



**Planning and Zoning Commission**  
**Hearing Date: April 3, 2025**  
*Canyon County Development Services Department*

**PLANNING DIVISION STAFF REPORT**

**CASE NUMBER:** CU2024-0013  
**APPLICANT/REPRESENTATIVE:** Derek Olson / Rafael Sanchez  
**PROPERTY OWNER:** Joyce Crider

**APPLICATION:** Conditional Use Permit – Special Events Facility

**LOCATION:** 19781 Middleton Rd, Caldwell, ID  
Parcel R34316  
NE ¼ of Section 30, T4N, R2W, BM, Canyon County, Idaho

**ANALYST:** Amber Lewter, Associate Planner  
**REVIEWED BY:** Michelle Barron, Principal Planner

**REQUEST:**  
The applicant, Derek Olson, represented by Rafael Sanchez with Provost & Pritchard Consulting Group on property owned by Joyce Crider requests a Conditional Use Permit for a special events facility named The Wild Oak on approximately 3.72 acres in an “A” (Agricultural) zone.

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**PUBLIC NOTIFICATION:**

Neighborhood meeting conducted on:	April 19, 2024
JEPA notice sent on:	December 4, 2024
Agency notices:	December 4, 2024 and March 4, 2025
Neighbor notification within 1,000 feet mailed on:	February 27, 2025
Newspaper notice published on:	March 4, 2025
Notice posted on site on:	March 5, 2025

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**1. BACKGROUND:**

Parcel R34316 is an original parcel of 3.72 acres, zoned “A” Agricultural and requires a conditional use permit to operate a special events facility. In May 2024, a conditional use permit application for a special events facility was accepted by Canyon County Development Services.

The use for the parcel is currently a primary residence with a few grazing animals onsite.

**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 CU2024-0013, The Wild Oak, LLC, 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 CU2024-0013, The Wild Oak, LLC 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 CU2024-0013, The Wild Oak, LLC 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</b>
			<b>Analysis</b>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>07-07-05(1)</b>
			<b>Staff Analysis</b>
			<b>Is the proposed use permitted in the zone by conditional use permit;</b>
			The proposed use is permitted in the “A” (Agricultural) zone by conditional use permit, pursuant to County Ordinance CCZO §07-10-27). Canyon County Zoning

				Code (CCZO) §07-02-03 defines Special Events as follows: “Any temporary event including, but not limited to, weddings, picnics, barbecues, holiday events and parties, dances, concerts, footraces and walks, bazaars, and harvest festivals.” See project description analysis contained in Section 07-07-05(2) detailing the nature of the request.
☒	☐	☐	<b>07-07-05(2)</b>	<b>What is the nature of the request;</b>
			<b>Staff Analysis</b>	<p>The nature of the request consists of using the subject property of approximately 3.72-acres for a special events facility to host weddings, receptions and other special events year-round. The applicant is proposing no more than 150 days per year with the special events having up to 223 guests on site (<b>Exhibit A2.1</b>). Days and hours of operation shall be Monday – Saturday 10:00 am – 11:00 pm with no outdoor music (<b>Exhibits A3 and A4</b>). There will be no more than 12 employees (<b>Exhibit A4</b>). The facility will have delivery and shipping services kept at a minimal, consisting primary of vendor deliveries for the event (<b>Exhibit A2</b>). There will a loading and unloading area available with 108 parking spaces for the events. The applicant is proposing landscape buffering in place of fencing (<b>Exhibit A4</b>). The applicant will be obtaining their own alcohol license and food handlers license to be able to offer these services to the guests. The buildings will have bathroom facilities for guests (<b>Exhibit A2.1</b>).</p> <p><u>Signage and Buildings</u>  The facility will include a permanent non-illuminated sign at the events entrance/residence driveway. The sign is proposed to be three (3) feet in height, seven (7) feet in width and six (6) feet in height above ground (<b>Exhibit A4</b>). In accordance with sign ordinance 07-10-13, if the sign is over six feet (6’) in height and permanently affixed to the ground, a building permit may be required (<b>Exhibit D4</b>). The applicant is proposing all new structures that will include a bridal suite, groom’s lounge, catering prep kitchen, ceremony sites and a reception hall (<b>Exhibit A3</b>). All proposed structures used for the special events center will require a commercial building permit and/or certificate of occupancy (<b>Condition 6</b>).</p>
☒	☐	☐	<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 Comprehensive plan. The 2030 Canyon County Comprehensive Plan designates the subject parcel as residential on the west end of the property and commercial on the remaining parcel (<b>Exhibit B2.13</b>) a special events facility would be an allowed use in a commercial zoning. There is significant residential development in this area of the county as well as some agricultural uses. The parcel is located in the City of Caldwell Impact Area. The City of Caldwell Comprehensive Plan designates the future land use of the parcel and area as “Medium-Density Residential” (<b>Exhibit B2.10</b>).</p> <p>The request aligns with the following goals and policies of the 2030 Comprehensive Plan:</p> <p><u>Property Rights Goals and Policies:</u></p> <ul style="list-style-type: none"> <li>• G1.01.00: “Protect the integrity of individual property rights while safeguarding public health, safety, and welfare.”</li> </ul>

			<ul style="list-style-type: none"> <li>• P1.01.01: <i>“No person should be deprived of private property without due process of law.”</i></li> <li>• P1.01.03: <i>“Ordinances and land-use decisions should avoid imposing unnecessary conditions or procedures in development approvals.”</i></li> <li>• G1.02.00: <i>“Acknowledge the responsibilities of each property owner as a steward of the land, use their property wisely, maintain it in good condition and preserve it for future generations without becoming a public nuisance.”</i></li> </ul> <p>Canyon County values the property owners’ and surrounding property owners’ private property rights and may support the property owners’ project and surrounding property owners’ rights by adding mitigating conditions to the proposed conditional use permit.</p> <p><u>Population Component Goal and Policy:</u></p> <ul style="list-style-type: none"> <li>• P2.01.01: <i>“Plan for anticipated population and households that the community can support with adequate services and amenities.”</i></li> <li>• G2.02.00: <i>“Promote housing, business, and service types needed to meet the demand of the future and existing population.”</i></li> </ul> <p>Canyon County promotes business and service types that the community can support with adequate services and amenities. However, the Planning and Zoning Commission must decide if conditions can be added to this application to mitigate negative impacts on surrounding properties and if this is the best-suited location for this proposed special events facility.</p> <p><u>Economic Development Goals and Policies:</u></p> <ul style="list-style-type: none"> <li>• G3.01.00: <i>“Promote a healthy and sustainable regional economy by retaining, expanding, and recruiting businesses to favorable locations.”</i></li> <li>• P3.01.01: <i>“Direct business development to locations that can provide necessary services and infrastructure”</i></li> <li>• P3.01.02: <i>“Support suitable sites for economic growth and expansion compatible with the surrounding area.”</i></li> </ul> <p>Canyon County supports retaining, expanding, and recruiting businesses and economic growth and expansion but states that this must be done in a way that is compatible with the surrounding area, which may include adding mitigation conditions to this conditional use permit.</p> <p><u>Land Use and Community Design Goals and Policies:</u></p> <ul style="list-style-type: none"> <li>• P4.02.01: <i>“Consider site capability and characteristics when determining the appropriate locations and intensities of various land uses.</i></li> <li>• G4.03.00: <i>“Develop land in a well-organized and orderly manner while mitigating or avoiding incompatible uses, protecting public health and safety, and creating a vibrant economy through sustainable land use planning.”</i></li> </ul>
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			<ul style="list-style-type: none"> <li>P4.03.03: <i>“Recognize that each land use application is unique and that agricultural and non-agricultural uses may be compatible and co-exist in the same area and in some instances may require conditions of approval to promote compatibility.”</i></li> </ul> <p>Canyon County supports growth and development as long as it is compatible with the surrounding area and appropriate conditions are added to mitigate adverse impacts that affect other land uses and the surrounding community.</p>																				
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p><b>07-07-05(4)</b></p> <p><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></p>																				
			<p><b>Staff Analysis</b></p> <p>As conditioned 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 as the proposed conditions of approval 1-16 will mitigate the potential negative effects to the character of the area.</p>																				
			<p><b>Adjacent Existing Conditions:</b></p> <table border="1"> <thead> <tr> <th>Direction</th> <th>Existing Use</th> <th>Primary Zone</th> <th>Other Zone</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;"><b>N</b></td> <td>The properties to the north are primarily agricultural or residential within the City of Caldwell.</td> <td style="text-align: center;"><b>AG</b></td> <td style="text-align: center;"><b>Commercial</b></td> </tr> <tr> <td style="text-align: center;"><b>E</b></td> <td>The properties to the east are primarily agricultural or open land within the City of Caldwell.</td> <td style="text-align: center;"><b>AG</b></td> <td></td> </tr> <tr> <td style="text-align: center;"><b>S</b></td> <td>The properties to the south are primarily residential subdivisions within the City of Caldwell or agricultural.</td> <td style="text-align: center;"><b>Residential within the City of Caldwell</b></td> <td></td> </tr> <tr> <td style="text-align: center;"><b>W</b></td> <td>The properties to the west are primarily residential subdivisions within the City of Caldwell.</td> <td style="text-align: center;"><b>Residential within the City of Caldwell</b></td> <td></td> </tr> </tbody> </table>	Direction	Existing Use	Primary Zone	Other Zone	<b>N</b>	The properties to the north are primarily agricultural or residential within the City of Caldwell.	<b>AG</b>	<b>Commercial</b>	<b>E</b>	The properties to the east are primarily agricultural or open land within the City of Caldwell.	<b>AG</b>		<b>S</b>	The properties to the south are primarily residential subdivisions within the City of Caldwell or agricultural.	<b>Residential within the City of Caldwell</b>		<b>W</b>	The properties to the west are primarily residential subdivisions within the City of Caldwell.	<b>Residential within the City of Caldwell</b>	
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<p><small>“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)</small></p>																							
<p><b>Surrounding Land Use Cases (Exhibit B2.5):</b></p> <p>There have been no recent land use cases within a 1-mile radius in the past 5 years to suggest the character of the area will substantially change in the coming years. However, the property is adjacent to the City of Caldwell, so city development may change the character of the area in the future.</p>																							
<p><b>Character of the Area:</b></p> <p>The subject property is zoned “A” (Agricultural) (Exhibit B1). The general character of the area is residential. The subject property has the City of Caldwell</p>																							

			<p>on all sides with the parcels immediately to the northeast and south are in the County zoned Agricultural. The property to the east is undeveloped land that appears to be farmed within the city limits.</p> <p>The area is an area of growth with the future land use (<b>Exhibit B2.13</b>) designating the area as residential and commercial. A special events facility would be an allowed use in a commercial zone.</p> <p>There are sixty-nine (69) subdivisions with 3418 lots located within 1-mile of the subject property, with the average lot size of .26 acres. There are thirteen (13) subdivisions in platting with 2159 lots located within 1-mile of the subject property, with the average lot size of .38 acres (<b>Exhibit B2.6</b>).</p> <p>The City of Caldwell is adjacent to the subject property. The City of Caldwell designates the future land use of the subject property as “Medium Density Residential” (<b>Exhibit B2.10</b>). The City of Caldwell was noticed on December 4, 2024 and March 4, 2025, the City of Caldwell commented on December 10, 2024 providing conditions of approval for the proposed special events facility (<b>Exhibit D3</b>). See proposed <b>condition 8B</b>.</p> <p><b>Potential Impacts</b></p> <p>The special events facility may impact the surrounding area due to the increase in noise, dust, increased traffic, and lighting as related to the use. Staff has proposed conditions to aid in mitigating these potential effects.</p> <p>As proposed and conditioned, the special events facility should not increase the sound levels in the immediate vicinity. The applicant will have no outdoor music (<b>Exhibit A3</b>) and has a landscape plan (<b>Exhibit A5.2</b>). The landscaping will assist with noise buffering, light pollution, and dust to the surrounding neighbors. There will be no amplified sound of any kind after 11pm Monday – Saturday (<b>Exhibit A2</b>).</p> <p>The applicant is proposing for the parking to be open, graded, compacted and have an improved surface area (<b>Exhibit A3</b>). Staff is proposing <b>condition # 11B</b> to have all travel ways and parking areas hard surfaced and <b>condition # 8B</b> to meet City of Caldwell’s parking standards. As conditioned, any impact dust would have, would be mitigated.</p> <p>There is no lighting proposed for the special events facility (<b>Exhibit A2</b>). As conditioned, all exterior lighting, if installed, shall be downward facing and directed away from surrounding properties. Compliance shall be demonstrated in the building plans submitted as part of the building permit submittal. Review and approval by DSD shall be completed before building permit issuance (see <i>proposed condition # 9</i>).</p> <p>The general character of the area does not appear to be affected by the special events facility. The parcel is naturally tucked away with mature trees around that keeps it isolated from the neighboring properties. On the west end of the</p>
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			<p>property there is an irrigation facility that separates the property from existing residential housing. As proposed and conditioned, there will be 150 days per year when special events will be held. No more than 223 guests shall be at the special events facility at a time (<b>Exhibit A2.1</b>). The hours of operation will be limited to 10:00 a.m. to 11:00 p.m. on Monday - Saturday as proposed in the applicant's letter of intent. (<b>Exhibit A2</b>).</p> <p>With proposed <b>conditions # 14 and 14A</b> there shall be a rental agreement that holds the guests to the same conditions as this conditional use permit and the property owner or a designee shall be available to enforce the rental agreement at all times.</p> <p>See 07-07-05(7) for discussion on traffic and parking with proposed conditions.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<p><b>07-07-05(5)</b> <b>Will adequate water, sewer, irrigation, drainage and stormwater drainage facilities, and utility systems be provided to accommodate the use;</b></p>
			<p><b>Staff Analysis</b></p> <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.</p> <p>According to the land use worksheet (<b>Exhibit A4</b>) the proposed use will have an individual domestic well. There will be an individual septic for sewer (wastewater). Irrigation will be through a pressurized irrigation system.</p> <p><b>Water:</b> Water will be provided via an individual domestic well. There will be access on the northeast corner of the parcel. In a pre-development meeting the applicant had with Southwest District Health it was advised that the facility may need to be a public water system (<b>Exhibit A7</b>). The existing individual domestic well is anticipated to provide adequate water for the proposed use. See proposed <b>condition # 3</b>.</p> <p><b>Sewer:</b> An individual septic system has been proposed on the southwest side of the subject property next to the venue. According to Southwest District health's pre-development meeting with the applicant, the existing system would not be large enough to support the wastewater flows generated by the event center (<b>Exhibit A7</b>). In Southwest District Health's comment (<b>Exhibit D1</b>) it was stated that test holes have not been conducted and the viability of a septic system has not been determined. Proposed <b>condition # 3</b> ensures applicant is meeting all Southwest District Health's requirements prior to commencement.</p> <p><b>Irrigation:</b> Irrigation will be provided through a pressurized irrigation for the proposed special events facility according to the land use worksheet (<b>Exhibit A4</b>). According to Southwest District Health's pre-development meeting (<b>Exhibit A7</b>) there are two (2) irrigation canals the Noble Slough Ditch that must meet the 50-foot horizontal separation distance to primary and replacement drain fields. See <b>condition # 4</b>.</p>

			<p><b>Drainage:</b> It appears the use will not alter historic drainage patterns (<b>Exhibit A2</b>).</p> <p><b>Stormwater drainage facilities:</b> According to the land use worksheet (<b>Exhibit A4</b>) the applicant for the special events facility will have the stormwater retained onsite.</p> <p><b>Utility Systems:</b> An agency notice was sent out to Century Link, Intermountain Gas, Idaho Power and Ziplly on December 4, 2024 and March 4, 2025 no comments were received. It's anticipated that adequate utilities will be provided to accommodate the proposed use due to being adjacent to the City of Caldwell and utilities exist on the property.</p>
☒	☐	☐	<p><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></p>
			<p><i>Staff Analysis</i></p> <p>The subject property does have legal access for the development and will exist at the time of the development per the applicant's letter of intent (<b>Exhibit A2</b>).</p> <p>The subject parcel has frontage along Middleton Road which is a principal arterial that provides access to that area. According to the applicant Middleton Road will be used to access the parcel with no new access (<b>Exhibit A2</b>).</p> <p>Idaho Transportation Department provided comment on December 10, 2024 (<b>Exhibit D2</b>) advising that the application does not meet thresholds for a Traffic Impact Study and does not pose any safety concerns.</p> <p>Middleton Road south of Hwy 20/26 is in the City of Caldwell's jurisdiction. There were no concerns listed in the comment received from the City of Caldwell for access to the subject property (<b>Exhibit D3</b>).</p> <p>Highway District No. 4 provided comment on December 30, 2024 and advised the existing approach on Middleton Road may be used for the proposed special event venue. Highway District No. 4 full comment and conditions of approval can be seen in <b>Exhibit D7</b>. See proposed <b>condition #2</b>.</p>
☒	☐	☐	<p><b>07-07-05(7)</b> <b>Will there be undue interference with existing or future traffic patterns; and</b></p>
			<p><i>Staff Analysis</i></p> <p>There will not be undue interference with the existing or future traffic patterns.</p> <p>Parcel R34316 frontage is along Middleton Road which is a principal arterial. On December 4, 2024 an agency notice was sent out to Idaho Transportation Department and on December 10, 2024, the agency provided comments noting that a Traffic Impact Study is not required and the proposal does not pose any safety concerns (<b>Exhibit D2</b>). The City of Caldwell who maintains Middleton Road south of Hwy 20/26 mentioned no concerns for traffic in the comment received (<b>Exhibit D3</b>). The proposed use consists of a total of 108 parking spaces with a loading and unloading area (<b>Exhibit A4</b>). Highway District No. 4 comments received on December 30, 2024 addressed that the proposed use will increase traffic but that Highway District No. 4 does not oppose the request (<b>Exhibit D7</b>).</p>



				Although there appears to be some increase to traffic there does not appear to be undue interference to the traffic.
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>07-07-05(8)</b>	<b>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)</b>
			<b>Staff Analysis</b>	<p>Essential services will be provided to accommodate the use including, but not limited to school facilities, police and fire protection, emergency medical services, irrigation facilities. The services will not be negatively impacted by such use, or require additional public funding in order to meet the needs created by the requested use.</p> <p><b>School Facilities:</b> Agency notice was sent out on December 5, 2024, to Vallivue School District, no comments were received. The proposed use is not anticipated to negatively impact school facilities.</p> <p><b>Police and Fire protection:</b> Agency notice was sent out on December 4, 2024, to Caldwell Rural Fire District, the state fire marshal and Canyon County Sheriff. On December 9, 2024 Caldwell Rural Fire District provided comment. (<b>Exhibit D5</b>). An additional email was sent on March 21, 2025 to Caldwell Rural Fire District asking about the average response times and how this proposal would change the response time. Caldwell Rural Fire District responded on March 24, 2025 advising that they are unable to pull exact data on response times but the closest fire station is 1.3 miles away, a drive time of about 3 minutes. It was commented that the proposed use would likely have minimal impact on response times (<b>Exhibit D5.2</b>). The proposed use is not anticipated to negatively impact police and fire protection.</p> <p><b>Emergency Medical Services:</b> Agency notice was sent out on December 4, 2024, to paramedics and Canyon County Emergency Coordinator, no comments were received. An additional email was sent on March 21, 2025 to paramedics asking for average response times and how the proposal would change them. On March 24, 2025 comment was received providing the response times. The closest response time being 6.07 minutes (<b>Exhibit D8</b>). The proposed use is not anticipated to negatively impact emergency medical services.</p> <p><b>Irrigation Facilities:</b> Agency notice was sent out on December 4, 2024 to Pioneer Irrigation District, no comments were received. The proposed use in not anticipated to negatively impact irrigation facilities.</p>

**Table 3. Area of City Impact**

**CCCO 09-01-01: Caldwell Area of City Impact (Plans and Ordinances/Map) Ordinance Applicable Ordinances and Standards:** Within the Caldwell area of city impact, the following ordinances apply, but the city of Caldwell ordinances are subject to the waiver provisions in subsection (6) of this section.

Compliant			County Ordinance and Staff Review	
Yes	No	N/A	Code Section	Analysis
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>09-01-19</b>	<p><b>Applicable Ordinances and Standards:</b></p> <p>(1) Canyon County zoning ordinance, as lawfully amended.</p> <p>(2) City of Caldwell’s subdivision ordinance, ordinance 1758, in the form existing as of April 1, 2005, except for simple division (lot split) provisions and except for hearing procedures. The county's hearing procedures shall apply.</p> <p>(3) The following City of Caldwell ordinances apply, even when in conflict with otherwise applicable county provisions:</p> <p style="padding-left: 20px;">A. City road widths and profiles found in 11-03-03(2), (3), (4), and (5) of the City of Caldwell municipal code, in the form existing as of April 1, 2005;</p> <p style="padding-left: 20px;">B. Caldwell city ordinance 2541, and all standards and specifications adopted thereby, in the form existing as of April 1, 2005.</p> <p style="padding-left: 20px;">C. Caldwell city ordinance 2548, in the form existing as of April 1, 2005.</p> <p style="padding-left: 20px;">D. Municipal code of the city of Caldwell, chapter 10, article 7, "Caldwell Landscape Ordinance", in the form existing as of April 1, 2005.</p> <p style="padding-left: 20px;">E. Municipal code of the City of Caldwell, chapter 10, article 8, "Caldwell Tree Ordinance", in the form existing as of April 1, 2005.</p> <p style="padding-left: 20px;">F. Municipal code of the City of Caldwell, chapter 10, article 10, "Transportation Policies And Practices", in the form existing as of April 1, 2005.</p> <p style="padding-left: 20px;">G. Municipal code of the city of Caldwell, chapter 4, article 17, "Caldwell Irrigation Utility Ordinance", in the form existing as of April 1, 2005.</p> <p>(4) Except as set forth above, all other standards of applicable Canyon County codes and ordinances; and</p> <p>(5) For subdivisions and planned unit developments applied for in the Caldwell area of city impact, Canyon County will require on the face of each final plat a certification line for execution by the city of Caldwell engineer attesting to the plat's conformance with the city standards set forth above. Also, Canyon County will not sign a final plat, or authorize the plat to be recorded, prior to the city engineer's signing the plat</p> <p>(6) Waiver of City of Caldwell Ordinance Provisions: The requirements listed in the Caldwell ordinances, identified in subsections (2) and (3) of this section, may be waived by the Canyon County board of commissioners in its discretion. An applicant for 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 Caldwell 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 Caldwell at least seven (7) days prior to any public hearing. Written objections from the city of Caldwell will be considered by the Canyon County commissioners. The application for waiver must show that prior</p>

				<p>to filing the application, the applicant first sought consent from the city of Caldwell to the waiver, indicating the date of the request and the response, if any, from the city of Caldwell. In granting any waiver, the county 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 Canyon County planning and zoning commission at a public hearing, which shall make recommendations to the Canyon County board of 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 subsections 07-17-09(4) and (5) of this code. (Ord. 05-013, 6-1-2005)</p> <p><b>09-01-21 Zoning Ordinance Amendment Proposals:</b> All proposed amendments to the text and/or map of the Canyon County zoning ordinance or subdivision regulations, which may relate to the Caldwell area of city impact, shall be referred by the county to the city of Caldwell in the same manner as provided for in subsection <u>09-01-17(3)</u> of this article. Any recommendation of the city of Caldwell shall be considered in the same manner as provided for in subsection <u>09-01-17(3)</u> of this article. (Ord. 05-013, 6-1-2005)</p>
			<p><b>Staff Analysis</b></p>	<p><b>Area of City Impact:</b> The City of Caldwell is adjacent to the subject property. The City of Caldwell designates the future land use of the subject property as “Medium Density Residential” (<b>Exhibit B2.10</b>). The City of Caldwell was noticed on December 4, 2024 and March 4, 2025. The City of Caldwell submitted a letter with conditions of approval (<b>Exhibit D3</b>) (<i>See proposed condition # 8B</i>).</p>

**4. AGENCY COMMENTS:**

Agencies including the Canyon County Sheriff’s Office, Canyon County Paramedics/EMT, Canyon County Emergency Management Coordinator, Caldwell Rural Fire Protection District, State Fire Marshall, Pioneer Irrigation District, Highway District No. 4, Vallivue School District, Idaho Transportation Department, COMPASS, Caldwell Transportation, Idaho Power, Intermountain Gas, CenturyLink, Zply, Canyon County Building Department, Canyon County Code Enforcement Department, Canyon County Engineering Department, Canyon County GIS Department, Idaho Department of Water Resources (Water Rights), Idaho Department of Environmental Quality, Southwest District Health, and the City of Caldwell were notified of the subject application.

Staff received agency comments from Southwest District Health, Canyon County Building Department, City of Caldwell, Idaho Transportation Department, Canyon County Ambulance District, Caldwell Rural Fire Protection District, Highway District No. 4 and Idaho Department of Environmental Quality (DEQ). 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 five (5) total written public comments by the materials deadline of March 24, 2025. Of the comments received all were opposed. All public comments received by the aforementioned materials deadline are located in **Exhibit E**.

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** 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 comply with applicable Highway District No. 4 requirements, including paying any applicable impact fees. The applicant shall obtain an access permit prior to the commencement of the facility as evidenced by the applicant providing Development Services with an approved highway district letter indicating the completion of improvements prior to commencement of special events (**Exhibit D7**).
3. 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 the commencement of the special event center use on the property (**Exhibit D1**).
4. The applicant shall not impede or disrupt existing irrigation structures, i.e. drains, laterals, or supply ditches, on and adjacent to the subject property.
5. Comply with all Fire District requirements per State adopted IFC and as evidenced by review and approval documentation from Caldwell Rural Fire District (including approval of the private road and driveways) prior to issuance of a certificate of occupancy and commencement of special event activities on the site (**Exhibit D5.1**).
6. The applicant shall obtain building permits and certificate of occupancy for proposed structures/improvements. Evidence shall be an approval document from the Canyon County Building Department and Caldwell Rural Fire Protection District.
7. Signage shall meet the requirements of CCZO §07-10-13 and shall not exceed 32 square feet or as provided for by approval of a separate application for a Director's Administrative decision for a sign permit. Prior to installation the applicant shall provide Development

Services a letter of review and approval from the appropriate Highway District for the location of the sign. Applicant must comply with CCZO §07-10-13 and dependent upon the location of the signage with The Idaho Administrative Procedures Act (IDAPA) 39.3.60 governing advertising along the State Highway System.

8. The proposed development shall be in conformance with the applicant's site plan, landscape plan, operations plan and Letter of Intent (**Exhibits A2, A3, and A5**).
  - A. HOURS OF OPERATION: The hours of operation shall be 10:00 a.m. to 11:00 p.m. Monday through Saturday as proposed in the applicant's letter of intent (**Exhibit A2**).
  - B. The applicant shall meet the requirements for the City of Caldwell for their landscape street buffering and parking standards (**Exhibit D3**).
9. LIGHTING: All exterior lighting shall be fully cut off and fully shielded, and placed to direct the light source down and inside the property lines of the facility. All direct glare from the lights shall be contained within the facility area. No light source may be placed greater than fifteen (15') feet in height.
10. MUSIC AND AMPLIFIED SOUND: All amplified sounds shall be contained inside, with no amplified sound outdoors. There shall be no amplified sound of any kind after 11:00 p.m. Monday through Saturday.
11. PARKING: An updated parking and circulation plan drawn to scale must be submitted and obtain any necessary fire district and highway district approvals. The parking and circulation plan must be compliant with Canyon County's off-street parking requirements (CCZO 07-13-01 and 07-13-03). Evidence of consistency shall be turned into Canyon County DSD within 3 months of approval of this application.
  - A. OFF-STREET PARKING: No parking shall occur on the public right of way.
  - B. The applicant shall install a hard surface along all travel ways and parking areas, as shown on the site plan (**Exhibit A5.1**), within six months of approval of the CUP.
12. CATERING: Special events shall be fully catered by a licensed caterer operating in compliance with the requirements of SWDH Food Establishment Licensing and Permitting.
13. ALCOHOLIC BEVERAGE LICENSING: Alcoholic beverages (inclusive of beer and wine) for special events at the facility shall be provided and distributed in strict compliance with Local, State, and Federal requirements for sales and distribution.
14. RENTAL AGREEMENTS: Rental Agreements shall be in place with each event holder that limit them to the same operational conditions of approval as this conditional use permit. Provide

Development Services Department rental agreement template prior to commencement of the use.

- A. ENFORCEMENT OF RENTAL AGREEMENTS: The property owner or their designee shall be made available at all times during events to enforce the rental agreements and the operational conditions of approval.

15. 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.”

16. The conditional use permit for a Special Event Facility shall be limited to Derek Olson/The Wild Oak, LLC. A change in ownership will require a conditional use permit modification to amend this condition.

