



**Planning and Zoning Commission**  
**Hearing Date: March 6, 2025**  
*Canyon County Development Services Department*

**PLANNING DIVISION STAFF REPORT**

**CASE NUMBER:** CU2022-0008  
**APPLICANT/REPRESENTATIVE:** Ivan Tellez  
**PROPERTY OWNER:** Ivan Tellez

**APPLICATION:** Conditional Use Permit (CUP)

**LOCATION:** 27410 Peckham Road, Wilder, ID  
R36854010A (15.41 acres) and R36854010 (8.90 acres)

**ANALYST:** Michelle Barron, Principal Planner  
Deb Root, Principal Planner

**REVIEWED BY:** Carl Anderson, Planning Supervisor

**REQUEST:**

Case No. CU2022-0008: Ivan Tellez is requesting a Conditional Use Permit to utilize two contiguous parcels totaling 24.31 acres to build and operate a commercial arena and race track. The applicant proposes to conduct a maximum of two events per month, April through November. The proposed event hours will be from 11:00 a.m. to 8:00 p.m. There will be amplified sound for announcers and music. The applicant proposes capacity for a maximum 150 vehicles accommodating 500 people at an event. They propose to sell food and alcohol (beer) onsite. Restroom facilities will be provided via portable units for the activities. The subject property is located at 27410 Peckham Road, Wilder ID, also referenced as Parcel R36854010A and R36854010, a portion of the SE quarter of Section 16, T4N, R5W, BM, Canyon County, Idaho.

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**PUBLIC NOTIFICATION:**

Neighborhood meeting conducted on:	February 4, 2022
JEPA notice sent on:	December 11, 2024
Agency and Full Political notice:	December 11, 2024
Neighbor notification within 600 feet mailed on:	February 4, 2024
Newspaper notice published on:	February 4, 2024
Notice posted on site on:	February 4, 2024

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<b>TABLE OF CONTENTS:</b>	<b>Page #</b>
1. Background	2
2. Hearing Body Action	2
3. Hearing Criteria	3
4. Agency Comment	12
5. Public Comment	12
6. Summary & Conditions	12-15
7. Exhibits	16

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## 1. BACKGROUND:

The subject property is zoned agricultural. It is bounded on the west side by Rodeo Lane and on the south boundary by Peckham Road. The property is located within the Wilder area of city impact. There is currently a residence, accessory structures including livestock facilities, and a training track on the property. Portions of the property are in agricultural crop production. The subject property consists of two parcels including R36854010 (8.9 ac) and R36854010A (15.41 ac). Parcel R36854010A does not have a residential building permit available (See AD2018-0058). See staff analysis Section 3. Hearing Criteria, Table 1 07-07-05 (2) below for further details.

## 2. HEARING BODY ACTION:

Pursuant to Canyon County Ordinance Article 07-07-01 every use which requires the granting of a conditional use permit is declared to possess characteristics which require review and appraisal by the commission to determine whether or not the use would cause any damage, hazard, nuisance or other detriment to persons or property in the vicinity. The commission may require higher standards of site development than those listed specifically in this chapter in order to assure that the proposed use will be compatible with other property and uses in the vicinity. The commission may revoke or modify its approval of a conditional use permit in accordance with the procedures set forth in the hearing and appeals procedures found in article 5 of this chapter.

The Commission may attach special conditions to a conditional use permit including, but not limited to, conditions which: (1) Minimize adverse impact, such as damage, hazard, and nuisance, to persons or the subject property or property in the vicinity; (2) Control the sequence and timing of development; (3) Control the duration of development; (4) Designate the exact location and nature of development; (5) Require the provision for on site or off site public facilities or services; (6) Require more restrictive standards than those generally required in this chapter; or (7) Mitigate the negative impacts of the proposed development upon service delivery by any political subdivision, including school districts, providing services within the county (07-07-17).

Prior to making a decision concerning a conditional use permit request, the presiding party may require studies at the applicant's expense of the social, economic, fiscal, and environmental effects of the proposed conditional use (07-07-19).

## OPTIONAL MOTIONS:

**Approval of the Application:** "I move to approve for CU2022-0008, Ivan Tellez, finding the application **does** meet the criteria for approval under Article 07.07.05 of Canyon County zoning Regulations, **with the conditions listed in the staff report, finding that;** [*Cite reasons for approval & Insert any additional conditions of approval*].

**Denial of the Application:** "I move to deny CU2022-0008, Ivan Tellez, finding the application **does not** meet the criteria for approval under Article 07.07.05 of Canyon County zoning Regulations, **finding that** [*cite findings for denial based on the express standards outlined in the criteria & the actions, if any, the applicant could take to obtain approval (ref.ID.67-6519(5))*].

**Table the Application:** "I move to continue CU2022-0008, Ivan Tellez, to a [*date certain or uncertain*]

### 3. HEARING CRITERIA

**Table 1. Conditional Use Permit Review Criteria Analysis**

<b>HEARING CRITERIA (07-07-05):</b> The presiding party shall consider each conditional use permit application by finding adequate evidence to answer the following questions in its FCOs:			
<b>Compliant</b>			<b>County Ordinance and Staff Review</b>
<b>Yes</b>	<b>No</b>	<b>N/A</b>	<b>Code Section      Analysis</b>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>07-07-05(1)</b> <b>Is the proposed use permitted in the zone by conditional use permit;</b>
			<b>Staff Analysis</b> <p>The proposed use, commercial racetrack and arena, is permitted in the “A” (Agricultural) zone by conditional use permit approval pursuant to CCZO §07-10-27 “Amusement park, theme park or commercial racetrack” and “Arena (Commercial)”.</p> <p>CCZO §07-02-03: Definitions:  <i>COMMERCIAL RACETRACK: A facility, whether private or public, indoor or outdoor, the primary purpose of which is to hold race events run with animals, humans or human operated machines or equipment, and for which a fee is charged to participants and/or an admission charge is paid by the public.</i></p> <p><i>ARENA (COMMERCIAL): A facility, whether private or public, indoor or outdoor, the primary purpose of which is to exhibit animals or hold events such as rodeos, horse events or cattle auctions or exhibits, and for which a fee is charged to participants and an admission charge is paid by the public.</i></p> <p><i>ANIMAL FACILITY (SMALL): A facility of more than one (1) up to four (4) animal units per acre of land devoted to the animals’ care.</i></p> <p><i>ANIMAL/BIRD UNIT: The following numbers of animals are a unit of measurement to determine the number of animals allowed per acre of land devoted to the animals’ care: <b>two (2) cows, two (2) horses</b>, ten (10) sheep, five (5) swine, ten (10) goats, six (6) llamas, twelve (12) alpacas, <b>seventy five (75) chickens</b>, seventy five (75) game birds, fifteen (15) turkeys, fifteen (15) geese, fifteen (15) peacocks/guinea hens, four (4) ostrich, eight (8) emu, and twelve (12) rhea.</i></p> <p>CCZO §07-10-27: Land Use Regulations  <i>Animal facility (small) on 5 acres or more<sup>1</sup> is an allowed use in the “A” (Agricultural) zone. The applicant proposes fewer than the maximum number of animals allowed on the 24 acre facility. [Outside (not owned by the property owner) horses will be transitory and only onsite for race date events.]</i></p> <p>Per CCZO §07-07-03, the applicant submitted a conditional use permit application on February 28, 2022 (Exhibit A).</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>07-07-05(2)</b> <b>What is the nature of the request;</b>
			<b>Staff Analysis</b> <p>The applicant, Ivan Tellez, is requesting to operate a commercial racetrack, two race days per month, April through November [16 total race dates]. On race</p>

			<p>dates (hereafter “event”) the operator desires to accommodate up to 500 people inclusive of owners/trainers and staff on the property and a maximum of 180 vehicles per event.</p> <p>Mr. Tellez, raises and trains race horses on the properties located at 27410 Peckham Road, Wilder, ID. He and his family purchased the approximate 24.3 acres in 2021. He also raises crops, cattle and chickens on the agriculturally zoned property. Mr. Tellez indicates that there is a need for he and other trainers to have a facility that provides for training races against other horses in order to complete the training and conditioning of the horses. Training races help the horses to build the competitive drive and ability to cope with other environmental factors such as starting gates, bumping, pushing, flying dirt, people, noises, etc. Training races also help the trainers identify opportunities to modify the training plan for particular animals.</p> <p>Currently there are limited opportunities for treasure valley area trainers to complete this type of training without travelling long distances to south east Idaho or surrounding area states that have competitive racing. Currently the Idaho Horse Racing website [ <a href="http://idahohorseracing.wordpress.com">idahohorseracing.wordpress.com</a> ] and the Idaho State Racing Commission [ <a href="http://isp.idaho.gov/racing/">isp.idaho.gov/racing/</a> ] list races in Pocatello, Idaho Falls, Rupert, Jerome, Oneida County (Melad), Cassia County (Burley), and Blackfoot.</p> <p>Mr. Tellez indicates that in order to adequately and effectively train the horses he and other trainers in the area desire to establish competitive training races at the subject property to eliminate the required travel to distant tracks to provide this training environment. Mr. Tellez is requesting a CUP for a commercial racetrack for the purpose of allowing training races with public attendance for a fee as a commercial venture to support his farm, horse business, and improvements to the facilities. Currently general training occurs on the site for Mr. Tellez and other area trainers. General training and exercising of the horses is an allowed use in the agricultural zone. Outside horses (horses not belonging to Mr. Tellez) are not boarded on the site. On proposed event dates, outside horses will be hauled in and may remain on site in stalls and pens for the day or event weekend.</p> <p>The applicant proposes to conduct one event per weekend, two weekends per month. Each event will include 6-10 races with a maximum of four (4) horses per race (<i>limited by the size of the starting gate and track width</i>). Races will be conducted in daylight hours throughout the season with expected event hours of operation 11:00 a.m. to 8:00 p.m. The track will be watered with a water spray trailer to control dust and condition track for horses. Security will be provided for each event through private security contract in compliance with proposed conditions. Proposed food vendor(s) shall be licensed in accordance with Southwest District Health (SWDH) requirements. The applicant desires to sell beer on the site during events. If permitted, beer will be provided for sale by licensed vendor in accordance with state and local regulations and requirements. Portable sanitary units will be provided on site for event dates in accordance with</p>
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				SWDH requirements to serve the proposed population. The applicant proposes each event date to not exceed 500 people inclusive of owners/trainers and staff. Horse training activities are expected to occur daily for the property owner and other area trainers as an allowed use in the Agricultural zone.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>07-07-05(3)</b>	<b>Is the proposed use consistent with the comprehensive plan;</b>
			<b>Staff Analysis</b>	<p>The proposed use is consistent with the 2020 Comprehensive plan.</p> <p>The proposed use is consistent with many goals and policies of the Comprehensive Plan including but not limited to Property Rights Component including Policy no. 1, <i>"No person shall be deprived of private property without due process of law."</i> Policy no. 8 <i>"Promote orderly development that benefits the public good and protects the individual with minimum conflict."</i> Policy No. 11, <i>"Property owners shall not use their property in a manner that negatively impacts upon the surrounding neighbors and neighborhoods."</i> The neighbors in the immediate vicinity of the proposed application have provided letters of support (see Exhibits A.6-8).</p> <p>Economic Development Component Goal no. 4 with states, <i>"Provide an economically viable environment that builds and maintains a diverse base of business"</i> and policies no. 1 and 2, <i>"Canyon County should encourage the continued use of agricultural lands, land uses, and recognize the economic benefits they provide to the community,"</i> and to <i>"Support existing business and industry in the county."</i></p> <p>Land Use Component including goal no. 2 and 3 with state, <i>"To provide for the orderly growth and accompanying development of the resources with the county that is compatible with the surrounding area,"</i> and <i>"Use appropriate techniques to mitigate incompatible land uses"</i>. The area consists of ag-residential properties, ag-industry inclusive of a hops processing facility and Peckham Road Feedlot, a 12,000 head CAFO operation. Further to the west there is a pocket of residential development. Policy no. 1 states, <i>"Review all residential, commercial and industrial development proposals to determine the land use compatibility and impact to surrounding areas."</i> The proposed use requires a conditional use permit whereby conditions can be placed to mitigate impacts for the proposed events.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>07-07-05(4)</b>	<b>Will the proposed use be injurious to other property in the immediate vicinity and/or negatively change the essential character of the area;</b>
			<b>Staff Analysis</b>	<p>The proposed use will not be injurious to other property in the immediate vicinity and will not negatively change the essential character of the area. The uses in the area range from intensive agricultural industry including a hops processing facility and a 12,000 head cattle feedlot along with sporadic ag-residential properties. Several immediately adjacent residential property owners provided letters of support for the proposed facility (see Exhibits A.6-8).</p>

				<table><tr><th colspan="4">Adjacent Existing Conditions:</th></tr><tr><th>Direction</th><th>Existing Use</th><th>Primary Zone</th><th>Other Zone</th></tr><tr><td>N</td><td>Agriculture/ag-residential</td><td>"A" (Agricultural)</td><td></td></tr><tr><td>S</td><td>Agriculture/ag-residential</td><td>"A" (Agricultural)</td><td></td></tr><tr><td>E</td><td>Agriculture/ag-industrial</td><td>"A" (Agricultural)</td><td></td></tr><tr><td>W</td><td>Agriculture/ag-residential</td><td>"A" (Agricultural)</td><td></td></tr><tr><td>SW</td><td>Agriculture /CAFO</td><td>"A" (Agricultural)</td><td></td></tr></table> <p>"A" (Agricultural), "R-R" (Rural Residential), "R-1" (Single-Family Residential), "C-1" (Neighborhood Commercial), "C-2" (Service Commercial), "M-1" (Light Industrial), "CR" (Conditional Rezone)</p> <p><b>Surrounding Land Use Cases:</b> There is one land use case identified within one mile of the subject property since 2018. That case is an approved expansion of the existing Peckham Road Trust CAFO facility from 6000 to 12,000 head of cattle (CU2020-0001) (See Exhibit B2.7 Case Map).</p> <p><b>Character of the Area:</b> The area is agricultural in nature with intensive agriculture uses in the immediate vicinity including a hops production facility owned by Jackson Hop LLC and the Peckham Road Feedlot (12,000 head CAFO). There are rural homesites sporadically located around the proposed facility. The property lies within the Wilder area of city impact. The city of Wilder is located approximately 4400 feet to the east on Peckham Road. There are pockets of residential development located 2800 feet to the west of the subject properties beyond Fish Road, to the east in Wilder, and approximately 3300 feet (0.625 miles) to the southeast there are a few ag-residential platted subdivisions (see Exhibit B2.9 Subdivision Map). The average lot size of the 25 properties in the notification radius of 600 feet is 13.52 acres (see Exhibit B2.9 report). Peckham Road is identified as a Major Collector roadway on the functional classification map. Rodeo Lane, a public road, is not a classified road. One letter of opposition expressed concerns regarding traffic impacts on Peckham Road (see Exhibit E.1 Hastings).</p>	Adjacent Existing Conditions:				Direction	Existing Use	Primary Zone	Other Zone	N	Agriculture/ag-residential	"A" (Agricultural)		S	Agriculture/ag-residential	"A" (Agricultural)		E	Agriculture/ag-industrial	"A" (Agricultural)		W	Agriculture/ag-residential	"A" (Agricultural)		SW	Agriculture /CAFO	"A" (Agricultural)	
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			07-07-05(5)	Will adequate water, sewer, irrigation, drainage and stormwater drainage facilities, and utility systems be provided to accommodate the use;																												
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Staff Analysis	<p>The project will have adequate water, sewer, irrigation, drainage and stormwater drainage facilities, and utility systems to accommodate the proposed use based on the analysis contained herein as conditioned.</p> <p><b>Water:</b> The site currently has a residential well to service the homesite and accessory structures. The applicant is not proposing connected public restrooms or use of the private well for public consumption.</p> <p><b>Sewer:</b> The site currently has a residential septic system to service the homesite. The applicant is proposing to utilize portable sanitation units to provide services for the scheduled event in accordance with Southwest District Health guidelines for</p>																												

				<p>portable units. Southwest District Health did not comment on the proposed use of food trucks or portable sanitation units (<b>See Exhibit D2.</b>).</p> <p><b>Irrigation:</b> The property has surface water irrigation rights provided through the Wilder Irrigation District and Boise Projects Board of Control. Surface rights are currently utilized to irrigate crops and pastures.</p> <p><b>Drainage:</b> Stormwater will be retained on site. Irrigation water will be managed through historic drainage and permeable soils.</p> <p><b>Stormwater drainage facilities:</b> Stormwater drainage is expected to follow historic drainage patterns. The undeveloped property is intended to remain in agricultural production including crops and pasture between events. No large areas of non-permeable soils (paved) are requested or planned for the proposed race track facility.</p> <p><b>Utility Systems:</b> The site is served by private well and septic. The site is served by Idaho Power for electrical requirements.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>07-07-05(6)</b>	<b>Does legal access to the subject property for the development exist or will it exist at the time of development;</b>
			<b>Staff Analysis</b>	The subject property has legal access for the development and/or legal access will exist prior to the commencement of the first race day event as conditioned to meet the requirements of Golden Gate Highway District #3 (see Exhibit D.1.).
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>07-07-05(7)</b>	<b>Will there be undue interference with existing or future traffic patterns; and</b>
			<b>Staff Analysis</b>	<p>There will not be undue interference with the existing and/or future traffic patterns.</p> <p>The applicant proposes one event per weekend, two weekends per month April through November. Peckham Road is classified as a major collector roadway. The development is conditioned to be restricted to a maximum of 150 vehicles on the site per scheduled event. The applicant is conditioned to comply with the requirements of GGHD for access to the public road system. GGHD requires that a traffic impact study be provided for review. The scope of the TIS is provided in email Exhibit D.1.a. An approved approach permit is required prior to events being conducted on the site. All event parking shall be provided for onsite. There shall be no parking of vehicles along the public roadways as conditioned. The events as proposed are not anticipated to cause undue interference with traffic patterns. The Canyon County Sheriff's Office and Emergency Management have requested that there be a minimum of two ingress/egress points with at least one on Peckham Road and one on Rodeo Lane.</p>

			07-07-05(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? (Ord. 16-001, 1-8-2016)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Staff Analysis	<p>Essential services may not be available to accommodate the use as proposed including, but not limited, police and fire protection and emergency medical services. The services will be negatively impacted if approved for the proposed number of vehicles and guests in attendance and impacts could be mitigated with limitations on the number of people in attendance, number of proposed events, adequate ingress/egress, and other limiting conditions. Consider conditioning the events to accommodate fewer vehicles and guests in accordance with Canyon County Sheriff and Wilder Fire District reviews (Exhibit D.4.a. and D.8.) The proposed use could generate additional calls to the police and fire protection services.</p> <p><b>School Facilities:</b> The proposed use, a commercial racetrack, does not affect the number of students in the public school system.</p> <p><b>Sheriff's Office:</b> The Canyon County Sheriff's Office provided comments in Exhibit D.8. They have concerns regarding the proposed number of guests and vehicles on the site for scheduled events and have indicated that they cannot provide adequate services and ensure the safety of their deputies in the event of emergency calls and/or disturbance calls.</p> <p>Exhibit D.8. excerpt... ...The Canyon County Sheriff's Office proposes adding the following stipulations to the conditional use permit.</p> <ol style="list-style-type: none"> <li>1. Limit the number of people attending the event from 500 to 250. This is half the number of people to deal with in a volatile situation.</li> <li>2. Mr. Tellez must hire a private security company to manage the crowd and parking.</li> <li>3. If the Canyon County Sheriff's Office responds to the address more than twice a year, Mr. Tellez would be in violation of the conditional use permit and be subject to losing the permit.</li> <li>4. Have a minimum of two points of ingress/egress for entering the event and parking area. Have a designated parking area for spectators and another one for vehicles pulling trailers.</li> <li>5. Develop an emergency response plan to include an evacuation plan and have it on file with the Canyon County Emergency Manager.</li> <li>6. Post the evacuation plan on-site.</li> <li>7. Any food or alcohol sold on-site must be done by a licensed vendor.</li> </ol>

			<p><i>It is not the intent of the Canyon County Sheriff's Office to prevent Mr. Tellez from building or operating a commercial race track but to keep the community, spectators, and deputies safe.</i></p> <p><b>Fire Protection and EMS Services:</b> In Exhibit D.4.a</p> <ul style="list-style-type: none"> <li>The Wilder Fire District indicates that it does not have the infrastructure to accommodate 500 guests/150 vehicles at an event. Primary concern is the manpower to support emergency situations.</li> <li>The District is also concerned with fire truck and ambulance access to the facility and request that if approved that the applicant provide driving surfaces for the accesses minimally meeting the following: Approved driving surface materials should include: crushed gravel, recycled asphalt, concrete and asphalt. Surface material minimum thickness of two (2) inches placed over six (6) inches minimum base of pit run or equivalent. Evidence of compliance would be fire district written approval provided to DSD a minimum of 10 days prior to the first event conducted on site.</li> </ul> <p><b>Irrigation Facilities:</b> Surface water irrigation is provided to the site by the Wilder Irrigation District. The site is bordered along the northeast property boundary by the Vantress Lateral. The irrigation facilities shall not be affected by the proposed use. No modifications to the facilities are requested or approved.</p> <p><b>Other: Idaho State Racing Commission:</b> The State Racing Commission regulates pari-mutuel racing facilities. The applicant states that there will be no provisions for betting or pari-mutuel activities on the subject properties. A license is not required for live race meet events unless pari-mutuel betting is proposed. A condition should be placed restricting organized pari-mutuel and/or betting activities associated with the event races. Should DSD receive credible evidence of illegal gambling activities the conditional use permit may be reviewed for compliance and revocation proceedings may occur.</p>
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**Table 2. Area of City Impact**

<b>CCCO 09-17-01: Wilder Area of City Impact (Plans and Ordinances/Map) Ordinance Applicable Ordinances and Standards:</b> Within the Wilder area of city impact, the following ordinances apply, but the city of Wilder ordinances are subject to the waiver provisions in subsection (6) of section 09-17-17.				
<b>Compliant</b>			<b>County Ordinance and Staff Review</b>	
<b>Yes</b>	<b>No</b>	<b>N/A</b>	<b>Code Section</b>	<b>Analysis</b>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>09-17-(15-19)</b>	<p><b>09-17-15: APPLICABLE COMPREHENSIVE PLAN AND POLICIES:</b></p> <p>(1) Comprehensive Plan: The Canyon County comprehensive plan, as amended, shall apply to the Wilder area of city impact. Canyon County recognizes that the city of Wilder has also developed a comprehensive plan and accompanying map for the Wilder area of city impact. Canyon County shall give consideration to the</p>

			<p>city's comprehensive plan map designations when evaluating development requests within the Wilder area of city impact.</p> <p>(2) Hearing Participation: The city of Wilder may apply at any time to amend Canyon County's comprehensive plan and may fully participate in the hearing process. Hearing input from the city of Wilder will not be binding or controlling on the county, but shall be treated as documentary evidence. The city of Wilder shall have affected party status pursuant to Idaho Code section 67-6521 of the local land use planning act, as amended.</p> <p>(3) Comprehensive Plan Amendment Proposals: All proposals to amend Canyon County's comprehensive plan, which may pertain to the Wilder area of city impact, but which do not originate from the city of Wilder, shall be referred to the city clerk at least thirty (30) calendar days prior to the first county public hearing on the matter and the city of Wilder may make a recommendation before or at said public hearing. After the city receives its initial thirty (30) days' notice, any further notice of proposed changes to the proposal will be provided to the city of Wilder at least seven (7) days prior to the public hearing. If a recommendation is received by Canyon County from the city of Wilder, it shall be given consideration by the county, provided it is factually supported but such recommendation shall not be binding on the county. If no recommendation is received, Canyon County may proceed without the recommendation of the city of Wilder.</p> <p>(4) Final Document Forwarding: After Canyon County's final action has been taken on any proposed amendments to the county's comprehensive plan, the county shall notify the city clerk of said final action by forwarding, to the city clerk, a copy of all final documents reflecting the action taken by the county. (Ord. 05-015, 10-7-2005)</p> <p><b>09-17-17: APPLICABLE ORDINANCES AND STANDARDS:</b></p> <p>Within the Wilder area of city impact, the following ordinances apply which are subject to the city of Wilder ordinance waiver provisions in subsection (6) of this section:</p> <p>(1) Canyon County zoning ordinance 05-002 as amended.</p> <p>(2) City of Wilder's subdivision ordinances, codified at title 10 of the Wilder city code, except for simple divisions (lot split) provisions and except for hearing procedures. The county's lot split provisions and hearing procedures shall apply.</p> <p>(3) City council resolution 401, dated January 11, 2005, adopting the "city of Wilder street standards and development procedures" shall apply, even when in conflict with otherwise applicable county provisions.</p> <p>(4) Except as set forth above, all other standards of applicable Canyon County codes and ordinances apply; and</p> <p>(5) For subdivisions applied for in the Wilder area of city impact, the county will require on the face of each final plat a certification signature line for execution by the city engineer of the city of Wilder attesting to the plat's conformance with the city standards set forth above. Also, the county will not sign a final plat, or authorize the plat to be recorded, prior to the city engineer's signature being on the plat.</p> <p>(6) The standards and requirements listed in title 10 of the Wilder city code and resolution 401, identified in subsections (2) and (3) of this section, may be waived by the board of county commissioners in its discretion. An applicant for</p>
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			<p>such waiver bears the burden of persuasion and must specifically state the reasons why a waiver is necessary and prove said waiver will not cause an adverse effect to the health, safety and welfare of the community and that the requirements sought to be waived constitute an undue hardship. For the purpose of this section, increased financial expense associated with a requirement, by itself, does not constitute an undue hardship. Notice of the requested waiver must be given to the city of Wilder not less than thirty (30) days prior to the hearing on the waiver application. Any further notice on the proposed waiver will be provided to the city of Wilder at least seven (7) days prior to any public hearing. Written objections from the city of Wilder will be considered by the Canyon County commissioners. The application for waiver must show that prior to filing the application, the applicant first sought consent from the city of Wilder to the waiver, indicating the date of the request and the response, if any, from the city of Wilder. In granting any waiver, the board may impose any conditions the county deems necessary, to help mitigate any adverse effect to the health, safety and welfare of the community. The application for waiver will first be considered by the county planning and zoning commission at a public hearing, which shall make recommendations to the board of county commissioners for their consideration at a public hearing. The public hearings held before the Canyon County planning and zoning commission and the Canyon County board of commissioners will be conducted in accordance with the notice and hearing procedures provided by Canyon County zoning ordinance, subsections 07-17-09(4) and (5) of this code, as amended. (Ord. 05-015, 10-7-2005)</p> <p><b>09-17-19: ZONING/SUBDIVISION ORDINANCE AMENDMENT PROPOSALS:</b></p> <p>(1) All proposed amendments to the text and/or map of the Canyon County zoning or subdivision ordinance, which may related to the Wilder area of city impact, shall be referred by the county to the city of Wilder in the same manner as provided for in subsection <a href="#">09-17-15(3)</a> of this article. Any recommendation of the city of Wilder shall be considered in the same manner as provided in subsection <a href="#">09-17-15(3)</a> of this article.</p> <p>(2) All proposed amendments to the city of Wilder's subdivision ordinance, which may relate to the Wilder area of city impact, shall be referred by the city of Wilder to the county in the same manner as provided for in subsection <a href="#">09-17-15(3)</a> of this article. Any recommendation of the county shall be considered in the same manner as provided for in subsection <a href="#">09-17-15(3)</a> of this article. (Ord. 05-015, 10-7-2005)</p>
		<b>Staff Analysis</b>	<p><b>Area of City Impact:</b></p> <p>The proposed development lies within the Wilder area of city impact. The subject properties lie directly west of the city approximately 4400 feet from the current city limits. The City of Wilder was provided a JEPA notification and request for comment on May 12, 2023. On July 17, 2023 staff reached out directly to the City for comment on the proposed development. On July 20, 2023 the city indicated via email that the use was an acceptable use of the property and the city has no opposition (<b>Exhibit D3</b>). An additional JEPA notification on December 11, 2024 with the revised application documents. No further response or concerns were received from the City of Wilder on the proposed development request for a commercial racetrack and arena.</p>



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#### 4. AGENCY COMMENTS:

Agencies including the Canyon County Sheriff's Office, Canyon County Paramedics/EMT, Emergency Management Coordinator, Wilder Fire District, State Fire Marshall, Golden Gate Highway District No. 3, Wilder School District, Boise Project Board of Control, Idaho Transportation Department, Idaho Power, Intermountain Gas, CenturyLink, Ziply, Canyon County Assessor's Office, Canyon County Animal Control, Canyon County Building Department, Canyon County Code Enforcement Department, Canyon County Engineering, and Canyon County GIS Dept., Idaho Department of Water Resources (Water Rights), Idaho State Department of Agriculture, Idaho Department of Environmental Quality, Idaho State Environmental Protection Agency, Southwest District Health, COMPASS, VRT, the Idaho State Racing Commission and the City of Wilder were notified of the subject application.

Staff received agency comments from the City of Wilder, Wilder Fire, Golden Gate Highway District (GGHD), Southwest District Health, Idaho Department of Environmental Quality (IDEQ), and Boise Project Board of Control, Canyon County Sheriff's Office and Office of Emergency Management, and Idaho State Racing Commission. All agency comments received by the aforementioned materials deadline are located in Exhibit D.

Pursuant to Canyon County Ordinance 01-17-07B Materials deadline, the submission of late documents or other materials does not allow all parties time to address the materials or allow sufficient time for public review. After the materials deadline, any input may be verbally provided at the public hearing to become part of the record.

#### 5. PUBLIC COMMENTS:

Staff received ten (10) total written public comments by the materials deadline of February 24, 2025. Generally, of the comments received one (1) was in favor and nine (9) were opposed. All public comments received by the aforementioned materials deadline are located in Exhibit E. There are three (3) additional letters of support from the public that can be found in Exhibit A that were submitted with the application.

Pursuant to Canyon County Ordinance 01-17-07B Materials deadline, the submission of late documents or other materials does not allow all parties time to address the materials or allow sufficient time for public review. After the materials deadline, any input may be verbally provided at the public hearing to become part of the record.

#### 6. SUMMARY & RECOMMENDED CONDITIONS:

In consideration of the application and supporting materials, staff concludes that the proposed Conditional Use Permit is **compliant** as CONDITIONED with Canyon County Ordinance 07-07-05. A full analysis is detailed within the staff report.

