

R34248

PARCEL INFORMATION REPORT

6/25/2024 4:53:30 PM

PARCEL NUMBER: R34248

OWNER NAME: HERNANDEZ JUAN

CO-OWNER: HERNANDEZ ESMERALDA

MAILING ADDRESS: PO BOX 413 CALDWELL ID 83606

SITE ADDRESS: 8558 LINDEN RD

TAX CODE: 1500000

TWP: 4N RNG: 2W SEC: 27 QUARTER: SW

ACRES: 4.84

HOME OWNERS EXEMPTION: No

AG-EXEMPT: No

DRAIN DISTRICT: NOT In Drain Dist

ZONING DESCRIPTION: AG / AGRICULTURAL

HIGHWAY DISTRICT: HIGHWAY DISTRICT #4

FIRE DISTRICT: NAMPA FIRE

SCHOOL DISTRICT: VALLIVUE SCHOOL DIST #139

IMPACT AREA: CALDWELL

FUTURE LAND USE 2011-2022 : AG

FLU Overlay Zone Desc 2030:

FLU RR Zone Desc 2030: RURAL RESIDENTIAL

FUTURE LAND USE 2030: RURAL RESIDENTIAL \ AG

IRRIGATION DISTRICT: PIONEER IRRIGATION DISTRICT

FEMA FLOOD ZONE: X FLOODWAY: NOT In FLOODWAY FIRM PANEL: 16027C0264F

WETLAND: NOT In WETLAND

NITRATE PRIORITY: ADA CANYON

FUNCTIONAL Classification: Major Collector

INSTRUMENT NO. : 2019042735

SCENIC BYWAY: NOT In Scenic Byway

LEGAL DESCRIPTION: 27-4N-2W SW TX 99522 IN SESW

PLATTED SUBDIVISION:

SMALL CITY ZONING:

SMALL CITY ZONING TYPE:



DISCLAIMER:

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

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

Date: June 4, 2024

Madelyn Vander Veen, Associate Planner

Request for a time extension of conditional use permit # CU2020-0004.

Please extend the date until December 15th, 2025.

Please change my requested hours and days of operation back to the approved hours and dates on our original approved application of 12 pm to 10 pm on Wednesdays with restrictions during the hours of 4 to 7 to events with no more than 50 guests. Saturday and Sunday hours of operation shall be 12pm to 10 pm per condition 4.

The reason for the delay in completing the occupancy permit in the time allotted was that the Engineer Mr. Bruce Poe, Modus Company during the time to draw up the engineering blueprints for the Truss Manufacturing Company to build the trusses took on a different job. Mr. Hernandez was told by Mr. Poe that he would complete the work and get the trusses delivered, this never happened.

During the time Mr. Hernandez was waiting for the trusses to be delivered he continued to correct all the requirements listed on the inspector Mr. Dave Curls report of June 12, 2020. The work never stopped and the estimated cost to Mr. Hernandez is over \$175,000.00 to date.

We need to rehire a structural engineer and re-order the manufacturing of the trusses, then install them and re-order a final inspection. Then apply for our occupancy permit.

Thank you

Dennis Parker, Stone Castle Consulting LLC 208-800-3836

Madelyn Vander Veen

From: Tom Crosby
Sent: Friday, May 3, 2024 8:29 AM
To: Madelyn Vander Veen
Cc: Cassie Lamb
Subject: CU2020-0004

Commercial permitting will be required for the change of occupancy to the structure. SI2020-0008 special inspection notes will be utilized during plan review.



Tom Crosby

Building Official

Canyon County Development Services Department

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

Direct Line: 208-455-5980

Email: Tom.crosby@canyoncounty.id.gov

NEW public office hours

Effective Jan. 3, 2023

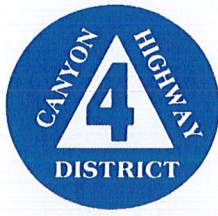
Monday, Tuesday, Thursday and Friday

8am – 5pm

Wednesday

1pm – 5pm

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



March 6, 2020

Development Services Department
1115 Albany Street
Caldwell, Idaho 83605
Attention: Jennifer Almeida, Planner III

Juan & Esmeralda Hernandez
PO Box 413
Caldwell, ID 83606

RE: CU2020-0004 Conditional Use Permit for Special Events Facility—R3424800000

Mrs. Almeida:

Canyon Highway District No. 4 (CHD4) has reviewed the application for a conditional use permit for a special events facility at 8558 Linden Road, Nampa ID 83687, on approximately 4.84 acres.

CHD4 provides the following comments:

General

Linden Road is classified as a minor arterial road and Madison Road is classified as a collector road on the functional classification planning map adopted by CHD4 and Canyon County. Along the subject property's frontage, Linden and Madison Roads are maintained by a 25' easement measured from the crown of the road. The ultimate right-of-way width along the subject parcel's frontage for Madison and Linden is 50' (100' full width) measured from the section/quarter-section line.

Setbacks

A 70' setback for all permanent structures is applicable from the section line of Linden Road and from the quarter-section line of Madison Road.

Right-of-way Dedication

Not applicable based upon current request.

Traffic Impacts

- A Traffic Impact Study is not anticipated, as the proposed use is not expected to exceed the TIS threshold.
- All parking shall be retained within the site—no parking along Madison or Linden.
- For Monday-Friday start and stop times shall be held outside of the following hours:
 - 7:00 AM-9:00 AM
 - 4:00 PM-7:00 PM

- From a traffic perspective there are no restrictions pertaining to start and stop times for events on Saturday and Sunday.

Existing Access

The subject property takes access onto Linden Road utilizing two private driveway accesses.

CHD4 policy does not allow any **new** driveway access onto a minor arterial road. Existing approaches may be used with mitigation.

Approach Permit

Should Canyon County approve the conditional use permit, the applicant is required to submit an approach permit given the change in use of the property. The following options represents CHD4 requirements at time of approach permit:

1. If applicant desires to use both existing approaches the following shall be complied with:
 - a. Both approaches are restricted to one-way traffic
 - i. West approach ingress
 - ii. East approach egress
 - b. East approach does not meet spacing requirements for a full access. Said approach shall be converted to a right-out access only.
 - i. To enforce right-out, applicant will be required to install center curb barrier on Linden Road centerline for a sufficient length to prevent left turns.
 - ii. Center curb barrier length and material type will be further reviewed at time of approach permit.
 - c. All approaches shall comply with commercial approach design and construction standards for one-way approach type (see page 4 for detail)
 - d. West approach shall be signed as entrance only
 - e. East approach shall be signed as exit only
 - f. Provide site plan showing the ability to provide parking for all anticipated guests on-site
 - g. Comply with conditions from Traffic Impacts section
2. If applicant desires to use both existing approaches with the east approach as a right-in-right-out (RIRO), the following shall be complied with:
 - a. West approach is ingress only. East approach is RIRO.
 - b. Convert east approach to a RIRO
 - i. To enforce RIRO, applicant will be required to install center curb barrier on Linden Road centerline for a sufficient length to prevent left turns.
 - ii. Center curb barrier length and material type will be further reviewed at time of approach permit.
 - c. East approach shall comply with commercial approach design and construction standard for two-way approach type (see page 4 for details).
 - d. West approach shall comply with commercial approach design and construction standards for one-way approach type.

- e. Provide site plan showing the ability to provide parking for all anticipated guests on-site
 - f. Comply with conditions from Traffic Impacts section
3. If applicant desires a full access (including left turns from site) the following shall be complied with:
- a. Abandon east approach, options for abandonment include but may not be limited to:
 - i. Continuing fence across approach
 - b. West approach can be used for ingress and egress
 - i. West approach shall comply with commercial approach design and construction standards two-way approach type (see page 4 for detail).
 - c. Provide site plan showing the ability to provide parking for all anticipated guests on-site
 - d. Comply with conditions from Traffic Impacts section

Option 3 may be more beneficial as less pavement is required, mitigates need to address irrigation syphon, prevents need to install barrier for right-out/RIRO, and the special event facility will have the ability to turn left out of the parcel.

Sign Application

If a sign is proposed, the following conditions apply:

- 1. Locate posts and signs outside of existing 25' prescriptive right-of-way so it does not overhang into the right-of-way.
- 2. Recommend locating posts and sign outside of future right-of-way, 50 feet from centerline.
- 3. Locate the sign(s) outside of the sight triangle for the driveways.

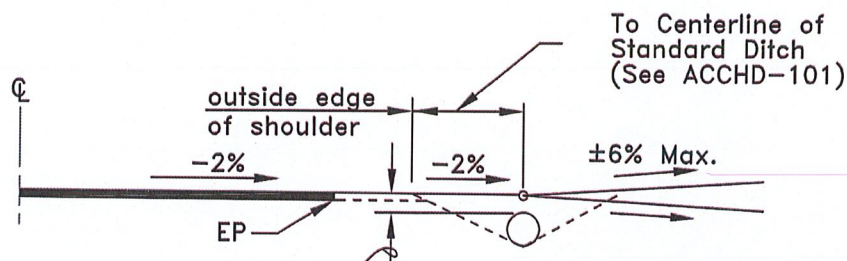
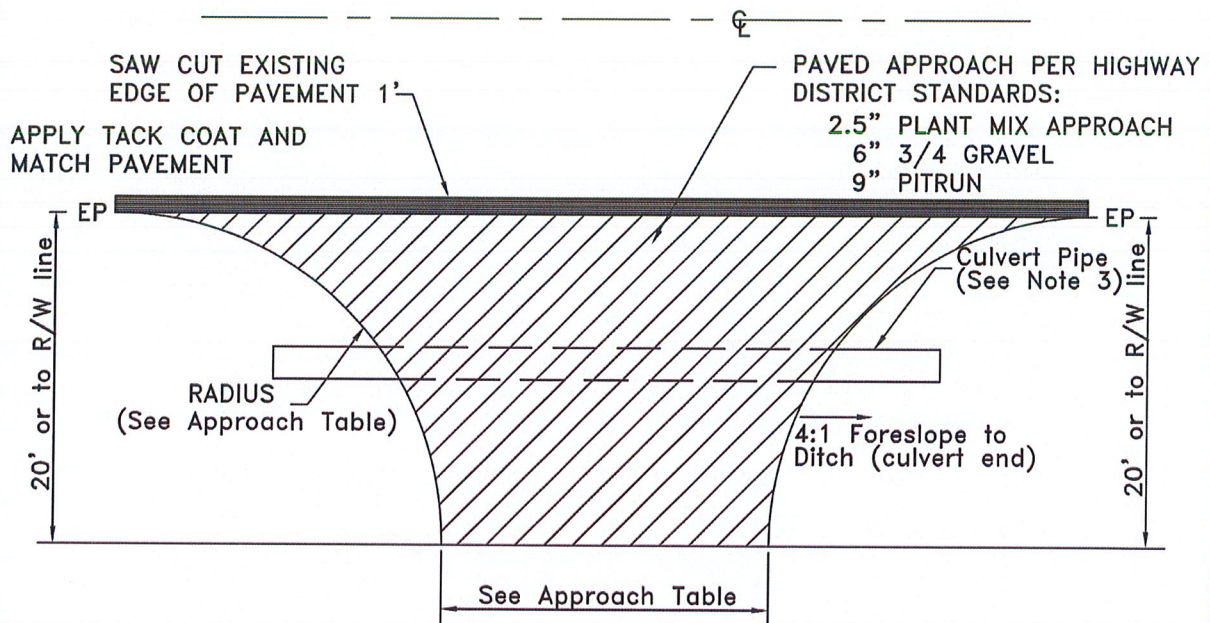
Current CHD4 access and development related policy is found in the latest edition of the Highway Standards and Development Procedures Manual (HSDP Manual) available on the CHD4 website at <https://www.canyonhd4.org/download/highway-standards-development-procedures-manual/?wpdmdl=256>. These comments are intended to highlight those portions of CHD4 policy relevant to the proposed land use described in the materials submitted for review. For additional information on highway district policies for specific development proposals, please see the HSDP manual, or feel free to contact me with questions.

Sincerely,



Lenny Riccio, E.I.T.
Staff Engineer
Transporation Planner

CC:
Chris Hopper, P.E. Assistant District Engineer



APPROACH TABLE

APPROACH TYPE	Appr. Width*		Min.** Radius
	Min.	Max.	
Residential, Three or More	24'	30'	20'
Commercial (One Way)	20'	30'	20'
Commercial (Two Way)	24'	40'	20'

* Does not include 2' gravel shoulder on each side of approach.

** Or based on applicable commercial design vehicle.

NOTES:

1. APPROACHES SPACING SHALL CONFORM TO SECTION 3000 OF THE ACCHD MANUAL.

2. INGRESS/EGRESS BY FORWARD MOTION ONLY.

3. CULVERT PIPE SHALL BE 12" MIN. DIAMETER. CULVERT PIPE SHALL EXTEND TO THE INTERSECTION OF THE DITCH LINE AND THE 4:1 APPROACH FORESLOPE. PIPE MATERIAL SHALL BE EITHER 0.064" THICK CORRUGATED STEEL, 0.060" CORRUGATED ALUMINUM OR CLASS V REINFORCED CONCRETE.

COMMERCIAL APPROACH AND ACCESS SERVING 3 OR MORE PROPERTIES

N.T.S.

STANDARD DRAWING No. ACCHD-106
CANYON COUNTY HIGHWAY DISTRICTS
CANYON COUNTY, IDAHO

REVISED 12/08

Madelyn Vander Veen

From: Chris Hopper <chopper@hwydistrict4.org>
Sent: Tuesday, May 28, 2024 1:08 PM
To: Madelyn Vander Veen
Cc: Lenny Riccio; Steve Pemberton
Subject: [External] FW: Initial Agency Notification CU2020-0004-RFE Hernandez
Attachments: Agency Response Requested Notification Form 2-23.pdf; Application packet for agencies.pdf; Linden Road- CU2020-0004 Hernandez.pdf

Madelyn-

HD4 provides the following comments on the proposed time extension for CU2020-0004 Hernandez located at 8558 Linden Rd:

The attached comments from 2020 are still applicable. The access permit form included with the application packet was not signed by the highway district, and HD4 has no record of receipt of the permit application required for the change in land use. If this extension is approved, the applicants should submit an application for an access permit to document the change in use as described in the comment letter. If the work has been done as described in the application materials, HD4 will waive the application fee and deposit requirements for the permit.

