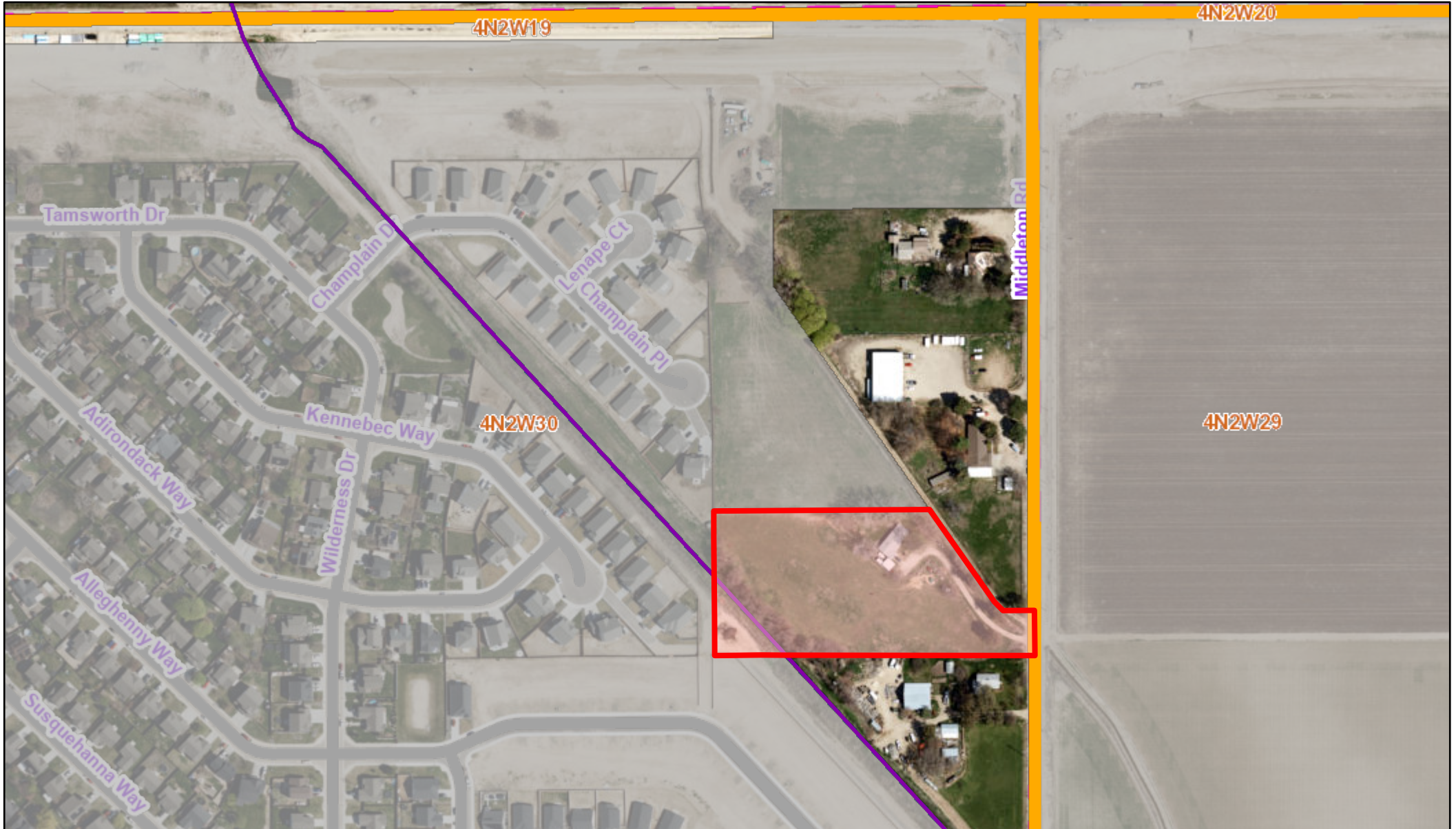


# Canyon County, ID Web Map

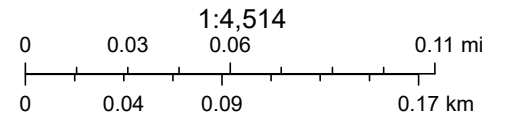


5/23/2024, 10:59:45 AM

- Multiple Parcel Search\_Query result
- Hydro\_NHDFlowline
- Hydro\_NHDFlowline
- County Boundary
- Current Impact Area
- City Limits
- Sections

- CanyonCountyRoads**
- Hwy
- Roads
- ITDFunctionalClassification**
- Other Principal Arterials

- Urban\_2023**
- Red: Red
- Green: Green
- Blue: Blue



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





# CONDITIONAL USE PERMIT

## PUBLIC HEARING - CHECKLIST

**CONDITIONAL USE PERMIT - CCZO Section 07-07-05**

THE FOLLOWING ITEMS MUST BE SUBMITTED WITH THIS APPLICATION TO BE DEEMED COMPLETE (PLEASE CHECK OFF THE ITEMS REQUIRED):

Description	Applicant	Staff
Master Application completed and signed	X	X
Letter of Intent (see standards on next page)	X	X
Site Plan (see standards on next page)	X	X
Land Use Worksheet	X	X
Neighborhood Meeting sheet/letter completed and signed	X	X
Proof of application/communication with (varies per application):		
Southwest District Health	X	X
Irrigation District	X	X
Fire District	X	X
Highway District/ Idaho Transportation Dept.	X	X
Area of City Impact	X	X
Deed or evidence of property interest to the subject property	X	X
<b>Fee: \$950.00</b>		
<b>\$600.00 (CUP Modification)</b>	X	
**Fees are non-refundable**		

**An application that requires additional Use Standards per Chapter 7, Article 14 of the Canyon County Code:**

- Contractor Shop
- Mineral Extraction (Long Term)
- Wind Farm
- Staging Area
- Manufacturing or processing of hazardous chemicals or gases
- Ministorage Facility

*\*If applicable, review the Additional Use Standards Below, if not applicable, please disregard them.*

**\*DISCLAIMER:** The subject property shall be in compliance with the public nuisance ordinance, the building code and the zoning code before the Director can accept the application.


## Property Ownership Statement

Dear Canyon County Development Service Department,

My name is Joyce Crider, I am the current owner of record of the property at 19781 Middleton Rd, Caldwell, ID 83605. The property is currently in the process of an ownership transfer as I am selling the property to Mr. Derek Olson. I understand that Mr. Olson has submitted an application to your department for a conditional use permit to establish and operate a Special Event Facility (The Wild Oak Wedding Venue) on the property. As the owner of record I would like to submit this statement giving Canyon County DSD authorization to enter the property as needed to complete the review of the CUP. Should you have any questions please contact Mr. Olson as per the contact information included in the submitted application.

Thank you,

2024-May-21 | 06:36 PDT

DocuSigned by:  
  
3349BBB4168D459

Joyce Crider

# 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: Landscape buffer to be used as fencing Height: \_\_\_\_\_

8. **STORMWATER:**  Retained on site  Swales  Ponds  Borrow Ditches  
 Other: \_\_\_\_\_

9. **SOURCES OF SURFACE WATER ON OR NEARBY PROPERTY:** (i.e. creeks, ditches, canals, lake)  
Noble Slough Ditch behind property

**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: Special Events Facility (Wedding Venue)**

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

- Monday 10 am to 11 pm  
 Tuesday 10 am to 11 pm  
 Wednesday 10 am to 11 pm  
 Thursday 10 am to 11 pm  
 Friday 10 am to 11 pm  
 Saturday 10 am to 11 pm  
 Sunday \_\_\_\_\_ to \_\_\_\_\_

**3. WILL YOU HAVE EMPLOYEES?**  Yes If so, how many? 8-12  No

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

Height: 3 ft Width: 7 ft. Height above ground: 6 ft

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

**5. PARKING AND LOADING:**

How many parking spaces? 108

Is there is a loading or unloading area? Yes

**ANIMAL CARE-RELATED USES**

1. **MAXIMUM NUMBER OF ANIMALS:** \_\_\_\_\_

2. **HOW WILL ANIMALS BE HOUSED AT THE LOCATION?**

Building     Kennel     Individual Housing     Other \_\_\_\_\_

3. **HOW DO YOU PROPOSE TO MITIGATE NOISE?**

Building     Enclosure     Barrier/Berm     Bark Collars

4. **ANIMAL WASTE DISPOSAL**

Individual Domestic Septic System     Animal Waste Only Septic System

Other: \_\_\_\_\_

## Letter of Intent

Dear Canyon County Planning Department,

I am writing to submit a Letter of Intent for the establishment of a wedding venue at 19781 Middleton Rd, Caldwell, ID 83605. The proposed venue, The Wild Oak, aims to provide a unique and elegant setting for weddings and special events within the community.