## **7. EXHIBITS:**

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

1. Master Application
  - 1.1. Applicants Presentation
2. Letter of Intent
  - 2.1. Additional Information Email
3. Operations Plan
4. Land Use Worksheet
5. Site Plan(s)
  - 5.1. Property Site Plan
  - 5.2. Landscape Site Plan
  - 5.3. Building Site Plan
6. Neighborhood Meeting
7. Agency Acknowledgement

### **B. Supplemental Documents**

1. Parcel Tool
2. Cases Maps/Reports
  - 2.1. Aerial
  - 2.2. Small Air Photo 1 Mile
  - 2.3. Small Vicinity Map
  - 2.4. Zoning & Classification Map
  - 2.5. Land Use Cases with Report
  - 2.6. Subdivisions with Report
  - 2.7. Dairy, Feedlot and Gravel Pit Map
  - 2.8. Lot Classification Map
  - 2.9. Soils and Prime Farmland with Report
  - 2.10. City of Caldwell Land Use Map
  - 2.11. Nitrate Priority and Wells

- 2.12. TAZ Household
- 2.13. Future Land Use Map

**C. Site Visit Photos: March 18, 2025**

**D. Agency Comments Received by: March 24, 2025**

- 1. Southwest District Health; Received: December 4, 2024
- 2. Idaho Transportation Department; Received: December 10, 2024
- 3. City of Caldwell; Received: December 10, 2024
- 4. Canyon County Building Department; Received: December 6, 2024
- 5. Caldwell Rural Fire District; Received: December 9, 2024
  - 5.1. Revised Caldwell Rural Fire District; Received: March 5, 2025
  - 5.2. Response Time Email; Received: March 24, 2025
- 6. Idaho Department of Environmental Quality (DEQ); Received: March 10, 2025
- 7. Highway District No. 4; Received: December 30, 2024
- 8. Canyon County Ambulance District; Received: March 24, 2025

**E. Public Comments Received by: March 24, 2025**

- 1. Troy Fleenor - Opposition; Received: March 16, 2025
- 2. Donna Fleenor - Opposition; Received: March 16, 2025
- 3. Marisa Foster - Opposition; Received: March 17, 2025
- 4. Peter Goeman - Opposition; Received: March 19, 2025
- 5. Robert Johnson - Opposition; Received: March 24, 2025

**EXHIBIT A**

**Application Packet & Supporting Materials**

Planning & Zoning Commission

Case# CU2024-0013

Hearing date: April 3, 2025







# CONDITIONAL USE PERMIT

## PUBLIC HEARING - CHECKLIST

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

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

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

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

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

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

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


## Property Ownership Statement

Dear Canyon County Development Service Department,

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

Thank you,

2024-May-21 | 06:36 PDT

DocuSigned by:  
  
3349BBB4168D459

Joyce Crider

# LAND USE WORKSHEET

PLEASE CHECK ALL THAT APPLY TO YOUR REQUEST:

## GENERAL INFORMATION

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

2. **SEWER (Wastewater)**  Individual Septic  Centralized Sewer system  
 N/A – Explain why this is not applicable: \_\_\_\_\_

3. **IRRIGATION WATER PROVIDED VIA:**  
 Surface  Irrigation Well  None

4. **IF IRRIGATED, PROPOSED IRRIGATION:**  
 Pressurized  Gravity

5. **ACCESS:**  
 Frontage  Easement Easement width \_\_\_\_\_ Inst. # \_\_\_\_\_

6. **INTERNAL ROADS:**  
 Public  Private Road User's Maintenance Agreement Inst # \_\_\_\_\_

7. **FENCING**  Fencing will be provided (Please show location on site plan)  
Type: Landscape buffer to be used as fencing Height: \_\_\_\_\_

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

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

**RESIDENTIAL USES**

**1. NUMBER OF LOTS REQUESTED:**

- Residential \_\_\_\_\_  Commercial \_\_\_\_\_  Industrial \_\_\_\_\_  
 Common \_\_\_\_\_  Non-Buildable \_\_\_\_\_

**2. FIRE SUPPRESSION:**

- Water supply source: \_\_\_\_\_

**3. INCLUDED IN YOUR PROPOSED PLAN?**

- Sidewalks  Curbs  Gutters  Street Lights  None

**NON-RESIDENTIAL USES**

**1. SPECIFIC USE: Special Events Facility (Wedding Venue)**

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

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

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

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

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

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

**5. PARKING AND LOADING:**

How many parking spaces? 108

Is there is a loading or unloading area? Yes

**ANIMAL CARE-RELATED USES**

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

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

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

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

Building     Enclosure     Barrier/Berm     Bark Collars

4. **ANIMAL WASTE DISPOSAL**

Individual Domestic Septic System     Animal Waste Only Septic System

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

## Letter of Intent

Dear Canyon County Planning Department,

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

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

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

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

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

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

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

**Facility and Utilities:**

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

**Legal Access and Traffic Patterns:**

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

**Impacts to Essential Services:**

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

**Mitigation Measures:**

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

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

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

Sincerely,

Derek Olson

Owner of The Wild Oak Venue



## Operational Plan for The Wild Oak Venue

### Introduction:

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

### Venue Overview:

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

### Business Operations:

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

### Compliance with Local Regulations:

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

### Environmental Considerations:

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

### Logistics and Supply Chain:

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

### Marketing and Promotion:

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

### Customer Experience:

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

### Infrastructure and Amenities:

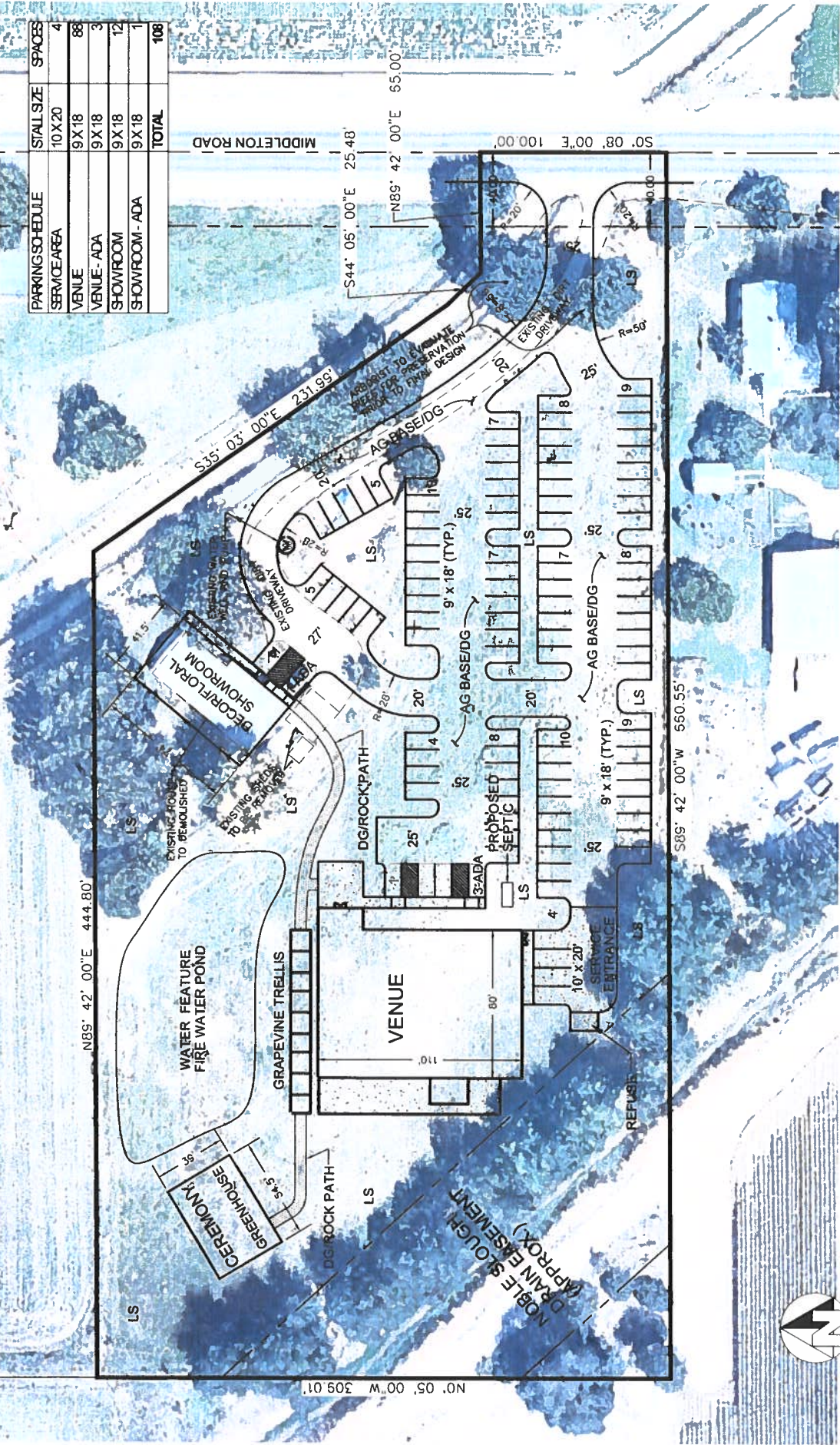
- **Site Improvements:** Invest in single story modern/open building with high ceilings, parking lot, landscaping, lighting, and signage enhancements. The goal is to improve the aesthetics and functionality of the venue while focusing on key items. For example, a parking lot following city code guidelines,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

### Community Engagement:

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

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

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



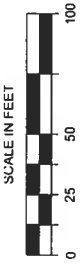
PARKING SCHEDULE	STALL SIZE	SPACES
SERVICE AREA	10' X 20'	4
VENUE	9' X 18'	88
VENUE - ADA	9' X 18'	3
SHOWROOM	9' X 18'	12
SHOWROOM - ADA	9' X 18'	1
<b>TOTAL</b>		<b>106</b>

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

The Wild Oak Wedding Venue  
Derek Olsen  
Canyon County

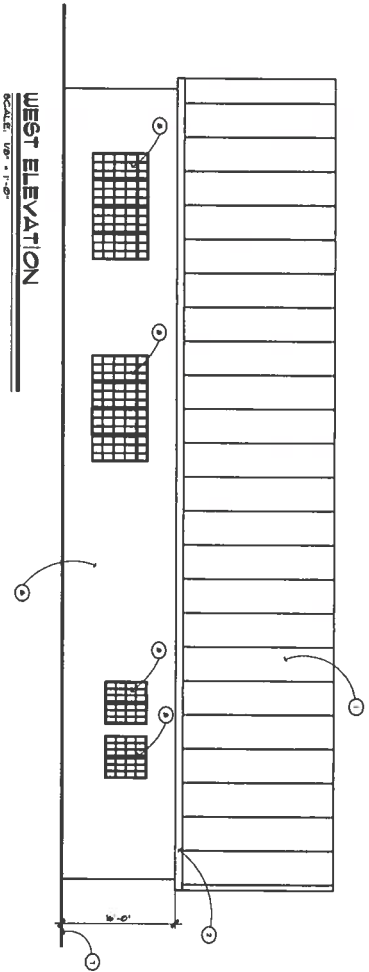
**PROVOST & PRITCHARD**  
www.provostandpritchard.com

Preliminary Site Plan

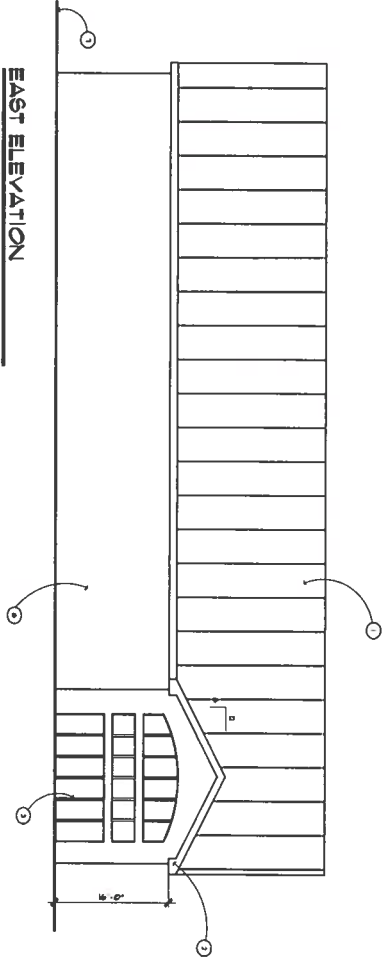




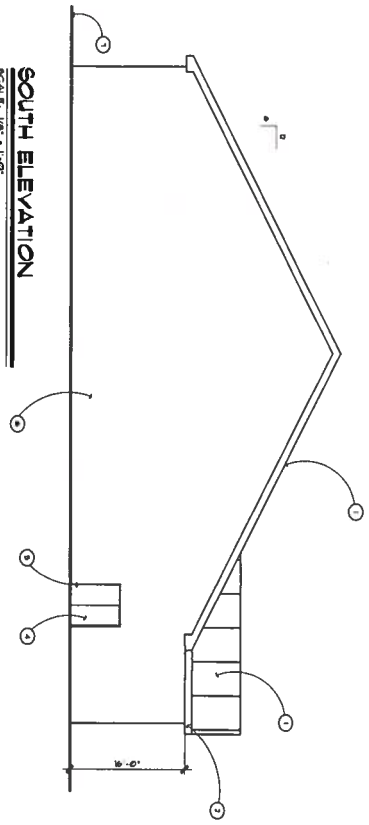
**WEST ELEVATION**  
SCALE: 1/8" = 1'-0"



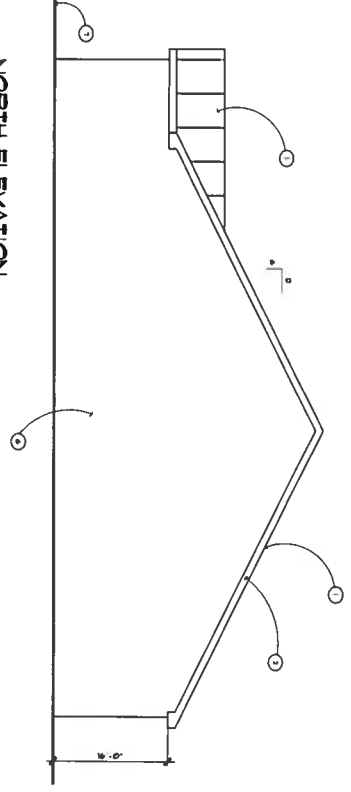
**EAST ELEVATION**  
SCALE: 1/8" = 1'-0"



**SOUTH ELEVATION**  
SCALE: 1/8" = 1'-0"



**NORTH ELEVATION**  
SCALE: 1/8" = 1'-0"



**RENDERING**



KEYNOTES	
1	STANDARD SIGHT PITCH ROOF - CHARCOAL
2	PITCHED RAFTERS AND SOFFIT - CHARCOAL
3	ALUMINUM STORMDOOR - BLACK
4	HOLLOW PITCH DOOR
5	HOLLOW PITCH RAFTERS - BLACK
6	PAINTED SHUCCO - BROOK BROWN - RESTAURA GRABER
7	ALUMINUM STORMDOOR FINISH - BLACK
8	
9	

Sheet No.  
**A2.0**

DATE: 04/20/24  
DRAWN BY: [Name]  
CHECKED BY: [Name]

**WILD OAK WEDDING VENUE**  
FOR  
**THE WILD OAK WEDDING VENUE, LLC**  
16761 MIDDLETON RD. CALDWELL, ID 83605

**CEDAR CREEK**  
— ARCHITECTURAL DESIGN —  
80 W. COTTONWOOD CT. EAGLE, ID 83616



Notice of Neighborhood Meeting

Conditional Use Permit

Pre-application requirement for a Public Hearing

4/3/2024

Dear Neighbor,

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

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

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

Date: April 19, 2024

Time: 12:00 pm

Location: Caldwell Public Library

1010 Dearborn St, Caldwell, ID 83605

**The project is summarized below:**

Site Location: 19781 Middleton Rd, Caldwell, ID 83605

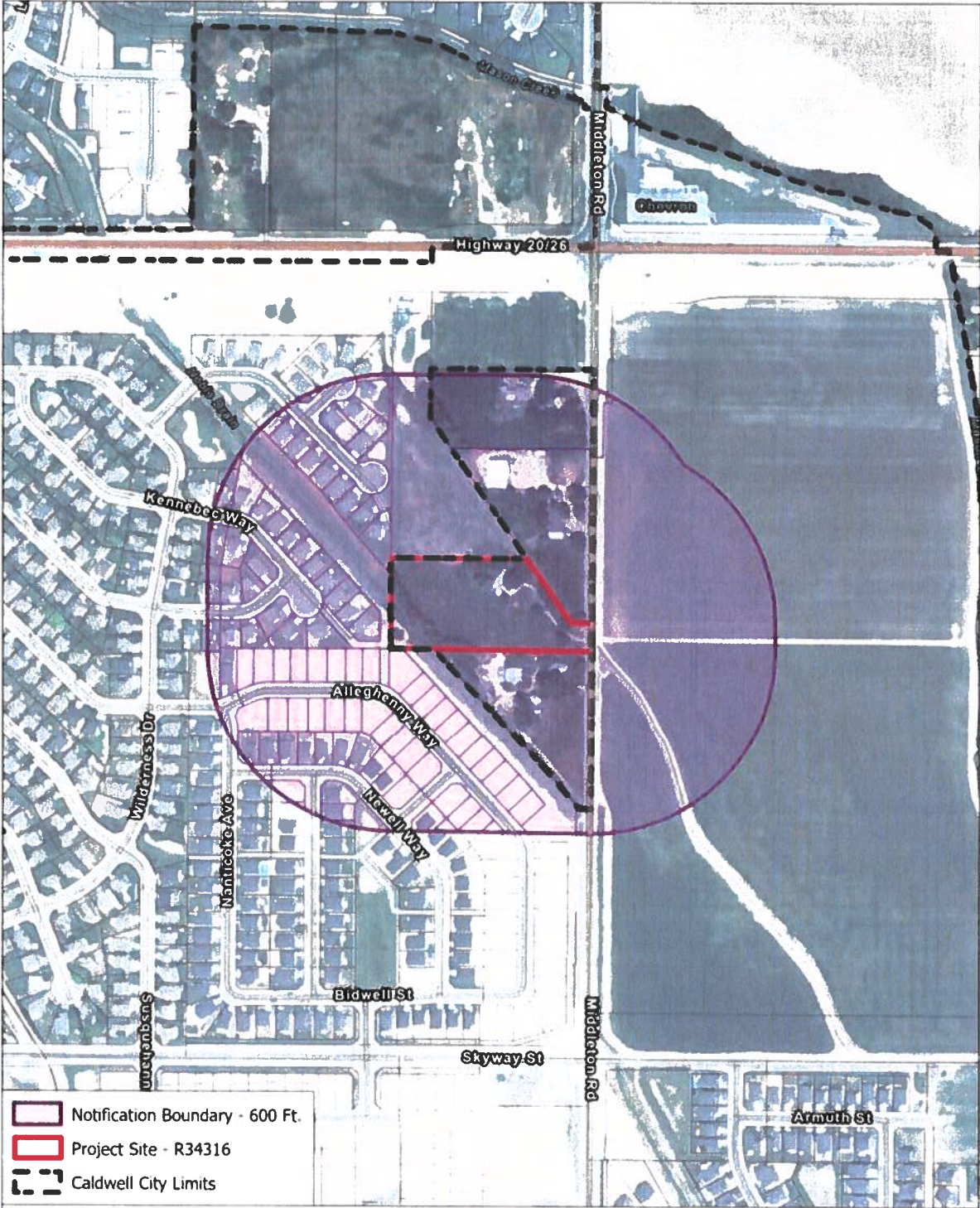
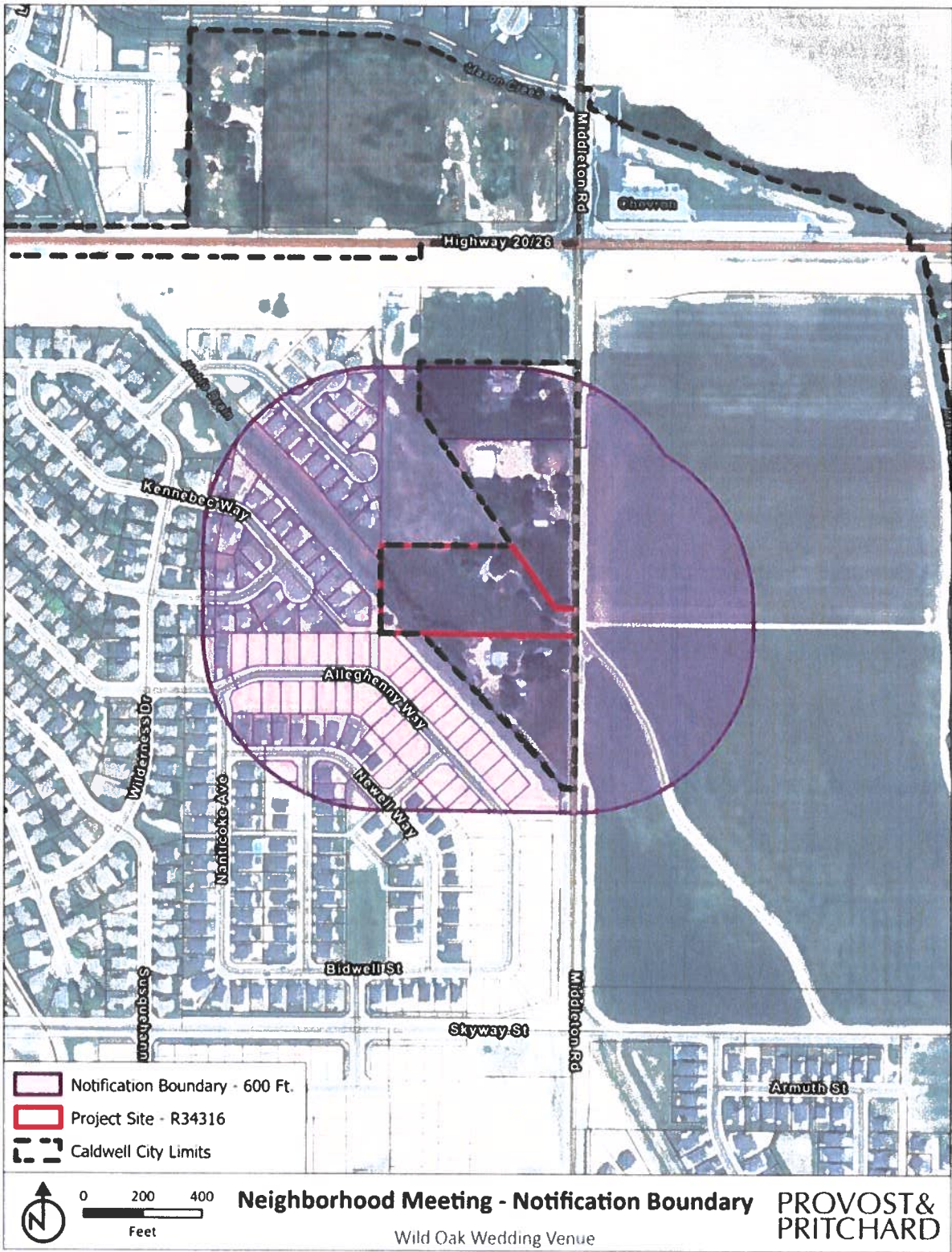
Proposed Use: Reception/Event Center

Total acreage: 3.85 Acres

We look forward to the neighborhood meeting and encourage you to attend. At that time we will answer any questions you may have. Please do not call Canyon County Development Services regarding this meeting. This is a PRE-APPLICATION requirement and we have not submitted the application for consideration at this time. The County currently has no information on this project. If you have any questions prior to the meeting, please contact Rafael Sanchez (Project Planner) at [REDACTED] or by phone at [REDACTED]

Sincerely,

Derek & Carly Olson



- Notification Boundary - 600 Ft.
- Project Site - R34316
- Caldwell City Limits



**Neighborhood Meeting - Notification Boundary**

Wild Oak Wedding Venue

**PROVOST & PRITCHARD**

# NEIGHBORHOOD MEETING SIGN-UP

## CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

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

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



### NEIGHBORHOOD MEETING SIGN UP SHEET

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

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

#### SITE INFORMATION

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

#### APPLICANT / REPRESENTATIVE INFORMATION

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

#### MEETING INFORMATION

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

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

Start Time of Neighborhood Meeting: 12:05 PM

End Time of Neighborhood Meeting: 12:45 PM

---

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

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

	<u>PRINTED NAME</u>	<u>ADDRESS, CITY, STATE, ZIP</u>
1.	BILL DAVIES	11113 Hwy 20 26
2.	Anne Boller	11158 Champlain Place
3.		
4.		
5.		
6.		
7.		
8.		
9.		
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11.		
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10.
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18.
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20.

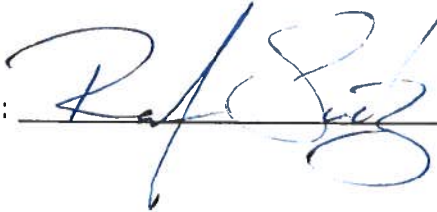
**NEIGHBORHOOD MEETING CERTIFICATION:**

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

APPLICANT/REPRESENTATIVE (Please print):

Rafael Sanchez

APPLICANT/REPRESENTATIVE (Signature):



DATE: 4 / 19 / 24



## AGENCY ACKNOWLEDGMENT

Date: March 20th, 2024

Applicant: Derek Olson | The Wild Oak Venue

Parcel Number: R34316

Site Address: 19781 Middleton Rd. Caldwell, Idaho 83605

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

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

Applicant submitted/met for official review.

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

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

#### **Fire District:**

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

Applicant submitted/met for official review.

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

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

#### **Highway District:**

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

Applicant submitted/met for official review.

Date: April 30, 2024 Signed: *Hallie E. Hart*

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

#### **Irrigation District:**

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

Applicant submitted/met for official review.

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

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

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

City: Caldwell

Applicant submitted/met for official review.

Date: March 25, 2024 Signed: *Morgan Bessan*

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

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

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

Canyon County Development Services Staff



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

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

Hello,

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

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



## AGENCY ACKNOWLEDGMENT

Date: March 20th, 2024

Applicant: Derek Olson | The Wild Oak Venue

Parcel Number: R34316

Site Address: 19781 Middleton Rd. Caldwell, Idaho 83605

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

#### Southwest District Health:

Applicant submitted/met for official review.

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

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

#### Fire District:

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

Applicant submitted/met for official review.

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

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

#### Highway District:

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

Applicant submitted/met for official review.

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

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

#### Irrigation District:

District: Plover Irrigation

Applicant submitted/met for official review.

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

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

#### Area of City Impact:

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

Applicant submitted/met for official review.

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

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

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

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

Canyon County Development Services Staff

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



# AGENCY ACKNOWLEDGMENT

Date: March 20th, 2024

Applicant: Derek Olson | The Wild Oak Venue

Parcel Number: R34316

Site Address: 19781 Middleton Rd. Caldwell, Idaho 83605

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

### Southwest District Health:

Applicant submitted/met for official review.

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

*Anthony Lee*

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

### Fire District:

Applicant submitted/met for official review.

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

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

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

### Highway District:

Applicant submitted/met for official review.

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

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

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

### Irrigation District:

Applicant submitted/met for official review.

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

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

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

### Area of City Impact:

Applicant submitted/met for official review.

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

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

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

*Received by Canyon County Development Services:*

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

Canyon County Development Services Staff

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



## Pre-Development Meeting

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

EHS#035 Date 03/25/2024

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

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

LSAS/CSS Proposed: No  
 BRO meeting for P or above: No  
 Proposed Drinking Water: Individual , City , Community , Public Water Supply  Pending  
 BRO meeting for PWS, Com: \_\_\_\_\_

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

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

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

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

INSTRUMENT NO 758394

(DO NOT WRITE ABOVE THIS LINE)

WARRANTY DEED

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

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

and other good and valuable consideration  
 the following described tract(s) of land in Canyon County, State of Idaho:

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

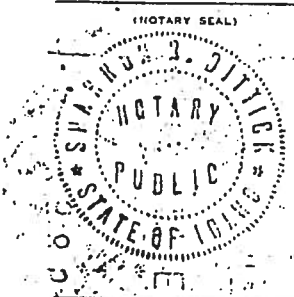
Commencing at the Northeast Corner of Section 30, Township 4 North, Range 2 West of the Boise Meridian; thence South 89°40' West 659.38 feet, along the North line of said Section 30; thence South 0°05' East 1018.82 feet along the West line of the East 1/2 of the Northeast 1/4 of the Northeast 1/4 of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

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

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

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

Dorothy A. Crider



State of Idaho }  
 County of Canyon } ss. On the 23rd day of September, A.D. 19 75

personally appeared before me DOROTHY A. CRIDER, a widow,

the signer(s) of the within instrument, who duly acknowledged to me that s he executed the same.

Shanon J. Pettick  
 (NOTARY PUBLIC)

Residing at: Caldwell, Idaho My Commission expires: 9/25/76

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

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



758594

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

# WARRANTY DEED

—TO—

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

STATE OF IDAHO

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

SS.

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

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

Ex-Officio Recorder.

