



Planning and Zoning Commission Canyon County Development Services Dept.

HEARING DATE: July 11, 2024

OWNER/APPLICANT: Darren and Brenda Larson

PLANNER: Emily Kiester, Associate Planner

CASE NUMBER: CU2023-0016

LOCATION: 28352 Rocky Road
Parma, ID 83660



PROJECT DESCRIPTION:

The applicants, Darren and Brenda Larson, request a conditional use permit to allow a special events facility on Parcel R25086015. This parcel is zoned “A” (Agricultural).

The subject property is located at 28352 Rocky Road Parma, ID 83660 also referenced as Parcel R25086015, a portion of the SE quarter of Section 17, T6N, R5W, BM, Canyon County, Idaho.

PARCEL INFORMATION: (See Exhibit 3 for Parcel Information)

The subject parcel, R25086015 (approximately 2.37 acres), was created via a land division decision in 2008 (LS2008-4). The subject property contains a single-family residence with an attached garage (BP2021-0377).

PROJECT OVERVIEW:

Permitted Use

The proposed use, a special events facility, is allowed by conditional use permit approval in the “A” (Agricultural) zone per CCZO §07-10-27). Canyon County Zoning Code (CCZO) §07-02-03 defines Special Events as follows: “Any temporary event including, but not limited to, weddings, picnics, barbecues, holiday events and parties, dances, concerts, footraces and walks, bazaars, and harvest festivals.”

Pursuant to CCZO Section 07-07-05, the following criteria must be met to approve a conditional use permit:

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*
- Mitigate the negative impacts of the proposed development upon service delivery by any political subdivision, including school districts, providing services within the county*

Requested Use

The applicant's operations plan indicates that the proposed use is for a special events facility primarily for weddings and some other types of events (Exhibit 2). The applicants indicated in an email on May 13, 2024 that they will not hold concerts, footraces, walks, bazaars, or harvest festivals (Exhibit 2B). The applicant's operations plan states the operational months will be May-September, with only one (1) event scheduled per week on either Friday, Saturday, or Sunday. The guests would be allowed to be on the site from 12:00 p.m. to 10:00 p.m., music would be kept at 90dB or less and be off by 9:30 p.m. The applicants plan to accommodate up to 100 guests on the property per special event. The applicant proposes to utilize the home for consultation meetings and landscaped outdoor areas for the special events facility (Exhibit 2 and Exhibit 4). On the applicant's site plan, they identify proposed structures and buildings on the parcel that will be used to accommodate the special events facility (a covered patio, bridal cottage, and groom's cottage) (Exhibit 4). Parking is proposed to be on gravel area and pasture directly south of the single-family residence for 30 vehicles (the applicants have indicated the pasture area that will be used for parking will be graveled if this conditional use permit is approved). Ten (10) of the thirty (30) parking spaces are considered to be overflow parking by the applicant (Exhibit 2B, Exhibit 5, and Exhibit 5A). There is a landscaped area identified on the site plan that will be used for emergency-only parking (Exhibit 4). The operations plan indicates that the applicants will rent two (2) portable bathrooms and a sanitation station at the beginning of summer to use for the duration of the wedding season. They plan to have the portable bathrooms and sanitation station scheduled for cleaning after each event (Exhibit 2). The land use worksheet (Exhibit 6) indicates that well water and septic will be utilized, but this will only be used by the residences of the home (Exhibit 2B). Food would be prepared on site or off site via a caterers' discretion (Exhibit 2). The applicant has stated that no open bar will be allowed. They have considered allowing wine/champagne on the property, but are aware they would need to get sufficient licensing from Idaho State Police to serve alcohol (Exhibit 2B, Exhibit 5A).

Comprehensive Plan

The 2030 Canyon County Comprehensive Plan designates the subject parcel as agricultural (Exhibit 3). This area of Canyon County is predominately agricultural and agricultural residential. This parcel is not located in a city impact area. There are a number of agricultural residential parcels in the area due to the subdivision plats that were platted in the early 1900s (Exhibit 7).

The request aligns with the following goals and policies of the 2030 Comprehensive Plan:

- Property Rights Goals and Policies:

- Goal No. 1: *“Protect the integrity of individual property rights while safeguarding public health, safety, and welfare.”*
- Policy No. 1: *“No person shall be deprived of private property without due process of law.”*
- Policy No. 3: *“Ordinances and land-use decisions should avoid imposing unnecessary conditions or procedures in development approvals.”*
- Goal No. 2: *“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.”*

Canyon County values the property owners’ and surrounding property owners’ private property rights and may support the property owners’ project and surrounding property owners’ rights by add mitigating conditions to the proposed conditional use permit.

- Population Component Goals:

- Policy No. 1: *“Plan for anticipated population and households that the community can support with adequate services and amenities.”*
- Goal No. 2: *“Promote housing, business, and service types needed to meet the demand of the future and existing population.”*

Canyon County promotes business and service types that the community can support with adequate services and amenities. However, the Planning and Zoning Commission must decide if conditions can be added to this application to mitigate negative impacts on surrounding properties and if this is the best-suited location for this proposed special events facility.

- Economic Development Goal and Policy:

- Goal No. 1: *“Promote a healthy and sustainable regional economy by retaining, expanding, and recruiting businesses to favorable locations.”*
- Policy No. 2: *“Supportive suitable sites for economic growth and expansion compatible with the surrounding area.”*

Canyon County supports retaining, expanding, and recruiting businesses and economic growth and expansion but states that this must be done in a way that is compatible with the surrounding area, which may include adding mitigation conditions to this conditional use permit that address the community’s concerns (noise, traffic, influx of people, etc.).

- Land Use Goals:

- Policy No. 2: *“Consider site capability and characteristics when determining the appropriate locations and intensities of various land uses.”*

- Goal No. 3: *“Develop land in a well-organized and orderly manner while mitigating or avoiding incompatible uses, protecting public health and safety, and creating a vibrant economy through sustainable land use planning.”*
- Goal No. 2: *“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 in some instances may require conditions of approval to promote compatibility.”*

Canyon County supports growth and development as long as it is compatible with the surrounding area and appropriate conditions are added to mitigate adverse impacts that affect other land uses and the surrounding community.

Existing Conditions

Direction	Existing Conditions	Primary Zone	Other Zones
N	Agricultural/Ag. Residential	AG	-
E	Agricultural/Ag. Residential	AG	-
S	Agricultural/Ag Residential	AG	-
W	Ag. Residential	AG	-
“A” (Agricultural), “R-R” (Rural Residential), “R-1” (Single-Family Residential), “C-1” (Neighborhood Commercial), “C-2” (Service Commercial), “M-1” (Light Industrial), “CR” (Conditional Rezone)			

Surrounding Land Use Cases:

There are no recent land use applications in Canyon County within 1-mile of the external boundaries of R25086015.

It is important to note that there are five (5) subdivisions plats from the early 1900s located in this area. The lots in these subdivision plats have been reconfigured over the years, so the average lot size is not reflective of what was originally platted (Exhibit 7):

1. Orchard Tract of the Idaho Land Company – Platted in 1909 - 46 lots – Average Lot Size is 6.12 acres
2. Idaho Land Co. – Platted in 1909 – 58 lots – Average Lot Size is 11.56 acres
3. Orchard Tract of the Oregon Idaho Orchard Company – Platted in 1910 – 6 lots – Average Lot Size is 34.94 acres.
4. Apple Valley Land Co – Platted in 1916- 11 lots – Average Lot Size is 25.74 acres
5. Idaho Investment Co. – Platted in 1916 – 109 lots – Average Lot Size is 6.42 acres

Character of the Area:

The property is currently zoned “A” (Agricultural) but is not in agricultural production. The surrounding parcels mainly are in agricultural production or are agricultural residential parcels. There are a number of agricultural residential parcels in the area due to the subdivision plats that were platted in the early 1900s (Exhibit 7). There have been no recent or current land use cases to suggest the character of the area will substantially change in the coming years (Exhibit 8).

The property consists of Soil Capability Class 4 soils. Class 4 makes up 100% of the parcel and is farmland of statewide importance if irrigated (Exhibit 20).

For reference, the City of Parma’s limits are approximately 4.5 miles south of this parcel’s external boundaries.

Access and Traffic:

Per Canyon County Zoning Code (CCZO) §07-10-03(2-3), construction of driveways and private roads longer than one hundred fifty feet (150') from the public street right-of-way line to the most distant portion of an inhabited building must be approved in writing from the applicable fire district. As conditioned, the applicant shall provide evidence to DSD that the driveway has met the established requirements. (Exhibit 1, Condition of Approval #22, Exhibit 22).

Per Canyon County Zoning Code (CCZO) §07-13-03(6), for floor space used by the public or by members of a social hall, dance hall, nightclub, pool hall restaurant, or other similar enterprise or establishment, a number of parking spaces equal to 20 percent of the capacity in persons are required. If the capacity is determined to be 100 people, then 20 parking spaces must be provided. The parking circulation plan shows 30 parking spaces being provided to guests, with 10 parking spaces being considered overflow parking by the applicant which meets CCZO §07-13-03(6). As conditioned, the parking circulation plan must be reviewed and approved by Parma Fire Protection District prior to commencement of special events on the property. (Exhibit 1, Condition of Approval #13, Exhibit 5).

The subject property lies on Rocky Road, a local public road maintained by the Notus Parma Highway District. Rocky Road is narrow and is not marked with lane designations (Exhibit 21). Notus Parma Highway District states the legal access currently exists for the subject property located on the north side of Rocky Road. Additionally, the highway district requires that the existing residential access approach be replaced with a commercial approach to the subject parcel that meet the requirements of the intended use per ACCHD standards. The highway district also stated that if any future undue interference occurs with future traffic patterns on Rocky Road created by this request, they reserve the right to provide amended comments/conditions of approval when additional information becomes available (Exhibit 9). The applicant proposes one ingress/egress point which sits where the current driveway is located. Thirty (30) parking spaces will be located on the property, ten (10) of those parking spaces are considered to be overflow parking by the applicant (Exhibit 5, 5A). As conditioned, the applicant shall comply with all applicable Notus-Parma Highway District access requirements (Exhibit 1, Condition of Approval #2).

Idaho Transportation Department (ITD) stated that they have no comments or concerns to make at this time (Exhibit 12).

Adequate Facilities:

Staff received a response from Southwest District Health (SWDH) regarding the applicant's proposed plans, in which they identified that there will be up to one-hundred (100) guests one (1) day per week from May to September. SWDH stated that the existing septic system will not be accommodating with the increase in wastewater flows of up to one-hundred (100) guests. However, they stated the increase in wastewater flows can only be accommodated through the use of portable sanitation units that must be serviced by a licensed pumper in Idaho. Southwest District Health states that the property is not in a designated nitrate priority area (Exhibit 10, Exhibit 10A). The applicant identified in their operations plan that they will rent two (2) portable bathrooms and a sanitation station at the beginning of the summer for the duration of the wedding season and have them scheduled for cleaning after each event (Exhibit 2). In the applicant's Land Use Matrix (Exhibit 6), they identify that there is an individual well

and septic system on the property. If approved, the applicant will be required to meet Southwest District Health (SWDH) requirements (including providing portable sanitation units) for the proposed uses on the property and to provide Development Services a letter of review and approval prior to commencement of the use on the property (Exhibit 1, Condition of Approval #3).

According to the applicant's land use worksheet, there is a drain ditch located on the applicant's property that is one (1) foot deep when irrigating the pasture and the applicants' use gravity irrigation to irrigate their property (Staff Report Exhibit 6). Farmers Cooperative Ditch Co. stated via email to the applicant on March 11, 2024 that there is a lateral off of the extension in which the Farmers Cooperative Ditch Co. has no authority to grant a crossing agreement in that area and that the irrigation district is only responsible for the main canal their suggestion is to speak with water users downstream to make sure the property owners put in a sufficient size of pipe as to not hinder from getting the quantity of water that they are allotted (if they decide to place a drainage pipe) (Exhibit 11). The same representative of the irrigation district confirmed this comment to DSD Staff via email on May 15, 2024 and also stated that he did a site visit on the property to verify there are no potential problems (Exhibit 11A). It is important to note that no crossing agreement is needed for this application, this was just a general comment from the irrigation representative. A condition of approval has been proposed that requires the applicant to not impede, disrupt, or otherwise disturb the existing irrigation structures on and adjacent to the subject property (Exhibit 1, Condition of Approval #17).

Essential Services:

Agencies including the Canyon County Sheriff's Office, Canyon County Paramedics/EMT, Parma Rural Fire Protection District, Farmer's Cooperative Ditch Co., Notus Parma Highway District, Parma School District, Idaho Power, Intermountain Gas, Century Link, Ziply, Idaho Transportation Department (ITD), Southwest District Health, Canyon County Assessor's Office, Canyon County Building Department, and Canyon County Code Enforcement were notified of the application on April 3, 2024 and June 4, 2024. Canyon County's Emergency Management Coordinator was noticed on June 4, 2024. Canyon County Sheriff's Office, Canyon County Paramedics/EMT, Canyon County's Emergency Management Coordinator, Parma School District, Idaho Power, Intermountain Gas, Century Link, Ziply, Canyon County Assessor's Office, and Canyon County Code Enforcement did not provide any comments on this application.

Parma Rural Fire Protection District (Exhibits 13) provided an email on May 15, 2024 indicating that the property is not in the ideal location for a venue due to the parking situation. However, if they keep a twenty (20) foot wide emergency access available, the fire district has no problem with the proposed project. Staff reached out to the Parma Rural Fire Protection District on June 17, 2024 and June 24, 2024 to get further explanation on the fire district's comments. The fire district chose not to expand on their comment per an email dated June 24, 2024 (Exhibit 13A). A condition of approval has been proposed that states prior to commencement of Special Event activities on the property, the applicant will be required to provide proof that all Fire District requirements have been met and have the applicant's parking circulation plan reviewed and approved by Parma Rural Fire District as evidenced by an approval letter from the fire district (Exhibit 1, Condition of Approval #4 and #13).

Canyon County's Building Department provided a comment letter via email on June 5, 2024 that states according to the applicant's site plan, there are proposed future structures (barn and dressing cottage(s)) and that if built will require a commercial building permit to be applied for and issued a certificate of occupancy prior to use of those structures. When applying for a commercial building permit, a full set of architectural plans with code analysis will be needed, possible engineering, parking requirements, and proof of issued agency permits required at time of applying/issuance of permits from the Parma Rural Fire District, Southwest District Health, and Notus-Parma Highway District. As conditioned, the applicant shall obtain building permits for any proposed improvements (including fencing over seven (7) feet). Evidence shall be an approval document from Canyon County Building Department and Parma Rural Fire District (Exhibit 1, Condition of Approval #6 and Exhibit 14)

POTENTIAL IMPACTS:

The conditional use permit is proposing to run one (1) day a week on Friday, Saturday, or Sunday from 12:00 p.m. – 10:00 p.m. (Exhibit 2). There is potential for changing the character of the area, increased traffic, noise, dust, and lighting on the weekends.

The special events facility has the potential to change the character of the area, as no similar uses exist in the area (Exhibit 8). A condition of approval has been proposed that require the hours of operation shall be 12:00 p.m. to 10:00 p.m., one (1) day per week on either Friday, Saturday, or Sunday between the months of May-September (Exhibit 1, Condition of Approval #7).

To mitigate the effects of the potential increase of traffic due to up to 100 guests coming to the property, the property owners shall provide sufficient off-street parking so that no cars will be parked on the public right-of-way. Per CCZO §07-13-03(6), for floor space used by the public or by members in a social hall, dance hall, nightclub, pool hall, restaurant, or other similar enterprise or establishment, a number of parking spaces equal to 20 percent of the capacity in persons is required. In this case since there is not a gross floor area, so DSD is using the maximum guest numbers (100) is being used as the capacity in persons, which would be 20 persons. It is important to note per §07-13-03(6), a greater number of spaces may be required in any case where a conditional use permit is involved and further provided these regulations are subject to the Americans with disabilities act and state law. As presented, the applicants state they will have thirty (30) parking spaces on the property and will have an attendance limit in the guest's contracts backed by deposits (Exhibit 5, Exhibit 5A). Conditions of approval have been proposed that require the applicant to comply with all applicable off-street parking requirements (CCZO §07-13-01 and §07-13-03), have rental agreements that limits the applicants to the same conditions of approval as this conditional use permit, and the applicant has to be made available at all times during the events to enforce rental agreements and the conditions of approval (Exhibit 1, Conditions of Approval #11, #12, and #13).

Events will be outside at this facility with amplified music, which could cause disturbance for some of the nearby residences. The applicant identifies in their operations plan that they will require guests to have the music kept at 90dB or less and be off by 9:30 p.m. (Exhibit 2 and Exhibit 2B), with all guests off of the premises by 10:00 p.m. According to the American Academy of Audiology, examples of 90db include lawnmowers, power tools, blenders, and hair dryers. (Exhibit 23). A condition of approval has also been proposed that requires the applicants to have all amplified sounds directed away

from adjacent residences. There shall be no amplified sound of any kind after 9:30 p.m. on the Friday, Saturdays, or Sundays when a special event is held on site (Exhibit 1, Conditional of Approval #14). Additionally, per the applicant's operations plan and letter of intent, they state they have built fences (including a privacy fence) and have planted additional trees to aid in privacy and sound reduction (See Exhibit 2 and Exhibit 2A). When DSD Staff did a site visit on April 9, 2024 a site-obscuring fence appears to have been partially constructed on the west and south boundary (the closest residence is located on the west boundary– the east and north boundaries are the property owner's parcels) (see Exhibit 21 for site photos), so a condition of approval has been proposed that require the applicants to complete the construction of the site-obscuring fence (privacy) prior to the commencement of the use and obtain any required building permits (Exhibit 1, Condition of Approval #6 and #15).

