	1999
ROLLING GREEN ESTATES #2	12	3N2W25	2.80	6	0.47	NAMPA	1999
PARK RIDGE #3 SUB	13	3N2W25	27.90	105	0.27	NAMPA	1996
KOSTERMAN INDUST TRACT	14	3N2W26	21.44	13	1.65	NAMPA	1997
AMANDA SUB	15	3N2W26	4.96	21	0.24	NAMPA	1999
GUSTIN REPLAT	16	3N2W35	1.62	5	0.32	NAMPA	1973
PARK RIDGE MEADOWS #4	17	3N2W25	6.45	6	1.07	NAMPA	2002
PORT MEADOWS #2	18	3N2W35	10.31	44	0.23	NAMPA	1997
ROLLING GREEN ESTATES	19	3N2W25	10.88	18	0.60	NAMPA	1999
ROLLING GREEN ESTATES #4	20	3N2W25	19.67	34	0.58	NAMPA	2000
SPICEWOOD #4	21	3N2W23	2.58	10	0.26	NAMPA	2002
SUGAR MANOR #1	22	3N2W26	9.82	41	0.24	NAMPA	1988
TRIPLE CROWN ESTATES #1	23	3N2W36	34.71	29	1.20	NAMPA	1999
TRIPLE CROWN ESTATES #2	24	3N2W36	12.48	20	0.62	NAMPA	1999
TRIPLE CROWN ESTATES #3	25	3N2W36	20.75	43	0.48	NAMPA	2000
TRIPLE CROWN ESTATES #4	26	3N2W36	28.05	27	1.04	NAMPA	2001
WILDFLOWER WEST #3	27	3N2W35	1.61	8	0.20	NAMPA	1993
WILDFLOWER WEST	28	3N2W35	54.78	181	0.30	NAMPA	1977
WILDFLOWER WEST #2	29	3N2W35	5.47	19	0.29	NAMPA	1993
WILDWOOD SUB	30	3N2W26	42.72	201	0.21	NAMPA	1993
WILSON ESTATES #1	31	3N2W36	5.74	11	0.52	COUNTY (Canyon)	1991
WILSON ESTATES #2	32	3N2W36	14.00	21	0.67	COUNTY (Canyon)	1992
WILSON ESTATES #3	33	3N2W36	13.57	23	0.59	COUNTY (Canyon)	1993
WILSON ESTATES #4	34	3N2W36	17.71	30	0.59	NAMPA	1995
AUTUMN BREEZE #2	35	3N2W35	12.77	54	0.24	NAMPA	2000
OAKHURST ESTATES #2 PH 2	36	3N2W35	16.40	65	0.25	NAMPA	1999
OAKHURST ESTATES #2 PH 5	37	3N2W35	4.92	16	0.31	NAMPA	2001
OAKHURST ESTATES #2 PH 4	38	3N2W35	0.71	3	0.24	NAMPA	2001
ABBY'S	39	3N2W24	2.95	4	0.74	NAMPA	2000
AUDREY MH ESTATES	40	3N2W25	1.42	3	0.47	NAMPA	1986
DISCOVERY SUB	41	3N2W35	3.58	6	0.60	NAMPA	1990
GATEWAY PARK	42	3N2W36	80.06	18	4.45	COUNTY (Canyon)	1906
KINGSGATE SUB	43	3N2W26	17.68	61	0.29	NAMPA	1994
KINGS ROAD ESTATES #1	44	3N2W25	26.95	85	0.32	NAMPA	1994
L W NOVIS SUB	45	3N2W35	14.04	61	0.23	NAMPA	1972
LEXI'S CREEKSIDE	46	3N2W36	14.53	36	0.40	NAMPA	2004
MASON CREEK ESTATES	47	3N2W25	6.37	6	1.06	COUNTY (Canyon)	2001
NAMPA HEIGHTS ADD	48	3N2W26	78.70	29	2.71	NAMPA	1911
OAKHURST ESTATES #1	49	3N2W35	12.94	45	0.29	NAMPA	1995
OAKHURST ESTATES #2 PH 1	50	3N2W35	13.09	46	0.28	NAMPA	1998
PARK PLACE	51	3N2W26	76.51	83	0.92	NAMPA	1996
PARK RIDGE ESTATES	52	3N2W25	20.22	32	0.63	NAMPA	1996
PARK RIDGE #1 SUB	53	3N2W25	7.03	29	0.24	NAMPA	1994