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

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

FILED

SEP 24 11 35 AM '75

WALTER FRY  
CANYON COUNTY RECORDER  
BY C. Lint

RECORDED  
AT THE REQUEST OF

Joyce Crider

IN

OF

Deeds

FOR

1.00

Crider, Dorothy A.

to

Crider, George Alan et ux

Deed

at Counter

**Canyon County Development Services**

111 N. 11th Ave. Room 310, Caldwell, ID 83605  
(208) 454-7458

**Building Divsn Email:** buildinginfo@canyoncounty.id.gov **Planning Divsn Email:** zoninginfo@canyoncounty.id.gov

**Receipt Number:** 82677

**Date:** 5/23/2024

**Date Created:** 5/23/2024

**Receipt Type:** Normal Receipt

**Status:** Active

**Customer's Name:** Michelle Johnson - The Wild Oak, LLC

**Comments:** CU2024-0013

**Site Address:** 19781 MIDDLETON RD, Caldwell ID / Parcel Number: 34316000 0

**CHARGES**

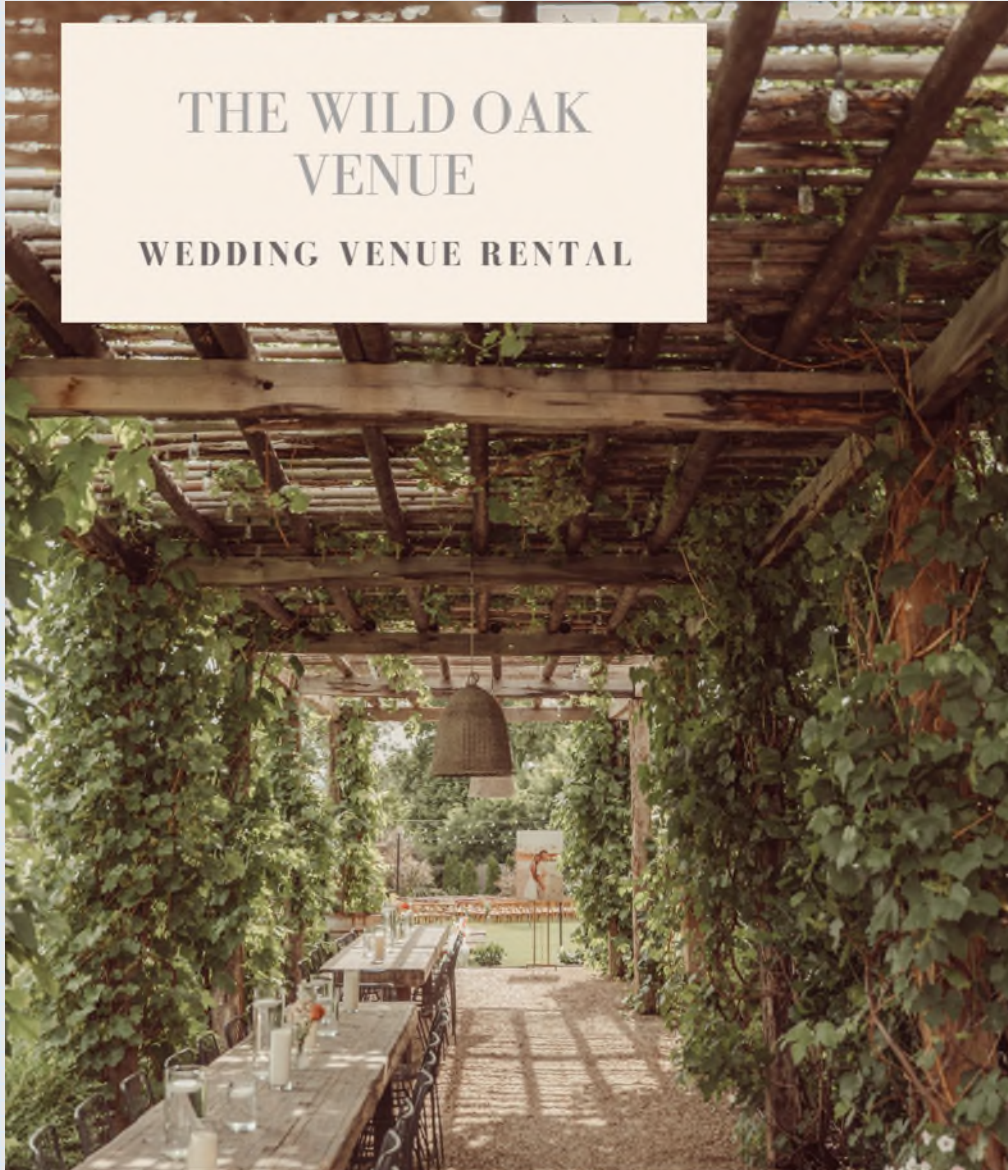
<b><u>Item Being Paid For:</u></b>	<b><u>Application Number:</u></b>	<b><u>Amount Paid:</u></b>	<b><u>Prevs Pymnts:</u></b>	<b><u>Unpaid Amnt:</u></b>
Planning - Conditional Use Permit	CU2024-0013	\$950.00	\$0.00	\$0.00
<b>Sub Total:</b>		\$950.00		
<b>Sales Tax:</b>		\$0.00		
<b>Total Charges:</b>		\$950.00		

**PAYMENTS**

<b><u>Type of Payment:</u></b>	<b><u>Check/Ref Number:</u></b>	<b><u>Amount:</u></b>
Credit Card	156597910	\$950.00
<b>Total Payments:</b>		\$950.00

**ADJUSTMENTS**

**Receipt Balance:** \$0.00



THE WILD OAK  
VENUE  
WEDDING VENUE RENTAL

# The Wild Oak Wedding Venue



PROVOST &  
PRITCHARD



Address: 19781 Middleton Rd, Caldwell, ID

Parcel ID: R34316

Parcel Size: 3.84 Acres

Zone: A (Agriculture)

Existing Use: Residence with a few gracing animals on site

Proposed Use: Special Event Facility

# Introduction

The Wild Oak Venue is proposed as a special event facility venue that can host events such as weddings, receptions, community gatherings and other special events. This proposed use is consistent with Canyon County Comprehensive Plan and is an allowed use in the Agriculture zone district through an approved Special Use Permit.

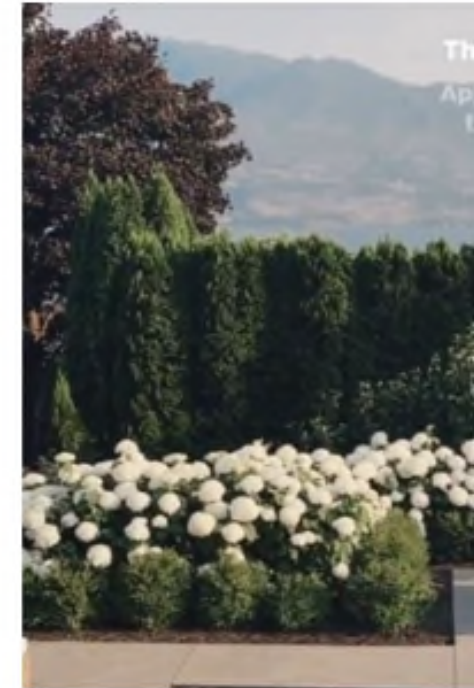
# Project Summary

- Facilities: Bridal suite, groom's lounge, catering prep kitchen, ceremony sites (greenhouse), reception hall, parking area.
- Hours of Operation: Primarily weekends and select weekdays for events, with flexible scheduling for client consultations and site visits. Hours proposed that the couples can book will be between 10am - 11pm.

Gravel parking lot with landscaping



Landscaping inspo



Greenhouse for ceremonies



# Project Summary

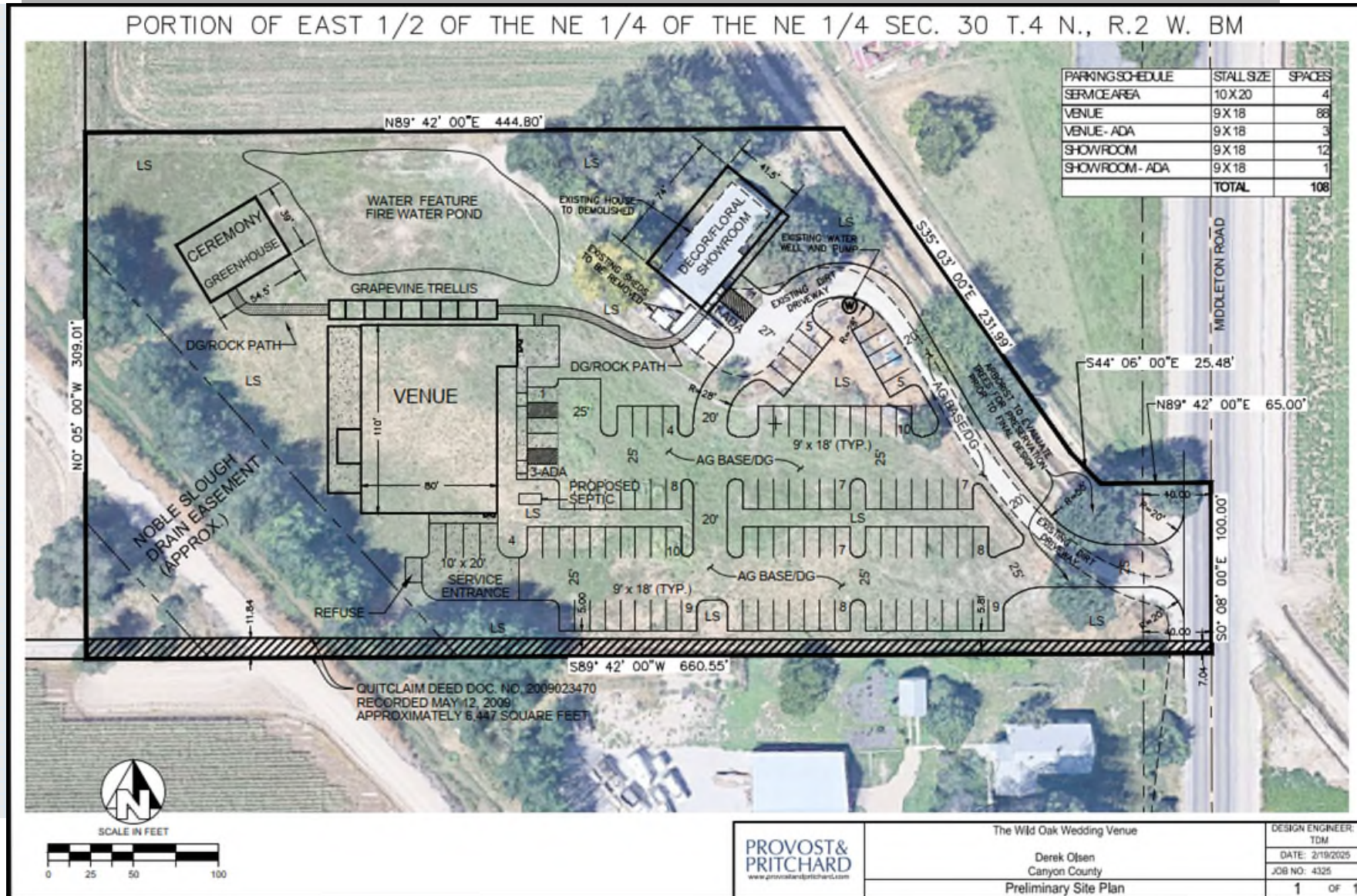
- Community Outreach: The venue will also engage with the local community through events, sponsorships, and charitable initiatives to foster positive relationships and support local causes.



# Proposed Mitigation Measures

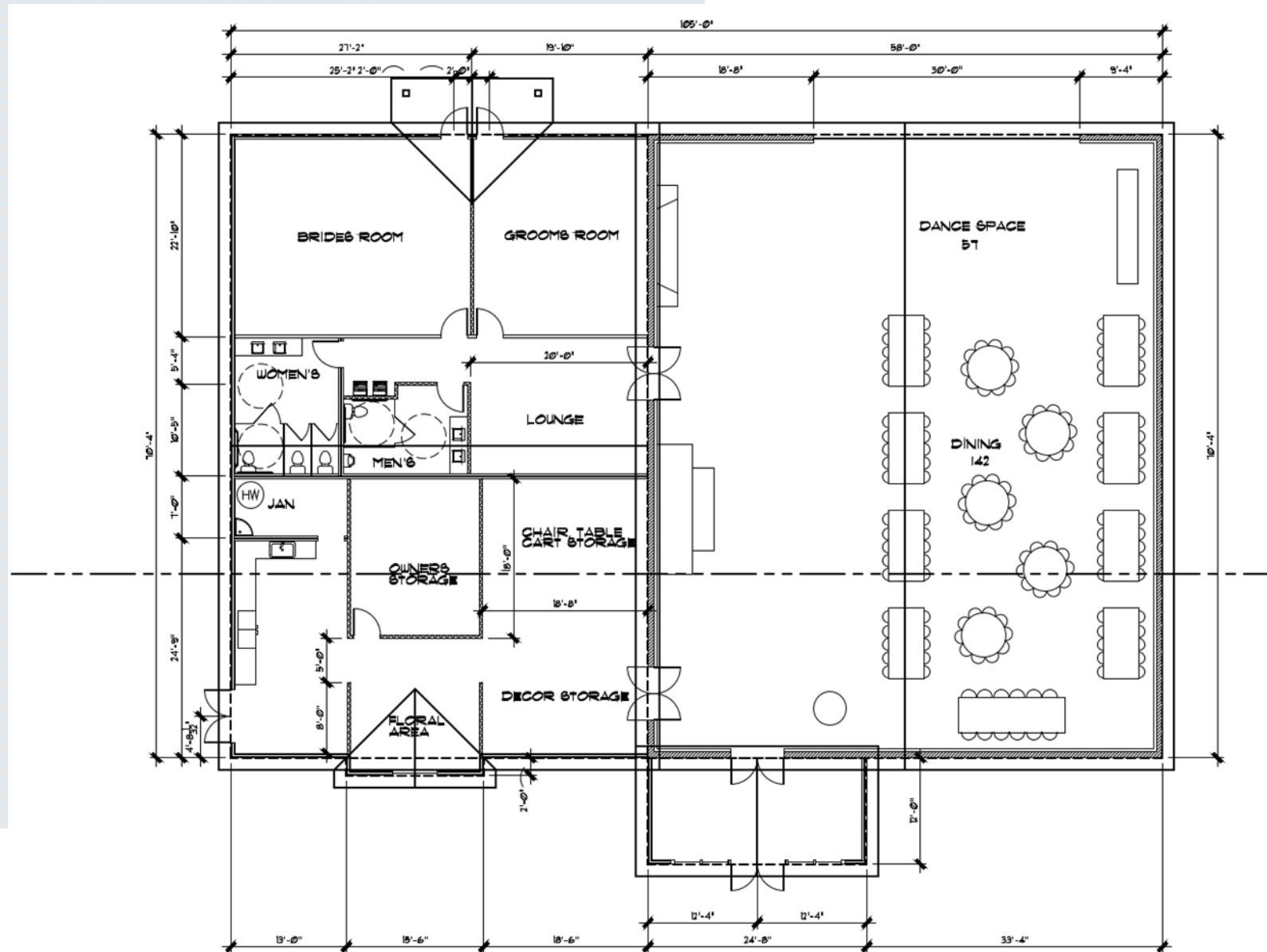
<b>Sound</b>	<ul style="list-style-type: none"><li>• Noise levels at the venue will adhere to county code noise ordinances and conditions of approval.</li><li>• No outdoor music or amplified sound.</li></ul>
<b>Traffic</b>	<ul style="list-style-type: none"><li>• Venue to work with Highway District to ensure any signage and traffic control measures are complied with.</li><li>• On site navigation signs and personnel during events to help with circulation.</li></ul>
<b>Lighting</b>	<ul style="list-style-type: none"><li>• All exterior lighting shall be fully shielded and placed to direct the light source down and inside the property lines of the facility.</li><li>• No light source greater than fifteen (15') feet in height.</li></ul>
<b>Alcoholic Beverages</b>	<ul style="list-style-type: none"><li>• Venue will obtain necessary licensing for distribution of alcoholic beverages during events.</li><li>• Strict compliance with Local, State, and Federal requirements for sales and distribution</li></ul>
<b>Construction</b>	<ul style="list-style-type: none"><li>• Implement soundproofing measures and dust control protocols during construction and ongoing operations to minimize disruptions to neighboring properties</li></ul>

# Site Plan



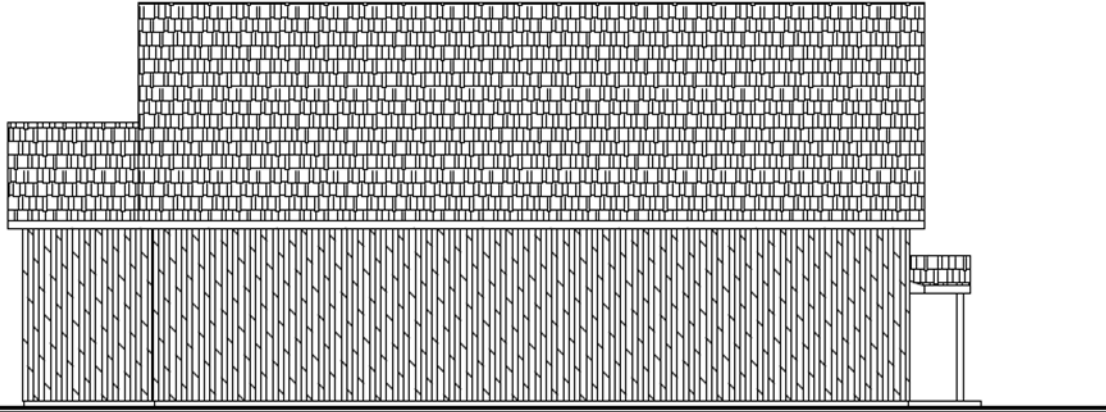


# Building Floor Plan

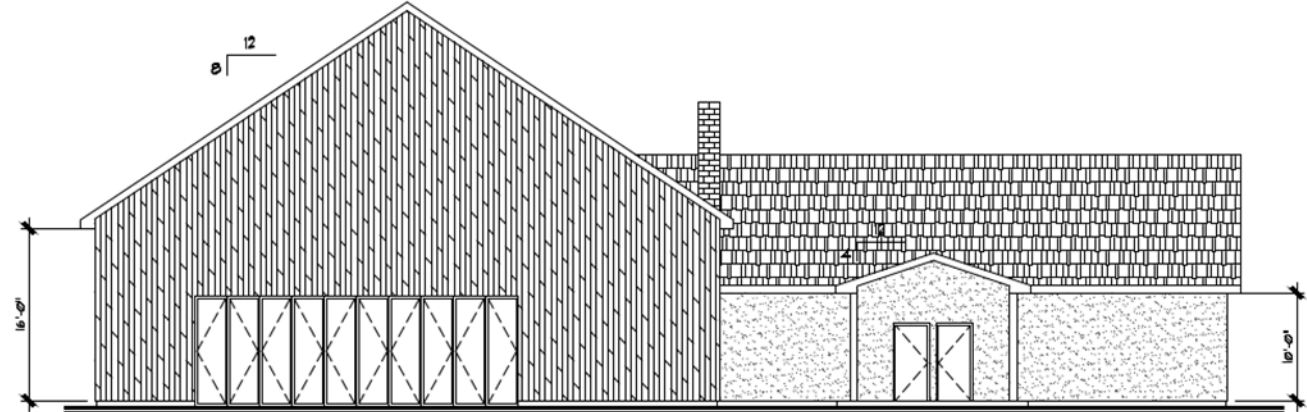


# Building Elevations

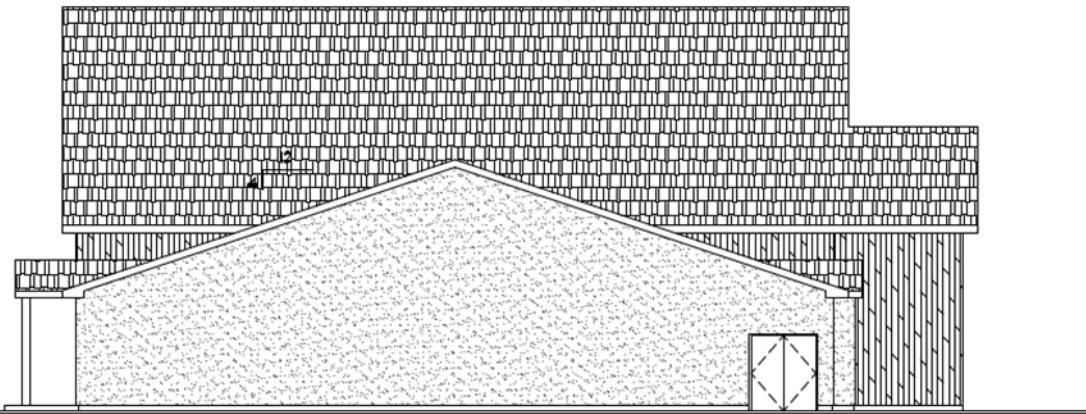
North



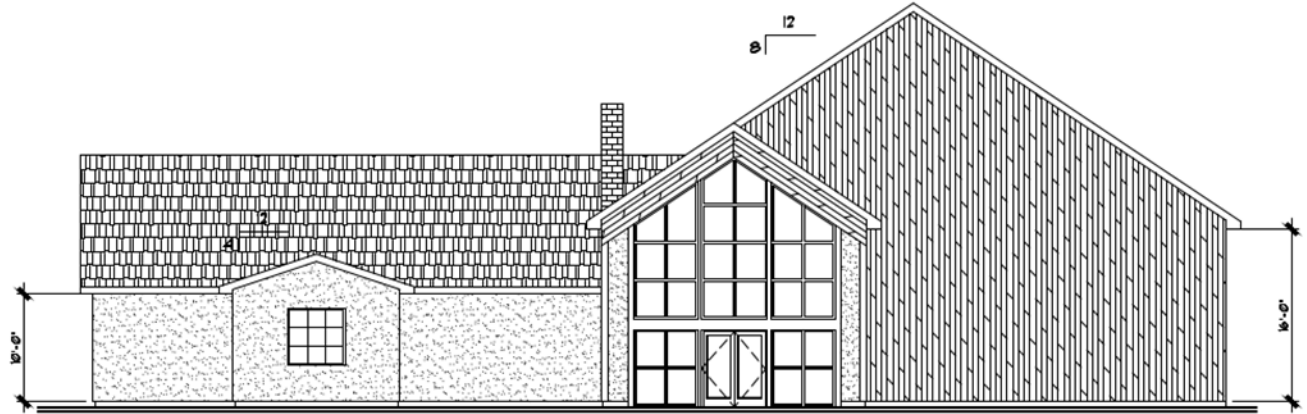
West



South



East



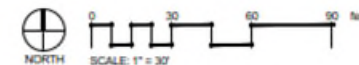
# Landscaping Plan

## LANDSCAPE PLAN:



## LANDSCAPE NOTES:

1. REGULATIONS & STANDARDS
  - 1.1. All contractor work shall be conducted in accordance with ISPMC (Idaho Standard Public Works Construction), 2023; and Canyon County, ID codes, standards and state and local regulations.
2. EXISTING CONDITIONS
  - 2.1. All utilities shall be located prior to construction and protected. Any damage to structures, utilities or concrete will be replaced at contractor's expense.
  - 2.2. The site has many existing improvements such as underground utilities, curb and gutter, light poles and sidewalks.
  - 2.3. See Civil Engineer's plans for information about existing features; all drainage pipes and locations. Protect and retain drainage at all times.
3. GRADING & SITE PREPARATION
  - 3.1. Prepare finish grades for planting by grubbing and removing weeds. If necessary apply Round-Up (or equivalent herbicide), using a certified applicator. Remove rocks and other materials over 2".
  - 3.2. All gravel overtop to be removed and disposed of off site.
  - 3.3. Finish grade to be smooth transition to allow for entire site to be a natural flowing space.
  - 3.4. Refer to Civil Engineer's plans for grading information & for all drainage pipes and locations. Protect and retain drainage at all times.
  - 3.5. No pooling or standing water will be accepted per industry standards.
4. SOILS
  - 4.1. All planter beds to receive a minimum of 18" depth of screened topsoil. Spread, compact, and fine grade to smooth and uniform grade 2.5" below adjacent surfaces.
  - 4.2. All lawn areas to receive a minimum of 12" depth of screened topsoil. Spread, compact, and fine grade topsoil to a smooth uniform grade 1" below adjacent surfaces.
  - 4.3. Reuse of existing topsoil that has been stockpiled on site is permitted if:



Thank you

## Letter of Intent

Dear Canyon County Planning Department,

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

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

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

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

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

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

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

**Facility and Utilities:**

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

**Legal Access and Traffic Patterns:**

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

**Impacts to Essential Services:**

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

**Mitigation Measures:**

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

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

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

Sincerely,

Derek Olson

Owner of The Wild Oak Venue

**Archived:** Tuesday, March 25, 2025 1:06:55 PM  
**From:** [Matt Barnes](#)  
**Mail received time:** Fri, 14 Mar 2025 09:36:50  
**Sent:** Fri, 14 Mar 2025 15:36:44  
**To:** [Amber Lewter](#) [Rafael Sanchez](#)  
**Cc:** [Trent Miller](#)  
**Subject:** RE: [External] RE: CU2024-0013  
**Importance:** Normal  
**Sensitivity:** None

---

The owner is planning on acquiring these licenses in order to offer the services to guests.

~

Thank you.

~

**Matthew Barnes, PE**

Mobile: (208) 580-3152

~

---

**From:** Amber Lewter <[Amber.Lewter@canyoncounty.id.gov](mailto:Amber.Lewter@canyoncounty.id.gov)>  
**Sent:** Friday, March 14, 2025 9:33 AM  
**To:** Matt Barnes <[MBarnes@ppeng.com](mailto:MBarnes@ppeng.com)>; Rafael Sanchez <[RSanchez@ppeng.com](mailto:RSanchez@ppeng.com)>  
**Cc:** Trent Miller <[TMiller@ppeng.com](mailto:TMiller@ppeng.com)>  
**Subject:** RE: [External] RE: CU2024-0013

~

Hello,

~

Thank you so much for getting these answers to me. For clarification will the guests be responsible for hiring someone with an alcohol license and/or a food handlers license or will this be a feature the events center offers?

~

Thank you,

~

Amber

~

---

**From:** Matt Barnes <[MBarnes@ppeng.com](mailto:MBarnes@ppeng.com)>

**Sent:** Friday, March 14, 2025 9:28 AM

**To:** Amber Lewter <[Amber.Lewter@canyoncounty.id.gov](mailto:Amber.Lewter@canyoncounty.id.gov)>; Rafael Sanchez <[RSanchez@ppeng.com](mailto:RSanchez@ppeng.com)>

**Cc:** Trent Miller <[TMiller@ppeng.com](mailto:TMiller@ppeng.com)>

**Subject:** RE: [External] RE: CU2024-0013

↳

Amber, please see answers to your questions:

↳

Will you or your guests be responsible for having an alcohol and/or catering license?

↳

- Alcohol + food handler.

↳

Will you have porta potties onsite or bathroom facilities?

↳

- Bathrooms will be in the building.

↳

What is the maximum number of guests?

↳

- 223

↳

Do you have a maximum number of events per year?

↳

- 150

↳

Thank you.

↳

**Matthew Barnes, PE**

Mobile: (208) 580-3152



~

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**From:** Amber Lewter <[Amber.Lewter@canyoncounty.id.gov](mailto:Amber.Lewter@canyoncounty.id.gov)>  
**Sent:** Wednesday, March 12, 2025 12:29 PM  
**To:** Rafael Sanchez <[RSanchez@ppeng.com](mailto:RSanchez@ppeng.com)>  
**Cc:** Matt Barnes <[MBarnes@ppeng.com](mailto:MBarnes@ppeng.com)>; Trent Miller <[TMiller@ppeng.com](mailto:TMiller@ppeng.com)>  
**Subject:** RE: [External] RE: CU2024-0013

~

Hi Rafael,

~

I was just checking in to see if the property owner was able to answer any of the questions below?

~

~

~

Thank you,

~

Amber

~

---

**From:** Rafael Sanchez <[RSanchez@ppeng.com](mailto:RSanchez@ppeng.com)>  
**Sent:** Monday, March 10, 2025 1:25 PM  
**To:** Amber Lewter <[Amber.Lewter@canyoncounty.id.gov](mailto:Amber.Lewter@canyoncounty.id.gov)>  
**Cc:** Matt Barnes <[MBarnes@ppeng.com](mailto:MBarnes@ppeng.com)>; Trent Miller <[TMiller@ppeng.com](mailto:TMiller@ppeng.com)>  
**Subject:** [External] RE: CU2024-0013

~

Hello Amber,

~

Had a good weekend, hope you did as well. Thank you for bringing these items to our attention.

~

We are meeting with the property owner today and we will discuss these questions, once we get that information all confirmed we will get those answers over to you.