Should the Commission wish to approve the subject application, staff recommends the following conditions be attached:



1. The development shall comply with all applicable federal, state, and county laws, ordinances, rules, and regulations that pertain to the subject property and the proposed use.
2. The applicant shall meet Southwest District Health (SWDH) requirements for the proposed uses on the property as evidenced by the applicant providing Development Services a letter of review and approval from SWDH prior to commencement of the special event center use on the property.
3. Comply with all Fire District requirements in accordance with State adopted IFC and as evidenced by review and written approval documentation from the applicable fire district a minimum of 10 days prior to commencement of commercial racetrack event activities on the site. (see Exhibit D.4.1)
4. The applicant shall comply with applicable Golden Gate Highway District access and traffic impact improvement requirements. The applicant shall obtain an access permit for the commercial racetrack approaches prior to commencement of the first event at the facility as evidenced by the applicant providing Development Services with an approved highway district letter indicating completion of improvements prior to commencement of special events (see Exhibit D1.).
5. All exterior lighting shall be full cutoff and fully shielded, and placed to direct the light source down and inside the property lines of the facility. All direct glare from the lights shall be contained within the facility area. No light source may be placed greater than fifteen (15') feet in height.
6. The facility shall be maintained in compliance with CCCO Chapter 2 Article 1: Public Nuisances.
7. Dust shall be controlled per applicable federal, state, and county laws, ordinances, rules, and regulations that pertain to operations including but not limited to nuisance regulations (CCCO Chapter 2 Article 1: Public Nuisances) and shall be consistent with Idaho Department of Environmental Quality (DEQ) and Environmental Protection Agency (EPA) requirements.
8. Signage shall meet the requirements of CCZO §07-10-13 and shall not exceed 32 square feet or as provided for by an approval of a separate application for a Director's Administrative decision for a sign permit.
9. The applicant shall not impede, disrupt, or otherwise disturb the existing irrigation structures on and adjacent to the subject property.
10. This conditional use permit must follow land use time limitation as stated in CCZO §07-07-23: "When a conditional use permit is granted, the land use or construction of its facility proposed in the application must have commenced within three (3) years of the date of the

final decision by the presiding party or a court of appropriate jurisdiction. The improvements for the approved use must be completed within five (5) years of the same date.”

11. Daily training/exercising/care of horses by the property owner and other horse owners/trainers is expected to occur daily or as needed on the subject property as an allowed use in the “A” (Agricultural) zone.
12. Violations of conditions of approval may result in revocation proceedings in accordance with CCZO §07-07-21.

**RACE DATE EVENTS:**

13. Events attendance shall be **limited to 250 total people** on the site per scheduled event to help to ensure community, spectator and emergency services personnel safety.
14. If the Canyon County Sheriff’s Office responds to the address more than twice a year for legitimate disturbance calls, Mr. Tellez would be in violation of the conditional use permit requirements and could be subject to revocation of the permit.
15. The event days shall not exceed a maximum of 150 vehicles on the site per scheduled event.
16. All event parking shall be provided for onsite. Parking requirements shall be in accordance with §07-13-03. For the purpose of this application, the number of spaces required is a minimum 150 spaces. Truck/trailer parking for exhibitors shall be provided for separate from the spectator parking. All access aisles must be kept free of parked vehicles and spectator seating.
17. There shall be no parking of vehicles along the public roadways on event dates.
18. Prior to the commencement of the use (first event), all parking spaces shall meet all applicable off-street parking requirements (CCZO 07-13-01 and 07-13-03). Evidence of consistency shall be submitted to Canyon County DSD.
19. No parking signs shall be placed along the access road so as not to impede ingress/egress of emergency services.
20. The applicant may conduct no more than sixteen (16) total events per year. The event dates (spectator race days) may occur one day per weekend, two weekends per month, April through November.

21. The hours of operation: Race date races will occur between the hours of eleven (11:00 a.m.) and eight (8:00 p.m.). No races will be conducted after dark. No racetrack lighting is proposed or approved. Spectators shall not arrive onsite prior to 9:00 a.m. on race dates.
22. Race date events are not sanctioned pari-mutuel races and not approved for wagering/gambling activities.
23. The applicant proposes six to ten races with no more than four (4) horses per race. Outside horses (not owned by property owner) may be hauled-in on race date or stalled on property for the race date weekend. Animals shall not exceed animal unit numbers for greater than five days at any given point in time on the 24 acre facility. [current code §07-02-03 and §07-10-27 provides for the proposed animal units as an allowed use in compliance with animal facilities (small)]
24. Portable sanitary units with wash stations shall be provided for events as required for expected event participation. A handicap unit shall be provided in accordance with ADA requirements.
25. Alcoholic Beverage Licensing: Alcoholic beverage, beer only, at the facility shall be provided and distributed in strict compliance with Local, State and Federal requirements for sales and distribution.
26. Food vendor/licensed caterer shall operate in compliance with the requirements of SWDH Food Establishment Licensing and Permitting. License/permit shall be onsite for inspection during events.
27. Music and amplified sound: All amplified sound shall be directed away from adjacent residences. There shall be no amplified music or public announcements outdoors prior to 10:00 a.m. or after 10:00 p.m. Amplified sound shall be maintained at a level of less than 90 decibel's so as not to create undue interference with neighboring properties. Verified noise complains/calls to sheriff's office may result in revocation of conditional use permit.
28. The applicant shall hire a private security service company to manage the crowd and parking for each event date to ensure conditions are adequately enforced including but not limited to restricted parking areas, crowd control, and entry exit of event day participants/spectators.
29. The applicant shall develop an emergency response plan to include an evacuation plan and have it on file with the Canyon County Emergency Manager. The evacuation plan shall be posted on the site during events.

## **7. EXHIBITS:**

### **A. Application Packet & Supporting Materials**

1. Master Application
2. Letter of Intent
3. Site Plan(s)
4. Land Use Worksheet
5. Neighborhood Meeting docs
6. Support Letter: David and Connie Parks
7. Support Letter: Jill and Larry Seamands
8. Support Letter: Cameron Mulrony
9. Additional Application Materials/Communication....

### **B. Supplemental Documents**

1. Parcel Tools--R36854010/R36854010A
2. Case Maps/Reports
  - 2.1. Small Air Ortho
  - 2.2. Contour Map
  - 2.3. Vicinity Map
  - 2.4. Zoning and Classification
  - 2.5. 2020 Future Land Use Map-County
  - 2.6. Future Land Use Map-Wilder
  - 2.7. Case Map 2018-2024
  - 2.8. Soil/Farmland and report
  - 2.9. Subdivision Map and report
  - 2.10. Nitrate Priority Map
  - 2.11. Dairy, Feedlot and Gravel Pit Map
  - 2.12. TAZ Households
  - 2.13. Lot Classification Map (lot sizes)
  - 2.14. Case Maps Legend

### **C. Site Visit Photos: February 10, 2025**

### **D. Agency Comments Received by: February 24, 2025**

1. Golden Gate Highway District (JUB letter); Received: March 15, 2023
2. Southwest District Health (SWDH); Received: December 11, 2024
3. City of Wilder; Received: July 20, 2023
4. Wilder Rural Fire Protection District; Received: June 13, 2023
  - 4.1. Wilder Rural Fire Protection District; Received: February 2, 2025
5. Boise Project Board of Control; Received December 13, 2024
6. Idaho Dept. of Environmental Quality (DEQ) received February 4, 2025
7. State of Idaho Racing Commission; received January 22, 2025
8. Canyon County Sheriff's Office; received February 7, 2025

### **E. Public Comments Received by: February 24, 2025**

1. Shari Hastings; Received: February 3, 2025
2. Cindy Foster; Received: February 19, 2025
3. Angela Galloway; Received: February 20, 2025
4. Bree Walker; Received: February 20, 2025
5. Christy Tayler; Received: February 20, 2025
6. Michael Tayler; Received: February 20, 2025
7. Tprouty email; Received: February 21, 2025

8. Melanie Gentry; Received: February 23, 2025
9. Brenda Abbot; Received: February 23, 2025
10. Tim and Cindy Petrucci; Received: February 23, 2025

**EXHIBIT A**

**Application Packet & Supporting Materials**

Case# **CU2022-0008**

Hearing date: March 6, 2025

# MASTER APPLICATION

## CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

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

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



<b>PROPERTY OWNER</b>	OWNER NAME: <u>Ivan Tellez. * Spanish speaker</u>
	MAILING ADDRESS: <u>27410 Peckham Rd Wilder ID</u>
	PHONE: <u>208-318-8094</u> EMAIL: <u>tellezfarmllc@gmail.com</u>

I consent to this application and allow DSD staff / Commissioners to enter the property for site inspections. If owner(s) are a business entity, please include business documents, including those that indicate the person(s) who are eligible to sign.

Signature: [Signature]

Date: 11-10-21

<b>(AGENT) ARCHITECT ENGINEER BUILDER</b>	CONTACT NAME:
	COMPANY NAME:
	MAILING ADDRESS:
	PHONE: EMAIL:

<b>SITE INFO</b>	STREET ADDRESS: <u>27410 Peckham Rd Wilder ID</u>
	PARCEL #: <u>2368541010A / 2368541010</u> LOT SIZE/AREA:
	LOT: BLOCK: SUBDIVISION:
	QUARTER: SECTION: TOWNSHIP: RANGE:
	ZONING DISTRICT: FLOODZONE (YES/NO):

<b>HEARING LEVEL APPS</b>	<input checked="" type="checkbox"/> CONDITIONAL USE	<input type="checkbox"/> COMP PLAN AMENDMENT	<input type="checkbox"/> CONDITIONAL REZONE
	<input type="checkbox"/> ZONING AMENDMENT (REZONE)	<input type="checkbox"/> DEV. AGREEMENT MODIFICATION	<input type="checkbox"/> VARIANCE > 33%
	<input type="checkbox"/> MINOR REPLAT	<input type="checkbox"/> VACATION	<input type="checkbox"/> APPEAL
	<input type="checkbox"/> SHORT PLAT SUBDIVISION	<input type="checkbox"/> PRELIMINARY PLAT SUBDIVISION	<input type="checkbox"/> FINAL PLAT SUBDIVISION

<b>DIRECTORS DECISION APPS</b>	<input type="checkbox"/> ADMINISTRATIVE LAND DIVISION	<input type="checkbox"/> EASEMENT REDUCTION	<input type="checkbox"/> SIGN PERMIT
	<input type="checkbox"/> PROPERTY BOUNDARY ADJUSTMENT	<input type="checkbox"/> HOME BUSINESS	<input type="checkbox"/> VARIANCE 33% >
	<input type="checkbox"/> PRIVATE ROAD NAME	<input type="checkbox"/> TEMPORARY USE	<input type="checkbox"/> DAY CARE
	<input type="checkbox"/> OTHER		

CASE NUMBER: <u>C12022-0008</u>	DATE RECEIVED: <u>2/28/22</u>
RECEIVED BY: <u>JP</u>	APPLICATION FEE: <u>850</u> <input checked="" type="checkbox"/> CK <input type="checkbox"/> MO <input type="checkbox"/> CC <input type="checkbox"/> CASH

SCANNED

EXHIBIT  
A.1.

# CONDITIONAL USE PERMIT CHECKLIST

## CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

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

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



### THE FOLLOWING ITEMS MUST BE SUBMITTED WITH THIS CHECKLIST:

- |   |
|---|
| <input type="checkbox"/> Master Application completed and signed  |
| <input type="checkbox"/> Detailed letter fully describing the request and addressing any applicable Comprehensive Plan policies and ordinance requirements outlined below |
| <input type="checkbox"/> Neighborhood meeting sign-up sheet and copy of neighborhood notification letter  |
| <input type="checkbox"/> Land Use Worksheet   |
| <input type="checkbox"/> Site Plan showing existing and proposed site features  |
| <input type="checkbox"/> Deed or evidence of property interest to all subject properties.   |
| <input type="checkbox"/> \$850 non-refundable fee, \$550 for a modification   |

### NOTE:

#### The following criteria are outlined in ordinance 07-07-05: HEARING CRITERIA:

Please provide a response to each of the criteria in the letter of intent.

- (1) Is the proposed use permitted in the zone by conditional use permit; *yes*
- (2) What is the nature of the request; *make a Rodeo Arena.*
- (3) Is the proposed use consistent with the comprehensive plan; *yes*
- (4) Will the proposed use be injurious to other property in the immediate vicinity and/or negatively change the essential character of the area; *no*
- (5) Will adequate water, sewer, irrigation, drainage and stormwater drainage facilities, and utility systems be provided to accommodate the use; *no*
- (6) Does legal access to the subject property for the development exist or will it exist at the time of development; *no*
- (7) Will there be undue interference with existing or future traffic patterns; and *no*
- (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? *no*

### PROCESS: 1 PUBLIC HEARING (APPROVED BY PLANNING & ZONING COMMISSION)

**\*\*Additional studies and information may be required to understand the impact to traffic, the environment, economics and surrounding properties.**



## Horse Race Track Construction Plan

1. The purpose of building a horse race track is because we need to give better training to the horses, the nearest track is an hour and a half away and another is three hours away, there are many people who like to have horses but where they live they cannot have horses, so we try to build an area where they can rent a stable and they can train the horses the property with stables for horses
2. People will be able to train the horses 3 days a week, Monday, Wednesday and Friday, the schedule is from 5:00 pm to 8:00 pm, these regulations are for people who do not have a stable for rent
3. In the ~~track~~<sup>track</sup>, events are ~~planned~~<sup>planned</sup> to see the performance of each horse, people will be charged to enter to see since it is necessary to charge to be able to recover the construction and maintenance expenses since the track has to be given work and keep it clean, that causes expenses
4. There are several water intakes on the property to give water to the animals.

### Event Planning

1. The events will be at the end of the week either on Saturday or Sunday only 2 <sup>one day per weekend</sup> <sup>2 x per month</sup> times a month
2. The hours would be from 11:00 am to 8:00 pm at the events
3. Maybe there's music or sound, maybe live bands or groups, but the sound won't be <sup>really loud. Will be kept low volume.</sup>
4. In the events we will have security <sup>- have a plan... who is providing?</sup>
5. The events would be in April to November
- 6.

Approximately 300 spectators and 150 free (owners/families)  
5 tickets/horse

EXHIBIT  
A.2.

Received  
12-2-24

The purpose of building an arena is to be able to ~~rodeos~~ and horse race as training my boxes people have horses that need a long arena to improve the training of a horse, that's why you want to make a arena for ~~rodeos~~ and horse races.

There are many people who have horses but cannot drive so I have to go train horse for racing.

The arena is being planned for a capacity of about 80 cars and for about 300 people who like to watch rodeo and horse racing. The arena has portable toilet with water for the animals and horsewomen.

~~the purpose~~.

The purpose is also to sell food and beer.

Ivan Teller

6 5 2013

6-5-2023



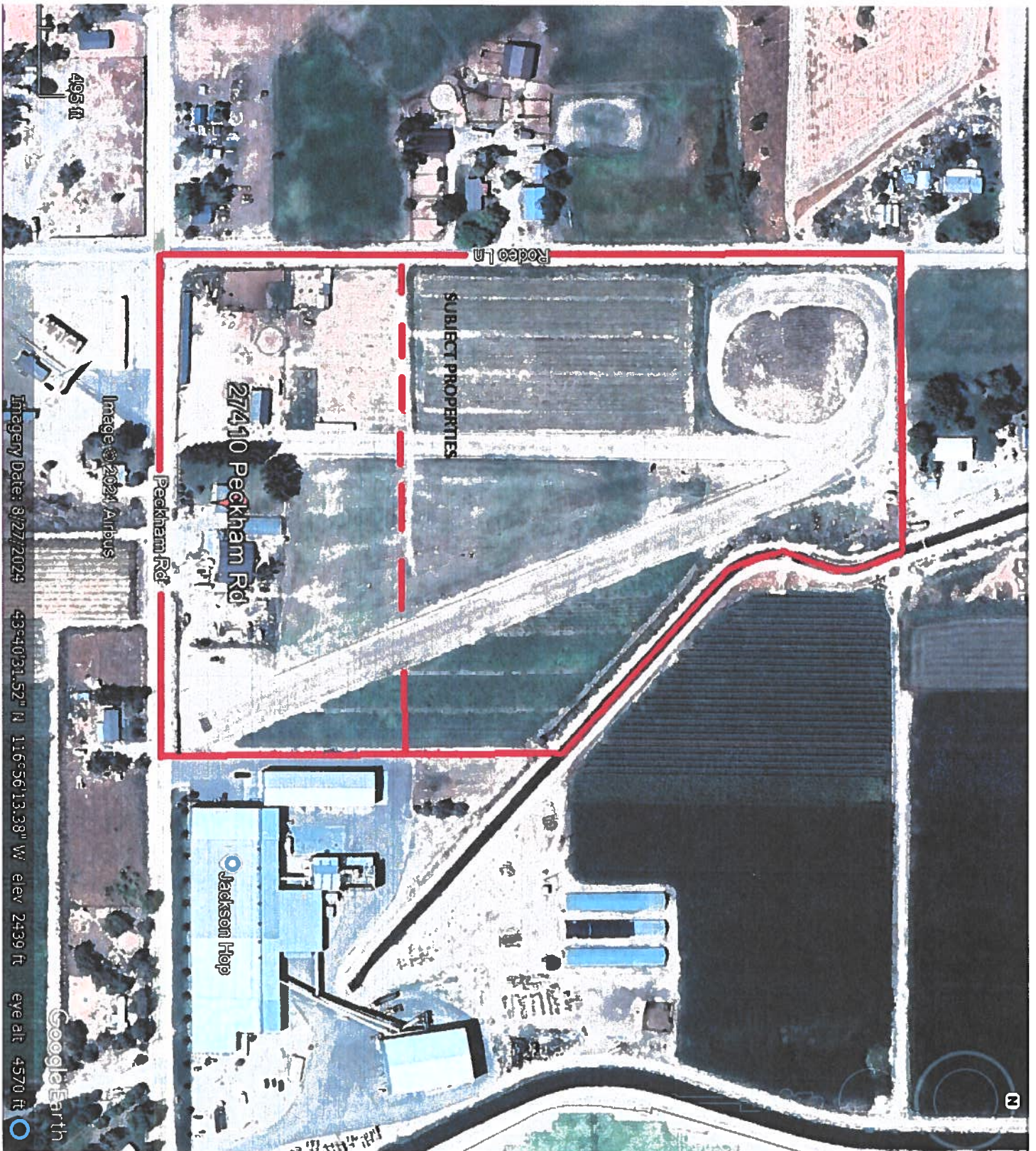


EXHIBIT  
A.3.

dr 11-24  
google earth  
8-27-24 wage



VED  
FEB 13 2023  
VED

Radio Ln

portable  
bathroom

Parking

Mobile  
building

Taco truck

cell tower

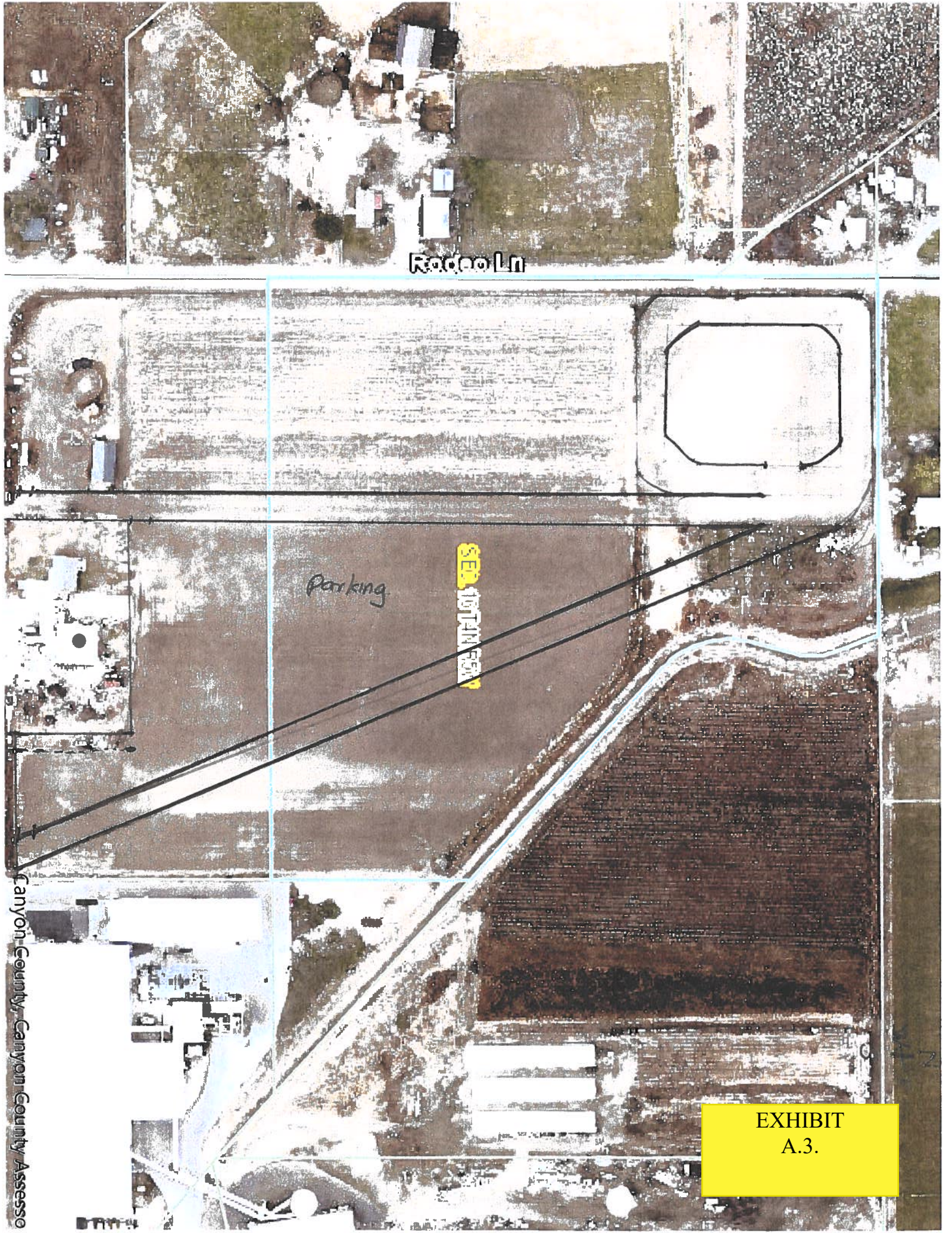
speaker

radio  
speaker

fence 70 ft tall

EXHIBIT  
A.3.





Rodeo Ln

Parking

SEC. 16 T14N 35E

EXHIBIT  
A.3.

Canyon County, Canyon County Assessor



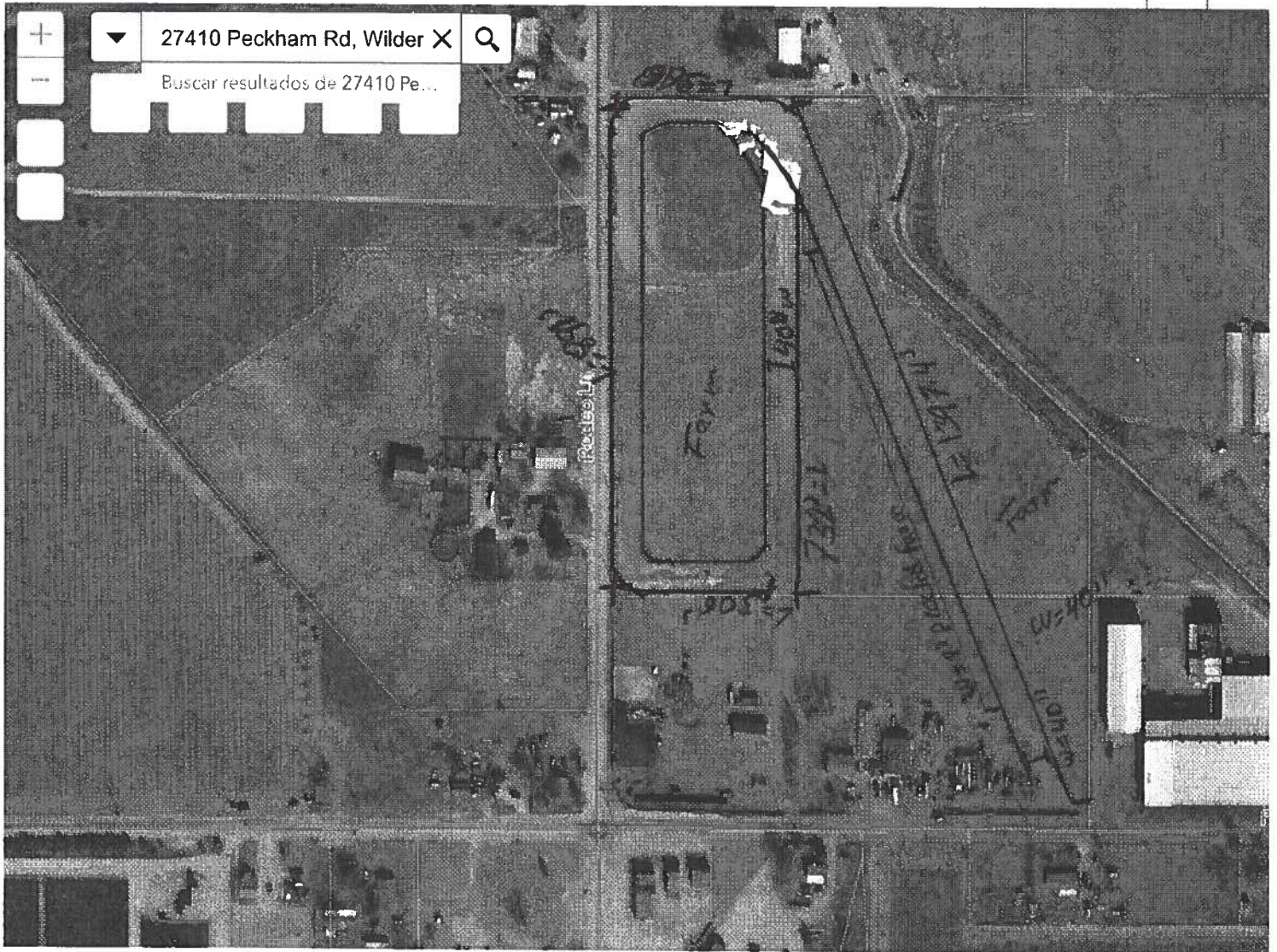


EXHIBIT  
A.3.

Rec. Dec. 2, 2024

# LAND USE WORKSHEET

## CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

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

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



## LAND USE WORKSHEET

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

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

### GENERAL INFORMATION

**1. DOMESTIC WATER:** ☒ Individual Domestic Well ☐ 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: \_\_\_\_\_ 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)

\_\_\_\_\_

EXHIBIT  
A.4.



**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:**

*Race Track*  
~~Arena~~ for training horses and ~~other~~

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

- ☒ Monday \_\_\_\_\_ to \_\_\_\_\_  
☒ Tuesday \_\_\_\_\_ to \_\_\_\_\_  
☒ Wednesday \_\_\_\_\_ to \_\_\_\_\_  
☒ Thursday \_\_\_\_\_ to \_\_\_\_\_  
☒ Friday \_\_\_\_\_ m to \_\_\_\_\_  
☒ Saturday 11 am to 9:00 pm  
☒ Sunday 11 am to 9:00 pm

*Two* ~~One~~ events per month.  
*Apr - Nov.*  
*Only one event per that scheduled weekend.*  
*Not both Sat & Sunday.*

**3. WILL YOU HAVE EMPLOYEES?**

☒ Yes If so, how many? 7 ☐ No

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

☐ Yes ☐ No ☐ Lighted ☐ Non-Lighted

Height: \_\_\_\_\_ ft Width: \_\_\_\_\_ ft Height above ground: \_\_\_\_\_ ft

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

**5. PARKING AND LOADING:**

How many parking spaces? ~~250~~ 150 cars

Is there is a loading or unloading area? no

*Received*  
*12-2-24*



**ANIMAL CARE RELATED USES**

1. MAXIMUM NUMBER OF ANIMALS: ~~20~~ 40 on an event day

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: I clean each place to use it as compo for Agriculture

# NEIGHBORHOOD MEETING SIGN-UP

## CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

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

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



### NEIGHBORHOOD MEETING SIGN UP SHEET

#### CANYON COUNTY ZONING ORDINANCE §07-01-15

Applicants shall conduct a neighborhood meeting for any proposed comprehensive plan amendment, zoning map amendment (rezone), subdivision, variance, conditional use, zoning ordinance map amendment, or other requests requiring a public hearing.

#### SITE INFORMATION

Site Address: 27410 Peckham Rd	Parcel Number: #36454010A
City: Wilder ID 83676	State: ID ZIP Code: 83676
Notices Mailed Date:	Number of Acres: 24 AC Current Zoning:
Description of the Request:	

#### APPLICANT / REPRESENTATIVE INFORMATION

Contact Name: Ivan Tellez		
Company Name: La Catedral Arena LLC		
Current address: 27410 Peckham Rd		
City: Wilder ID	State: ID	ZIP Code: 83676
Phone: 208 318-8094	Cell:	Fax:
Email: tellezfarmllc@gmail.com		

#### MEETING INFORMATION

DATE OF MEETING: 02-04-22	MEETING LOCATION: 27410 Peckham Rd Wilder	
MEETING START TIME: 3:00pm	MEETING END TIME: 3:00 pm	
ATTENDEES: 27410 Peckham Rd Wilder ID		
NAME (PLEASE PRINT)	SIGNATURE:	ADDRESS:
1. Cameron Mulhony	[Signature]	21089 Rodeo Ln, Wilder
2. Dave Parks	[Signature]	21253 Rodeo Ln
3. Jose Mendoza	[Signature]	
4. Sherrill Stills	[Signature]	27185 Peckham Rd
5. Ivan Tellez	[Signature]	27410 Peckham Rd Wilder
6. Ramon Herrera	[Signature]	27309 Peckham
7. Jill Seamands	[Signature]	21322 Rodeo
8. Janet Seamands	[Signature]	21322 Rodeo
9.		

EXHIBIT  
A.5.

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

January 18, 2022

Dear Neighbor,

We are in the process of submitting an application for a Conditional Use Permit (or variance, zoning ordinance map amendment, expansion or extension of nonconforming uses, etc.) to Canyon County Development Services (DSD). One of the requirements necessary prior to submitting our application is to hold a "neighborhood meeting" and provide information to our surrounding neighbors in accordance with Canyon County Zoning Ordinance §07-01-15.

This meeting is for informational purposes and to hear 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 process 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 (or other case type) is applied.

The Neighborhood Meeting details are as follows:

**Date:** February 04, 2022

**Time:** 3:00 P.M.

**Location:** 27410 Peckham Rd. Wilder, ID 83676

The project summarized:

**Site Location:** 27410 Peckham Rd. Wilder, ID 83676

**Total acreage:** 10

**Proposed Project:** Horse riding arena

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

Please do not call Canyon County Development Service 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 me at (208) 318-8094.

Sincerely,

Ivan Tellez

## La Catedral Arena LLC

The purpose of Making the arena for Rodeos is very simple. The Construction will be made of 2 3/8 iron tubes. It will be an arena to training horses and hold rodeos events. Sell food and Charge people a ticket.

Traffic will not be affected properties of other neighbors drainage routes none of that in the time the arena is built.

For the toilets at the events we will use portable toilets.

Ivan Tellez

2.28.2022



## Events

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- 1- Events will be on weekends Saturday or Sunday
- 2- the events will take place on the day it is not necessary to put lights
- 3- Some spikers will be placed
- 4- Traffic will not be obstructed since the construction is inside the property There will be no construction outside the property traffic will not be affected by construction and events because we have parking
- 5- the property has an entrance and exit for cars
- 6- At the events we will have portable toilets for the people. The bathrooms will be cleaned before and after each event, enough places will be placed for the people.
- 7- the property has several water intakes for the animals the map indicates where the water hoses are
- 8- the property has several stables for horses and bulls
- 9- the events will have securis to be able to avoid a problem
- 10- We will have staff that will help the person who enters the event
- 11- in the events we will have a food trailer to sell food
- 12- We are going to try to get the permits to sell alcohol
- 13- If we cannot get the alcohol permit, the person can enter the beers in the event
- 14- each person entering the event will be charged
- 15- The people who enter will be responsible for any accident that happens inside the property.
- 16- the map indicates how anything on the property is organized
- 17- The parking lot has 458 parking spaces  
of 10'w x 20' L
- 18 the person capacity is for 2000 to 2500 people.