There will likely be an increase in lighting on the property. A condition of approval has been proposed that states all exterior lighting shall be fully cutoff and fully shielded and placed to the direct the light source down and inside the property lines of the facility. All direct glare from the lights shall be contained within the facility area. No light source may be placed greater than fifteen (15') feet in height (See Exhibit 1, Condition of Approval #16).

The special events facility has the potential to increase dust levels in the immediate vicinity, but according to the applicant's operations plan they have a gravel driveway and plan on putting a bed of pit run, topped with road mix where the parking lot will be located (Staff Report Exhibits 2 and 2B). As conditioned, dust shall be controlled per applicable federal, state, and county laws, ordinances, rules, and regulations that pertain to operations including but not limited to nuisance regulations (CCCO Chapter 2 Article 1: Public Nuisances) and shall be consistent with Idaho Department of Environmental Quality (DEQ) and Environmental Protection Agency (EPA) requirements (Exhibit 1, See Condition of Approval #20).

COMMENTS:

Public and agency comments are provided in the attached exhibits

Public comment letters in opposition of the project were received and are attached as Exhibits 24-28.

Agency comments received are attached as Exhibits 9-14.

RECOMMENDATION:

Staff recommends the Planning and Zoning Commission open a public hearing and discuss the proposed application for a conditional use permit for special event facility on parcel R25086015 (2.73 acres).

Based upon the review of the application, the site and surrounding properties, and the review of the criteria for a conditional use permit for a special event facility staff is **recommending approval** of CU2023-0016 and has provided draft findings, conclusions, and order for the Commission's consideration in Exhibit 1.

Should the Commission find that the application meets the criteria for the Conditional Use Permit for a Special Event Facility, staff has provided suggested conditions of approval for the Commission's consideration in Exhibit 1.

DECISION OPTIONS:

For Case No. CU2023-0016: a request for a conditional use permit for special events facility on parcel R25086015, in the agricultural zone.

- The Planning and Zoning Commission may **approve** the conditional use permit as proposed direct staff to make findings of fact to support this decision; or
- The Planning and Zoning Commission may **deny** the conditional use permit as proposed or amended; or
- The Planning and Zoning Commission may **continue the discussion** and request additional information on specific items.

ATTACHMENTS/EXHIBITS:

Exhibit # 1	DRAFT FCOs
Exhibit # 2	Applicant Operations Plan
Exhibit # 2A	Applicant Letter of Intent
Exhibit # 2B	Applicant Email Dated May 13, 2024 on Types of Events
Exhibit # 2C	Neighborhood Meeting Sign-in Sheet and Letter Sent to Neighbors
Exhibit # 3	Parcel Information Tool
Exhibit # 4	Applicant Site Plan
Exhibit # 5	Applicant Parking Plan
Exhibit # 5A	Applicant Email Dated May 13, 2024 with Parking Plan Information
Exhibit # 6	Land Use Worksheet
Exhibit # 7	Lot Reports
Exhibit # 8	Case Summary Report
Exhibit # 9	Notus Parma Highway District Agency Response, May 13, 2024
Exhibit # 10	Southwest District Health Agency Response, Pre-Development Notes
Exhibit # 10A	Southwest District Health Email Response, April 3, 2024
Exhibit # 11	Farmers Cooperative Ditch Co. Email to Applicant, March 11, 2024
Exhibit # 11A	Farmers Cooperative Ditch Co. Email to DSD Staff, May 15, 2024
Exhibit # 12	Idaho Transportation Department (ITD) Agency Response, April 17, 2024
Exhibit # 13	Parma Rural Fire Protection District Email to DSD Staff, May 15, 2024
Exhibit #13A	Parma Rural Fire Protection District Email to DSD Staff, June 24, 2024
Exhibit # 14	Canyon County Building Department Comment, June 5, 2024
Exhibit # 15	Maps: Aerial
Exhibit # 16	Maps: Vicinity
Exhibit # 17	Maps: Zoning
Exhibit # 18	Maps: Canyon County Future Land Use

Exhibit # 19	Maps: Plats and Subdivisions
Exhibit # 20	Soil and Prime Farmland Report
Exhibit # 21	Site Photos – Staff (April 9, 2024)
Exhibit # 22	CCZO §07-10-03 Private Road and Driveway
Exhibit # 23	American Academy of Audiology Levels of Noise Chart
Exhibit # 24	Public: Lynda Rogers, June 10, 2024
Exhibit # 25	Public: Lynda Rogers, June 12, 2024
Exhibit # 26	Public: Mr. and Mrs. Grace (submitted by Pam Carpenter), June 27, 2024
Exhibit # 27	Public: Randy and Jayne Wilkins, July 1, 2024
Exhibit # 28	Public: Terry and Karen Smith, July 1, 2024

Exhibit 1



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

In the matter of the application of:

Larson – Case #CU2023-0016

The Canyon County Planning and Zoning Commission considers the following:

Darren and Brenda Larson are requesting a conditional use permit for a special events facility of approximately 2.37 acres in an “A” (Agricultural) zone. The subject property is located at 28352 Rocky Road Parma, ID 83660 also referenced as Parcel R25086015, a portion of the SE quarter of Section 17, T6N, R5W, 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 CU2023-0016.

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)), Idaho Code §67-6512 (Special Use Permits, Conditions, and Procedures)
 - a. Notice of the public hearing was provided pursuant to CCZO §07-05-01, Idaho Code §67-6509 and 67-6512. Agencies were notified on 4-3-24 and 6-4-24, Property Owners were notified on 6-4-24, the site was posted 6-10-24, and publication to the newspaper on 6-11-24.
 - 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 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 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 CU2023-0016 was presented at a public hearing before the Canyon County Planning and Zoning Commission on July 11, 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 decide 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 proposed use, a Special Event Facility is an allowed use in the “A” (Agricultural) zone by Conditional Use Permit (CUP).

Findings:

- (1) The subject property, parcel R25086015, containing approximately 2.37 acres is zoned “A” (Agricultural) (Staff Report Exhibit 3).
- (2) Special Events are defined 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.” (CCZO §07-02-03).
- (3) CCZO §07-10-27 Land Use Regulations (Matrix) provides for a Special Events facility by conditional use permit in the agricultural zone.
- (4) A conditional use permit was submitted on July 27, 2023, with additional information submitted in March, April, and May of 2024, including the agency acknowledgement form, operations plan, site plan, email outlining irrigation, portable toilets, parking lots, attendance, fencing, and the types of events they plan on not hosting on the property, and a parking plan with email explanation of parking plan. Both emails in May of 2024 reference the applicant's alcohol considerations (Staff Report Exhibit 2, 2B, 5, and 5A).

- (5) In accordance with CCZO §07-01-15, the applicant conducted a neighborhood meeting on July 18, 2023 at 7 p.m. having provided notice to property owners within 600 feet of the subject property. The sign-in sheet indicates six people were in attendance. (Staff Report 2C)
- (6) Evidence includes the application, support materials submitted by the applicant, public testimony, and the staff report with exhibits found in Case No. CU2023-0016.

2. What is the nature of the request?

Conclusion: Darren and Brenda Larson are requesting a conditional use permit to allow a Special Event Facility use within an “A” (Agricultural) zoning district. The applicant’s operations plan indicates that the proposed use is for a special events facility primarily for weddings and some other types of events (Staff Report Exhibit 2). The applicants indicated in an email on May 13, 2024 that they will not hold concerts, footraces, walks, bazaars, or harvest festivals (Staff Report Exhibit 2B). The applicant’s operations plan states the operational months will be May-September, with only one (1) event scheduled per week on either Friday, Saturday, or Sunday. The guests would be allowed to be on the site from 12:00 p.m. to 10:00 p.m., music and amplified sound would be kept at 90dB or less and be off by 9:30 p.m. The applicants plan to accommodate up to 100 guests on the property per special event. The applicant proposes to utilize the home for consultation meetings and landscaped outdoor areas for the special events facility (Staff Report Exhibit 2 and Exhibit 4). On the applicant’s site plan, they identify proposed structures and buildings on the parcel that will be used to accommodate the special events facility (a covered patio, bridal cottage, and groom’s cottage) (Staff Report Exhibit 4). Due to the nature of the request and for the proposed structures/buildings, the future construction shall comply with Canyon County Building code and obtain all required building permits (Staff report Exhibit 14). Condition number six (6) has been added to address this requirement. Parking is proposed to be on gravel area and pasture directly south of the single-family residence for 30 vehicles (the applicants have indicated the pasture area that will be used for parking will be graveled if this conditional use permit is approved). Ten (10) of the thirty (30) parking spaces are considered to be overflow parking by the applicant (Staff Report Exhibit 2B, Exhibit 5, and Exhibit 5A) There is a landscaped area identified on the site plan that will be used for emergency-only parking (Staff Report Exhibit 4). The operations plan indicates that the applicants will rent two (2) portable bathrooms and a sanitation station at the beginning of summer to use for the duration of the wedding season. They plan to have the portable bathrooms and sanitation station scheduled for cleaning after each event (Staff Report Exhibit 2) The land use worksheet (Staff Report Exhibit 6) indicates that well water and septic will be utilized, but this will only be used by the residences of the home (Staff Report Exhibit 2B). Food would be prepared on site or off site via a caterers’ discretion (Staff Report Exhibit 2). The applicant has stated that no open bar will be allowed. They have considered allowing wine/champagne on the property, but are aware they would need to get sufficient licensing from Idaho State Police to serve alcohol (Staff Report Exhibit 2B, Exhibit 5A).

- Findings:**
- (1) The subject property is zoned “A” (Agricultural) (Staff Report Exhibit 3).
 - (2) In accordance with CCZO §07-10-27 Land Use Regulations the applicant may operate a special events facility with an approved CUP in the agricultural zone.
 - (3) A conditional use permit was submitted on July 27, 2023, with additional information submitted in March, April, and May of 2024, including the agency acknowledgement form, operations plan, email outlining alcohol plan, irrigation, portable toilets, parking lots, attendance, fencing, and the types of events they plan on not hosting on the property, and a

parking plan with email explanation of parking plan (Staff Report Exhibit 2, 2B, 5, and 5A).

- (4) Evidence includes the application, support materials submitted by the applicant, public testimony, and the staff report with exhibits found in Case No. CU2023-0016.

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

Conclusion: The Planning and Zoning Commission finds that the proposed use and conditional use application for a special events facility is consistent with the 2030 Canyon County Comprehensive Plan (the Plan).

- Findings:**
- (1) The 2030 Canyon County Comprehensive Plan designates the future use of the parcel as “agricultural” (Staff Report Exhibit 3).
 - (2) The proposed use is consistent with multiple goals and policies of the 2030 Canyon County Comprehensive Plan including but not limited to:
 - Property Rights Policies and Goals: *Goal No. 1: “Protect the integrity of individual property rights while safeguarding public health, safety, and welfare.” Policy No. 1: “No person shall be deprived of private property without due process of law.” Policy No. 3: “Ordinances and land-use decisions should avoid imposing unnecessary conditions or procedures in development approvals.” Goal No. 2: “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.”*
 - Population Component Policy and Goal: *Policy No. 1: “Plan for anticipated population and households that the community can support with adequate services and amenities.” Goal No. 2: “Promote housing, business, and service types needed to meet the demand of the future and existing population.”*
 - Economic Development Goal and Policy: *Goal No. 1: “Promote a healthy and sustainable regional economy by retaining, expanding, and recruiting businesses to favorable locations.” Policy No. 2: “Supportive suitable sites for economic growth and expansion compatible with the surrounding area.”*
 - Land Use Policy and Goals: *Policy No. 2: “Consider site capability and characteristics when determining the appropriate locations and intensities of various land uses. Goal No. 3: “Develop land in a well-organized and orderly manner while mitigating or avoiding incompatible uses, protecting public health and safety, and creating a vibrant economy through sustainable land use planning.” Goal No. 2: “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 in some instances may require conditions of approval to promote compatibility.”*
 - (3) See Findings of Evidence in Criteria 4 through 8 for evidence that supports this criterion.
 - (4) Evidence includes the application, support materials submitted by the applicant, public testimony, and the staff report with exhibits found in Case No. CU2023-0016

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: The Commission finds that the proposed Special Events facility being operational between May-September with one event scheduled on Friday, Saturday, or Sunday weekly with hours of operation from 12:30 p.m. to 10:00 p.m., may change the character of the area and be injurious to properties in the immediate vicinity. However, the Commission concludes that the proposed conditions will mitigate the negative effects on the surrounding properties. The Commission acknowledges that the property will remain substantially similar to its current configuration and appearance. The property is 2.37 acres and has residential parcels in the agricultural zone to the north, south, east and west. There are also agricultural parcels that are currently in use to the north, south, and east (Staff Exhibit 7).

Findings:

- (1) The property is located in an “A” (Agricultural) zone (Staff Report Exhibit 3). The character of the area is predominantly agricultural and residential in the agricultural zone (average lot size is 4.08 acres) (Staff Report Exhibit 7).
- (2) There are five platted subdivisions in this area that were platted between the years 1909-1916. These platted lots have been reconfigured over the years. R25086015 is part of the Orchard Tract of the Idaho Land Company which was platted in 1909. The area currently does not have any subdivisions in platting. (Staff Report Exhibit 7).
- (3) The special events facility has the potential to change the character of the area, as no similar uses exist in the area (Staff Report Exhibit 8). As conditioned, the hours of operation shall be 12:00 p.m. to 10:00 p.m., one (1) day per week on either Friday, Saturday, or Sunday between the months of May-September. See Condition #7.
- (4) The special events facility has the potential to increase noise levels in the immediate vicinity. The applicants have identified that their guest’s contract will state that music must be kept at 90dB or less and be off by 9:30 p.m. and with all guests off the premises by 10:00 p.m. (Staff Report Exhibit 2 and Exhibit 2B). As conditioned, the property owners will be required to have all amplified sounds directed away from adjacent residences and no amplified sound of any kind after 9:30 p.m. on Friday, Saturday, or Sunday nights when a special event is held on site. Additionally, per the applicant’s operations plan and letter of intent, they state they have built fences (including a privacy fence) and have planted additional trees to aid in privacy and sound reduction (See Staff Exhibit 2 and Exhibit 2A). As conditioned, the applicants will be required to fully construct a site-obscuring fence along the west and south boundary of the property prior to commencement of the use, provide evidence of installation of the privacy fence to Canyon County Development Services no later than one (1) year from the signing of the FCOs, and obtain any required building permits. Lastly, the applicants will be required to have rental agreements in place with each event holder that limits them to the same conditions of approval as the conditional use permit and the property owner will be required to be available at all times during events to enforce rental agreements and conditions of approval. See Conditions #6, #11, #12, #14 and #15.
- (5) The special events facility has the potential to increase lighting levels in the immediate vicinity. As conditioned, the applicants will be required to have all exterior lighting fully cut off and fully shielded, and placed to direct the light source down and inside the property lines of the facility. All direct glare from the lights shall be contained within the

facility area. No light source may be placed greater than fifteen (15') feet in height. See Condition #16.

- (6) The special events facility has the potential to increase dust levels in the immediate vicinity, but according to the applicant's operations plan they have a gravel driveway and plan on putting a bed of pit run, topped with road mix where the parking lot will be located (Staff Report Exhibits 2 and 2B). As conditioned, dust shall be controlled per applicable federal, state, and county laws, ordinances, rules, and regulations that pertain to operations including but not limited to nuisance regulations (CCCO Chapter 2 Article 1: Public Nuisances) and shall be consistent with Idaho Department of Environmental Quality (DEQ) and Environmental Protection Agency (EPA) requirements. See Condition #20
- (7) The special events facility also has the potential to change the character of the area and be injurious to nearby by properties in regards to traffic patterns. See Criteria #7 and Findings #1-#4 for conclusions on traffic and proposed conditions to mitigate the impact to the character of the area and potential conflicts with the neighboring properties.
- (8) Evidence includes the application, support materials submitted by the applicant, public testimony, and the staff report with exhibits found in Case No. CU2023-0016.

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

Conclusion: The Commission finds and concludes that adequate facilities and systems for the use will be provided as regulated and conditioned.

Findings: (1) Southwest District Health stated that the existing septic system will not be accommodating with the increase in wastewater flows of up to one-hundred (100) guests. However, they stated the increase in wastewater flows can only be accommodated through the use of portable sanitation units that must be serviced by a licensed pumper in Idaho (Staff Report Exhibit 10 and 10A). The applicant's operations plan for the special event facility proposes using two (2) portable bathrooms and sanitation station to serve the facility. The property owners plan to rent these at the beginning of summer for the duration of the wedding season and have them scheduled for cleaning after each event (Staff Report Exhibit 2). The property owners have an individual septic tank, but this will not be used the guests (Staff Report Exhibit 2B and 6). As conditioned, the applicant will be required to meet Southwest District Health (SWDH) requirements (including providing portable sanitation units and station) for the proposed uses on the property and to provide Development Services a letter of review and approval prior to commencement of the use on the property. See Condition #3.

(2) Stormwater is be contained in existing borrow ditches (Staff Report Exhibit 6)

(3) The applicant has not proposed additional wells to service the site.