~

Thank you,

~

~

**Rafael Sanchez, Assistant Planner**

**PROVOST & PRITCHARD CONSULTING GROUP**

**1965 S. Eagle Road, Suite 140, Meridian, ID 83642**

Phone: (208) 410-4205

Email: [rsanchez@ppeng.com](mailto:rsanchez@ppeng.com)

Website: [provostandpritchard.com](http://provostandpritchard.com)

~

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

**Sent:** Monday, March 10, 2025 11:32 AM

**To:** Rafael Sanchez <[RSanchez@ppeng.com](mailto:RSanchez@ppeng.com)>

**Subject:** CU2024-0013

~

Hi Rafael,

~

I hope you had a wonderful weekend. While I am getting your case prepared for hearing on April 3<sup>rd</sup>. I realized that we addressed some things in our meeting and didn't get it on paper. So I wrote some questions down below if you could answer them so it is a recorded document that would be amazing. Thank you for your time.

~

~

Will you or your guests be responsible for having an alcohol and/or catering license?

~

Will you have porta potties onsite or bathroom facilities?

~

What is the maximum number of guests?

~

Do you have a maximum number of events per year?





## Operational Plan for The Wild Oak Venue

### Introduction:

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

### Venue Overview:

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

### Business Operations:

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

### Compliance with Local Regulations:

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

### Environmental Considerations:

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

### Logistics and Supply Chain:

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

### Marketing and Promotion:

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

### Customer Experience:

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

### Infrastructure and Amenities:

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

### Community Engagement:

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

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

## LAND USE WORKSHEET

PLEASE CHECK ALL THAT APPLY TO YOUR REQUEST:

### GENERAL INFORMATION

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

2. **SEWER (Wastewater)**             Individual Septic                             Centralized Sewer system  
 N/A – Explain why this is not applicable: \_\_\_\_\_

3. **IRRIGATION WATER PROVIDED VIA:**  
 Surface             Irrigation Well             None

4. **IF IRRIGATED, PROPOSED IRRIGATION:**  
 Pressurized             Gravity

5. **ACCESS:**  
 Frontage             Easement            Easement width \_\_\_\_\_ Inst. # \_\_\_\_\_

6. **INTERNAL ROADS:**  
 Public             Private            Road User's Maintenance Agreement Inst # \_\_\_\_\_

7. **FENCING**             Fencing will be provided (Please show location on site plan)  
Type: Landscape buffer to be used as fencing            Height: \_\_\_\_\_

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

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

**RESIDENTIAL USES**

**1. NUMBER OF LOTS REQUESTED:**

- Residential \_\_\_\_\_  Commercial \_\_\_\_\_  Industrial \_\_\_\_\_  
 Common \_\_\_\_\_  Non-Buildable \_\_\_\_\_

**2. FIRE SUPPRESSION:**

- Water supply source: \_\_\_\_\_

**3. INCLUDED IN YOUR PROPOSED PLAN?**

- Sidewalks  Curbs  Gutters  Street Lights  None

**NON-RESIDENTIAL USES**

**1. SPECIFIC USE: Special Events Facility (Wedding Venue)**

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

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

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

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

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

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

**5. PARKING AND LOADING:**

How many parking spaces? 108

Is there is a loading or unloading area? Yes

**ANIMAL CARE-RELATED USES**

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

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

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

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

Building     Enclosure     Barrier/Berm     Bark Collars

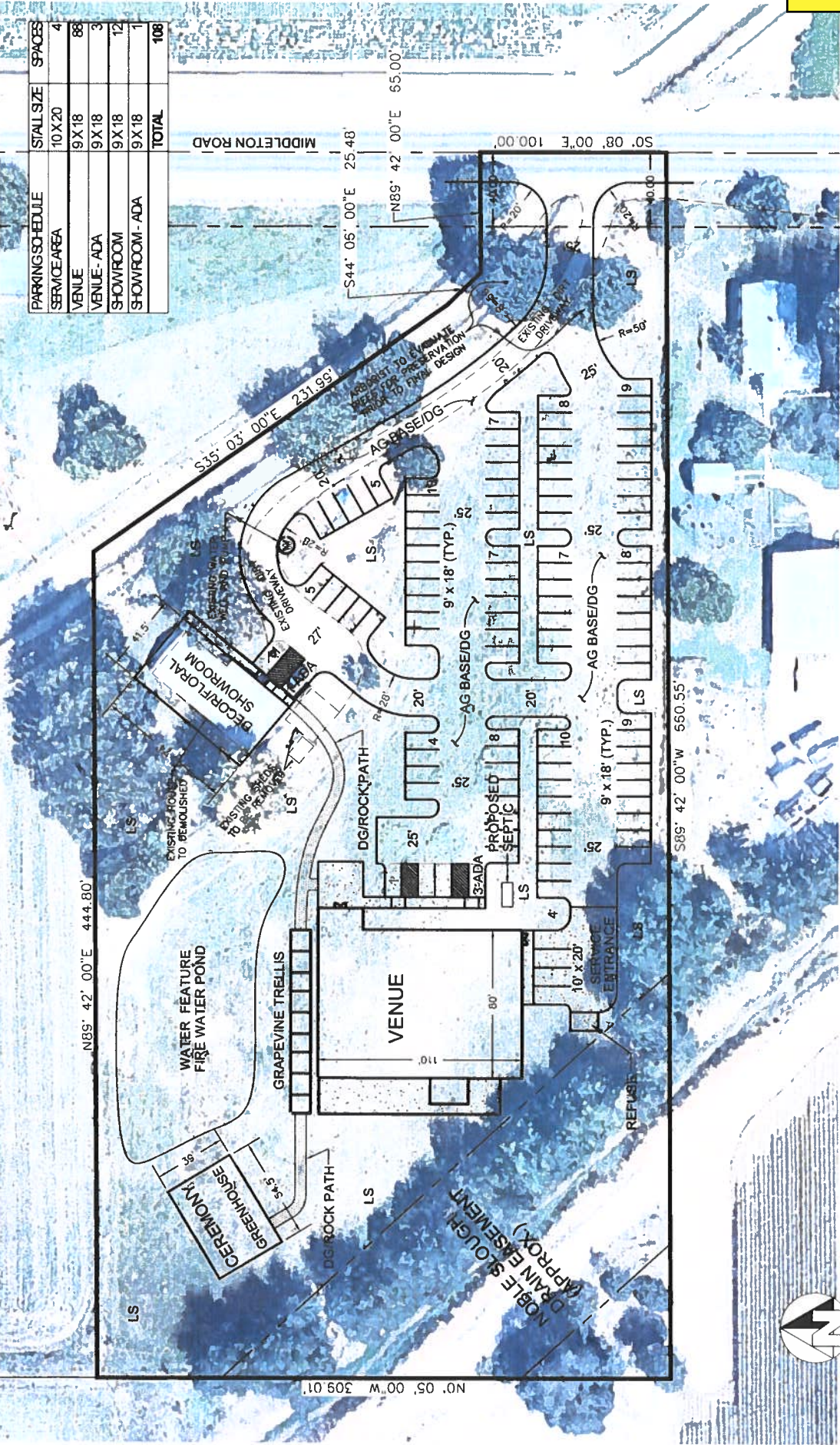
4. **ANIMAL WASTE DISPOSAL**

Individual Domestic Septic System     Animal Waste Only Septic System

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



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

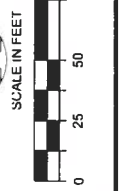


PARKING SCHEDULE	STALL SIZE	SPACES
SERVICE AREA	10' X 20'	4
VENUE	9' X 18'	88
VENUE - ADA	9' X 18'	3
SHOWROOM	9' X 18'	12
SHOWROOM - ADA	9' X 18'	1
<b>TOTAL</b>		<b>108</b>

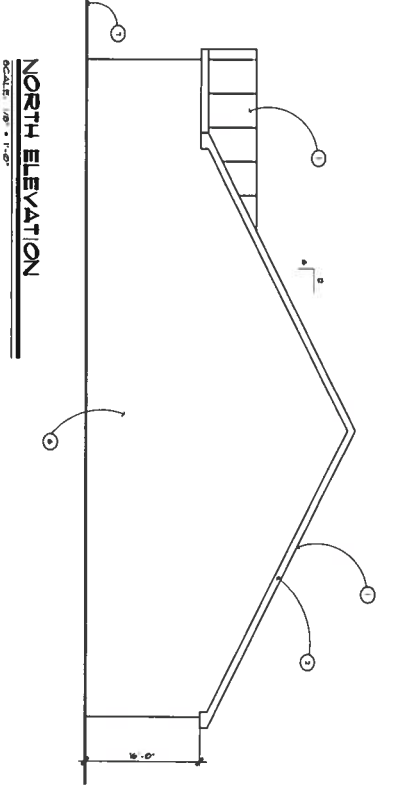
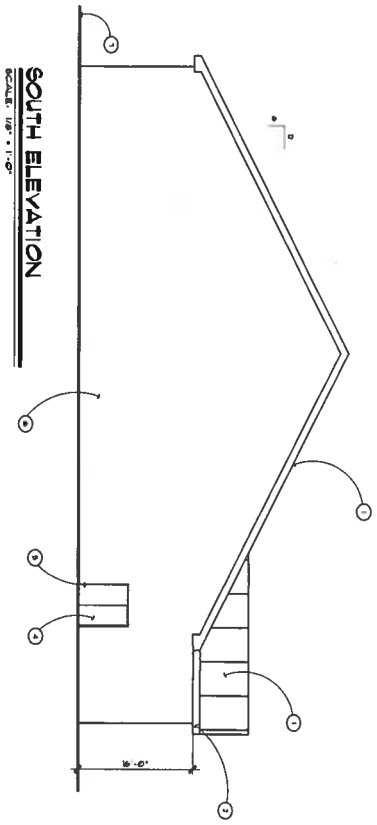
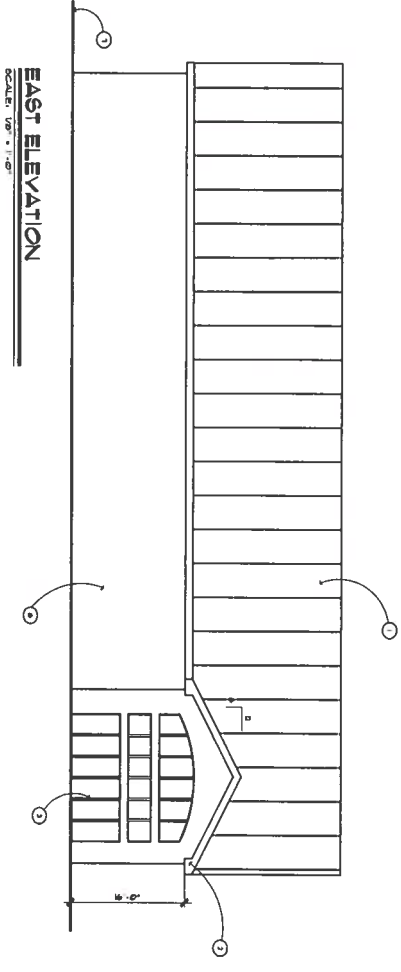
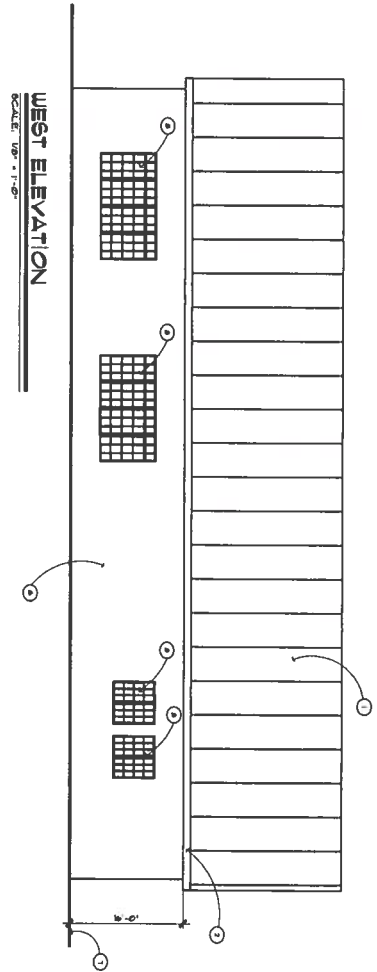
DESIGN ENGINE	TOM
DATE	4/23/20
JOB NO.	4325

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

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







**KEYNOTES**

1	STAIRS, SLOPE, RAMP, ROOF - CHARCOAL
2	TRIAL, FINISH AND CORNER - CHARCOAL
3	ALUMINUM STORMDOOR - BLACK
4	HOLLOW METAL DOOR
5	HOLLOW METAL, PAINT - BLACK
6	PAINTED BRICK - BRICK BROWN - MANSANA GRAY
7	ALUMINUM STORMDOOR FINISH - BLACK
8	
9	

<p>Sheet No.</p> <p><b>A2.0</b></p>	<p>DATE: 04/23/24                  PROJECT: WEDDING VENUE</p>	<p><b>WILD OAK WEDDING VENUE</b>                  FOR  <b>THE WILD OAK WEDDING VENUE, LLC</b>                  18761 MIDDLETON RD. CALDWELL, ID 83608</p>		
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**CEDAR CREEK**  
 — ARCHITECTURAL DESIGN —  
 80 W. COTTONWOOD CT. EAGLE, ID 83616



Notice of Neighborhood Meeting

Conditional Use Permit

Pre-application requirement for a Public Hearing

4/3/2024

Dear Neighbor,

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

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

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

Date: April 19, 2024

Time: 12:00 pm

Location: Caldwell Public Library

1010 Dearborn St, Caldwell, ID 83605

**The project is summarized below:**

Site Location: 19781 Middleton Rd, Caldwell, ID 83605

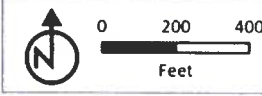
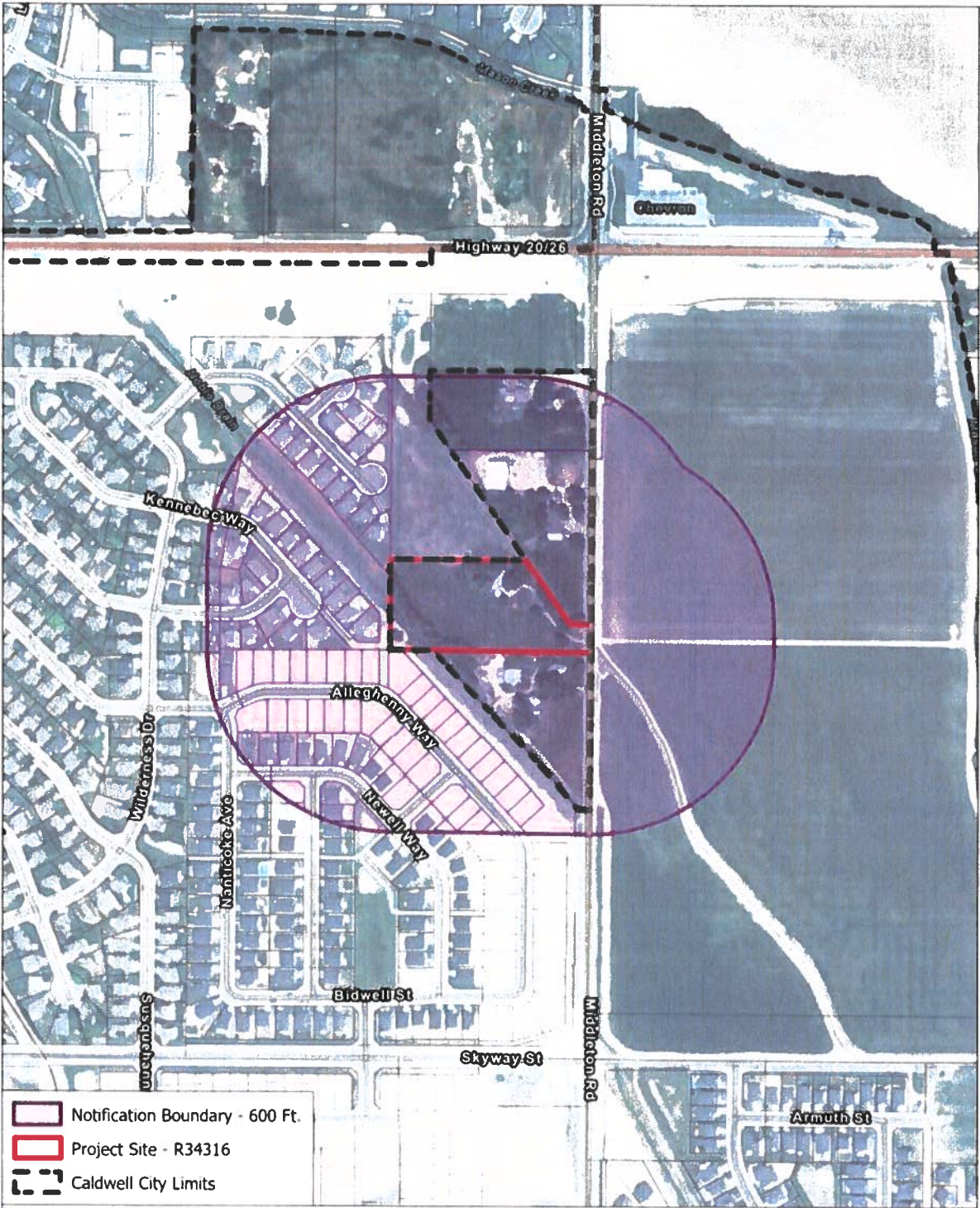
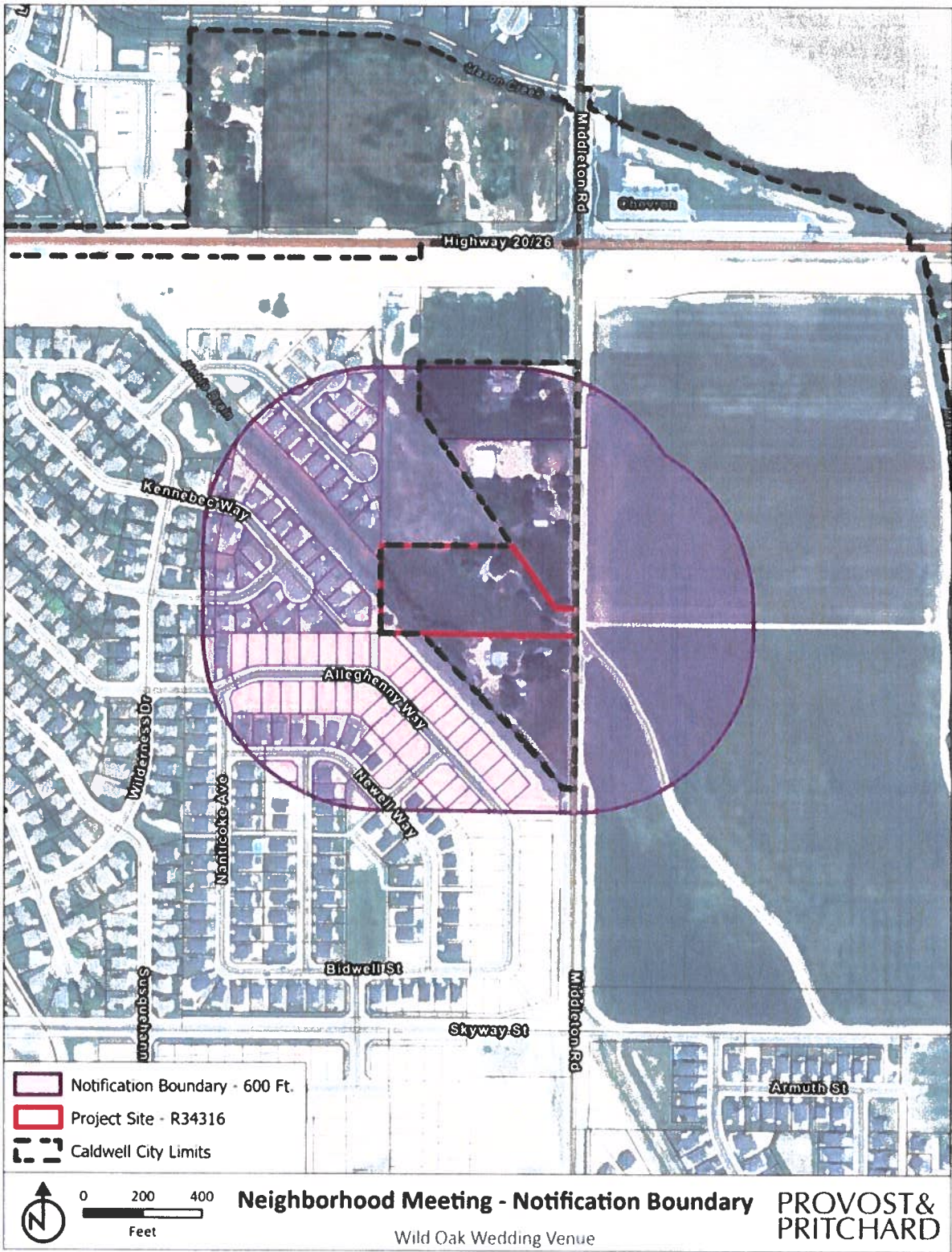
Proposed Use: Reception/Event Center

Total acreage: 3.85 Acres

We look forward to the neighborhood meeting and encourage you to attend. At that time we will answer any questions you may have. Please do not call Canyon County Development Services regarding this meeting. This is a PRE-APPLICATION requirement and we have not submitted the application for consideration at this time. The County currently has no information on this project. If you have any questions prior to the meeting, please contact Rafael Sanchez (Project Planner) at [REDACTED] or by phone at [REDACTED]

Sincerely,

Derek & Carly Olson



**Neighborhood Meeting - Notification Boundary**

Wild Oak Wedding Venue

**PROVOST & PRITCHARD**

# NEIGHBORHOOD MEETING SIGN-UP

## CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

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

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



### NEIGHBORHOOD MEETING SIGN UP SHEET

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

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

#### SITE INFORMATION

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

#### APPLICANT / REPRESENTATIVE INFORMATION

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

#### MEETING INFORMATION

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

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

Start Time of Neighborhood Meeting: 12:05 PM

End Time of Neighborhood Meeting: 12:45 PM

---

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

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

	<u>PRINTED NAME</u>	<u>ADDRESS, CITY, STATE, ZIP</u>
1.	<u>BILL DAVIES</u>	<u>11113 Hwy 20 26</u>
2.	<u>Anne Boller</u>	<u>11158 Champlain Place</u>
3.		
4.		
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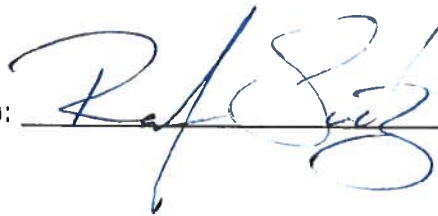
**NEIGHBORHOOD MEETING CERTIFICATION:**

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

APPLICANT/REPRESENTATIVE (Please print):

Rafael Sanchez

APPLICANT/REPRESENTATIVE (Signature):



DATE: 4 / 19 / 24





**AGENCY ACKNOWLEDGMENT**

Date: March 20th, 2024  
Applicant: Derek Olson | The Wild Oak Venue  
Parcel Number: R34316  
Site Address: 19781 Middleton Rd. Caldwell, Idaho 83605

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

**Southwest District Health:**

Applicant submitted/met for official review.

Date: \_\_\_\_\_ Signed: \_\_\_\_\_  
Authorized Southwest District Health Representative  
(This signature does not guarantee project or permit approval)

**Fire District:**

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

Applicant submitted/met for official review.

Date: \_\_\_\_\_ Signed: \_\_\_\_\_  
Authorized Fire District Representative  
(This signature does not guarantee project or permit approval)

**Highway District:**

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

Applicant submitted/met for official review.

Date: April 30, 2024 Signed: *Hallie E Hart*  
Authorized Highway District Representative  
(This signature does not guarantee project or permit approval)

**Irrigation District:**

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

Applicant submitted/met for official review.

Date: \_\_\_\_\_ Signed: \_\_\_\_\_  
Authorized Irrigation Representative  
(This signature does not guarantee project or permit approval)

**Area of City Impact:**

City: Caldwell

Applicant submitted/met for official review.

Date: March 25, 2024 Signed: *Morgan Bessan*  
Authorized AOCI Representative  
(This signature does not guarantee project or permit approval)

**Received by Canyon County Development Services:**

Date: \_\_\_\_\_ Signed: \_\_\_\_\_  
Canyon County Development Services Staff



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

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

Hello,

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

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



## AGENCY ACKNOWLEDGMENT

Date: March 20th, 2024

Applicant: Derek Olson | The Wild Oak Venue

Parcel Number: R34316

Site Address: 19781 Middleton Rd. Caldwell, Idaho 83605

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

#### Southwest District Health:

Applicant submitted/met for official review.

Date: \_\_\_\_\_ Signed: \_\_\_\_\_  
Authorized Southwest District Health Representative  
(This signature does not guarantee project or permit approval)

#### Fire District:

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

Applicant submitted/met for official review.

Date: \_\_\_\_\_ Signed: \_\_\_\_\_  
Authorized Fire District Representative  
(This signature does not guarantee project or permit approval)

#### Highway District:

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

Applicant submitted/met for official review.

Date: \_\_\_\_\_ Signed: \_\_\_\_\_  
Authorized Highway District Representative  
(This signature does not guarantee project or permit approval)

#### Irrigation District:

District: Plover Irrigation

Applicant submitted/met for official review.

Date: 03/20/2024 Signed: \_\_\_\_\_  
Authorized Irrigation Representative  
(This signature does not guarantee project or permit approval)

#### Area of City Impact:

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

Applicant submitted/met for official review.

Date: \_\_\_\_\_ Signed: \_\_\_\_\_  
Authorized AOCI Representative  
(This signature does not guarantee project or permit approval)

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

Date: \_\_\_\_\_ Signed: \_\_\_\_\_  
Canyon County Development Services Staff

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



# AGENCY ACKNOWLEDGMENT

Date: March 20th, 2024

Applicant: Derek Olson | The Wild Oak Venue

Parcel Number: R34316

Site Address: 19781 Middleton Rd. Caldwell, Idaho 83605

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

### Southwest District Health:

Applicant submitted/met for official review.

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

*Anthony Lee*

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

### Fire District:

Applicant submitted/met for official review.

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

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

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

### Highway District:

Applicant submitted/met for official review.

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

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

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

### Irrigation District:

Applicant submitted/met for official review.

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

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

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

### Area of City Impact:

Applicant submitted/met for official review.