Feb 7, 2023

Both Connie and ~~I~~ I am in complete agreement  
with their idea for a Rodeo Arena at  
their location. at 97410 Peckham rd.  
Wilder Idaho 83676

David L Parks  
21253 Rodeo Lane  
Wilder, Id. 83676

Connie Parks

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▶ FEB 09 2023 ◀

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EXHIBIT  
A.6.

Feb-7, 2023

To Whom it May Concern,

I, Lee & Larry Seaman's support  
their letter in creating an arena and  
race track on property next to us.

Our address is 21322 Rodeo Lane  
Wilder, Idaho

We support any equine activity  
on his property.

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▶ FEB 09 2023 ◀

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Lee Seaman's  
Larry Seaman's

EXHIBIT  
A.7.

February 7<sup>th</sup>, 2023

To Whom it May Concern:

For the Record My name is Cameron Mulroney and I reside at 21089 Rodeo Ln, Wilder, Idaho

I am writing in support of my neighbors at Tellez Farms to expand their exercise arena on their property adjacent to my home. As I stated, I reside at 21089 Rodeo Lane, Wilder, Idaho with my family and have lived there for the past six years. During this time we have seen the evolution and creation of the horse facilities at Tellez farms across the road.

We see the operation of farming and raising livestock, as well as working to expand to performance horses and the facility to exercise and train their horses as a benefit to both canyon county and the community of Wilder, Idaho.

Mr. Tellez and his family have been great neighbors and work hard to keep a clean well ran operation at this location. Ivan had expressed that there was some concern from this body of blowing sand and its effect on the neighboring properties. In our experience to date, there are wind events on the Wilder bench that do cause blowing sand from time to time. However, the addition of an arena and additional exercise area on the Tellez property will not have an adverse effect on the situation. I would even say that through our time and experience the amount of blowing sand has decreased as the Tellez family has increased their horse facilities as they have permanent grass and alfalfa in the area surrounding the groomed facilities and they have been prudent in keeping the ground watered and safe for exercising which in turn reduces blowing sand.

I encourage you to support this family and their operation as they look to expand their horse facilities.

Respectfully,



Cameron Mulroney  
21089 Rodeo Ln  
Wilder, Idaho 83676  
C: (509)939-1127

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▶ FEB 09 2023 ◀  
RECEIVED

EXHBIT  
A.8.



AFTER RECORDING MAIL

121-044276

RECORDED

06/22/2021 11:15 AM



00624644202100442760030032

CHRIS YAMAMOTO

CANYON COUNTY RECORDER

Pgs=3 SCARDENAS

\$15.00

DEED

IVAN TELLEZ ROMERO

Space Above This Line for Recorder's Use Only

## QUITCLAIM DEED

For Value Received,

Tellez Farm, LLC

do(es) hereby convey, release, remise, and forever quit claim unto

Ivan Tellez Romero as an unmarried man

and Andres Tellez Juarez, Juarez, married man IT  
whose address is

27410 Peckham Rd, Wilder, ID 83676

herein after called the Grantee, the following described premises situated in canyon County,  
Idaho to-wit:

See Attached Legal Description

together with its appurtenances.

State of Idaho } ss.  
County of Canyon }

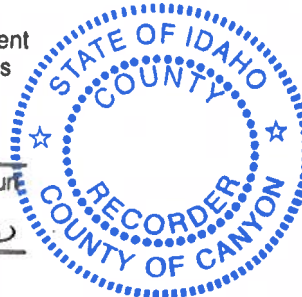
I hereby certify that the foregoing instrument  
is a true and correct copy of the original as  
the same appears in this office.

DATED

12-06-2021

CHRIS YAMAMOTO, Clerk of the District Court  
and Ex Officio Recorder

By Lidia Cardenas  
Deputy



Dated: 6-22-21

Ivan Tellez Romero  
(member)

Andres Tellez Juarez  
(member)

STATE OF Idaho )  
COUNTY OF Canyon ) ss.

On this June 22, 2021, before me, a Notary Public in and for said State,  
personally appeared Ivan Tellez Romero & Andres Tellez Juarez, known or identified to me to  
be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged to me  
that he/she/they executed the same.

SCA

EXHIBIT  
A.9

**R36854-010:**

This parcel is a portion of the Southwest Quarter of the Southeast Quarter of Section 16, Township 4 North, Range 5 West of the Boise Meridian, Canyon County, Idaho, and is more particularly described as follows:

BEGINNING at the Southwest corner of said Southwest Quarter of the Southeast Quarter; thence North  $00^{\circ} 12' 39''$  West along the West boundary of said Southwest Quarter of the Southeast Quarter a distance of 426.33 feet; thence North  $89^{\circ} 43' 18''$  East parallel with the South boundary of said Southwest Quarter of the Southeast Quarter a distance of 1,021.42 feet; thence South  $00^{\circ} 17' 43''$  East a distance of 426.33 feet to a point on the South boundary of said Southwest Quarter of the Southeast Quarter which lies 308.00 feet West of the Southeast corner of said Southwest Quarter of the Southeast Quarter; thence South  $89^{\circ} 43' 18''$  West along said South boundary a distance of 1,022.05 feet to the POINT OF BEGINNING.

Excepting therefrom:

A parcel of land located in the Southeast 1/4 of Section 16, Township 4 North, Range 5 West, Boise Meridian, Canyon County, Idaho. Being further described as follows:

**BASIS OF BEARING:**

*The West line of the Southwest 1/4 of the Southeast 1/4 of Section 16, Township 4 North, Range 5 West, Boise Meridian, taken as North  $00^{\circ} 12' 39''$  West and distance between monuments found to be 1,340.01 feet;*

BEGINNING at East 1/16 corner of said Section 16, Township 4 North, Range 5 West, Boise Meridian;

Thence along the South line of the Southwest 1/4 of the Southeast 1/4 of said Section 16 South  $89^{\circ} 43' 18''$  West, a distance of 420.00 feet;

Thence leaving said South line North  $00^{\circ} 17' 43''$  West, to a point on the Centerline of Vantress Lateral, a distance of 724.96 feet;

Thence along the Centerline of Vantress Lateral South  $47^{\circ} 40' 16''$  East, to a point on the East line of the Southwest 1/4 of the Southeast 1/4 of said Section 16 a distance of 570.78 feet;

Thence continuing along the Centerline of Vantress Lateral South  $49^{\circ} 56' 51''$  East, a distance of 48.32 feet;

Thence leaving said Centerline South  $00^{\circ} 09' 40''$  East, to a point on the South line of the Southeast 1/4 of the Southeast 1/4 of said Section 16 a distance of 308.57 feet;

Thence along said South line South  $89^{\circ} 43' 07''$  West, a distance of 34.57 feet to the POINT OF BEGINNING.

**R36854-010A:**

A parcel of land located in the Southwest 1/4 of the Southeast 1/4 of Section 16, Township 4 North, Range 5 West, Boise Meridian, Canyon County, Idaho. Being further described as follows:

**BASIS OF BEARING:**

The West line of the Southwest 1/4 of the Southeast 1/4 of Section 16, Township 4 North, Range 5 West, Boise Meridian, taken as North 00°12'39" West and distance between monuments found to be 1,340.01 feet.

**BEGINNING** at the Center South 1/16 corner of said Section 16, Township 4 North, Range 5 West, Boise Meridian;

Thence along the North line of the Southwest 1/4 of the Southeast 1/4 of said Section 16 North 89°45'35" East, to a point on the Centerline of Vantress Lateral a distance of 541.93 feet;

Thence along the Centerline of Vantress Lateral the following five (5) courses

South 20°45'33" East, a distance of 70.71 feet;  
Southerly, along a curve to the right with a radius of 92.87 feet and a central angle of 35°50'46" an arc length of 58.10 feet with a chord bearing of South 02°50'11" East, and a chord distance of 57.16 feet;  
South 15°05'12" West, a distance of 65.48 feet;  
Southerly, along a curve to the left with a radius of 136.29 feet and a central angle of 62°45'28" an arc length of 149.28 feet with a chord bearing of South 16°17'32" East, and a chord distance of 141.93 feet;  
South 47°40'16" East, a distance of 431.02 feet;

Thence leaving said Centerline of the Vantress Lateral South 00°17'43" East, a distance of 298.63 feet;

Thence South 89°43'18" West, to a point on the West line of the Southwest 1/4 of the Southeast 1/4 of said Section 16 a distance of 909.42 feet;

Thence along said West line North 00°12'39" West, a distance of 913.68 feet to the **POINT OF BEGINNING**.

Said Parcel containing 671,323 square feet or 15.41 acres, more or less and is subject to all existing easements and rights-of-ways of record or implied.

SCANNED  
Inch \_\_\_\_\_ Date \_\_\_\_\_

RECEIVED

FEB 09 2023

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# GOLDEN GATE HIGHWAY DISTRICT No. 3 APPROACH PERMIT & APPLICATION

 GGHD-001  
Mar 2017  
Page 1 of 2

#1331

## SECTION I - APPLICANT/PERMITTEE INFORMATION (TO BE COMPLETED BY APPLICANT/PERMITTEE)

I certify that I am the owner (or authorized representative of owner) of the proposed property to be served, and agree to do the work requested herein in accordance with the General Provisions printed on Page 2, the Special Provisions, and the Plans made a part of this Permit.

Ivan Tellez

NAME OF APPLICANT/PERMITTEE

27410 peckham Rd

ADDRESS

Wilder

CITY

ID

STATE

83676

ZIP

Same as Above

PARCEL NUMBER or LOT/BLOCK

ROAD NAME: peckham

SIDE OF ROAD:

☐ North☐ South☐ East☐ West

TYPE:

☒ New - Rodeo Arena Access☐ Use of existing☐ Upgrade of existing

BETWEEN

FIRST CROSS STREET

☐ Residential☒ Commercial☐ Farmyard☐ Field

&amp; Fargo

SECOND CROSS STREET

CIRCLE DRIVEWAY:

☐ Yes☒ No

SIGNATURE OF APPLICANT/PERMITTEE

9-29-22

DATE

208-318-8094

PHONE (CELL NUMBER PREFERRED)

tellezfarm11c@gmail.com

EMAIL ADDRESS

## SECTION II - WORK AUTHORIZATION (TO BE COMPLETED BY HIGHWAY DISTRICT)

SPEED LIMIT: \_\_\_\_\_ SIGHT DISTANCE: \_\_\_\_\_ (LEFT) \_\_\_\_\_ (RIGHT)

ROAD CLASSIFICATION:

☐ Minor Arterial☒ Major Collector☐ Minor Collector☐ Local Road☐ Local Road (Low Volume)

CULVERT(S) REQUIRED:

☐ Yes, \_\_\_\_\_ diameter, length TBD☐ No culvert required at this time

PAYMENTS MADE: Check # CASH

☒ Permit Fee \$100.00☒ Deposit \$400.00☒ \$2,150.00 pd ck #455

PAVED APPROACH REQUIRED?

☐ Yes ☐ No

SPECIAL PROVISIONS:

### NOTICE:

This Permit shall not be valid for construction until, or unless, the provisions of Idaho Code Title 55, Chapter 22 have been complied with.

CALL DIGLINE PRIOR TO EXCAVATION

1 (800) 342-1585 or 811

Subject to all terms, conditions and provisions shown on this form, or attachments, permission is hereby granted to perform the work as described.

SIGNATURE - HIGHWAY DISTRICT OFFICIAL

DATE

A COPY OF THIS PERMIT MUST BE PRESENT AT WORK SITE DURING CONSTRUCTION

## SECTION III - FINAL APPROVAL

This Permit expires 120 days from issue date unless extension is granted. Permittee must complete work and call for final inspection at (208) 482-6267 prior to Permit expiration, or forfeit deposit.

FINAL APPROVAL GRANTED BY:

SIGNATURE - HIGHWAY DISTRICT OFFICIAL

DATE

 Deposit Refunded? ☐ Yes, date \_\_\_\_\_ ☐ No, basis for forfeiture: \_\_\_\_\_

 Commercial  
Approach -  
Deposit - \$1,500.00  
Fee - \$1,500.00

RECEIVED

FEB 09 2023

RECEIVED

GOLDEN GATE HIGHWAY DISTRICT No. 3  
APPROACH PERMIT & APPLICATION

GGHD-001

Mar 2017

Page 2 of 2

GENERAL PROVISIONS

1. A application fee and security deposit shall accompany this permit. Application fee is non-refundable. If the work under this permit is properly completed and inspected within the permit period, then the deposit will be refunded. If the work is not properly completed within the permit period, the Highway District may at its discretion complete the work itself. The costs of any such work done by the Highway District will be charged against the deposit, and any charges beyond the deposit will be invoiced to the permittee.
2. Approaches shall be for the bona fide purpose of securing access and not for the purpose of parking, conducting business or servicing vehicles on the highway right-of-way.
3. No revisions or additions shall be made to an approach or its appurtenances on the right-of-way without the written permission of the Highway District.
4. The permittee shall furnish all material, labor and equipment involved in the construction of the approach and its appurtenances. This shall include furnishing drainage culvert of a size specified on the permit, curb and gutter, concrete sidewalk, etc. where required. Materials and workmanship shall be good quality and are subject to inspection by the Highway District.
5. The Highway District reserves the right to make at any time, such changes, additions, repairs and relocations to any approach or its appurtenances within the highway right-of-way as may be necessary to permit the relocation, reconstruction, widening and maintenance of the highway and/or to provide proper protection to life and property on or adjacent to the highway.
6. Driveways and rural approaches shall conform to the plans made a part of this permit. Adequate drawings or sketches shall be included showing the design, construction requirements and proposed location of the approach. All approaches shall be in accordance with the standard provisions set forth in the Highway Standards and Development Procedures for the Association of Canyon County Highway Districts.
7. The Highway District may change, amend or terminate this permit or any of the conditions herein enumerated if permittee fails to comply with its provisions or requirements as set forth herein.
8. During the construction of the approach(es), such barricades, signs and other traffic control devices shall be erected and maintained by the permittee, as may be deemed necessary by the Highway District. Said devices shall conform to the current issue of the Manual on Uniform Traffic Control Devices for Streets and Highways. Parked equipment and stored materials shall be as far from the travel way as feasible. Items stored within 30 feet of the travel way shall be marked and protected.
9. In accepting this permit, the permittee, its successors and assigns, agrees to hold the Highway District harmless from any liability caused by the installation, construction, maintenance or operation of the approach(es).
10. If the work done under this permit interferes in any way with the drainage of the highway, the permittee shall wholly and at his own expense make such provision as the Highway District may direct to correct said drainage.
11. On completion of work under this permit, all rubbish and debris shall be immediately removed and the roadway and roadside shall be left neat and presentable and to the satisfaction of the Highway District.
12. The permittee shall maintain at his or their sole expense the structure or object for which this permit is granted in a condition satisfactory to the Highway District.
13. Neither the acceptance of this permit nor anything herein contained shall be construed as a waiver by the permittee of any rights given it by the Constitution or Laws of the State of Idaho or of the United States.
14. No work shall be started until an authorized representative of the Highway District has given notice to the permittee to proceed.
15. This permit shall be void unless the work it covers is completed before the permit expiration date.
16. The Highway District hereby reserves the right to order the change of location or the removal of any structure(s) or facility(ies) authorized by this permit. Said change or removal is at the sole expense of the permittee, or its successors and assigns.



**Canyon County Development Services**

111 N. 11th Ave. Room 140, Caldwell, ID 83605  
(208) 454-7458

**Building Division Email:** buildinginfo@canyonco.org

**Planning Division Email:** zoninginfo@canyonco.org

**Receipt Number:** 73133

**Date:** 2/28/2022

**Date Created:** 2/28/2022

**Receipt Type:** Normal Receipt

**Status:** Active

**Customer's Name:** Ivan Tellez

**Comments:** CU2022-0008 location 27410 Peckham Rd Wilder

**CHARGES**

<b><u>Item Being Paid For:</u></b>	<b><u>Application Number:</u></b>	<b><u>Amount Paid:</u></b>	<b><u>Prevs Pymnts:</u></b>	<b><u>Unpaid Amnt:</u></b>
Planning - Conditional Use Permit	CU2022-0008	\$850.00	\$0.00	\$0.00

**Sub Total:** \$850.00

**Sales Tax:** \$0.00

**Total Charges:** \$850.00

**PAYMENTS**

<b><u>Type of Payment:</u></b>	<b><u>Check/Ref Number:</u></b>	<b><u>Amount:</u></b>
Check	176	\$850.00

**Total Payments:** \$850.00

**ADJUSTMENTS**

**Receipt Balance:** \$0.00

**Issued By:** kgeorge

Page 1 of 1

SCANNED  
2/28/2022 2:00 PM

**EXHIBIT B**

**Supplemental Documents**

Case# **CU2022-0008**

Hearing date: March 6, 2025

## R36854010 PARCEL INFORMATION REPORT

1/13/2025 12:42:50 PM

**PARCEL NUMBER:** R36854010

**OWNER NAME:** ROMERO IVAN TELLEZ

**CO-OWNER:** JUAREZ ANDRES TELLEZ

**MAILING ADDRESS:** 27410 PECKHAM RD WILDER ID 83676

**SITE ADDRESS:** 27410 PECKHAM RD

**TAX CODE:** 0250000

**TWP:** 4N **RNG:** 5W **SEC:** 16 **QUARTER:** SE

**ACRES:** 8.90

**HOME OWNERS EXEMPTION:** No

**AG-EXEMPT:** Yes

**DRAIN DISTRICT:** NOT In Drain Dist

**ZONING DESCRIPTION:** AG / AGRICULTURAL

**HIGHWAY DISTRICT:** GOLDEN-GATE HWY #3

**FIRE DISTRICT:** WILDER FIRE

**SCHOOL DISTRICT:** WILDER SCHOOL DIST #133

**IMPACT AREA:** WILDER

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

**FLU Overlay Zone Desc 2030:**

**FLU RR Zone Desc 2030:**

**FUTURE LAND USE 2030:** AG

**IRRIGATION DISTRICT:** BOISE PROJECT BOARD OF CONTROL \ WILDER IRRIGATION  
DISTRICT

**FEMA FLOOD ZONE:** X **FLOODWAY:** NOT In **FLOODWAY FIRM PANEL:** 16027C0200F

**WETLAND:** NOT In WETLAND

**NITRATE PRIORITY:** ADA CANYON

**FUNCTIONAL Classification:** Major Collector

**INSTRUMENT NO. :** 2021044276

**SCENIC BYWAY:** NOT In Scenic Byway

**LEGAL DESCRIPTION:** 16-4N-5W SE TX 05157 IN SWSE LS TX 18257

**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.

**EXHIBIT  
B.1**



## R36854010A PARCEL INFORMATION REPORT

1/13/2025 12:42:32 PM

PARCEL NUMBER: **R36854010A**

OWNER NAME: **ROMERO IVAN TELLEZ**

CO-OWNER: **JUAREZ ANDRES TELLEZ**

MAILING ADDRESS: **27410 PECKHAM RD WILDER ID 83676**

SITE ADDRESS: **0 PECKHAM RD**

TAX CODE: **0250000**

TWP: **4N** RNG: **5W** SEC: **16** QUARTER: **SE**

ACRES: **15.41**

HOME OWNERS EXEMPTION: **No**

AG-EXEMPT: **Yes**

DRAIN DISTRICT: **NOT In Drain Dist**

ZONING DESCRIPTION: **AG / AGRICULTURAL**

HIGHWAY DISTRICT: **GOLDEN-GATE HWY #3**

FIRE DISTRICT: **WILDER FIRE**

SCHOOL DISTRICT: **WILDER SCHOOL DIST #133**

IMPACT AREA: **WILDER**

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

FLU Overlay Zone Desc 2030:

FLU RR Zone Desc 2030:

FUTURE LAND USE 2030: **AG**

IRRIGATION DISTRICT: **BOISE PROJECT BOARD OF CONTROL \ WILDER IRRIGATION DISTRICT**

FEMA FLOOD ZONE: **X FLOODWAY: NOT In FLOODWAY FIRM PANEL: 16027C0200F**

WETLAND: **Riverine**

NITRATE PRIORITY: **ADA CANYON**

FUNCTIONAL Classification: **NOT In COLLECTOR**

INSTRUMENT NO. : **2021044276**

SCENIC BYWAY: **NOT In Scenic Byway**

LEGAL DESCRIPTION: **16-4N-5W SE TX 18258 IN SWSE**

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.
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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.



IMAGES WERE FLOWN IN THE FALL OF 2020.

# Tellez

## Small Air Photo 1 Mile

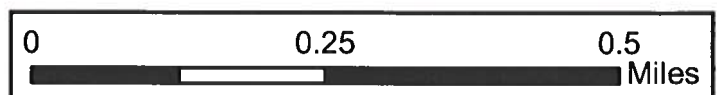
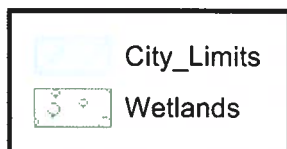
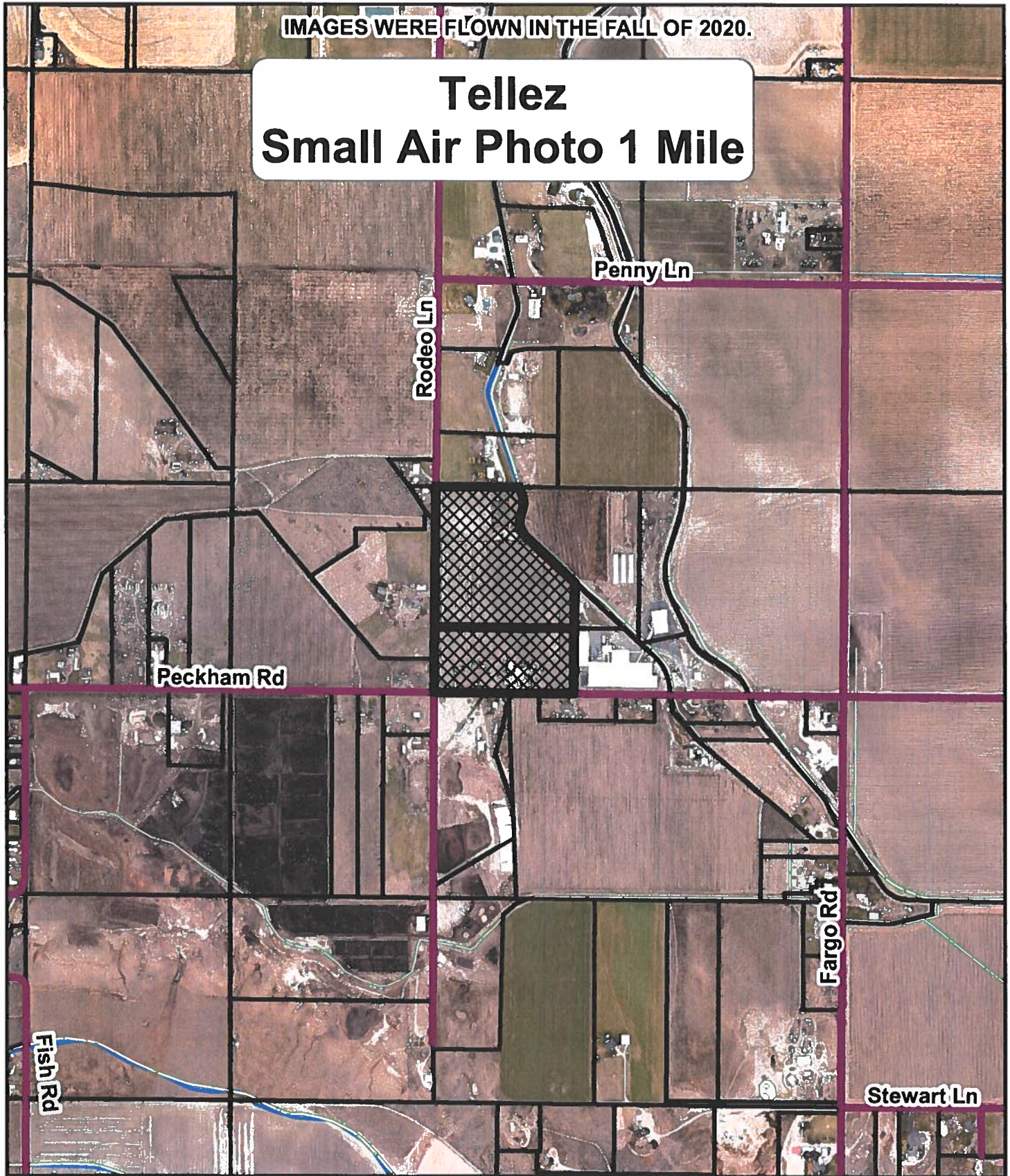
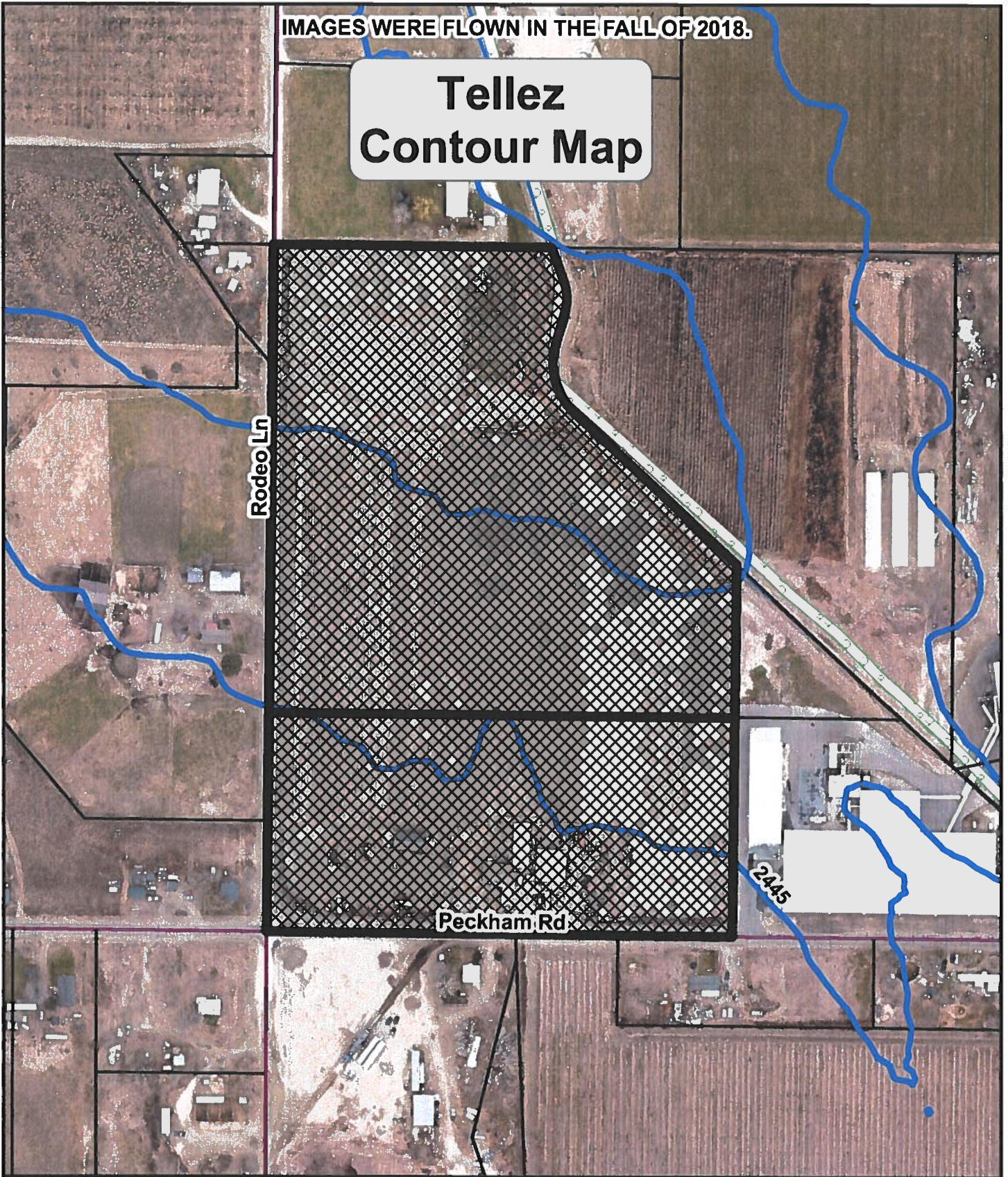


EXHIBIT  
B.2.1



IMAGES WERE FLOWN IN THE FALL OF 2018.