(4) According to the applicant's land use worksheet, there is a drain ditch located on the applicant's property that is one (1) foot deep when irrigating the pasture and the applicants' use gravity irrigation to irrigate their property (Staff Report Exhibit 6). Farmers Cooperative Ditch Company informed the applicant the lateral located on the applicant's property is an extension in which the Ditch Company has no authority to

grant a crossing agreement in that area (no crossing agreement is needed). The Farmers Co-operative Ditch Company is only responsible for the main canal and their suggestion is to speak with water users downstream to make sure the property owners put in a sufficient size of pipe as to not hinder from getting the quantity of water that they are allotted (if they decide to place a drainage pipe) (Staff Report Exhibits 11 and 11A). As conditioned, the applicant shall not impede, disrupt, or otherwise disturb the existing irrigation structures on and adjacent to the subject property. See Condition #17.

- (5) Utility agencies including Idaho Power, Intermountain Gas, CenturyLink, and Ziply were sent agency request for comment on 4-3-24 and 6-4-24. Comments specific to the requested use were not submitted by these notified agencies. Adequate services currently exist.
- (6) Evidence includes the application, support materials submitted by the applicant, public testimony, and the staff report with exhibits found in Case No. CU2023-0016.

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

Conclusion: Notus-Parma Highway District (NPHD) indicated that legal access currently exists for the subject property located on the north side of Rocky Road and the existing residential access approach will need to be replaced with a commercial approach due the intended use per ACCHD standards (Staff Report Exhibit 9).

Findings:

- (1) The property has frontage on Rocky Road (Staff Report Exhibit 15). There will be one access point for the facility as shown on the site plan. The access point will be located on the existing driveway (Staff Report Exhibit 4).
- (2) Notus-Parma Highway District reviewed the application proposal and provided comment with conditions. They state that legal access currently exists and the existing residential access approach will need to be replaced with a commercial approach that meet the requirements for the intended use per ACCHD standards. (Staff Report Exhibit 9).
- (3) Evidence includes the application, support materials submitted by the applicant, public testimony, and the staff report with exhibits found in Case No. CU2023-0016.

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

Conclusion: The Commission finds that the application as proposed has potential to impact traffic but the proposed conditions will mitigate the traffic impact to surrounding property owners (See Conditions #2 and #13. The Commission acknowledges that the local highway district reviewed the application and provided comment that if any future undue interference occurs with future traffic patterns on Rocky Road created by this request, Notus-Parma Highway District reserves the right to provide amended comments/conditions of approval when additional information becomes available (Staff Report Exhibit 9). Additionally, the Idaho Transportation department was provided notice of the request and indicated that they have no comments or concerns to make at this time.

Findings:

- (1) NPHD reviewed the application proposal and provided comment that if any future undue interference occurs with future traffic patterns on Rocky Road created by this request, the

highway district reserves the right to provide amended comments/conditions of approval when additional information becomes available (Staff Report Exhibit 9).

- (2) Idaho Transportation Department (ITD) stated that they have no comments or concerns to make at this time (Staff Report Exhibit 12).
- (3) Per CCZO §07-13-03(6), for floor space used by the public or by members in a social hall, dance hall, nightclub, pool hall, restaurant, or other similar enterprise or establishment, a number of parking spaces equal to 20 percent of the capacity in persons is required. In this case since there is not a gross floor area, the maximum guest numbers (100) is being used as the capacity in persons, which would be 20 persons. Additionally, per §07-13-03, a greater number of spaces may be required in any case where a conditional use permit is involved and further provided these regulations are subject to the Americans with disabilities act and state law.
- (4) The applicant has the potential to effect existing traffic patterns if off-street parking occurs. The applicants have a parking circulation plan showing 30 parking spaces, 10 of which the property owner considers overflow parking (Staff Report Exhibit 5 and 5A). Parma Rural Fire District provided an email indicating they the property is not in the ideal location for a venue due to the parking situation. However, the fire district has no problem with the project as long as they keep a 20-foot-wide emergency access available at all times (Staff Report Exhibit 13). As conditioned, before the commencement of use, all parking spaces shall meet all applicable off-street parking requirements, have rental agreements that limits the applicants to the same conditions of approval as this conditional use permit, the applicant has to be made available at all times during the events to enforce rental agreements and the conditions of approval, and Parma Rural Fire Protection District shall approve their parking circulation plan in writing before commencement of use. See Condition #11, #12, and #13.
- (5) Evidence includes the application, support materials submitted by the applicant, public testimony, and the staff report with exhibits found in Case No. CU2023-0016.

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: The Commission finds and concludes that essential services will be provided and this application will not negatively impact existing services or require additional public funding.

Findings:

- (1) The proposed special event facility is not anticipated to impact schools, police, or the fire district as there is not expected to be a significant increased need for additional police, fire or ambulance response to the facility.
- (2) The Canyon County Sheriff, Canyon County Paramedics/EMT, and Parma School District were notified of the request on 4-3-24 and 6-4-24. Canyon County's Emergency Management Coordinator was notified on 6-4-24. Canyon County Sheriff, Canyon County Paramedics/EMT, Canyon County's Emergency Management Coordinator, and Parma School District did not respond to the notifications.

- (3) Parma Rural Fire District provided an email indicating they the property is not in the ideal location for a venue due to the parking situation. However, the fire district has no problem with the project as long as they keep a 20-foot-wide emergency access available at all times. The Fire District did not expand on their comment (Staff Report Exhibit 13 and Exhibit 13A), but as conditioned the applicants shall comply with all Fire District requirements and the applicant shall get their parking circulation plan approved by Parma Rural Fire District in writing before commencement of use. See Condition #4 and #13.
- (4) Evidence includes the application, support materials submitted by the applicant, public testimony, and the staff report with exhibits found in Case No. CU2023-0016.

Order

Based upon the Findings of Fact, Conclusions of Law, and Order contained herein, the Planning and Zoning Commission **APPROVES** Case #CU2023-0016, a conditional use permit for a Special Event facility in the “A” (Agricultural) zone on Parcel R25086015 located on 28352 Rocky Road Parma, ID 83660, 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 applicant shall comply with applicable Notus Parma Highway District access requirements. The applicant will need to replace the existing residential approach with a commercial approach to the subject parcel that meet the requirements for the intended use per ACCHD standards as evidenced by the applicant providing Development Services with an approved highway district letter indicating completion of improvements prior to commencement of special events (Staff Report Exhibit 9).
3. The applicant shall meet Southwest District Health (SWDH) and Idaho Department of Environmental Quality requirements for the proposed uses on the property as evidenced by the applicant providing Development Services a letter of review and approval from SWDH prior to commencement of the special event center use on the property. This includes providing portable sanitary units and a sanitation station that must be serviced by a licensed pumper in Idaho for events as required for expected event participation. A handicap unit shall be provided in accordance with ADA requirements (Staff Report Exhibits 10 and 10A).
4. Comply with all Fire District requirements in accordance with State adopted IFC and as evidenced by review and approval documentation from the applicable fire district prior to issuance of a certificate of occupancy and commencement of special event activities on the site.
5. The facility shall be maintained in compliance with CCCO Chapter 2 Article 1: Public Nuisances.
6. The applicant shall obtain all required building permits for proposed improvements (including fencing over seven (7) feet). Evidence shall be an approval document from the Canyon County Building Department and Parma Rural Fire District.
7. **OPERATIONAL SEASON AND HOURS OF OPERATION:** The Special Event facility shall only operate one day a week on Friday, Saturday or Sunday between the months of May-September. The hours of operation shall be 12:00 p.m. to 10:00 p.m. (Staff Report Exhibits 2 and 6).
8. **NUMBER OF GUESTS:** No more than 100 guests shall be at the Special Events Facility at a time (Staff Report Exhibit 2).
9. The proposed development shall be in general conformance with the applicant’ operations plan, letter of intent, and site plan (Staff Report Exhibit 2, 2A, and 4). At this time, the applicants own Parcels R25086013A (parcel to the north of subject property) and R25086 (parcel to the east of subject property), therefore, if the special events facility expands onto Parcels R25086013A or R25086, the property owners will have to apply to modify this conditional use permit.
10. The property owner shall not hold concerts, footraces and walks, or harvest festivals (Staff Report Exhibit 2B).
11. **RENTAL AGREEMENTS:** Rental Agreements shall be in place with each event holder that limits them to the same conditions of approval as this conditional use permit.

12. **RENTAL AGREEMENT ENFORCEMENT:** The property owner shall be made available at all times during events to enforce rental agreements and the conditions of approval.
13. **PARKING:** Before the commencement of use, all parking spaces shall meet all applicable off-street parking requirements (CCZO §07-13-01 and §07-13-03) and Parma Rural Fire District shall approve their parking circulation plan in writing. Evidence of consistency shall be submitted to Canyon County DSD. (See Condition #15 for screening any side residential adjoining properties per CCZO §07-13-01(10))
14. **MUSIC AND AMPLIFIED SOUND:** All amplified sounds shall be directed away from adjacent residences. There shall be no amplified sound of any kind after 9:30 p.m. on the Friday, Saturdays, or Sundays when a special event is held on site.
15. **PRIVACY FENCE:** A privacy fence along the west and south boundary of the property shall be constructed prior to commencement of events. Evidence of installation of the privacy fence shall be provided to Canyon County Development Services no later than one (1) year from the signing of the FCOs
16. **LIGHTING:** All exterior lighting shall be fully cutoff and fully shielded, and placed to direct the light source down and inside the property lines of the facility. All direct glare from the lights shall be contained within the facility area. No light source may be placed greater than fifteen (15') feet in height. Evidence of condition compliance shall be electrical building permits through the State of Idaho (if required by the State). Lighting cut sheets shall be submitted to DSD for review prior to installation.
17. **IRRIGATION:** The applicant shall not impede, disrupt, or otherwise disturb the existing irrigation structures on and adjacent to the subject property.
18. **SIGNS:** Signage shall meet the requirements of CCZO §07-10-13 and shall not exceed 32 square feet or as provided for by an approval of a separate application for a Director's Administrative decision for a sign permit. The applicant worksheet indicates a 3' x 4' (12 square feet) sign eight (2) feet above ground. As proposed, this sign will not require a Director's Administrative Decision and a building permit prior to installation. Applicant must comply with CCZO §07-10-13 and dependent upon location of the signage with the Idaho Administrative Procedures Act (IDAPA) 39.3.60 governing advertising along the State Highway System.
19. **CATERING:** Special events shall be fully catered by a licensed caterer operating in compliance with the requirements of SWDH Food Establishment Licensing and Permitting.
20. **DUST MITIGATION:** Dust shall be controlled per applicable federal, state, and county laws, ordinances, rules, and regulations that pertain to operations including but not limited to nuisance regulations (CCCO Chapter 2 Article 1: Public Nuisances) and shall be consistent with Idaho Department of Environmental Quality (DEQ) and Environmental Protection Agency (EPA) requirements.
21. **ALCOHOLIC BEVERAGE LICENSING:** If provided, 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.
22. The access roads to the event facility must comply with CCZO §07-10-03 Private Road and Driveway Standards prior to commencement of any special event activities being conducted on the property. Evidence shall be an engineer's certification and approval by Development Services that roads meet the established requirements for private road and driveway standards.
23. The 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.

24. The conditional use permit for a Special Event Facility shall be limited to the Darren and Brenda Larson Family. The 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 Events Facility.

DATED this _____ day of _____, 2024.

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

Rob 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: _____

Exhibit 2

Operation Plan for Venue

Our plan for this venue is to provide an affordable, beautiful place for a wedding or event. Our property is ideal because the venue site is in complete shade by 3:00 pm and is in a natural valley surrounded by trees that provides privacy for the guests as well as our neighbors.

Operational months will be May-September, with only one event scheduled per week, (should we have that much interest). The day of their event would be their choice of Friday, Saturday, or Sunday. We would allow our clients to be on site from 12:00 pm to 10:00 pm. Their contract will state that the music must be kept at 90dB or less and be off by 9:30 pm, with everyone gone by 10:00 pm. This will be strictly enforced.

The venue can accommodate up to 100 guests and has 20 parking spaces. Fences have already been built and additional trees planted to aid in privacy and sound reduction. We will continue to improve on both. The car parking area is well graveled and lit, for minimal dust and safety.

We will rent two portable bathrooms and a sanitation station at the beginning of summer for the duration of the wedding season and have them scheduled for cleaning after each event.

There is a graveled road for loading and unloading, accessing where a wedding tent can be set up. This will also be a useful space for catering and food/flowers/cake. Food would be prepared on site or off site via caterers' discretion.

We will use our home office for consultation meetings. Then plan to take any building that needs done in stages. The first season we hope

to have a small bridal cottage built before opening. A tent will need to be rented for the reception and/or any weather issues. If all goes well and when it becomes financially possible, we would like to replace a rented tent with a covered patio, 20X40. Also, a small groomsman's cottage should we need it. There will be a small sign, somewhere the size of 3'x4' placed up by the road. This sign will not be lit.

There are two power outlets, one on the power pole at the head of the venue area, and the other on the side of our house. We also have a small generator that can operate the twinkle lights and acoustics should there be an outage.

We hosted our son's wedding here in June 2023. It was a great way to test the waters for a permanent venue. All went very well with lots of compliments and encouragement to proceed with this.

Exhibit 2A

Canyon County Development Service,

We are applying for a Conditional Use Permit for our property at 28352 Rocky Rd. Parma, ID for a wedding and event venue. We met with Jenna Petroll and Sage Huggins for our initial meeting and went over all the information. Our proposed use is permitted in the zone we live in, and we were told to proceed with the application.

The land where the venue will be located dips down and is surrounded by trees that block it from the neighbors and road. We further have a privacy fence installed to block the noise coming in and out of the venue area. This will not be injurious to other property in the vicinity or negatively change the essential character of the area.

We will provide rented bathroom facilities for the events.

Legal access to our property exists and it does not cause undue interference with existing for future traffic patterns as there is a large pasture area that will accommodate all parking. The main driveway will not be blocked by parking at anytime to accommodate any police/fire/emergency medical vehicles from entering the premises. However, we do not anticipate the need for any of these services, and therefore would not require any public funding for these services.

The neighborhood meeting went very well, and all in attendance were very supportive of our endeavors. Their concerns were addressed to their satisfaction, and we received good feedback and advice from them in return.

Thank you for your consideration of our conditional use permit. We look forward to hearing from you.

Darren & Brenda Larson

208-617-7969

Exhibit 2B

Emily Kiester

From: Brenda Larson <brendal16.bl@gmail.com>
Sent: Monday, May 13, 2024 9:08 AM
To: Emily Kiester
Subject: Re: [External] Re: Conditional Use Permit for Wedding Venue

Hi Emily,

1. Our plan is to allow a bottle of wine/champagne on each table for the after celebration. But no open bar will be allowed. There should be no need for a licensed bartender.

2. This was a suggestion based on him not seeing the property. He came out and looked at it about 3 weeks ago and saw that there was a sufficient irrigation drain pipe.

3. Portable toilets and sanitation stations only, for guests

4. Gravel on parking and driveway.

5. (a&b) Parking lot will be as marked on site plan. This will be installed upon receiving our special use permit. Lot will have a bed of pit run, topped with road mix.

(c) The fire department already signed off on our entrance and parking lot for the venue. However we may put in a separate exit after the plan is approved.

(d) First, we are going to have a specific capacity limit. Second, we have a large private parking area already for overflow.

6. In the contract there will be an attendance limit backed by deposits.

7. We already have a sight obscuring fence installed between us and the neighbors. We are continuing to install landscaping barriers also.

8. We would not allow concerts, foot races, walks, bazaars or harvest festivals.

Thank you Emily for all of your help!

Darren & Brenda

On Fri, May 10, 2024 at 3:39 PM Emily Kiester <Emily.Kiester@canyoncounty.id.gov> wrote:

Hello,

I have been working through the staff report and have some questions. Most of these are just additional information questions that I want to address in the staff report if possible. If you don't have an answer, that is okay for some of these questions. It is just helpful information to know because these topics below have come up at previous special events facility public hearings :

1. Do you have a plan for how guests are going to serve alcohol on the property? For example, are you going to require the applicants to have someone with an alcohol license on site to serve alcohol?
2. In the irrigation district's email to you they mentioned something about putting in a sufficient size irrigation pipe. Are you planning on doing this?
3. Is the septic tank and individual well you have on the property going to be utilized by guests in any capacity? Or you planning on using the portable toilets and sanitation stations strictly for guests? I want to make sure to reflect this accurately in the staff report.
4. Do you have a plan for dust mitigation (this may be helpful to have, as sometimes this is something adjacent property owners are concerned about)?
5. Your letter of intent mentions a parking area and that it can accommodate 20 cars. A couple of things on this:
 - a. Canyon County Zoning Code (CCZO) states that the parking lots must be hard-surfaced. The definition of hard surfaced is: Any surface which is capable of providing an all- weather driving surface for reasonable emergency traffic, including Fire Department travel and may be, but is not limited to, gravel, concrete, asphalt, stone, or brick.
 - b. Is your parking lot hard surfaced?
 - c. It would be very helpful if you could provide a parking circulation plan to your local fire district and see if would be willing to sign on off on it. This may very helpful evidence at the public hearing to provide the Planning and Zoning Commission.
 - d. It would also be helpful to know your overflow parking plan (i.e. what is your plan if there are not enough parking spaces available on your property for the event for the number of cars that show up?
6. How are you planning on limiting attendees on the property? (For example, if you were to do a farmers market type event or bazaar, as this is included in the special events facility definition, how would you attempt to limit the attendees to 100 guests?
7. Do you plan to have a sight obscuring fence between you and the neighbors (this may be helpful to have, as sometimes this is something adjacent property owners are concerned about)?
8. Would you be willing to limit the types of events you have at your special events facilities?
 - a. Here is the definition of special events in CCZO §07-03-02: 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.