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

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

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

*Received by Canyon County Development Services:*

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

Canyon County Development Services Staff

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



## Pre-Development Meeting

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

EHS#035 Date 03/25/2024

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

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

LSAS/CSS Proposed: No  
 BRO meeting for P or above: No  
 Proposed Drinking Water: Individual , City , Community , Public Water Supply  Pending  
 BRO meeting for PWS, Com: \_\_\_\_\_

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

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

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

**EXHIBIT B**

**Supplemental Documents**

Planning & Zoning Commission

Case# CU2024-0013

Hearing date: April 3, 2025

**R34316 PARCEL INFORMATION REPORT 3/12/2025 12:57:57 PM**

**PARCEL NUMBER: R34316**

**OWNER NAME: CRIDER JOYCE L**

**CO-OWNER:**

**MAILING ADDRESS: 19781 MIDDLETON RD CALDWELL ID 83605**

**SITE ADDRESS: 19781 MIDDLETON RD**

**TAX CODE: 0540000**

**TWP: 4N RNG: 2W SEC: 30 QUARTER: NE**

**ACRES: 3.72**

**HOME OWNERS EXEMPTION: No**

**AG-EXEMPT: No**

**DRAIN DISTRICT: NOT In Drain Dist**

**ZONING DESCRIPTION: AG / AGRICULTURAL**

**HIGHWAY DISTRICT: HIGHWAY DISTRICT #4**

**FIRE DISTRICT: CALDWELL RURAL FIRE**

**SCHOOL DISTRICT: VALLIVUE SCHOOL DIST #139**

**IMPACT AREA: CALDWELL**

**FUTURE LAND USE 2011-2022 : Res/Com**

**FLU Overlay Zone Desc 2030:**

**FLU RR Zone Desc 2030:**

**FUTURE LAND USE 2030: Res \ Com**

**IRRIGATION DISTRICT: PIONEER IRRIGATION DISTRICT**

**FEMA FLOOD ZONE: X FLOODWAY: NOT In FLOODWAY FIRM PANEL: 16027C0261F**

**WETLAND: Riverine**

**NITRATE PRIORITY: NO Nitrate Prio**

**FUNCTIONAL Classification: Other Principal Arterials**

**INSTRUMENT NO. : 2024032579**

**SCENIC BYWAY: NOT In Scenic Byway**

**LEGAL DESCRIPTION: 30-4N-2W NE TAX 3-A IN NE 1/4 LS TX 09170 & RD**

**PLATTED SUBDIVISION:**

**SMALL CITY ZONING:**

**SMALL CITY ZONING TYPE:**

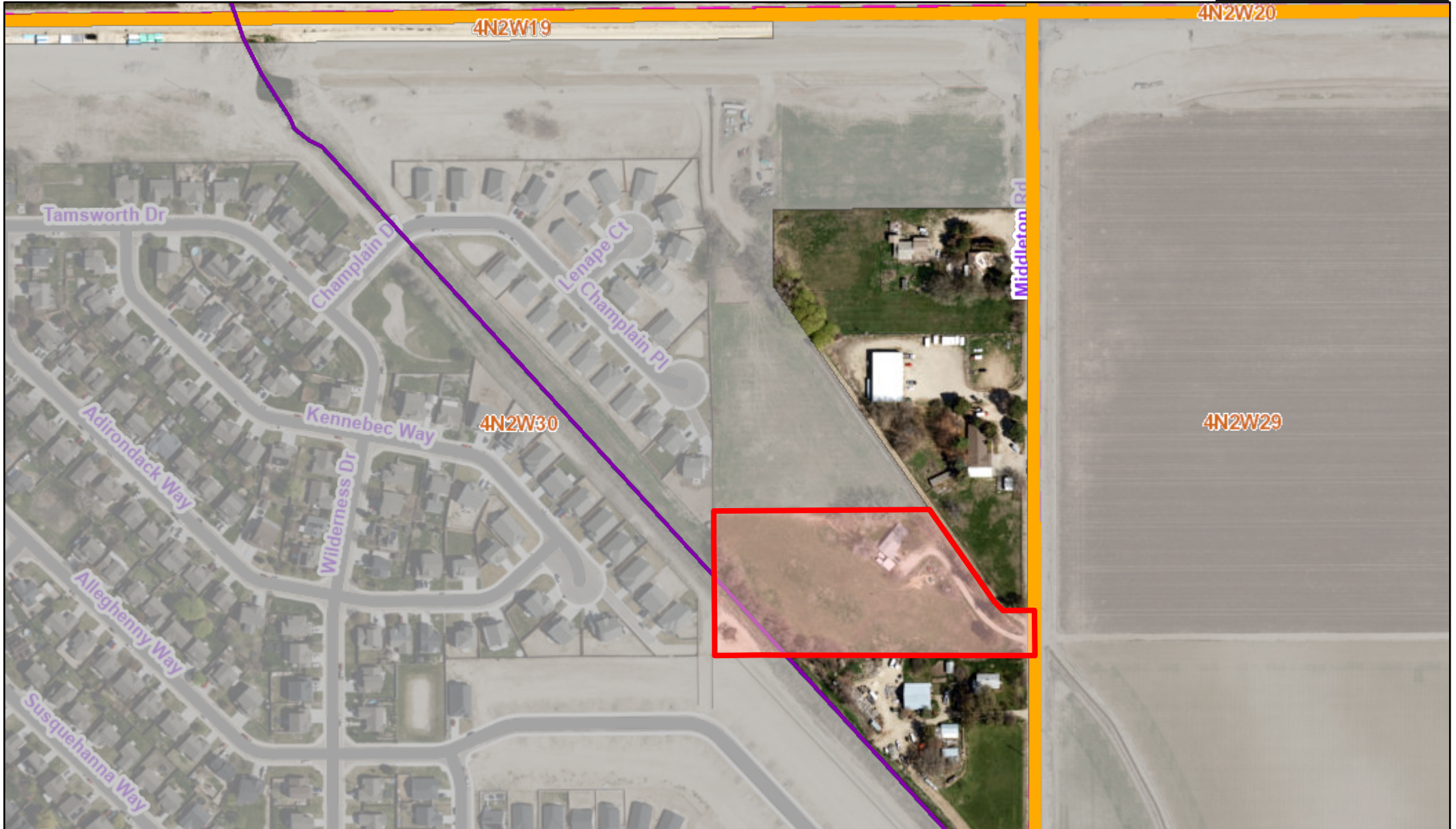


**DISCLAIMER:**

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 SHERRIFS 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.



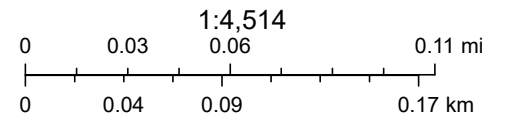


5/23/2024, 10:59:45 AM

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

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

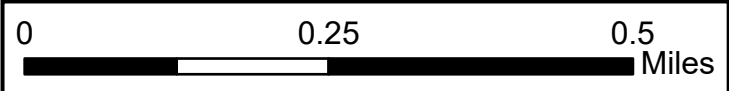
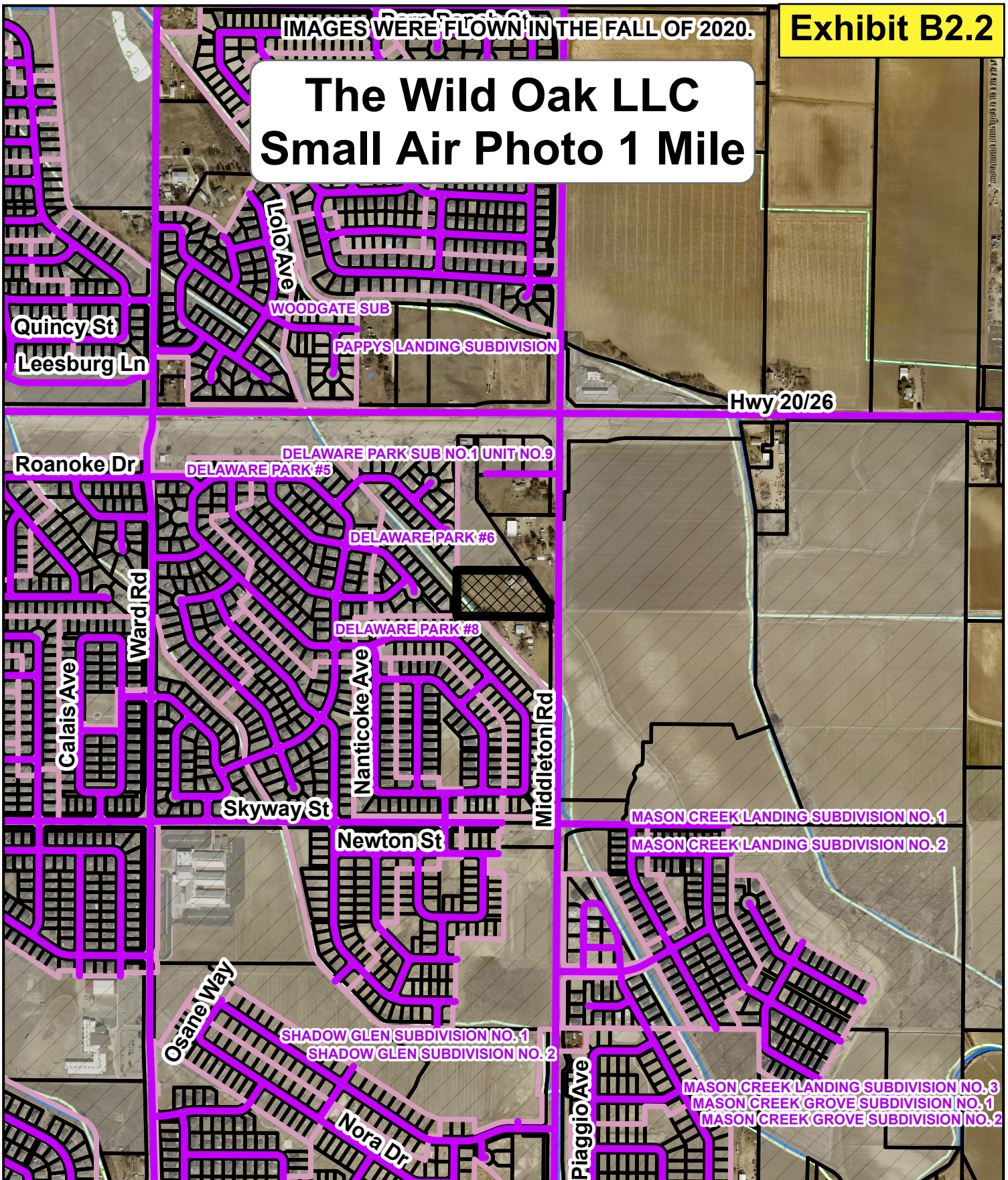
- Urban\_2023**
- Red: Red
- Green: Green
- Blue: Blue



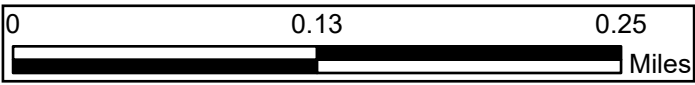
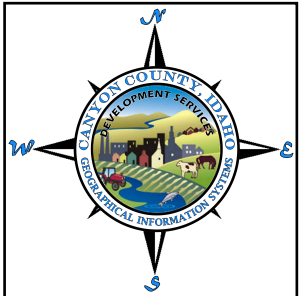
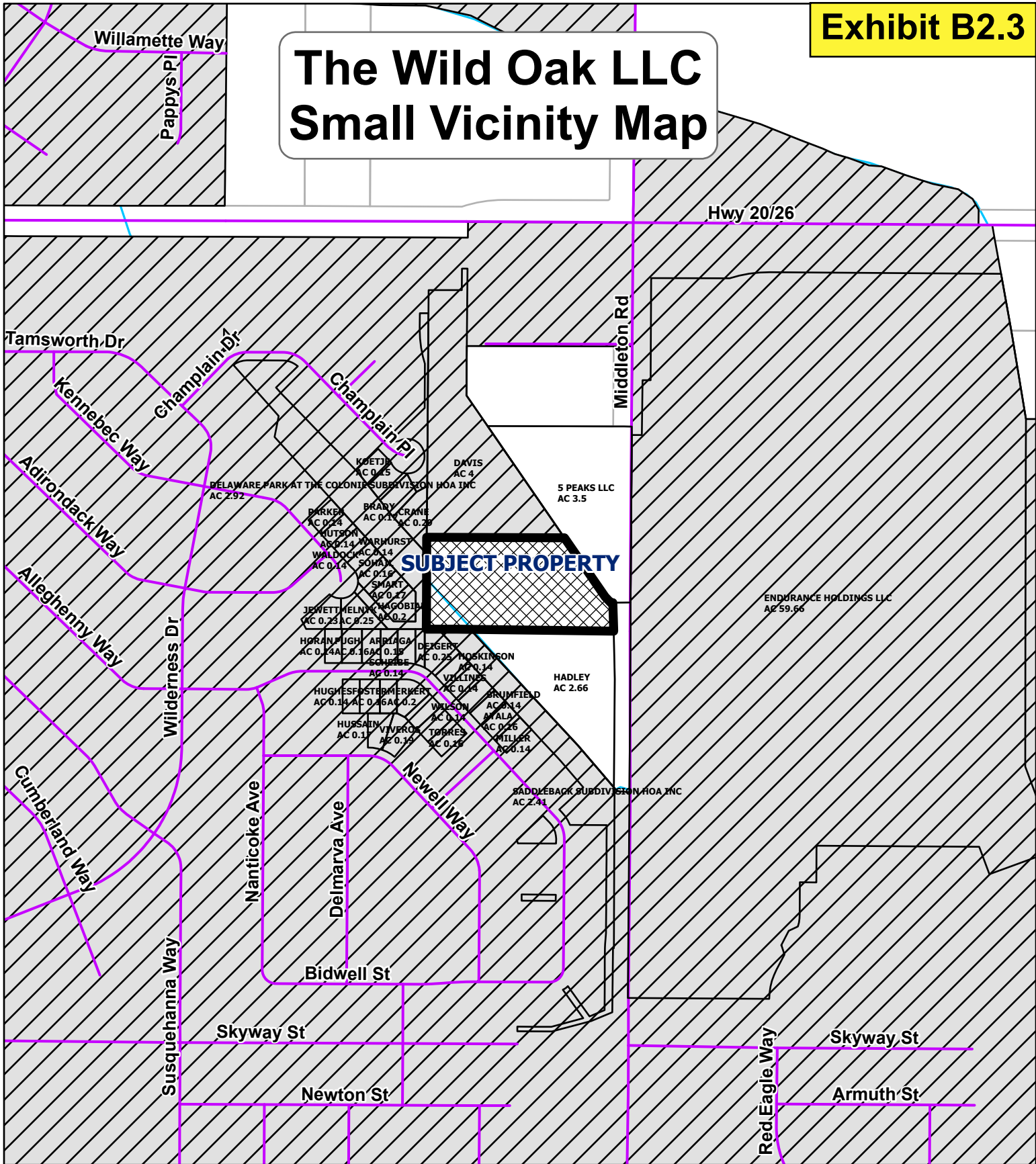
Bureau of Land Management, State of Oregon, State of Oregon DOT, State of Oregon GEO, Esri Canada, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA

IMAGES WERE FLOWN IN THE FALL OF 2020.

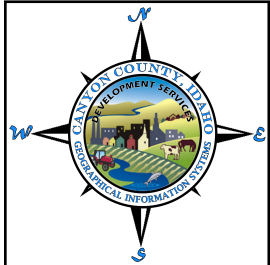
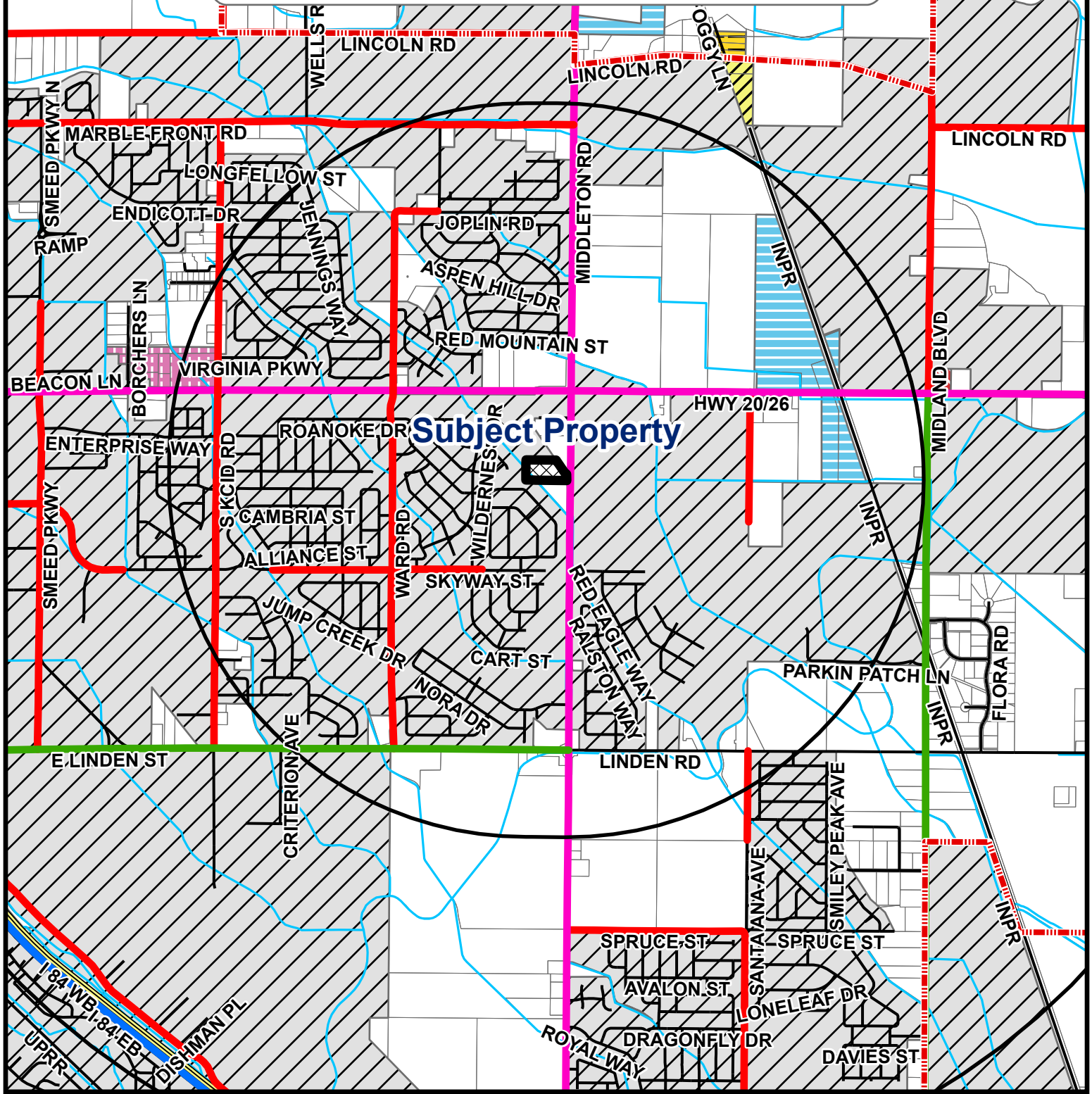
# The Wild Oak LLC Small Air Photo 1 Mile



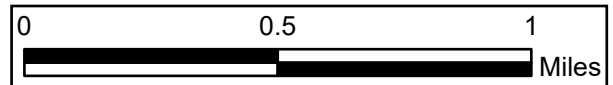
# The Wild Oak LLC Small Vicinity Map



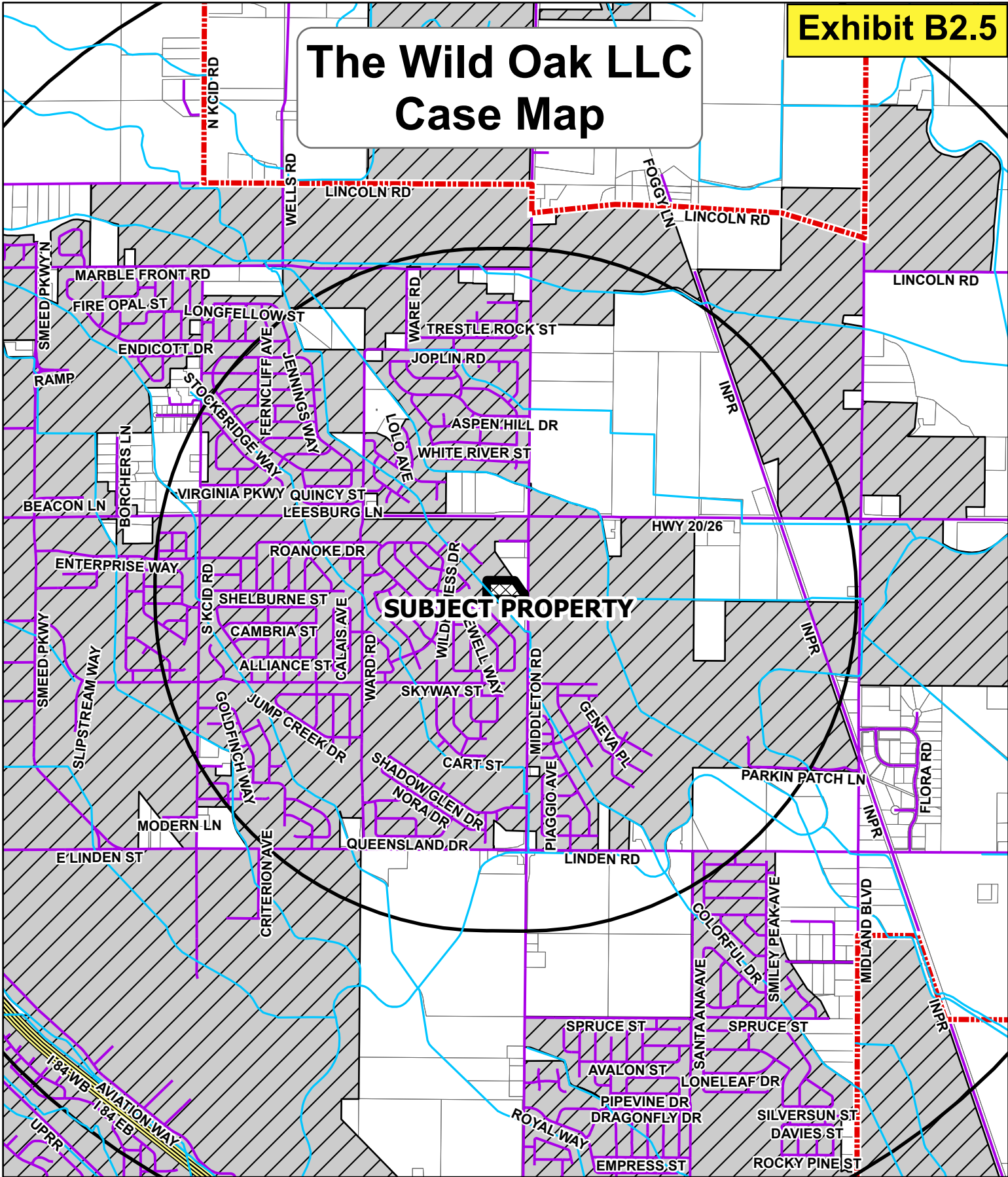
# The Wild Oak LLC Zoning & Classification Map



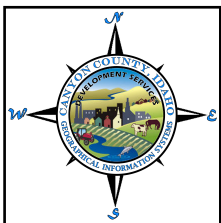
Current Zoning		ITD Functional Classification	
	RR		C1
	CR-RR		CR-C1
	R1		C2
	CR-R1		CR-C2
	R2		M1
	C		CR-M1
			M2
			AG
			Interstate
			Major Collector
			Minor Arterial
			Minor Collector
			Other Principal Arterials



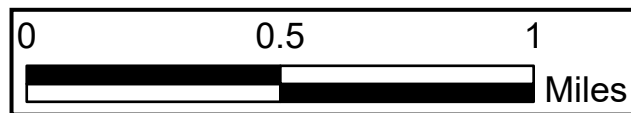
# The Wild Oak LLC Case Map



**SUBJECT PROPERTY**



YEAR	
2023	2020
2022	2019
2021	2018

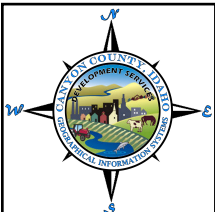
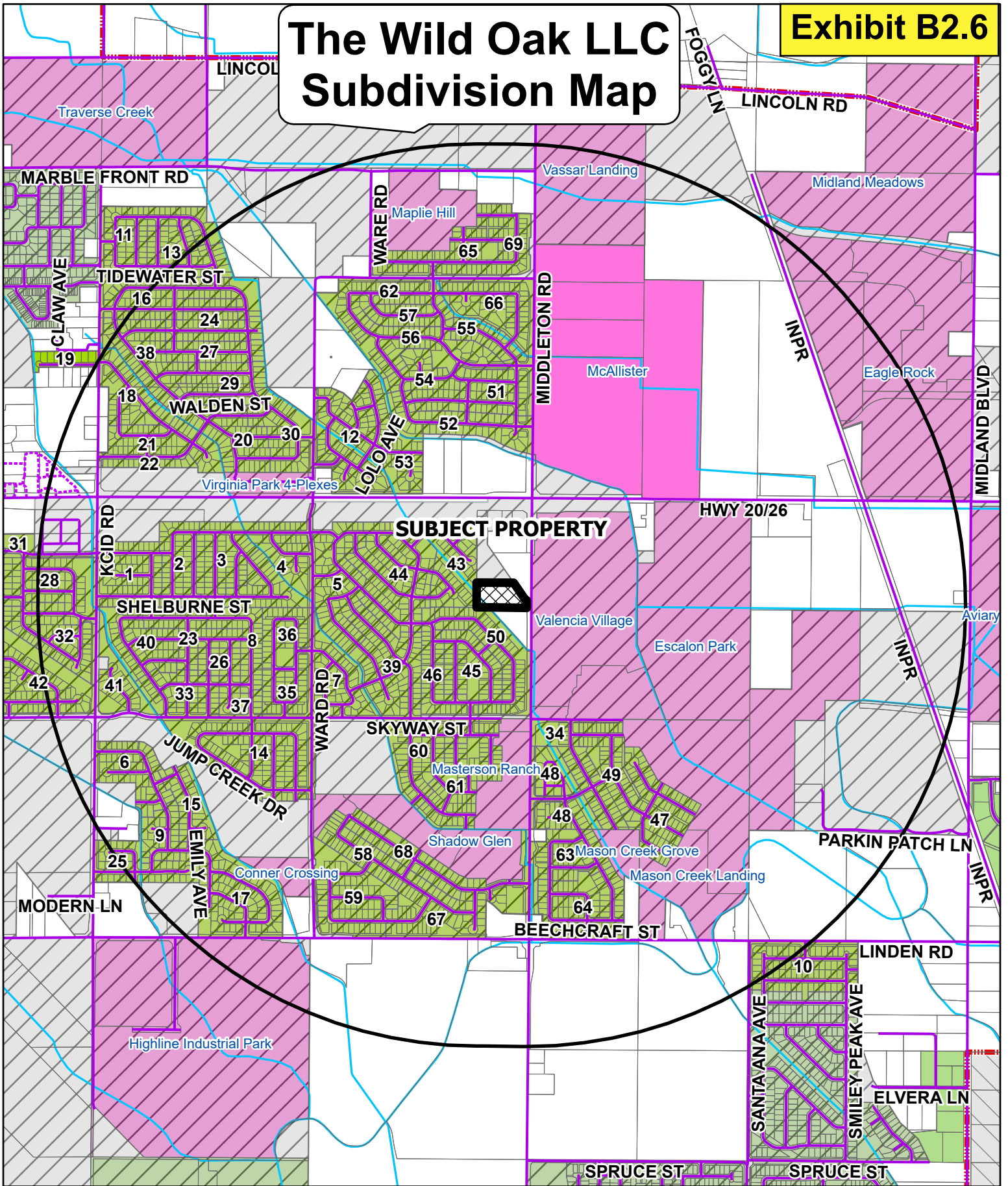


## CASE SUMMARY

ID	CASENUM	REQUEST	CASENAME	FINALDECIS
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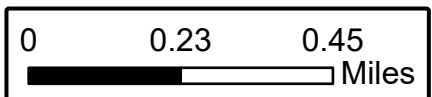
# The Wild Oak LLC Subdivision Map

**Exhibit B2.6**



**SUBDIVISIONS**  
**Plat Type, Plat Status**

- Subdivisions
- Preliminary, Approved
- Preliminary, Pending



# SUBDIVISION & LOT REPORT

NUMBER OF SUBS	ACRES IN SUB	NUMBER OF LOTS	AVERAGE LOT SIZE	
69	895.70	3418	0.26	
NUMBER OF SUBS IN PLATTING	ACRES IN SUB	NUMBER OF LOTS	AVERAGE LOT SIZE	
13	811.47	2159	0.38	
NUMBER OF LOTS NOTIFIED	AVERAGE	MEDIAN	MINIMUM	MAXIMUM
105	0.97	0.16	0.14	59.66
NUMBER OF MOBILE HOME PARKS	ACRES IN MHP	NUMBER OF SITES	AVG HOMES PER ACRE	MAXIMUM
1	3.56	40.00	11.00	11.00