PARK RIDGE #2 SUB	54	3N2W25	11.73	49	0.24	NAMPA	1995
PARK RIDGE MEADOWS #1	55	3N2W25	21.62	79	0.27	NAMPA	2001
PARK RIDGE MEADOWS #2	56	3N2W25	29.26	122	0.24	NAMPA	2001
PARK RIDGE MEADOWS #3	57	3N2W25	25.63	104	0.25	NAMPA	2002
PHEASANT HOLLOW #1	58	3N2W36	18.80	32	0.59	NAMPA	1996
PHEASANT HOLLOW #2	59	3N2W36	16.00	31	0.52	NAMPA	1997
PLAT 'A'	60	3N2W23	315.02	204	1.54	NAMPA	1922
PLEASANT'S SUB	61	3N2W35	1.64	3	0.55	NAMPA	1907
PORT MEADOWS	62	3N2W35	12.66	47	0.27	NAMPA	1996
HAPPY VALLEY ESTATES SUBDIVISION	63	3N2W25	4.05	5	0.81	NAMPA	2007
WHISPERING MAPLES SUBDIVISION	64	3N2W25	5.44	20	0.27	NAMPA	2008
MASON CREEK MEADOWS	65	3N2W25	2.98	2	1.49	COUNTY (Canyon)	2008
HIDDEN COVE SUB	66	3N2W26	3.33	14	0.24	NAMPA	2006
WHISPERING WILLOW SUB	67	0	11.00	29	0.38	NAMPA	2005
SHADY GROVE PLACE SUBDIVISION NO. 2	68	3N2W35	7.12	35	0.20	NAMPA	2017
PHEASANT MEADOWS SUBDIVISION NO. 1	69	3N2W25	14.82	55	0.27	NAMPA	2018
PHEASANT MEADOWS SUBDIVISION NO. 2	70	3N2W25	15.30	58	0.26	NAMPA	2019
NAMPA ORCHARD TRACTS	71	3N2W25	60.51	22	2.75	COUNTY (Canyon)	1909
CHARLOTTE MEADOWS SUBDIVISION	72	3N2W25	1.50	4	0.37	NAMPA	2020
WILDFLOWER ESTATES #2	73	3N2W35	4.62	18	0.26	NAMPA	2000
WILDFLOWER ESTATES	74	3N2W35	4.48	16	0.28	NAMPA	1998
WESTERN COUNTRY ESTATES	75	3N2W25	26.35	43	0.61	NAMPA	1986
ABERDEEN SPRINGS SUBDIVISION	76	3N2W25	17.41	66	0.26	NAMPA	2021
KINGS ROAD ESTATES #4	77	3N2W25	10.98	58	0.19	NAMPA	2001
KINGS ROAD ESTATES #3	78	3N2W25	14.52	59	0.25	NAMPA	1998
KINGS ROAD ESTATES #5	79	3N2W25	10.97	56	0.20	NAMPA	2002
SUNFLOWER SUBDIVISION	80	3N2W35	2.17	8	0.27	NAMPA	2021
SUNSHINE SUB	81	3N2W35	6.49	20	0.32	NAMPA	1995
EAGLECLAW SUB	82	3N2W35	16.12	30	0.54	NAMPA	1995
COVEY RUN SUBDIVISION	83	3N2W26	5.51	61	0.09	NAMPA	2021
WHISKEY CREEK SUBDIVISION	84	3N2W24	5.08	2	2.54	NAMPA	2023

SUBDIVISIONS IN PLATTING

SUBDIVISION NAME	ACRES	NO. OF LOTS	AVERAGE LOT SIZE

MOBILE HOME & RV PARKS

SUBDIVISION NAME	SITE ADDRESS	ACRES	NO. OF SPACES	UNITS PER ACRE	CITY OF...
Moralez Park MHP	2647 2nd Street South	1.00	7	0.14	City of Nampa



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

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>
Sent: Tuesday, July 18, 2023 9:02 AM
To: Robyn Sellers <sellersr@cityofnampa.us>; Caleb Laclair <laclairc@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: Legal Notice Firefly Ranch / CU2023-0007

CAUTION: This email originated OUTSIDE the City of Nampa domain. DO NOT click on links or open attachments unless you recognize the sender or are sure the content is safe. Highlight the suspect email and send using the Outlook Phish Alert Report button or call the IT Helpdesk at (208) 468-5454.