# Tellez Contour Map



## Legend

-  SUBJECT\_PROPERTY
-  TaxParcels
-  SectionContours
-  Wetlands

0 600 1,200 Feet

EXHIBIT  
B.2.2



# Tellez Small Vicinity Map

J R SIMPLOT COMPANY DBA  
AC 114.42

JACKSON HOP LLC  
AC 15

SEAMANDS  
AC 6.24

PARKS  
AC 0.96

PARKS  
AC 0.5

JACKSON HOP LLC  
AC 11.42

**SUBJECT PROPERTY**

MULRONY  
AC 11.61

KENYON  
AC 18.89

Rodeo Ln

JACKSON HOP LLC  
AC 1.1

JACKSON HOP LLC  
AC 5.15

Peckham Rd

PECKHAM ROAD TRUST  
AC 2.12

HERRERA  
AC 2

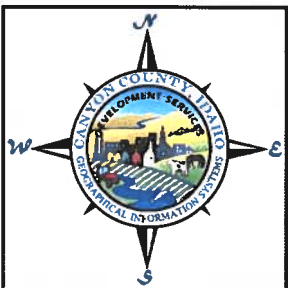
SKINNER  
AC 1

PECKHAM ROAD TRUST  
AC 0.78

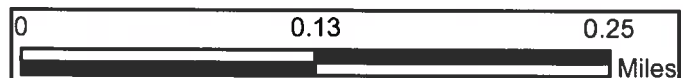
PECKHAM ROAD TRUST  
AC 12

PECKHAM ROAD TRUST  
AC 8.07

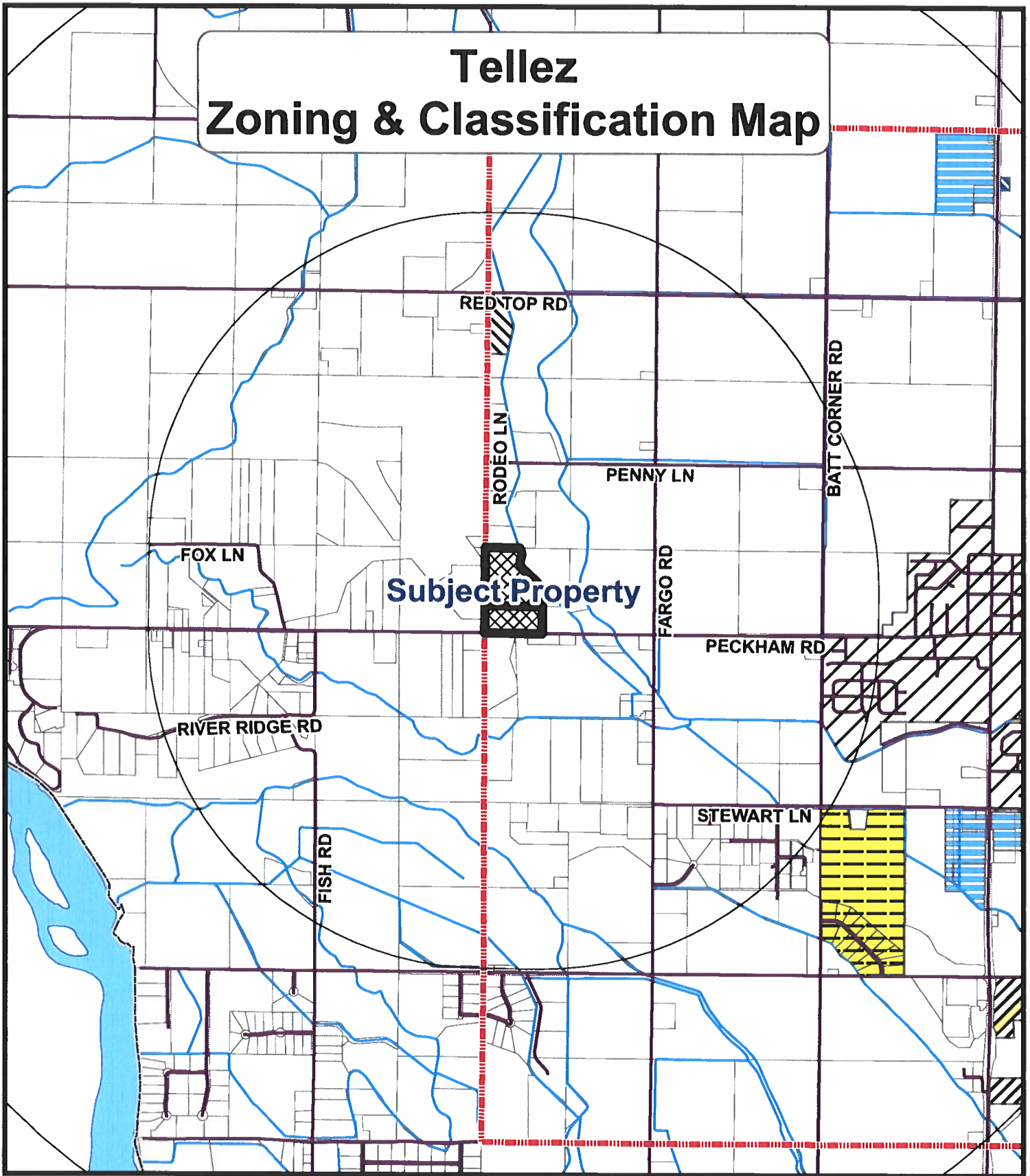
AK FEEDERS LLC  
AC 42.56



**EXHIBIT  
B.2.3.**



# Tellez Zoning & Classification Map

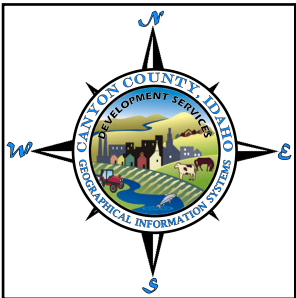
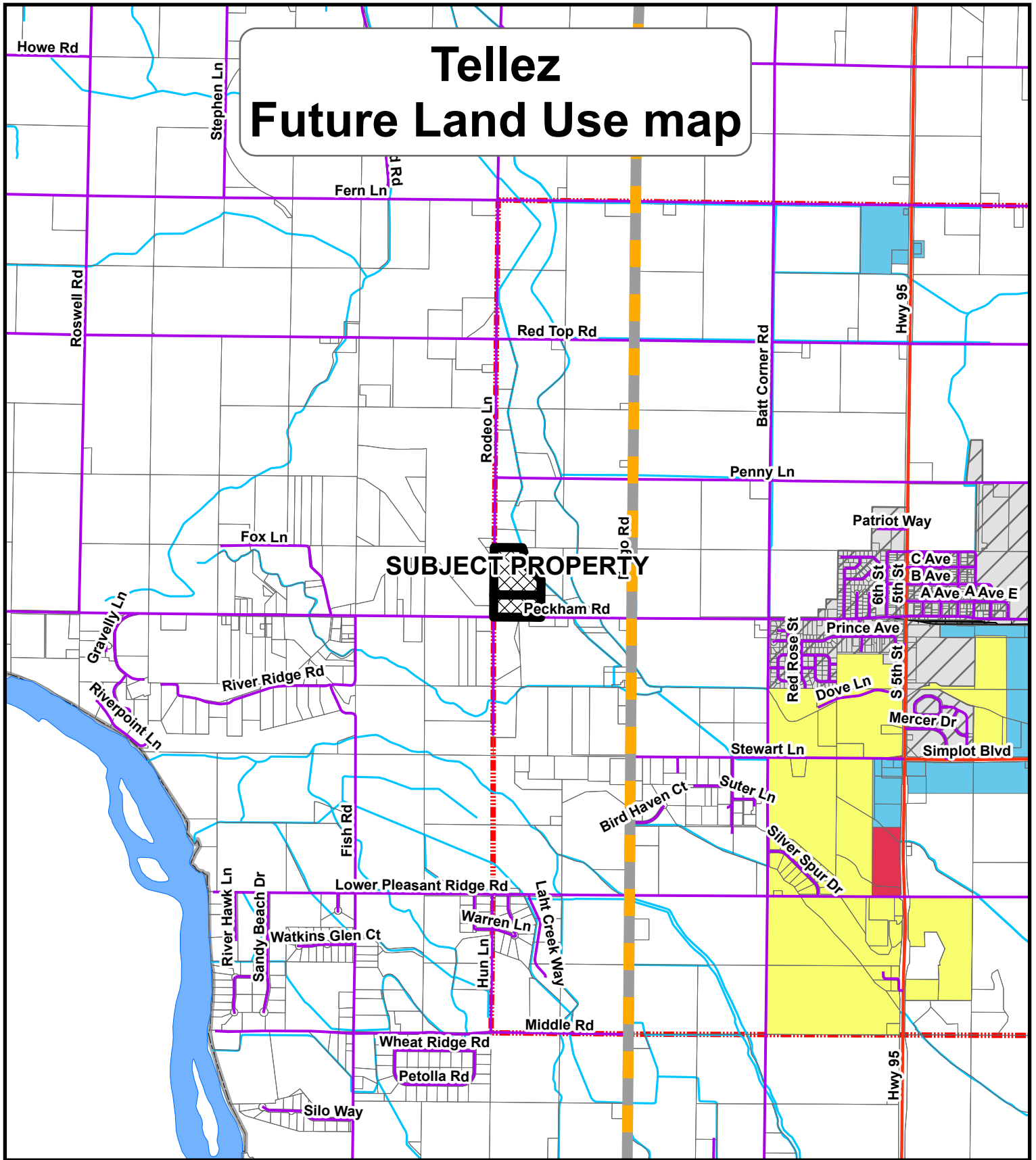


## ZONING

	RR		R2		C2		M2
	CR-RR		C		CR-C2		AG
	R1		C1		M1		
	CR-R1		CR-C1		CR-M1		



EXHIBIT  
B.2.4.

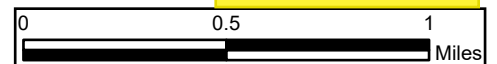


### Legend

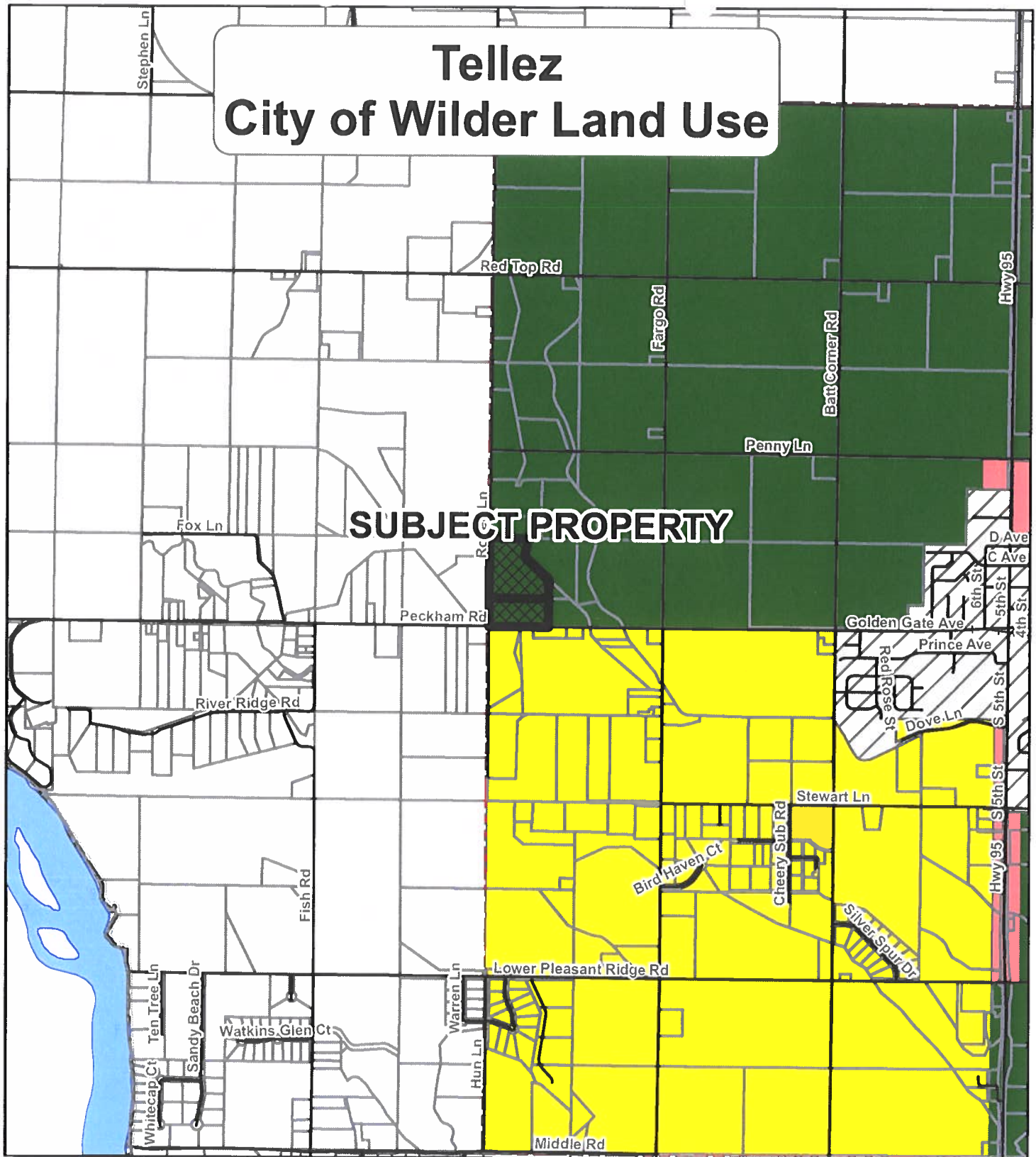
Future Land Use 2011\_2022

- COMMERCIAL
- INDUSTRIAL
- RESIDENTIAL

**EXHIBIT  
B.2.5**



# Tellez City of Wilder Land Use



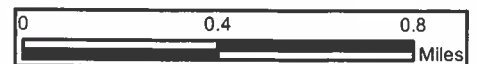
Wilder Comp Plan 2019

citycode

Agriculture  
 CBD  
 Commercial

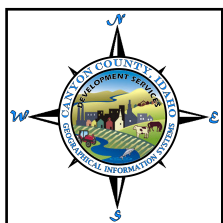
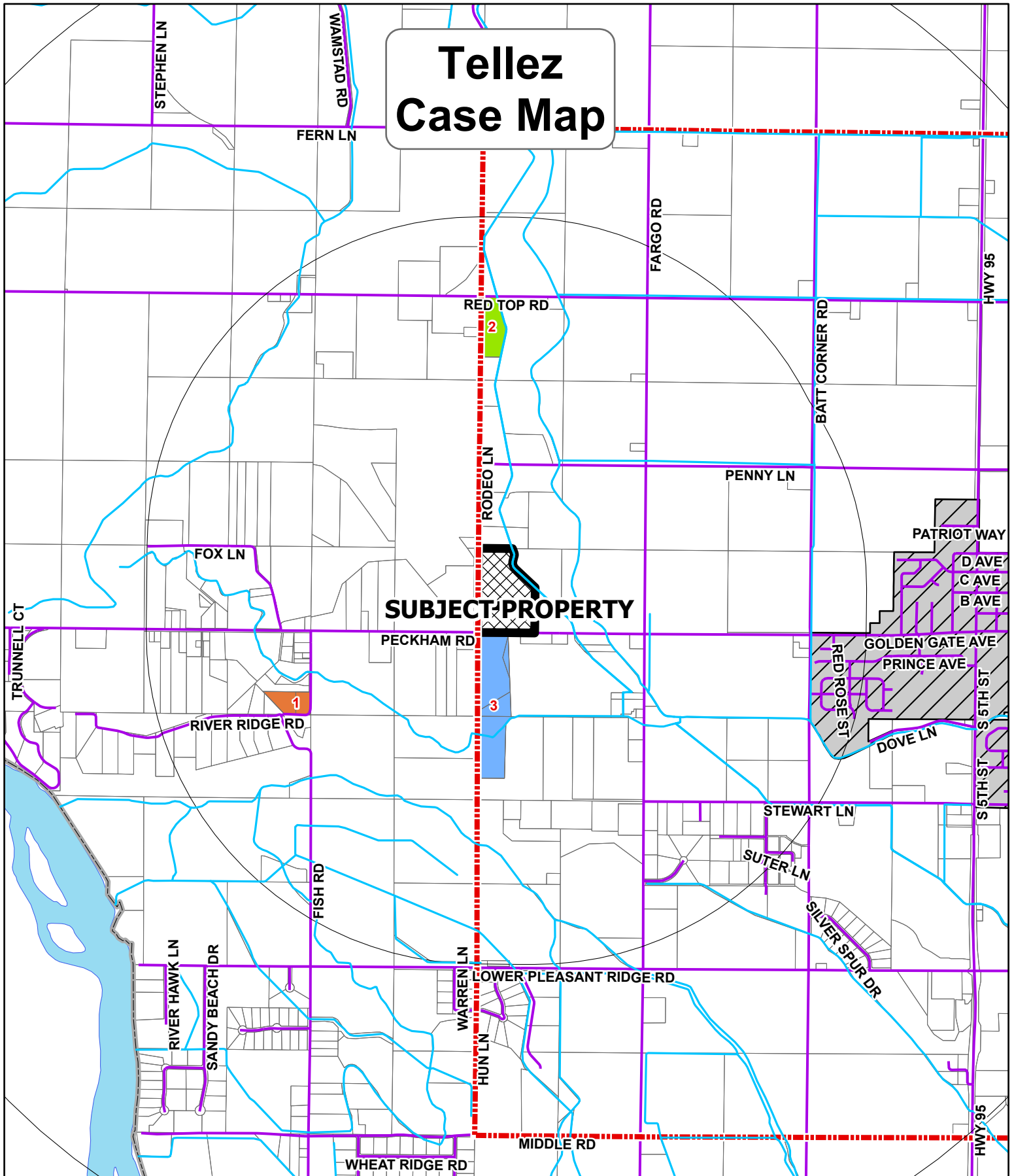
Commercial/Industrial  
 Low-Density Residential  
 Medium-Density Residential  
 Mixed Use  
 Public  
 <all other values>

EXHIBIT  
B.2.6



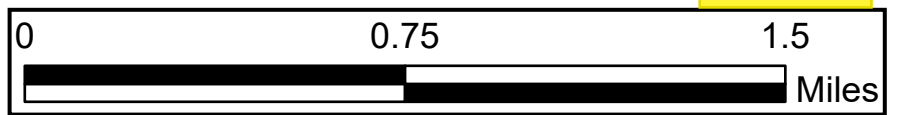


# Tellez Case Map



YEAR			
<span style="display:inline-block; width:15px; height:15px; background-color:orange;"></span>	2018	<span style="display:inline-block; width:15px; height:15px; background-color:blue;"></span>	2021
<span style="display:inline-block; width:15px; height:15px; background-color:green;"></span>	2019	<span style="display:inline-block; width:15px; height:15px; background-color:lightcoral;"></span>	2022
<span style="display:inline-block; width:15px; height:15px; background-color:purple;"></span>	2020		

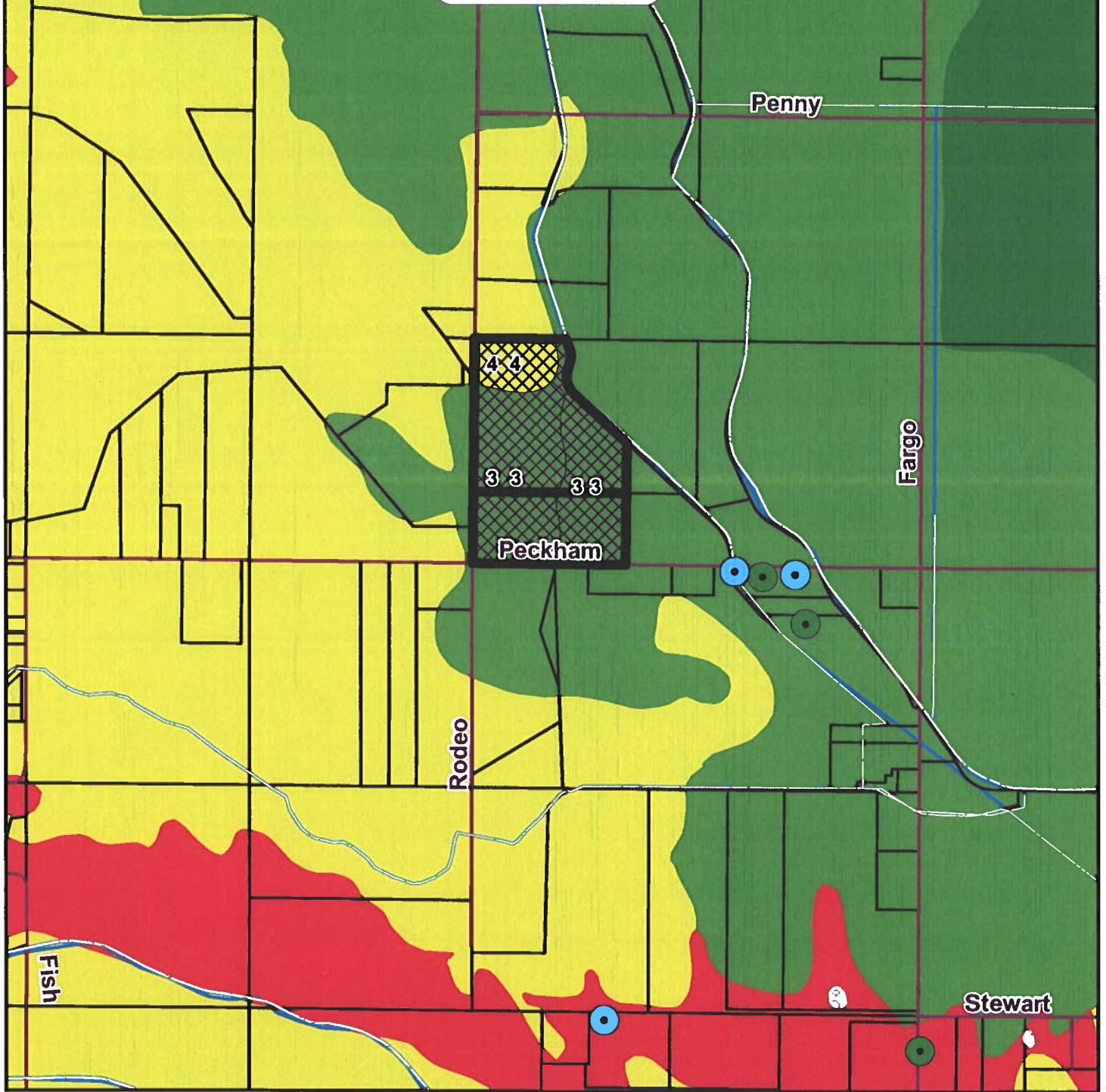
**EXHIBIT  
B.2.7**





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

# Tellez Soil Map



- 0.005000 - 2.000000
- 2.000001 - 5.000000
- 5.000001 - 10.000000
- 10.000001 - 49.800000
- GEO-THERMAL LOCATIONS
- Wetlands

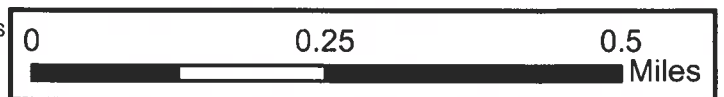
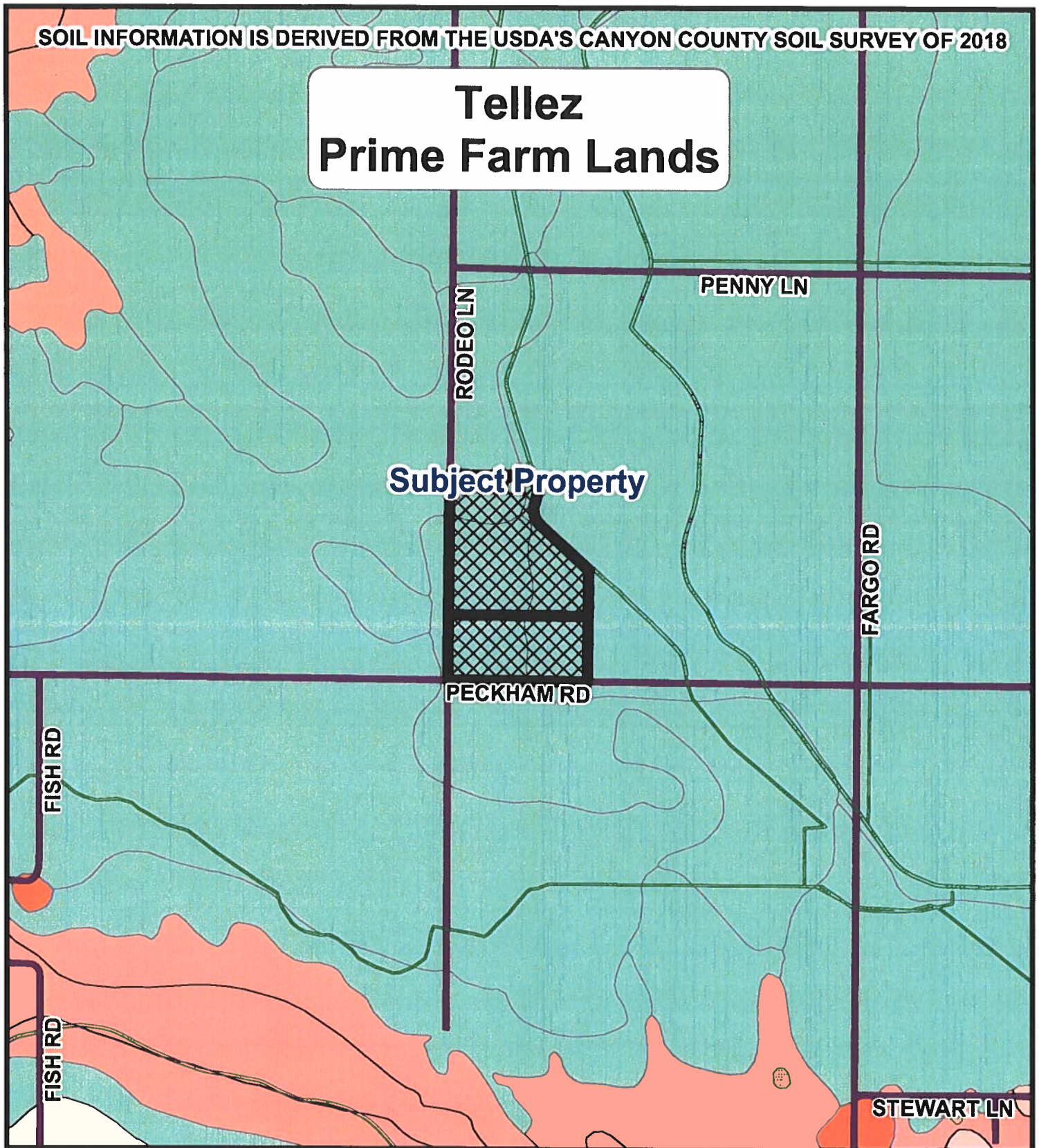


EXHIBIT  
B.2.8



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

# Tellez Prime Farm Lands



## 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

EXHIBIT  
B.2.8



## SOIL REPORT

SOIL CAPABILITY CLASS	SOIL CAPABILITY	SQUARE FOOTAGE	ACREAGE	PERCENTAGE
3	MODERATELY SUITED SOIL	371784.60	8.54	17.56%
4	MODERATELY SUITED SOIL	144009.36	3.31	6.80%
3	MODERATELY SUITED SOIL	542975.40	12.47	25.64%
3	MODERATELY SUITED SOIL	371784.60	8.54	17.56%
4	MODERATELY SUITED SOIL	144009.36	3.31	6.80%
3	MODERATELY SUITED SOIL	542975.40	12.47	25.64%
		2117538.72	48.61	100%

## FARMLAND REPORT

SOIL NAME	FARMLAND TYPE	SQUARE FOOTAGE	ACREAGE	PERCENTAGE
NsA	Prime farmland if irrigated	371784.60	8.54	17.56%
FeB	Prime farmland if irrigated	144009.36	3.31	6.80%
TuA	Prime farmland if irrigated	542975.40	12.47	25.64%
NsA	Prime farmland if irrigated	371784.60	8.54	17.56%
FeB	Prime farmland if irrigated	144009.36	3.31	6.80%
TuA	Prime farmland if irrigated	542975.40	12.47	25.64%
		2117538.72	48.61	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

# Tellez Subdivision Map

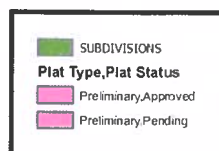
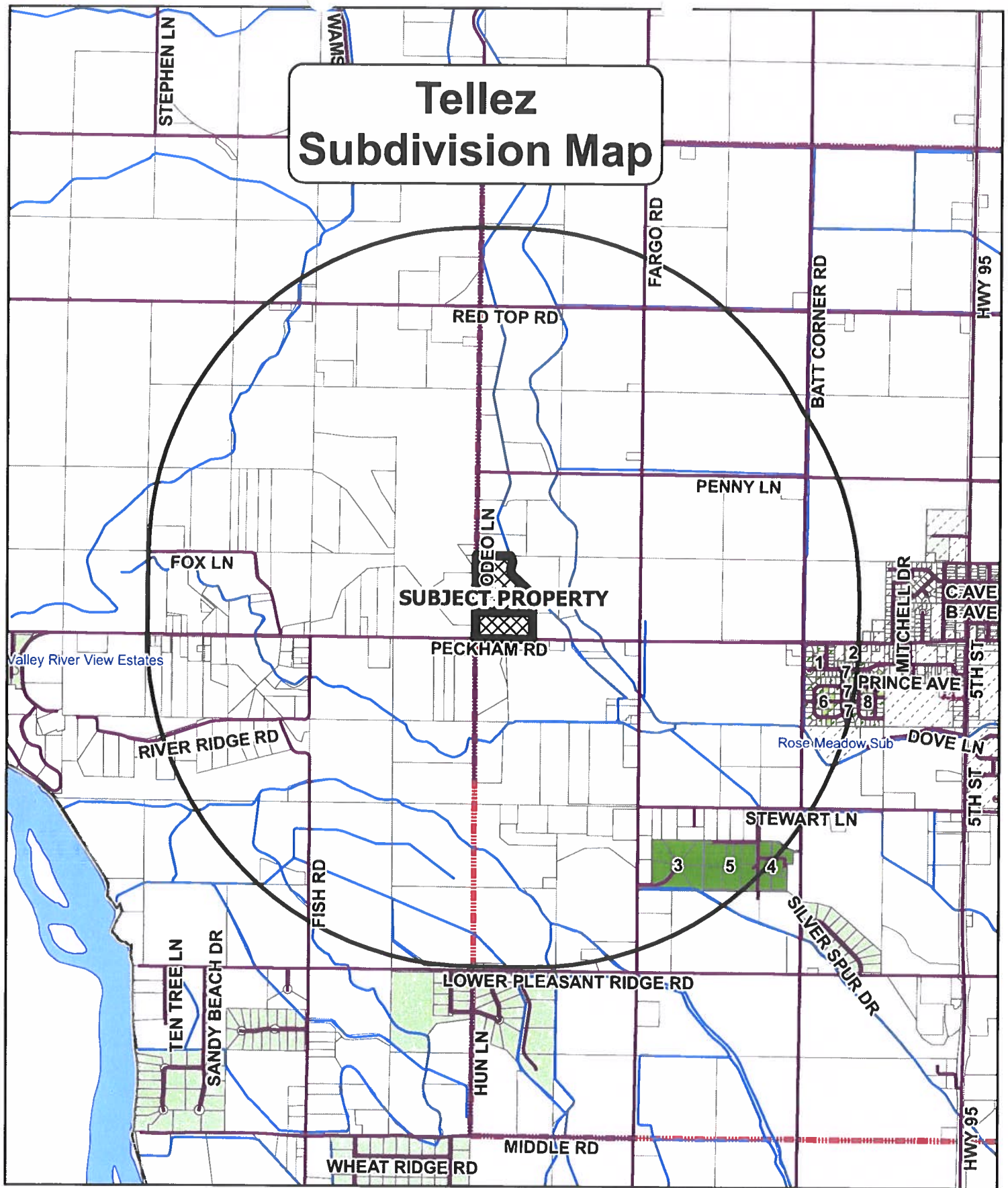
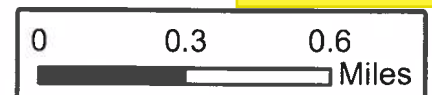


EXHIBIT  
B.2.9.



## SUBDIVISION & LOT REPORT

NUMBER OF SUBS	ACRES IN SUB	NUMBER OF LOTS	AVERAGE LOT SIZE
8	78.71	152	0.52
NUMBER OF SUBS IN PLATTING	ACRES IN SUB	NUMBER OF LOTS	AVERAGE LOT SIZE
0	0	0	0
NUMBER OF MOBILE HOME PARKS	ACRES IN MHP	NUMBER OF SITES	AVG HOMES PER ACRE
25	13.52	6.24	114.42
0	0.00	0.00	0.00

## PLATTED SUBDIVISIONS

SUBDIVISION NAME	Label	LOCATION	ACRES	NO. OF LOTS	AVERAGE LOT SIZE	CITY OF...	Year
ROSEHAVEN SUBDIVISION WATKINS	1	4N5W22	10.86	47	0.23	WILDER	2003
	2	4N5W22	1.85	3	0.62	WILDER	1997
	3	4N5W22	15.95	7	2.28	COUNTY (Canyon)	2002
	4	4N5W22	10.16	7	1.45	COUNTY (Canyon)	1971
ROSEHAVEN SUBDIVISION # 2 CHEERY SUB # 2	5	4N5W22	15.96	9	1.77	COUNTY (Canyon)	1972
	6	4N5W22	11.63	37	0.31	WILDER	2007
	7	4N5W22	1.31	6	0.22	WILDER	2021
	8	4N5W22	10.98	36	0.30	WILDER	2021

## SUBDIVISIONS IN PLATTING

[illegible]

## MOBILE HOME & RV PARKS

SUBDIVISION NAME	SITE ADDRESS	ACRES	NO. OF SPACES	UNITS PER ACRE	CITY OF ...
------------------	--------------	-------	---------------	----------------	-------------



NITRATE PRIORITY AND WELL INFORMATION IS DERIVED FROM THE IDAHO DEQ,  
NITRATE PRIORITY 2020.