### **Nature of the Request:**

The proposed business operations of The Wild Oak Venue will include hosting weddings, receptions, and other special events. We anticipate employing a team of about 10 dedicated staff members to manage operations, coordinate events, and provide exceptional service to our clients. The venue will operate primarily on weekends and select weekdays, with flexible scheduling for client consultations and site visits. The hours that can be booked for events will be between 10 am-11 pm. Delivery and shipping services will be minimal, primarily consisting of vendor deliveries for events.

### **Consistency with the Comprehensive Plan:**

The proposed wedding venue aligns with the goals and policies outlined in the Comprehensive Plan by contributing to the cultural and economic vitality of the community. We are committed to maintaining the character of the area by preserving any existing natural features and adhering to design standards that complement the surrounding environment.

### **Potential Impacts to Property and Character of the Area:**

We recognize the importance of minimizing impacts on neighboring properties and preserving the character of the area. To address potential impacts, we will implement sound mitigation measures, such as landscaping buffers, noise control measures, and lighting restrictions, to ensure compatibility with nearby properties. The venue would also adhere to any conditions set by the County upon approval of the CUP.



**Facility and Utilities:**

Facility and utilities such as water, sewer, irrigation, drainage, and stormwater management will be provided in accordance with local regulations and requirements. We will work closely with utility providers and engineering professionals to ensure that the venue's infrastructure meets all necessary standards for safety and sustainability.

**Legal Access and Traffic Patterns:**

Legal access to the venue will be provided via Middleton Road. We are committed to implementing traffic management measures, such as designated parking areas within our property, to mitigate any potential impacts on nearby roadways.

**Impacts to Essential Services:**

We have assessed potential impacts to essential services such as schools, irrigation facilities, and emergency services. Our venue will not impose significant demands on these services, and we will collaborate with relevant stakeholders to address any concerns and ensure seamless integration with existing infrastructure.

**Mitigation Measures:**

In the event that our operations create impacts, we will implement measures to mitigate these impacts, including but not limited to noise reduction strategies, traffic management plans, and community outreach initiatives to address concerns proactively.

Thank you for considering our Letter of Intent regarding the proposed wedding venue. We are committed to working collaboratively with the County Planning Department and other stakeholders to address any questions or concerns and ensure a successful outcome for all parties involved.

Please feel free to contact me at [REDACTED] or [REDACTED] to discuss this proposal further or to schedule a meeting to review additional details.

Sincerely,

Derek Olson

Owner of The Wild Oak Venue

## Operational Plan for The Wild Oak Venue

### Introduction:

- The Wild Oak Venue is a proposed wedding venue located in Caldwell, designed to provide couples with a picturesque and customizable setting for their special day. This operational plan outlines the strategies and procedures for the successful operation of the venue while ensuring compliance with local regulations.

### Venue Overview:

- Description: The Wild Oak is a modern event space with indoor and outdoor spaces, accommodating weddings of various sizes. Final max capacity will be decided with the fire department based on size of venue.
- Facilities: Bridal suite, groom's lounge, catering prep kitchen, ceremony sites, reception hall, parking area.

### Business Operations:

- Staffing: A team of experienced event coordinators, maintenance crew, and security personnel will be employed.
- Hours of Operation: Primarily weekends and select weekdays for events, with flexible scheduling for client consultations and site visits. Hours that the couples can book will be between 10am - 11pm.
- Booking Process: Clients will book the venue through an online booking portal or by contacting the venue directly to schedule a tour and discuss event details. We will be using the software Honeybook to manage all events.

### Compliance with Local Regulations:

- Permits and Licenses: Obtain all necessary permits and licenses from the city, including zoning permits, sign permits, etc.
- Health and Safety: Adhere to health and safety regulations, including food handling guidelines, fire safety measures, and accessibility standards.

### Environmental Considerations:

- Noise and Dust Control: Implement soundproofing measures and dust control protocols during construction and ongoing operations to minimize disruptions to neighboring properties. Noise levels at the venue will stay within all city code noise ordinances. No outdoor music.
- Air and Water Quality: Ensure compliance with air and water quality standards by maintaining HVAC systems, monitoring emissions, and implementing stormwater management practices.

### Logistics and Supply Chain:

- Raw Material Procurement: Outside vendors are expected to source high-quality ingredients and materials for catering services from reputable suppliers when catering an event at our venue.
- Equipment and Inventory: Maintain an inventory of event equipment, furniture, and decor items, regularly inspecting and updating as needed.

### Marketing and Promotion:

- Digital Marketing: Utilize social media platforms, website optimization, and online advertising to promote the venue and attract clients. Utilize our wedding venue currently operating in Utah as cross marketing.
- Networking: Establish partnerships with local wedding vendors, planners, and bridal publications to increase visibility and referrals.

### Customer Experience:

- Personalization: Offer customizable wedding packages to meet the unique preferences and budgets of each couple.
- Exceptional Service: Provide attentive and professional service throughout the planning process and on the day of the event to ensure a memorable experience for clients and their guests.

### Infrastructure and Amenities:

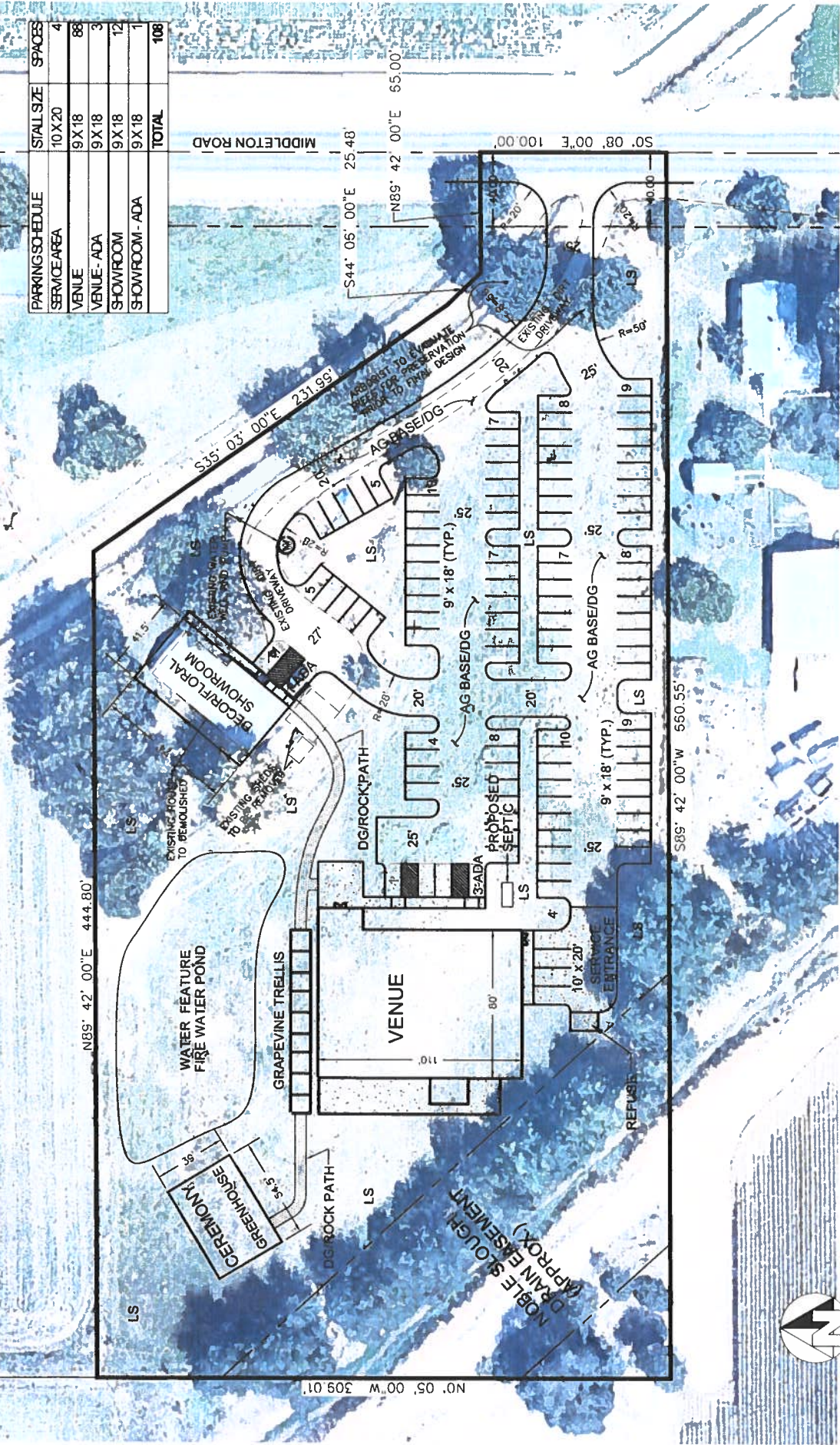
- Site Improvements: Invest in single story modern/open building with high ceilings, parking lot, landscaping, lighting, and signage enhancements. The goal is to improve the aesthetics and functionality of the venue while focusing on key items. For example, a parking lot following city code guidelines, "open, graded, compacted and improved surface area" and making sure there are adequate parking stalls to fit the building's max capacity requirements.
- Facilities Management: Regular maintenance and upkeep of facilities, including cleaning, repairs, and upgrades as needed.