## PLATTED SUBDIVISIONS

SUBDIVISION NAME	Label	LOCATION	ACRES	NO. OF LOTS	AVERAGE LOT SIZE	CITY OF...	Year
DELAWARE PARK #1	1	4N2W30	14.03	64	0.22	CALDWELL	2001
DELAWARE PARK SUB # 1 UNIT #2	2	4N2W30	10.47	49	0.21	CALDWELL	2001
DELAWARE PARK SUB # 1 UNIT #3	3	4N2W30	12.90	60	0.22	CALDWELL	2002
DELAWARE PARK SUB # 1 UNIT #4	4	4N2W30	20.18	72	0.28	CALDWELL	2003
DELAWARE PARK #5	5	4N2W30	17.74	69	0.26	CALDWELL	2004
PHEASANT RUN SUBD #1	6	4N2W30	11.83	53	0.22	CALDWELL	2005
DELAWARE PARK SUB NO.1 UNIT NO.7	7	4N2W30	13.67	45	0.30	CALDWELL	2006
DELAWARE PARK #2 UNIT 1	8	4N2W30	8.47	40	0.21	CALDWELL	2006
PHEASANT RUN SUBD #2	9	4N2W30	6.49	27	0.24	CALDWELL	2006
CASTLE PEAK SUBDIVISION # 1	10	4N2W32	18.66	72	0.26	CALDWELL	2006
VIRGINIA PARK SUBDIVISION NO. 4	11	4N2W19	16.38	68	0.24	CALDWELL	2006
WOODGATE SUB	12	4N2W19	24.95	93	0.27	CALDWELL	2006
VIRGINIA PARK SUBDIVISION NO. 5	13	4N2W19	11.89	53	0.22	CALDWELL	2006
COPPER CREEK SUBDIVISION #1	14	4N2W30	31.36	106	0.30	CALDWELL	2007
PHEASANT RUN SUBD #4	15	4N2W30	8.19	29	0.28	CALDWELL	2008
VIRGINIA PARK SUBDIVISION NO. 6	16	4N3W24	18.63	74	0.25	CALDWELL	2008
PHEASANT RUN SUBD #6	17	4N2W30	21.80	80	0.27	CALDWELL	2008
VIRGINIA PARK SUBDIVISION NO. 3	18	4N3W24	10.98	40	0.27	CALDWELL	2004
SQUAW BUTTE ESTATES	19	4N3W24	3.62	8	0.45	CALDWELL	1971
VIRGINIA PARK SUBDIVISION NO. 2	20	4N2W19	14.00	58	0.24	CALDWELL	2003
VIRGINIA PARK SUBDIVISION NO. 1	21	4N2W19	13.31	52	0.26	CALDWELL	2002
VIRGINIA PARK SUBDIVISION NO. 2 UNIT NO. 1	22	4N2W19	2.76	18	0.15	CALDWELL	2003
DELAWARE PARK SUBDIVISION NO. 2 UNIT NO. 2 AT THE	23	4N2W30	10.03	44	0.23	CALDWELL	2014
VIRGINIA PARK SUBDIVISION NO. 7	24	4N3W24	10.77	52	0.21	CALDWELL	2014
PHEASANT RUN SUBD #3	25	4N2W30	12.28	48	0.26	CALDWELL	2008
DELAWARE PARK SUBDIVISION NO. 2 UNIT NO. 3	26	4N2W30	3.93	20	0.20	CALDWELL	2016
VIRGINIA PARK SUBDIVISION NO. 8	27	4N3W24	6.96	32	0.22	CALDWELL	2017
PENNSYLVANIA PARK SUBDIVISION NO. 1	28	4N3W25	19.94	66	0.30	CALDWELL	2017
VIRGINIA PARK SUBDIVISION NO. 9	29	4N3W24	11.21	54	0.21	CALDWELL	2018
VIRGINIA PARK SUBDIVISION NO. 10	30	4N2W19	11.92	44	0.27	CALDWELL	2019
PENNSYLVANIA PARK SUBDIVISION NO. 2	31	4N3W25	3.96	10	0.40	CALDWELL	2019
PENNSYLVANIA PARK SUBDIVISION NO. 3	32	4N3W25	14.84	60	0.25	CALDWELL	2019
DELAWARE PARK SUBDIVISION NO. 2 UNIT NO. 5 AT THE	33	4N2W30	10.84	45	0.24	CALDWELL	2019
MASON CREEK LANDING SUBDIVISION NO. 1	34	4N2W29	7.42	24	0.31	CALDWELL	2020
DOVER PLACE SUBDIVISION NO. 1	35	4N2W30	9.53	41	0.23	CALDWELL	2020
DOVER PLACE SUBDIVISION NO. 2	36	4N2W30	8.59	38	0.23	CALDWELL	2020
DELAWARE PARK SUBDIVISION NO. 2 UNIT NO. 6 AT THE	37	4N2W30	4.86	20	0.24	CALDWELL	2020
VIRGINIA PARK SUBDIVISION NO. 11	38	4N3W24	13.86	62	0.22	CALDWELL	2020
DELAWARE PARK #8	39	4N2W30	18.41	79	0.23	CALDWELL	2006
DELAWARE PARK SUBDIVISION NO. 2 UNIT NO. 4	40	4N2W30	12.53	53	0.24	CALDWELL	2017
DELAWARE PARK SUBDIVISION NO. 2 UNIT NO. 7	41	4N2W30	7.80	18	0.43	CALDWELL	2021
PENNSYLVANIA PARK SUBDIVISION NO. 4	42	4N3W25	23.04	75	0.31	CALDWELL	2021
DELAWARE PARK SUB NO.1 UNIT NO.9	43	4N2W30	13.09	49	0.27	CALDWELL	2021
DELAWARE PARK #6	44	4N2W30	23.27	99	0.24	CALDWELL	2004
SADDLEBACK SUBDIVISION NO. 2	45	4N2W30	12.48	56	0.22	CALDWELL	2021
SADDLEBACK SUBDIVISION NO. 1	46	4N2W30	9.47	45	0.21	CALDWELL	2020
MASON CREEK LANDING SUBDIVISION NO. 3	47	4N2W29	15.51	71	0.22	CALDWELL	2022
MASON CREEK LANDING SUBDIVISION NO. 4	48	4N2W29	11.62	38	0.31	CALDWELL	2022
MASON CREEK LANDING SUBDIVISION NO. 2	49	4N2W29	16.86	66	0.26	CALDWELL	2020
SADDLEBACK SUBDIVISION NO. 3	50	4N2W30	14.03	59	0.24	CALDWELL	2022
MANDALAY RANCH SUBDIVISION PHASE 2	51	4N2W19	11.93	49	0.24	CALDWELL	2022
MANDALAY RANCH SUBDIVISION PHASE 1	52	4N2W19	13.97	46	0.30	CALDWELL	2021
PAPPYS LANDING SUBDIVISION	53	4N2W19	7.24	25	0.29	CALDWELL	2022



MANDALAY RANCH SUBDIVISION PHASE 3	54	4N2W19	10.53	44	0.24	CALDWELL	2022
MANDALAY RANCH SUBDIVISION PHASE 5	55	4N2W19	5.31	25	0.21	CALDWELL	2023
MANDALAY RANCH SUBDIVISION PHASE 4	56	4N2W19	15.17	65	0.23	CALDWELL	2023
MANDALAY RANCH SUBDIVISION PHASE 6	57	4N2W19	5.91	28	0.21	CALDWELL	2023
SHADOW GLEN SUBDIVISION NO.3	58	4N2W30	8.11	35	0.23	CALDWELL	2023
SHADOW GLEN SUBDIVISION NO. 1	59	4N2W30	18.76	59	0.32	CALDWELL	2022
MASTERTON RANCH SUBDIVISION NO. 1	60	4N2W30	15.76	62	0.25	CALDWELL	2022
MASTERTON RANCH SUBDIVISION NO. 2	61	4N2W30	16.98	73	0.23	CALDWELL	2023
MANDALAY RANCH SUBDIVISION PHASE 7	62	4N2W19	13.15	49	0.27	CALDWELL	2023
MASON CREEK GROVE SUBDIVISION NO. 1	63	4N2W29	12.12	43	0.28	CALDWELL	2023
MASON CREEK GROVE SUBDIVISION NO. 2	64	4N2W29	17.88	66	0.27	CALDWELL	2024
MAPLE HILL SUBDIVISION NO. 1	65	4N2W19	8.74	32	0.27	CALDWELL	2024
MANDALAY RANCH SUBDIVISION PHASE 8	66	4N2W19	15.06	50	0.30	CALDWELL	2024
SHADOW GLEN SUBDIVISION NO. 2	67	4N2W30	23.05	67	0.34	CALDWELL	2023
SHADOW GLEN SUBDIVISION NO. 4	68	4N2W30	10.69	42	0.25	CALDWELL	2024
MAPLE HILL SUBDIVISION NO 2	69	4N2W19	13.96	66	0.21	CALDWELL	2024

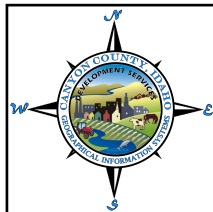
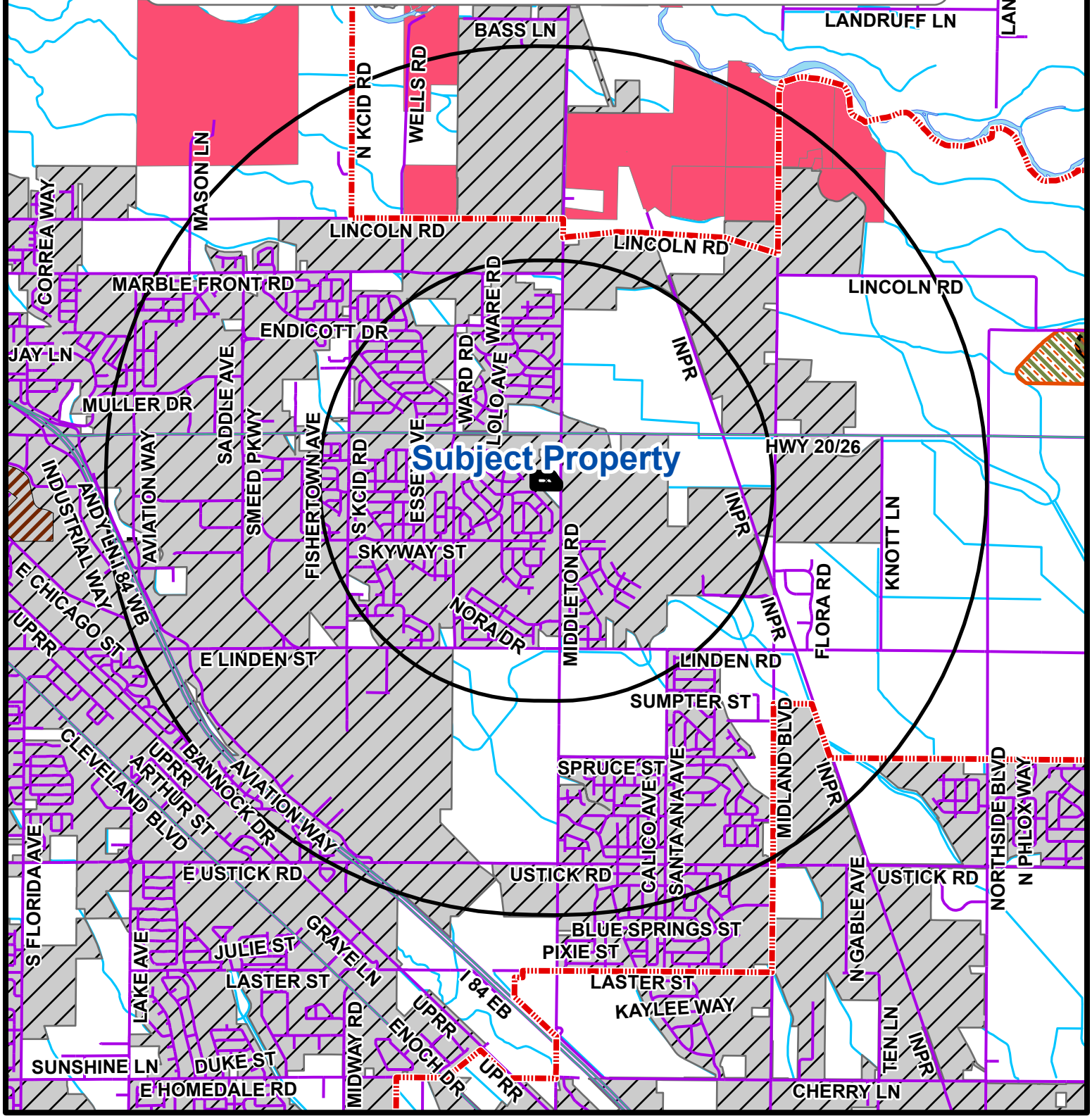
## SUBDIVISIONS IN PLATTING




SUBDIVISION NAME	ACRES	NO. OF LOTS	AVERAGE LOT SIZE			
Shadow Glen	25.68	73	0.35			
Masterson Ranch	15.06	58	0.26			
Mason Creek Landing	62.63	157	0.40			
Mason Creek Grove	5.48	13	0.42			
Escalon Park	118.50	508	0.23			
Maple Hill	39.12	159	0.25			
McAllister	128.17	496	0.26			
Eagle Rock	124.29	414	0.30			
Conner Crossing	5.44	23	0.24			
Virginia Park 4-Plexes	7.15	26	0.28			
Vassar Landing	54.35	0	#DIV/0!			
Valencia Village	75.52	193	0.39			
Highline Industrial Park	150.08	39	3.85			

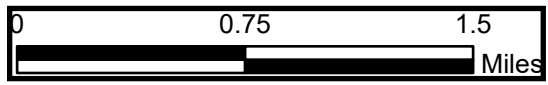
## MOBILE HOME & RV PARKS

SUBDIVISION NAME	SITE ADDRESS	ACRES	NO. OF SPACES	UNITS PER ACRE	CITY OF...
Lakey's MHP & RV	5023 Hwy 20/26	3.56	40	0.09	Canyon County

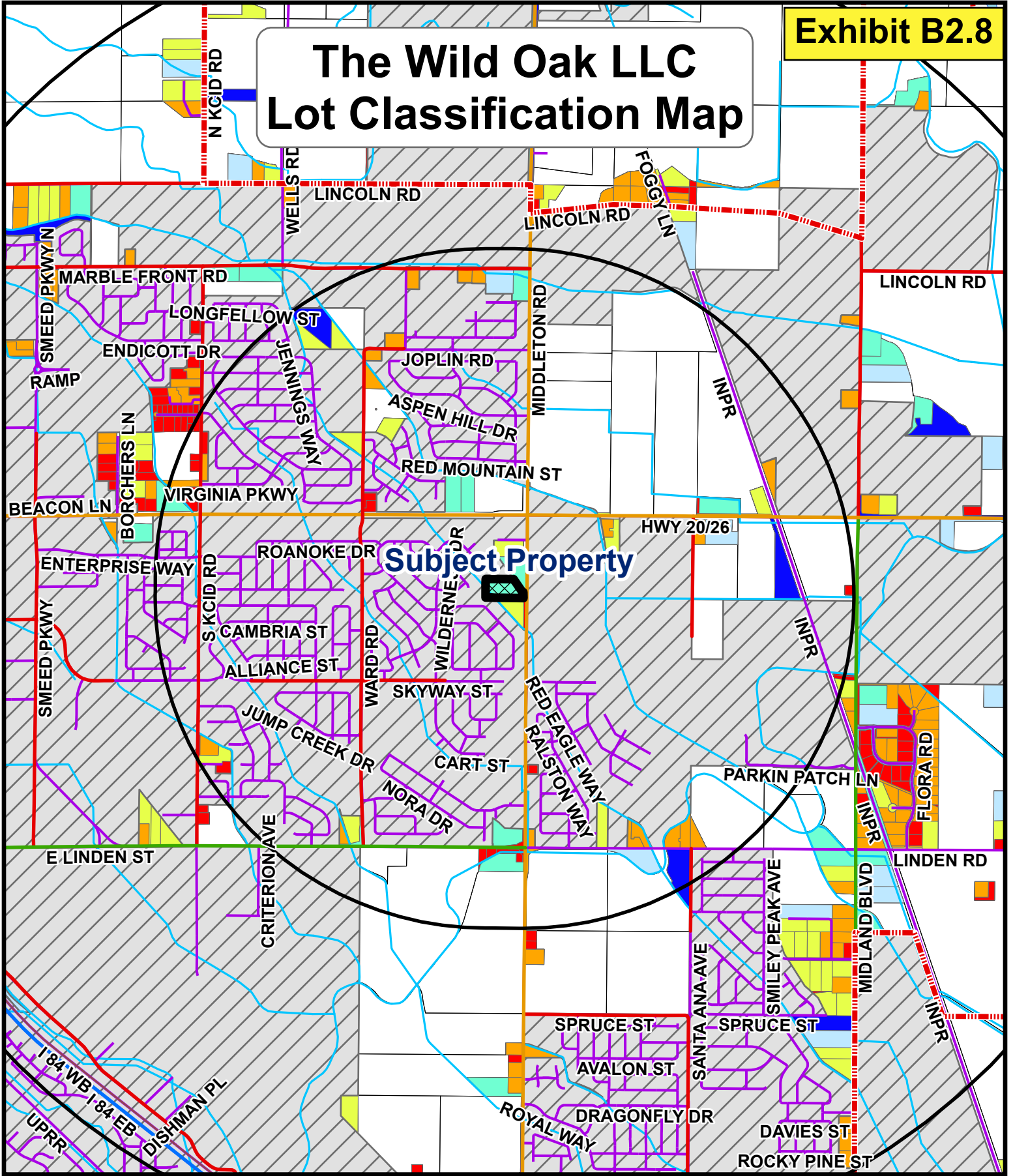
# The Wild Oak LLC Dairy, Feedlot, and Gravel Pit Map



-  FEEDLOTS
-  DAIRIES
-  GRAVELPITS



# The Wild Oak LLC Lot Classification Map



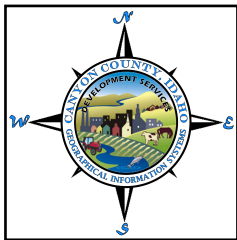
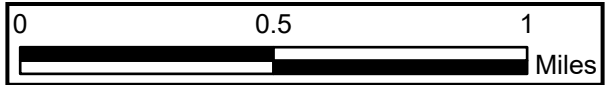
**Subject Property**

**Legend**

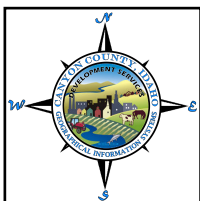
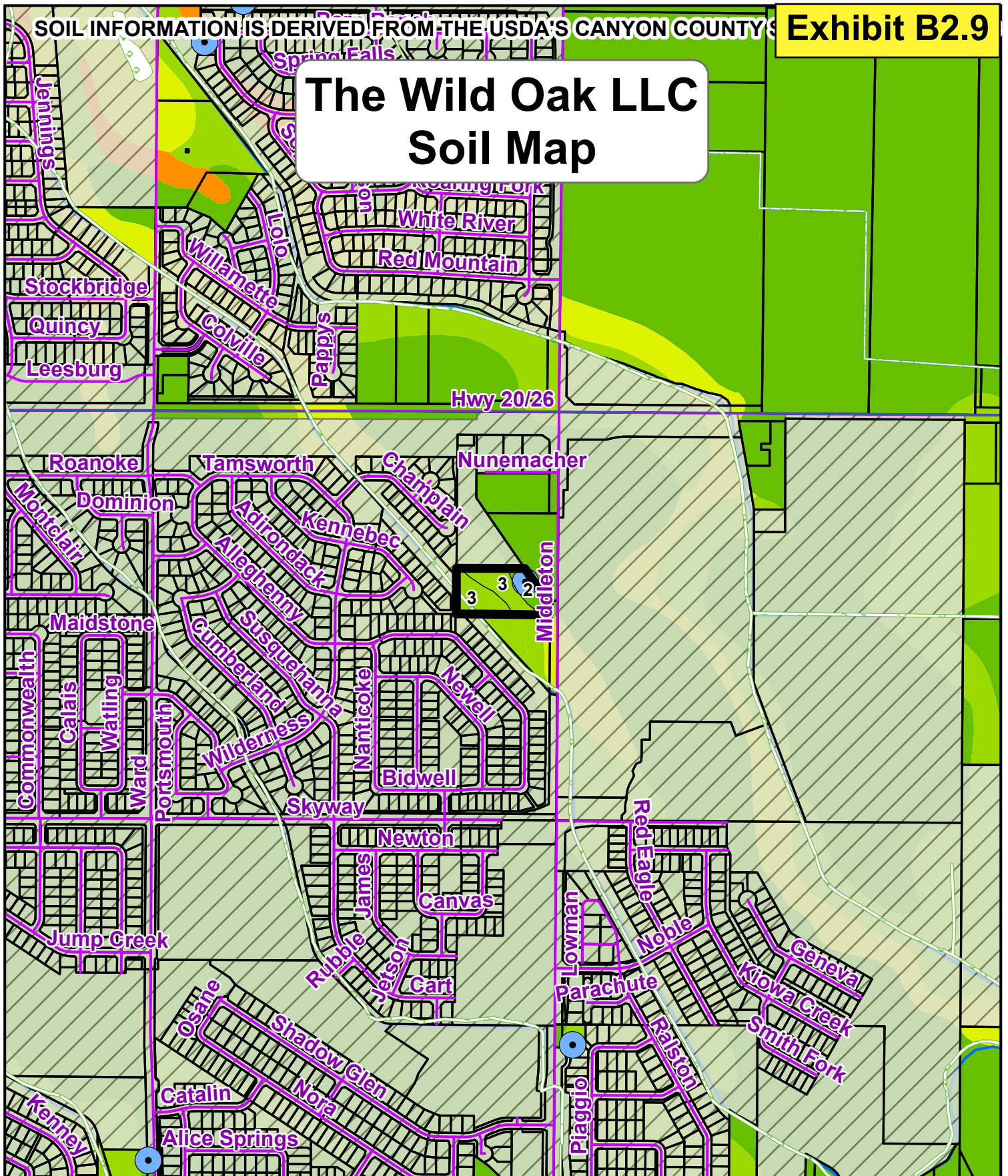
0.0 - 1.0
1.1 - 2.0
2.1 - 3.0
3.1 - 4.0
4.1 - 5.0
5.1 - 6.0





**ITD Functional Classification**

Interstate
Minor Arterial
Major Collector
Minor Collector
Other Principal Arterials

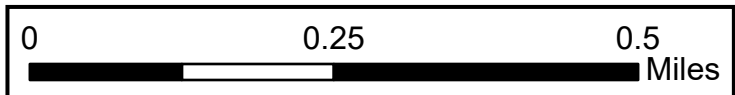


# The Wild Oak LLC Soil Map



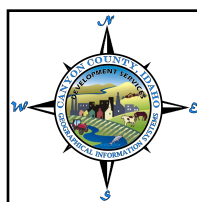
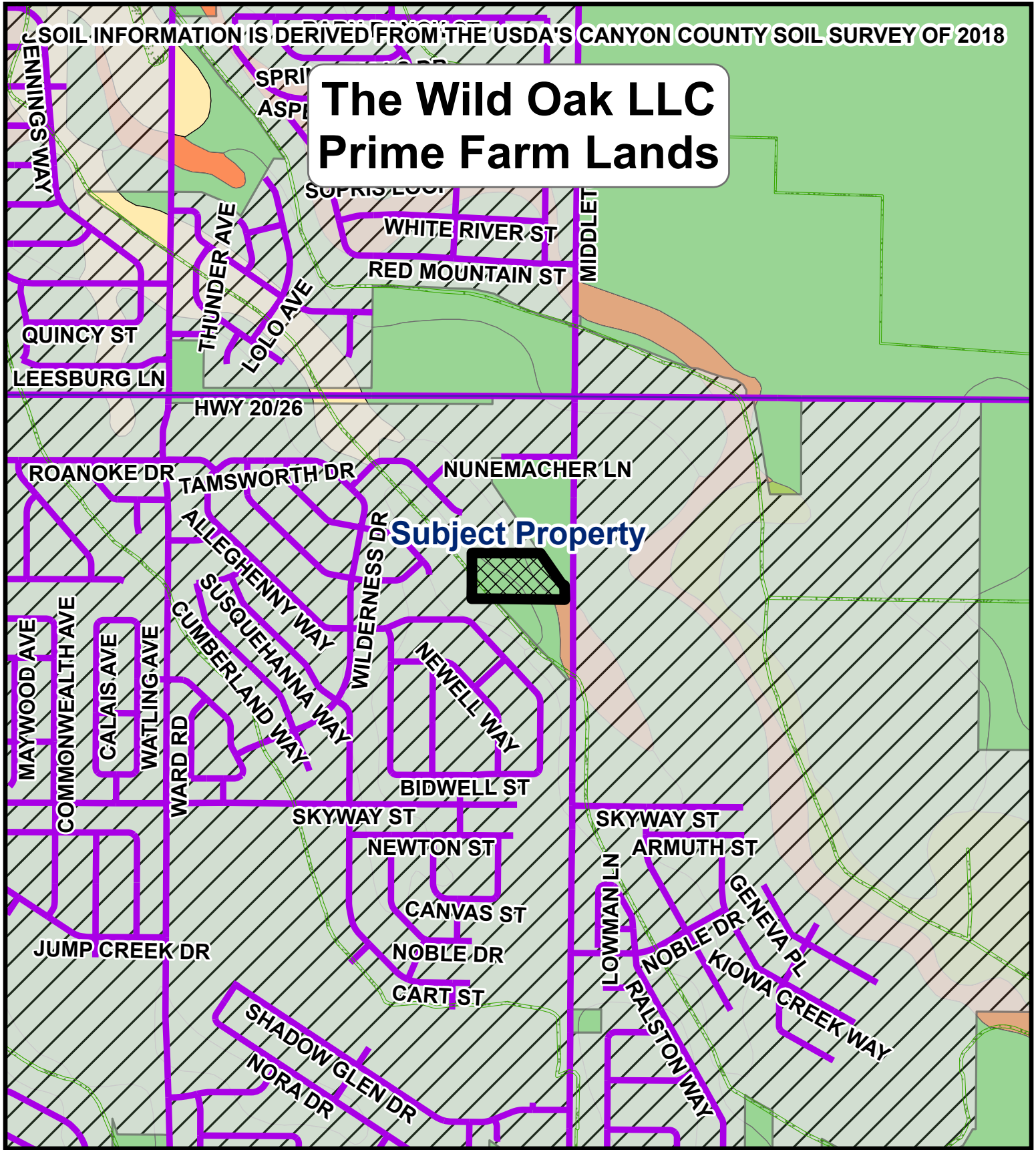
- Nitrate Priority Wells**
-  0.005000 - 2.000000
  -  2.000001 - 5.000000
  -  5.000001 - 10.000000
  -  10.000001 - 49.800000

-  IDWR\_2C\_Geothermal\_
-  Wetlands



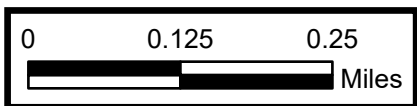
SOIL INFORMATION IS DERIVED FROM THE USDA'S CANYON COUNTY SOIL SURVEY OF 2018

# The Wild Oak LLC Prime Farm Lands



- TAXLOTS
- City Limits
- WETLANDS
- 2C\_Hydro

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



## SOIL REPORT

SOIL CAPABILITY CLASS	SOIL CAPABILITY	SQUARE FOOTAGE	ACREAGE	PERCENTAGE
2	BEST SUITED SOIL	37418.04	0.86	23.09%
4	MODERATELY SUITED SOIL	1481.04	0.03	0.91%
3	MODERATELY SUITED SOIL	59023.80	1.36	36.41%
3	MODERATELY SUITED SOIL	64163.88	1.47	39.59%
		162086.76	3.72	100%

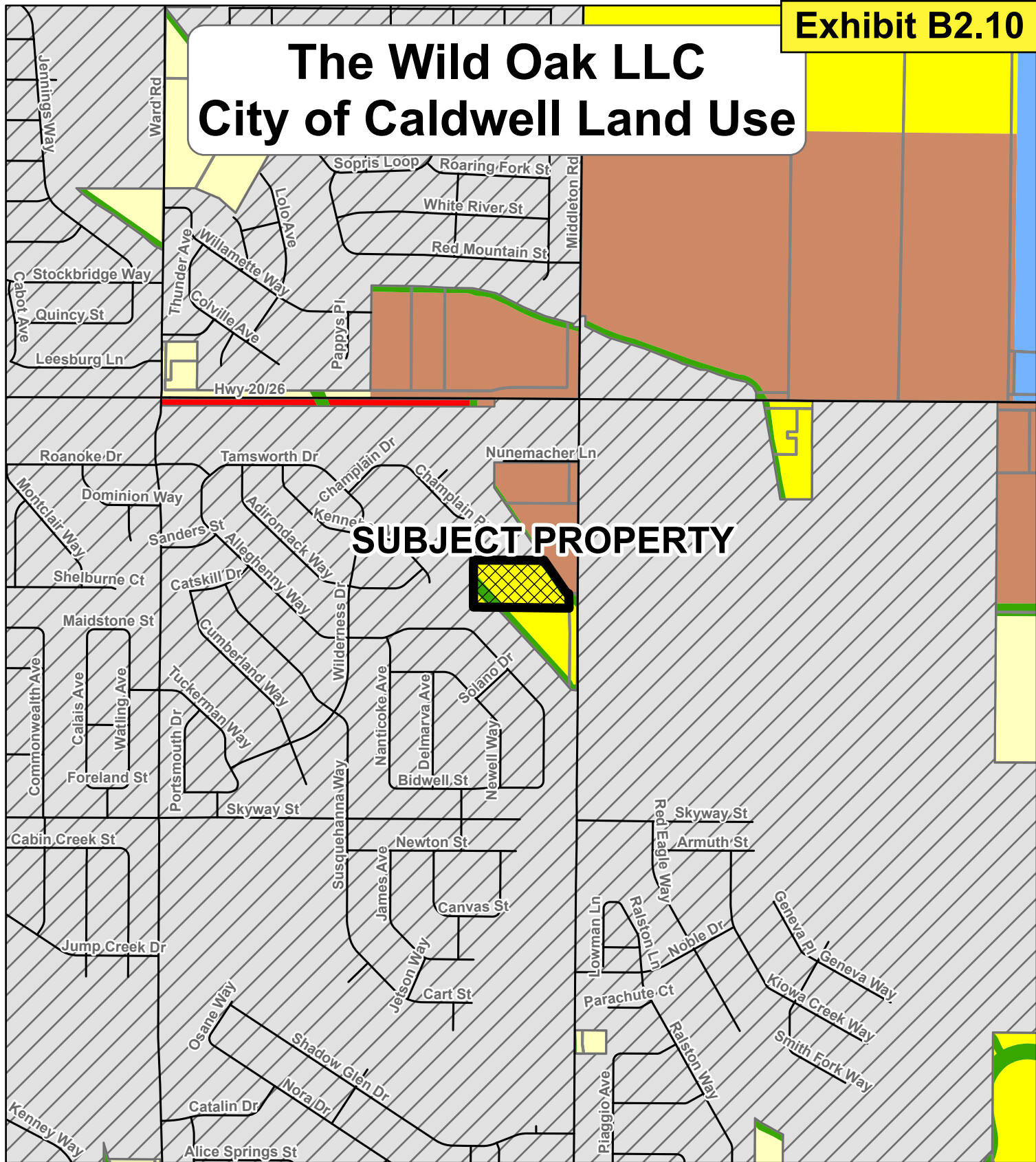
## FARMLAND REPORT

SOIL NAME	FARMLAND TYPE	SQUARE FOOTAGE	ACREAGE	PERCENTAGE
PpA	Prime farmland if irrigated	37418.04	0.86	23.09%
PpC	Farmland of statewide importance, if irrigated	1481.04	0.03	0.91%
PpB	Prime farmland if irrigated	59023.80	1.36	36.41%
PsA	Prime farmland if irrigated	64163.88	1.47	39.59%
		162086.76	3.72	100%