Please let me know if there are any questions relating to this matter.

Respectfully,

Chris Hopper, P.E.
District Engineer



Highway District No. 4
15435 Hwy 44
Caldwell, Idaho 83607
208-454-8135

From: Amber Lewter <Amber.Lewter@canyoncounty.id.gov>
Sent: Thursday, May 2, 2024 1:57 PM
To: 'rcollins@cityofcaldwell.org' <rcollins@cityofcaldwell.org>; 'P&Z@cityofcaldwell.org' <P&Z@cityofcaldwell.org>; 'dgeyer@cityofcaldwell.org' <dgeyer@cityofcaldwell.org>; 'jdodson@cityofcaldwell.org' <jdodson@cityofcaldwell.org>; 'mbessaw@cityofcaldwell.org' <mbessaw@cityofcaldwell.org>; 'jenny.titus@vallivue.org' <jenny.titus@vallivue.org>; 'lisa.boyd@vallivue.org' <lisa.boyd@vallivue.org>; 'joseph.palmer@vallivue.org' <joseph.palmer@vallivue.org>; 'johnsonre@nampafire.org' <johnsonre@nampafire.org>; 'johnsonrl@nampafire.org' <johnsonrl@nampafire.org>; 'linanj@nampafire.org' <linanj@nampafire.org>; Chris Hopper <chopper@hwydistrict4.org>; Lenny Riccio <lriccio@hwydistrict4.org>; 'brandy.walker@centurylink.com' <brandy.walker@centurylink.com>; 'eingram@idahopower.com' <eingram@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>; 'kirk@pioneerirrigation.com' <kirk@pioneerirrigation.com>; '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>; Christine Wendelsdorf <Christine.Wendelsdorf@canyoncounty.id.gov>; Michael Stowell <mstowell@ccparamedics.com>; Dalia Alnajjar <Dalia.Alnajjar@canyoncounty.id.gov>; Tom Crosby

<Tom.Crosby@canyoncounty.id.gov>; Cassie Lamb <Cassie.Lamb@canyoncounty.id.gov>; Eric Arthur <Eric.Arthur@canyoncounty.id.gov>; Kathy Husted <Kathleen.Husted@canyoncounty.id.gov>

Subject: Initial Agency Notification CU2020-0004-RFE Hernandez

Please see the attached agency notice. You are invited to provide written testimony or comments by **June 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 **Madelyn Vander Veen** at madelyn.vanderveen@canyoncounty.id.gov.

Thank you,



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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Madelyn Vander Veen

From: Niki Benyakhlef <Niki.Benyakhlef@itd.idaho.gov>
Sent: Thursday, May 23, 2024 12:02 PM
To: Madelyn Vander Veen
Cc: Amber Lewter
Subject: [External] RE: Initial Agency Notification CU2020-0004-RFE Hernandez

Hello!

After careful review of the transmittal submitted to ITD on May 2, 2024, regarding CU2020-00004-RFE Hernandez, the Department has no comments or concerns to make at this time. The application is proposing a event center that will not generate enough traffic to create an impact onto our state facility.

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: Thursday, May 2, 2024 1:57 PM
To: 'rcollins@cityofcaldwell.org' <rcollins@cityofcaldwell.org>; 'P&Z@cityofcaldwell.org' <P&Z@cityofcaldwell.org>; 'dgeyer@cityofcaldwell.org' <dgeyer@cityofcaldwell.org>; 'jdodson@cityofcaldwell.org' <jdodson@cityofcaldwell.org>; 'mbessaw@cityofcaldwell.org' <mbessaw@cityofcaldwell.org>; 'jenny.titus@vallivue.org' <jenny.titus@vallivue.org>; 'lisa.boyd@vallivue.org' <lisa.boyd@vallivue.org>; 'joseph.palmer@vallivue.org' <joseph.palmer@vallivue.org>; 'johnsonre@nampafire.org' <johnsonre@nampafire.org>; 'johnsonrl@nampafire.org' <johnsonrl@nampafire.org>; 'linanj@nampafire.org' <linanj@nampafire.org>; 'chopper@hwydistrict4.org' <chopper@hwydistrict4.org>; 'Iriccio@hwydistrict4.org' <Iriccio@hwydistrict4.org>; '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>; 'kirk@pioneerirrigation.com' <kirk@pioneerirrigation.com>; D3 Development Services <D3Development.Services@itd.idaho.gov>; Niki Benyakhlef <Niki.Benyakhlef@itd.idaho.gov>; Brian Crawforth <Brian.Crawforth@canyoncounty.id.gov>; Christine Wendelsdorf <Christine.Wendelsdorf@canyoncounty.id.gov>; Michael Stowell <mstowell@ccparamedics.com>; Dalia Alnajjar <Dalia.Alnajjar@canyoncounty.id.gov>; Tom Crosby <Tom.Crosby@canyoncounty.id.gov>; Cassie Lamb <Cassie.Lamb@canyoncounty.id.gov>; Eric Arthur <Eric.Arthur@canyoncounty.id.gov>; Kathy Husted <Kathleen.Husted@canyoncounty.id.gov>
Subject: Initial Agency Notification CU2020-0004-RFE Hernandez

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Please see the attached agency notice. You are invited to provide written testimony or comments by **June 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 **Madelyn Vander Veen** at madelyn.vanderveen@canyoncounty.id.gov.

Thank you,



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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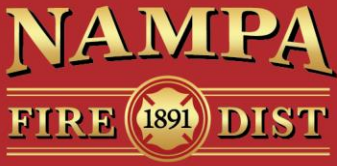
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ADMINISTRATIVE OFFICE
9 – 12th Avenue South Nampa, ID 83651

208.468.5770

DATE: June 3, 2024

TO: Canyon County Development Services Department

FROM: Ron Johnson, Nampa Fire District, Fire Marshal

APPLICANT: Dennis Paky

OWNER: Juan Esmualda Hernandez

PROJECT ADDRESS: 8558 Linden Rd, Nampa, ID 83687

RE: CU-2020-0004

This application is for an event center in a residential zone. The event center is being proposed to have an occupant load of less than 100.

The Nampa Fire Department does not oppose the application subject to compliance with all the following code requirements and conditions of approval.

Fire Access Comments:

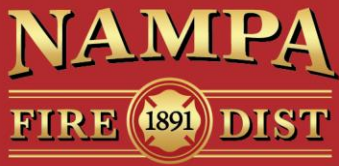
Event centers are considered an A-2 occupancy. A-2 occupancies with maximum occupant load of 100 or more shall be equipped with an automatic fire sprinkler system.

Dead-end fire apparatus access roads exceeding 150 feet (45 720 mm) in length shall be provided with an approved area for turning around fire apparatus. (IFC 503.2.5)

Fire apparatus access roads shall extend to within 150 feet of all portions of the exterior walls of the first story of a building measured by an approved route around the exterior of the building or facility. (IFC 503.1.1)

Fire apparatus access roads shall have an unobstructed width of not less than 20 feet and an unobstructed vertical clearance of not less than 13 feet 6 inches. (IFC 503.2.1)

The minimum outside turning radius of a fire apparatus access road shall be 48 feet. The minimum inside turning radius shall be 28 feet. (IFC 503.2.4)



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ADMINISTRATIVE OFFICE
9 – 12th Avenue South Nampa, ID 83651

208.468.5770

Fire apparatus access roads shall have an approved driving surface of asphalt, concrete or other approved driving surface and can support the imposed load of fire apparatus weighing at least 75,000 pounds. (IFC D102.1)

Fire apparatus access roads shall not exceed 10 percent in grade. (IFC D103.2)

General Conditions

Specific building construction requirements of the International Building Code, International Fire Code and City of Nampa Code will apply. However, these provisions are best addressed by a licensed Architect at time of building permit application.

Emergency Response Time Analysis and Service Impact:

The Nampa Fire District Strategic Plan states the response objective for Nampa Fire District is to arrive to 90% of emergency medical incidents within 5 minutes of the alarm time, and within 5 minutes and 20 seconds to fire incidents. To accomplish these response time objectives requires that travel distances be approximately 1 ½ miles from the nearest fire station. This development is located approximately 3.2 miles from Nampa Fire Station 3 with an approximate response time of 6 minutes.

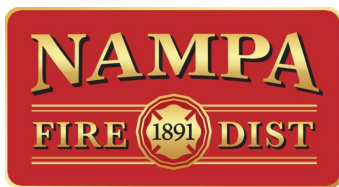
Madelyn Vander Veen

From: Ron Johnson <johnsonrl@nampafire.org>
Sent: Monday, June 3, 2024 6:16 PM
To: Madelyn Vander Veen
Subject: [External] RE: [EXTERNAL]Initial Agency Notification CU2020-0004-RFE Hernandez
Attachments: CU-2020-0004.pdf

Good evening,

Fire District comments are attached. Please contact me if you have any questions.

Regards,



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

From: Amber Lewter <Amber.Lewter@canyoncounty.id.gov>
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Subject: [EXTERNAL]Initial Agency Notification CU2020-0004-RFE Hernandez

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Please see the attached agency notice. You are invited to provide written testimony or comments by **June 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 **Madelyn Vander Veen** at madelyn.vanderveen@canyoncounty.id.gov.

Thank you,



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

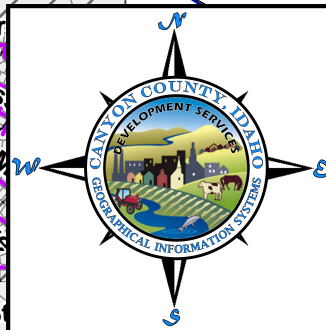
8am – 5pm

Wednesday

1pm – 5pm

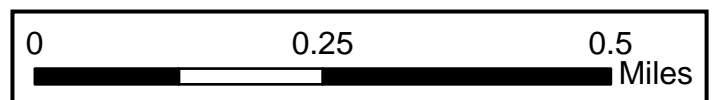
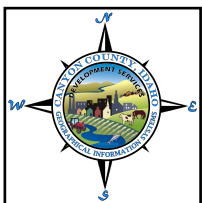
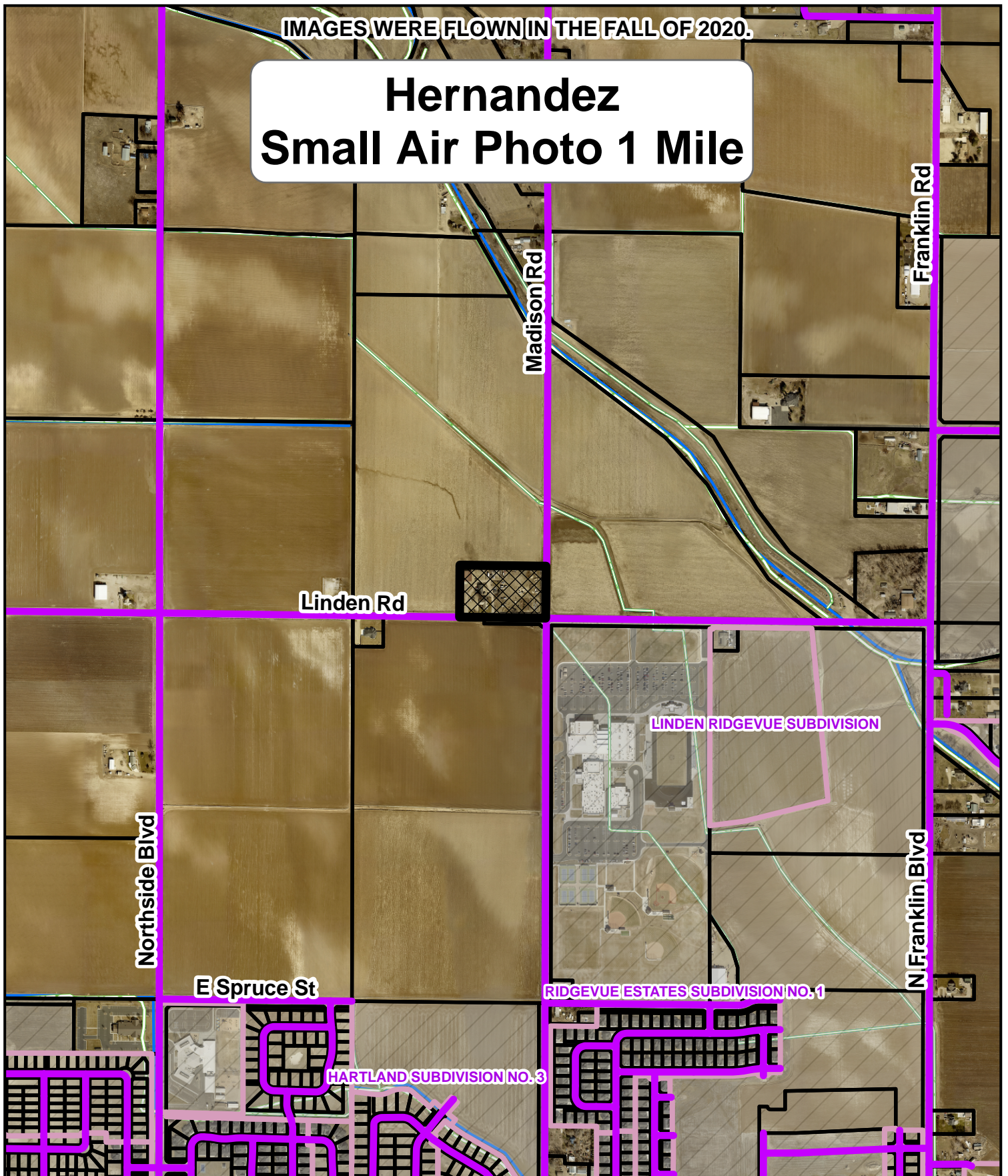
**We will not be closed during lunch hour **

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.