### Community Engagement:

- Community Outreach: Engage with the local community through events, sponsorships, and charitable initiatives to foster positive relationships and support local causes.
- Sustainability: Implement eco-friendly practices, such as waste reduction, energy efficiency, and recycling programs, to minimize environmental impact.

We hope to have a finished product by January of 2026 for the 2026 wedding season. This operational plan outlines the comprehensive strategies and procedures for the successful operation of The Wild Oak Venue while ensuring compliance with local regulations and providing exceptional service to clients and guests.

PORTION OF EAST 1/2 OF THE NE 1/4 OF THE NE 1/4 SEC. 30 T.4 N., R.2 W. BM



PARKING SCHEDULE	STALL SIZE	SPACES
SERVICE AREA	10' X 20'	4
VENUE	9' X 18'	88
VENUE - ADA	9' X 18'	3
SHOWROOM	9' X 18'	12
SHOWROOM - ADA	9' X 18'	1
<b>TOTAL</b>		<b>108</b>

DESIGN ENGINEER  
TOM  
DATE: 4/23/2024  
JOB NO. 4325

The Wild Oak Wedding Venue  
Derek Olsen  
Canyon County  
Preliminary Site Plan

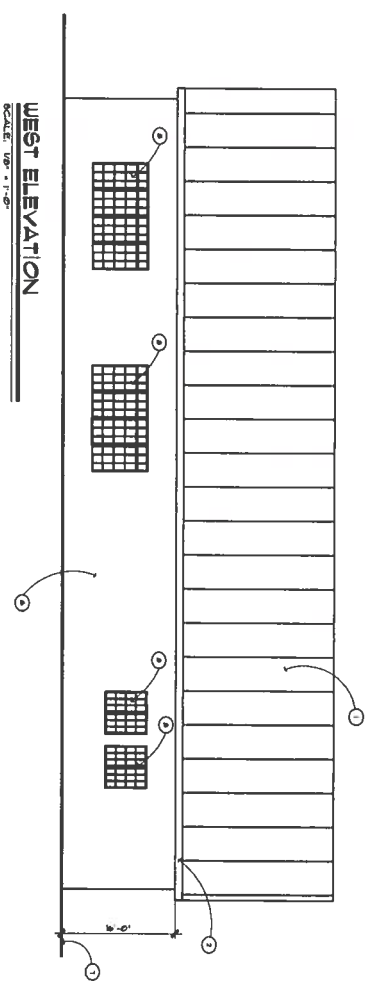
**PROVOST & PRITCHARD**  
www.provostandpritchard.com





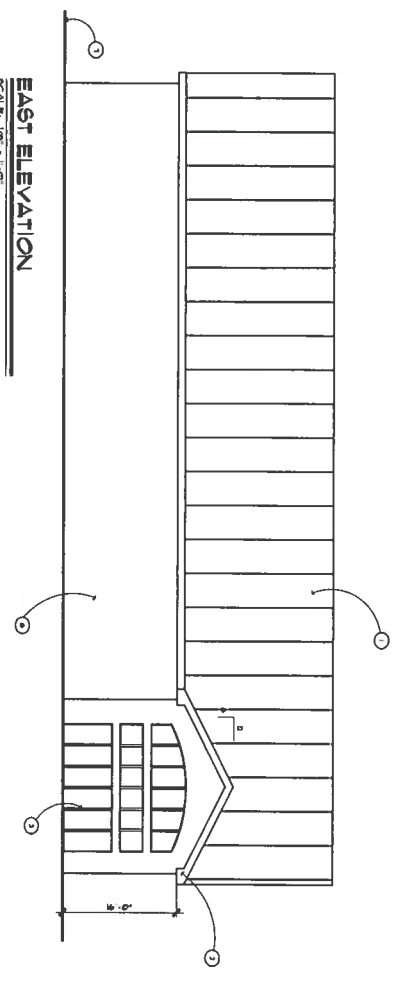
**WEST ELEVATION**

SCALE: 1/8" = 1'-0"



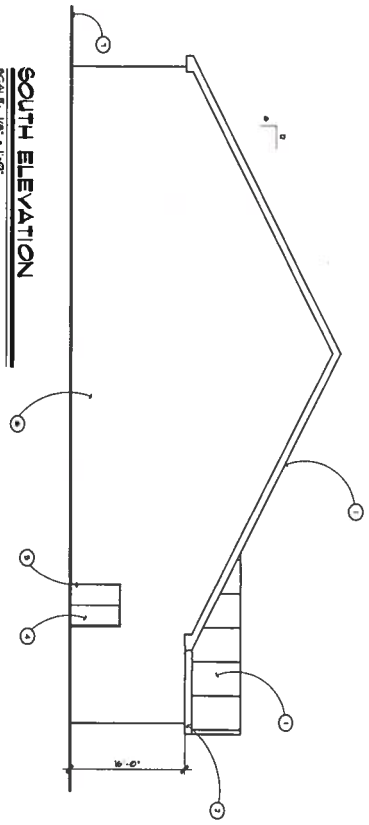
**EAST ELEVATION**

SCALE: 1/8" = 1'-0"



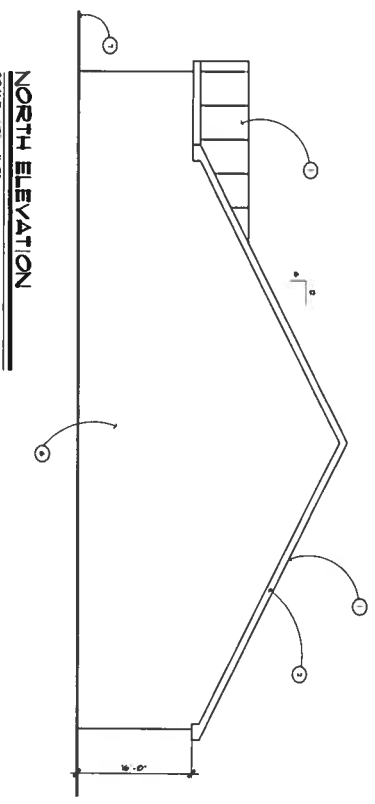
**SOUTH ELEVATION**

SCALE: 1/8" = 1'-0"



**NORTH ELEVATION**

SCALE: 1/8" = 1'-0"



**RENDERING**



KEYNOTES	
1	STANDARD SLIGHT METAL ROOF - CHARCOAL
2	METAL PANELS AND SOFFIT - CHARCOAL
3	ALUMINUM STORMDOOR - BLACK
4	HOLLOW METAL DOOR
5	HOLLOW METAL FRAME - BLACK
6	PAINTED BRICK - BRUSH BRUSH - MESA VIVA
7	PAINTED BRICK - BRUSH BRUSH - MESA VIVA
8	ALUMINUM STORMDOOR INDOOR - BLACK
9	BRICK
10	
11	

Sheet No.