# Tellez Nitrate Priority & Wells

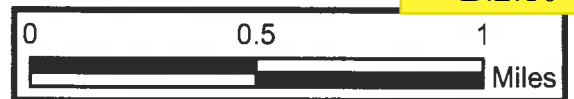
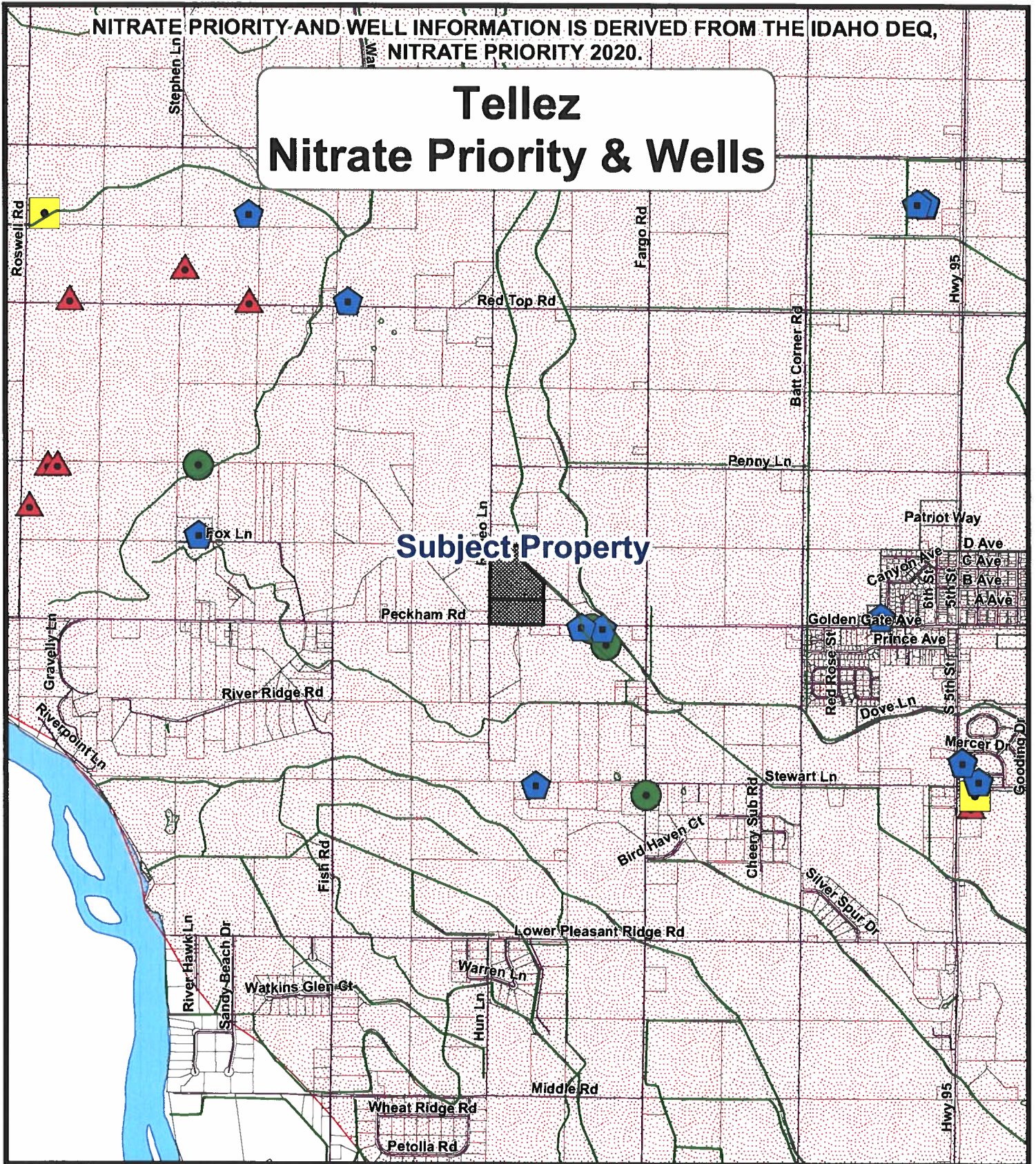
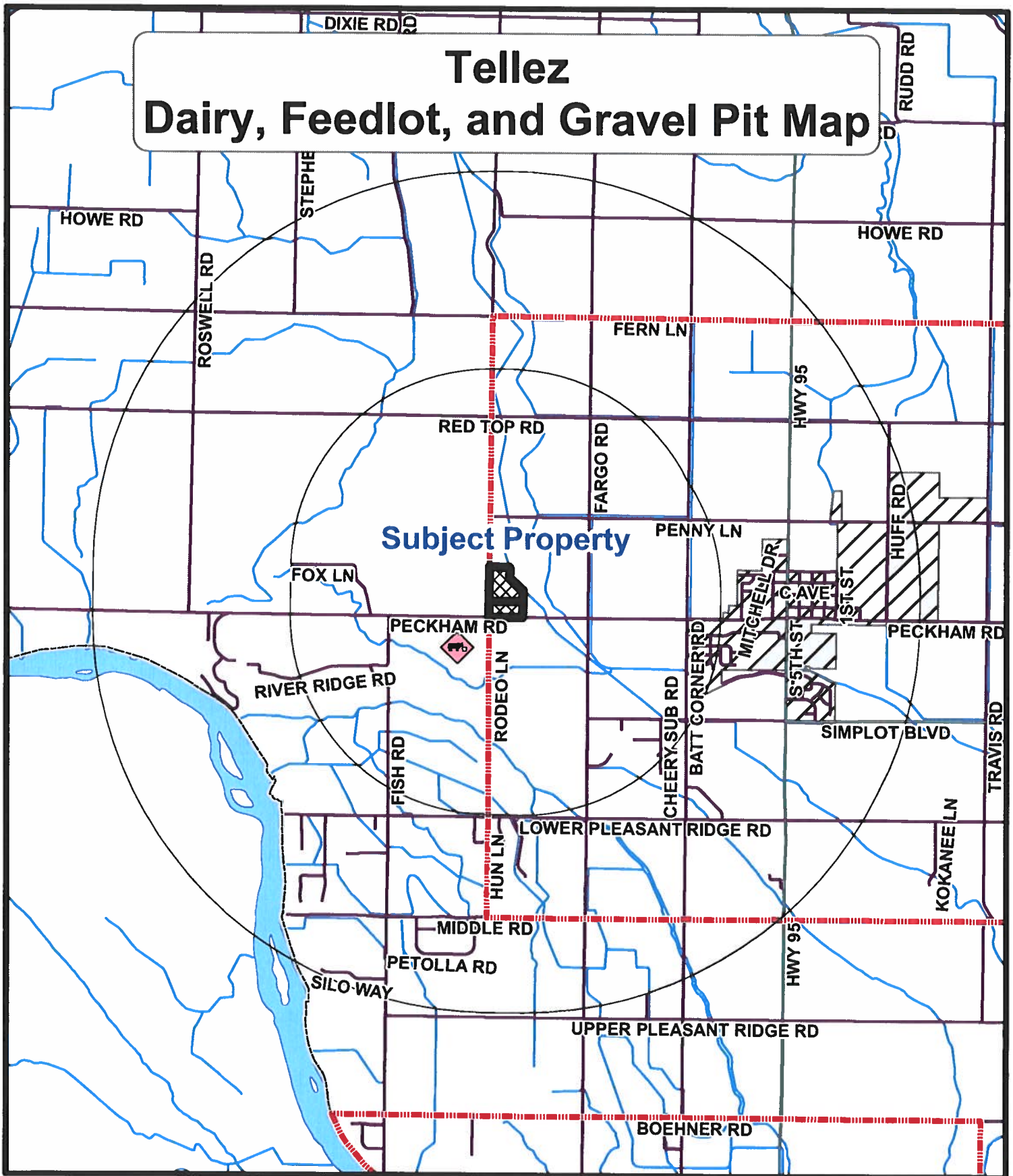


EXHIBIT  
B.2.10

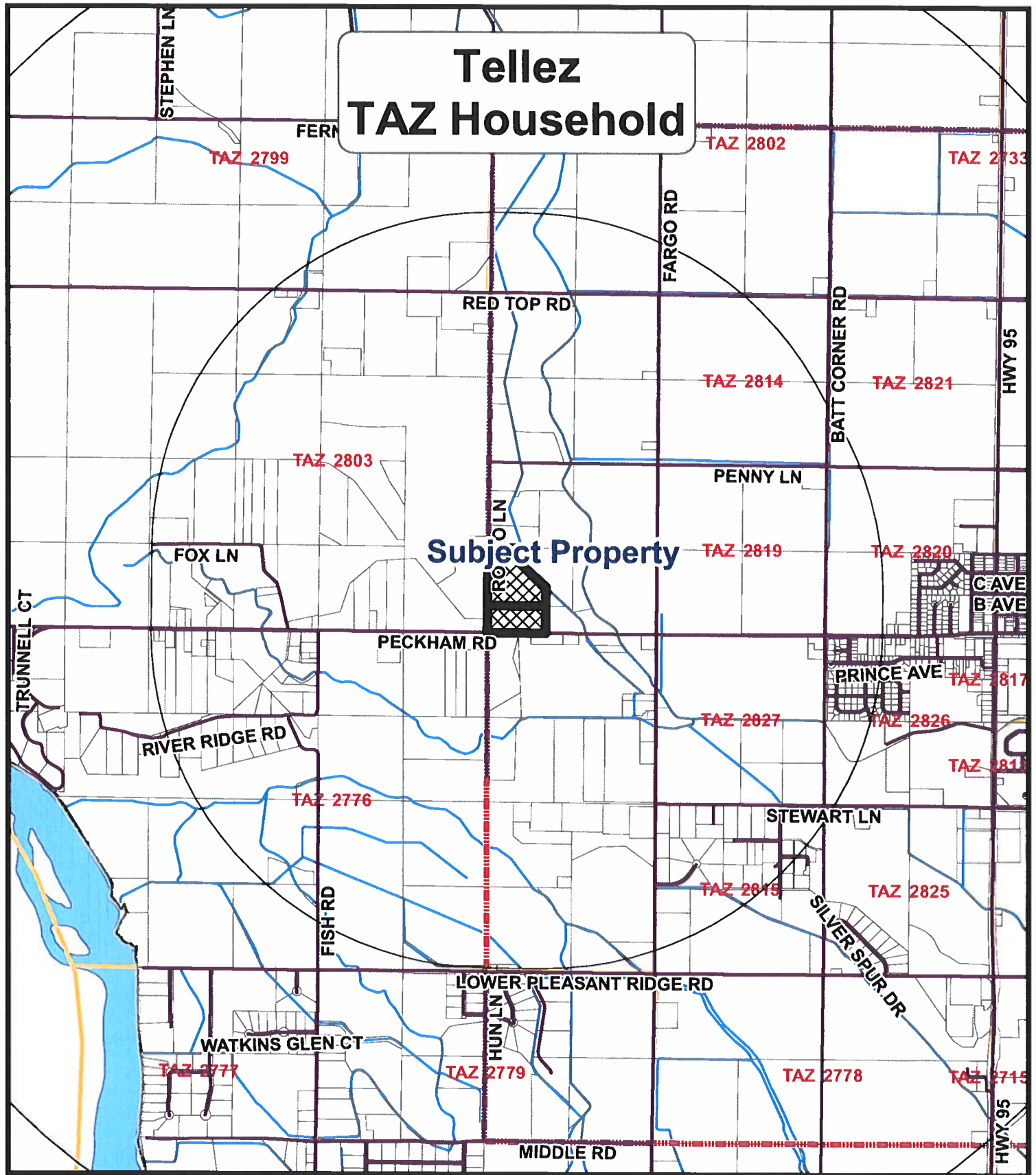


# Tellez Dairy, Feedlot, and Gravel Pit Map



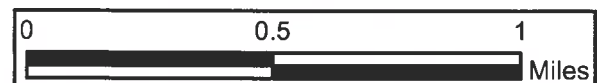
**EXHIBIT  
B.2.11**

# Tellez TAZ Household



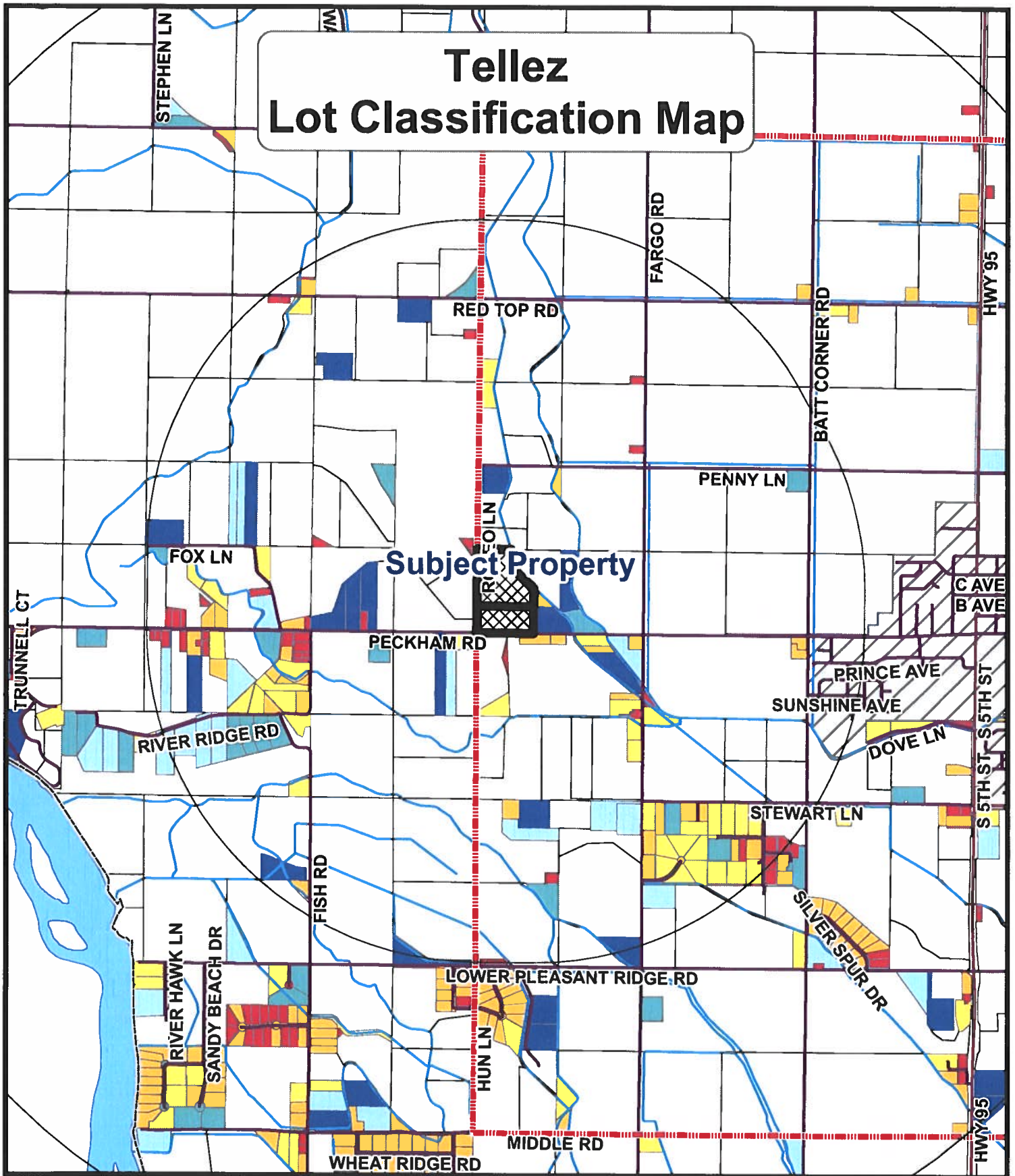
House Hold 2025-2050			
4 - 50	51 - 150	151 - 250	251 - 500
501 - 750	751 - 1263		

EXHIBIT  
B.2.12





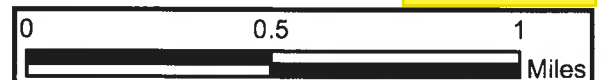
# Tellez Lot Classification Map



Legend	
<span style="display:inline-block; width:10px; height:10px; background-color:lightcoral;"></span>	0.0 - 1.0
<span style="display:inline-block; width:10px; height:10px; background-color:lightyellow;"></span>	1.1 - 2.0
<span style="display:inline-block; width:10px; height:10px; background-color:lightgreen;"></span>	2.1 - 3.0
<span style="display:inline-block; width:10px; height:10px; background-color:lightblue;"></span>	3.1 - 4.0
<span style="display:inline-block; width:10px; height:10px; background-color:lightcyan;"></span>	4.1 - 5.0
<span style="display:inline-block; width:10px; height:10px; background-color:lightblue;"></span>	5.1 - 6.0

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

**EXHIBIT  
B.2.13**



## COMMON LEGEND DATA

	INTERSTATE		COUNTY BOUNDARY
	INTERSTATE RAMP		IMPACT AREA
	STATE HIGHWAY		CITY LIMITS
	RESIDENTIAL ROAD		NAVIGABLE WATERWAY
	RAILROAD		SUBJECT PROPERTY
	MINOR WATERWAYS		SUBDIVISIONS

### FEMA ZONES

	FEMA FLOODWAY
	A
	AE
	AH
	AO
	X

NITRATE PRIORITY AREA

### SUBDIVISION MAP

	PLATTED SUBDIVISIONS
	SUBDIVISIONS IN PLATTING
	MOBILE HOME PARKS

### SMALL AERIAL CONTOUR MAP

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

	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
	DEQ WELLS N03 MGL 2.00 - 5.00
	DEQ WELLS N03 MGL 5.00 - 10.00
	DEQ WELLS N03 MGL 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

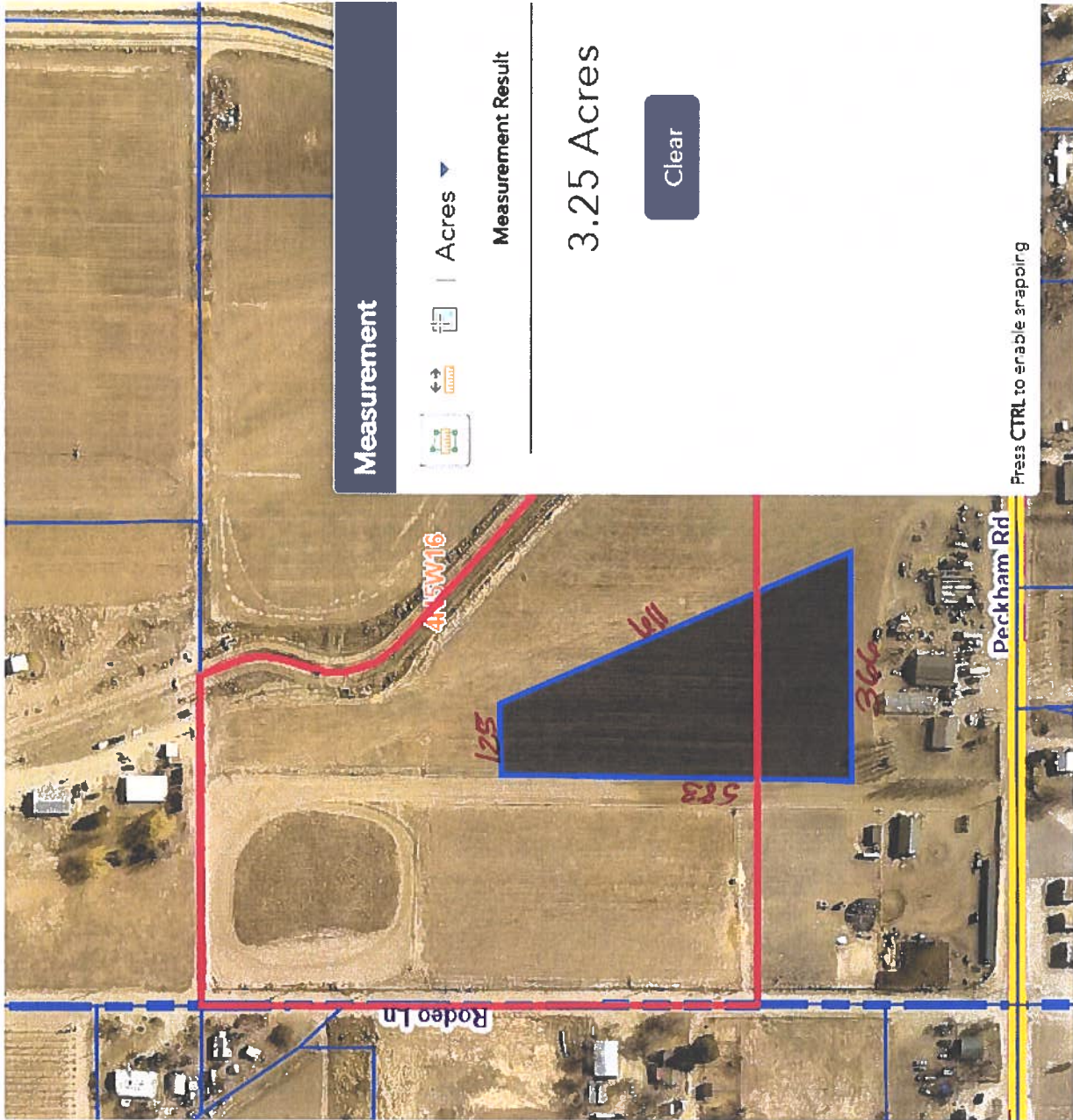
### PRIME FARMLANDS MAP

	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

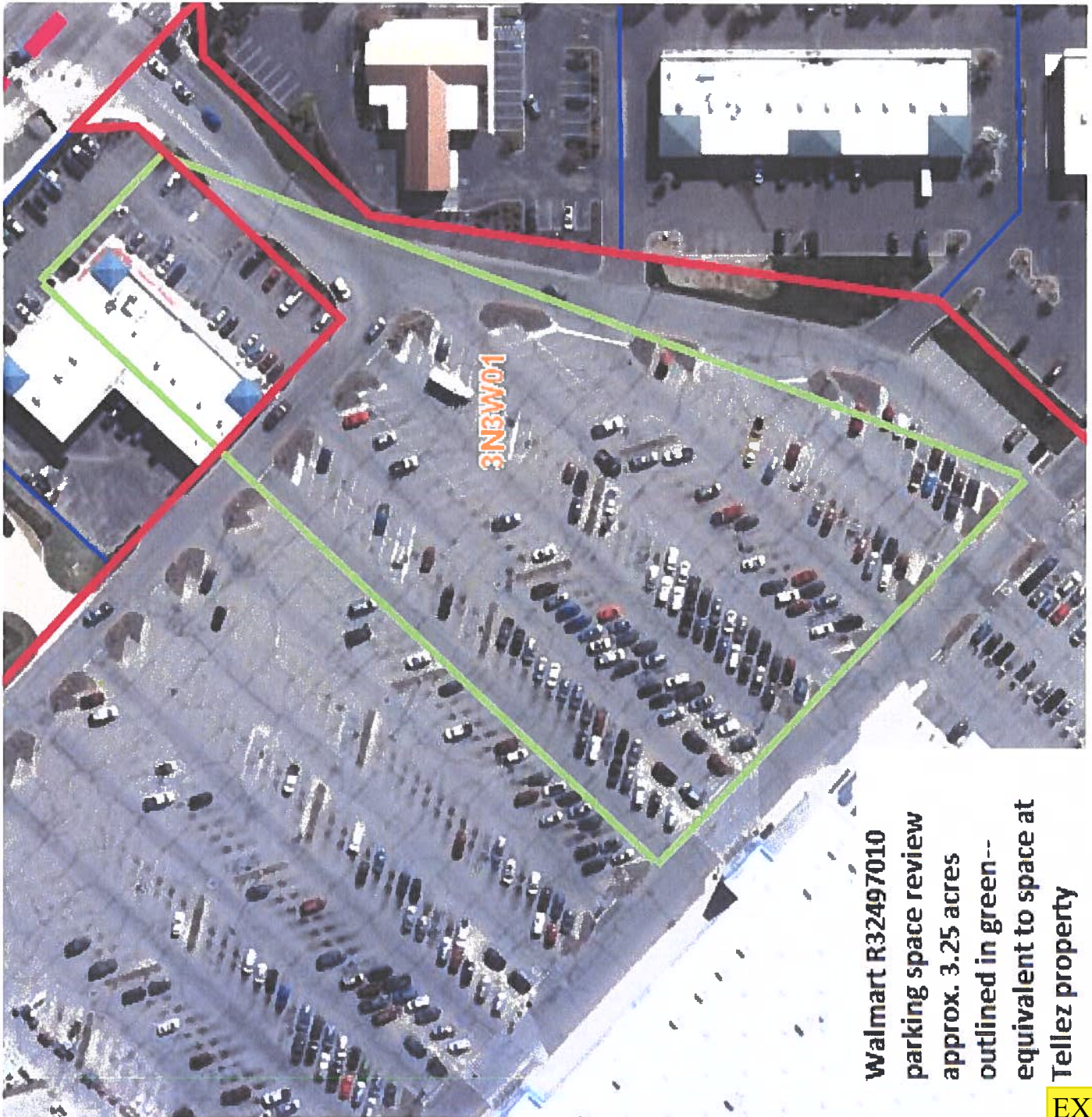
### LOT CLASSIFICATION

	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









Walmart R32497010  
parking space review  
approx. 3.25 acres  
outlined in green--  
equivalent to space at  
Tellez property



additional .79 acres not counted or striped



EXHIBIT  
B.3.3



**EXHIBIT C**

**Site Visit Photos: February 10, 2025**

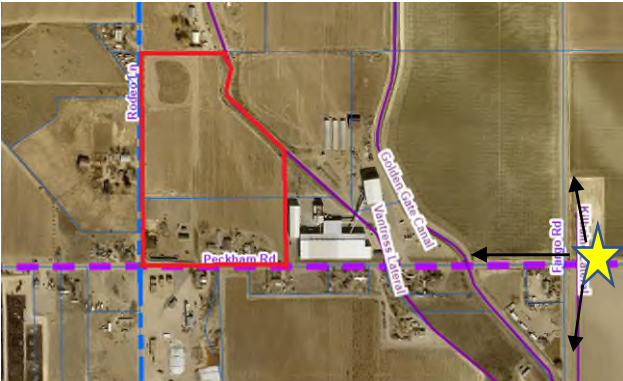
Case# **CU2022-0008**

Hearing date: March 6, 2025





At Fargo/Peckham intersection  
facing northerly



At Fargo/Peckham intersection facing south



At Fargo/Peckham intersection facing west.

EXHIBIT  
C





Northerly



South



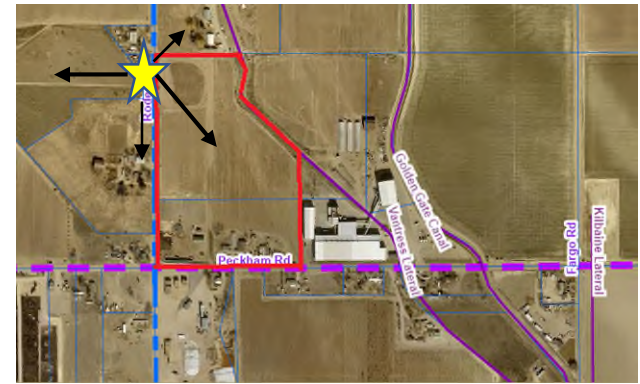
East



West

At corner of Jackson Hops  
and Tellez property on  
Peckham Road.





On Rodeo Ln near northwest  
corner of Tellez property





From Rodeo Ln. looking  
southeasterly across Tellez property



At intersection of Rodeo Ln. and  
Peckham Road. Cattle feedlot  
properties to the south and west on  
south side of Peckham.



**EXHIBIT D**

**Agency Comments Received by: February 24, 2025**

Case# **CU2022-0008**

Hearing date: March 6, 2025



**J-U-B ENGINEERS, INC.**

J-U-B COMPANIES



THE  
LANGDON  
GROUP



GATEWAY  
MAPPING  
INC.

May 15, 2023

Canyon County Development Services Department  
Attn: Ivan Kowalczyk, Planner  
111 North 11<sup>th</sup> Ave, Suite 310  
Caldwell, ID 83605  
Phone: (208)454-7459  
Email: [ivan.kowalczyk@canyoncounty.id.gov](mailto:ivan.kowalczyk@canyoncounty.id.gov)

RE: Case No.: CU2022-0008, Ivan Tellez Conditional Use Permit Application Review

Mr. Kowalczyk,

On behalf of the Golden Gate Highway District No. 3 (GGHD), J-U-B Engineers, Inc. has reviewed the subject Conditional Use Permit Application for the property owned by Ivan Tellez located at 27410 Peckham Road, Wilder, ID, Parcel #'s R36854010A (15.41 acres) and R36854010 (8.90 acres) in a portion of the SE1/4, Section 16, T4N, R5W, BM, Canyon County.

The application requests a Conditional Use Permit to build and operate a commercial rodeo arena, which includes a 2,500-seat arena with spaces for horse and bull corrals and a 400-vehicle parking lot. The property is bordered by Rodeo Ln to the west and Peckham Rd to the south. A rough site plan included with the application appears to show proposed access on Peckham Rd at an existing access location. Peckham Rd is a Major Collector according to the GGHD's 2019 Functional Classification Map.

At this time, and based upon said written information provided with the application, the following items apply:

1. Legal access to the property appears to exist.
2. Section 3110.010 Traffic Impact Studies of the 2022 Association of Canyon County Highway Districts Highway Standards & Development Procedures (ACCHD Standards) states a Traffic Impact Study (TIS) is required for rural developments if the Peak Hour Trips and Average Annual Daily Trips exceed 50 and 500, respectively. Based on the proposed arena seating and number of parking stalls, a TIS is warranted. A TIS scoping meeting with the applicant's engineer needs to be requested by the applicant.
3. Access construction shall comply with Standard Drawing ACCHD-106 in the ACCHD Standards.

GGHD reserves the right to provide amended comments/conditions of approval in the event of application revision or when additional information becomes available.

GGHD requests Canyon County Development Services incorporate these comments into proposed Conditions of Approval for consideration/approval by Canyon County.

Respectfully,

 Digitally signed by  
Christopher Pettigrew  
Date: 2023.05.15  
14:34:59-06'00'

Christopher S Pettigrew, P.E.  
Transportation Services Group, Project Manager/Engineer

CC: Bob Watkins, GGHD Director of Highways

**EXHIBIT  
D.1**



## Debbie Root

---

**From:** John Karnowski <John.Karnowski@nv5.com>  
**Sent:** Tuesday, January 28, 2025 11:42 AM  
**To:** Christopher Pettigrew; Debbie Root  
**Cc:** bobw@gghd3.org; tellezfarmllc@gmail.com  
**Subject:** RE: [External] 27410 Peckham Rd, Wilder, ID (Parcel R36854010A and R36854010)

Thank you for responding, Chris. Bob did email me this morning but good to know everyone is on the same page.