Thank you for your time, and please let me know if you need additional, clarifying information or any follow-up questions,



Emily Kiester,

Associate Planner

Canyon County Development Services Department

111 N. 11th Ave., #310, Caldwell, ID 83605

Direct Line: (208) 454-6632

Email: emily.kiester@canyoncounty.id.gov

Website: www.canyoncounty.id.gov

Exhibit 2C

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: <i>28352 Rocky Rd.</i>	Parcel Number: <i>R 2508601500</i>
City: <i>Parma</i>	State: <i>ID</i> ZIP Code: <i>83660</i>
Notices Mailed Date: <i>July 6, 2023</i>	Number of Acres: <i>2.37</i> Current Zoning: <i>Subdivision</i>
Description of the Request: <i>Venue</i>	

APPLICANT / REPRESENTATIVE INFORMATION

Contact Name: <i>Brenda & Darren Larson</i>
Company Name:
Current address: <i>28352 Rocky Rd.</i>
City: <i>Parma</i> State: <i>ID</i> ZIP Code: <i>83660</i>
Phone: Cell: <i>208-617-7969</i> Fax:
Email: <i>brenda.126.61@gmail.com</i>

MEETING INFORMATION

DATE OF MEETING: <i>July 18, 2023</i>	MEETING LOCATION: <i>28352 Rocky Rd. Parma ID</i>	
MEETING START TIME: <i>7 p.m.</i>	MEETING END TIME: <i>8:15 p.m.</i>	
ATTENDEES:		
NAME (PLEASE PRINT)	SIGNATURE:	ADDRESS:
1. <i>Felipe Hernandez</i>	<i>[Signature]</i>	<i>28403 Rocky Rd Parma ID 83660</i>
2. <i>Ben Sparks</i>	<i>[Signature]</i>	<i>28291 Unity Lane Parma, ID 83660</i>
3. <i>Honnie Sparks</i>	<i>[Signature]</i>	<i>28291 Unity Ln Parma, ID 83660</i>
4. <i>Marie Davis</i>	<i>[Signature]</i>	<i>28313 Rocky Rd Parma, ID 83660</i>
5. <i>Nancy Derby</i>	<i>[Signature]</i>	<i>33325 Hwy 95 Parma, Id.</i>
6. <i>Robert Derby</i>	<i>[Signature]</i>	<i>33325 Hwy 95 Parma Id.</i>
7.		
8.		
9.		

10.
11.
12.
13.
14.
15.
16.
17.
18.
19.
20.

NEIGHBORHOOD MEETING CERTIFICATION:

I certify that a neighborhood meeting was conducted at the time and location noted on this form and in accordance with Canyon County Zoning Ordinance § 07-01-15.

APPLICANT/REPRESENTATIVE (Please print):

Darren R. Larson

APPLICANT/REPRESENTATIVE (Signature): Darren R. Larson

DATE: 7 / 18 / 2023

Dear Neighbor,

We are in the process of submitting an application for a Conditional Use Permit to Canyon County Development Services. One of the requirements necessary prior to submitting the application is to hold a "neighborhood meeting" and provide information to our surrounding neighbors.

This meeting is for informational purposes and to receive feedback from you as we move through the application process for a small wedding venue. This is not a Public Hearing. Once our application has been submitted and processed, a public hearing date will be scheduled. Prior to the schedule date you will receive an official notification from Canyon County DSD regarding the Public Hearing for which the Conditional Use Permit is applied.

The Meeting details are:

Date: Tuesday, July 18th

Time: 7pm

Location: 28352 Rocky Rd.

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

Please do not call Canyon County Development Services regarding this meeting. This is a pre-application 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 Brenda.

Thank you,

Jeep & Brenda Larson

208-617-7969 (Brenda's phone #)

Exhibit 3

CANYON COUNTY DEVELOPMENT SERVICES MAKES NO WARRANTY WITH RESPECT TO THE ACCURACY, COMPLETENESS, OR USEFULNESS OF THIS PARCEL INFORMATION TOOL.

R25086015 PARCEL INFORMATION REPORT

5/17/2024 12:00:16 PM

PARCEL NUMBER: **R25086015**

OWNER NAME: **LARSON DARREN R**

CO-OWNER: **LARSON BRENDA L H/W**

MAILING ADDRESS: **28352 ROCKY RD PARMA ID 83660**

SITE ADDRESS: **28352 ROCKY RD**

TAX CODE: **0490000**

TWP: **6N** RNG: **5W** SEC: **17** QUARTER: **SE**

ACRES: **2.37**

HOME OWNERS EXEMPTION: **No**

AG-EXEMPT: **Yes**

DRAIN DISTRICT: **NOT In Drain Dist**

ZONING DESCRIPTION: **AG / AGRICULTURAL**

HIGHWAY DISTRICT: **NOTUS-PARMA HWY**

FIRE DISTRICT: **PARMA FIRE**

SCHOOL DISTRICT: **PARMA SCHOOL DIST**

IMPACT AREA: **NOT In Impact Area**

FUTURE LAND USE 2011-2022 : **AG**

FLU Overlay Zone Desc 2030: **INTENSIVE AGRICULTURE OVERLAY**

FLU RR Zone Desc 2030:

FUTURE LAND USE 2030: **INTENSIVE AGRICULTURE OVERLAY \ AG**

IRRIGATION DISTRICT: **FARMERS COOPERATIVE DITCH CO**

FEMA FLOOD ZONE: **X** FLOODWAY: **NOT In FLOODWAY** FIRM PANEL: **16027C0075F**

WETLAND: **NOT In WETLAND**

NITRATE PRIORITY: **NO Nitrate Prio**

FUNCTIONAL Classification: **NOT In COLLECTOR**

INSTRUMENT NO. : **2012019200**

SCENIC BYWAY: **NOT In Scenic Byway**

LEGAL DESCRIPTION: **17-6N-5W SE ORCHA TR OF ID LAND TX 8183 IN LT 8 BLK 6**

PLATTED SUBDIVISION: **ORCHA TR OF ID LAND**

SMALL CITY ZONING:

SMALL CITY ZONING TYPE:

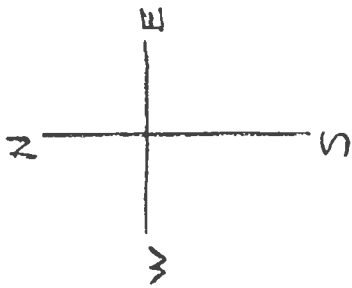


DISCLAIMER:

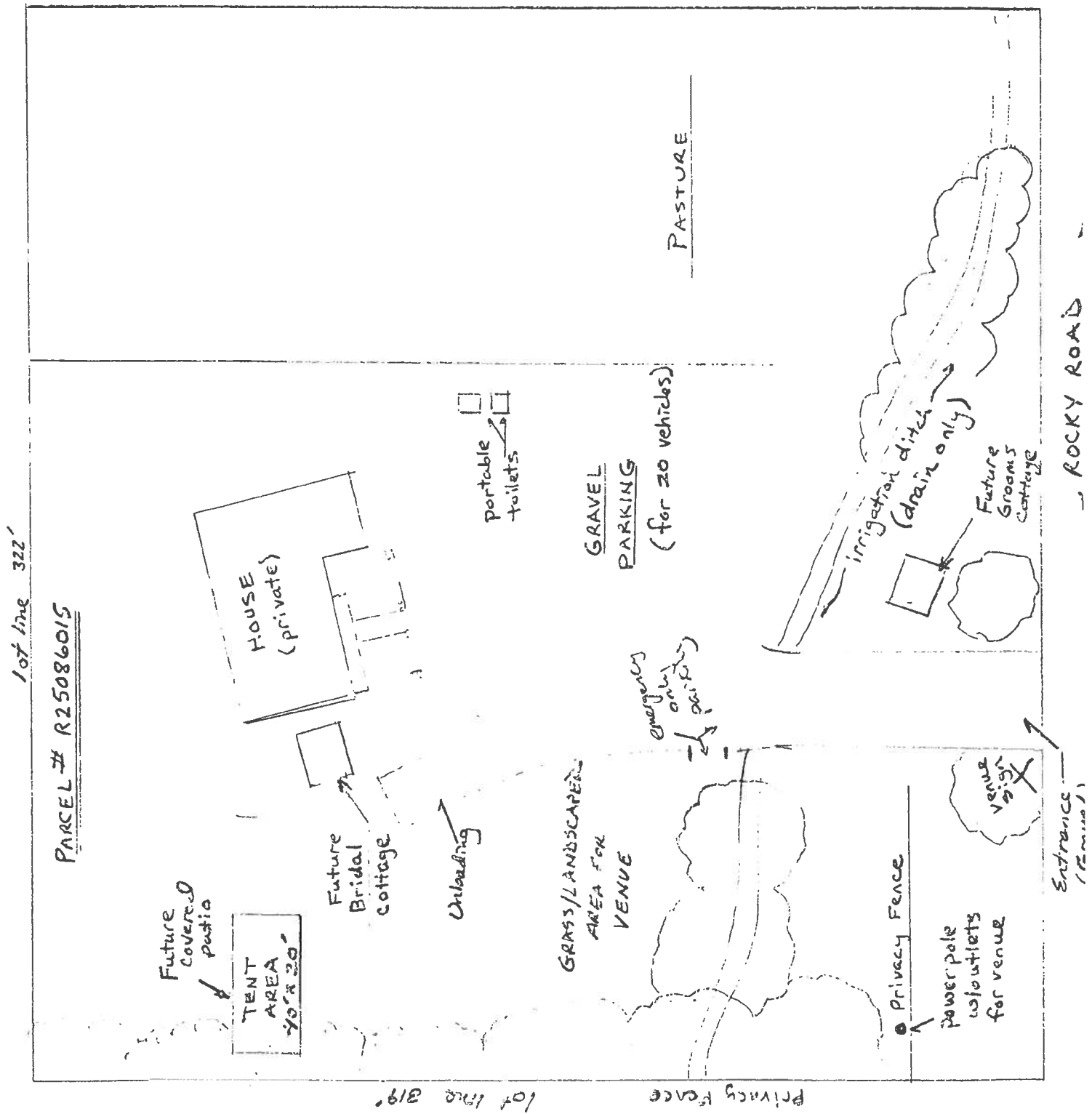
1. FEMA FLOOD ZONE REFERS TO THE DESIGNATED FEMA FLOOD AREAS, POSSIBLY ONE (1) OF SEVERAL ZONES - SEE FIRM PANEL NUMBER.
2. THIS FORM DOES NOT CALCULATE DATA FOR PARCELS INSIDE CITY LIMITS SO WATCH YOURSELVES.
3. WETLANDS CLASSIFICATION WILL POPULATE IF "ANY" PORTION OF SAID PARCEL CONTAINS A DELINEATED 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.

Exhibit 4



Darren & Brenda
Larson
28352 Rocky Rd



28352 Rocky Rd

Recently viewed

exit from parking lot

entrance to parking

Rocky Rd



Exhibit 5A

Emily Kiester

From: Brenda Larson <brendal16.bl@gmail.com>
Sent: Monday, May 13, 2024 2:40 PM
To: Emily Kiester
Subject: [External] Re: Conditional Use Permit for Wedding Venue
Attachments: image001.png; Screenshot_20240513_120249_Maps.jpg

Here is a overview of the parking. Also, thanks for the info the alcohol permit. We will look into that, maybe we'll have a no alcohol venue. That's what we would prefer anyway.

When the Fire Chief came out he looked over the entrance, parking lot, and told me where to put emergency parking only. Then he signed the authorization paperwork you sent me that was turned in with the last set of paperwork. The parking area will have space for 30 cars, which gives us a 10 car overflow. This isn't an up to date photo, so it shows a storage unit that is no longer here. It also doesn't show the fencing or landscape that has been put in place. This must have been taken during the construction of the house.

Exhibit 6

LAND USE WORKSHEET

PLEASE CHECK ALL THAT APPLY TO YOUR REQUEST:

GENERAL INFORMATION

1. DOMESTIC WATER: ☒ Individual Domestic Well ☐ Centralized Public Water System ☐ City
☐ N/A – Explain why this is not applicable: _____
☐ How many Individual Domestic Wells are proposed? _____

2. SEWER (Wastewater) ☒ Individual Septic ☐ Centralized Sewer system
☐ N/A – Explain why this is not applicable: _____

3. IRRIGATION WATER PROVIDED VIA:
☒ Surface ☐ Irrigation Well ☐ None

4. IF IRRIGATED, PROPOSED IRRIGATION:
☐ Pressurized ☒ Gravity

5. ACCESS:
☒ Frontage ☐ Easement Easement width _____ Inst. # _____

6. INTERNAL ROADS:
☐ Public ☒ Private Road User's Maintenance Agreement Inst # _____

7. FENCING ☒ Fencing will be provided (Please show location on site plan)
Type: Privacy Height: 8 and 10 ft.

8. STORMWATER: ☐ Retained on site ☐ Swales ☐ Ponds ☒ Borrow Ditches
☐ Other: _____

9. SOURCES OF SURFACE WATER ON OR NEARBY PROPERTY: (i.e. creeks, ditches, canals, lake)
Drain ditch shown on site map. 1ft. deep/only has water when irrigating pasture.

RESIDENTIAL USES

1. NUMBER OF LOTS REQUESTED:

- ☐ Residential _____ ☐ Commercial _____ ☐ Industrial _____
☐ Common _____ ☐ Non-Buildable _____

2. FIRE SUPPRESSION:

- ☐ Water supply source: _____

3. INCLUDED IN YOUR PROPOSED PLAN?

- ☐ Sidewalks ☐ Curbs ☐ Gutters ☐ Street Lights ☒ None

NON-RESIDENTIAL USES

1. SPECIFIC USE: Wedding Venue

2. DAYS AND HOURS OF OPERATION:

- ☐ Monday _____ to _____
☐ Tuesday _____ to _____
☐ Wednesday _____ to _____
☐ Thursday _____ to _____
☒ Friday 12:00 pm to 10:00 pm
☒ Saturday 12:00 pm to 10:00 pm
☒ Sunday 12:00 pm to 10:00 pm

} Only one day
a week

3. WILL YOU HAVE EMPLOYEES? ☐ Yes If so, how many? _____ ☒ No

4. WILL YOU HAVE A SIGN? ☒ Yes ☐ No ☐ Lighted ☒ Non-Lighted

Height: 3 ft Width: 4 ft. Height above ground: 2 ft

What type of sign: _____ Wall ☒ Freestanding ☒ Other

5. PARKING AND LOADING:

How many parking spaces? 20

Is there is a loading or unloading area? yes

Exhibit 7

SUBDIVISION & LOT REPORT				
NUMBER OF SUBS	ACRES IN SUB	NUMBER OF LOTS	AVERAGE LOT SIZE	
5	2144.35	230	9.32	
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
40	4.08	4.12	1.00	10.19
NUMBER OF MOBILE HOME PARKS	ACRES IN MHP	NUMBER OF SITES	VG HOMES PER ACF	MAXIMUM
0	0	0	0	0

PLATTED SUBDIVISIONS							
SUBDIVISION NAME	Label	LOCATION	ACRES	NO. OF LOTS	AVERAGE LOT SIZE	CITY OF...	Year
APPLE VALLEY LAND CO	1	6N5W20	283.16	11	25.74	COUNTY (Canyon)	1916
IDAHO INVESTMENT CO	2	6N5W29	699.53	109	6.42	COUNTY (Canyon)	1916
IDAHO LAND CO	3	6N5W18	670.68	58	11.56	COUNTY (Canyon)	1909
ORCHARD TRACT OF THE IDAHO LAND COMPANY	4	6N5W17	281.33	46	6.12	COUNTY (Canyon)	1909
ORCHARD TRACT OF THE OREGONIDAHO ORCHARD COMPANY	5	6N5W18	209.66	6	34.94	COUNTY (Canyon)	1910

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...

Exhibit 8

CASE SUMMARY				
ID	CASENUM	REQUEST	CASENAME	FINALDECIS
0	0	0	0	0

Exhibit 9



J-U-B COMPANIES



THE
LANGDON
GROUP



GATEWAY
MAPPING
INC.

May 13, 2024

Canyon County Development Services Department
Attn: Emily Kiester
Emily.Kiester@canyoncounty.id.gov
111 North 11th Ave., Ste. 310
Caldwell, ID 83605

RE: **CASE NO. CU2023-0016**

To whom it may concern:

On behalf of the Notus Parma Highway District No. 2 (NPHD), I have reviewed the application for Case No. CU2023-0016, dated 04/03/2024, for the property located at 28352 Rocky Rd Parma, ID 83660 for the subject parcel, R25056015, submitted to NPHD on 04/03/2024.

Rocky Road from the subject parcel is under the jurisdiction of the Notus Parma Highway District No.2. Legal access currently exists for the subject property located on the north side of Rocky Road.

Conditions of approval are as follows: The existing residential access approach will need to be replaced with a commercial approach to the subject parcel that meet the requirements for the intended use per ACCHD standards.

If any future undue interference occurs with future traffic patterns on Rocky Road created by this request, the NPHD reserves the right to provide amended comments/conditions of approval when additional information becomes available.