**A2.0**

DATE: APRIL 10, 2024

PROJECT: WEDDING VENUE

**WILD OAK WEDDING VENUE**

FOR

**THE WILD OAK WEDDING VENUE, LLC**

18761 MIDDLETON RD. CALDWELL, ID 83608



**CEDAR CREEK**

— ARCHITECTURAL DESIGN —

80 W. COTTONWOOD CT. EAGLE, ID 83616



Notice of Neighborhood Meeting

Conditional Use Permit

Pre-application requirement for a Public Hearing

4/3/2024

Dear Neighbor,

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

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

**The Neighborhood Meeting details are as follows:**

Date: April 19, 2024

Time: 12:00 pm

Location: Caldwell Public Library

1010 Dearborn St, Caldwell, ID 83605

**The project is summarized below:**

Site Location: 19781 Middleton Rd, Caldwell, ID 83605

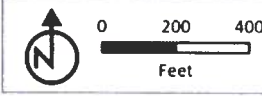
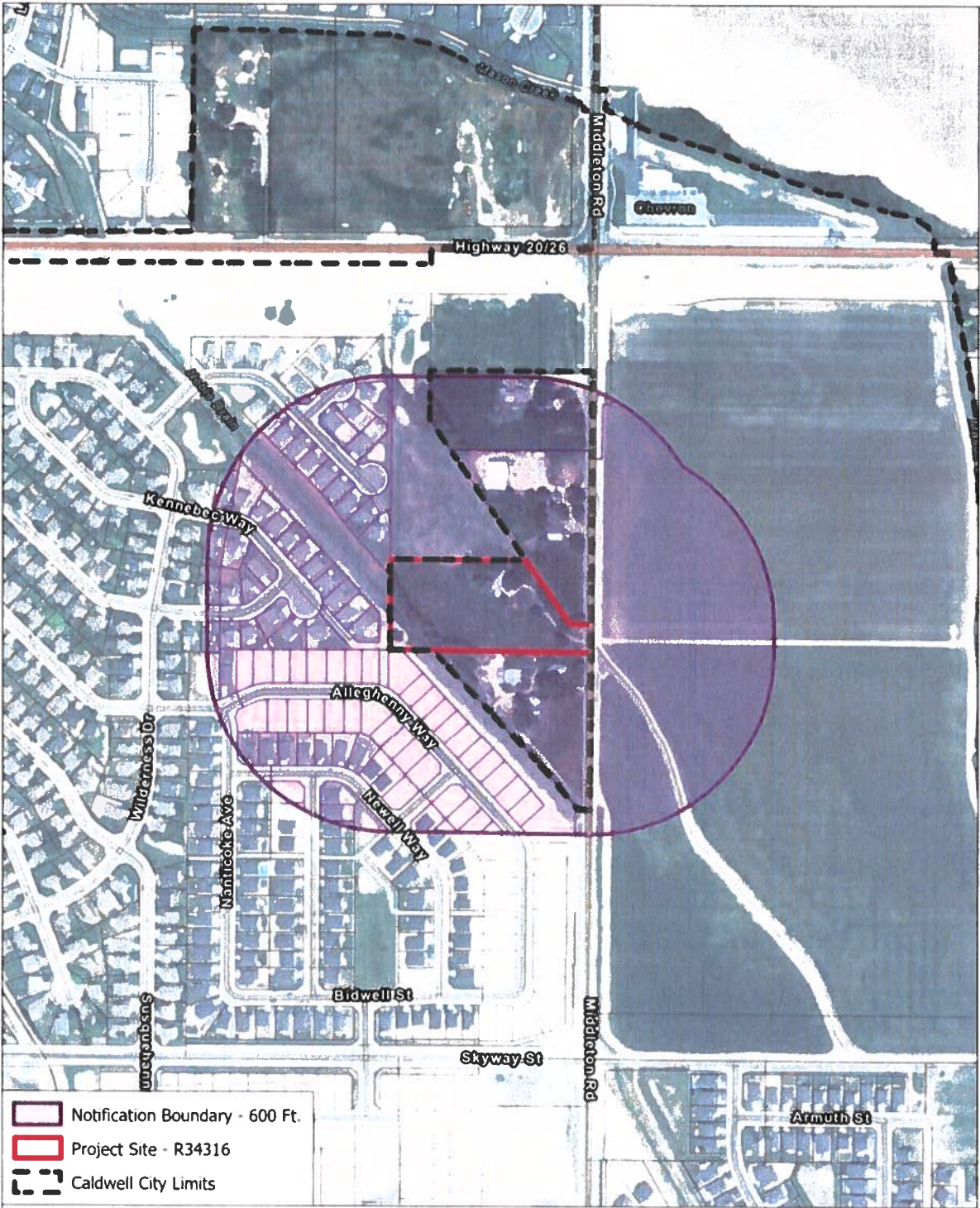
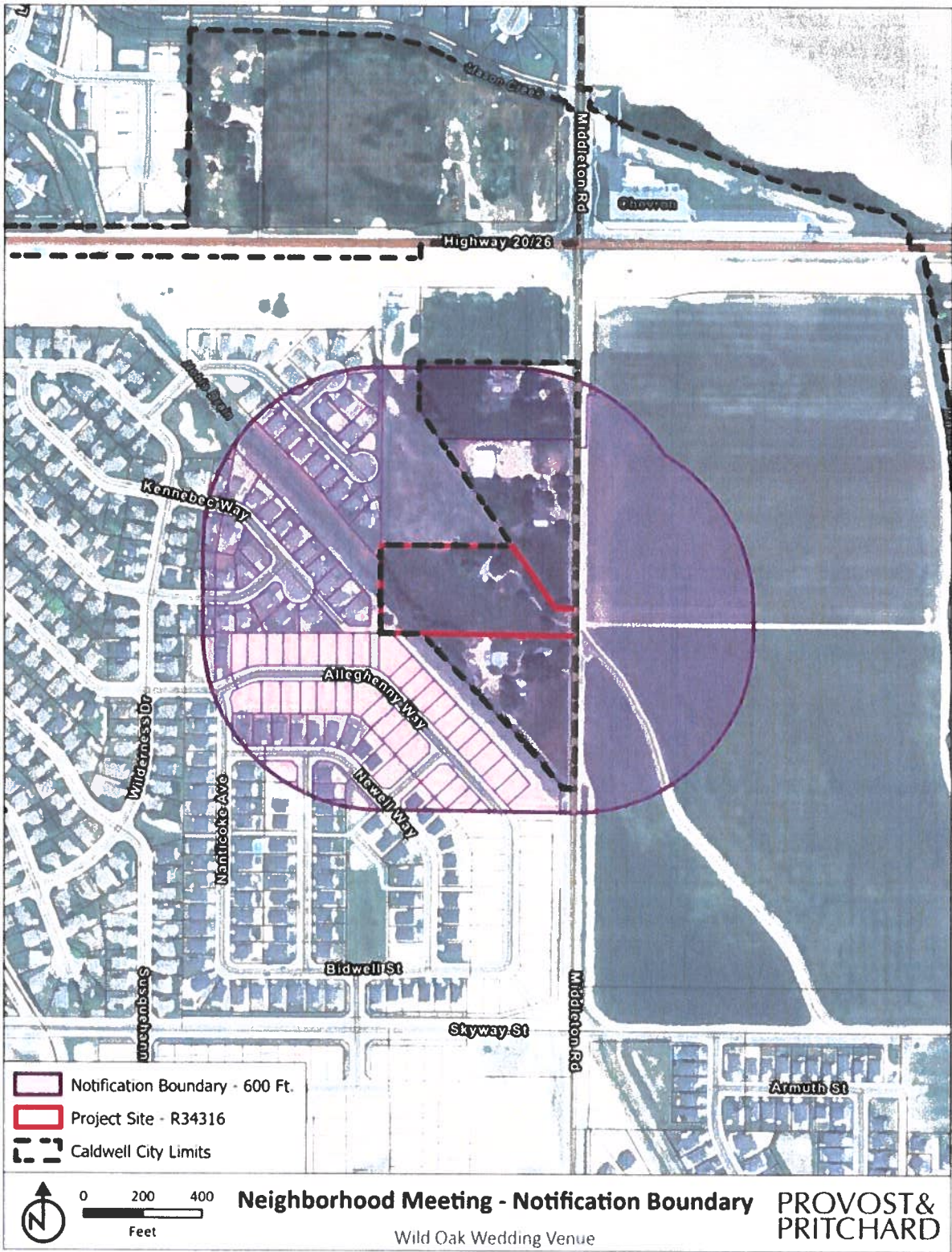
Proposed Use: Reception/Event Center

Total acreage: 3.85 Acres

We look forward to the neighborhood meeting and encourage you to attend. At that time we will answer any questions you may have. Please do not call Canyon County Development Services regarding this meeting. This is a 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 Rafael Sanchez (Project Planner) at [REDACTED] or by phone at [REDACTED]

Sincerely,

Derek & Carly Olson



**Neighborhood Meeting - Notification Boundary**

Wild Oak Wedding Venue

**PROVOST & PRITCHARD**

# NEIGHBORHOOD MEETING SIGN-UP

## CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

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

[zoninginfo@canyoncounty.id.gov](mailto:zoninginfo@canyoncounty.id.gov) Phone: 208-454-7458 Fax: 208-454-6633



### 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: <b>19781 Middleton Rd</b>	Parcel Number: <b>R3431600000</b>	
City: <b>Caldwell</b>	State: <b>Idaho</b>	ZIP Code: <b>83605</b>
Notices Mailed Date: <b>4/3/2024</b>	Number of Acres: <b>3.84</b>	Current Zoning: <b>AG</b>
Description of the Request: <b>Conditional Use Permit to operate a Special Event Facility</b>		

#### APPLICANT / REPRESENTATIVE INFORMATION

Contact Name: <b>Rafael Sanchez</b>		
Company Name: <b>Provost &amp; Pritchard Consulting Group</b>		
Current address: <b>1965 S. Eagle Rd #140</b>		
City: <b>Meridian</b>	State: <b>ID</b>	ZIP Code: <b>83642</b>
Phone: [REDACTED]	Cell:	Fax:
Email: [REDACTED]		

#### MEETING INFORMATION

DATE OF MEETING: <b>4/19/2024</b>	MEETING LOCATION: <b>Caldwell Public Library</b>	
MEETING START TIME: <b>12:00 PM</b>	MEETING END TIME: <b>12:45 PM</b>	
ATTENDEES:		
NAME (PLEASE PRINT)	SIGNATURE:	ADDRESS:
1. <b>See attached sign in sheet below</b>		
2.		
3.		
4.		
5.		
6.		
7.		
8.		
9.		