**John Karnowski, P.E., PTOE, AICP** | Traffic Services National Director | [NV5](#)  
C: 678.373.6827 | [John.Karnowski@NV5.com](mailto:John.Karnowski@NV5.com)

[Electronic Communications Disclaimer](#)

**From:** Christopher Pettigrew <cpettigrew@jub.com>  
**Sent:** Tuesday, January 28, 2025 1:38 PM  
**To:** Debbie Root <Debbie.Root@canyoncounty.id.gov>; John Karnowski <John.Karnowski@nv5.com>  
**Cc:** bobw@gghd3.org; tellezfarmllc@gmail.com  
**Subject:** RE: [External] 27410 Peckham Rd, Wilder, ID (Parcel R36854010A and R36854010)

Hi John and Debbie,

The scope of the TIS is as follows;

1. Preparation of TIS needs to be in accordance with Section 3110 - Traffic Impact Studies of the 2022 ACCHD Standards.
2. Current traffic counts at the intersections of Peckham Rd/Rodeo Ln and Peckham Rd/Fargo Rd.
3. Existing, Proposed, and Future Level of Service (LOS) analyses for the Peckham Rd/Rodeo Ln and Peckham Rd/Fargo Rd intersections.
4. Turn-lane analysis for the proposed site access location and the Peckham Rd/Rodeo Ln and Peckham Rd/Fargo Rd intersections.

Please let Bob or me know if you have any questions or if you would like to meet to discuss.

Thank you,

**Christopher S. Pettigrew, P.E.**  
*Project Manager/Engineer, Transportation Services Group*  
*Technical Resources Team Lead (Central)*

**J-U-B Engineers, Inc.**  
2760 W Excursion Ln, Ste 400, Meridian, ID 83642  
e | [cpettigrew@jub.com](mailto:cpettigrew@jub.com) w | [www.jub.com](http://www.jub.com)  
p | 208 376 7330 (office) c | 208 994 1575  
p | 208 813 7843 (direct)

EXHIBIT  
D.1.a.



THE  
LANDON  
GROUP



GATEWAY  
MAPPING  
INC.

OTHER JUB COMPANIES

**From:** Debbie Root <[Debbie.Root@canyoncounty.id.gov](mailto:Debbie.Root@canyoncounty.id.gov)>  
**Sent:** Monday, January 27, 2025 3:21 PM  
**To:** 'John Karnowski' <[John.Karnowski@nv5.com](mailto:John.Karnowski@nv5.com)>  
**Cc:** [bobw@gghd3.org](mailto:bobw@gghd3.org); Christopher Pettigrew <[cpettigrew@jub.com](mailto:cpettigrew@jub.com)>; [tellezfarmllc@gmail.com](mailto:tellezfarmllc@gmail.com)  
**Subject:** [EXTERNAL] RE: [External] 27410 Peckham Rd, Wilder, ID (Parcel R36854010A and R36854010)

**External Email - This Message originated from outside J-U-B ENGINEERS, Inc.**

John,

Hopefully Bob Watkins and JUB will be able to define the scope of the study.

Ivan is requesting a commercial racetrack as defined in our zoning code. He will be restricted to **180 passenger vehicles/approx. 500 spectators and participants** per event. He is proposing **16 total event dates** from April through November, one day per weekend, two weekends per month. [note mostly passenger type vehicles for spectators but there will be trucks/horse trailers for the actual race participants.]

Respectfully,

Deb Root, MBA  
Canyon County Development Services  
[debbie.root@canyoncounty.id.gov](mailto:debbie.root@canyoncounty.id.gov)  
208-455-6034

**From:** John Karnowski <[John.Karnowski@nv5.com](mailto:John.Karnowski@nv5.com)>  
**Sent:** Monday, January 27, 2025 1:59 PM  
**To:** Debbie Root <[Debbie.Root@canyoncounty.id.gov](mailto:Debbie.Root@canyoncounty.id.gov)>  
**Cc:** [bobw@gghd3.org](mailto:bobw@gghd3.org); [cpettigrew@JUB.com](mailto:cpettigrew@JUB.com); [tellezfarmllc@gmail.com](mailto:tellezfarmllc@gmail.com)  
**Subject:** [External] 27410 Peckham Rd, Wilder, ID (Parcel R36854010A and R36854010)

Hello,

I hope I am reaching the right person. I was contacted by the owner of this property who is looking to build a horse farm and exhibition space / track. He was told that he needed to conduct a traffic study. The attached letter from Chris Pettigrew recommends one.

Would one of you please let me know what is needed in the way of a traffic study scope? If we need to meet to discuss it, please let me know.

The applicant is Ivan Tellez. He said that you, Debbie, is his contact at Canyon County. I also thought that Bob Watkins at the Golden Gate Highway District would have some input in this and he was copied on the original letter.

Thank you,

John

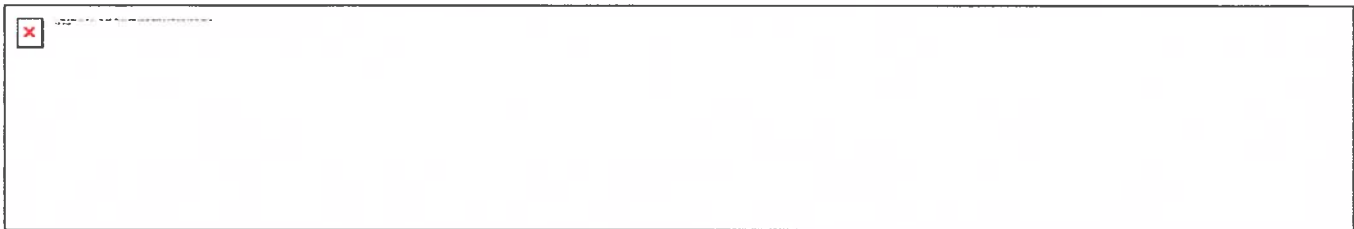
**John Karnowski, P.E., PTOE, AICP** | Traffic Services National Director | [NV5](#)  
690 S Industry Way Suite 10 | Meridian, Idaho 83642  
P: 208.342.5400 | C: 678.373.6827  
[John.Karnowski@NV5.com](mailto:John.Karnowski@NV5.com)

[Electronic Communications Disclaimer](#)

## Disclaimer

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This email has been scanned for viruses and malware, and may have been automatically archived.





## Debbie Root

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**From:** Amber Lewter  
**Sent:** Thursday, December 12, 2024 9:43 AM  
**To:** Debbie Root  
**Subject:** FW: [External] RE: Initial Agency Notice Case No. CU2022-0008 Tellez

**From:** Anthony Lee <Anthony.Lee@swdh.id.gov>  
**Sent:** Wednesday, December 11, 2024 4:47 PM  
**To:** Amber Lewter <Amber.Lewter@canyoncounty.id.gov>  
**Subject:** [External] RE: Initial Agency Notice Case No. CU2022-0008 Tellez

Hi Deb,

Per request for comments.

- 1.) Will a Nutrient Pathogen Study be required? **The property IS in a designated Nitrate Priority Area but may not meet all the requirements for a Nutrient Pathogen Study.**
- 2.) Will adequate sanitary systems be provided to accommodate the use? **Test holes have not been on site to determine site suitability.**

The applicant will need to schedule a pre-development meeting with SWDH to discuss this project.

Let me know if you have any questions.

Thank you,



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

**Anthony Lee, RS/BS | Land Development Senior**  
o 208.455.5384 | c 208.899.1285 | f 208.455.5300  
[anthony.lee@swdh.id.gov](mailto:anthony.lee@swdh.id.gov) | [SWDH.org](http://SWDH.org)  
13307 Miami Ln., Caldwell, ID 83607

**From:** Amber Lewter <[Amber.Lewter@canyoncounty.id.gov](mailto:Amber.Lewter@canyoncounty.id.gov)>  
**Sent:** Wednesday, December 11, 2024 2:04 PM  
**To:** 'wsevery@cityofwilder.org' <[wsevery@cityofwilder.org](mailto:wsevery@cityofwilder.org)>; 'jdillon@wilderschools.org' <[jdillon@wilderschools.org](mailto:jdillon@wilderschools.org)>; 'jmaloney@wilderfire.org' <[jmaloney@wilderfire.org](mailto:jmaloney@wilderfire.org)>; 'knute.sandahl@doi.idaho.gov' <[knute.sandahl@doi.idaho.gov](mailto:knute.sandahl@doi.idaho.gov)>; 'bobw@gghd3.org' <[bobw@gghd3.org](mailto:bobw@gghd3.org)>; 'brandy.walker@centurylink.com' <[brandy.walker@centurylink.com](mailto:brandy.walker@centurylink.com)>; 'eingram@idahopower.com' <[eingram@idahopower.com](mailto:eingram@idahopower.com)>; 'easements@idahopower.com' <[easements@idahopower.com](mailto:easements@idahopower.com)>; 'mkelly@idahopower.com' <[mkelly@idahopower.com](mailto:mkelly@idahopower.com)>; <[monica.taylor@intgas.com](mailto:monica.taylor@intgas.com)>; 'jessica.mansell@intgas.com' <[jessica.mansell@intgas.com](mailto:jessica.mansell@intgas.com)>;

EXHIBIT  
D.2

**Debbie Root**

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**From:** Wendy Severy <wsevery@cityofwilder.org>  
**Sent:** Thursday, July 20, 2023 1:23 PM  
**To:** Ivan Kowalczyk  
**Subject:** [External] RE: CU2022-0008

Hi Ivan,

The City of Wilder has no opposition to CU2022-0008 and believe it is an acceptable use of the property.

Thanks.

**Wendy L. Burrows-Severy CMC**  
**City Clerk/Treasurer**  
**City of Wilder**  
107 4<sup>th</sup> Street  
P.O. Box 687  
Wilder, Idaho 83676  
(208) 482-6204 ext. 2  
Fax (208) 482-7890

**From:** Ivan Kowalczyk <Ivan.Kowalczyk@canyoncounty.id.gov>  
**Sent:** Monday, July 17, 2023 8:56 AM  
**To:** Wendy Severy <wsevery@cityofwilder.org>  
**Subject:** CU2022-0008

Hello City of Wilder,

This is Ivan Kowalczyk from Canyon County Development Services. On May 12<sup>th</sup>, 2023 I noticed the City of Wilder for any comments pertaining to Conditional Use Permit Application CU2022-0008. We did not receive any comments from the city during this time period. Any feedback from agencies helps us make findings for the case and it would be greatly appreciated if Wilder provided any comments concerning this application as it is within the City's area of impact. Please review the attached Agency Notice Packet and you can submit any comments you have to my email below. Thank you.

Respectfully,  
Ivan Kowalczyk  
Planner I  
Canyon County Development Services  
208-454-7459  
[Ivan.kowalczyk@canyoncounty.id.gov](mailto:Ivan.kowalczyk@canyoncounty.id.gov)

EXHIBIT  
D.3

## Debbie Root

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**From:** Wilder Rural Fire Protection District <jmaloney@wilderfire.org>  
**Sent:** Tuesday, June 13, 2023 5:13 PM  
**To:** Ivan Kowalczyk  
**Cc:** Chad Christiansen  
**Subject:** RE: [External] RE: Noticing for CU2022-0008

Ivan, I spoke to our Assistant Chief, Chad Christiansen and he had the following comments:

- There must be a designated unobstructed roadway for emergency vehicle use. This roadway should be 20 feet wide with approved driving surface materials (crushed gravel, recycled asphalt, concrete and asphalt), and a minimum thickness of 5 inches.

If you have any questions, please let us know.

Thank you.

*Jeanne Maloney, District Secretary*  
**Wilder Rural Fire Protection District**  
601 Patriot Way, Wilder ID 83676  
Tel: (208) 482-7563  
<https://wilderfire.org/>

**From:** Ivan Kowalczyk <ivan.kowalczyk@canyoncounty.id.gov>  
**Sent:** Tuesday, June 13, 2023 11:12 AM  
**To:** Wilder Rural Fire Protection District <jmaloney@wilderfire.org>  
**Subject:** RE: [External] RE: Noticing for CU2022-0008

Jeanne,

I'm glad I reached out. I will let our hearing specialist know. She may have the wrong information or some other issue could have occurred. Attached is the hearing notice packet. The applicant has recently changed his site plan to a much smaller 300 spectators instead of the 2500 spectators he initially had planned for. So I have attached his updated plans as well. Please review and if you have any comments please submit them to me via the email below or mail them to us at 111 North 11<sup>th</sup> Avenue Suite #310. Thanks!

Respectfully,  
Ivan Kowalczyk  
Planner I  
Canyon County Development Services  
208-454-7459  
[ivan.kowalczyk@canyoncounty.id.gov](mailto:ivan.kowalczyk@canyoncounty.id.gov)

EXHIBIT  
D.4.



**From:** Wilder Rural Fire Protection District <[jmaloney@wilderfire.org](mailto:jmaloney@wilderfire.org)>  
**Sent:** Tuesday, June 13, 2023 10:55 AM  
**To:** Ivan Kowalczyk <[Ivan.Kowalczyk@canyoncounty.id.gov](mailto:Ivan.Kowalczyk@canyoncounty.id.gov)>  
**Subject:** [External] RE: Noticing for CU2022-0008

Hi Ivan, we have not received anything concerning this property – at least I haven't and neither has Chad, our Assistant Chief.

Can you forward whatever you have to me?

*Jeanne Maloney, District Secretary*  
**Wilder Rural Fire Protection District**  
601 Patriot Way, Wilder ID 83676  
Tel: (208) 482-7563  
<https://wilderfire.org/>

**From:** Ivan Kowalczyk <[Ivan.Kowalczyk@canyoncounty.id.gov](mailto:Ivan.Kowalczyk@canyoncounty.id.gov)>  
**Sent:** Tuesday, June 13, 2023 10:26 AM  
**To:** Wilder Rural Fire Protection District <[jmaloney@wilderfire.org](mailto:jmaloney@wilderfire.org)>  
**Subject:** Noticing for CU2022-0008

Hello Jeanne,

This is Ivan Kowalczyk from Canyon County Development Services. I am reaching out to Wilder Fire district as you are the associated fire district for a parcel with a conditional use permit application currently being processed by our office. We have completed the initial agency notice period yesterday and I just wanted to reach out and touch base to ensure you received this notice and to see if you had any comments you would like to submit about the project. Any comments are greatly appreciated. The case number is CU2022-0008 and the address is 27410 Peckham Rd. Please let me know if you have any questions or concerns and we look forward to hearing from you.

Respectfully,  
Ivan Kowalczyk  
Planner I  
Canyon County Development Services  
208-454-7459  
[Ivan.kowalczyk@canyoncounty.id.gov](mailto:Ivan.kowalczyk@canyoncounty.id.gov)



Chris Wolf  
Commissioner Dist 1

Brandon Badiola  
Commissioner Dist 2

Mike Gooding  
Commissioner Dist 3

# WILDER RURAL FIRE PROTECTION DISTRICT

601 Patriot Way  
Wilder, ID 83676

208-482-7563



Steve Rhodes  
Fire / EMS Chief

Chad Christiansen  
Assistant Chief

Jeanne Maloney  
Secretary

February 4, 2025

Debbie Root  
Canyon County Development Services Department  
111 North 11<sup>th</sup> Avenue, #310  
Caldwell, ID 8305

**Subject: Case # CU2022-0008 / Applicant Ivan Tellez**

Dear Debbie:

Wilder Rural Fire Protection District is in receipt of an Agency Notification for a conditional use permit for operating a commercial arena and racetrack.

With regard to Fire and Emergency Medical Services:

- Wilder Rural Fire District does not have the infrastructure to accommodate 500 guests at the Arena or 150 vehicles in attendance at these events. Our primary concern is the manpower to support emergency situations.
- In addition, Fire truck and Ambulance access to the facility is of concern. Approved driving surface materials should include: crushed gravel, recycled asphalt, concrete and asphalt. Surface material minimum thickness of 2 inches placed over 6 inches minimum base of pit run or equivalent.

Wilder Fire District is primarily concerned with all aspects of life safety. If you have any questions, do not hesitate to call me 208-482-7563.

Sincerely,

Chad Christiansen

CC/jmm

EXHIBIT  
D.4.a

## Debbie Root

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**From:** Wilder Rural Fire Protection District <jmaloney@wilderfire.org>  
**Sent:** Tuesday, February 4, 2025 1:30 PM  
**To:** Debbie Root  
**Cc:** Chad Christiansen  
**Subject:** [External] FW: Agency Notice of CU2022-0008; Ivan Tellez  
**Attachments:** CCDS Ltr AgencyNoticeResponse Arena Race Track.pdf

Hi Debbie, attached is Wilder Fire District's response to the subject Agency Notice CU2022-0008.

Please let us know if you have any questions.

*Jeanne Maloney, District Secretary*  
**Wilder Rural Fire Protection District**

601 Patriot Way, Wilder ID 83676

Tel: (208) 482-7563

<https://wilderfire.org/>



**From:** Caitlin Ross <Caitlin.Ross@canyoncounty.id.gov>  
**Sent:** Thursday, January 30, 2025 8:35 AM  
**To:** 'wsevery@cityofwilder.org' <wsevery@cityofwilder.org>; 'jdillon@wilderschools.org' <jdillon@wilderschools.org>; Wilder Rural Fire Protection District <jmaloney@wilderfire.org>; 'knute.sandahl@doi.idaho.gov' <knute.sandahl@doi.idaho.gov>; 'bobw@gghd3.org' <bobw@gghd3.org>; 'brandy.walker@centurylink.com' <brandy.walker@centurylink.com>; 'eigram@idahopower.com' <eigram@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>; 'tritthaler@boiseproject.org' <tritthaler@boiseproject.org>; 'gashley@boiseproject.org' <gashley@boiseproject.org>; 'gis@compassidaho.org' <gis@compassidaho.org>; 'webmaster@valleyregionaltransit.org' <webmaster@valleyregionaltransit.org>; Brian Crawford <Brian.Crawford@canyoncounty.id.gov>; Christine Wendelsdorf <Christine.Wendelsdorf@canyoncounty.id.gov>; Michael Stowell <mstowell@ccparamedics.com>; Diana Little <Diana.Little@canyoncounty.id.gov>; Loretta Tweedy <Loretta.Tweedy@canyoncounty.id.gov>; Dalia Alnajjar <Dalia.Alnajjar@canyoncounty.id.gov>; Cassie Lamb <Cassie.Lamb@canyoncounty.id.gov>; Tom Crosby <Tom.Crosby@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>; 'BRO.Admin@deq.idaho.gov' <BRO.Admin@deq.idaho.gov>; 'file@idwr.idaho.gov' <file@idwr.idaho.gov>; 'stevie.harris@isda.idaho.gov' <stevie.harris@isda.idaho.gov>  
**Subject:** RE: Agency Notice of CU2022-0008; Ivan Tellez

My apologies for multiple emails. Your planner to contact for this case: CU2022-0008/Ivan Tellez will be **Deb Root** at [debbie.root@canyoncounty.id.gov](mailto:debbie.root@canyoncounty.id.gov), also as noted in the previously attached letter.



**FRED BUTLER**  
CHAIRMAN OF THE BOARD

**RICHARD MURGOITIO**  
VICE CHAIRMAN OF THE BOARD

**ROBERT D. CARTER**  
PROJECT MANAGER

**THOMAS RITTHALER**  
ASSISTANT PROJECT MANAGER

**APRYL GARDNER**  
SECRETARY-TREASURER

**MARY SUE CHASE**  
ASSISTANT SECRETARY-  
TREASURER

## BOISE PROJECT BOARD OF CONTROL

(FORMERLY BOISE U.S. RECLAMATION PROJECT)

2465 OVERLAND ROAD  
BOISE, IDAHO 83705-3155

OPERATING AGENCY FOR 167,000  
ACRES FOR THE FOLLOWING  
IRRIGATION DISTRICTS

NAMPA-MERIDIAN DISTRICT  
BOISE-KUNA DISTRICT  
WILDER DISTRICT  
NEW YORK DISTRICT  
BIG BEND DISTRICT

13 December 2024

TEL: (208) 344-1141  
FAX: (208) 344-1437

Canyon County Development Services  
111 North 11<sup>th</sup> Ave., Ste. 310  
Caldwell, Idaho 83605

RE: Tellez Farm LLC (Race Track)  
27410 Peckham Rd, Wilder  
Wilder Irrigation District  
Van Tress Lateral 208+40  
Sec. 16, T4N, R5W, BM.

**CU2022-0008**

**W-984**

RECEIVED  
▶ DEC 17 2024 ◀  
RECEIVED

Amber Lewter:

The United States' Van Tress Lateral and Farley Lateral lie within the boundary of the above-mentioned location. The easement for these laterals is held in the name of the United States through the Bureau of Reclamation under the authority of the Act of August 30, 1890. (26 Stat. 391; 43 U.S.C. 945)

The Boise Project Board of Control is contracted to operate and maintain these laterals. We assert the federal easement of 25 feet from the center of these laterals in both directions. Whereas this area is for the operation and maintenance of our facility, no activity should hinder our ability to do so.

The Boise Project does not approve any landscaping other than gravel within its easements, as this will certainly increase our cost of maintenance. Easements must be left a flat drivable surface. No variances will be granted.

All fences, gates, pathways and pressurized irrigation lines, as may be required, must be just off the edge of all Boise Project easements. No variances will be granted.

Per Idaho Statutes, Title 42, local irrigation/drainage ditches that cross this property, to serve neighboring properties, must remain unobstructed and protected by an appropriate easement by the landowner, developer and contractors.

Storm drainage and/or street runoff must be retained on site.

Parking lots, curbing, light poles, signs, etc. and the placing of asphalt and/or cement over Project facility easements must be located outside of these easements or get the proper consent to use agreement through the Bureau of Reclamation and Boise Project prior to any construction being

**EXHIBIT  
D.5.**

done within said easement. All work within the easement must take place between October 15th and March 1<sup>st</sup> (the non-irrigation season).

Utilities planning to cross any project facility must do so in accordance with the master policies now held between the Bureau of Reclamation and most of the utilities. In any case no work shall take place within the easement before proper crossing agreements have been secured through both the Bureau of Reclamation and the Boise Project Board of Control.

This development is subject to Idaho Code 31-3805, in accordance, this office is requesting a hard copy of all plans.

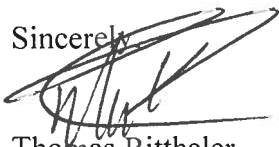
Wording on the preliminary and final recorded plat needs to state that any proposed and/or future usage of the Boise Project Board of Control facilities are subject to Idaho Statutes, Title 42-1209.

We request a copy of the recorded final plat and/or record of survey (to include instrument, book and page numbers) be sent to the Boise Project Board of Control so we may track this project to closure.

Whereas this development is in its preliminary stages, Boise Project Board of Control reserves the right to require changes when our easements and/or facilities are affected by unknown factors even during the construction phase.

If you have any further questions or comments regarding this matter, please do not hesitate to contact me at (208) 344-1141.

Sincerely,



Thomas Ritthaler  
Assistant Project Manager BPBC

tbr/tr

cc:	Tony Avermann	Watermaster, Div. 4, BPBC
	Lisa Sweet	Secretary – Treasurer, WID
	File	



February 4, 2025

Daniel Lister, Assistant Planning Manager  
111 North 11<sup>th</sup> Ave.  
Ste. 310  
Caldwell, Idaho, 83605  
[Daniel.Lister@canyoncounty.id.gov](mailto:Daniel.Lister@canyoncounty.id.gov)

Subject: Agency Notice of CU2022-0008; Ivan Tellez

Dear Mr. Lister:

Thank you for the opportunity to respond to your request for comment. While DEQ does not review projects on a project-specific basis, we attempt to provide the best review of the information provided. DEQ encourages agencies to review and utilize the Idaho Environmental Guide to assist in addressing project-specific conditions that may apply. This guide can be found at:  
<https://www.deq.idaho.gov/public-information/assistance-and-resources/outreach-and-education/>.

The following information does not cover every aspect of this project; however, we have the following general comments to use as appropriate:

**1. AIR QUALITY**

- Please review IDAPA 58.01.01 for all rules on Air Quality, especially those regarding fugitive dust (58.01.01.651), trade waste burning (58.01.01.600-617), and odor control plans (58.01.01.776).  
For questions, contact David Luft, Air Quality Manager, at (208) 373-0550.
- IDAPA 58.01.01.201 requires an owner or operator of a facility to obtain an air quality permit to construct prior to the commencement of construction or modification of any facility that will be a source of air pollution in quantities above established levels. DEQ asks that cities and counties require a proposed facility to contact DEQ for an applicability determination on their proposal to ensure they remain in compliance with the rules.  
For questions, contact the DEQ Air Quality Permitting Hotline at 1-877-573-7648.



## **2. WASTEWATER AND RECYCLED WATER**

- DEQ recommends verifying that there is adequate sewer to serve this project prior to approval. Please contact the sewer provider for a capacity statement, declining balance report, and willingness to serve this project.
- IDAPA 58.01.16 and IDAPA 58.01.17 are the sections of Idaho rules regarding wastewater and recycled water. Please review these rules to determine whether this or future projects will require DEQ approval. IDAPA 58.01.03 is the section of Idaho rules regarding subsurface disposal of wastewater. Please review this rule to determine whether this or future projects will require permitting by the district health department.
- All projects for construction or modification of wastewater systems require preconstruction approval. Recycled water projects and subsurface disposal projects require separate permits as well.
- DEQ recommends that projects be served by existing approved wastewater collection systems or a centralized community wastewater system whenever possible. Please contact DEQ to discuss potential for development of a community treatment system along with best management practices for communities to protect ground water.
- DEQ recommends that cities and counties develop and use a comprehensive land use management plan, which includes the impacts of present and future wastewater management in this area. Please schedule a meeting with DEQ for further discussion and recommendations for plan development and implementation.

For questions, contact Valerie Greear, Water Quality Engineering Manager at (208) 373-0550.

## **3. DRINKING WATER**

- DEQ recommends verifying that there is adequate water to serve this project prior to approval. Please contact the water provider for a capacity statement, declining balance report, and willingness to serve this project.
- IDAPA 58.01.08 is the section of Idaho rules regarding public drinking water systems. Please review these rules to determine whether this or future projects will require DEQ approval.
- All projects for construction or modification of public drinking water systems require preconstruction approval.
- DEQ recommends verifying if the current and/or proposed drinking water system is a regulated public drinking water system (refer to the DEQ website at: <https://www.deq.idaho.gov/water-quality/drinking-water/>). For non-regulated systems, DEQ recommends annual testing for total coliform bacteria, nitrate, and nitrite.
- If any private wells will be included in this project, we recommend that they be tested for total coliform bacteria, nitrate, and nitrite prior to use and retested annually thereafter.
- DEQ recommends using an existing drinking water system whenever possible or construction of a new community drinking water system. Please contact DEQ to discuss this project and to explore options to both best serve the future residents of this development and provide for protection of ground water resources.
- DEQ recommends cities and counties develop and use a comprehensive land use management plan which addresses the present and future needs of this area for adequate, safe, and

sustainable drinking water. Please schedule a meeting with DEQ for further discussion and recommendations for plan development and implementation.

For questions, contact Valerie Greear, Water Quality Engineering Manager at (208) 373-0550.

#### 4. SURFACE WATER

- Please contact DEQ to determine whether this project will require an Idaho Pollutant Discharge Elimination System (IPDES) Permit. A Multi-Sector General Permit from DEQ may be required for facilities that have an allowable discharge of storm water or authorized non-storm water associated with the primary industrial activity and co-located industrial activity.
- For questions, contact James Craft, IPDES Compliance Supervisor, at (208) 373-0144.
- If this project is near a source of surface water, DEQ requests that projects incorporate construction best management practices (BMPs) to assist in the protection of Idaho's water resources. Additionally, please contact DEQ to identify BMP alternatives and to determine whether this project is in an area with Total Maximum Daily Load stormwater permit conditions.
- The Idaho Stream Channel Protection Act requires a permit for most stream channel alterations. Please contact the Idaho Department of Water Resources (IDWR), Western Regional Office, at 2735 Airport Way, Boise, or call (208) 334-2190 for more information. Information is also available on the IDWR website at: <https://idwr.idaho.gov/streams/stream-channel-alteration-permits.html>
- The Federal Clean Water Act requires a permit for filling or dredging in waters of the United States. Please contact the US Army Corps of Engineers, Boise Field Office, at 10095 Emerald Street, Boise, or call 208-345-2155 for more information regarding permits.

For questions, contact Lance Holloway, Surface Water Manager, at (208) 373-0550.

#### 5. SOLID WASTE, HAZARDOUS WASTE AND GROUND WATER CONTAMINATION

- **Solid Waste.** No trash or other solid waste shall be buried, burned, or otherwise disposed of at the project site. These disposal methods are regulated by various state regulations including Idaho's Solid Waste Management Regulations and Standards (IDAPA 58.01.06), Rules and Regulations for Hazardous Waste (IDAPA 58.01.05), and Rules and Regulations for the Prevention of Air Pollution (IDAPA 58.01.01). Inert and other approved materials are also defined in the Solid Waste Management Regulations and Standards
- **Hazardous Waste.** The types and number of requirements that must be complied with under the federal Resource Conservation and Recovery Act (RCRA) and the Idaho Rules and Standards for Hazardous Waste (IDAPA 58.01.05) are based on the quantity and type of waste generated. Every business in Idaho is required to track the volume of waste generated, determine whether each type of waste is hazardous, and ensure that all wastes are properly disposed of according to federal, state, and local requirements.

- **Water Quality Standards.** Site activities must comply with the Idaho Water Quality Standards (IDAPA 58.01.02) regarding hazardous and deleterious-materials storage, disposal, or accumulation adjacent to or in the immediate vicinity of state waters (IDAPA 58.01.02.800); and the cleanup and reporting of oil-filled electrical equipment (IDAPA 58.01.02.849); hazardous materials (IDAPA 58.01.02.850); and used-oil and petroleum releases (IDAPA 58.01.02.851 and 852). Petroleum releases must be reported to DEQ in accordance with IDAPA 58.01.02.851.01 and 04. Hazardous material releases to state waters, or to land such that there is likelihood that it will enter state waters, must be reported to DEQ in accordance with IDAPA 58.01.02.850.
- **Ground Water Contamination.** DEQ requests that this project comply with Idaho's Ground Water Quality Rules (IDAPA 58.01.11), which states that "No person shall cause or allow the release, spilling, leaking, emission, discharge, escape, leaching, or disposal of a contaminant into the environment in a manner that causes a ground water quality standard to be exceeded, injures a beneficial use of ground water, or is not in accordance with a permit, consent order or applicable best management practice, best available method or best practical method."

For questions, contact Matthew Pabich, Waste & Remediation Manager, at (208) 373-0550.

#### 6. ADDITIONAL NOTES

- If an underground storage tank (UST) or an aboveground storage tank (AST) is identified at the site, the site should be evaluated to determine whether the UST is regulated by DEQ. EPA regulates ASTs. UST and AST sites should be assessed to determine whether there is potential soil and ground water contamination. Please call DEQ at (208) 373-0550, or visit the DEQ website <https://www.deq.idaho.gov/waste-management-and-remediation/storage-tanks/leaking-underground-storage-tanks-in-idaho/> for assistance.
- If applicable to this project, DEQ recommends that BMPs be implemented for any of the following conditions: wash water from cleaning vehicles, fertilizers and pesticides, animal facilities, composted waste, and ponds. Please contact DEQ for more information on any of these conditions.