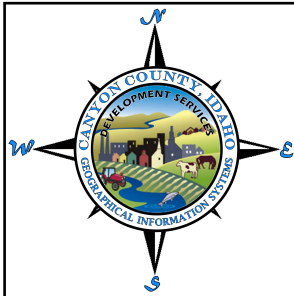
SOIL INFORMATION IS DERIVED FROM THE USDA'S CANYON COUNTY SOIL SURVEY OF 2018

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

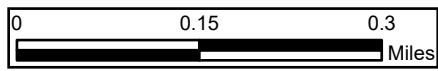
# The Wild Oak LLC City of Caldwell Land Use



**SUBJECT PROPERTY**



Cald Comp Plan	
	Residential Estates
	Low Density Residential
	Medium Density Residential
	High Density Residential
	City Center
	Institutional
	Business
	Commercial & Service
	Traditional Neighborhood
	Highway Corridor
	Manufacturing & Production
	Industrial
	Rail Facilities
	Public
	Environmentally Sensitive
	Open Space

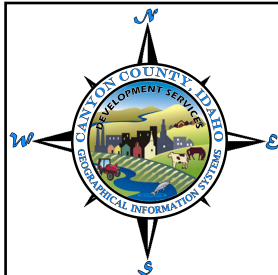
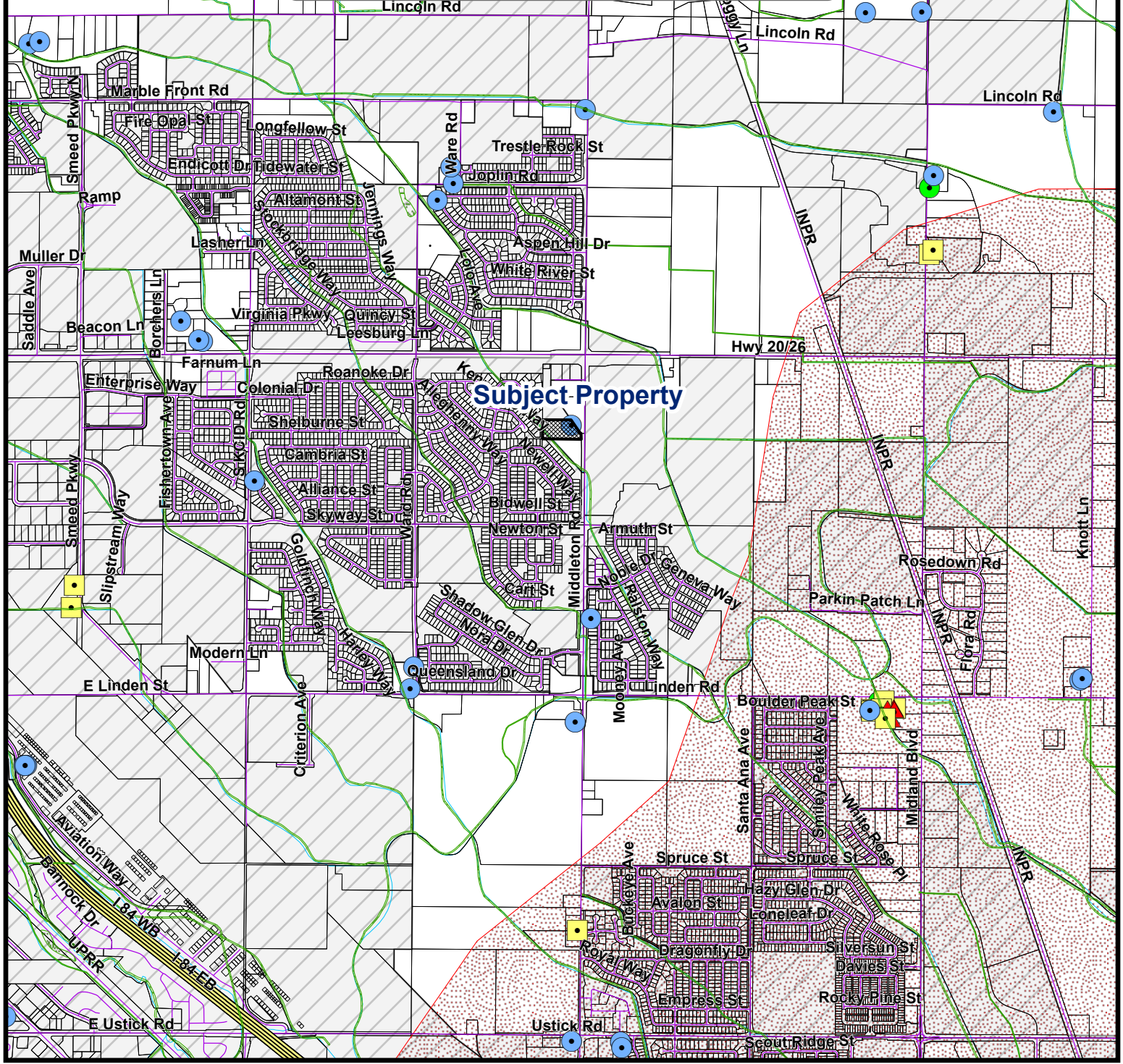











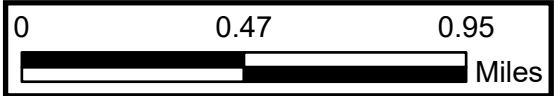
NITRATE PRIORITY AND WELL INFORMATION IS DERIVED FROM THE NITRATE PRIORITY-2020.

**Exhibit B2.11**

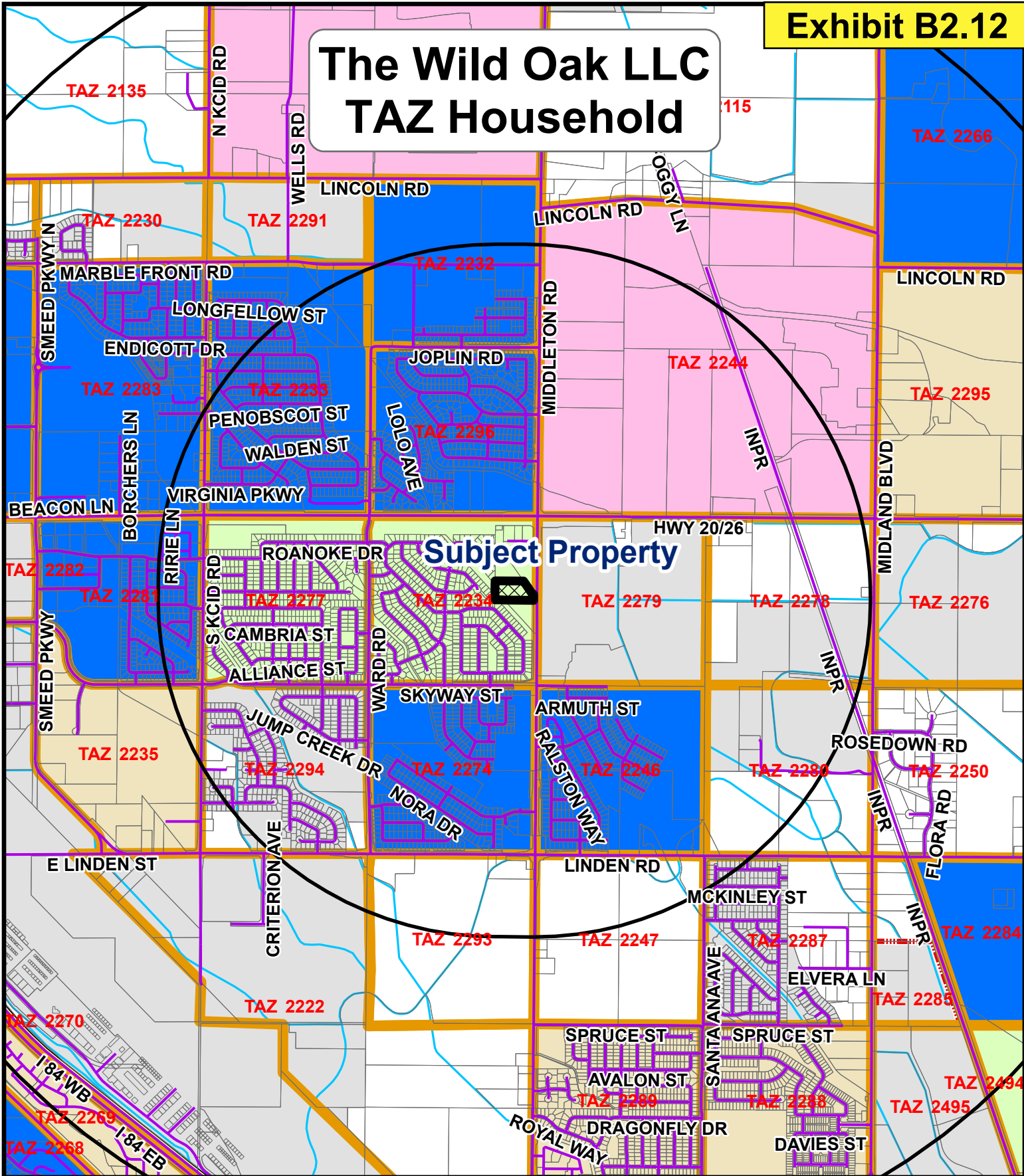
# The Wild Oak LLC Nitrate Priority & Wells



-  GEO-THERMAL LOCATIONS
-  WETLANDS
-  NITRATE\_PRIORITY
-  DEQ WELLS N03\_MGL 0.005 - 2.00
-  2.000001 - 5.00
-  5.000001 - 10.00
-  10.00001 - 49.80

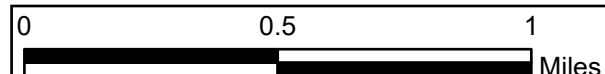


# The Wild Oak LLC TAZ Household

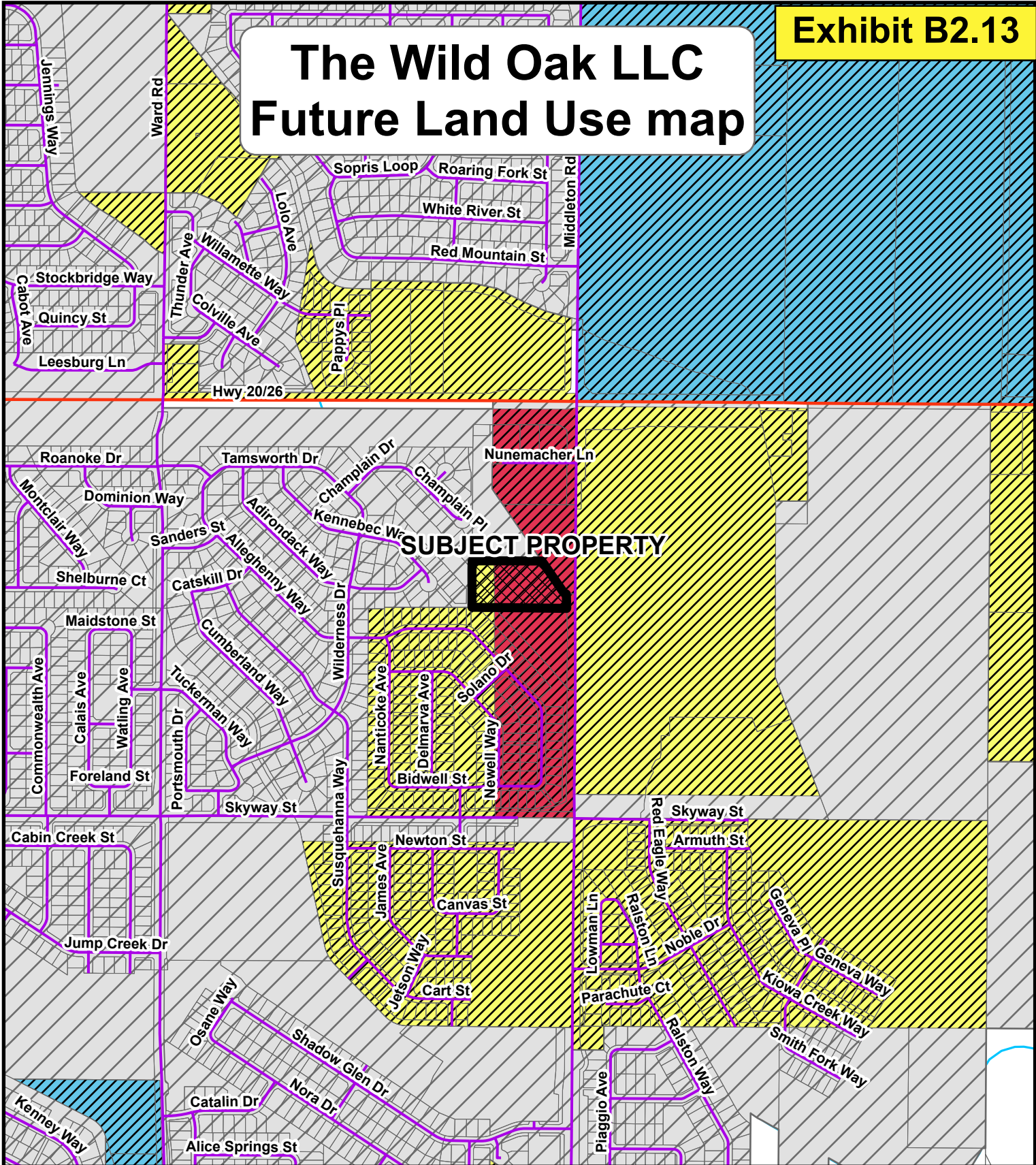


**House Hold 2025-2050**

	4 - 50		251 - 500
	51 - 150		501 - 750
	151 - 250		751 - 1263

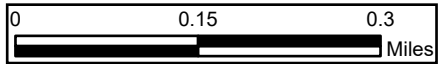
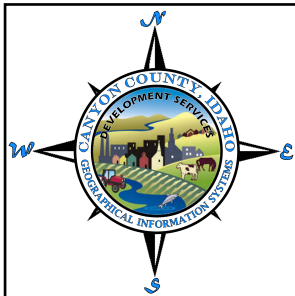


# The Wild Oak LLC Future Land Use map



**Legend**  
 Future Land Use 2030

- COMMERCIAL
- INDUSTRIAL
- RESIDENTIAL



**EXHIBIT C**

**Site Visit Photos:** March 18, 2025

Planning & Zoning Commission

Case# CU2024-0013

Hearing date: April 3, 2025

## Site Photos: Taken March 18, 2025



Photo 1: Taken on Middleton Rd from parcels approach facing south from the subject property.



Photo 2: Taken on parcels approach facing east towards Middleton Rd.





Photo 3: Taken on Middleton Rd from parcels approach facing north from the subject property.



Photo 4: Taken on parcels approach facing west towards the subject property.





Photo 5: Taken on subject property facing east towards parcels approach.



Photo 6: Taken on subject property facing northeast towards the current residence.



Photo 7: Taken on subject property facing southeast towards Middleton Rd and neighboring property.



Photo 8: Taken on subject property facing south towards neighboring properties and the Noble Slough Ditch.





Photo 9: Taken on subject property facing west giving a closer look at the Noble Slough Ditch.



Photo 10: Taken on subject property facing the northwest corner towards the current residence on the property and neighboring properties.



Photo 11: Taken on subject property facing north.

**EXHIBIT D**

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

Planning & Zoning Commission

Case# CU2024-0013

Hearing date: April 3, 2025

**Archived:** Tuesday, March 25, 2025 2:08:38 PM

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

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

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

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

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

**Importance:** Normal

**Sensitivity:** None

---

Hi Amber,

~

In response to the questions below.

~

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

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

~

Let me know if you have any questions.

~

Thank you,

~



~

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

~

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

---

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

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

**To:** 'rcollins@cityofcaldwell.org' <rcollins@cityofcaldwell.org>; 'p&Z@cityofcaldwell.org' <p&Z@cityofcaldwell.org>; dgeyer@cityofcaldwell.org; jdodson <jdodson@cityofcaldwell.org>; 'mbessaw@cityofcaldwell.org' <mbessaw@cityofcaldwell.org>; 'jenny.titus@vallivue.org' <jenny.titus@vallivue.org>; 'lisa.boyd@vallivue.org' <lisa.boyd@vallivue.org>; joseph.palmer@vallivue.org; 'lrichard@cityofcaldwell.org' <lrichard@cityofcaldwell.org>; 'Alan Perry' <aperry@cityofcaldwell.org>; 'knute.sandahl@doi.idaho.gov' <knute.sandahl@doi.idaho.gov>; 'Chris Hopper' <chopper@hwydistrict4.org>; 'Lenny Riccio' <lriccio@hwydistrict4.org>; 'brandy.walker@centurylink.com' <brandy.walker@centurylink.com>; 'eingham@idahopower.com' <eingham@idahopower.com>; 'easements@idahopower.com' <easements@idahopower.com>; 'mkelly@idahopower.com' <mkelly@idahopower.com>; 'monica.taylor@intgas.com' <monica.taylor@intgas.com>; 'jessica.mansell@intgas.com' <jessica.mansell@intgas.com>; 'contract.administration.bid.box@ziply.com' <contract.administration.bid.box@ziply.com>; 'kirk@pioneerirrigation.com' <kirk@pioneerirrigation.com>; Mitch Kiester <Mitch.Kiester@swdh.id.gov>; Anthony Lee <Anthony.Lee@swdh.id.gov>; 'gis@compassidaho.org' <gis@compassidaho.org>; 'D3Development.services@itd.idaho.gov' <D3Development.services@itd.idaho.gov>; 'Niki Benyakhlef' <Niki.Benyakhlef@itd.idaho.gov>; Brian Crawforth <Brian.Crawforth@canyoncounty.id.gov>; christine.wendelsdorf@canyoncounty.id.gov; Michael Stowell <mstowell@ccparamedics.com>; Dalia Alhajjar <Dalia.Alhajjar@canyoncounty.id.gov>; Tom Crosby <Tom.Crosby@canyoncounty.id.gov>; Cassie Lamb <Cassie.Lamb@canyoncounty.id.gov>; Eric Arthur <Eric.Arthur@canyoncounty.id.gov>; Kathy Husted <Kathleen.Husted@canyoncounty.id.gov>; Tony Almeida <tony.almeida@canyoncounty.id.gov>; Sage Huggins <Sage.Huggins@canyoncounty.id.gov>; 'westerninfo@idwr.idaho.gov' <westerninfo@idwr.idaho.gov>; 'BRO.Admin@deq.idaho.gov' <BRO.Admin@deq.idaho.gov>; 'CENWW-RD-BOI-TV@usace.army.mil' <CENWW-RD-BOI-TV@usace.army.mil>

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

~

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

~

---

Please see the attached agency notice. You are invited to provide written testimony or comments by **January 3, 2025**, although as of this point, no hearing date has been set. You will receive a separate notification when the hearing date has been set for this case. If the comment deadline is on a weekend or holiday, it will move to close of business 5pm the next business day. The deadline for written testimony or additional exhibits is to ensure planners can consider the information as they develop their staff report and recommended findings. All items received by the deadline will also be placed in the hearing packet, allowing the hearing body adequate time to review the submitted information.

~

Please direct your comments or questions to Planner **Amber Lewter** at [amber.lewter@canyoncounty.id.gov](mailto:amber.lewter@canyoncounty.id.gov).





**Archived:** Tuesday, March 25, 2025 2:08:45 PM

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

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

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

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

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

**Importance:** Normal

**Sensitivity:** None

Hello,

~

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

~

Thank you

**Mila Kinakh**

D3 Planning and Development

Administrative Assistant

~



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

~

~

~

~

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

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

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



'lrichard@cityofcaldwell.org' <lrichard@cityofcaldwell.org>; 'Alan Perry' <aperry@cityofcaldwell.org>; 'knute.sandahl@doi.idaho.gov' <knute.sandahl@doi.idaho.gov>; 'Chris Hopper' <chopper@hwydistrict4.org>; 'Lenny Riccio' <lriggio@hwydistrict4.org>; 'brandy.walker@centurylink.com' <brandy.walker@centurylink.com>; 'ingram@idahopower.com' <ingram@idahopower.com>; 'easements@idahopower.com' <easements@idahopower.com>; 'mkelly@idahopower.com' <mkelly@idahopower.com>; 'monica.taylor@intgas.com' <monica.taylor@intgas.com>; 'jessica.mansell@intgas.com' <jessica.mansell@intgas.com>; 'contract.administration.bid.box@ziply.com' <contract.administration.bid.box@ziply.com>; 'kirk@pioneerirrigation.com' <kirk@pioneerirrigation.com>; 'mitch.kiester@phd3.idaho.gov' <mitch.kiester@phd3.idaho.gov>; 'anthony.lee@phd3.idaho.gov' <anthony.lee@phd3.idaho.gov>; 'gis@compassidaho.org' <gis@compassidaho.org>; D3 Development Services <D3Development.Services@itd.idaho.gov>; Niki Benyakhlef <Niki.Benyakhlef@itd.idaho.gov>; Brian Crawforth <Brian.Crawforth@canyoncounty.id.gov>; Christine Wendelsdorf <Christine.Wendelsdorf@canyoncounty.id.gov>; Michael Stowell <mstowell@ccparamedics.com>; Dalia Alnajjar <Dalia.Alnajjar@canyoncounty.id.gov>; Tom Crosby <Tom.Crosby@canyoncounty.id.gov>; Cassie Lamb <Cassie.Lamb@canyoncounty.id.gov>; Eric Arthur <Eric.Arthur@canyoncounty.id.gov>; Kathy Husted <Kathleen.Husted@canyoncounty.id.gov>; Tony Almeida <tony.almeida@canyoncounty.id.gov>; Sage Huggins <Sage.Huggins@canyoncounty.id.gov>; 'westerninfo@idwr.idaho.gov' <westerninfo@idwr.idaho.gov>; 'BRO.Admin@deq.idaho.gov' <BRO.Admin@deq.idaho.gov>; 'CENWW-RD-BOI-TV@usace.army.mil' <CENWW-RD-BOI-TV@usace.army.mil>  
**Subject:** Initial Agency Notification CU2024-0013 The Wild Oak, LLC

~

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

~

---

Please see the attached agency notice. You are invited to provide written testimony or comments by **January 3, 2025**, although as of this point, no hearing date has been set. You will receive a separate notification when the hearing date has been set for this case. If the comment deadline is on a weekend or holiday, it will move to close of business 5pm the next business day. The deadline for written testimony or additional exhibits is to ensure planners can consider the information as they develop their staff report and recommended findings. All items received by the deadline will also be placed in the hearing packet, allowing the hearing body adequate time to review the submitted information.

~

Please direct your comments or questions to Planner **Amber Lewter** at [amber.lewter@canyoncounty.id.gov](mailto:amber.lewter@canyoncounty.id.gov).

~

~

~

Thank you,

~





**Archived:** Wednesday, March 12, 2025 1:06:20 PM

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

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

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

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

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

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

**Importance:** Normal

**Sensitivity:** None

**Attachments:**

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

---

Hi Amber!

~

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

~

Thank you!

~

~



COMMUNITY DEVELOPMENT  
Planning & Zoning Division

**Joe Dodson, AICP**  
Planner III

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

~



December 10, 2024

# CITY OF *Caldwell, Idaho*

**JAROM WAGONER**  
*Mayor*

208.455.3011  
(f) 208.455.3003

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

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

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

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

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

Dear County Development Services,

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

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

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

Sincerely,

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

*"The Treasure of the Valley"*



~

**From:** Amber Lewter

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

**To:** 'rcollins@cityofcaldwell.org' <rcollins@cityofcaldwell.org>; 'p&Z@cityofcaldwell.org' <p&Z@cityofcaldwell.org>; 'dgeyer@cityofcaldwell.org' <dgeyer@cityofcaldwell.org>; 'jdodson@cityofcaldwell.org' <jdodson@cityofcaldwell.org>; 'mbessaw@cityofcaldwell.org' <mbessaw@cityofcaldwell.org>; 'jenny.titus@vallivue.org' <jenny.titus@vallivue.org>; 'lisa.boyd@vallivue.org' <lisa.boyd@vallivue.org>; 'joseph.palmer@vallivue.org' <joseph.palmer@vallivue.org>; 'lrichard@cityofcaldwell.org' <lrichard@cityofcaldwell.org>; 'Alan Perry' <aperry@cityofcaldwell.org>; 'knote.sandahl@doi.idaho.gov' <knote.sandahl@doi.idaho.gov>; 'Chris Hopper' <chopper@hwydistrict4.org>; 'Lenny Riccio' <lriccio@hwydistrict4.org>; 'brandy.walker@centurylink.com' <brandy.walker@centurylink.com>; 'e Ingram@idahopower.com' <e Ingram@idahopower.com>; 'easements@idahopower.com' <easements@idahopower.com>; 'mkelly@idahopower.com' <mkelly@idahopower.com>; 'monica.taylor@intgas.com' <monica.taylor@intgas.com>; 'jessica.mansell@intgas.com' <jessica.mansell@intgas.com>; 'contract.administration.bid.box@ziply.com' <contract.administration.bid.box@ziply.com>; 'kirk@pioneerirrigation.com' <kirk@pioneerirrigation.com>; 'mitch.kiester@phd3.idaho.gov' <mitch.kiester@phd3.idaho.gov>; 'anthony.lee@phd3.idaho.gov' <anthony.lee@phd3.idaho.gov>; 'gis@compassidaho.org' <gis@compassidaho.org>; 'D3Development.services@itd.idaho.gov' <D3Development.services@itd.idaho.gov>; 'Niki Benyakhlef' <Niki.Benyakhlef@itd.idaho.gov>; Brian Crawforth <Brian.Crawforth@canyoncounty.id.gov>; Christine Wendelsdorf <Christine.Wendelsdorf@canyoncounty.id.gov>; Michael Stowell <mstowell@ccparamedics.com>; Dalia Alhajjar <Dalia.Alhajjar@canyoncounty.id.gov>; Tom Crosby <Tom.Crosby@canyoncounty.id.gov>; Cassie Lamb <Cassie.Lamb@canyoncounty.id.gov>; Eric Arthur <Eric.Arthur@canyoncounty.id.gov>; Kathy Husted <Kathleen.Husted@canyoncounty.id.gov>; Tony Almeida <tony.almeida@canyoncounty.id.gov>; Sage Huggins <Sage.Huggins@canyoncounty.id.gov>; 'westerninfo@idwr.idaho.gov' <westerninfo@idwr.idaho.gov>; 'BRO.Admin@deq.idaho.gov' <BRO.Admin@deq.idaho.gov>; 'CENWW-RD-BOI-TV@usace.army.mil' <CENWW-RD-BOI-TV@usace.army.mil>

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

~

Please see the attached agency notice. You are invited to provide written testimony or comments by **January 3, 2025**, although as of this point, no hearing date has been set. You will receive a separate notification when the hearing date has been set for this case. If the comment deadline is on a weekend or holiday, it will move to close of business 5pm the next business day. The deadline for written testimony or additional exhibits is to ensure planners can consider the information as they develop their staff report and recommended findings. All items received by the deadline will also be placed in the hearing packet, allowing the hearing body adequate time to review the submitted information.

~

Please direct your comments or questions to Planner **Amber Lewter** at [amber.lewter@canyoncounty.id.gov](mailto:amber.lewter@canyoncounty.id.gov).