**NEIGHBORHOOD MEETING SIGN-IN FORM**  
**City of Caldwell Planning and Zoning Department**  
**621 E. Cleveland Blvd., Caldwell, ID 83605**  
**Phone: (208) 455-3021**

Start Time of Neighborhood Meeting: 12:05 PM

End Time of Neighborhood Meeting: 12:45 PM

---

**Those in attendance please print your name and address.**

**If no one attended, Applicant please write across this form "No one attended".**

	<u>PRINTED NAME</u>	<u>ADDRESS, CITY, STATE, ZIP</u>
1.	<u>BILL DAVIES</u>	<u>1113 Hwy 20 26</u>
2.	<u>Anne Boller</u>	<u>11158 Champlain Place</u>
3.		
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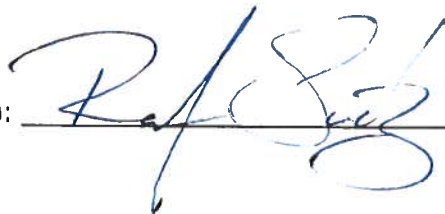
**NEIGHBORHOOD MEETING CERTIFICATION:**

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

APPLICANT/REPRESENTATIVE (Please print):

Rafael Sanchez

APPLICANT/REPRESENTATIVE (Signature):



DATE: 4 / 19 / 24



## AGENCY ACKNOWLEDGMENT

Date: March 20th, 2024

Applicant: Derek Olson | The Wild Oak Venue

Parcel Number: R34316

Site Address: 19781 Middleton Rd. Caldwell, Idaho 83605

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

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

Applicant submitted/met for official review.

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

Authorized Southwest District Health Representative  
(This signature does not guarantee project or permit approval)

#### **Fire District:**

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

Applicant submitted/met for official review.

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

Authorized Fire District Representative  
(This signature does not guarantee project or permit approval)

#### **Highway District:**

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

Applicant submitted/met for official review.

Date: April 30, 2024 Signed: \_\_\_\_\_

Authorized Highway District Representative  
(This signature does not guarantee project or permit approval)

#### **Irrigation District:**

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

Applicant submitted/met for official review.

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

Authorized Irrigation Representative  
(This signature does not guarantee project or permit approval)

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

City: Caldwell

Applicant submitted/met for official review.

Date: March 25, 2024 Signed: \_\_\_\_\_

Authorized AOCI Representative  
(This signature does not guarantee project or permit approval)

### **Received by Canyon County Development Services:**

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

Canyon County Development Services Staff



**To:** Lisa Richard <lrichard@cityofcaldwell.org>  
**Subject:** FW: Project Acknowledgement Form

**From:** Rafael Sanchez <[REDACTED]>  
**Sent:** Wednesday, May 1, 2024 3:06 PM  
**To:** Lorina Herb <lherb@cityofcaldwell.org>  
**Subject:** Project Acknowledgement Form

Hello,

Thank you for taking the time to speak with me this afternoon. Please see the attached the project packet (The Wild Oak), as I mentioned over the phone Canyon County is asking to obtain signatures of acknowledgement from various agencies before we can submit the project application. I have also attached the agency acknowledgment form that was provided by the County. Please let me know if you have any questions. Thank you.

**Rafael Sanchez, Assistant Planner**  
**PROVOST & PRITCHARD CONSULTING GROUP**  
**1965 S. Eagle Road, Suite 140, Meridian, ID 83642**  
Phone: [REDACTED]  
Email: [REDACTED]  
Website: [provostandpritchard.com](http://provostandpritchard.com)1



## AGENCY ACKNOWLEDGMENT

Date: March 20th, 2024

Applicant: Derek Olson | The Wild Oak Venue

Parcel Number: R34316

Site Address: 19781 Middleton Rd. Caldwell, Idaho 83605

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

#### Southwest District Health:

Applicant submitted/met for official review.

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

Authorized Southwest District Health Representative  
(This signature does not guarantee project or permit approval)

#### Fire District:

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

Applicant submitted/met for official review.

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

Authorized Fire District Representative  
(This signature does not guarantee project or permit approval)

#### Highway District:

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

Applicant submitted/met for official review.

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

Authorized Highway District Representative  
(This signature does not guarantee project or permit approval)

#### Irrigation District:

District: Plover Irrigation

Applicant submitted/met for official review.

Date: 03/20/2024 Signed: \_\_\_\_\_

Authorized Irrigation Representative  
(This signature does not guarantee project or permit approval)

#### Area of City Impact:

City: \_\_\_\_\_

Applicant submitted/met for official review.

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

Authorized AOCI Representative  
(This signature does not guarantee project or permit approval)

#### *Received by Canyon County Development Services:*

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

Canyon County Development Services Staff

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



## AGENCY ACKNOWLEDGMENT

Date: March 20th, 2024

Applicant: Derek Olson | The Wild Oak Venue

Parcel Number: R34316

Site Address: 19781 Middleton Rd. Caldwell, Idaho 83605

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

#### Southwest District Health:

Applicant submitted/met for official review.

Date: 03/25/2024 Signed: \_\_\_\_\_

*Anthony Lee*

Authorized Southwest District Health Representative  
(This signature does not guarantee project or permit approval)

#### Fire District:

Applicant submitted/met for official review.

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

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

Authorized Fire District Representative  
(This signature does not guarantee project or permit approval)

#### Highway District:

Applicant submitted/met for official review.

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

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

Authorized Highway District Representative  
(This signature does not guarantee project or permit approval)

#### Irrigation District:

Applicant submitted/met for official review.

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

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

Authorized Irrigation Representative  
(This signature does not guarantee project or permit approval)

#### Area of City Impact:

Applicant submitted/met for official review.

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

City: \_\_\_\_\_

Authorized AOCI Representative  
(This signature does not guarantee project or permit approval)

*Received by Canyon County Development Services:*

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

Canyon County Development Services Staff

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



## Pre-Development Meeting

Name of Development: The Wild Oak - Reception Event Center  
 Applicant: Derek Olson  
 P.E./P.G.: \_\_\_\_\_  
 All others in Attendance: \_\_\_\_\_

EHS#035 Date 03/25/2024

Number of Lots or Flow: 1 Acreage of Proposed Development: 3.85  
 Location of Development: 19781 Middleton Rd  
Caldwell, ID 83605

Project in Area of Concern: \_\_\_\_\_ Groundwater/Rock <10' Unknown  
 Level 1 NP Necessary for N: No

LSAS/CSS Proposed: No  
 BRO meeting for P or above: No  
 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: The applicant discussed with SWDH the proposal for a reception event center at 19871 Middleton Rd, Caldwell, ID 83605. There is currently a 3-bedroom house on the property with an existing septic system. The applicant is proposing a maximum of 300 patrons and 10 staff members with 100 events per year. May need to be a Public Water System due to the number of patrons and staff. The existing system will NOT be large enough to support the wastewater flows generated by the event center. The applicant will need to submit a site evaluation/septic permit application and provide a letter of intended use prior to scheduling and conducting test holes on site. Property is NOT in a designed Nitrate Priority Area. There are two (2) irrigation canals that must meet 50 foot horizontal separation distance to primary and replacement drainfield(s). SWDH has no concerns with the zoning changes. Anthony Lee

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.