[illegible]

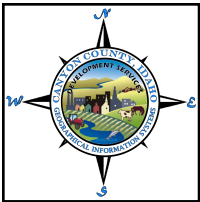
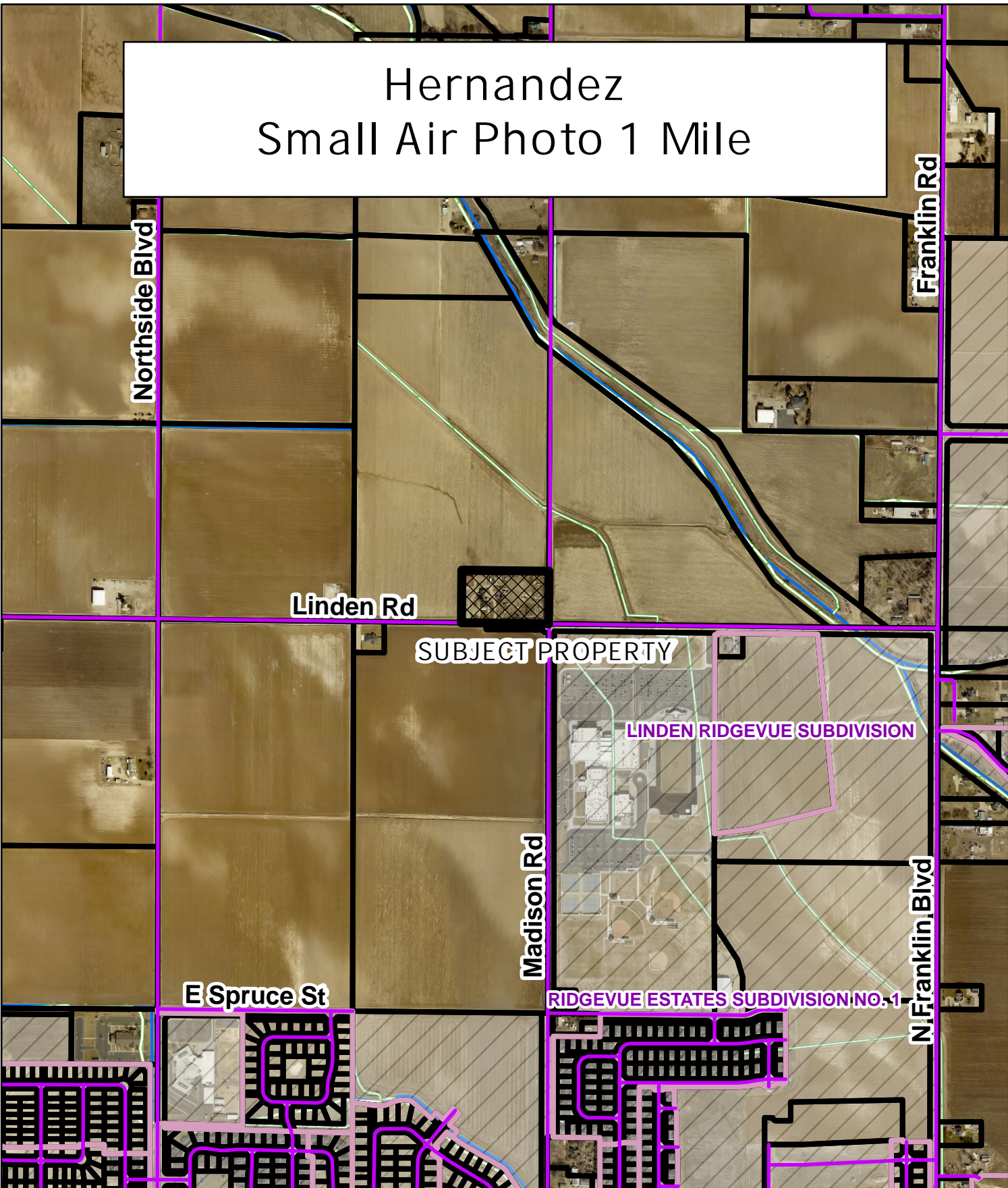
IMAGES WERE FLOWN IN THE FALL OF 2020.

Hernandez Small Air Photo 1 Mile



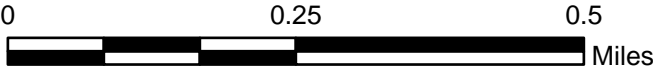
Hernandez

Small Air Photo 1 Mile



Legend

-  Wetlands
-  City_Limits



Hernandez Small Vicinity Map

WILD LLC
AC 61.14

ASUMENDI HOLDINGS LLC
AC 94.17

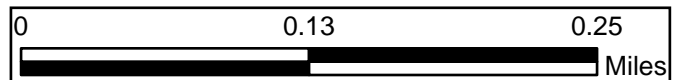
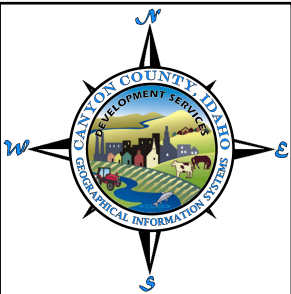
SUBJECT PROPERTY

Linden Rd

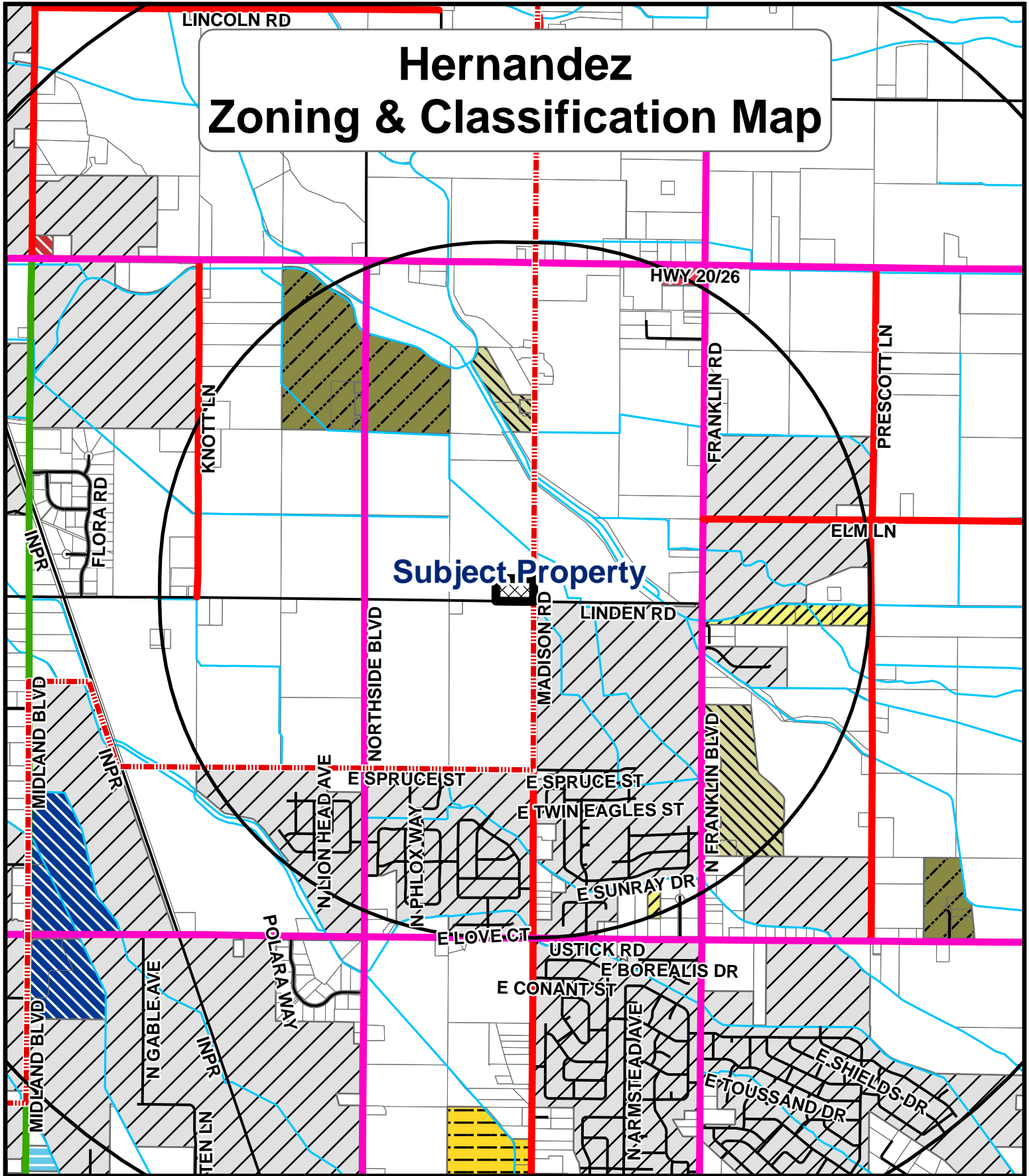
DYER FARMS LTD PTNRSHP
AC 78.98

YAKOVUE SCHOOL DIST NO 134
AC 64.5

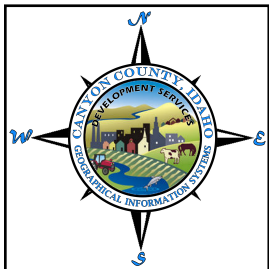
Madison Rd



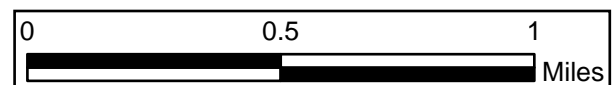
Hernandez Zoning & Classification Map



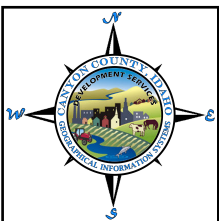
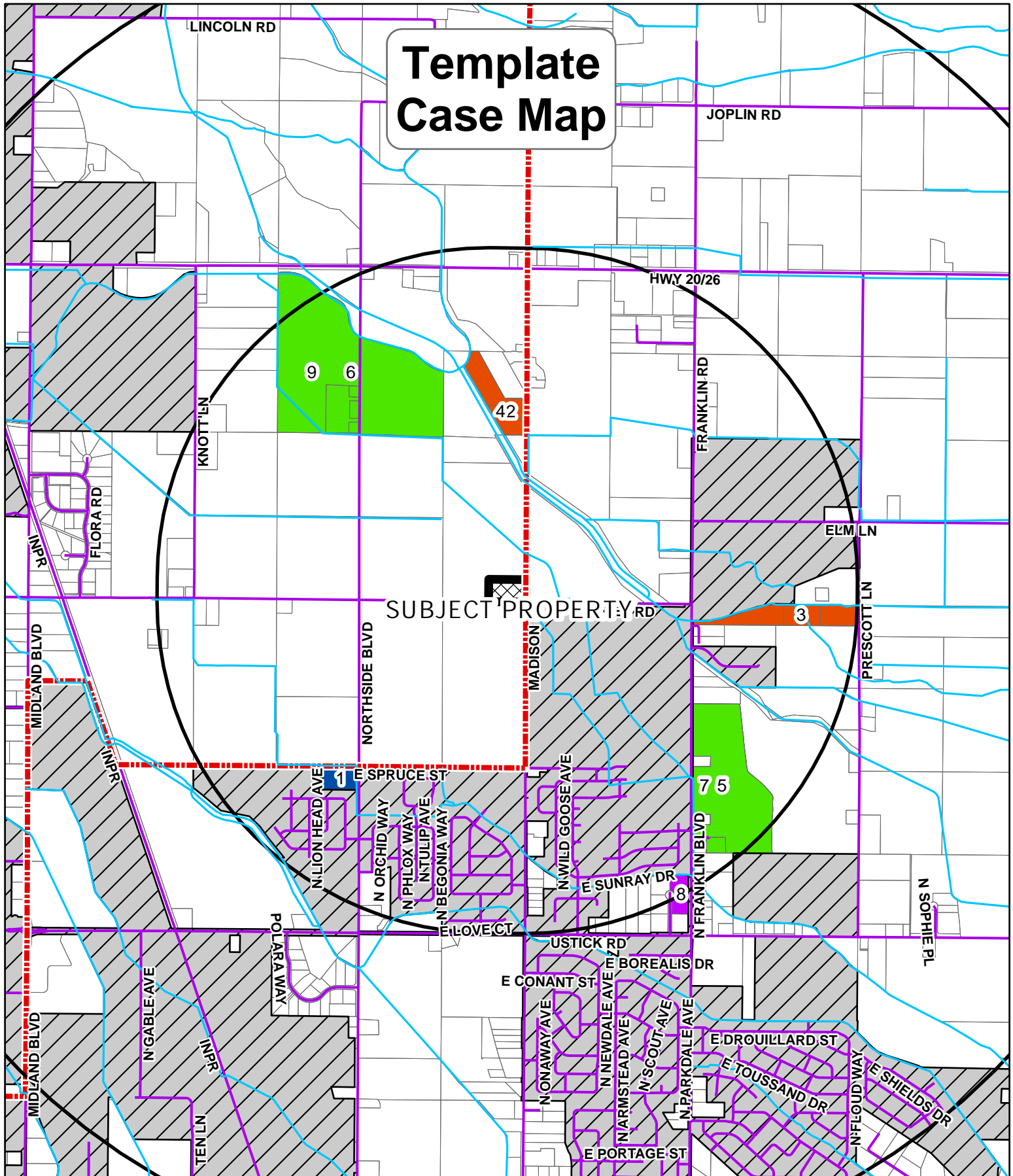
Subject Property