Respectfully,

J-U-B ENGINEERS, Inc.

Timothy Blair, P.E. (ID, OR)

Area Manager, Meridian Idaho

CC:

- Lynn Troxel, NPHD#2 Director of Highways
- Jay Kiiha, White Peterson



Pre-Development Meeting

Name of Development: _____

Applicant: _____

P.E./P.G.: _____

All others in Attendance: _____

_____ Date _____

Number of Lots or Flow: _____ Acreage of Proposed Development: _____

Location of Development: _____

Project in Area of Concern: _____ Groundwater/Rock <10' _____

Level 1 NP Necessary for N: _____

LSAS/CSS Proposed: _____

BRO meeting for P or above: _____

Proposed Drinking Water: Individual ☐, City ☐, Community ☐, Public Water Supply ☐ Pending

BRO meeting for PWS, Com: _____

Information Distributed: SER ☐, NP Guidance ☐, Non-Domestic WW ap. ☐

Additional Comments: _____

Attach conceptual plan, if provided, or any other correspondence, and create a file for this information. The information will be helpful when responding to the county about permitting requirements and should be maintained with the subdivision file or commercial permit file when completed, for a complete written history of the project and SWDH involvement.

Exhibit 10A

Emily Kiester

From: Anthony Lee <Anthony.Lee@swdh.id.gov>
Sent: Wednesday, April 3, 2024 1:38 PM
To: Emily Kiester
Subject: [External] RE: Initial Agency Notification CU2023-0016 Larson
Attachments: Pre.Development.Notes.Signed.03.18.2024.pdf

Hi Emily,

See response for comment below:

- 1.) *Will a Nutrient Pathogen Study be required?* **The property is NOT in a designated Nitrate Priority Area.**
- 2.) *Will adequate sanitary systems be provided to accommodate the use.* **There is an existing septic system on site but will NOT allowed to be used during the events. Portable Sanitation Units (Porta Potties) will be utilized during the events.**
- 3.) *Any concerns about the use or request for rezoning?* **SWDH does not have concerns with the rezoning.**

Let me know if you have any questions.

Thank you,



Check out our new online self-service portal here! [PORTAL](#)

Anthony Lee, RS/BS | Land Development Senior
o 208.455.5384 | c 208.899.1285 | f 208.455.5300
anthony.lee@swdh.id.gov | SWDH.org
13307 Miami Ln., Caldwell, ID 83607

From: Amber Lewter <Amber.Lewter@canyoncounty.id.gov>
Sent: Wednesday, April 3, 2024 10:11 AM
To: 'tkelly@parmaschools.org' <tkelly@parmaschools.org>; 'pfdchief33@gmail.com' <pfdchief33@gmail.com>; 'parmaruralfire@gmail.com' <parmaruralfire@gmail.com>; 'gwatkins@nphd.net' <gwatkins@nphd.net>; 'brandy.walker@centurylink.com' <brandy.walker@centurylink.com>; 'e Ingram@idahopower.com' <e Ingram@idahopower.com>; 'easements@idahopower.com' <easements@idahopower.com>; 'mkelly@idahopower.com' <mkelly@idahopower.com>; 'monica.taylor@intgas.com' <monica.taylor@intgas.com>; 'jessica.mansell@intgas.com' <jessica.mansell@intgas.com>; 'contract.administration.bid.box@ziplay.com' <contract.administration.bid.box@ziplay.com>; 'fcdc1875@gmail.com' <fcdc1875@gmail.com>; Mitch Kiester <Mitch.Kiester@swdh.id.gov>; Anthony Lee <Anthony.Lee@swdh.id.gov>; 'D3Development.services@itd.idaho.gov' <D3Development.services@itd.idaho.gov>; 'niki.benyakhlef@itd.idaho.gov' <niki.benyakhlef@itd.idaho.gov>; Brian Crawforth <Brian.Crawforth@canyoncounty.id.gov>; Michael Stowell <mstowell@ccparamedics.com>; Assessor Website <2cAsr@canyoncounty.id.gov>; Tom Crosby <Tom.Crosby@canyoncounty.id.gov>; Eric Arthur <Eric.Arthur@canyoncounty.id.gov>
Subject: Initial Agency Notification CU2023-0016 Larson

CAUTION: This email originated outside the State of Idaho network. Verify links and attachments BEFORE you click or open, even if you recognize and/or trust the sender. Contact your agency service desk with any concerns.

Please see the attached agency notice. You are invited to provide written testimony or comments by **May 3, 2024**, although as of this point, no hearing date has been set. You will receive a separate notification when the hearing date has been set for this case. If the comment deadline is on a weekend or holiday, it will move to close of business 5pm the next business day. 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.

Please direct your comments or questions to Planner **Emily Kiester** at emily.kiester@canyoncounty.id.gov.



Amber Lewter

Hearing Specialist

Canyon County Development Services Department

111 N. 11th Ave., #310, Caldwell, ID 83605

Direct Line: 208-454-6631

Fax: 208-454-6633

Email: amber.lewter@canyoncounty.id.gov

Website: www.canyoncounty.id.gov

Development Services Department (DSD)

NEW public office hours

Effective Jan. 3, 2023

Monday, Tuesday, Thursday and Friday

8am – 5pm

Wednesday

1pm – 5pm

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

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Exhibit 11

Emily Kiester

From: Brenda Larson <brendal16.bl@gmail.com>
Sent: Sunday, March 17, 2024 7:23 PM
To: Emily Kiester
Subject: [External] Fwd: Crossing agreement

Hi Emily, I'm forwarding you the email from the Irrigation District. The drain ditch that he mentions doesn't supply water for use to any of our neighbors down stream from us. It's just a drain for run off water. It also already has a crossing/driveway over it that passed during our occupancy permit.

Every one else signed the Agency Acknowledgment.

Thank you
Brenda Larson

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

From: Vince Sevy <vince.fcdc@gmail.com>
Date: Mon, Mar 11, 2024, 3:49 PM
Subject: Crossing agreement
To: <brendal16.bl@gmail.com>

That location is on a lateral off of the extension in which the ditch company has no authority to grant a crossing agreement in that area we are only responsible for the main canal my suggestion is to speak with a water user downstream to make sure that you put in a sufficient size of pipe as to not hinder them from getting the quantity of water that they are allotted thank you

Sent from my iPhone

Exhibit 11A

Emily Kiester

From: Vince Sevy <vince.fcfc@gmail.com>
Sent: Wednesday, May 15, 2024 6:18 PM
To: Emily Kiester
Subject: Re: [External] RE: Initial Agency Notification CU2023-0016 Larson
Attachments: Agency Notice Packet 4.3.24.pdf

This is Vince and I have read your email and as to the comment and or email that I had made to the water user about it being off of our area of responsibility that is a truthful statement and it will not change in the future as for the site visit I wanted to just see the area and make sure nothing stood out as a possible problem in the future I do not recall stating that they had a proper drain pipe to the best of my recollection

Sent from my iPhone

On May 15, 2024, at 12:07 PM, Emily Kiester <Emily.Kiester@canyoncounty.id.gov> wrote:

Hello,

I believe you have been in correspondence with Darren and Brenda Larson (Parcel R25086015 or 28352 Rocky Rd Parma, ID) on their application for a special events facility.

They provided me an email to me on 3-11-24 from you on the lateral on the property in which you state: "That location is on a lateral off of the extension in which the ditch company has no authority to grant a crossing agreement in that area we are only responsible for the main canal my suggestion is to speak with a water user downstream to make sure that you put in a sufficient size of pipe as to not hinder them from getting the quantity of water that they are allotted."

Do you have any additional comments or potential conditions of approval you would like me to add my staff report or Findings of Fact and Conclusions of Law (FCOs)? Or is the comment you made to the applicant sufficient?

I believe the applicant also mentioned to me that you did a site visit and stated that there is a sufficient irrigation drainage pipe on the property. Is that true?

Thank you,



Emily Kiester,
Associate Planner
Canyon County Development Services Department
111 N. 11th Ave., #310, Caldwell, ID 83605
Direct Line: (208) 454-6632
Email: emily.kiester@canyoncounty.id.gov
Website: www.canyoncounty.id.gov

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Sent: Wednesday, April 3, 2024 10:11 AM
To: 'tkelly@parmaschools.org' <tkelly@parmaschools.org>; 'pfdchief33@gmail.com' <pfdchief33@gmail.com>; 'parmaruralfire@gmail.com' <parmaruralfire@gmail.com>; 'gwatkins@nphd.net' <gwatkins@nphd.net>; 'brandy.walker@centurylink.com' <brandy.walker@centurylink.com>; 'eingham@idahopower.com' <eingham@idahopower.com>; 'easements@idahopower.com' <easements@idahopower.com>; 'mkelly@idahopower.com' <mkelly@idahopower.com>; 'monica.taylor@intgas.com' <monica.taylor@intgas.com>; 'jessica.mansell@intgas.com' <jessica.mansell@intgas.com>; 'contract.administration.bid.box@ziply.com' <contract.administration.bid.box@ziply.com>; 'fcdc1875@gmail.com' <fcdc1875@gmail.com>; Mitch Kiester <Mitch.Kiester@swdh.id.gov>; Anthony Lee <Anthony.Lee@swdh.id.gov>; 'D3Development.services@itd.idaho.gov' <D3Development.services@itd.idaho.gov>; 'niki.benyakhlef@itd.idaho.gov' <niki.benyakhlef@itd.idaho.gov>; Brian Crawforth <Brian.Crawforth@canyoncounty.id.gov>; Michael Stowell <mstowell@ccparamedics.com>; Assessor Website <2cAsr@canyoncounty.id.gov>; Tom Crosby <Tom.Crosby@canyoncounty.id.gov>; Eric Arthur <Eric.Arthur@canyoncounty.id.gov>
Subject: Initial Agency Notification CU2023-0016 Larson

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Please direct your comments or questions to Planner **Emily Kiester** at emily.kiester@canyoncounty.id.gov.



Amber Lewter

Hearing Specialist

Canyon County Development Services Department

111 N. 11th Ave., #310, Caldwell, ID 83605

Direct Line: 208-454-6631

Fax: 208-454-6633

Email: amber.lewter@canyoncounty.id.gov

Website: www.canyoncounty.id.gov

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Exhibit 12

Emily Kiester

From: Niki Benyakhlef <Niki.Benyakhlef@itd.idaho.gov>
Sent: Wednesday, April 17, 2024 2:51 PM
To: Emily Kiester
Cc: Amber Lewter
Subject: [External] RE: Initial Agency Notification CU2023-0016 Larson

Hello Emily –

After careful review of the transmittal submitted to ITD on April 3, 2024, regarding CU2023-0016 Larson, the Department has no comments or concerns to make at this time.

Thank you,



Niki Benyakhlef
Development Services Coordinator

District 3 Development Services
O: 208.334.8337 | C: 208.296.9750
Email: niki.benyakhlef@itd.idaho.gov
Website: itd.idaho.gov

From: Amber Lewter <Amber.Lewter@canyoncounty.id.gov>
Sent: Wednesday, April 3, 2024 10:11 AM
To: 'tkelly@parmaschools.org' <tkelly@parmaschools.org>; 'pfdchief33@gmail.com' <pfdchief33@gmail.com>; 'parmaruralfire@gmail.com' <parmaruralfire@gmail.com>; 'gwatkins@nphd.net' <gwatkins@nphd.net>; 'brandy.walker@centurylink.com' <brandy.walker@centurylink.com>; 'eingham@idahopower.com' <eingham@idahopower.com>; 'easements@idahopower.com' <easements@idahopower.com>; 'mkelly@idahopower.com' <mkelly@idahopower.com>; 'monica.taylor@intgas.com' <monica.taylor@intgas.com>; 'jessica.mansell@intgas.com' <jessica.mansell@intgas.com>; 'contract.administration.bid.box@ziplay.com' <contract.administration.bid.box@ziplay.com>; 'fcdc1875@gmail.com' <fcdc1875@gmail.com>; 'mitch.kiester@phd3.idaho.gov' <mitch.kiester@phd3.idaho.gov>; 'anthony.lee@phd3.idaho.gov' <anthony.lee@phd3.idaho.gov>; D3 Development Services <D3Development.Services@itd.idaho.gov>; Niki Benyakhlef <Niki.Benyakhlef@itd.idaho.gov>; Brian Crawforth <Brian.Crawforth@canyoncounty.id.gov>; Michael Stowell <mstowell@ccparamedics.com>; Assessor Website <2cAsr@canyoncounty.id.gov>; Tom Crosby <Tom.Crosby@canyoncounty.id.gov>; Eric Arthur <Eric.Arthur@canyoncounty.id.gov>
Subject: Initial Agency Notification CU2023-0016 Larson

CAUTION: This email originated outside the State of Idaho network. Verify links and attachments BEFORE you click or open, even if you recognize and/or trust the sender. Contact your agency service desk with any concerns.

Please see the attached agency notice. You are invited to provide written testimony or comments by **May 3, 2024**, although as of this point, no hearing date has been set. You will receive a separate notification when the hearing date has been set for this case. If the comment deadline is on a weekend or holiday, it will move to close of business 5pm the next business day. 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.

Please direct your comments or questions to Planner **Emily Kiester** at emily.kiester@canyoncounty.id.gov.



Amber Lewter

Hearing Specialist

Canyon County Development Services Department

111 N. 11th Ave., #310, Caldwell, ID 83605

Direct Line: 208-454-6631

Fax: 208-454-6633

Email: amber.lewter@canyoncounty.id.gov

Website: www.canyoncounty.id.gov

Development Services Department (DSD)

NEW public office hours

Effective Jan. 3, 2023

Monday, Tuesday, Thursday and Friday

8am – 5pm

Wednesday

1pm – 5pm

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

PUBLIC RECORD NOTICE: All communications transmitted within the Canyon County email system may be a public record and may be subject to disclosure under the Idaho Public Records Act and as such may be copied and reproduced by members of the public.

Exhibit 13

Emily Kiester

From: Jeff R <pfd9916@gmail.com>
Sent: Wednesday, May 15, 2024 3:03 PM
To: Emily Kiester
Subject: Re: [External] Parma fire

The property owners gave me no other information or documentation. The property is not in the ideal location for a venue due to the parking situation. If they keep a 20 foot wide emergency access available at all time we have no problem with the project

On Mon, May 13, 2024 at 2:06 PM Emily Kiester <Emily.Kiester@canyoncounty.id.gov> wrote:

Hello,

Thank you for the update on the contact information, I will make sure that is changed.

And thank you for looking over the wedding venue application, I have attached the agency notification packet that was sent out in April in case you needed to review any of these other documents she turned in (letter of intent, operations plan, etc.)

Sincerely,



Emily Kiester,

Associate Planner

Canyon County Development Services Department

111 N. 11th Ave., #310, Caldwell, ID 83605

Direct Line: (208) 454-6632

Email: emily.kiester@canyoncounty.id.gov

Website: www.canyoncounty.id.gov

Development Services Department (DSD)

NEW public office hours

Effective Jan. 3, 2023

Monday, Tuesday, Thursday and Friday

8am – 5pm

Wednesday

1pm – 5pm

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

PUBLIC RECORD NOTICE: All communications transmitted within the Canyon County email system may be a public record and may be subject to disclosure under the Idaho Public Records Act and as such may be copied and reproduced by members of the public.

From: Jeff R <pfd9916@gmail.com>

Sent: Monday, May 13, 2024 1:50 PM

To: Emily Kiester <Emily.Kiester@canyoncounty.id.gov>

Subject: [External] Parma fire

Can I have you update your contact list. James Cook is no longer the fire chief or an employee for Parma Fire.

New contact is Jeff Rodgers

208 941 6851

Jeff@parmafire.us

I will look over the wedding venue stuff. That is definitely different then was she was telling me I meet with her. More then likely need some changes

Exhibit 13A

Emily Kiester

From: Jeff R <pfd9916@gmail.com>
Sent: Monday, June 24, 2024 1:50 PM
To: Emily Kiester
Subject: Re: FW: [External] Parma fire
Attachments: image001.png

I'm good I don't think there is anything else from the fire department stand point that needs changed

On Mon, Jun 24, 2024, 1:38 PM Emily Kiester <Emily.Kiester@canyoncounty.id.gov> wrote:

Hello,

I just wanted to follow-up on my email I sent last week.

Let me know if you need any more information.

I appreciate your time,



Emily Kiester,

Associate Planner

Canyon County Development Services Department

111 N. 11th Ave., #310, Caldwell, ID 83605

Direct Line: (208) 454-6632

Email: emily.kiester@canyoncounty.id.gov

Website: www.canyoncounty.id.gov

Development Services Department (DSD)

NEW public office hours

Effective Jan. 3, 2023

Monday, Tuesday, Thursday and Friday

8am – 5pm

Wednesday

1pm – 5pm

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

PUBLIC RECORD NOTICE: All communications transmitted within the Canyon County email system may be a public record and may be subject to disclosure under the Idaho Public Records Act and as such may be copied and reproduced by members of the public.

From: Emily Kiester
Sent: Monday, June 17, 2024 4:23 PM
To: 'Jeff R' <pfd9916@gmail.com>
Subject: RE: [External] Parma fire

Hello,

I am working on finalizing my staff report for Brenda Larson's CUP for a special events facility (I have attached the preliminary hearing materials in case you needed a refresher on her request).