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.

Thank you,



Bonnie Puleo

Hearing Specialist

Canyon County Development Services

111 No 11th Ave. Suite 310

Caldwell, ID 83605

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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Canyon County, 111 North 11th Ave Suite 310 Caldwell, ID 83605
(208) 454 7458

Date 4-16-2024

Case No CU2023-0007

Location: 3614 Amity Ave Nampa, Idaho

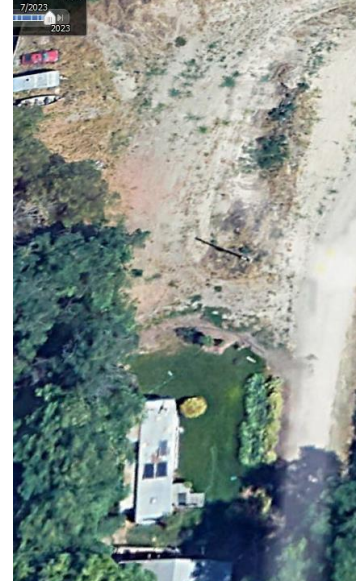
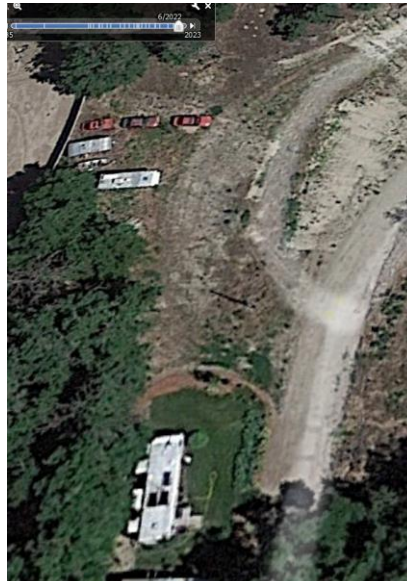
Acreege: 10.11 acres

Zoned: Agricultural

Dear Michelle,

Canyon County Building Division has reviewed the subject conditional use permit application for a special event facility and would recommend the follow comments/concerns be addressed.

1. What appears to be a recreational vehicle parked at the begin of the driveway appeared on the property in 2017. If it is not a recreational vehicle but a manufacture home, the Canyon County Building Department has no evidence of a building permit. Land & construction improvements around it/to it have taken place since (landscaping, deck to the door, solar panels on roof).



Planning • Zoning • Building • Code Enforcement

Dedicated to providing quality, efficient and equitable service to the citizens of Canyon County by planning for orderly growth and development through consistent administration and enforcement of County Ordinances.

2. Canyon County Building Department has no evidence of a building permit for the roof mounted solar panels installed on the detached accessory structure. Appeared in 2020.



3. Canyon County Building Department has no evidence of a building permit for the detached accessory structure greater than 200 sq. ft.. Placed on property between July 2022 & May 2023. Any structure greater than 200 sq. ft., requires a building permit.



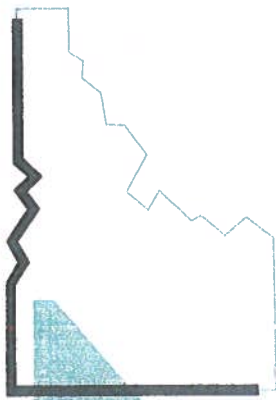
4. If at any point the applicant would like to use any of the structures located on the property, a Change of Occupancy permit to convert the structure(s) over to commercial shall be required prior to the structure being used.

If you have any questions, please let us know,

Canyon County Building Official, Tom Crosby
Canyon County Permit Tech Supervisor, Cassie Lamb

Planning • Zoning • Building • Code Enforcement

Dedicated to providing quality, efficient and equitable service to the citizens of Canyon County by planning for orderly growth and development through consistent administration and enforcement of County Ordinances.



ORGANIZED 1904

Nampa & Meridian Irrigation District

1503 FIRST STREET SOUTH
FAX #208-463-0092

NAMPA, IDAHO 83651-4395
nmid.org

OFFICE: Nampa 208-466-7861
SHOP: Nampa 208-466-0663

July 25, 2023

Canyon County Development Services
111 No 11th Ave. Suite 310
Caldwell, ID 83605

RE: CU2023-0007/ Firefly Ranch LLC; 3614 Amity Ave.