(Optional)					
Recorded	<input type="checkbox"/>	Platted	<input type="checkbox"/>	Key Punched	<input type="checkbox"/>
Microfilmed	<input type="checkbox"/>	Deed Card	<input type="checkbox"/>	Master File	<input type="checkbox"/>
Indexed	<input type="checkbox"/>	Compared	<input type="checkbox"/>	Abstracted	<input type="checkbox"/>
				To Treasurer	<input type="checkbox"/>

INSTRUMENT NO 758394

(DO NOT WRITE ABOVE THIS LINE)

WARRANTY DEED

DOROTHY A. CRIDER, a widow dealing with her sole and separate property, GRANTOR(S)  
 of Nampa County of Canyon State of Idaho  
 hereby CONVEYS, GRANTS and WARRANTS TO

GEORGE ALAN CRIDER and JOYCE L. CRIDER, husband and wife, GRANTEE(S)  
 of Nampa County of Canyon State of Idaho  
 for the sum of TEN AND NO/100-----Dollars (\$ 10.00 )  
 and other good and valuable consideration

the following described tract(s) of land in Canyon County, State of Idaho:

A part of the East 1/2 of the Northeast 1/4 of the Northeast 1/4 of Section 30, Township 4 North, Range 2 West of the Boise Meridian, more particularly described to-wit:

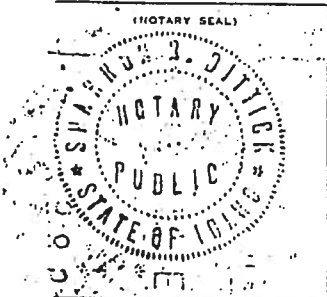
Commencing at the Northeast Corner of Section 30, Township 4 North, Range 2 West of the Boise Meridian; thence South 89°40' West 659.38 feet, along the North line of said Section 30; thence South 0°05' East 1018.82 feet along the West line of the East 1/2 of the Northeast 1/4 of the Northeast 1/4 of said Section 30 to the INITIAL POINT of this description; thence North 89°42' East 444.8 feet parallel to the South line of the said East 1/2 of the Northeast 1/4 of the Northeast 1/4 to a point in an irrigation ditch; thence South 35°03' East 231.99 feet, to another point in the said irrigation ditch; thence South 44°06' East 25.48 feet, to another point in the said irrigation ditch; thence leaving the said irrigation ditch North 89°42' East 65 feet on a line parallel to and 100 feet North of the South line of the said East 1/2 of the Northeast 1/4 of the Northeast 1/4, to a point in the East line of said Section 30; thence South 0°08' East 100 feet, along the said East line, to the Southeast corner of the said East 1/2 of the Northeast 1/4 of the Northeast 1/4; thence South 89°42' West 660.53 feet along the South line of the said East 1/2 of the Northeast 1/4 of the Northeast 1/4, to the Southwest corner thereof; thence North 0°05' West 309 feet along the West line of the said East 1/2 of the Northeast 1/4 of the Northeast 1/4 to the INITIAL POINT OF THIS DESCRIPTION.

This tract contains 4.0 acres, more or less, including rights of way. The tract is subject to the right of way for Middleton Road on the East 40 feet, to a right of way for a future county road on the South 28 feet, the right of way for the irrigation ditch, the right of way for a drain ditch and to other existing rights of way.

Location of above described property Route 3, Caldwell, Idaho 83605  
 House No. Street

WITNESS the hand of said Grantors this 23rd day of September A.D. 19 75

Dorothy A. Crider



State of Idaho }  
 County of Canyon } ss. On the 23rd day of September A.D. 19 75  
 personally appeared before me DOROTHY A. CRIDER, a widow,  
 the signer(s) of the within instrument, who duly acknowledged to me that S he executed the same.  
Shanon J. Pettick  
 (NOTARY PUBLIC)  
 Residing at: Caldwell, Idaho My Commission expires: 9/25/76

MAIL DEED TO:  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

MAIL TAX NOTICE TO:  
 Name \_\_\_\_\_  
 Address \_\_\_\_\_  
 City & State \_\_\_\_\_ Zip \_\_\_\_\_

758594

No. \_\_\_\_\_

# WARRANTY DEED

—TO—

Dated \_\_\_\_\_, 19\_\_\_\_

STATE OF IDAHO

County of \_\_\_\_\_

SS.

I hereby certify that this instrument was filed for record at request of \_\_\_\_\_

at \_\_\_\_\_ minutes past \_\_\_\_\_ o'clock \_\_\_\_\_ M., this \_\_\_\_\_ day of \_\_\_\_\_, A.D. 19\_\_\_\_ in my office, and duly recorded in Book \_\_\_\_\_ of \_\_\_\_\_ at page \_\_\_\_\_

Ex-Officio Recorder.

By \_\_\_\_\_ Deputy.

Fees \$ \_\_\_\_\_

FILED

SEP 24 11 35 AM '75

WALTER FRY  
CANYON COUNTY RECORDER  
BY *C. Lint*

RECORDED  
AT THE REQUEST OF

*Joyce Crider*

IN

OF

*Deeds*

FOR

*1.00*

*Crider, Dorothy A.*

to

*Crider, George Alan et ux*

*Deed*

*at Counter*

**Archived:** Monday, February 24, 2025 10:09:07 AM

**From:** [Alan Perry](#)

**Mail received time:** Mon, 9 Dec 2024 15:27:33

**Sent:** Mon, 9 Dec 2024 22:27:23

**To:** [Amber Lewter](#)

**Subject:** [External] RE: Initial Agency Notification CU2024-0013 The Wild Oak, LLC

**Importance:** Normal

**Sensitivity:** None

**Attachments:**

[Canyon County Rural Fire District CU2024-0013 The Wild Oak LLC.pdf](#)

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**From:** Amber Lewter <Amber.Lewter@canyoncounty.id.gov>

**Sent:** Wednesday, December 4, 2024 12:46 PM

**To:** Robin Collins <rcollins@cityofcaldwell.org>; 'p&Z@cityofcaldwell.org' <p&Z@cityofcaldwell.org>; Debbie Geyer <dgeyer@cityofcaldwell.org>; Joe Dodson <jdodson@cityofcaldwell.org>; Morgan Bessaw <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>; Lisa Richard <lrichard@cityofcaldwell.org>; Alan Perry <aperry@cityofcaldwell.org>; 'knute.sandahl@doi.idaho.gov' <knute.sandahl@doi.idaho.gov>; 'Chris Hopper' <chopper@hwydistrict4.org>; 'Lenny Riccio' <lriccio@hwydistrict4.org>; 'brandy.walker@centurylink.com' <brandy.walker@centurylink.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>; 'mitch.kiester@phd3.idaho.gov' <mitch.kiester@phd3.idaho.gov>; 'anthony.lee@phd3.idaho.gov' <anthony.lee@phd3.idaho.gov>; 'gis@compassidaho.org' <gis@compassidaho.org>; 'D3Development.services@itd.idaho.gov' <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 Alhajjar <Dalia.Alhajjar@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>; Tony Almeida <tony.almeida@canyoncounty.id.gov>; Sage Huggins <Sage.Huggins@canyoncounty.id.gov>; 'westerninfo@idwr.idaho.gov' <westerninfo@idwr.idaho.gov>; 'BRO.Admin@deq.idaho.gov' <BRO.Admin@deq.idaho.gov>; 'CENWW-RD-BOI-TV@usace.army.mil' <CENWW-RD-BOI-TV@usace.army.mil>

**Subject:** Initial Agency Notification CU2024-0013 The Wild Oak, LLC

~

Please see the attached agency notice. You are invited to provide written testimony or comments by **January 3, 2025**, 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 **Amber Lewter** at [amber.lewter@canyoncounty.id.gov](mailto:amber.lewter@canyoncounty.id.gov).

~

~

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Thank you,

~



**Amber Lewter**

Hearing Specialist/Associate Planner

Canyon County Development Services Department

111 N. 11<sup>th</sup> Ave., #310, Caldwell, ID 83605

~

Direct Line: 208-454-6631

Fax: 208-454-6633

Email: [amber.lewter@canyoncounty.id.gov](mailto:amber.lewter@canyoncounty.id.gov)

Website: [www.canyoncounty.id.gov](http://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.~**

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Date 12/9/2024

Canyon County  
Parcel: R343160000  
Re: Case Number: CU2024-0013 The Wild Oak LLC

The Caldwell Rural Fire District has reviewed and can approve the application subject to compliance with all the following code requirements and conditions of approval. Any deviation from this plan is subject to Fire Department approval. Please note that unless stated otherwise, this memo represents the requirements of the 2018 International Fire Code (IFC) as adopted by the Idaho State Fire Marshal's Office.

Applicants must submit a completed application with site planning to the Caldwell Rural Fire District via the citizen service portal. [Citizenserve Online Portal](#)

The application can be found at [Permits/Inspections | Caldwell, ID](#)

#### **Water Supply:**

1. Water supply shall meet the minimum standards of the 2018 international fire code i.e Fire Hydrants and Fire Suppression Systems. If annexation takes place for this property and it is contiguous, then City of Caldwell water shall be utilized.
2. If this property is not annexed into the City of Caldwell, water supply shall still meet minimum standards of the 2018 international fire code and a private well or tank system shall be designed for compliance.