I have a couple of follow up questions on your comment so I can clearly relay your comment to the Planning and Zoning Commission:

1. Can you expand on what you mean by "parking situation not making it ideal?"
2. For the 20' emergency access, is this specifically to the structures on the site view from the driveway? Is this through all the parking stalls? Or generally, where any access may be taken?

Thanks for your assistance!

Sincerely,



Emily Kiester,

Exhibit 14



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

Case No CU2023-0016

Location: 28352 Rocky Road Parma, Idaho

Acreage: 2.37 acres

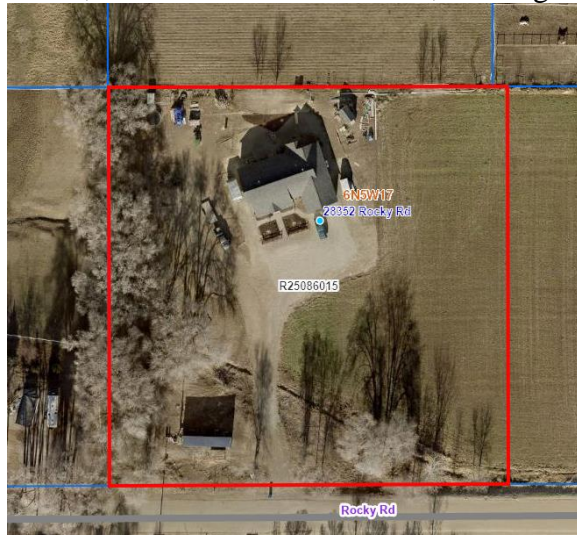
Zoned: A

Dear Emily,

Canyon County Building Department has reviewed the subject conditional Use Permit application for the property owner(s) Darren & Brenda Larson and would recommend the following comments/concerns be addressed prior to approval or as conditions of approval if approved.

1. According to the applicants site plan, there are proposed future structures (barn & dressing cottage(s)), that if built will require a commercial building permit to be applied for and issued a certificate of occupancy prior to use of those structures.

- Will require a full set of architectural plans with a code analysis.
 - Possible engineering may be needed.
- Parking requirements
- Proof of issued agency permits required at time of applying/issuance of permits: Fire Department, Southwest District Health, and Highway District



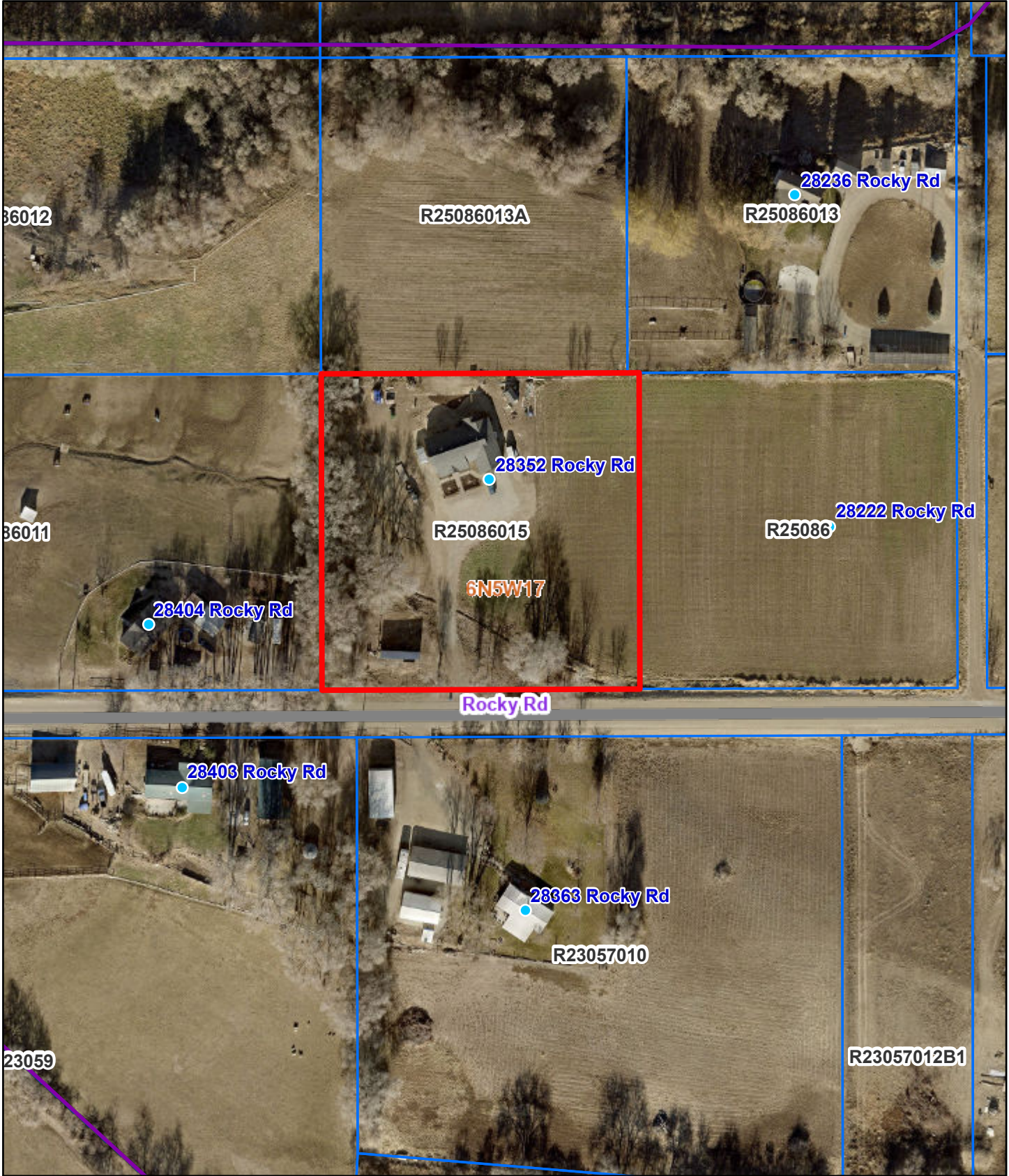
If you have any questions, please let us know,

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

Planning • Zoning • Building • Code Enforcement

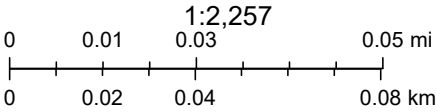
Dedicated to providing quality, efficient and equitable service to the citizens of Canyon County by planning for orderly growth and development through consistent administration and enforcement of County Ordinances.

Exhibit 15
Canyon County, ID Web Map



5/17/2024, 1:42:15 PM

- Parcel Number Search _Query result_2
- CCAddressPoints
- Hydro_NHDFlowline
- Hydro_NHDFlowline
- County Boundary
- Current Impact Area
- City Limits
- Sections
- CanyonCountyRoads
- Roads
- Imagery_2022
- Red: Band_1
- Green: Band_2
- Blue: Band_3



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

Exhibit 16

Larson Small Vicinity Map

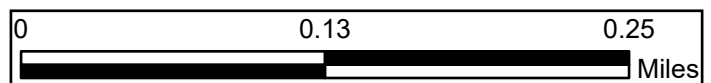
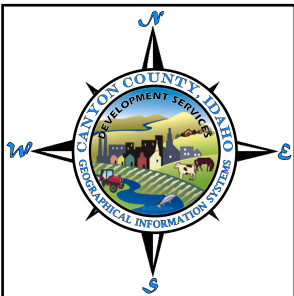
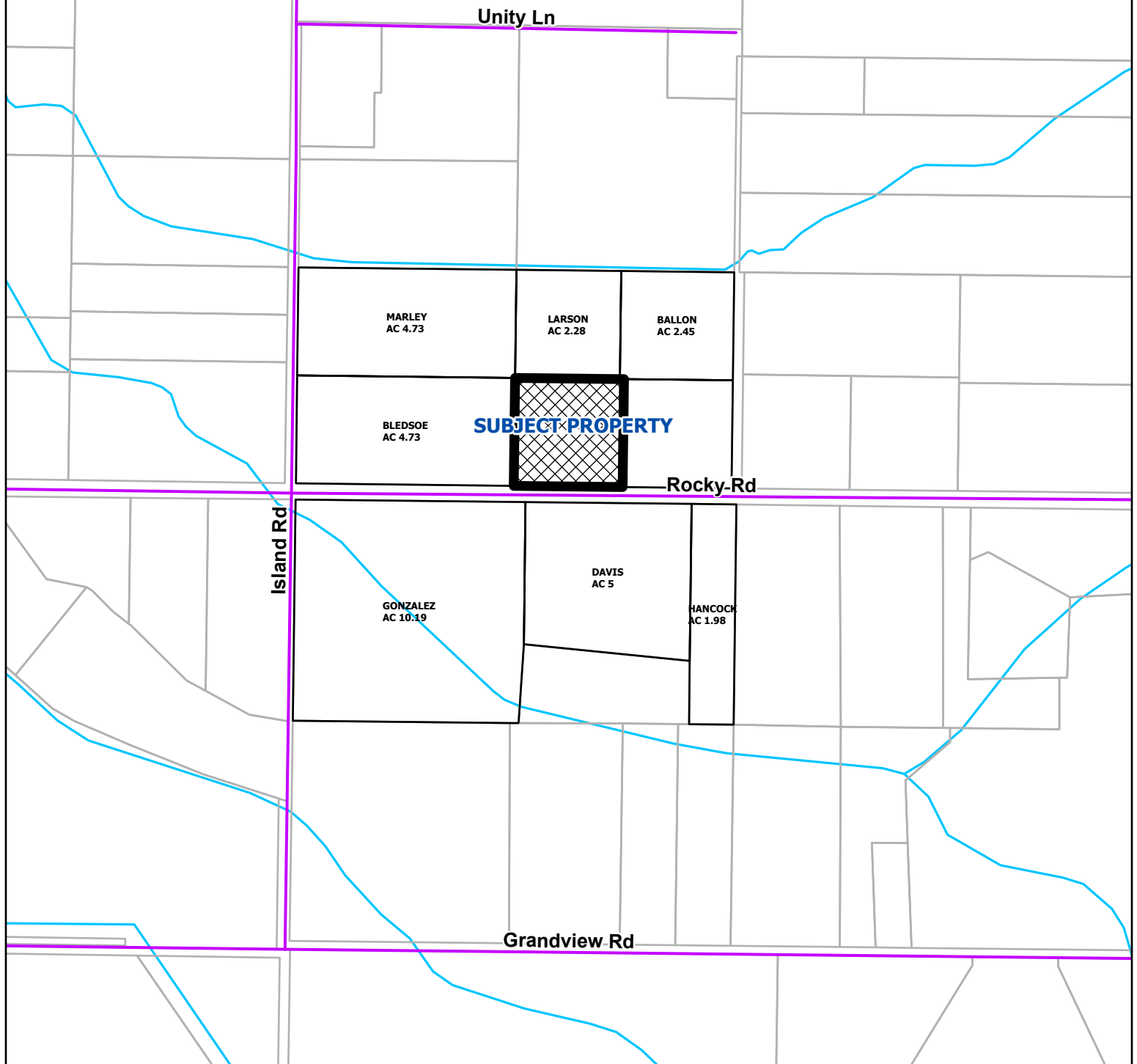
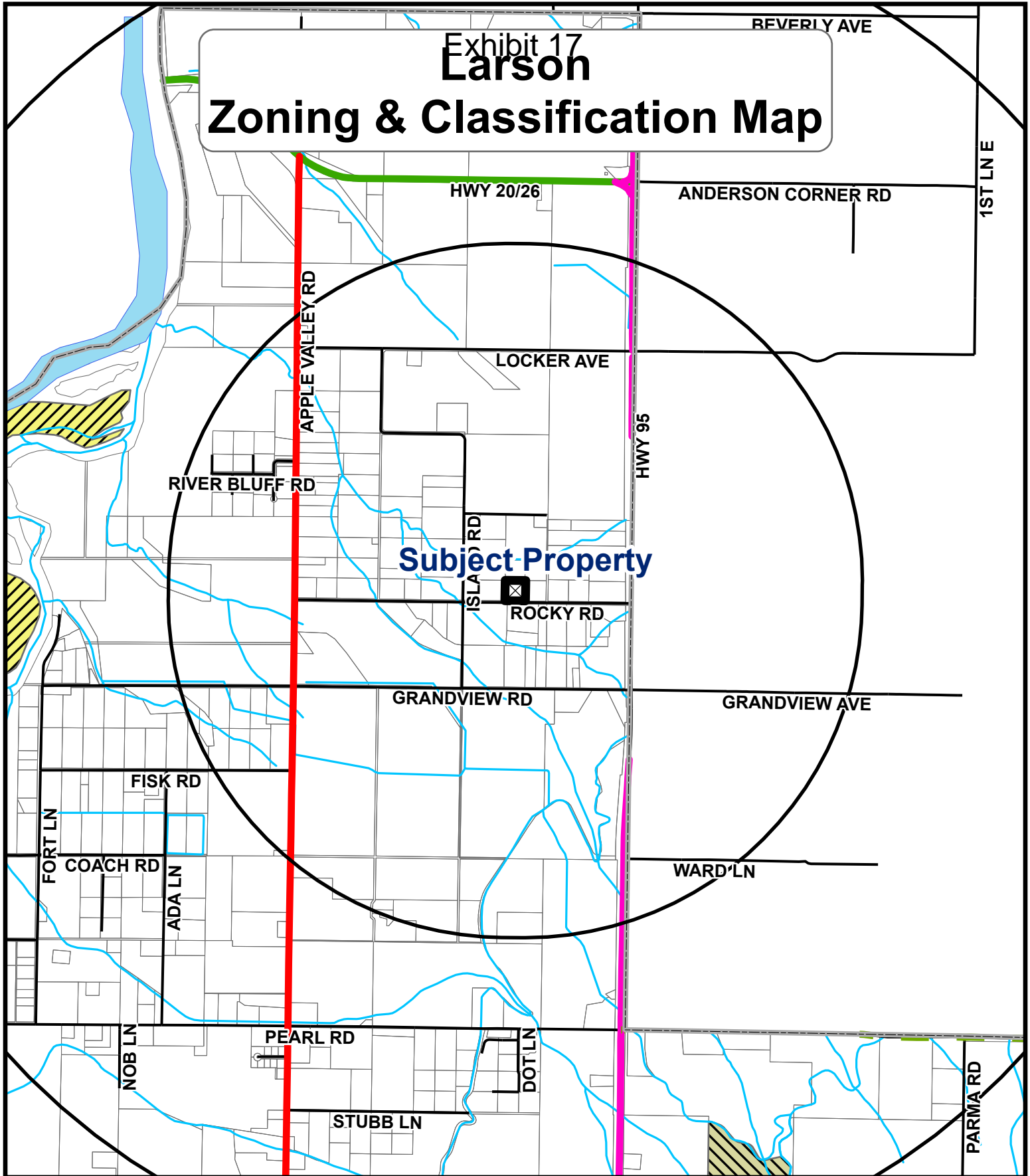
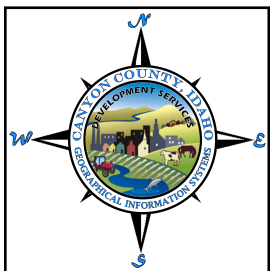


Exhibit 17 Larson Zoning & Classification Map



Subject Property



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

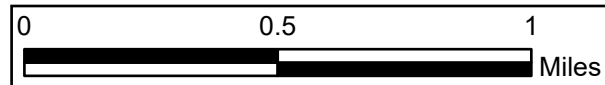
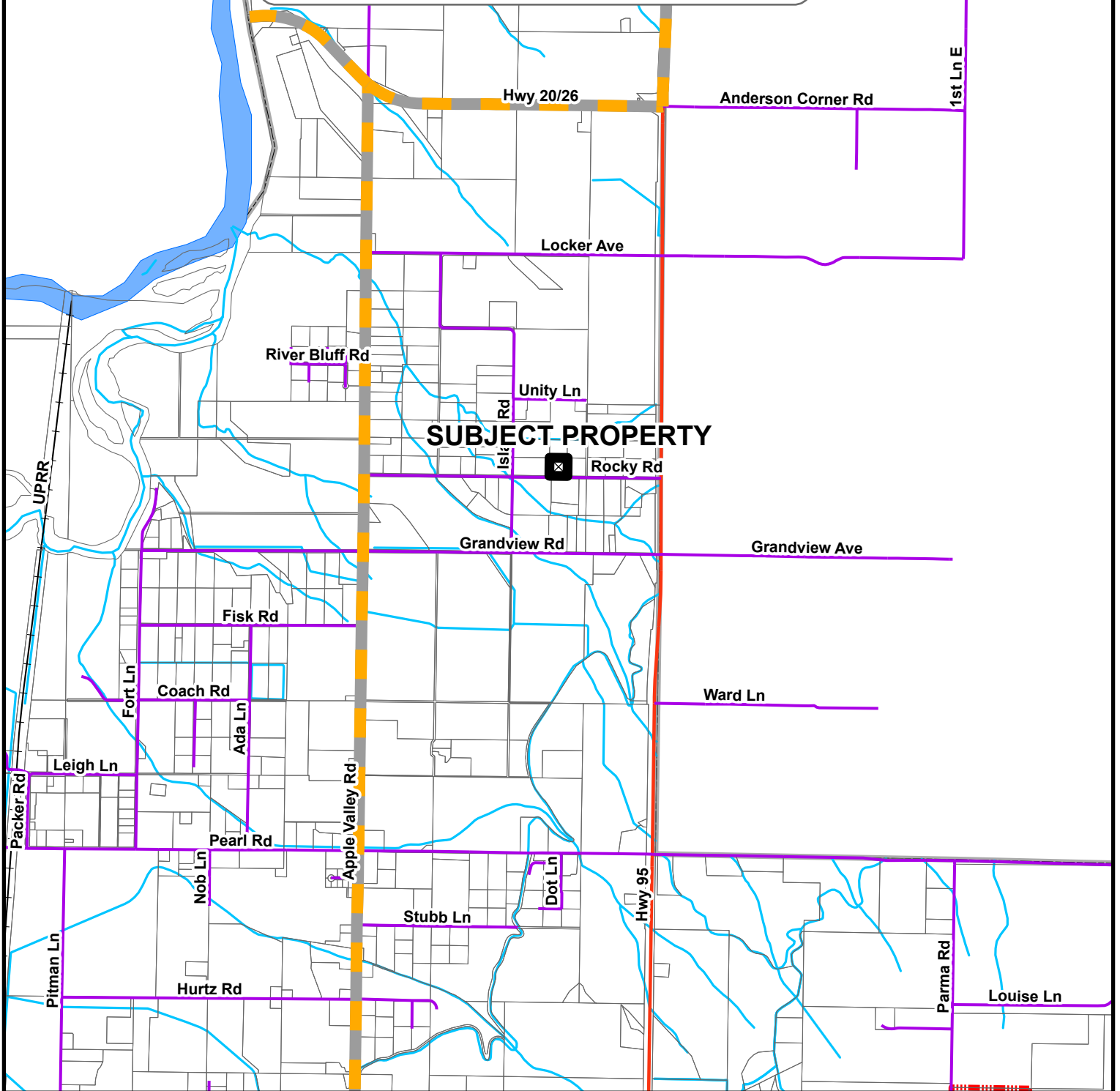