To Whom It May Concern:

Please be advised of the District's North Nampa Lateral that courses along the north boundary of this property. The easement for the North Nampa Lateral at this location is a minimum of fifty feet (50') total, twenty-five feet (25') each side. Any work within this area will require a filed Land Use Change Application and full review of its plans.

All private laterals and waste ways must be protected. It is recommended that irrigation water be available to all developments within NMID. Developers must comply with Idaho Code 31-3805.

Please call with any further questions at (208) 466-0663.

Sincerely,

David T. Duvall
Asst. Water Superintendent
Nampa & Meridian Irrigation District
DTD/ eol

Cc: Office/ File

RECEIVED
JUL 31 2023
RECEIVED



APPROXIMATE IRRIGABLE ACRES
RIVER FLOW RIGHTS - 23,000
BOISE PROJECT RIGHTS - 40,000

Michelle Barron

From: RW Moore <rwmoore@goldenwestsigns.com>
Sent: Sunday, April 28, 2024 3:33 PM
To: Michelle Barron
Subject: [External] Firefly Ranch Case No.: CU2023-0007
Attachments: Firefly Ranch.pdf

I give my approval.

Bob Moore, Jr.
Golden West Signs
114 East 37th St.
Boise, Idaho 83714
Office: (208) 345-4343



4/27/2024

Firefly Ranch LLC

Case No.: CU2023-0007

I am giving my approval for the Conditional Use Permit for Firefly Ranch LLC.

Their events over the years have not been bothersome or loud.

They have small weddings, graduations, etc. and respect the allotted time frame.

Robert Moore

411 Buckskin Drive

Nampa, Idaho

83687

Michelle Barron

From: Brian and Wendy Warrick <maynerdfamily@msn.com>
Sent: Thursday, April 25, 2024 9:03 PM
To: Michelle Barron
Subject: [External] Firefly Ranch CU2023-0007
Attachments: CU2023-0007 Firefly Ranch 4-24-21.pdf

Michelle,

Please see attached a letter in support of the application for Firefly Ranch CU2023-0007.

Can you please reply so I can know this was received.

Thanks,

Brian Warrick

April 24, 2024

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

To Whom It May Concern:

My name is Brian Warrick and my family and I live at 403 Buckskin Dr, Nampa. I recently received notification regarding a Conditional Use Permit for Firefly Ranch, Case No CU2023-0007.

I have reviewed the current proposal as outlined in the letter from Canyon County Development Services. In addition, I have spoken with the applicant in person and attended a neighborhood meeting at the location.

After careful review, I fully support the applicant and the issuance of the conditional use permit for a Special Events Center. I offer my support for the following reasons.

1. The owner has been operating the Special Events Center for a number of years under the current CUP and at no time has it been a nuisance to me. The owner follows the conditions in the CUP with regard to times, dates and noise levels. The owner has taken care to make sure the events are not disturbing to the neighbors and has strategically located the events on the property as to minimize the impact on neighbors.
2. The reason for this modified CUP to remove the indoor venue will have no substantial impact to the usage of the property and the impact to the neighbors.
3. Traffic is a big concern in this part of town, but the usage has not added to the traffic issues. Events are held at non peak times and do not cause traffic concerns.
4. The applicant is very concerned for the neighborhood and is always upfront with her plans for the property. She is easily reached if there was a concern and quick to respond.
5. This Special Event Center is an asset to the community. More and more, people are looking for places to gather and celebrate life occasions. The applicant provides a unique site that suits the needs of many people in the community. To lose this asset would be detrimental to the community.

For these reasons I support the application for the Conditional Use Permit for Firefly Ranch and ask that you approve it.

Thank you,

Brian Warrick, P.E.
403 Buckskin Dr.
Nampa, ID 83687
Idaho PE #12781

Exhibit G



From Amity Avenue, looking down access road.

Looking Further down the Access Road.





Looking from access road across Amity Avenue.



Looking from access road West down Amity Avenue.



Looking East from access road down Amity Avenue.



Looking from Amity towards the Southwest corner of the property.



Parking area on the East side of the property near Commercial property.



Lower Parking Area.



Looking southeast towards barn and side pasture.



Looking north towards back of property.



Looking southwest towards the tree line from the concrete slab.



Looking west towards event area.



Looking West near event area.