#### **Conditions:**

1. Fire hydrants, capable of producing the required fire flow, shall be located along approved fire lanes. Fire hydrant spacing shall meet the requirements of IFC table C105.1.1 (IFC 507.3, IFC B105.2, IFC C105).
2. Roadway serving a fire hydrant shall be a minimum of 26-feet in width. (IFC D103.1)
3. 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)



4. 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)
5. 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)
6. 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)
7. 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 80,000 pounds. Please provide documentation the road surface meets this standard. (IFC D102.1)
8. Fire apparatus access roads shall not exceed 10 percent in grade. (IFC D103.2)
9. Access gates shall comply with requirements of the IFC. If gates are electronically operated, they shall be equipped with an automatic opening mechanism activated by the Opticom system. Manual gates shall be secured with a Knox brand padlock (IFC 503.6, D103.5).
10. Fire hydrants serving building FDC's shall be located not more than 150' away
11. Where fire apparatus access roads or a water supply for fire protection are required to be installed, such protection shall be installed and made serviceable prior to and during the time of construction except where approved alternative methods of protection are provided. Temporary street signs shall be installed at each street intersection where construction of new roadways allows passage by vehicles in accordance with (IFC Section 505.2.
12. SECTION D104 COMMERCIAL AND INDUSTRIAL DEVELOPMENTS D104.1  
Buildings exceeding three stories or 30 feet in height. Buildings or facilities exceeding 30 feet (9144 mm) or three stories in height shall have not fewer than two means of fire apparatus access for each structure.



- 13.D104.2 Buildings exceeding 62,000 square feet in area. Buildings or facilities having a gross building area of more than 62,000 square feet (5760 m<sup>2</sup>) shall be provided with two separate and approved fire apparatus access roads.
- a. Exception: Projects having a gross building area of up to 124,000 square feet (11 520 m<sup>2</sup>) that have a single approved fire apparatus access road where all buildings are equipped throughout with approved automatic sprinkler systems.
- 14.D104.3 Remoteness. Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one half of the length of the maximum overall diagonal dimension of the lot or area to be served, measured in a straight line between accesses.
15. An Automatic Fire Suppression System and Fire Alarm System shall required based on the occupancy type.
16. Knox Box, key lock box, shall be installed on the outside of the building by the main entrance and by the sprinkler room. Additional Knox Key boxes may be required based on occupancy and proximity of other Boxes. Each Knox Box shall have labeled master keys to every lock within the structure. The final number and location shall be with the approval of the Caldwell Fire Marshal or designee. 506.1

General Requirement:

Fire Department required fire hydrants, access, and street identification shall be installed prior to construction or storage of combustible materials on site. Provisions may be made for temporary access and identification measures.

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

Regards,

Alan Perry  
Deputy Chief





Fire Marshal  
Caldwell Rural Fire Protection District  
[Aperry@cityofcaldwell.org](mailto:Aperry@cityofcaldwell.org)



~

**From:** Amber Lewter

**Sent:** Wednesday, December 4, 2024 12:46 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>; 'lrichard@cityofcaldwell.org' <lrichard@cityofcaldwell.org>; 'Alan Perry' <aperry@cityofcaldwell.org>; 'knute.sandahl@doi.idaho.gov' <knute.sandahl@doi.idaho.gov>; 'Chris Hopper' <chopper@hwydistrict4.org>; 'Lenny Riccio' <lriccio@hwydistrict4.org>; '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@ziply.com' <contract.administration.bid.box@ziply.com>; 'kirk@pioneerirrigation.com' <kirk@pioneerirrigation.com>; 'mitch.kiester@phd3.idaho.gov' <mitch.kiester@phd3.idaho.gov>; 'anthony.lee@phd3.idaho.gov' <anthony.lee@phd3.idaho.gov>; 'gis@compassidaho.org' <gis@compassidaho.org>; 'D3Development.services@itd.idaho.gov' <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 Alhajjar <Dalia.Alhajjar@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>; Tony Almeida <tony.almeida@canyoncounty.id.gov>; Sage Huggins <Sage.Huggins@canyoncounty.id.gov>; 'westerninfo@idwr.idaho.gov' <westerninfo@idwr.idaho.gov>; 'BRO.Admin@deq.idaho.gov' <BRO.Admin@deq.idaho.gov>; 'CENWW-RD-BOI-TV@usace.army.mil' <CENWW-RD-BOI-TV@usace.army.mil>

**Subject:** Initial Agency Notification CU2024-0013 The Wild Oak, LLC

~

Please see the attached agency notice. You are invited to provide written testimony or comments by **January 3, 2025**, 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 **Amber Lewter** at [amber.lewter@canyoncounty.id.gov](mailto:amber.lewter@canyoncounty.id.gov).

~

~

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Thank you,

~



**Amber Lewter**

Hearing Specialist/Associate Planner

Canyon County Development Services Department

111 N. 11<sup>th</sup> Ave., #310, Caldwell, ID 83605

~

Direct Line: 208-454-6631

Fax: 208-454-6633

Email: [amber.lewter@canyoncounty.id.gov](mailto:amber.lewter@canyoncounty.id.gov)

Website: [www.canyoncounty.id.gov](http://www.canyoncounty.id.gov)

~

Development Services Department (DSD)

**NEW** public office hours

**Effective Jan. 3, 2023**

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Wednesday

1pm – 5pm

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

~

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# Development Services Department



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

**Case No** CU2024-0013

**Location:** 19781 Middleton Rd. Caldwell, Idaho

**Acreage:** 3.85 acres

**Zoned:** A

Dear Amber Lewter,

Canyon County Building Division has reviewed the subject conditional use permit application for a proposed Special Event Facility, The Wild Oak, for Provost & Pritchard Consulting Group and would recommend the following comments as conditions of approval, if conditional use permit is approved.

1. All proposed and existing structures that will be used, will require a commercial building permit and/or Commercial Change of Occupancy permit. A code analysis to be required to be submitted with plans provided by a licensed architect/engineer.
  - Applicable agency approvals will be required at time of permit: Caldwell Rural Fire Department, Southwest District Health, and Highway District #4.
    - The building division does coordinate with the fire departments by sending plans to them after the plans are reviewed by our department but conversation with them prior can help approval/review time and allow the owner to know what will be excepted of them.
2. Any fencing over 7' tall shall require a building permit.
3. A building permit for a sign may be required upon review by DSD, or if the sign is over six feet (6') in height and permanently affixed to the ground.

Upon site improvements taking place or use of any structures, review for if a building permit is required or not shall be coordinated with the building division prior to commencement of work and/or use.

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.*

**Archived:** Monday, February 24, 2025 10:09:38 AM

**From:** [Joe Dodson](#)

**Mail received time:** Tue, 10 Dec 2024 14:51:14

**Sent:** Tue, 10 Dec 2024 21:51:00

**To:** [Amber Lewter](#)

**Cc:** [Morgan Bessaw](#) [Robin Collins](#)

**Subject:** [External] CU2024-0013 - Wild Oak

**Importance:** Normal

**Sensitivity:** None

**Attachments:**

[CU2024-0013\\_Wild Oak \(CU2024-0013\) - Dec 2024.pdf](#) 

---

Hi Amber!

~

Please see the attached comment response letter from the City of Caldwell on this application.

~

Thank you!

~

~



COMMUNITY DEVELOPMENT  
Planning & Zoning Division

**Joe Dodson, AICP**  
Planner III

205 S 6th Ave • Caldwell, Idaho 83605  
[www.cityofcaldwell.org](http://www.cityofcaldwell.org) • (208) 455-4523

~



December 10, 2024

# CITY OF *Caldwell, Idaho*

**JAROM WAGONER**  
*Mayor*

208.455.3011  
(f) 208.455.3003

**City Hall**  
205 South 6th Ave.  
Caldwell, Idaho 83605

**Post Office Box**  
P.O. Box 1179  
Caldwell, Idaho 83606

For a list of the City  
Council members, visit:  
**Website**  
[www.cityofcaldwell.org](http://www.cityofcaldwell.org)

Canyon County Development Services Dept.  
111 North 11<sup>th</sup> Ave. Ste. 340  
Caldwell, Idaho 83605

Re: CU2024-0013  
Conditional Use Permit for the Wild Oak, Wedding Venue

Dear County Development Services,

Our office received a notification regarding a Conditional Use Permit request for a Wedding Venue on parcel R34316 (19781 Middleton Road). Our records do not indicate that the City of Caldwell has previously submitted comments on this application or address.