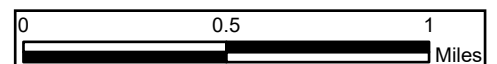
Exhibit 18 Larson Future Land Use map



Legend

Future Land Use 2030

- COMMERCIAL
- INDUSTRIAL
- RESIDENTIAL



Larson Subdivision Map

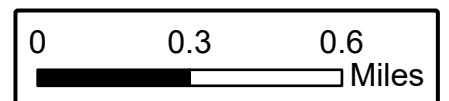
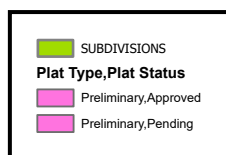
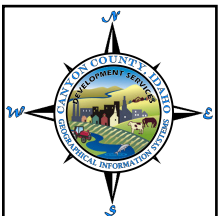
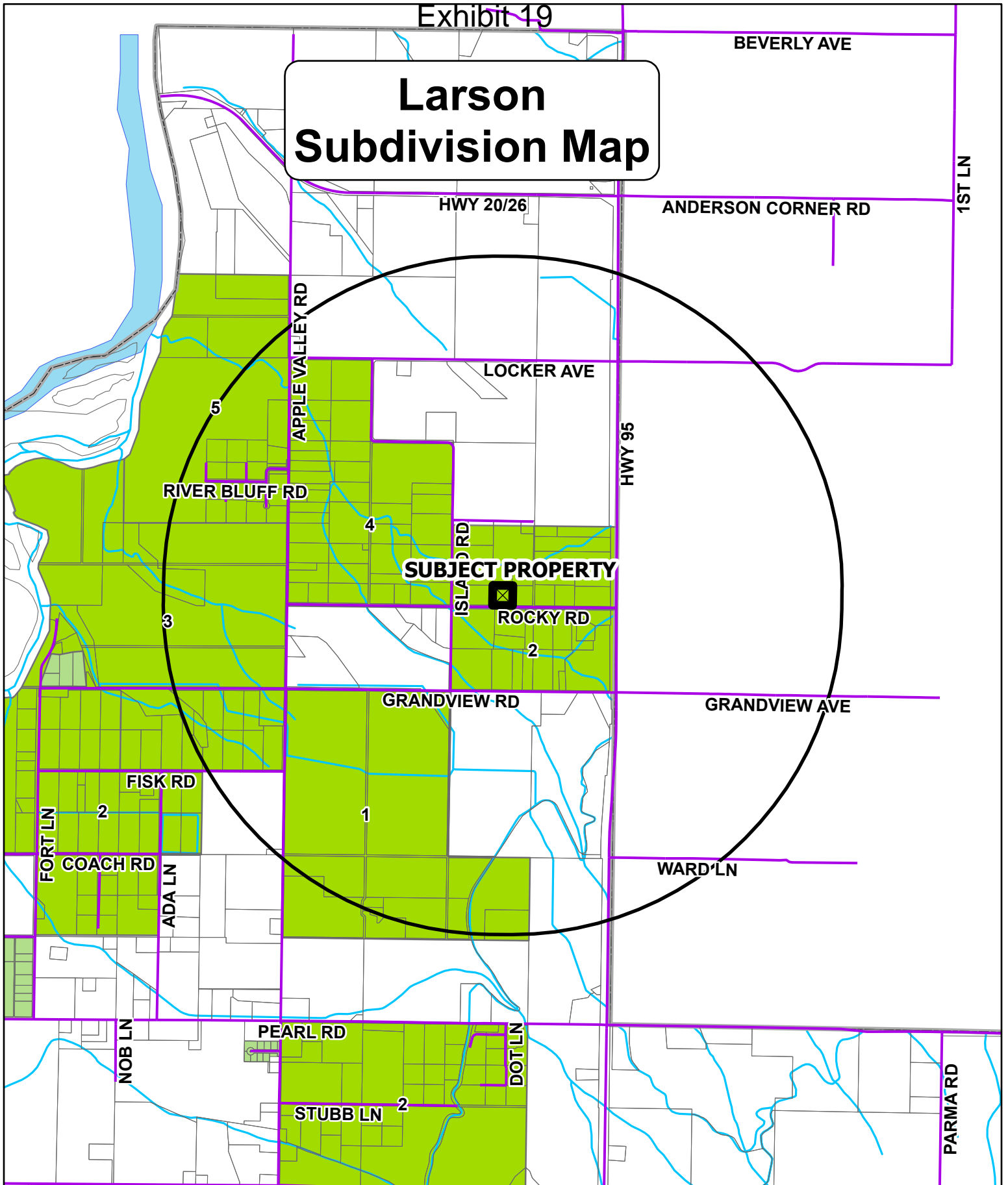


Exhibit 20

SOIL REPORT

SOIL CAPABILITY CLASS	SOIL CAPABILITY	SQUARE FOOTAGE	ACREAGE	PERCENTAGE
4	MODERATELY SUITED SOIL	103106.52	2.37	100.00%
		103106.52	2.37	100%

FARMLAND REPORT

SOIL NAME	FARMLAND TYPE	SQUARE FOOTAGE	ACREAGE	PERCENTAGE
NsC	Farmland of statewide importance, if irrigated	103106.52	2.37	100.00%
		103106.52	2.37	100%

SOIL INFORMATION IS DERIVED FROM THE USDA's CANYON COUNTY SOIL SURVEY OF 2018

GRADE	SOILTYPE
1	BEST SUITED SOIL
2	BEST SUITED SOIL
3	MODERATELY SUITED SOIL
4	MODERATELY SUITED SOIL
5	LEAST SUITED SOIL
6	LEAST SUITED SOIL
7	LEAST SUITED SOIL
8	LEAST SUITED SOIL
9	LEAST SUITED SOIL

Exhibit 21: Site Photos Taken on April 9, 2024

Image 1: Taken in front of the subject property from Rocky Rd. facing west.



Image 2: Taken in front of the subject property from Rocky Rd facing east.



Image 3: Taken in front of the subject property from Rocky Rd facing south.



Image 4: Taken in front of the subject property from Rocky Road facing north.



Image 5: Taken on the property facing northeast.



Image 6: Taken on the property facing east.



Image 7: Taken on the property facing west and at the applicant's partially constructed privacy fence.



Image 8: Taken from driveway on the subject property facing west. This picture depicts the partially constructed privacy fence.



Image 9: Taken from the driveway on the subject property facing north.



Image 10: Taken from middle of property facing east



Image 11: Taken from behind the residence facing east



Image 12: Taken from the property facing west. This shows the privacy fence has not been fully constructed

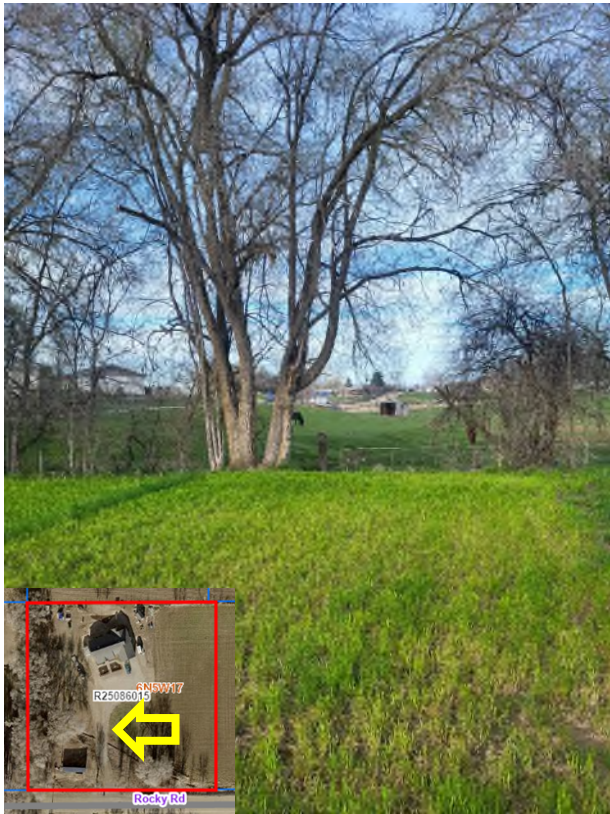


Image 13: Taken from the property facing north



Image 14: Taken from the property facing south



Image 15: Taken from the entrance of the property facing northwest.



Image 16: Taken from the driveway of the property facing southeast. This shows the irrigation drain ditch



Image 17: Taken from the driveway of the property facing east. This shows the irrigation drain ditch

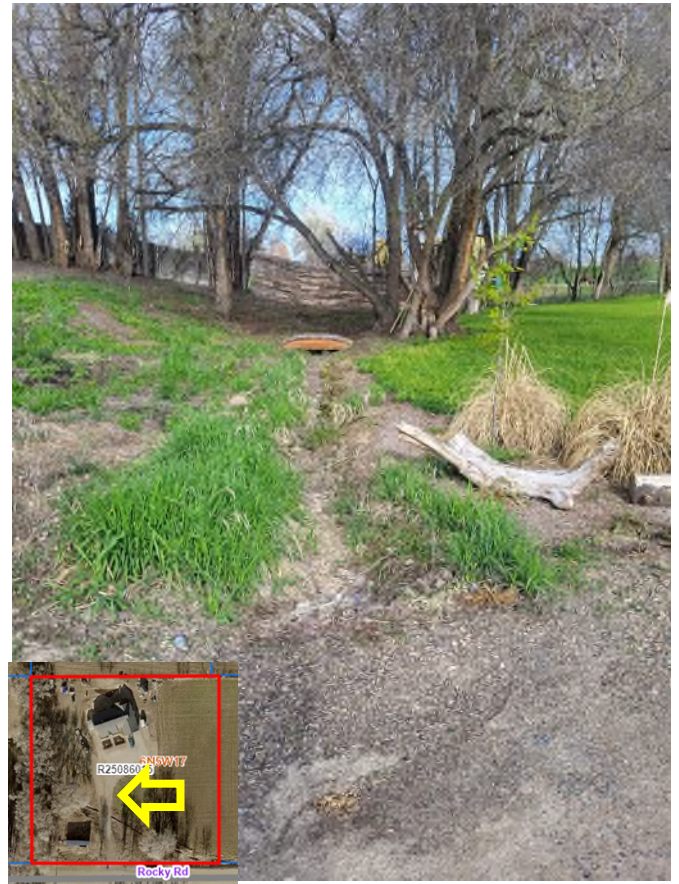


Exhibit 22

07-10-03: PRIVATE ROAD AND DRIVEWAY REQUIREMENTS:

(1) Frontage, Easement, Or Road Lot Required: For the purpose of providing adequate access for equipment, emergency vehicles and other services to inhabited buildings, each parcel must demonstrate access by one of the following prior to the issuance of a certificate of zoning compliance:

A. Frontage: A minimum property frontage of sixty feet (60') is required along the right-of-way of a public road for the purpose of ingress/egress. The frontage width requirement may be reduced to a width not less than fifty feet (50') in accordance with subsection (1)D of this section.

B. Driveway Or Private Road Application, Easement And Maintenance Agreement:

1. Applications for driveways serving two (2) properties and all private roads shall be filed with DSD.

(A) An application on a form provided by the Director and the fees shall be submitted. Additional fees shall be charged for any requested alternative standards which require review by the County Engineer.

(B) When the application is filed, the Director shall review the application to determine if: 1) the proposed driveway serving two (2) properties or private road is in accord with the standards in this section and chapter 6, article 5 of this Code and 2) will not disrupt regional or local long range transportation plans. Conditions may be placed on the approval to ensure continued compliance with the requirements of this section.

2. Driveways serving two (2) properties and all private roads shall be located within a recorded permanent, perpetual easement, having a minimum width of sixty feet (60') from the right-of-way of a public street to the property for the purpose of ingress/egress. The easement width requirement may be reduced to a width not less than twenty eight feet (28') in accordance with subsection (1)D of this section.

3. Driveways serving two (2) properties and all private roads shall have a recorded road users maintenance agreement that describes the responsible parties for construction and maintenance, including repairs, and necessary improvements to accommodate additional accesses in the future. The agreement shall also list any construction warranties applicable to the specific driveway or private road. Failure to maintain a previously approved driveway or private road shall be a violation of this article subject to the enforcement procedures in article 19 of this chapter.

4. All properties taking access to a private road shall be in compliance with the addressing standards in chapter 6, article 5 of this Code.

5. Driveways serving two (2) residences and all private roads shall be located to minimize disruption of existing agricultural practices.

C. Private Road On Subdivision Plat: A private road shall be shown as a separate, nonbuildable lot in accordance with the requirements of section 07-17-31: of this chapter.

D. Width Reduction: The width of a parcel's road frontage, easement or private road may be reduced by the Director if the reduction demonstrates all of the following:

1. Will the proposed reduction provide adequate access;
2. Do physical characteristics of the site require a width reduction; and
3. Would approval of the request cause injury, damage, or a safety hazard?

(2) Fire District Road Requirements: The construction of driveways or private roads longer than one hundred fifty feet (150') from the public street right-of-way line to the most distant portion of an inhabited building must be approved in writing from the applicable fire district.

(3) Driveway And Private Road Requirements:

A. Minimum Standards: Driveways and private roads shall be built to the following minimum standards in table 1 of this subsection:

TABLE 1

	Subbase Or Ballast	Base Course	Plant Mix Pavement (ISPMC Class III Mix)	Surface Width
Driveways (serving a maximum of 2 inhabited buildings per definition in section 07-02-03: of this chapter):				

	Existing driveways that add a second residence	n/a	4" thick $\frac{3}{4}$ " minus gravel base or equivalent recycled asphalt paving (RAP), graded and compacted	n/a	12' wide all weather driving surface
	New driveways built after January 19, 2005	If less than 150': n/a If 150' or longer: 9" of uncrushed aggregate (pit run)	4" thick $\frac{3}{4}$ " minus gravel base or equivalent recycled asphalt paving (RAP), graded and compacted	n/a	12' wide all weather driving surface
Private roads (serving more than 2 permanent dwellings or inhabited buildings as defined in section 07-02-03: of this chapter):					
	Private roads that are estimated to serve 100 ADT or less	n/a	4" thick $\frac{3}{4}$ " minus gravel base, graded and compacted	n/a	20' wide all weather driving surface
	Private roads that are estimated to serve more than 100 ADT	9" of minus 6" uncrushed aggregate (pit run)	6" of $\frac{3}{4}$ " crushed aggregate (gravel)	2.5" thick	24' for local roads and 26' for collector roads ¹

Note:

1. Alternative pavement section designs that include geotextile fabrics, geogrids, cemented treated base, etc., may be submitted to the county for consideration and approval following review by the county engineer. Subbase thickness shall not be less than twice the maximum sized aggregate and base layer thickness shall not exceed 10 inches. Base is to be replaced in the GE pavement section at a ratio of 2.2:1 for plant mix and 0.9:1 for subbase.

- Base to meet the requirements of ISPWC section 802, Table 1 - Type I Crushed Aggregate Base.
- Subbase to meet the requirement of ISPWC section 801, Table 1 - 8 Inch, 6 Inch, Or 3 Inch Uncrushed Aggregate.
- Trip generation per dwelling is 9.52 trips/day per ITE, "Trip Generation 9th Edition", rates for single-family detached housing. Total ADT for a private road is the total daily trips for the total dwellings entitled on properties using any segment of a private road.
- The structural section of a private road shall be in accordance with the minimum section thickness as indicated in the table. Thinner sections of private roads may be possible based upon a traffic index proposed by the applicant and reviewed by the county engineer, an R-value (ITD method T-8) determined during the geotechnical investigation and the following formula:

$GE \text{ (inches)} = 0.0384 \cdot (TI) \cdot (100 - R)$ where GE equals gravel equivalence or the entire section of ISPWC $\frac{3}{4}$ " base (section 802), TI = traffic index and R = R-value test result

R-value is to be determined by soil laboratory on a representative sample(s) from the project subgrade. Maximum subgrade R-value for design to be R-35. Subgrade is to be confirmed at the time of construction to be firm and stable. Soft, wet, or deflecting subgrade is to be addressed by project civil/geotechnical engineer(s).