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

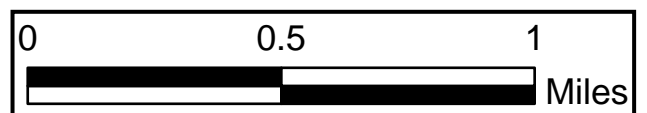


Template Case Map



YEAR

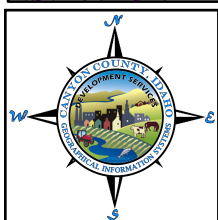
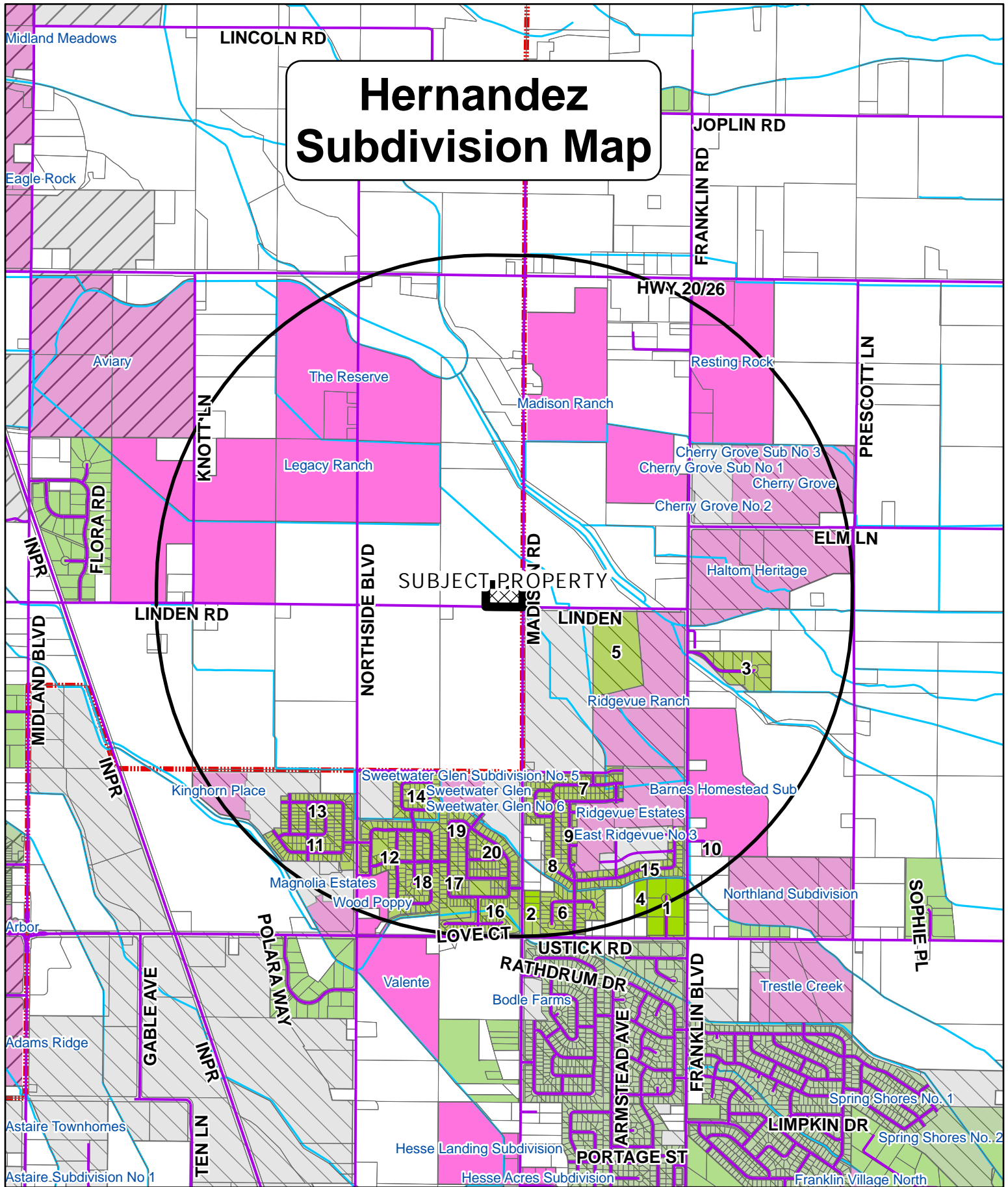
2023	2020
2022	2019
2021	2018



CASE SUMMARY

ID	CASENUM	REQUEST	CASENAME	FINALDECIS
1	PH2017-78	Modification of CU2002-41	Crop of the Presiding Bishop LDS Church	APPROVED
2	CR2018-0009	CR Rezone AG to RR w/DA	Blake James	APPROVED
3	RZ	Rezone AG to RR	Dancer	APPROVED
4	DA2020-0001	Modify Develpment Agreement	Blake	APPROVED
5	CR2020-0003	Rezone AG to CR-RR	Borchert	APPROVED
6	CR2020-0005	Rezone AG to R1 & Comp Plan Map change from AG to Res	Epic Holdings LLC	APPROVED
7	SD2020-0025	Short Plat - Barnes Homestead Sub	Barnes Homestead Sub	APPROVED
8	OR2021-0010	Comp Plan Change to Res	Niblett	APPROVED
9	OR2020-0005	Rezone AG to R1 & Comp Plan Map change from AG to Res	Epic Holdings LLC	APPROVED

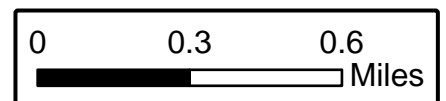
Hernandez Subdivision Map



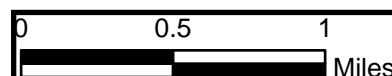
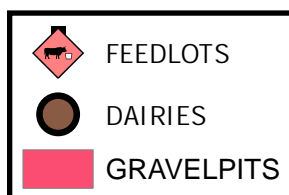
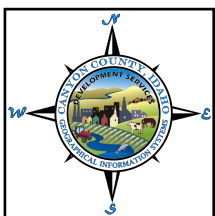
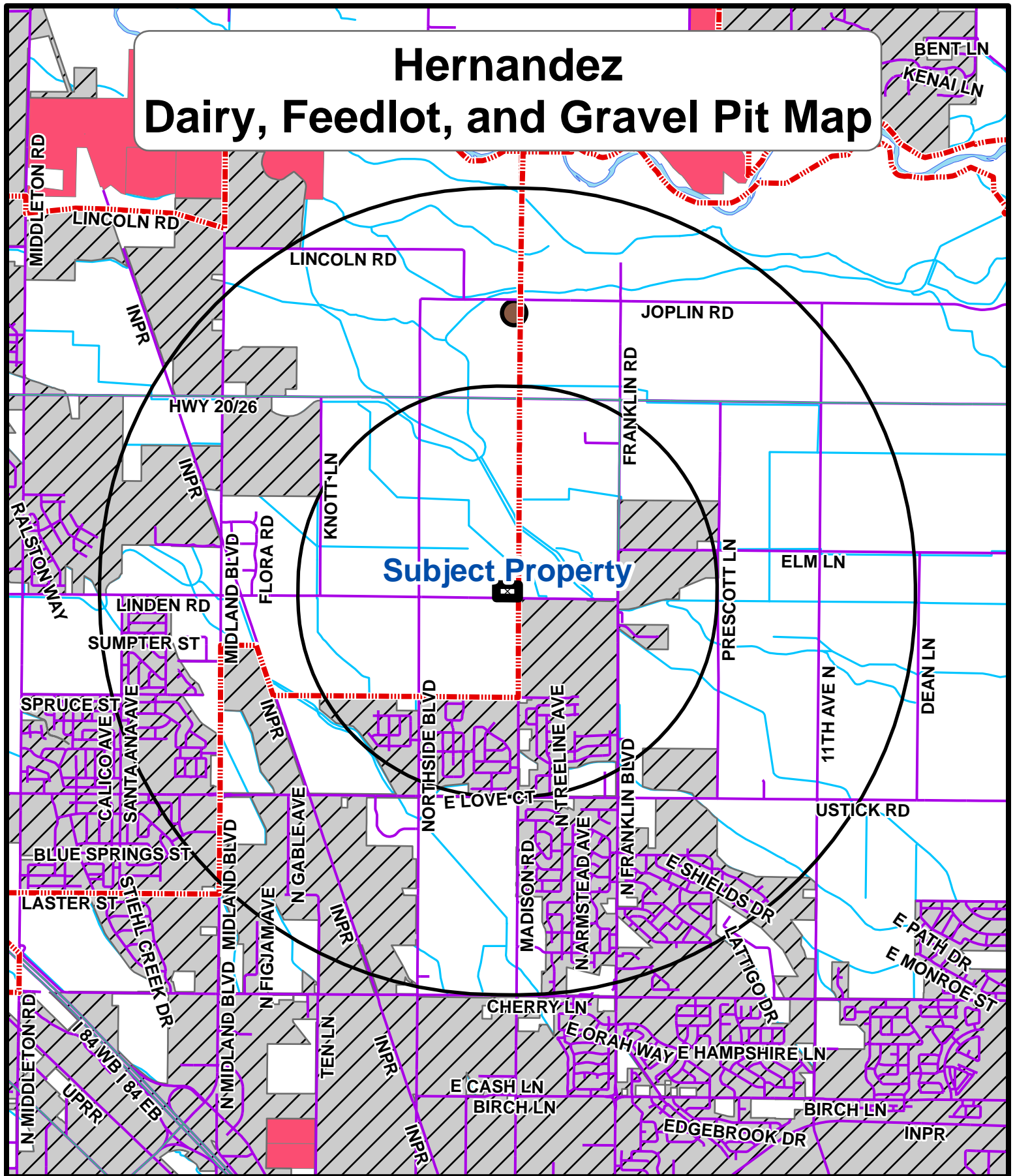
SUBDIVISIONS

Plat Type, Plat Status

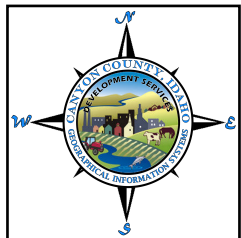
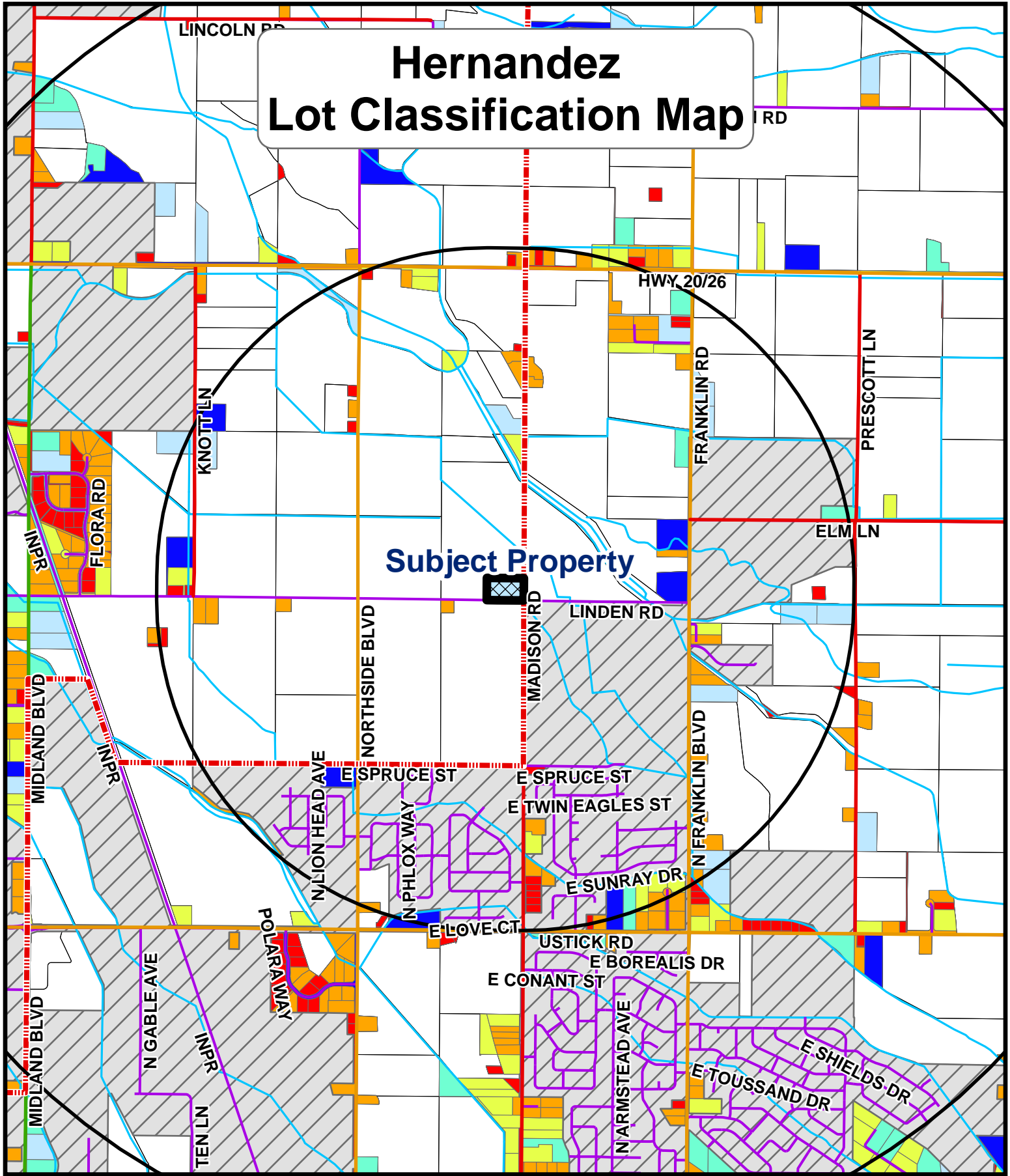
- Preliminary, Approved
- Preliminary, Pending