The subject site abuts City of Caldwell zoning to the north and west, Middleton Road, an arterial street, to the east, and a County parcel to the south. The west end of the site contains a relatively large irrigation facility that separates the property from existing single-family residential dwellings. The submitted application packet outlines the proposed venue operations, a site plan, and a landscape plan. After review of the submitted documents, the City of Caldwell requests the following conditions of approval be included in any approval:

1. Caldwell minimum parking standards shall be applied including:
  - a. Min. parking dimensions of 9' x 20'
  - b. All parking and drive aisles shall NOT be gravel and shall be constructed with a bituminous concrete (asphalt) is permitted in all zoning districts and shall have at least a nine inch (9") compacted aggregate base and a minimum thickness of two inches (2") of surface coverage.
2. No less than the depicted and approved number of parking spaces shall be installed and maintained.
3. Applicant shall work with Caldwell Fire Department to ensure all required fire access is proposed and maintained.
4. A landscape street buffer consistent with Caldwell City Code shall be installed along the Middleton Road frontage.
5. Future development shall be substantially consistent with the approved landscape plan.

Sincerely,

Joseph Dodson  
Senior Planner  
City of Caldwell Planning and Community Development Department



*"The Treasure of the Valley"*

**Archived:** Monday, February 24, 2025 10:10:00 AM

**From:** [D3 Development Services](#)

**Mail received time:** Tue, 10 Dec 2024 12:23:50

**Sent:** Tue, 10 Dec 2024 19:23:43

**To:** [Amber Lewter](#)

**Subject:** [External] RE: Initial Agency Notification CU2024-0013 The Wild Oak, LLC

**Importance:** Normal

**Sensitivity:** None

---

Hello,

~

After careful review of the transmittal submitted to ITD on December 4, 2024 regarding, CU2024-0013 The Wild Oak, LLC , the Department has no comments or concerns to make at this time.~This application does not meet thresholds for a Traffic Impact Study nor does it pose any safety concern.~ If you have any questions please contact Niki Benyakhlef at (208) 334-8337/ [Niki.Benyakhlef@itd.idaho.gov](mailto:Niki.Benyakhlef@itd.idaho.gov).

~

Thank you

Mila Kinakh

D3 Planning and Development

Administrative Assistant

~



**YOUR Safety** ••• ► **YOUR Mobility** ••• ► **YOUR Economic Opportunity**

~

~

~

~

---

**From:** Amber Lewter <[Amber.Lewter@canyoncounty.id.gov](mailto:Amber.Lewter@canyoncounty.id.gov)>

**Sent:** Wednesday, December 4, 2024 12:46 PM

**To:** 'rcollins@cityofcaldwell.org' <[rcollins@cityofcaldwell.org](mailto:rcollins@cityofcaldwell.org)>; 'p&Z@cityofcaldwell.org' <[p&Z@cityofcaldwell.org](mailto:p&Z@cityofcaldwell.org)>; 'dgeyer@cityofcaldwell.org' <[dgeyer@cityofcaldwell.org](mailto:dgeyer@cityofcaldwell.org)>; 'jdodson@cityofcaldwell.org' <[jdodson@cityofcaldwell.org](mailto:jdodson@cityofcaldwell.org)>; 'mbessaw@cityofcaldwell.org' <[mbessaw@cityofcaldwell.org](mailto:mbessaw@cityofcaldwell.org)>; 'jenny.titus@vallivue.org' <[jenny.titus@vallivue.org](mailto:jenny.titus@vallivue.org)>; 'lisa.boyd@vallivue.org' <[lisa.boyd@vallivue.org](mailto:lisa.boyd@vallivue.org)>; 'joseph.palmer@vallivue.org' <[joseph.palmer@vallivue.org](mailto:joseph.palmer@vallivue.org)>;



'lrichard@cityofcaldwell.org' <lrichard@cityofcaldwell.org>; 'Alan Perry' <aperry@cityofcaldwell.org>; 'knute.sandahl@doi.idaho.gov' <knute.sandahl@doi.idaho.gov>; 'Chris Hopper' <chopper@hwydistrict4.org>; 'Lenny Riccio' <lrccio@hwydistrict4.org>; 'brandy.walker@centurylink.com' <brandy.walker@centurylink.com>; 'ingram@idahopower.com' <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@ziply.com' <contract.administration.bid.box@ziply.com>; 'kirk@pioneerirrigation.com' <kirk@pioneerirrigation.com>; 'mitch.kiester@phd3.idaho.gov' <mitch.kiester@phd3.idaho.gov>; 'anthony.lee@phd3.idaho.gov' <anthony.lee@phd3.idaho.gov>; 'gis@compassidaho.org' <gis@compassidaho.org>; D3 Development Services <D3Development.Services@itd.idaho.gov>; Niki Benyakhlef <Niki.Benyakhlef@itd.idaho.gov>; Brian Crawford <Brian.Crawford@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>; Tony Almeida <tony.almeida@canyoncounty.id.gov>; Sage Huggins <Sage.Huggins@canyoncounty.id.gov>; 'westerninfo@idwr.idaho.gov' <westerninfo@idwr.idaho.gov>; 'BRO.Admin@deq.idaho.gov' <BRO.Admin@deq.idaho.gov>; 'CENWW-RD-BOI-TV@usace.army.mil' <CENWW-RD-BOI-TV@usace.army.mil>

**Subject:** Initial Agency Notification CU2024-0013 The Wild Oak, LLC

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Please see the attached agency notice. You are invited to provide written testimony or comments by **January 3, 2025**, 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 **Amber Lewter** at [amber.lewter@canyoncounty.id.gov](mailto:amber.lewter@canyoncounty.id.gov).

~

~

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Thank you,

~



**Amber Lewter**

Hearing Specialist/Associate Planner

Canyon County Development Services Department

111 N. 11<sup>th</sup> Ave., #310, Caldwell, ID 83605

~

Direct Line: 208-454-6631

Fax: 208-454-6633

Email: [amber.lewter@canyoncounty.id.gov](mailto:amber.lewter@canyoncounty.id.gov)

Website: [www.canyoncounty.id.gov](http://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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**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.**

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**Archived:** Monday, February 24, 2025 10:10:08 AM

**From:** [Anthony Lee](#)

**Mail received time:** Wed, 4 Dec 2024 15:15:44

**Sent:** Wed, 4 Dec 2024 22:15:33

**To:** [Amber Lewter](#)

**Subject:** [External] RE: Initial Agency Notification CU2024-0013 The Wild Oak, LLC

**Importance:** Normal

**Sensitivity:** None

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Hi Amber,

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In response to the questions below.

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1. Will a Nutrient Pathogen Study be required? **No, the property is not in a designated Nitrate Priority Area.**
2. Will adequate sanitary systems be provided to accommodate the use? **Test holes have not been conducted and the viability of a septic system has not been determined.**
3. Any concerns about the use or request for rezoning? If so, are there any conditions or mitigation measures recommended to ensure the use or requested rezoned area minimizes potential impacts to the surrounding area and nearby city? **No concerns with the rezoning if the applicant meets SWDH requirements.**

Pre-development meeting was held with the applicant on 03/25/2024.

~

Let me know if you have any questions.

~

Thank you,

~



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

~

**Anthony Lee, RS/BS | Land Development Senior**

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**From:** Amber Lewter <Amber.Lewter@canyoncounty.id.gov>

**Sent:** Wednesday, December 4, 2024 12:46 PM

**To:** 'rcollins@cityofcaldwell.org' <rcollins@cityofcaldwell.org>; 'p&Z@cityofcaldwell.org' <p&Z@cityofcaldwell.org>; dgeyer@cityofcaldwell.org; jdodson <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; 'lrichard@cityofcaldwell.org' <lrichard@cityofcaldwell.org>; 'Alan Perry' <aperry@cityofcaldwell.org>; 'knute.sandahl@doi.idaho.gov' <knute.sandahl@doi.idaho.gov>; 'Chris Hopper' <chopper@hwydistrict4.org>; 'Lenny Riccio' <lriccio@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@ziply.com' <contract.administration.bid.box@ziply.com>; 'kirk@pioneerirrigation.com' <kirk@pioneerirrigation.com>; Mitch Kiester <Mitch.Kiester@swdh.id.gov>; Anthony Lee <Anthony.Lee@swdh.id.gov>; 'gis@compassidaho.org' <gis@compassidaho.org>; 'D3Development.services@itd.idaho.gov' <D3Development.services@itd.idaho.gov>; 'Niki Benyakhlef' <Niki.Benyakhlef@itd.idaho.gov>; Brian Crawforth <Brian.Crawforth@canyoncounty.id.gov>; christine.wendelsdorf@canyoncounty.id.gov; Michael Stowell <mstowell@ccparamedics.com>; Dalia Alhajjar <Dalia.Alhajjar@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>; Tony Almeida <tony.almeida@canyoncounty.id.gov>; Sage Huggins <Sage.Huggins@canyoncounty.id.gov>; 'westerninfo@idwr.idaho.gov' <westerninfo@idwr.idaho.gov>; 'BRO.Admin@deq.idaho.gov' <BRO.Admin@deq.idaho.gov>; 'CENWW-RD-BOI-TV@usace.army.mil' <CENWW-RD-BOI-TV@usace.army.mil>

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