5. Any private road shall be named and a sign conforming to the applicable highway district standards shall be erected and maintained at the property owners' expense. The road must have a road name approved by the director. The naming of roads shall comply with chapter 6, article 5 of this code. Verification of installation of road signs shall be provided to DSD.

B. Inspection And Certification: A driveway or private road must be constructed prior to final inspection of an inhabited building. The construction of driveways longer than one hundred fifty feet (150') from a public street right of way to the most distant portion of an inhabited building and private roads shall be inspected and certified by the applicant's engineer prior to obtaining a certificate of occupancy. This requirement may be waived by the director if a road construction warranty has been recorded.

C. Bridges: Bridges shall be inspected and certified by an engineer of the developer's choice, to have been

constructed in compliance with all applicable federal, state, and local laws.

D. Cul-De-Sacs: Cul-de-sacs shall have a fifty foot (50') radius for a driving surface and a seventy foot (70') radius for right of way or easement. (Ord. 16-007, 6-20-2016)

LEVELS OF NOISE

In decibels (dB)

PAINFUL & DANGEROUS		
Use hearing protection or avoid	140	<ul style="list-style-type: none"> • Fireworks • Gun shots • Custom car stereos (at full volume)
	130	<ul style="list-style-type: none"> • Jackhammers • Ambulances
UNCOMFORTABLE		
Dangerous over 30 seconds	120	<ul style="list-style-type: none"> • Jet planes (during take off)
VERY LOUD		
Dangerous over 30 minutes	110	<ul style="list-style-type: none"> • Concerts (any genre of music) • Car horns • Sporting events
	100	<ul style="list-style-type: none"> • Snowmobiles • MP3 players (at full volume)
	90	<ul style="list-style-type: none"> • Lawnmowers • Power tools • Blenders • Hair dryers
Over 85 dB for extended periods can cause permanent hearing loss.		
LOUD		
	80	<ul style="list-style-type: none"> • Alarm clocks
	70	<ul style="list-style-type: none"> • Traffic • Vacuums
MODERATE		
	60	<ul style="list-style-type: none"> • Normal conversation • Dishwashers
	50	<ul style="list-style-type: none"> • Moderate rainfall
SOFT		
	40	<ul style="list-style-type: none"> • Quiet library
	30	<ul style="list-style-type: none"> • Whisper
FAINT		
	20	<ul style="list-style-type: none"> • Leaves rustling

**OCTOBER IS NATIONAL AUDIOLOGY AWARENESS MONTH
AND NATIONAL PROTECT YOUR HEARING MONTH**

Visit www.HowsYourHearing.org to learn more about audiology and hearing loss.

Exhibit 24

Emily Kiester

From: Lynda Rogers <russellandlynda@netzero.net>
Sent: Monday, June 10, 2024 11:07 PM
To: Emily Kiester
Subject: [External] Case #CU2023-0016 Darren & Brenda Larson

Emily,

My name is Lynda Rogers. My address is 28149 Rocky Road, Parma, ID, and I am writing in response to your notification of Case #CU-2023-0016. My family and I are in direct and vehement opposition to this proposed "special events facility", and we pray Canyon County will deny this permit.

We moved to Rocky Road approximately 18 years ago, in May 2005. Our oldest son was 5, and started his Parma ISD education that fall. We were in a search for a house with property, so our kids could grow up living a rural life. Our second son was 9 months old, and our daughter followed in 2006. We found our house as a foreclosure, and over the years we have flipped the house and property, and made it our home. The small-town appeal included our little property, which is just shy of 5 acres. Our kids have enjoyed learning to ride their bikes on a quiet road, riding four-wheelers and dirt bikes, having pets who weren't subjected to a fenced-in existence, building treehouses, exploring, setting up trail cameras that capture wildlife in "The Bottom", which we lovingly named the lower rear of our property, where there is an old irrigation ditch. Winters were made more bearable by the huge hill leading from the back yard to The Bottom. It is perfect for being pulled behind the four-wheeler in the snow, The privacy and peace this property has provided has been deeply appreciated, and we love it here. Days never go by that we are not thanking God for blessing us with the lifestyle, and little piece of American Pie this property has become over the years.

In the last 3-4 years, the growth in the area has become almost unbearable. The traffic on Parma Highway has affected every family out here, because when a Parma ISD kid is involved in an accident, all the families feel the pain of it. We know each other out here. There are at least nine new gravel pits in this end of Canyon County, and they have negatively affected us by their trucks driving on our streets and roads; the potholes are everywhere. Most of us have to get a new windshield every other year because the trucks are in our way all day long. They also drive on the roads they are specifically told not to drive on, and are in traffic with our school buses all day long. On Rocky Road alone, in the last few years, there have been no less than 5 new houses built. The development is putting a strain on the irrigation water, and maintaining the head gates (none of the new people understand they have to share in the expense of upkeep). This leads me to the proposed permit Canyon County has notified us of, and why we are so opposed to it.

The family who made the request is already not very considerate on Rocky Road. Their kids drive their vehicles up and down Rocky Road at very high speeds, at all hours and into the night. One vehicle either doesn't have a muffler, or the engine is just loud ... but sometimes it's quite late at night that we hear it come and go. The speed of that vehicle is dangerous. For those of us who have pets, livestock, and kids who also travel Rocky Road, it's troubling to have a "neighbor" who doesn't seem to understand common courtesy, and the danger they are forcing us to tolerate. Occasionally someone's cow gets out of the pasture, and onto Rocky Road (including ours). When this happens, anyone traveling Rocky Road is not only endangering the livestock, but themselves as well. Slow speed kills, especially when a vehicle collides with livestock. High speed definitely increases that risk.

All of the citizens of Rocky Road want and expect our privacy. We live rurally because we want to; we make that choice. Bringing some type of "special events facility" will mean more traffic, and past behavior is the best predictor of future behavior. The applicants already don't respect late hours, and drive irresponsibly and at dangerous speeds, so we don't anticipate that would change. Adding more cars and traffic will only exacerbate that problem. Also, how safe are we when people attending these "special events" drink alcohol while here? Alcohol consumption will greatly add to the risks

listed in this email, so any "special event" which includes alcohol increases my family's risks of being on the road at the same time.

Last summer, the applicants hosted a wedding on the property for which they are requesting this permit. That wedding noise was loud, and there was a lot of traffic on our residential street. The music and noise lasted well past midnight. Some of us work weekends. I personally work Fridays, Saturdays, and Sundays, so I need to be able to sleep. My shifts are anywhere from 10-11 hours both Friday and Saturday, and Sunday I am back to work by 11:30 am. We are not covered by Parma Police out here. We must rely on Canyon County when we need police, and it takes them a very long time to respond. Depending upon what you need, the usual response is "we'll send someone when we have someone." So when the noise and traffic become unbearable, and those of us who need peace and sleep cannot have it due to a "special event" literally across the road, what will be our recourse? Call it in and wait several hours, and by the time the police show up, the party is finally over? I understand Canyon County can put limitations on this "special events" facility, but when the boundaries and rules are not upheld, the reporting process is lengthy and time-consuming. And during that complaint period, the "special events" continue. Even if Parma Police come out, or Canyon County ... whichever ... and address a noise complaint, they will no sooner be gone than the party will just continue.

We just regraveled our driveway. We have a circular driveway, and gravel is not cheap. The entry to our driveway, at the mailbox, is subject to snow pile-up in winter, and sprinklers in the hot season. That particular part of the driveway is the first to cave-in. So when the "special events" patrons start using our driveway to turn around in, who pays for our new gravel to fill in the holes it creates? We also do not want strangers to use our driveway to pull into and turn around in, or worse yet ... just drive up and use our circle? And when that happens, and it will, what will our recourse be? Even with the new security systems people install, and proof, we will be told it's a "civil matter."

Where will all the people park who attend these "special events?" Answer: up and down Rocky Road. In front of ours, and everyone else's property. The absence of common sense in the applicant is astounding. We will be up all night with headlights lighting our house and shining in our windows as people come and go, and we try to sleep.

With this application being granted, the applicant will be satisfied and free to do as they please. They never spoke as a common courtesy to their fellow Rocky Road citizens to see how we would all feel about this. It's a ridiculous request. This is a RURAL RESIDENTIAL road! The last thing we want is to sacrifice our peace, quiet, privacy, safety and way of life to a "special event" taking place all the time out here.

I am deeply concerned about the people this facility would bring to my area; my home. The applicants are asking us to sacrifice a whole heck of a lot. As parents who raised children out here, we are deeply concerned about the safety of children. Our daughter still attends PHS, and she is very active in cheer, band, drum line, BPA, FCA, etc., and all of these require volunteer time. She comes and goes all the time. We shouldn't have to sacrifice her safety, both in driving Rocky Road, or her encountering strangers to participate in school activities. At least not on her own road or property. These special events could subject our families to unsafe people there is no way to vet. Child molesters, kidnappers, and the like will now be a great worry. So will burglary and stealing. What is our recourse when guests at these "special events" burglarize our property, or steal from us? How can Canyon County assure us this won't happen? Although the danger exists all the time, it makes no sense to ask us to willingly welcome it by allowing more strangers onto our road. In so doing, we would be contributing to our own demise, would we not? The installation of high-tech security, a gate at our front driveway, cameras, and surveillance may not be an expense we were prepared for. Who finances that for our peace of mind if this permit is granted?

Last, we are being asked to drastically change and welcome a nuisance. We are being asked to sacrifice our quality of life, and give up some peace of mind and change our normal lives for a "special events" facility to be allowed IN OUR MIDST. This is a quiet RESIDENTIAL road! It's really no different than allowing a "special events" facility in a neighborhood in Meridian or Boise. It's as ridiculous as asking to put this right between two houses on McConnell Street in Parma! Something like this should never be allowed to be installed and operate right in the center of a quiet community. I am honestly quite appalled at the very idea of it.

Please accept this correspondence as our passionate, ardent, impassioned vote in OPPOSITION of this permit. Canyon County needs to live up to their Seal. This road is rural. This is not the right place for any kind of "special events" venue to be imposed on people who LIVE on this road. We have not worked as hard as we have for 18 years flipping this house, renovating this property, and loving what we've done to acquiesce to such a ridiculous request. This "venue" would literally be right across the road from us. We are fervently opposed to this venture.

Exhibit 25

Emily Kiester

From: Lynda Rogers <russellandlynda@netzero.net>
Sent: Wednesday, June 12, 2024 10:18 PM
To: Emily Kiester
Subject: [External] Case #CU2023-0016 Darren & Brenda Larson

Emily,

I have had a few conversations with other residents here on Rocky Road, regarding the referenced case. I would like to add a few points to my previous email. We are absolutely against this permit being granted.

Apparently, according to other residents, the applicants are "looking for a way to make money while not having to work hard." That is a quote from a party the applicants hosted last fall. They invited many residents on Rocky Road, explaining their intention of applying for this permit. Because they know we probably would not be supportive, we were not invited to the party. We also value our privacy and peace, and don't want to party with residents we live around. We are very private people.

In addition all complaints I previously submitted ... the strangers this permit would bring to our road, and potentially homes; parking on the road; noise and partying until early morning hours on weekends (some of us work weekends); the fact that this "facility" would be literally right across the road from our house; vehicles coming and going all weekend, and their lights shining in our windows, waking us up (some of us get up at 4:30am or 5:00am); and just generally being a dumb idea to place any type of entertainment facility right in the midst of a peaceful rural area. It has also occurred to me that the traffic problem would be exacerbated by caterers. The applicants told some of the residents at their party that they don't plan to be supplying the food or drink. Also, there will undoubtedly be trash blown around from the parties. Trash is already a problem on Rocky Road. The Busby family to the west of us are hoarders, and we have to pick their trash up out of our pasture all the time. The Benjamins to the east of us ... I pick up their plastic flowers, paper plates, and popscicle wrappers all the time. There is no need to add to this problem with parties.

The applicants are asking us to make alot of concessions, and give up alot of our peace and quiet to accommodate their desire to "not have to work hard." Well, the rest of us already do work hard. Odd hours. And as previously stated, our daughter is still in high school, and is active in alot of clubs, band, cheer, and other extracurricular activities including community service. There are many times she gets home very late at night from either a school function or work, and we don't want her bothered by people wandering around Rocky Road. We also don't want to be constantly bothered with people using our driveway to turn around, or driving our circular driveway, and people stopping us to ask for directions or where they need to go.

One neighbor, Nancy Derby, told us today that her experience has been that if an applicant is willing to pay for a license every year, Canyon County is very likely to grant the permit. I pray she is wrong. I would like the applicants to explain a solution for every issue I have listed. And then I would like Canyon County to hold them to it, which will not happen.

Please, we beg you, do not grant this permit. Our privacy and our rights to live peacefully have to supercede a reason to not have to work hard, and turn this road into a huge soap opera hot mess.

~Lynda Rogers

Exhibit 26

Emily Kiester

From: Pam Carpenter <pamcar78@icloud.com>
Sent: Thursday, June 27, 2024 10:20 PM
To: Emily Kiester
Subject: [External] Fwd: Case no Cu2023-0016

Sent from my iPhone

Begin forwarded message:

From: Pam Carpenter <pamcar78@icloud.com>
Date: June 24, 2024 at 2:24:26 PM MDT
To: Emiky.kiester@canyoncounty.id.gov
Subject: Case no Cu2023-0016

We are writing in an email in regards to case number CU 2023-0016 to the public notice of the venue at 28325 Rocky Rd. in Parma. We are a neighbor of the venue property. we would be against the planning due to the fact of the music/noise disturbing the quietness of the neighborhood especially caring on past 10 o clock at night. There is not adequate parking and the parking on rocky road would cause a major congestion due to no off street parking. It is an another concern with the possibility of alcohol at the events that could lead people to drive while intoxicated and put our families at risk.

28215 rocky road Parma Idaho.
Sincerely,
Mr and Mrs. Grace

Exhibit 27

Emily Kiester

From: R Wilkins <rlkello@gmail.com>
Sent: Monday, July 1, 2024 11:22 AM
To: Emily Kiester
Subject: [External] Case # CU2023-0016

Hello,

We reside at 28174 Rocky Road and have concerns about having a "Special Events Center" three doors down. We believe this will change the essential character of the area which is a quiet rural setting.

The applicants state the music will be no more than 90db. Where is that measured and how will that be enforced? There is no sound barrier to the east.

They say the venue is for up to 100 people but they only have 20 parking spots. The math doesn't add up.

We are concerned not only with the extra traffic especially with a 50mph speed limit, but the fact that even if there is a no alcohol policy people will bring their own, and by the end of the event (and several trips to their vehicle) things could go downhill quickly.

We built our home here to get away from noise and traffic, and that is what this venue would bring. We therefore object to the issuance of this permit.

Thank you for the opportunity to respond,

Randy & Jayne Wilkins
28174 Rocky Rd.
Parma, ID 83660

Exhibit 28

Emily Kiester

From: Terry Smith <smithconsultants@msn.com>
Sent: Monday, July 1, 2024 2:13 PM
To: Emily Kiester
Subject: [External] Larson CU2023-0016 R25086015 28352 Rocky Rd.

Emily Kiester and administrators of P&Z hearing,

When Karen and I purchased the property on Rocky Rd. we wanted to be on a rural road that is less traveled. Rocky Rd. is not a through road, it dead ends into Hwy 95 to the east and Apple Valley Rd. to the west and is only 1 mile long. The homes on the road are spaced out into 2.5 acre parcels or larger. Therefore, the amount of traffic on the Rocky Rd. is generally composed of the local people traveling to and from their homes.

Karen and I are very much in favor of people getting married and hopefully starting a family. A couple with the best of intentions can face some awkward and sometimes emotional events that come into play when in the process of getting married. The wedding guest are there to "celebrate" the occasion. The actual wedding process generally proceeds without incident however the celebratory festivities are not held to the pomp and circumstance of an official wedding ceremony. Wedding guest can come with a board range of dispositions ranging from happy and fun loving to disgruntled and harboring ill feelings regarding the marriage. Human nature being what it is and the addition of spirits can produce unpredictable results. Again, it not the intent of the bride and groom nor the fault of the venue provider, it is just human nature.

The business location will impact the neighborhood and will change the ambiance of the rural residential, county living. An additional "unintended" consequence of applying to run a home business is the burden put on the neighbors having to make a choice and risk harmony in the neighborhood. No one wants to ruin the plans and aspirations of a neighbor. Being part of the community and the neighborhood is a worthy goal and being vigilant to keep a status quo should not be superseded by a dissenting vote against the establishment of a home business.

I have been an independent consultant for 20+ years and have great admiration for those who venture out on their own with a business enterprise. The Larson's have put a lot of time and money into the process of starting a home based business. I fully understand the advantages of using resources that you already own and can leverage with value added. We wish them success in putting together a business that serves those wishing to get married outside of a church but we are not in favor of the location on Rocky Rd.

Respectively,

Terry W. Smith
Karen R. Smith

Smith Consulting Services
P.O. Box 130

Middleton, ID 83644

208-585-9112 Phone

No Fax/Scan & Email

208-794-1177 Cell

smithconsultants@msn.com