Hernandez Dairy, Feedlot, and Gravel Pit Map

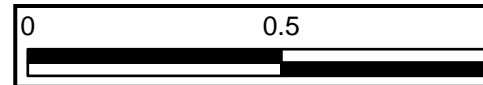


Hernandez Lot Classification Map



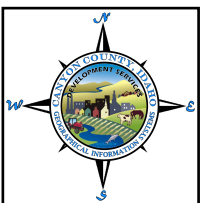
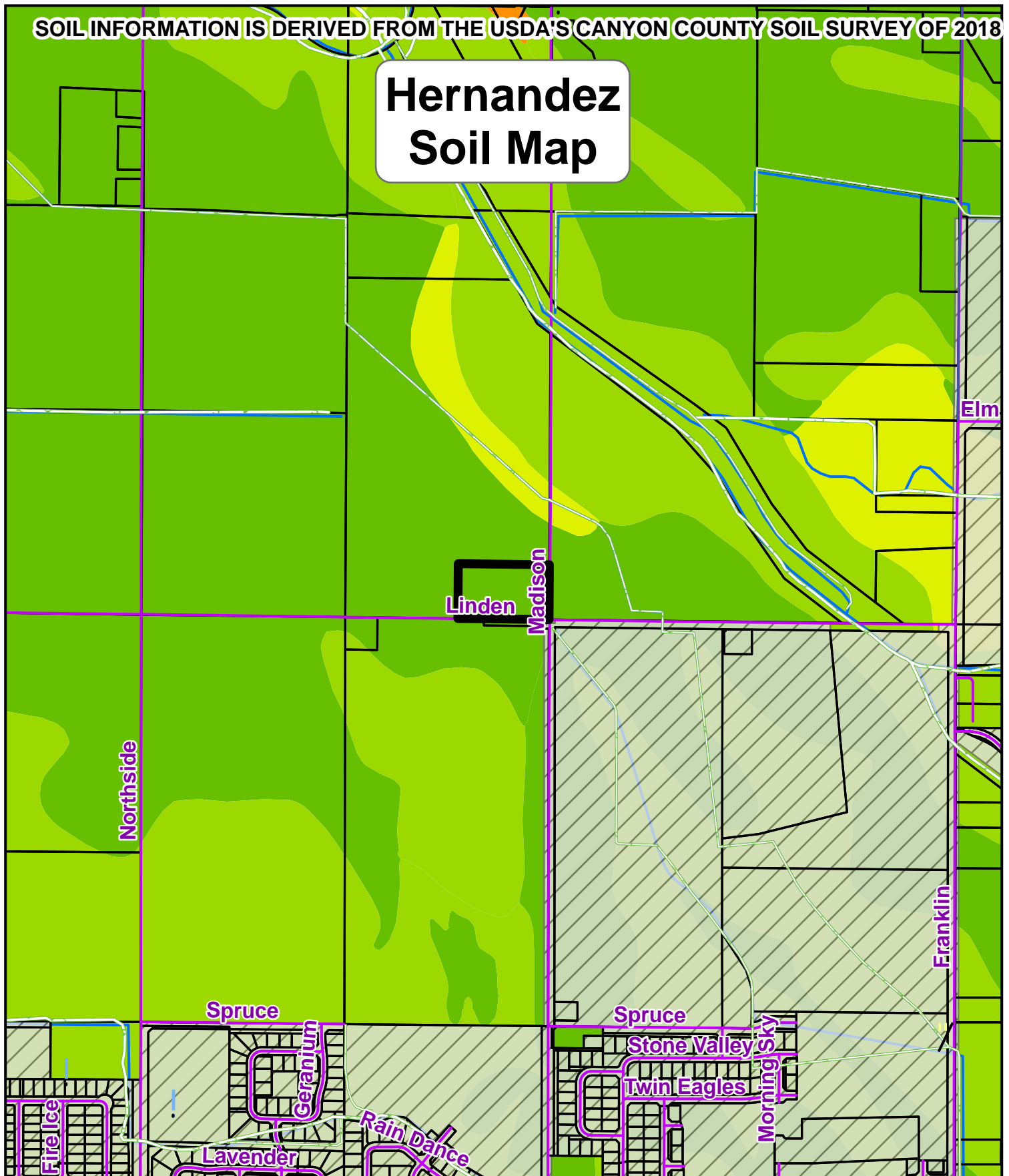
Legend	
0.0 - 1.0	1.1 - 2.0
2.1 - 3.0	3.1 - 4.0
4.1 - 5.0	5.1 - 6.0

ITD Functional Classification	
Interstate	Minor Arterial
Major Collector	Minor Collector
Other Principal Arterials	

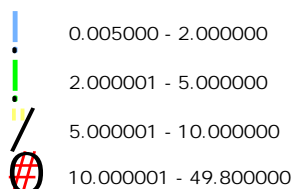


SOIL INFORMATION IS DERIVED FROM THE USDA'S CANYON COUNTY SOIL SURVEY OF 2018

Hernandez Soil Map



Nitrate Priority Wells

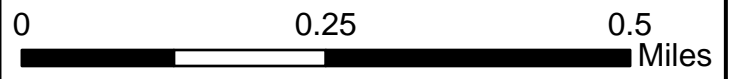


m

IDWR_2C_Geothermal_



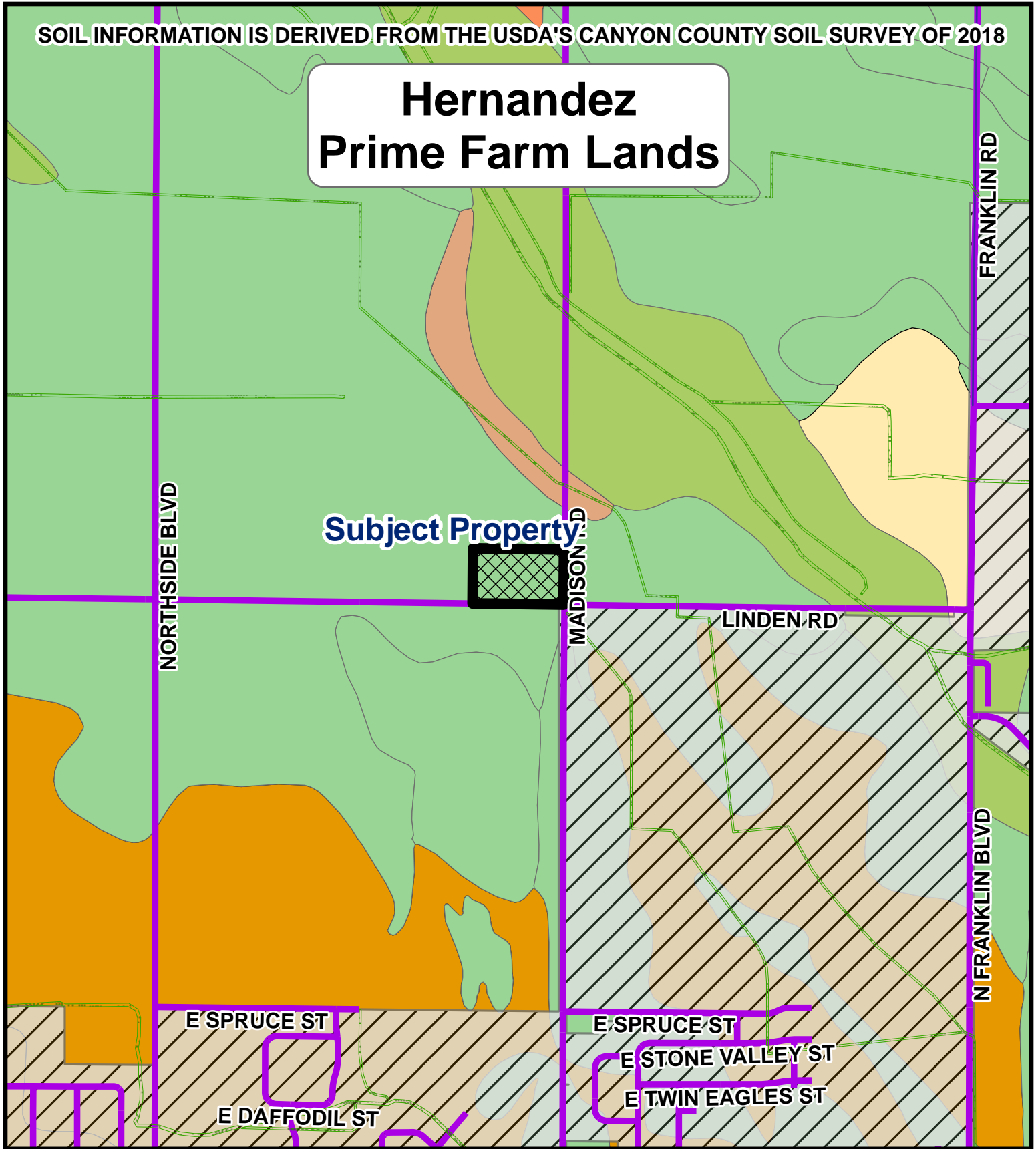
Wetlands



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

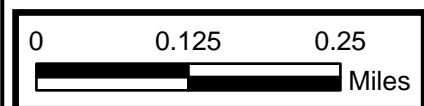
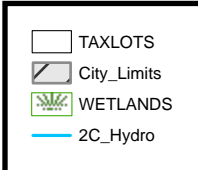
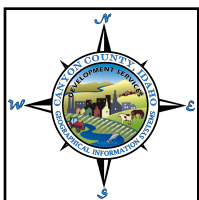
Hernandez Prime Farm Lands

Subject Property:



FARMLAND

- Farmland of statewide importance
- Farmland of statewide importance, if irrigated
- Farmland of statewide importance, if irrigated and reclaimed of excess salts and sodium
- Not prime farmland
- Water/Gravel Pit/ Rock outcrop/ Riverwash/ Terrace Escarpments
- Prime farmland if irrigated
- Prime farmland if irrigated and drained
- Prime farmland if irrigated and reclaimed of excess salts and sodium



SOIL REPORT

SOIL CAPABILITY CLASS	SOIL CAPABILITY	SQUARE FOOTAGE	ACREAGE	PERCENTAGE
2	BEST SUITED SOIL	210743.28	4.84	100.00%
		210743.28	4.84	100%

FARMLAND REPORT

SOIL NAME	FARMLAND TYPE	SQUARE FOOTAGE	ACREAGE	PERCENTAGE
PpA	Prime farmland if irrigated	210743.28	4.84	100.00%
		210743.28	4.84	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

IMAGES WERE FLOWN IN THE 2022/2023.





Hernandez Contour Map

Madison Rd

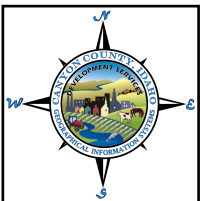
Linden Rd

LINDEN RIDGEVUE SUBDIVISION

Legend

-  SUBJECT_PROPERTY
-  TaxParcels
-  SectionContours
-  Wetlands

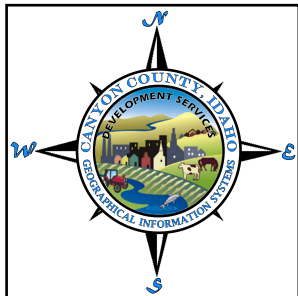
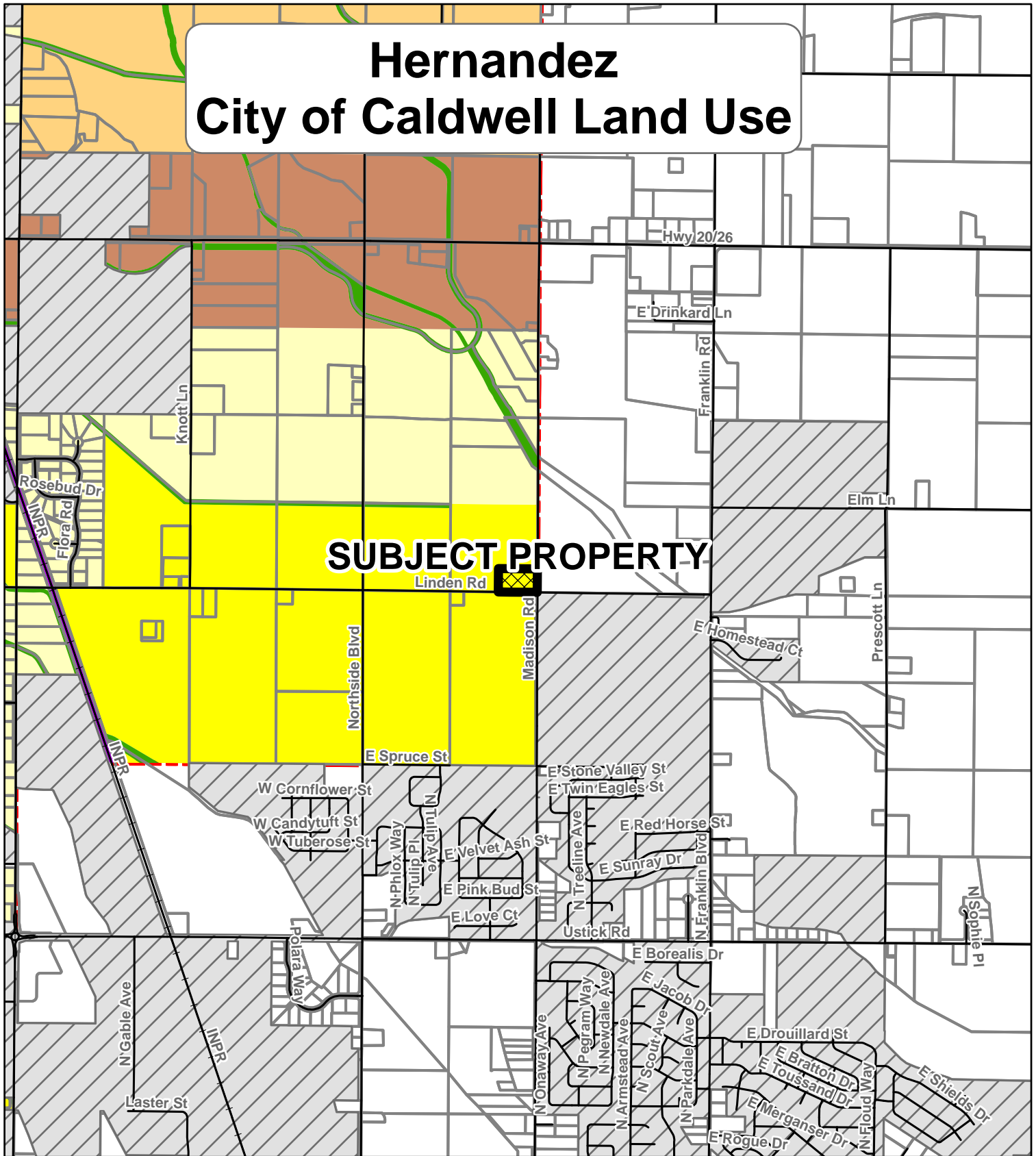
0 200 400 600
Feet