We look forward to working with you in a proactive manner to address potential environmental impacts that may be within our regulatory authority. If you have any questions, please contact me, or any of our technical staff at (208) 373-0550.

Sincerely,



Troy Smith  
Regional Administrator





# STATE OF IDAHO

## RACING COMMISSION



BRAD LITTLE  
Governor

January 22, 2025

Canyon County Development Services Department  
111 North 11<sup>th</sup> Ave, Ste. 310  
Caldwell, Idaho 83605

Debbie Root,

I apologize for the delay in sending a response related to Case no. CU2022-0008. The packet your department sent was mailed to our Meridian office which is not manned. I just received the packet at our Blackfoot office today.

Regarding this application for a commercial arena and racetrack, our position is as follows.

Ivan Tellez does not have an application submitted to the Idaho State Racing Commission for the operation of a pari-mutuel racing facility. Our agency only sanctions and regulates pari-mutuel racing. Therefore, our approval or disapproval of this application is not appropriate currently.

We would like to clarify that any training of racehorses and or racing of race bred horses would not be sanctioned nor regulated by the Idaho State Racing Commission. Non-pari-mutuel racing in Idaho is not illegal, however, any form of wagering/betting on any form of horse racing would be illegal.

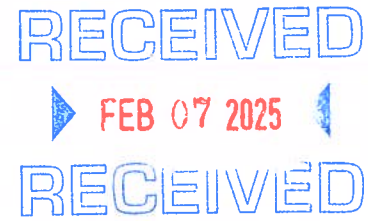
If you have further questions, please feel free to contact us. In the future please send any mail to Idaho State Racing Commission 291 N Broadway St Blackfoot, Idaho 83221.

Thank you,

Anisha Jones  
Business Operations Manager

EXHBIT  
D.7.

Canyon County Development Services Department  
111 North 11<sup>th</sup> Ave. Ste 310  
Caldwell, ID 83605



RE: Case number CU2022-0008

Attn: Debbie Root

This is in response to Ivan Tellez's request for a conditional use permit to utilize two contiguous parcels totaling 24.31 acres to build and operate a commercial arena and race track. The subject property is located at 27410 Peckham Road, Wilder, Idaho.

The request states that Mr. Tellez proposes a capacity for a maximum of 150 vehicles and 500 people at the event. The request also proposes that they sell food and alcohol.

The Canyon County Sheriff's Office has responded to this address twice in the past two years for disturbance calls, subject fighting. The deputies on scene encountered approximately 500 people each time. The Canyon County Sheriff's Office does not have the resources to handle this amount of people. In one instance, the deputies were surrounded by people who yelled at them and told them to leave.

The Canyon County Sheriff's Office proposes adding the following stipulations to the conditional use permit.

1. Limit the number of people attending the event from 500 to 250. This is half the number of people to deal with in a volatile situation.
2. Mr. Tellez must hire a private security company to manage the crowd and parking.
3. If the Canyon County Sheriff's Office responds to the address more than twice a year, Mr. Tellez would be in violation of the conditional use permit and be subject to losing the permit.
4. Have a minimum of two points of ingress/egress for entering the event and parking area. Have a designated parking area for spectators and another one for vehicles pulling trailers.
5. Develop an emergency response plan to include an evacuation plan and have it on file with the Canyon County Emergency Manager.
6. Post the evacuation plan on-site.
7. Any food or alcohol sold on-site must be done by a licensed vendor.

It is not the intent of the Canyon County Sheriff's Office to prevent Mr. Tellez from building or operating a commercial race track but to keep the community, spectators, and deputies safe.

Thank you for the opportunity to provide feedback on this matter.

Sincerely,

Lt. Brian Crawforth

Canyon County Sheriff's Office

EXHIBIT  
D.8.



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

**Case No** CU2022-0008

**Location:** 27410 Peckham Rd. Wilder, Idaho

**Acreage:** 24.31

**Zoned:** A

Dear Debbie Root,

Canyon County Building Division has reviewed the subject conditional use permit application for a proposed commercial arena and race track for Ivan Tellez 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: Wilder Fire Department, Southwest District Health, and Golden Gate Highway District #3.
    - The building division does coordinate with the fire departments by sending plans to them after the plans are reviewed but conversation with them prior can help approval/review time and allow the owner to know what will be expected of them.
2. 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 existing structures, a review for building code and permit requirements shall be coordinated with the building division prior to commencement of work and/or use.

We recommend that Mr. Tellez does not construct and/or apply for any new structures on the two parcels until this conditional use permit is approved or denied.

If you have any questions, please let us know,

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

**Planning • Zoning • Building • Code Enforcement**

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

**EXHIBIT  
D. 9.**



**EXHIBIT E**

**Public Comments Received by: February 24, 2025**

**Case# CU2022-0008**

Hearing date: March 6, 2025

## Debbie Root

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**From:** Shari Hastings <ssiebrecht@live.com>  
**Sent:** Monday, February 3, 2025 7:50 PM  
**To:** Debbie Root  
**Subject:** [External] R36854010 0 & R36854010 0 Tellez/ Rodeo arena proposal

I, Shari Hastings of Wilder, ID am writing to put on record I am against the proposed rodeo arena at 27410 Peckham, Wilder, Id.

The application states that there are stables for horses and bulls. Why will there be bulls there if this is for horse training/racing?

The application states that there is no legal access and, upon completion, there will be no legal access to the venue?

The application says there will be no need of essential services but there will if there are any injuries to the jockeys, horses or any of the spectators. There should be an EMT or Paramedic standing by when there are races.

If the owners allow alcohol to be sold or brought in will there be additional police patrols to see about I.D. checking, able to respond in a timely manner to fights or D.U.I.'s?

Yes, there will be an increase in traffic during the venues and if there are not enough parking places the vehicles will overflow onto Peckham, Rodeo and the Wilder neighborhood areas.

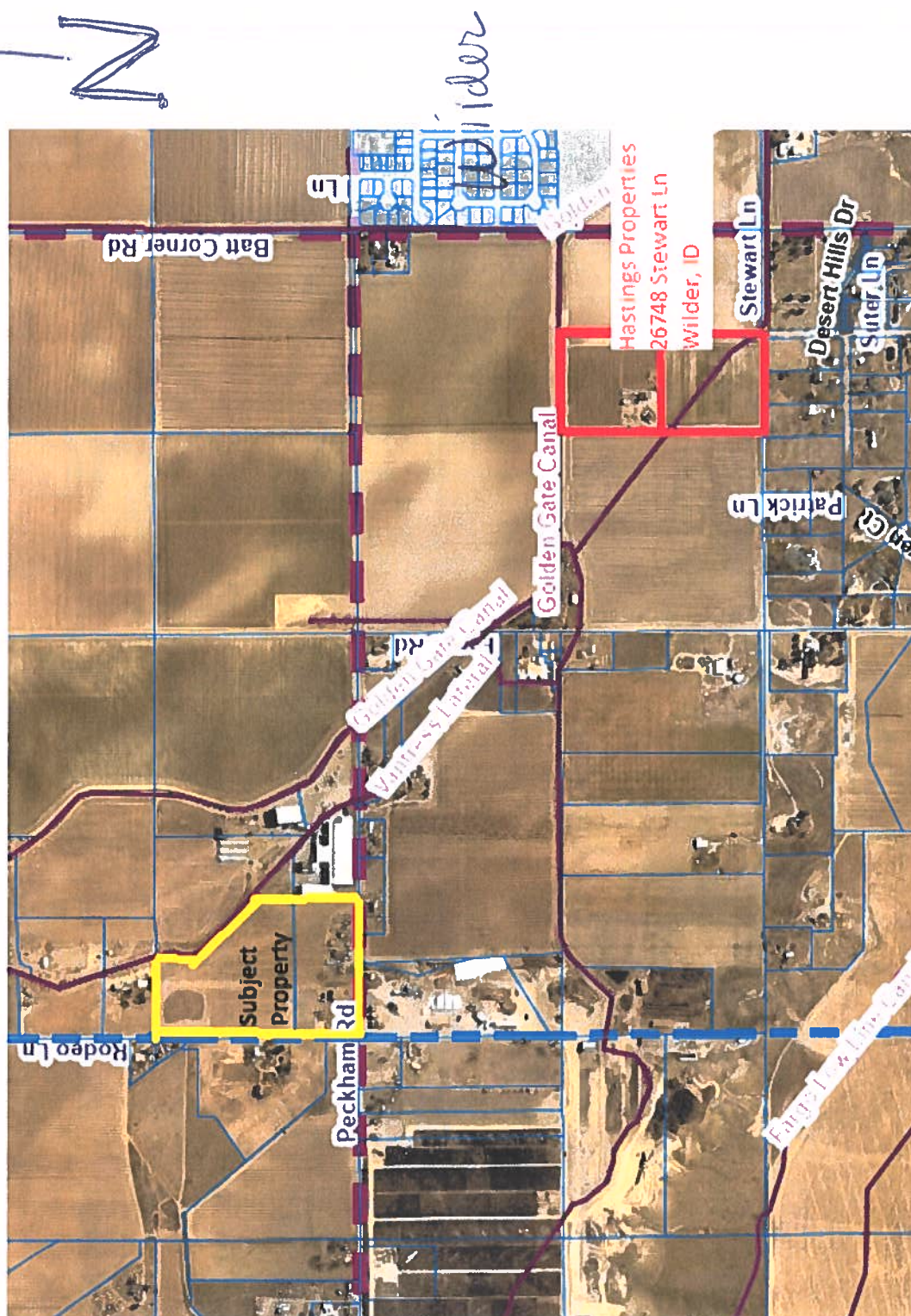
There will be more dust from the horses on the track and the additional vehicles parking to and leaving the venue. What will be their solution to dust abatement? Paved parking? Water trucks spraying water?

Along with the illegal/unwanted CAFO on Peckham this new venue will draw even more flies and dust and will adversely affect the surrounding streets and neighborhoods.

There will be increased draw on their well which will deplete our aquifer for water use for horses, cleaning restroom, drinking water and cooking/cleaning.

Shari Hastings  
26741 Stewart Ln.  
Wilder, ID 83676

EXHIBIT  
E.1.



Measured diagonally from the NW corner of the Hastings property to southeast corner of Tellez property is approximately 3420 feet (0.65 miles).

EXHIBIT  
E.1.a



## Michelle Barron

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**From:** Michelle Barron  
**Sent:** Wednesday, February 26, 2025 10:30 AM  
**To:** Michelle Barron  
**Subject:** FW: [External] CU-2022-0008 Ivan Tellez, conditional use permit, horseracing

**From:** GeneandCindy Foster <[GeneandCindyFoster@outlook.com](mailto:GeneandCindyFoster@outlook.com)>  
**Sent:** Wednesday, February 19, 2025 3:06 PM  
**To:** Debbie Root <[Debbie.Root@canyoncounty.id.gov](mailto:Debbie.Root@canyoncounty.id.gov)>; GeneandCindy Foster <[GeneandCindyFoster@outlook.com](mailto:GeneandCindyFoster@outlook.com)>  
**Subject:** [External] CU-2022-0008 Ivan Tellez, conditional use permit, horseracing

2/19/2025

CU-2022-0008

To: Canyon County Planning and Zoning  
Conditional Use permit, Peckham/Rodeo

Considering this operation of horseracing has already been in operation for the last 4-5 years without a horseracing license and/or permit (since it's ILLEGAL to have horseracing in Idaho), this is a concern. They've shown with this record they aren't interested in following Idaho law, already! I was glad to see their fighting cocks were finally removed, (yet, another illegal activity, in Idaho). I checked with Idaho State Police, the horseracing commission, there are currently no license or permitting for horseracing in all of Canyon County and specifically at this address on Peckham Road and Rodeo Road, Wilder, Idaho. Idaho State Police advised me this is part of a syndicate throughout SW Idaho and Eastern Idaho. That's a concern as well. Yes, full on horseracing with the jockeys in their jockey uniform and the horses dressed in racing colors as well. I have pictures upon request. Will we pretend betting/gambling is not happening? Will Canyon County turn a blind eye to illegal activity in our neighborhood for years on end? I sure hope not! So if an applicant says they are using it for one thing and an illegal operation is happening, who will enforce this, who will make the necessary steps to ensure the law is being followed??

After reviewing the applications on file with Canyon County, they have many conflicts from one application to the next, such as the real use of said property. Is it for a "rodeo", a "horse training:" or for horseracing facility? If it is intended for use of all of the above, then why not put that in the application?

What hours of operation will it be active? Since this was confusing from one application to the other as well. Since this has already been an active horseracing property, how many people have they had at these events in the years past? Has beer been sold there already? The loud speakers have not been installed thus far, what's to stop them from just proceeding as they have?

I'm assuming we are to go off of the latest "revised application", with that said, the concerns we have are as follows: it is mentioned the capacity in the application of 2000 to 2500 people, with a beer being consumed, this volume of people, loud music, traffic and situations....this is a recipe for trouble on many levels! Does Canyon County Sheriff's Office have the extra man power to deal with this volume of people and the drunk driving, fights etc?

In addition, in the application was mentioned loud speakers for music, the announcing of the rodeos and horseraces, this will drastically negatively affect our neighborhood, our way of life we enjoy and pay for. We moved to the country for the peace, quiet and security in our community.

Nearby, Garmin Hill, their events were shut down, why would this be allowed?

There is already an arena nearby in Homedale, Badiola arena, that can be used. I was told that they had their rodeos there and they had to shut them down due to exact above-mentioned concerns.

We live about 1.5 miles from a wedding/events venue and we can hear their music, I cannot imagine what this will be like to hear this too, since it's closer!

Our way of life matters to us, it matters for our safety on the road and our well-being. All valid concerns mentioned, please consider if this was in your neighborhood!

Thank you for your due diligence and consideration for this point of view as well.

Cindy Foster  
Wilder, Idaho

## Michelle Barron

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**From:** Dan Lister  
**Sent:** Thursday, February 20, 2025 8:59 AM  
**To:** Michelle Barron  
**Cc:** Debbie Root  
**Subject:** FW: [External] #CU2022-0008 - Ivan Tellez - Proposed Horse Race Track at Peckham Road and Rodeo Lane outside of Wilder

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**From:** Angela <taamtgalloway5@gmail.com>  
**Sent:** Thursday, February 20, 2025 8:53 AM  
**To:** Canyon County Zoning Info <CanyonCounty.ZoningInfo@canyoncounty.id.gov>  
**Subject:** [External] #CU2022-0008 - Ivan Tellez - Proposed Horse Race Track at Peckham Road and Rodeo Lane outside of Wilder

To: County Development Services

Please DO NOT let this proposed horse race track pass. Wilder roads, fire, and police are not built to handle the influx of people, cars, alcohol, noise, and animal pollution. It is not fair to stretch out our resources that we as a community pay to allow this to happen. We have rights too and those rights shouldn't be sacrificed for someone's business.

Last year you guys denied the 5000-seat amphitheater that Todd Lakey and his client wanted to build on the highway below St. Chappell winery in Sunnyside, because of too many cars. This is no different as there would be way too many cars.

So, for the exact same reasons they denied the amphitheater proposal in Sunnyside, this permit request must also be DENIED, as there are many of the same serious objections to this horse track as there were for that amphitheater, and that their Oath to uphold our Constitution and our laws, requires that they DENY THIS PERMIT based on State Statute 39-102, Idaho's State Policy on Environmental Protection laws.

Here are the other Idaho Statutes and thoughts:

As it pertains to Idaho Statute 39-102, this open agricultural canal is connected to parcel 36854-010A on the east side and close to parcel 36854-010 on its east side shown on the attached County website GIS map showing the proposed parcels and the canal (Van Trees Lateral). To be in compliance with Idaho law (Idaho Statute 39-102) would require that County officials DENY this permit. County officials will be in violation of the law (Statute 39-102) if they allow "...contaminants into groundwater" and there is no way for them to stop contamination from getting into this canal and into the aquifer with 30+ port-a-potties servicing 2,500 people and 40 horses and bulls. Canal waters feed down into the aquifer. Also, this will cause further destruction of nearby homeowners' property values AND further contamination of our aquifer. Approval of this race track would not "...provide for the protection of the environment...and protect and promote the health, safety and general welfare of the people of this state..."

Item 39-102 states, "...It is therefore declared to be the policy of the state to provide for the protection of the environment and the promotion of personal health and to thereby protect and promote the health, safety and general welfare of the people of this state...". And what about all those property owner citizens who are downstream of this canal and rely on uncontaminated water to water their properties.



Item 39-102(3)(c) states, "...All persons (that includes County officials) should conduct their activities so as to prevent the non-regulated release of contaminants into groundwater". This section of the Statute MANDATES that County officials MUST DENY THIS PERMIT because there is no way they can stop contaminants from port-a-potties and horses/bulls from getting into this open canal.

Southwest District Health is responsible for issuing licenses for port-a-potties.

Thank you for your time,

Angela Galloway

**Michelle Barron**

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**From:** Michelle Barron  
**Sent:** Wednesday, February 26, 2025 3:35 PM  
**To:** Michelle Barron  
**Subject:** FW: [External] Re: CU2022-0008-Ivan Tellez

**From:** bree walker <[breewalker@yahoo.com](mailto:breewalker@yahoo.com)>  
**Sent:** Thursday, February 20, 2025 1:17 PM  
**To:** Canyon County Zoning Info <[CanyonCounty.ZoningInfo@canyoncounty.id.gov](mailto:CanyonCounty.ZoningInfo@canyoncounty.id.gov)>  
**Subject:** [External] Re: CU2022-0008-Ivan Tellez

**To Whom it may Concern:**

**I am writing this letter in favor of approving the above plans for the rodeo/race track. ( CU2022-0008-Ivan Tellez) We need more "small town" activities right in Wilder, and this would definitely fit the Wilder community. Please be aware that there is someone that is sending out inaccurate information in order to scare people into sending in letters against approval. I do not know Mr. Tellez personally, but I picked up the phone and talked to him to clear up any misconceptions there were. I do live in Wilder, not too far away, and with the other Red Top Thursday events that go on in Wilder, that have even more attend than he has planned on his permit, I have never seen anything that concerned me and attend that event quite often. Yes, they also sell liquor, but that is also a family event which I believe makes people stay in check better, and never saw anyone leaving their or becoming intoxicated.**

**If you have any other questions, please contact me.**

**My phone number is 206-715-0284.**

**Thank you,**

**Bree Walker**

**19567 Sandy Beach Ct.**

**Wilder, Id. 83676**

**EXHIBIT  
E4.**

## Michelle Barron

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**From:** Christy Tayler <christynmike@msn.com>  
**Sent:** Thursday, February 20, 2025 9:15 AM  
**To:** Canyon County Zoning Info  
**Subject:** [External] Horsetrack on Peckham Rd: #CU2022-0008 - Ivan Tellez

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

To Whom it May Concern:

I am a resident of Canyon County, and live in close proximity to the proposed expansion of the already (illegally) existing horsetrack located off Peckham Road in Wilder, Idaho. I recently learned that the property owners are requesting permission to expand their facility to include more people, traffic, cattle, not to mention noise, and a license to sell alcohol.

Just last year at that location there was a drunk driver that lost control of his car in front of myself and my husband as we were driving home in the evening. Every year the number of drunk drivers increases in Idaho. There are a lot of families that live out here, and, having a facility that will allow 2500 people access to alcohol in a 'party'-type atmosphere for 8 hours (according to proposed 11-9 pm hours), is asking for more incidences like the one my husband and I witnessed last year - not to mention the rise in crime in our neighborhood, and the high risk for our water to be contaminated by the additional waste coming from 30+ porta potties, bulls, and horses that would be allowed on that property.

There is already an illegally operating CAFO across the street from the property that is dumping hundreds of gallons of animal waste into our ground water that feeds into our aquafer.

-for the exact same reasons they denied the amphitheater proposal in Sunnyside, this permit request should also be DENIED, as there are many of the same serious objections to this horse track as there were for that amphitheater, and

-that their Oath to uphold our Constitution and our laws, requires that they DENY THIS PERMIT **based on State Statute 39-102**, Idaho's State Policy on Environmental Protection laws.

**PLEASE help the families that live in our neighborhood and surrounding areas that WILL be affected if this expansion is allowed, by denying the permit.**

Thank you for your time and consideration.  
Christy Tayler



## Michelle Barron

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**From:** Michelle Barron  
**Sent:** Wednesday, February 26, 2025 10:19 AM  
**To:** Michelle Barron  
**Subject:** FW: [External] Deny Zoning Case Number #CU2022-0008 - Ivan Tellez

**From:** Michael Tayler <[mike@taylorhomes.com](mailto:mike@taylorhomes.com)>  
**Sent:** Thursday, February 20, 2025 10:21 AM  
**To:** Canyon County Zoning Info <[CanyonCounty.ZoningInfo@canyoncounty.id.gov](mailto:CanyonCounty.ZoningInfo@canyoncounty.id.gov)>  
**Subject:** [External] Deny Zoning Case Number #CU2022-0008 - Ivan Tellez

To Whom it May Concern:  
Re Zoning Case Number #CU2022-0008 - Ivan Tellez

I am a resident of Canyon County, and live in close proximity to the proposed expansion of the already (illegally) existing horsetrack located off Peckham Road in Wilder, Idaho. I recently learned that the property owners are requesting permission to expand their facility to include more people, traffic, cattle, not to mention noise, and a license to sell alcohol.

Just last year at that location there was a drunk driver that lost control of his car in front of myself and my wife as we were driving home in the evening. Every year the number of drunk drivers increases in Idaho. There are a lot of families that live out here, and, having a facility that will allow 2500 people access to alcohol in a 'party'-type atmosphere for over 8 hours (according to proposed 11-9 pm hours), is asking for more incidences like the one my husband and I witnessed last year - not to mention the rise in crime in our neighborhood, and the high risk for our water to be contaminated by the additional waste coming from 30+ porta potties, bulls, and horses that would be allowed on that property.

There is already an illegally operating CAFO across the street from the property that is dumping hundreds of gallons of animal waste into our ground water that feeds into our aquafer.

-for the exact same reasons they denied the amphitheater proposal in Sunnyside, this permit request should also be DENIED, as there are many of the same serious objections to this horse track as there were for that amphitheater, and

-that their Oath to uphold our Constitution and our laws, requires that they **DENY THIS PERMIT** based on State Statute 39-102, Idaho's State Policy on Environmental Protection laws.

PLEASE help the families that live in our neighborhood and surrounding areas that WILL be affected if this expansion is allowed, by denying the permit.

Thank you for your time and consideration.  
Michael Tayler

Michael Tayler  
Tayler Homes LLC  
RCE-46822  
208-703-1604

## Michelle Barron

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**From:** tprouty2 <tprouty2@yahoo.com>  
**Sent:** Friday, February 21, 2025 9:46 AM  
**To:** Canyon County Zoning Info  
**Subject:** [External] #CU2022-0008 Ivan Tellez

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

I do not want this proposed horse racing arena. Nor do I appreciate them running it for the past several years illegally. I will be at the hearing.

Sent from my Verizon, Samsung Galaxy smartphone

EXHIBIT  
E. 7.

## Michelle Barron

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**From:** Michelle Barron  
**Sent:** Wednesday, February 26, 2025 10:48 AM  
**To:** Michelle Barron  
**Subject:** FW: [External] Fwd: Objection to Application/Permit for a horse racetrack in the Wilder area (CU2022-0008)  
**Attachments:** CCF\_000521.pdf; CCF\_000520.pdf

**From:** Melanie Gentry <[melanie.gentry@icloud.com](mailto:melanie.gentry@icloud.com)>  
**Sent:** Sunday, February 23, 2025 5:12 PM  
**To:** Canyon County Zoning Info <[CanyonCounty.ZoningInfo@canyoncounty.id.gov](mailto:CanyonCounty.ZoningInfo@canyoncounty.id.gov)>  
**Subject:** [External] Fwd: Objection to Application/Permit for a horse racetrack in the Wilder area (CU2022-0008)

Dear Planning & Zoning Commissioners:

I am an Idahoan that lives off Peckham and Fish road. I am opposed to the proposed race track on Rodeo and Peckham. Please oppose any further racetrack activity and please do not legalize what is currently illegally happening on this property.

Melanie Gentry  
Wilder, ID

**Here are the reasons the law requires that you not only DENY this Application and the permit BUT THAT YOU CLOSE DOWN THEIR UNLAWFUL, ALREADY-BUILT RACETRACK :**

1. You have taken an Oath to uphold the Constitution and our laws which means that since this Applicant has already violated the laws over the past 2+ years because he has already built and has been racing horses at his illegal racetrack with no permit, you are required, due to your Oath to uphold and enforce our laws and these violations of the law, to DENY his Application and not issue Mr. Tellez a permit. [See attached pictures](#) proving that the Applicant has already built his racetrack at this site. They already have the horse starting-stalls sitting at their track. We have witnessed horses racing and crowds of people in attendance on several occasions.
2. It is our understanding that other neighbors who are also impacted by this site have previously registered complaints about the violations of law at this site (the racetrack already built and being used) with County officials and have been ignored. Locals have already been impacted by the noise and additional cars on the roadways.
3. Their Application states their days and hours of operation are for Saturday or Sunday from 11 am to 9 pm from April to November. It also states that "the events will take place on the day it is not necessary to put lights." Perhaps they don't know, but it is dark in the evenings in

the Spring and Fall. They have no plans for commercial lighting for the safety of their attendees not to mention the neighbors.

4. Their Application calls for 2,000 to 2,500 people to attend their events. With 1 person in 1 car they would need 2,500 parking spaces; with 2 people in 1 car they would need 1,250 parking spaces; and for 4 people in 1 car they would need 625 parking spaces. And don't forget parking for all the vendors, food vendor trucks, horse trailers and their trucks to haul them, etc.

They want to put 625 to 2,500 parking spaces on this small, supposedly 15 acre parcel #36854-010A that already has their unlawful racetrack built on it taking up about half of that 15 acres, leaving maybe less than 8 acres to build their 625 to 2,500 car parking lot (look at [the attached pictures](#) and their map attached to their Application). **It does not appear that they can build a parking lot that can accommodate 625 to 2,500 parking spaces on this small, potential 8-acre space, that would allow for all those cars and trucks plus horse trailers and their hauling trucks, food vendor trucks, etc.** And what happens when more people than their parking lot would accommodate should want to attend? Answer: they would illegally park on the 2 narrow country roads (Peckham Road and Rodeo Lane) endangering local homeowners who routinely travel these roads. Cars would illegally overflow and be parked all over Peckham Road and Rodeo Lane for those who couldn't get into the parking lot or didn't want to wait in line to get out of the parking lot at the end of the day who decided to park outside the parking lot to begin with.

Per the [attached County GIS map](#), the other parcel #36854-010 listed on their Application already has a house, 2 huge barns, and a horse training area and stables on it so no room to park cars on it. It is doubtful that County law allows someone with a house, 2 barns, and a horse training area and stables already on it to park 625 to 2500 cars on their parcel which would leave only the other parcel that is too small for all those vehicles.

As you are aware, too many cars is one of the reasons that you and the County Board last year **DENIED** the 5,000 seat amphitheater that E.W. Real Estate wanted to build on Symms' Fruit Ranch property on Lowell Road and Sunnyslope Road below St. Chappell winery in Sunnyslope. And these people had hundreds of acres to potentially build on. They wanted to have parking for 5,000 attendees and they had a 4-lane highway for access to it. The same emergency services concerns that made you DENY the amphitheater last year apply here.

Tellez wants parking for 2,500 and there are only 2 narrow country roads on 2 sides of this site that aren't even striped. There is no middle stripe on Rodeo Lane road and no side road striping on either Peckham Road or Rodeo Lane road for night time driving. And who would be responsible for paying for all that striping and road upkeep for 2,500 additional vehicles onto these roads? Property owners whose property values would be destroyed in the process.

As reported in the newspapers about your DENIED amphitheater:

**"But the Planning and Zoning Commission has concerns, some of which are emergency services. Fire response and emergency medical response would require fighting traffic drawn by a 5,000 person crowd down a largely 2 lane road meaning that any serious medical conditions would require a life flight...".** You were also concerned about noise levels...you **"want(ed) an audio test that would better reflect the conditions during a concert sound levels**



**at 85 decibels with peaks that don't exist longer than 60 seconds"...** (what about all-day horse racing with 2500 drunken, screaming people over 10 hours during Tellez' proposed facility hours from 11 am to 9 pm versus an amphitheater concert that lasts about 2 hours).

To quote Commissioner Holton, "... the acoustics of the area would be different after dark, and he would want an audio test that would better reflect the conditions during a concert — sound levels at 85 decibels with peaks that don't exist longer than 60 seconds. "... "I have enough engineering in my being to understand how that is a lot of wiggle room, and that [this commissioner would not want to be a neighbor to that venue...](#)". Wonder if he would like to change places with any of the neighbors out here and be forced to listen to all the screaming and yelling from this horse race "venue" all day long next to his home....doubt it.

5. Tellez plans to have alcohol served all day at his horse racing events or, if he can't get a license, allow people to bring in their own liquor. A crowd of from 600 to over 2,500 people consuming alcohol all-day long combined with gambling on the races are an **unequivocal** recipe for disaster and a major invitation for criminal activity to move into our neighborhood. Even if alcohol were not allowed, people would sneak it in on their own anyway. Whether gambling is approved, licensed, or not, it **WOULD** happen.

**Gambling and drinking, whether sanctioned or not, WILL happen if you approve this Application/permit, and they are a dangerous combination both in terms of crime AND in drunken people driving on our local roads. This horse racing application MUST be DENIED or you are purposely allowing crime to come into our neighborhoods and endangering lives of everyone who lives here who could be killed by a drunk driver going to and coming from this racetrack on our local roads. A racetrack is a commercial endeavor and should be located in a commercially-zoned area, not in an agricultural zone!**

6. [See attached County DSD GIS map](#) showing the 2 parcels listed on the Tellez Application showing which parcels they want to use: parcel #36854-010A and #36854-010. Unfortunately, there is an **open agricultural canal connected to 1 parcel** and close to the other. Tellez' parcels are **NOT** on a city sewer system. Port-a-potty companies say that for a one-day event with 2,000 to 2,500 people attending, they would need **A MINIMUM OF 25 to 30 port-a-potties!** There are other property owners living directly across the street from where they want to put these port-a-potties. How would you like 30+ permanent port-a-potties right across the street from your children, your family, your property? Toxic odors, toxic disease-causing flies, noise, crime, and destruction of your property values. Besides the fact that it would violate State and County Public Nuisance laws, don't think you'd like it!

Just imagine 30+ permanent port-a-potties that are close enough to this canal, when unexpected and undetected breaches have occurred, contaminating this open canal and the aquifer below. These agricultural canals are open sources directly down into our aquifer. Imagine 30+ port-a-potties sitting in the hundred degree+ heat all summer (toxic flies & odors), and add to that the 40 horses (and bulls) they want to (have been?) stable at this property in our already-third-highest-nitrate-priority-area-in-Idaho-contaminated aquifer area. There is absolutely nothing you could do to guarantee 100% that these 30+ permanent port-a-potties would not someday breach and further contaminate the already-contaminated aquifer.