Hernandez

City of Caldwell Land Use

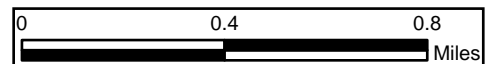
SUBJECT PROPERTY



Cald Comp Plan

- Residential Estates
- Low Density Residential
- Medium Density Residential
- High Density Residential
- City Center
- Institutional
- Business

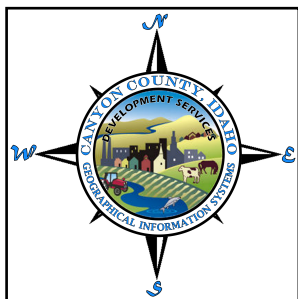
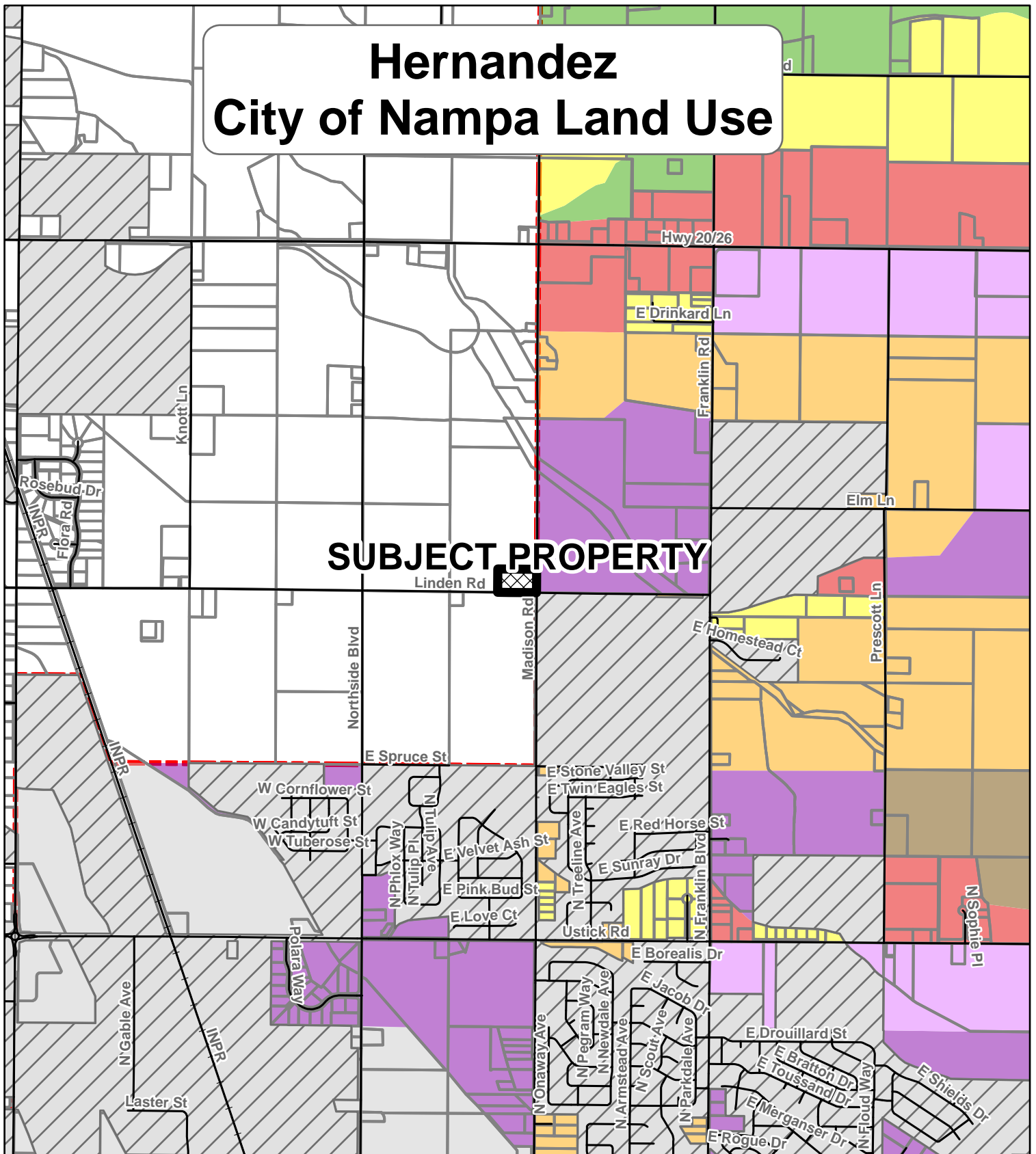
- Commercial & Service
- Traditional Neighborhood
- Highway Corridor
- Manufacturing & Production
- Industrial
- Rail Facilities
- Public
- Environmentally Sensitive
- Open Space



Hernandez

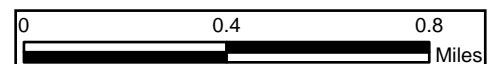
City of Nampa Land Use

SUBJECT PROPERTY



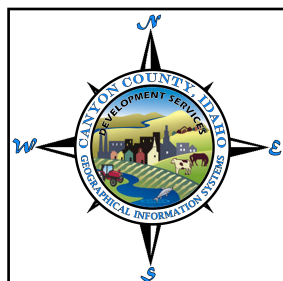
NampaCompPlan

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



Hernandez

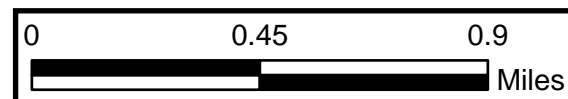
Nitrate Priority & Wells

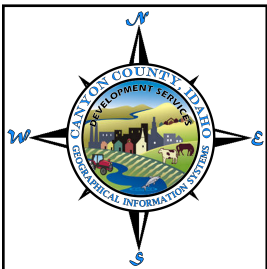
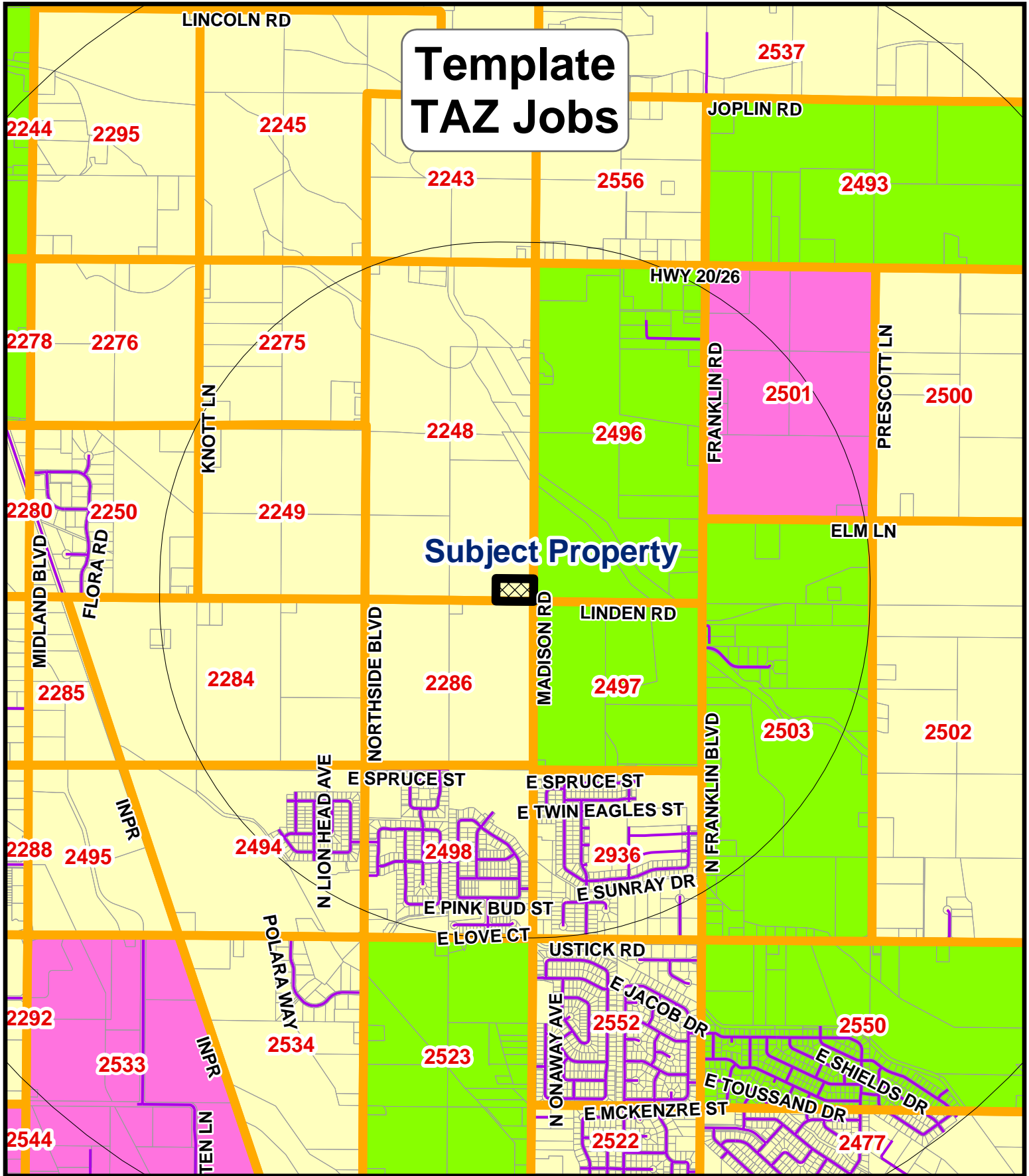


NITRATE PRIORITY

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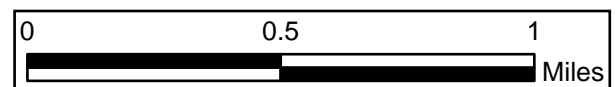
10.000001 - 49.80





Jobs 2025-2050

-1	251 - 500
0 - 100	501 - 1000
101 - 250	1001 - 2148



Neighborhood Notification Map

Parcel No. R34248

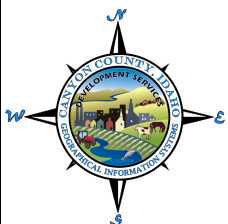
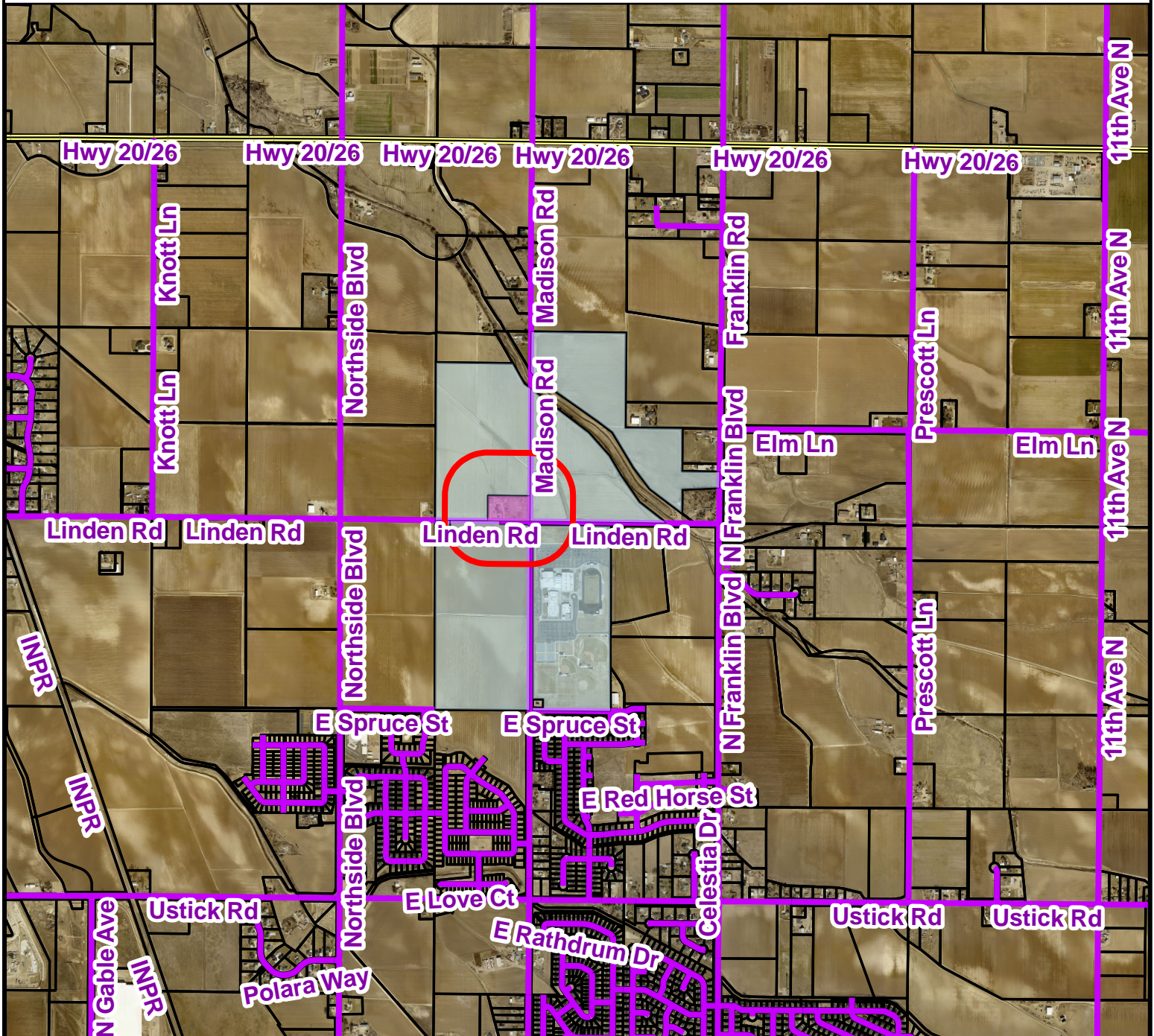
Buffer Distance 600 Feet

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



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

Date: 5/2/2024
By: Talmeida



Legend

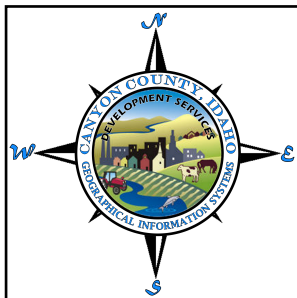
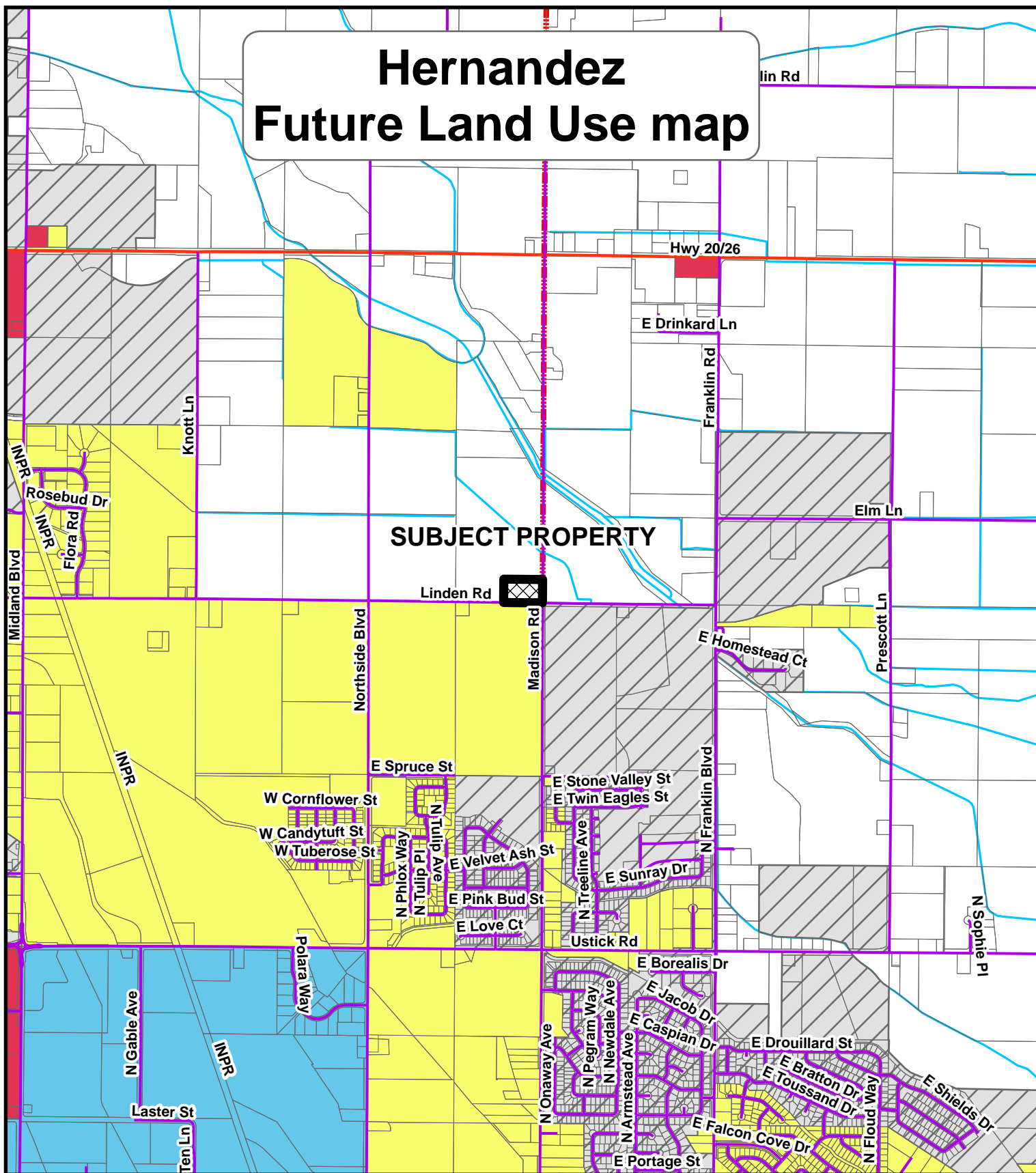
- | | | | |
|--|---------------------|--|------------|
| | NOTIFICATION BUFFER | | Highway |
| | SUBJECT_PROPERTY | | Interstate |
| | NOTIFIED PARCELS | | Local Road |
| | TAX PARCELS | | |

SCALE

1:24,000
1:24,000

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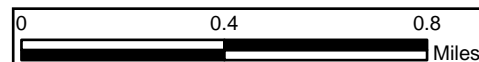
Hernandez Future Land Use map

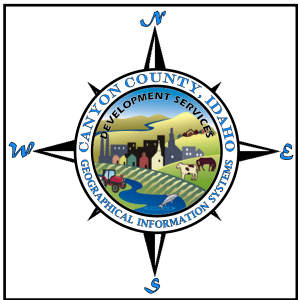
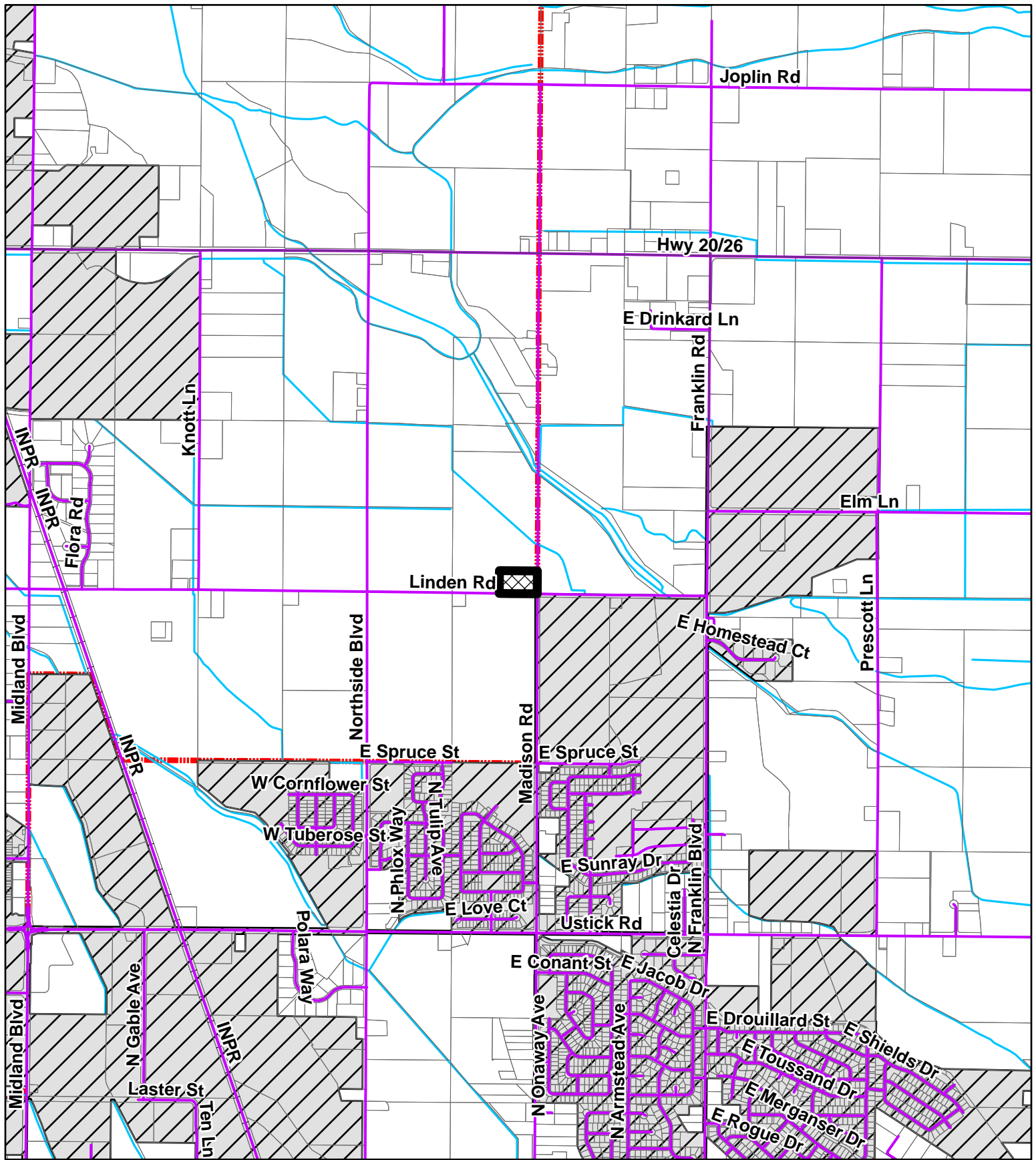


Legend

Future Land Use 2011_2022

-  COMMERCIAL
 INDUSTRIAL
 RESIDENTIAL

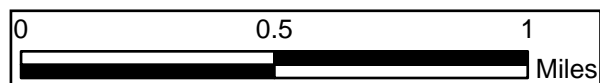




Legend



SUBJECT_PROPERTY



COMMON LEGEND DATA

	INTERSTATE		COUNTY BOUNDARY		FEMA FLOODWAY		NITRATE PRIORITY AREA
	INTERSTATE RAMP		IMPACT AREA		A		PLATTED SUBDIVISIONS
	STATE HIGHWAY		CITY LIMITS		AE		SUBDIVISIONS IN PLATTING
	RESIDENTIAL ROAD		NAVIGABLE WATERWAY		AH		MOBILE HOME PARKS
	RAILROAD		SUBJECT PROPERTY		AO		SMALL AERIAL CONTOUR MAP
	MINOR WATERWAYS		SUBDIVISIONS		X		CONTOUR ELEVATION

*** ZONING CLASSIFICATIONS THAT MAY HAVE LIMITING CONDITIONS ***

ZONING

	RR (RURAL RESIDENTIAL)
	CR-RR (RURAL RESIDENTIAL - COND REZONE)
	R1 (SINGLE FAMILY RESIDENTIAL)
	CR-R1 (FAMILY RESIDENTIAL - COND REZONE)
	R2 (MEDIUM DENSITY RESIDENTIAL)
	C (COMMERCIAL - 1965 ZONING ORD.)
	C1 (NEIGHBORHOOD COMMERCIAL)
	CR-C1 (NEIGHBORHOOD COMMERCIAL - COND REZONE)
	C2 (SERVICE COMMERCIAL)
	CR-C2 (SERVICE COMMERCIAL - COND REZONE)
	(LIGHT INDUSTRIAL)
	CR-M1 (LIGHT INDUSTRIAL - COND REZONE)
	M2 (HEAVY INDUSTRIAL)
	AG (AGRICULTURAL)

FUNCTIONAL CLASSIFICATION (2035)

	Interstate
	Expressway
	Proposed Expressway
	Principal Arterial
	Proposed Principal Arterial
	Minor Arterial
	Proposed Minor Arterial
	Collector
	Proposed Collector

SOIL CAPABILITY MAP

	CLASS I - BEST SUITED
	CLASS II - BEST SUITED
	CLASS III - MODERATELY SUITED
	CLASS IV - MODERATELY SUITED
	CLASS V - MODERATELY SUITED
	CLASS VI - LEAST SUITED
	CLASS VII - LEAST SUITED
	CLASS VIII - LEAST SUITED

CASE MAP

	2023
	2022
	2021
	2020
	2019
	2018

Caldwell City Comp Plan

	City Center
	Residential Estates
	Low Density
	Medium Density
	High Density
	Commercial
	Industrial
	Public

GRAVEL PITS, DAIRIES, & FEEDLOTS MAP

	DAIRY LOTS
	FEEDLOTS
	GRAVEL PITS

NITRATE PRIORITY & WELLS

	GEO-THERMAL LOCATIONS
	WETLANDS
	NITRATE_PRIORITY
	DEQ WELLS N03_MGL
	0.005 - 2.00
	2.00 - 5.00
	5.00 - 10.00
	10.00 - 49.80

Nampa City Com Plan

	Ag
	LD_Res
	MD_Res
	HD_Res
	Residential Mixed Use
	Community Mixed Use
	Neighborhood Commercial
	Highway Commercial
	General Commercial
	Business Park
	Downtown
	Employment Center
	Light Industrial
	Heavy Industrial
	Parks
	Public
	Airport