7. **Idaho Statute 39-102:** Item 39-102(3)(c) printed below states, "...**All persons (that includes County officials) should conduct their activities so as to prevent the non-regulated release of contaminants into ground water**". This section of the Statute MANDATES that you MUST DENY THIS PERMIT because there is no way you can guarantee or 100% stop contaminants from 30+ permanent port-a-potties being used by 600 to 2,500 people from getting into this open canal and into our already-third-highest-nitrate-priority-area-in-Idaho-contaminated aquifer. And don't forget the requested 40+ horses and bulls they want on this site.

"TITLE 39  
HEALTH AND SAFETY  
CHAPTER 1

ENVIRONMENTAL QUALITY — HEALTH

**39-102. STATE POLICY ON ENVIRONMENTAL PROTECTION.** (1) It is hereby recognized by the legislature that the protection of the environment and the promotion of personal health are vital concerns and are therefore of great importance to the future welfare of this state. **It is therefore declared to be the policy of the state to provide for the protection of the environment and the promotion of personal health and to thereby protect and promote the health, safety and general welfare of the people of this state.**

(2) The goal of the legislature in enacting the ground water quality protection act of 1989 shall be to maintain the existing high quality of the state's ground water and to satisfy existing and projected future beneficial uses including drinking water, agricultural, industrial and aquacultural water supplies. **All ground water shall be protected as a valuable public resource against unreasonable contamination or deterioration.** The quality of degraded ground water shall be restored where feasible and appropriate to support identified beneficial uses.

(3) In enacting this law, the legislature intends to prevent contamination of ground water from point and nonpoint sources of contamination to the maximum extent practical. In attaining the goals enumerated in subsections (1) and (2) of this section, the legislature wishes to enumerate the following ground water quality protection goals:

**(a) It is the policy of the state to prevent contamination of ground water from any source to the maximum extent practical.**

(b) The discovery of any contamination that poses a threat to existing or projected future beneficial uses of ground water shall require appropriate actions to prevent further contamination. These actions may consist of investigation and evaluation or enforcement actions if necessary to stop further contamination or clean up existing contamination as required under the environmental protection and health act.

**(c) All persons in the state should conduct their activities so as to prevent the nonregulated release of contaminants into ground water.**

(d) Education of the citizens of the state is necessary to preserve and restore ground water quality.

(4) It is the policy of the state to protect ground water and to allow for the extraction of minerals above and within ground water. A mine operator shall protect current and projected future beneficial uses of ground water at a point of compliance designated pursuant to rules of the department. Degradation of ground water is allowed at a point of compliance if the mine operator implements the level of protection during mining activities appropriate for the aquifer category.

History:

[39-102, added 1972, ch. 347, sec. 2, p. 1017; am. 1989, ch. 421, sec. 1, p. 1028; am. 2015, ch. 223, sec. 1, p. 686.]”

8. This proposed horse **racetrack does not comport with the Goals and Policies of your Comprehensive Plan**, especially your Goal to “...encourage the protection of agricultural lands and land uses for the production of food and fiber as well as economic benefits they provide to the community”. This proposed horse race track would satisfy neither of these Goals.

This proposed horse racetrack would not provide economic benefit for this area, but only for the Applicant. A horse racetrack use would destroy local homeowner’s property values further. It would import crime into a low-crime area. Peckham Road and Rodeo Lane aren’t even suited for the current traffic on these roads. Rodeo isn’t even striped, either down the middle or on the sides for nighttime driving and Peckham isn’t side-striped for nighttime driving. Why should local property owners, through their taxes, be forced to pay for the initial road striping and then on-going upkeep on the local roadways for one person’s benefit who wants to have 600 to 2,500 people attending races on his property. **A horse racetrack is a commercial venture and should be located in a commercially-zoned area, not an agricultural zone.**

**RECAP - REASONS TO DENY THIS PERMIT AND IMMEDIATELY CLOSE THE ILLEGALLY-BUILT RACETRACK:**

-uphold your Oath and enforce and uphold our laws by denying this permit because they have already violated the law by building and operating a racetrack several years before applying for a permit.

-their plan is flawed and they cannot provide for parking for the number of cars they have proposed or for unanticipated numbers of vehicles

-they want to operate from April through November from 11 am to 9 pm and they state, “...it is not necessary to put lights”. Their plan should be denied because it gets dark in the evenings in the Spring and Fall and they have no provision for commercial lighting to provide safety for their “event” attendees, not to mention the neighbors

-Rodeo Lane road along the west side of this proposed racetrack where they want to build their parking lot is not safe for 600 to 2,500 cars to travel on. It has no striping either down the middle or on the sides for night driving (and why should all the local property owners’ taxes pay for these road upgrades and upkeep so just one property owner can make money)

-Peckham Road along the south side of this proposed racetrack has no side striping on it making it unsafe for night driving anyway without adding Tellez’ proposed additional 600 to 2,500 cars to it.

-their plan presents the same, even worse, insurmountable problems for Fire response and emergency medical response as the proposal for the amphitheater at Sunnyslope that you DENIED last year

-the extreme noise from 600 to 2,500 drunken people screaming and yelling for horses racing throughout 10 hours of operation would violate State and County Public Nuisance laws.

-the toxic odors and disease-causing flies coming from 30+ permanent port-a-potties and 40 horses and bulls throughout the hot summer months would violate State and County Public Nuisance laws

-with alcohol and gambling, crime would flood into our area. LeBois Park closed so this would be the only horse racetrack in the Treasure Valley with alcohol and gambling and, whether sanctioned or not, that would attract those elements that used to frequent LeBois Park into our low-crime area

-Idaho Statute 39-102 mandates that you “...**protect and promote the health, safety and general welfare of the people of this state**”. Your Oath requires you to uphold our laws. **This proposed horse racetrack would not “...promote the health, safety and general welfare of the people” even in this area.**

-this proposed horse racetrack does not comport with your Comprehensive Plan Goals and Policies

And all this for what? So one person could make money while destroying his neighbors all around him in the process. **This is a commercial operation that should be put in a commercial location, not an agricultural zone.**

To allow this Applicant who has already shown that he is willing to violate our laws by building and operating a horse racetrack several years ago even before applying for a permit, to continue to cause the further destruction of local property owners’ property values, and to violate local property owners’ Constitutional right to the use and enjoyment of their properties must not be allowed. The sanctioning of the violation of State and County Public Nuisance laws must not be allowed. Approving a permit that would bring huge crowds of hundreds of people drinking all day long and gambling, whether sanctioned or not, into our area that has the potential to attract violent crime into our neighborhood with elderly and children living nearby must not be allowed.

The idea of a horse racetrack facility at this location, besides being a very bad idea, is a dangerous disaster just waiting to happen on so many levels with potential for: hundreds of drunk people gambling, whether sanctioned or not, on horse racing all day long in the hot summer heat over and over month after month; violent crime; excessive noise; toxic odors and disease-causing flies; contamination of the aquifer; traffic fatalities; incompatible for Fire response and emergency medical response; no commercial lighting planned for their facility for safety of their attendees or local neighbors when it is dark in Spring and Fall; and on-going



violation of State and County Public Nuisance laws (not to mention trash habitually thrown in neighbors' yards) just to name a few. On top of that, and most important of all, add the further destruction of local property owners' property values. There is absolutely nothing you could possibly do to mitigate any of these disastrous outcomes.

**As Commissioner Holton so eloquently stated above,"...this commissioner would not want to be a neighbor to that venue. " If you wouldn't put this thing next to your children, your elderly parents, or your home, don't put it next to ours!**

**You already know this but horse racing, drinking, and gambling, all go hand-in-hand, whether sanctioned or not, and they represent a dangerous combination, and you've probably already thought this but stray bullets travel long distances and there are children, elderly, and adults living across the street from this site.**

**Once again, this is a commercial operation that should be located In a commercially-zoned location equipped with emergency services and police to handle crime and events such as this with 2,500 people or more in attendance. They didn't build LeBois Park across the street from unsuspecting property owners' homes.**

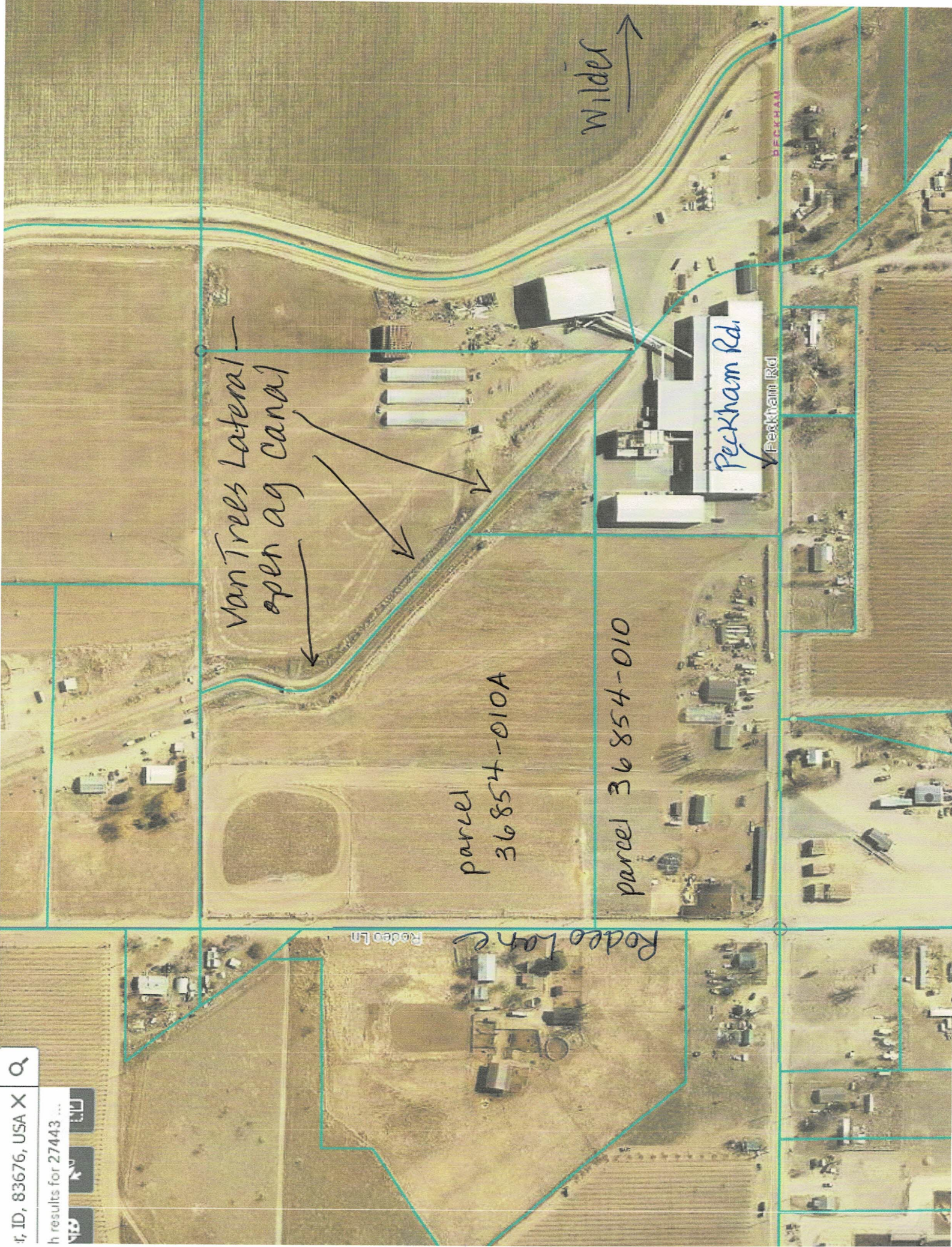
We call upon you to uphold your Oath, to uphold and enforce our laws, to **NOT** approve this permit request, and to immediately close down and have dismantled this unlawful, already-built racetrack.











Van Trees Lateral -  
open ag canal

parcel  
36854-010A

parcel 36854-010

Peckham Rd.

Wilder

Rodeo Lane





## Regular Planning & Zoning Meeting Agenda

Tuesday, February 25, 2025 at 6:00 pm

Attendees: Wendy Burrows-Severy CMC, City Clerk/Treasurer; Marc J.

Bybee, Legal Counsel

**Meeting Location: 601 Patriot Way, Wilder Rural Fire District Meeting Room, Wilder, Idaho**

**Join via teleconference. See information below.**

Join Zoom Meeting

<https://us02web.zoom.us/j/89337378642?pwd=YkRTREVveWtpM0JCNklrUXhDZDhVdz09>

Meeting ID: 893 3737 8642

Passcode: 433176

### ACTION ITEM NOTATION

Any agenda item that may have a vote is identified with the appearance of "Action Item" under the item heading of the Meeting Agenda. Such designation does not require that a vote be taken on that item and is inclusive of all items listed in the same agenda number row.

#### 1. CALL TO ORDER

CUMMINS, NORRIS, PURVIS and RODWELL

#### 2. PLEDGE OF ALLEGIANCE

#### 3. ACCEPT OR AMEND AGENDA

Action Item

Agenda Posting Report by City Clerk

#### 4. APPROVE MINUTES

Action Item

##### a. January 28, 2025 Planning & Zoning Commission Minutes

##### Attachments:

- January 28, 2025 P&Z Minutes (0128\_2025pzm.pdf)

#### 5. PUBLIC HEARINGS

Action Item

Summary of Public Hearing Procedures:

*\* City Staff and applicants each have 10 minutes to present. Applicants get an additional 3 minutes for rebuttal.*

*\* Members of the public have a single 3-minute comment opportunity. Groups can appoint one speaker for a 10-minute comment, regardless of size.*

*\* Speakers must provide their name and address before commenting.*

*\* Comments shall be addressed only to the Commissioners.*

- a. **VAR2025-01/VARIANCE/CODY SAGE HICKAM** is requesting a variance of WCC Title 7, Chapter 2 Wilder Irrigation to provide for alternative landscaping with zero irrigation, known as "xeriscaping", which the code does not account for, for the Tiny Home Complex located at 108 C Avenue, Wilder, Idaho, Parcel R1998300000. This request does not remove the water rights to the property and the property will be assessed for irrigation in the future once irrigation is available again within this municipal irrigation boundary (WCC 7-2-2A), with all water rights reserved.

**Attachments:**

- **VAR2025-01 Staff Report** (VAR2025-01\_Staff\_Report.pdf)

**6. NEW BUSINESS**

- a. **Determine if Wilder P&Z would like to comment on the following application that is to be heard by the Canyon County P&Z Commission that is within the Wilder Area of Impact:**

CU2022-0008/Ivan Tellez is requesting a Conditional Use Permit to utilize two contiguous parcels totaling 24.31 acres to build and operate a commercial arena and race track.

**Attachments:**

- **CU2022-0008 Agency Notice** (CU2022-0008\_Agency\_Notice.pdf)

**7. REPORTS**

- a. **Area of Impact, Comprehensive Plan and Mapping/Zoning Update:**

Kate Dahl, Contract Planner, Rural Consultants, LLC

- b. **Commissioner Reports**

Krystin Rodwell, Chair

**8. ADJOURNMENT**

Action Item

**9. TABLED ITEMS**

*Tabled items will not appear on the formal agenda until such time as the P&Z Commission schedules them for a date certain or an amended application is submitted. They are not an action item and are listed as a reminder only on this agenda.*

NOTICE: Copies of all agenda materials are available for public review in the Office of the City Clerk. You may call (208) 482-6204 or email the City Clerk at [wsevery@cityofwilder.org](mailto:wsevery@cityofwilder.org) for additional information on any item.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk at (208) 482-6204 at least forty-eight (48) hours prior to the meeting to allow the City to make reasonable accommodations to ensure accessibility to this meeting.

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Contact: Wendy Burrows- Severy (WSevery@cityofwilder.org 208-482-6204) | Agenda published on 02/21/2025 at 4:09 PM



## Michelle Barron

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**From:** Michelle Barron  
**Sent:** Wednesday, February 26, 2025 10:48 AM  
**To:** Michelle Barron  
**Subject:** FW: [External] Objection to Application/Permit for a horse racetrack in the Wilder area (CU2022-0008)  
**Attachments:** headgate and race track pics 103.JPG; headgate and race track pics 105.JPG; headgate and race track pics 107.JPG; CCF\_000520.pdf

**From:** [webdiva225@gmail.com](mailto:webdiva225@gmail.com) <[webdiva225@gmail.com](mailto:webdiva225@gmail.com)>  
**Sent:** Sunday, February 23, 2025 3:21 PM  
**To:** Canyon County Zoning Info <[CanyonCounty.ZoningInfo@canyoncounty.id.gov](mailto:CanyonCounty.ZoningInfo@canyoncounty.id.gov)>; Canyon County Zoning Info <[CanyonCounty.ZoningInfo@canyoncounty.id.gov](mailto:CanyonCounty.ZoningInfo@canyoncounty.id.gov)>  
**Subject:** [External] Objection to Application/Permit for a horse racetrack in the Wilder area (CU2022-0008)

RE: Objection to Application/Permit for a horse racetrack in the Wilder area (CU2022-0008)

Dear Planning & Zoning Commissioners:

Our home is near the site for this “proposed” horse racetrack.

**Here are the reasons the law requires that you not only DENY this Application and the permit BUT THAT YOU CLOSE DOWN THEIR UNLAWFUL, ALREADY-BUILT RACETRACK :**

1. You have taken an Oath to uphold the Constitution and our laws which means that since this Applicant has already violated the laws over the past 2+ years because he has already built and has been racing horses at his illegal racetrack with no permit, you are required, due to your Oath to uphold and enforce our laws and these violations of the law, to DENY his Application and not issue Mr. Tellez a permit. [See attached pictures](#) proving that the Applicant has already built his racetrack at this site. They already have the horse starting-stalls sitting at their track. We have witnessed horses racing and crowds of people in attendance on several occasions.
2. It is our understanding that other neighbors who are also impacted by this site have previously registered complaints about the violations of law at this site (the racetrack already built and being used) with County officials and have been ignored. Locals have already been impacted by the noise and additional cars on the roadways.
3. Their Application states their days and hours of operation are for Saturday or Sunday from 11 am to 9 pm from April to November. It also states that “the events will take place on the day it is not necessary to put lights.” Perhaps they don’t know, but it is dark in the evenings in the Spring and Fall. They have no plans for commercial lighting for the safety of their attendees not to mention the neighbors.

4. Their Application calls for 2,000 to 2,500 people to attend their events. With 1 person in 1 car they would need 2,500 parking spaces; with 2 people in 1 car they would need 1,250 parking spaces; and for 4 people in 1 car they would need 625 parking spaces. And don't forget parking for all the vendors, food vendor trucks, horse trailers and their trucks to haul them, etc.

They want to put 625 to 2,500 parking spaces on this small, supposedly 15 acre **parcel #36854-010A** that already has their unlawful racetrack built on it taking up about half of that 15 acres, leaving maybe less than 8 acres to build their 625 to 2,500 car parking lot (look at [the attached pictures](#) and their map attached to their Application). **It does not appear that they can build a parking lot that can accommodate 625 to 2,500 parking spaces on this small, potential 8-acre space, that would allow for all those cars and trucks plus horse trailers and their hauling trucks, food vendor trucks, etc.** And what happens when more people than their parking lot would accommodate should want to attend? Answer: they would illegally park on the 2 narrow country roads (Peckham Road and Rodeo Lane) endangering local homeowners who routinely travel these roads. Cars would illegally overflow and be parked all over Peckham Road and Rodeo Lane for those who couldn't get into the parking lot or didn't want to wait in line to get out of the parking lot at the end of the day who decided to park outside the parking lot to begin with.

Per the [attached County GIS map](#), the other **parcel #36854-010** listed on their Application already has a house, 2 huge barns, and a horse training area and stables on it so no room to park cars on it. It is doubtful that County law allows someone with a house, 2 barns, and a horse training area and stables already on it to park 625 to 2500 cars on their parcel which would leave only the other parcel that is too small for all those vehicles.

As you are aware, too many cars is one of the reasons that you and the County Board last year **DENIED** the 5,000 seat amphitheater that E.W. Real Estate wanted to build on Symms' Fruit Ranch property on Lowell Road and Sunnyslope Road below St. Chappell winery in Sunnyslope. And these people had hundreds of acres to potentially build on. They wanted to have parking for 5,000 attendees and they had a 4-lane highway for access to it. The same emergency services concerns that made you DENY the amphitheater last year apply here.

Tellez wants parking for 2,500 and there are only 2 narrow country roads on 2 sides of this site that aren't even striped. There is no middle stripe on Rodeo Lane road and no side road striping on either Peckham Road or Rodeo Lane road for night time driving. And who would be responsible for paying for all that striping and road upkeep for 2,500 additional vehicles onto these roads? Property owners whose property values would be destroyed in the process.

As reported in the newspapers about your DENIED amphitheater:

**"But the Planning and Zoning Commission has concerns, some of which are emergency services. Fire response and emergency medical response would require fighting traffic drawn by a 5,000 person crowd down a largely 2 lane road meaning that any serious medical conditions would require a life flight..."** You were also concerned about noise levels...you **"want(ed) an audio test that would better reflect the conditions during a concert sound levels at 85 decibels with peaks that don't exist longer than 60 seconds"**... (what about all-day horse racing with 2500 drunken, screaming people over 10 hours during Tellez' proposed facility hours from 11 am to 9 pm versus an amphitheater concert that lasts about 2 hours).

To quote Commissioner Holton, "... the acoustics of the area would be different after dark, and he would want an audio test that would better reflect the conditions during a concert — sound levels at 85 decibels with

peaks that don't exist longer than 60 seconds. "... "I have enough engineering in my being to understand how that is a lot of wiggle room, and that [this commissioner would not want to be a neighbor to that venue...](#)". Wonder if he would like to change places with any of the neighbors out here and be forced to listen to all the screaming and yelling from this horse race "venue" all day long next to his home....doubt it.

5. Tellez plans to have alcohol served all day at his horse racing events or, if he can't get a license, allow people to bring in their own liquor. A crowd of from 600 to over 2,500 people consuming alcohol all-day long combined with gambling on the races are an **unequivocal** recipe for disaster and a major invitation for criminal activity to move into our neighborhood. Even if alcohol were not allowed, people would sneak it in on their own anyway. Whether gambling is approved, licensed, or not, it WOULD happen.

**Gambling and drinking, whether sanctioned or not, WILL happen if you approve this Application/permit, and they are a dangerous combination both in terms of crime AND in drunken people driving on our local roads. This horse racing application MUST be DENIED or you are purposely allowing crime to come into our neighborhoods and endangering lives of everyone who lives here who could be killed by a drunk driver going to and coming from this racetrack on our local roads. A racetrack is a commercial endeavor and should be located in a commercially-zoned area, not in an agricultural zone!**

6. [See attached County DSD GIS map](#) showing the 2 parcels listed on the Tellez Application showing which parcels they want to use: parcel #36854-010A and #36854-010. Unfortunately, there is an **open agricultural canal connected to 1 parcel** and close to the other. Tellez' parcels are **NOT** on a city sewer system. Port-a-potty companies say that for a one-day event with 2,000 to 2,500 people attending, they would need **A MINIMUM OF 25 to 30 port-a-potties!** There are other property owners living directly across the street from where they want to put these port-a-potties. How would you like 30+ permanent port-a-potties right across the street from your children, your family, your property? Toxic odors, toxic disease-causing flies, noise, crime, and destruction of your property values. Besides the fact that it would violate State and County Public Nuisance laws, don't think you'd like it!

Just imagine 30+ permanent port-a-potties that are close enough to this canal, when unexpected and undetected breaches have occurred, contaminating this open canal and the aquifer below. These agricultural canals are open sources directly down into our aquifer. Imagine 30+ port-a-potties sitting in the hundred degree+ heat all summer (toxic flies & odors), and add to that the 40 horses (and bulls) they want to (have been?) stable at this property in our already-third-highest-nitrate-priority-area-in-Idaho-contaminated aquifer area. There is absolutely nothing you could do to guarantee 100% that these 30+ permanent port-a-potties would not someday breach and further contaminate the already-contaminated aquifer.

7. **Idaho Statute 39-102**: Item 39-102(3)(c) printed below states, "...**All persons (that includes County officials) should conduct their activities so as to prevent the non-regulated release of contaminants into ground water**". This section of the Statute MANDATES that you MUST DENY THIS PERMIT because there is no way you can guarantee or 100% stop contaminants from 30+ permanent port-a-potties being used by 600 to 2,500 people from getting into this open canal and into our already-third-highest-nitrate-priority-area-in-Idaho-contaminated aquifer. And don't forget the requested 40+ horses and bulls they want on this site.

"TITLE 39  
HEALTH AND SAFETY  
CHAPTER 1  
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The idea of a horse racetrack facility at this location, besides being a very bad idea, is a dangerous disaster just waiting to happen on so many levels with potential for: hundreds of drunk people gambling, whether sanctioned or not, on horse racing all day long in the hot summer heat over and over month after month; violent crime; excessive noise; toxic odors and disease-causing flies; contamination of the aquifer; traffic fatalities; incompatible for Fire response and emergency medical response; no commercial lighting planned for their facility for safety of their attendees or local neighbors when it is dark in Spring and Fall; and on-going violation of State and County Public Nuisance laws (not to mention trash habitually thrown in neighbors' yards) just to name a few. On top of that, and most important of all, add the further destruction of local property owners' property values. There is absolutely nothing you could possibly do to mitigate any of these disastrous outcomes.

**As Commissioner Holton so eloquently stated above, "...this commissioner would not want to be a neighbor to that venue. " If you wouldn't put this thing next to your children, your elderly parents, or your home, don't put it next to ours!**

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**Once again, this is a commercial operation that should be located In a commercially-zoned location equipped with emergency services and police to handle crime and events such as this with 2,500 people or more in attendance. They didn't build LeBois Park across the street from unsuspecting property owners' homes.**

We call upon you to uphold your Oath, to uphold and enforce our laws, to **NOT** approve this permit request, and to immediately close down and have dismantled this unlawful, already-built racetrack.

Sincerely,

Brenda Abbott  
P.O. Box 752  
Wilder, ID 83676

attachments: 3 pictures of unlawful, already-built Tellez racetrack

DSD GIS map



02.21.2025 01:29





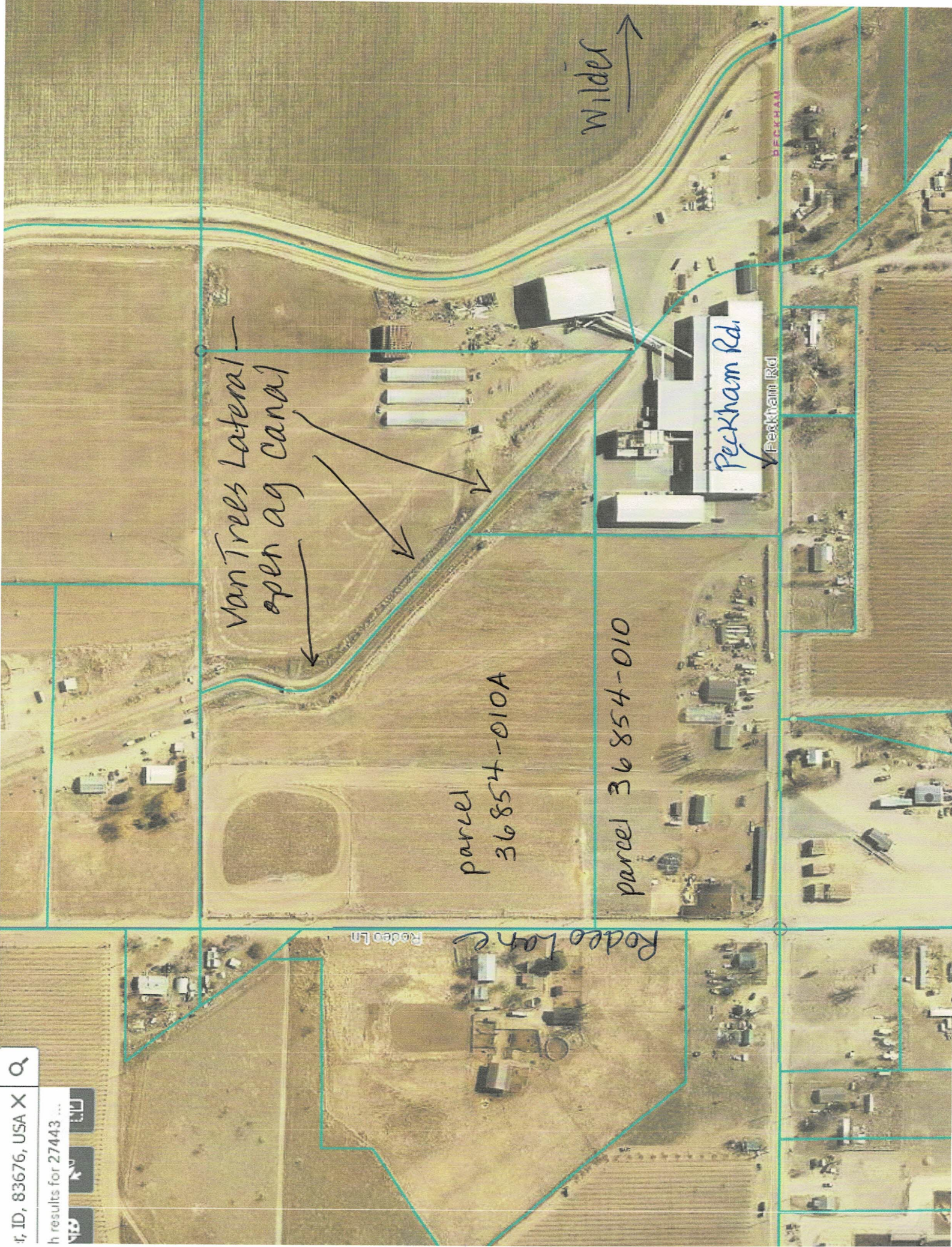
02.21.2025 01:29





02.21.2025 01:30





Van Trees Lateral -  
open ag canal

parcel  
36854-010A

parcel 36854-010

Rodeo Lane

Rodeo Ln

Peckham Rd.

Peckham Rd

Wilder



## Michelle Barron

---

**From:** Michelle Barron  
**Sent:** Wednesday, February 26, 2025 10:48 AM  
**To:** Michelle Barron  
**Subject:** FW: [External] CU2022-0008 Ivan Tellez - OPPOSED

From: Cindy Petrucci <cindy.petrucchi@att.net>  
Sent: Sunday, February 23, 2025 9:40 AM  
To: Canyon County Zoning Info <CanyonCounty.ZoningInfo@canyoncounty.id.gov>  
Cc: Debbie Root <Debbie.Root@canyoncounty.id.gov>  
Subject: [External] CU2022-0008 Ivan Tellez - OPPOSED

Hello,

This is regarding an application for R36854010A & R36854010 - Tellez and a proposed arena.

We are completely OPPOSED to this application for several reasons. This proposed arena is on a small rural road that we don't believe can handle this type of traffic. Most of the traffic would come off Hwy 95 where there is a subdivision with a child's park and play area on that road. Per their application they state they have parking for 458 vehicles plus they would need additional space for vendor parking as well as delivery of porta-potties. There is no possible way for any vehicles to be parked on either Peckham or Rodeo for any overflow. I don't believe this amount of vehicles coming to an event at the same time is feasible on Peckham and or Rodeo. How would traffic be diverted in case of an emergency?

What about the noise this would produce? I would think that this noise would carry quite far especially during the evening hours. What about the canal that is next to the property?

Thank you,

Tim & Cindy Petrucci  
Wilder, Idaho

EXHIBIT  
E.10.