Future Land Use 2030

	COMMERCIAL
	INDUSTRIAL
	RESIDENTIAL

FUTURE LAND USE 2011-2022

	COMMERCIAL
	INDUSTRIAL
	RESIDENTIAL

PRIME FARMLANDS MAP

	Farmland of statewide importance
	Farmland of statewide importance, if irrigated
	Farmland of statewide importance, if irrigated and reclaimed
	Not prime farmland
	Water/Gravel Pit/ Rock outcrop/ Riverwash/ Terrace Escarpments
	Prime farmland if irrigated
	Prime farmland if irrigated and drained
	Prime farmland if irrigated and reclaimed

LOT CLASSIFICATION

	0.0 - 1.0 Acres
	1.0 - 2.0 Acres
	2.0 - 3.0 Acres
	3.0 - 4.0 Acres
	4.0 - 5.0 Acres

Neighborhood Notification Map

Parcel No. R34248

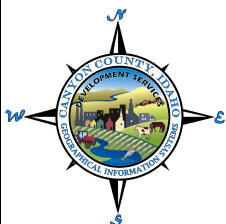
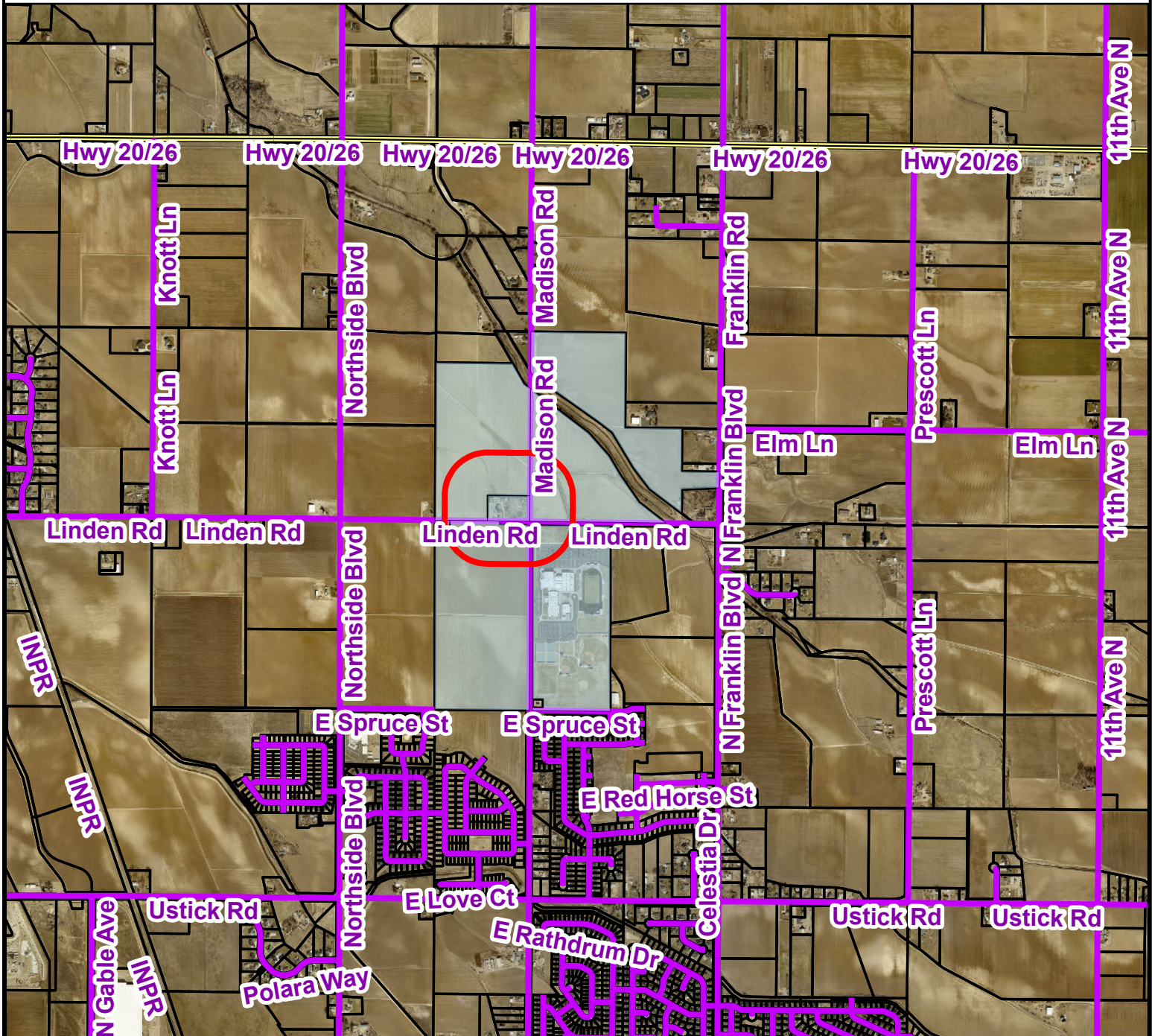
Buffer Distance 600 Feet

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



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Date: 5/2/2024
By: Talmeida



Legend

- | | | | |
|--|---------------------|--|------------|
| | NOTIFICATION BUFFER | | Highway |
| | SUBJECT_PROPERTY | | Interstate |
| | NOTIFIED PARCELS | | Local Road |
| | TAX PARCELS | | |

SCALE

1:24,000

1:24,000

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Canyon County Planning and Zoning Commission

Silver Events, LLC.

Case No. CU2020-0004

Development Services Department

June 4, 2020

Findings of Fact, Conclusions of Law, Conditions of Approval, and Order Conditional Use Permit for a Special Events Facility

Findings of Fact

1. The applicants are requesting a conditional use permit for a Special Events Facility.
2. The subject property, Parcel No. R34248 is approximately 4.84 acres.
3. The subject property is zoned "A" (Agricultural).
4. Special Events Facility is allowed by conditional use permit in the "A" (Agricultural) zone. (CCZO §07-10-27).
5. The Canyon County Future Land Use Map designates the property as "Agriculture"
6. The subject property is located within Caldwell's Area of City Impact.
7. The subject property is located within the Canyon Highway District, Nampa Fire District, Pioneer Irrigation District, and the Vallivue School District.
8. A neighborhood meeting was held on 1/28/20, pursuant to CCZO §07-01-15.
9. Notifications were made in accordance with CCZO §07-05-01. Agency notification was sent on 5/19/20, the City of Caldwell was notified on 2/21/20, Property owners were notified by mail on 5/19/20, legal notification was published in the Idaho Press Tribune on 5/17/20, the property was posted on or before 5/26/20.
10. The record includes all testimony received in the public hearings on 6/4/20, staff reports, exhibits, and documents in case file CU2020-0004.

Conclusions of Law

For this request the Planning and Zoning Commission finds and concludes the following regarding the Standards of Review for Conditional Use Permit (§07-07-05):

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

Conclusion: The subject property is zoned "A" (Agricultural). A special events facility is allowed by conditional use permit in an agricultural zone.

Finding: Canyon County Zoning Ordinance, §07-10-27 allows the proposed use through with a conditional use permit in the "A" (Agricultural) zone. The subject property is zoned "A" (Agricultural).

B. What is the nature of the request?

The applicant is requesting a Conditional Use Permit for a special events facility on parcel no. R34248. The events facility will be utilized for birthday parties, reunions, and similar events, for a maximum of 100 guests.

C. Is the proposed use consistent with the Comprehensive Plan?

Conclusion: The proposed use is consistent with multiple goals and policies of the 2020 Canyon County Comprehensive Plan.

Finding: The proposed use is consistent with multiple goals and policies of the Comprehensive Plan including but not limited to:

- Property Rights Policy No. 1- "No person shall be deprived of private property without due process of law."
- Property Rights Policy No. 1- "No person shall be deprived of private property without due process of law."
- Property Rights Policy No. 11- "Property owners shall not use their property in a manner that negatively impacts upon the surrounding neighbors or neighborhoods." The applicant is limiting days and hours of operation which will reduce the impact to the surrounding area & school.
- Economic Development Policy No. 2- "Support existing business and industry in the county." A conditional use permit will allow the applicant to operate a special events facility on the site.
- Land Use Component Goal No. 5- "Achieve a land use balance, which recognizes that existing agricultural uses and non-agricultural development may occur in the same area." As proposed and conditioned, the special events facility will not have an adverse impact to the land use balance that currently exists in the area.
- Public Services, Facilities, & Utilities Policy No. 3- Encourage the establishment of new development to be located within the boundaries of a rural fire protection district." The property is located within Nampa Fire District.
- Transportation Policy No. 7- "Work with highway district, school districts, cities and developers to minimize or avoid transportation conflicts and hazards in the vicinity of schools and other areas frequented by pedestrians, especially children." The applicant is limiting the days/hours of operation for events outside of peak traffic (school opening/ending) hours.

D. 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 proposed use will not be injurious to property in the immediate vicinity and will not negatively change the essential character of the area.

Finding: The surrounding area contains primarily agricultural parcels with some sporadic residential uses. Southeast of the subject property is Ridgeview High School.

The property is located within Caldwell's Area of City Impact. Caldwell's Future Land Use Map designates the property as "low density residential." Caldwell city limits are located southeast of the subject property.

The use as proposed and conditioned would not have a negative impact to the surrounding area.

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

Conclusion: Adequate facilities for sewer, irrigation, drainage and storm water drainage facilities, and utility systems are currently provided at the facility.

Finding: There are no changes proposed to sewer, water, irrigation or drainage for the proposed use.

Bottled water will be provided for events.

The applicant will provide portable restrooms for all events occurring on the property.

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

Conclusion: The property currently has access via Linden Road via two private driveway accesses.

Finding: The property currently has access via Linden Road via two private driveway accesses. CHD4 will not allow any new accesses onto Linden Rd., as it is classified as a minor arterial.

CHD4 will require the applicant to submit an approach permit. CHD4 has outlined several requirements based on the approaches the applicants intend on using (Exhibit 14). In either scenario, the applicant will be required to adhere to these requirements prior to the use of the property as a special events facility. The existing structure is proposed to be utilized for the events, and a building permit is required to change the use/occupancy of the structure. A highway district approach permit is a required submittal with the application for building permit.

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

Conclusion: The special events facility will not cause undue interference with existing or future traffic patterns as proposed.

Finding: Canyon Highway District No. 4 indicated that a traffic impact study is not anticipated as the proposed use is not expected to exceed the TIS threshold (Exhibit 14).

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

Conclusion: Essential services are available in the area and the proposed use for a special events center

Finding: Agencies were notified of the intended use. No evidence has been received indicating that services would be negatively impacted by the requested use.

Order

Based upon the Findings of Fact and Conclusions of Law, and Conditions of Approval contained herein, the Planning and Zoning Commission **approves** Case # CU2020-0004 for a special events facility on parcel R34248, subject to the following conditions of approval:

General:

1. The development shall comply with all applicable federal, state, and county laws, ordinances, rules and regulations that pertain to the property.
2. The special events facility shall be in general conformance with the applicant's site plan (Exhibit 3).
3. The conditional use for a special events center shall terminate upon transfer of ownership of the property, R34248 (approximately 4.84 acres).
4. The proposed hours of operation shall be 12 p.m. to 10 p.m. on Wednesdays with restrictions during the hours of 4-7 to events with no more than 50 guests. Saturday and Sunday hours of operation shall be 12 p.m. to 10 p.m.
5. The use is limited to no more than 100 guests per event.
6. Parking areas shall be provided as shown on the applicant's site plan, Exhibit 3. CCZO §07-13-02 (8) requires parking areas to be hard surfaced as defined in CCZO §07-02-03, "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."
7. Signage shall meet CCZO §07-10-13 requirements. In the Agricultural zone, signs for any allowed or approved use shall not exceed thirty two (32) square feet in area and not exceed ten feet (10') in height.
8. The land use must commence within three (3) years of the conditional use permit approval as per CCZO §07-07-23 Time Limitations.
 - The commencement of the use shall be the issuance of a building permit for the change of occupancy of the accessory structure that is being utilized for events on site.

Access:

9. Prior to commencement of use, the applicant shall meet the requirements of Canyon Highway District No. 4 for access to the special events facility. To ensure their requirements are met, an approach permit will be required to be submitted with the application for building permit to change the occupancy of the accessory structure.

Building Code and Fire Protection:

10. All structures related to this use shall obtain a building permit and certificate of occupancy from Canyon County Development Services, prior to commencement of use as an event facility.
11. Prior to submitting a building permit application to use the existing pole building for the event center, the applicant's licensed architect shall meet with the Building Official to review the

requirements for an assembly occupancy.

12. Prior to commencement of use, the requirements of Nampa Fire Department shall be met, including but not limited to:
- Meet all requirements of the adopted fire code as they relate to a Group A occupancy for fire sprinkler & alarm requirements, water supply, etc.
 - The change of occupancy will require a licensed architect to prepare plans to submit with application for building permit.

Utilities:

13. The applicant shall meet all requirements of the respective providers (i.e. Idaho Power, telephone providers, etc.).

Septic/Water/Food Service

14. The quantity of portable restrooms and maintenance shall be as recommended by Southwest District Health.
15. Food preparation is prohibited on-site unless approved Southwest District Health and Idaho Department of Environmental Quality.
16. No alcohol shall be served at special events.

Noise/Light Mitigation

17. All amplified sound shall be either completely indoors or directed away from adjacent residences. All amplified sound shall cease at 10PM. Noise generated by the event shall not exceed 65db at the property line.
18. All exterior lighting shall be shielded downward and directed away from adjacent properties.

APPROVED this 4 day of June, 2020.

PLANNING AND ZONING COMMISSION
CANYON COUNTY, IDAHO



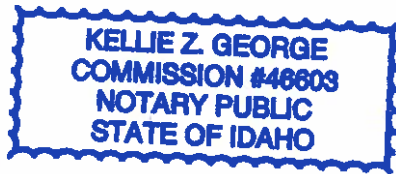
Robert Sturgill, Chairman

State of Idaho)

SS

County of Canyon County)

On this 4 day of June, in the year 2020, before me Kellie Z George a notary public, personally appeared Robert Sturgill, 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: [Signature]
My Commission Expires: 3/14/2024