~

~

~

Thank you,

~



**Amber Lewter**

Hearing Specialist/Associate Planner

Canyon County Development Services Department

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

~

Direct Line: 208-454-6631

Fax: 208-454-6633

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

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

~

Development Services Department (DSD)

**NEW** public office hours

**Effective Jan. 3, 2023**

Monday, Tuesday, Thursday and Friday

8am – 5pm

Wednesday

1pm – 5pm

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

~

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

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~



# Development Services Department



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

**Case No** CU2024-0013

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

**Acreage:** 3.85 acres

**Zoned:** A

Dear Amber Lewter,

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

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

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

If you have any questions, please let us know,

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

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

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



**Archived:** Wednesday, March 12, 2025 1:08:07 PM

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

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

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

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

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

**Importance:** Normal

**Sensitivity:** None

**Attachments:**

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

~

~

---

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

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

**To:** Robin Collins <rcollins@cityofcaldwell.org>; 'p&Z@cityofcaldwell.org' <p&Z@cityofcaldwell.org>; Debbie Geyer <dgeyer@cityofcaldwell.org>; Joe Dodson <jdodson@cityofcaldwell.org>; Morgan Bessaw <mbessaw@cityofcaldwell.org>; 'jenny.titus@vallivue.org' <jenny.titus@vallivue.org>; 'lisa.boyd@vallivue.org' <lisa.boyd@vallivue.org>; 'joseph.palmer@vallivue.org' <joseph.palmer@vallivue.org>; Lisa Richard <lrichard@cityofcaldwell.org>; Alan Perry <aperry@cityofcaldwell.org>; 'knote.sandahl@doi.idaho.gov' <knote.sandahl@doi.idaho.gov>; 'Chris Hopper' <chopper@hwydistrict4.org>; 'Lenny Riccio' <lriccio@hwydistrict4.org>; 'brandy.walker@centurylink.com' <brandy.walker@centurylink.com>; 'easements@idahopower.com' <easements@idahopower.com>; 'mkelly@idahopower.com' <mkelly@idahopower.com>; 'monica.taylor@intgas.com' <monica.taylor@intgas.com>; 'jessica.mansell@intgas.com' <jessica.mansell@intgas.com>; 'contract.administration.bid.box@ziply.com' <contract.administration.bid.box@ziply.com>; 'kirk@pioneerirrigation.com' <kirk@pioneerirrigation.com>; 'mitch.kiester@phd3.idaho.gov' <mitch.kiester@phd3.idaho.gov>; 'anthony.lee@phd3.idaho.gov' <anthony.lee@phd3.idaho.gov>; 'gis@compassidaho.org' <gis@compassidaho.org>; 'D3Development.services@itd.idaho.gov' <D3Development.services@itd.idaho.gov>; 'Niki Benyakhlef' <Niki.Benyakhlef@itd.idaho.gov>; Brian Crawforth <Brian.Crawforth@canyoncounty.id.gov>; Christine Wendelsdorf <Christine.Wendelsdorf@canyoncounty.id.gov>; Michael Stowell <mstowell@ccparamedics.com>; Dalia Alhajjar <Dalia.Alhajjar@canyoncounty.id.gov>; Tom Crosby <Tom.Crosby@canyoncounty.id.gov>; Cassie Lamb <Cassie.Lamb@canyoncounty.id.gov>; Eric Arthur <Eric.Arthur@canyoncounty.id.gov>; Kathy Husted <Kathleen.Husted@canyoncounty.id.gov>; Tony Almeida <tony.almeida@canyoncounty.id.gov>; Sage Huggins <Sage.Huggins@canyoncounty.id.gov>; 'westerninfo@idwr.idaho.gov' <westerninfo@idwr.idaho.gov>; 'BRO.Admin@deq.idaho.gov' <BRO.Admin@deq.idaho.gov>; 'CENWW-RD-BOI-TV@usace.army.mil' <CENWW-RD-BOI-TV@usace.army.mil>

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

~

Please see the attached agency notice. You are invited to provide written testimony or comments by **January 3, 2025**, although as of this point, no hearing date has been set. You will receive a separate notification when the hearing date has been set for this

case. If the comment deadline is on a weekend or holiday, it will move to close of business 5pm the next business day. The deadline for written testimony or additional exhibits is to ensure planners can consider the information as they develop their staff report and recommended findings. All items received by the deadline will also be placed in the hearing packet, allowing the hearing body adequate time to review the submitted information.

~

Please direct your comments or questions to Planner **Amber Lewter** at [amber.lewter@canyoncounty.id.gov](mailto:amber.lewter@canyoncounty.id.gov).

~

~

~

Thank you,

~



**Amber Lewter**

Hearing Specialist/Associate Planner

Canyon County Development Services Department

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

~

Direct Line: 208-454-6631

Fax: 208-454-6633

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

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

~

Development Services Department (DSD)

**NEW** public office hours

**Effective Jan. 3, 2023**

Monday, Tuesday, Thursday and Friday

8am – 5pm

Wednesday

1pm – 5pm

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

~

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Date 12/9/2024

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

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

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

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

**Water Supply:**

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

**Conditions:**

1. Fire hydrants, capable of producing the required fire flow, shall be located along approved fire lanes. Fire hydrant spacing shall meet the requirements of IFC table C105.1.1 (IFC 507.3, IFC B105.2, IFC C105).
2. Roadway serving a fire hydrant shall be a minimum of 26-feet in width. (IFC D103.1)
3. Dead-end fire apparatus access roads exceeding 150 feet (45 720 mm) in length shall be provided with an approved area for turning around fire apparatus. (IFC 503.2.5)



4. Fire apparatus access roads shall extend to within 150 feet of all portions of the exterior walls of the first story of a building measured by an approved route around the exterior of the building or facility. (IFC 503.1.1)
5. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet and an unobstructed vertical clearance of not less than 13 feet 6 inches. (IFC 503.2.1)
6. The minimum outside turning radius of a fire apparatus access road shall be 48 feet. The minimum inside turning radius shall be 28 feet. (IFC 503.2.4)
7. Fire apparatus access roads shall have an approved driving surface of asphalt, concrete or other approved driving surface and can support the imposed load of fire apparatus weighing at least 80,000 pounds. Please provide documentation the road surface meets this standard. (IFC D102.1)
8. Fire apparatus access roads shall not exceed 10 percent in grade. (IFC D103.2)
9. Access gates shall comply with requirements of the IFC. If gates are electronically operated, they shall be equipped with an automatic opening mechanism activated by the Opticom system. Manual gates shall be secured with a Knox brand padlock (IFC 503.6, D103.5).
10. Fire hydrants serving building FDC's shall be located not more than 150' away
11. Where fire apparatus access roads or a water supply for fire protection are required to be installed, such protection shall be installed and made serviceable prior to and during the time of construction except where approved alternative methods of protection are provided. Temporary street signs shall be installed at each street intersection where construction of new roadways allows passage by vehicles in accordance with (IFC Section 505.2.
12. SECTION D104 COMMERCIAL AND INDUSTRIAL DEVELOPMENTS D104.1  
Buildings exceeding three stories or 30 feet in height. Buildings or facilities exceeding 30 feet (9144 mm) or three stories in height shall have not fewer than two means of fire apparatus access for each structure.



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

General Requirement:

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

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

Regards,

Alan Perry  
Deputy Chief



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

**Archived:** Wednesday, March 12, 2025 1:10:07 PM

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

**Mail received time:** Wed, 5 Mar 2025 12:30:55

**Sent:** Wed, 5 Mar 2025 19:24:49

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

**Subject:** RE: [External] RE: Agency Notice of CU2024-0013 / The Wild Oak, LLC

**Importance:** Normal

**Sensitivity:** None

**Attachments:**

[Canyon County CFD Review CU2024-0013, R343160000, The Wild Oak.pdf](#)

~

CFD Conditions

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

**Sent:** Wednesday, March 5, 2025 11:39 AM

**To:** Alan Perry <[aperry@cityofcaldwell.org](mailto:aperry@cityofcaldwell.org)>

**Subject:** RE: [External] RE: Agency Notice of CU2024-0013 / The Wild Oak, LLC

~

Not a problem! Thank you for your time.

~

**From:** Alan Perry <[aperry@cityofcaldwell.org](mailto:aperry@cityofcaldwell.org)>

**Sent:** Wednesday, March 5, 2025 11:38 AM

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

**Subject:** RE: [External] RE: Agency Notice of CU2024-0013 / The Wild Oak, LLC

~

Ok,

That changes conditions and just want to make sure I am on the same page with the project!

Thank you!

~

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

**Sent:** Wednesday, March 5, 2025 11:37 AM

**To:** Alan Perry <[aperry@cityofcaldwell.org](mailto:aperry@cityofcaldwell.org)>



**Subject:** RE: [External] RE: Agency Notice of CU2024-0013 / The Wild Oak, LLC

~

Hi Alan,

~

It is my understanding that the applicant plans on staying within the County.

~

~

-Amber

~

---

**From:** Alan Perry <[aperry@cityofcaldwell.org](mailto:aperry@cityofcaldwell.org)>

**Sent:** Wednesday, March 5, 2025 11:33 AM

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

**Subject:** RE: [External] RE: Agency Notice of CU2024-0013 / The Wild Oak, LLC

~

I Just want to verify, is this property annexing into the City of Caldwell or staying with the County?

~

---

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

**Sent:** Wednesday, March 5, 2025 10:02 AM

**To:** Alan Perry <[aperry@cityofcaldwell.org](mailto:aperry@cityofcaldwell.org)>

**Subject:** FW: [External] RE: Agency Notice of CU2024-0013 / The Wild Oak, LLC

~

Hello Alan,

~

I have attached the application for the project. Please let me know if you need any additional information. I appreciate you reviewing the project.

~

~

Thank you,

~



---

**From:** Caitlin Ross  
**Sent:** Wednesday, March 5, 2025 9:54 AM  
**To:** Amber Lewter <[Amber.Lewter@canyoncounty.id.gov](mailto:Amber.Lewter@canyoncounty.id.gov)>  
**Subject:** FW: [External] RE: Agency Notice of CU2024-0013 / The Wild Oak, LLC

~

Hey there! I hope everything is ok with your son. Sorry to hear about what happened.

~

I got this email from Alan Perry. Do you have a moment to get a hold of him? Or is this something I need to address? I'm not sure what more information he would need...

~

Thank you!

-Caitlin

~

---

**From:** Alan Perry <[aperry@cityofcaldwell.org](mailto:aperry@cityofcaldwell.org)>  
**Sent:** Wednesday, March 5, 2025 9:46 AM  
**To:** Caitlin Ross <[Caitlin.Ross@canyoncounty.id.gov](mailto:Caitlin.Ross@canyoncounty.id.gov)>  
**Subject:** [External] RE: Agency Notice of CU2024-0013 / The Wild Oak, LLC

~

Greetings,

I will need more information to evaluate this request.

~

---

**From:** Caitlin Ross <[Caitlin.Ross@canyoncounty.id.gov](mailto:Caitlin.Ross@canyoncounty.id.gov)>  
**Sent:** Tuesday, March 4, 2025 3:45 PM  
**To:** Robin Collins <[rcollins@cityofcaldwell.org](mailto:rcollins@cityofcaldwell.org)>; PZ <[PZ@cityofcaldwell.org](mailto:PZ@cityofcaldwell.org)>; Debbie Geyer <[dgeyer@cityofcaldwell.org](mailto:dgeyer@cityofcaldwell.org)>; Joe Dodson <[jdodson@cityofcaldwell.org](mailto:jdodson@cityofcaldwell.org)>; Morgan Bessaw <[mbessaw@cityofcaldwell.org](mailto:mbessaw@cityofcaldwell.org)>; 'jenny.titus@vallivue.org' <[jenny.titus@vallivue.org](mailto:jenny.titus@vallivue.org)>; 'lisa.boyd@vallivue.org' <[lisa.boyd@vallivue.org](mailto:lisa.boyd@vallivue.org)>; 'joseph.palmer@vallivue.org' <[joseph.palmer@vallivue.org](mailto:joseph.palmer@vallivue.org)>; Lisa Richard <[richard@cityofcaldwell.org](mailto:richard@cityofcaldwell.org)>; Alan Perry <[aperry@cityofcaldwell.org](mailto:aperry@cityofcaldwell.org)>; 'knute.sandahl@doi.idaho.gov' <[knute.sandahl@doi.idaho.gov](mailto:knute.sandahl@doi.idaho.gov)>; 'chopper@hwydistrict4.org' <[chopper@hwydistrict4.org](mailto:chopper@hwydistrict4.org)>; 'brandy.walker@centurylink.com' <[brandy.walker@centurylink.com](mailto:brandy.walker@centurylink.com)>; 'e Ingram@idahopower.com' <[e Ingram@idahopower.com](mailto:e Ingram@idahopower.com)>; 'eamements@idahopower.com' <[eamements@idahopower.com](mailto:easements@idahopower.com)>; 'mkelly@idahopower.com' <[mkelly@idahopower.com](mailto:mkelly@idahopower.com)>; 'monica.taylor@intgas.com' <[monica.taylor@intgas.com](mailto:monica.taylor@intgas.com)>; 'jessica.mansell@intgas.com' <[jessica.mansell@intgas.com](mailto:jessica.mansell@intgas.com)>; 'Contract.Administration.Bid.Box@ziply.com' <[Contract.Administration.Bid.Box@ziply.com](mailto:Contract.Administration.Bid.Box@ziply.com)>; 'kirk@pioneerirrigation.com' <[kirk@pioneerirrigation.com](mailto:kirk@pioneerirrigation.com)>; 'mitch.kiester@phd3.idaho.gov' <[mitch.kiester@phd3.idaho.gov](mailto:mitch.kiester@phd3.idaho.gov)>; 'anthony.lee@phd3.idaho.gov' <[anthony.lee@phd3.idaho.gov](mailto:anthony.lee@phd3.idaho.gov)>; 'gis@compassidaho.org' <[gis@compassidaho.org](mailto:gis@compassidaho.org)>;



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

~

Development Services Department (DSD)

**NEW** public office hours

**Effective Jan. 3, 2023**

Monday, Tuesday, Thursday and Friday

8am – 5pm

Wednesday

1pm – 5pm

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

~

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Date 3/05/2025

Canyon County – Development Services  
Re: Case Number: CU2024-0013, R343160000, The Wild Oak

Dear, Canyon County Development Services Department

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

Applicants must submit a completed application with site planning to the Caldwell Rural Fire District via the citizen service portal.

The application can be found at [Citizenserve Online Portal](#)

**Conditions:**

1. Fire hydrants, capable of producing the required fire flow, shall be located along approved fire lanes. Fire hydrant spacing shall meet the requirements of IFC table C105.1.1 (IFC 507.3, IFC B105.2, IFC C105).
  - a. Water supply shall meet the minimum standards of the 2018 international fire code. A private well or tank system shall be designed for compliance. Ponds are not an approved fire department water supply.
2. Roadway serving a fire hydrant shall be a minimum of 26-feet in width. (IFC D103.1)
3. Dead-end fire apparatus access roads exceeding 150 feet (45 720 mm) in length shall be provided with an approved area for turning around fire apparatus. (IFC 503.2.5)
4. Fire apparatus access roads shall extend to within 150 feet of all portions of the exterior walls of the first story of a building measured by an approved route around the exterior of the building or facility. (IFC 503.1.1)



5. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet and an unobstructed vertical clearance of not less than 13 feet 6 inches. (IFC 503.2.1)
6. The minimum outside turning radius of a fire apparatus access road shall be 48 feet. The minimum inside turning radius shall be 28 feet. (IFC 503.2.4)
7. Fire apparatus access roads including bridges shall have an approved driving surface of asphalt, concrete or other approved driving surface and can support the imposed load of fire apparatus weighing at least 80,000 pounds. Please provide documentation the road surface meets this standard. (IFC D102.1)
8. Fire apparatus access roads shall not exceed 10 percent in grade. (IFC D103.2)
9. For streets having a width less than 33 feet back of curb to back of curb parking shall be restricted on one side; for streets having a width less than 27 feet back of curb to back of curb parking shall be restricted on both sides. A note on the face of the final plat is required noting the parking restriction prior to signing of the final plat. In addition, No Parking signs shall be installed in accordance with the requirements of the IFC. (IFC 503.8)
10. Access gates shall comply with requirements of the IFC. If gates are electronically operated, they shall be equipped with an automatic opening mechanism activated by the Opticom or eKnox System.
11. An automatic fire sprinkler system installed per NFPA 13 shall be required.
12. Fire hydrants serving building FDC's shall be located not more than 150' away
13. Where fire apparatus access roads or a water supply for fire protection are required to be installed, such protection shall be installed and made serviceable prior to and during the time of construction except where approved alternative methods of protection are provided. Temporary street signs shall be installed at each street intersection where construction of new roadways allows passage by vehicles in accordance with (IFC Section 505.2.



14. An Automatic Fire Detection System and Fire Alarm System may be required based on the occupancy type and evaluation of hazards with the structure. 901.4.4
15. An eKnox lock box, shall be installed on the outside of the building by the main entrance and/or the sprinkler room. Additional eKnox Key boxes may be required based on occupancy and proximity of other Boxes. Each eKnox Box shall have labeled master keys to every lock within the structure. The final number and location shall be with the approval of the Caldwell Fire Marshal or designee. 506.1
16. Private water mains shall be provided in accordance with NFPA 24 507.2.1
17. Emergency Responder Radio Coverage: New buildings shall have approved radio coverage for emergency responders within the building based on the existing coverage levels of the public safety communication systems utilized by the jurisdiction, measured at the exterior of the building. This section shall not require improvement of the existing public safety communication systems. 510. For testing and review contact the Canyon County Sheriffs Office, Emergency Coordinator.

General Requirement:

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

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

Regards,

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



**Archived:** Tuesday, March 25, 2025 2:11:03 PM

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

**Mail received time:** Mon, 24 Mar 2025 08:00:05

**Sent:** Mon, 24 Mar 2025 13:59:56

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

**Subject:** [External] RE: CU2024-0013

**Importance:** Normal

**Sensitivity:** None

We currently can't pull exact data on this however, the first due Fire Station is Station 3 (if in quarters). Google maps show the most direct drive time as 3 min at 1.3 miles.

~

I would need more detailed information regarding the nature of the proposed special events to provide a thorough assessment. However, considering the current rate of growth in the community and the department's challenges with limited stations, resources, and staffing, I would anticipate that the overall impact of such events—depending on their specific use, frequency, and occupant load—would likely be minimal when viewed within the broader context of the community's ongoing expansion.

~

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

**Sent:** Friday, March 21, 2025 9:38 AM

**To:** Alan Perry <[aperry@cityofcaldwell.org](mailto:aperry@cityofcaldwell.org)>

**Subject:** CU2024-0013

~

Good Morning Deputy Chief,

~

Is it possible for me to get the average response time to this location (19781 Middleton Rd) and what you believe the special events facility will do to that response time if any?

~

I appreciate your time,

~



**Amber Lewter**

Associate Planner

Canyon County Development Services Department

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

~

Direct Line: 208-454-6631

Fax: 208-454-6633

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

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

~

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**Archived:** Wednesday, March 12, 2025 1:12:58 PM

**From:** [BRO Admin](#)

**Mail received time:** Mon, 10 Mar 2025 14:45:14

**Sent:** Mon, 10 Mar 2025 20:45:03

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

**Cc:** [Jennifer Lahmon](#)

**Subject:** [External] RE: Agency Notice of CU2024-0013 / The Wild Oak, LLC

**Importance:** Normal

**Sensitivity:** None

**Attachments:**

[Agency Notice of CU2024-0013 The Wild Oak, LLC\\_BRO Comments.pdf](#)

~

~

Please see the attached letter from Boise Regional DEQ Administration.

~

Sincerely,

~

**Carlene Oberg** | Administrative Assistant I

Idaho Department of Environmental Quality | Boise Regional Office

1445 North Orchard Street

Boise, Idaho 83706

Office: (208) 373-0550

Email: [Carlene.Oberg@deq.idaho.gov](mailto:Carlene.Oberg@deq.idaho.gov)

<http://www.deq.idaho.gov/>

~

**From:** Caitlin Ross <Caitlin.Ross@canyoncounty.id.gov>

**Sent:** Tuesday, March 4, 2025 3:45 PM

**To:** 'rcollins@cityofcaldwell.org' <rcollins@cityofcaldwell.org>; 'P&Z@cityofcaldwell.org' <P&Z@cityofcaldwell.org>; 'dgeyer@cityofcaldwell.org' <dgeyer@cityofcaldwell.org>; 'jdodson@cityofcaldwell.org' <jdodson@cityofcaldwell.org>; mbessaw@cityofcaldwell.org; 'jenny.titus@vallivue.org' <jenny.titus@vallivue.org>; 'lisa.boyd@vallivue.org' <lisa.boyd@vallivue.org>; 'joseph.palmer@vallivue.org' <joseph.palmer@vallivue.org>; 'lrichard@cityofcaldwell.org' <lrichard@cityofcaldwell.org>; Alan Perry <aperry@cityofcaldwell.org>; Knute Sandahl <Knute.Sandahl@doi.idaho.gov>; 'chopper@hwydistrict4.org' <chopper@hwydistrict4.org>; 'brandy.walker@centurylink.com' <brandy.walker@centurylink.com>; 'ingram@idahopower.com' <ingram@idahopower.com>; 'easements@idahopower.com' <easements@idahopower.com>; 'mkelly@idahopower.com' <mkelly@idahopower.com>; 'monica.taylor@intgas.com'

<monica.taylor@intgas.com>; 'jessica.mansell@intgas.com' <jessica.mansell@intgas.com>;  
'Contract.Administration.Bid.Box@ziply.com' <Contract.Administration.Bid.Box@ziply.com>; 'kirk@pioneerirrigation.com'  
<kirk@pioneerirrigation.com>; Mitch Kiester <mitch.kiester@phd3.idaho.gov>; 'anthony.lee@phd3.idaho.gov'  
<anthony.lee@phd3.idaho.gov>; 'gis@compassidaho.org' <gis@compassidaho.org>; 'D3Development.services@itd.idaho.gov'  
<D3Development.services@itd.idaho.gov>; 'niki.benyakhlef@itd.idaho.gov' <niki.benyakhlef@itd.idaho.gov>; Brian Crawford  
<Brian.Crawford@canyoncounty.id.gov>; Christine Wendelsdorf <Christine.Wendelsdorf@canyoncounty.id.gov>; Michael  
Stowell <mstowell@ccparamedics.com>; Dalia Alhajjar <Dalia.Alhajjar@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  
<BRO.Admin@deq.idaho.gov>; 'cenww-rd-boi-tv@usace.army.mil' <cenww-rd-boi-tv@usace.army.mil>; IDWR File  
<file@idwr.idaho.gov>

**Subject:** Agency Notice of CU2024-0013 / The Wild Oak, LLC

~

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

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Dear Agencies,

~

Please see the attached agency notice regarding the scheduled Planning and Zoning Commission hearing on this project. We had previously requested your agency provide comments for the noticed land use application and if any agency comments were received, they were included in the Staff report. No response is required unless there is an update to your original comments.

~

This is the notification that a hearing date of **April 3, 2025** at 6:30 pm has been set for this case along with a final deadline of **March 24, 2025** for agency comments. If the comment deadline is on a weekend or holiday, it will move to close of business 5pm the next business day.

~

Please direct your comments or questions to Planner **Amber Lewter** at [amber.lewter@canyoncounty.id.gov](mailto:amber.lewter@canyoncounty.id.gov).

~

Thank you,

~



**Caitlin Ross**





March 10, 2025

Amber Lewter, Planner  
111 North 11<sup>th</sup> Ave.  
Ste. 310  
Caldwell, Idaho, 83605  
[amber.lewter@canyoncounty.id.gov](mailto:amber.lewter@canyoncounty.id.gov)

Subject: Agency Notice of CU2024-0013 / The Wild Oak, LLC

Dear Ms. Lewter:

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), and open burning (58.01.01.600-617).
- IDAPA 58.01.01.614 sets out the rules for prescribed burning in Idaho. Please ensure all prescribed burning is done in compliance with the rules, and in compliance with the 2010 Operations Guide of the Montana/Idaho Airshed Group.  
For questions, contact David Luft, Air Quality Manager, at 373-0550.

## **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 Conservations 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

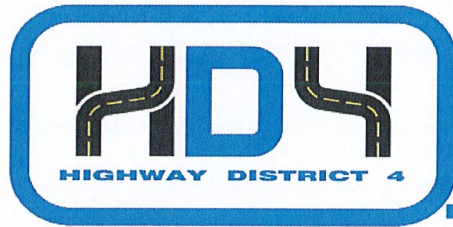
- If an underground storage tank (UST) or an aboveground storage tank (AST) is identified at the site, the site should be evaluated to determine whether the UST is regulated by DEQ. EPA regulates ASTs. UST and AST sites should be assessed to determine whether there is potential soil and ground water 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,

A handwritten signature in blue ink that reads "Troy G Smith". The signature is stylized with a large initial "T" and a long horizontal stroke at the end.

Troy Smith  
Regional Administrator



HIGHWAY DISTRICT 4  
15435 HIGHWAY 44  
CALDWELL, IDAHO 83607  
TELEPHONE 208.454.8135  
FAX 208.454.2008

December 30, 2024

Canyon County Commissioners, P&Z Commission, & Development Services  
111 N. 11<sup>th</sup> Ave Suite 140  
Caldwell, Idaho 83605  
Attention: Amber Lewter, Planner

**RE: CU2024-00013 Rafael Sanchez Special Event Venue  
Canyon County Parcel R34316 aka 19781 Middleton Rd**

Dear Commissioners:

Highway District No. 4 (HD4) has reviewed the application for a conditional use of the above described parcel for purposes of establishing a special event facility within an Agricultural zone. The subject property is located on the west side of Middleton Rd south of US 20/26 in the NE ¼ Section 30 T4N R2W. HD4 offers the following comments on the proposed use:

#### **General**

The subject property consists of one parcel, totaling approximately 3.7 acres. The parcel has approximately 93-feet of frontage on Middleton Rd along the easterly boundary.

**Middleton Rd between Linden Rd and US 20/26 is operated and maintained under separate agreement by City of Caldwell. Under this agreement, the city will be provided opportunity for comment on new access to Middleton Rd, and HD4 may require reasonable conditions requested by the city as part of permitting a change in land use.**

Along the subject property frontage, Middleton Rd is classified as a principal arterial on the functional classification maps adopted by the County, HD4, and the City. Existing right-of-way width along the subject property is a 25-foot prescriptive right-of-way, measured from the existing roadway centerline. Ultimate right-of-way width for a principal arterial is 50-feet, measured from the section line (easterly property boundary).

#### **Access**

The subject property is currently served by a gravel driveway approach onto Middleton Rd approximately 1,285-feet south of US 20/26. No other public road access is available to the subject property. This existing approach may be utilized for the proposed special event venue subject to the following conditions:

1. An access permit from HD4 documenting the commercial use is required.
2. Improve the approach to meet ACCHD SD-106 to include a paved apron. This serves to protect the existing edge of the mainline pavement on Middleton Rd from damage additional vehicle use.
3. Dedicate the easterly 50-feet of the subject property to HD4 as public right-of-way for Middleton Rd. HD4 will prepare a deed for signature by the owners at the time of access permit issuance.

4. The access may be restricted to right-in-right-out operations in the future to accommodate the principal arterial classification for Middleton Rd. This restriction will serve to improve traffic safety and operations, and will be determined by the operating entity (City of Caldwell) as part of a future project.

### **Parking**

No parking for any purpose is allowed along Middleton Rd. All traffic from the residential or event center use at the site shall be contained on the property outside of the public right-of-way.

### **Transportation Impacts**

The proposed use as a special event venue will increase traffic demand on the transportation system operated and maintained by HD4 and the City of Caldwell. The ITE Trip Generation Manual does not include a land use category for wedding venues. The trip generation from the change in land use can be estimated as follows:

$7,400 \text{ sf indoor venue} \times 1/36 \text{ people per sf} = \text{approximately } 200 \text{ persons} \times 1/2.5 \text{ persons per vehicle} = \text{approximately } 82 \text{ vehicles per event (maximum typical, including event staff).}$

At the time of this report, HD4 does not have an impact fee service area established for the subject property. New impacts to the transportation system caused by the change in land use will be mitigated through right-of-way dedication, frontage improvements, or other means identified on the access permit.

HD4 does not oppose the requested land use changes, but requests that the Planning & Zoning Commission and Canyon County Commissioners consider these comments, and make any conditional approval of the applicant's request subject to the requirements listed above.

Please feel free to contact me with any questions on this matter.

Respectfully,



Chris Hopper, P.E.  
District Engineer

File: Middleton Rd- CU2024-0013 Sanchez Event Venue

**Archived:** Tuesday, March 25, 2025 2:13:18 PM  
**From:** [Michael Stowell](#)  
**Mail received time:** Mon, 24 Mar 2025 15:30:56  
**Sent:** Mon, 24 Mar 2025 21:30:41  
**To:** [Amber Lewter](#)  
**Subject:** [External] RE: CU2024-0013  
**Importance:** Normal  
**Sensitivity:** None  
**Attachments:**  
[Response Times.pdf](#)

---

Hi Amber,

~

I've attached the response times map for the address that you provided.~ I tried looking up the case but couldn't find it.~ Can you help me out with that so I could maybe offer some additional information?

~

Medic 52 – 6.07 minutes.

Medic 53 – 6.43 minutes.~ This unit does get shut down for low staffing.

Medic 51 – 11.85 minutes.

Medic 43 – 12.78 minutes.

~

~



**Michael D. Stowell**

*Chief*

**Canyon County~Ambulance District** ~  
6116 Graye Lane, Caldwell, ID 83607  
(208) 795-6920 *office*

(208) 795-6922 *direct*  
(208) 795-6921 *fax*

~

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Health Insurance Portability and Accountability Act (HIPAA): Canyon County Ambulance District (CCAD), as an ambulance service provider, provides health care services directly to patients. As such, CCAD is a "covered entity" under the HIPAA Privacy Rule. 45 C.F.R. §160.103. The HIPAA Privacy Rule expressly permits covered entities, to share PHI with another covered

entity, such as CCAD, for treatment and payment activities of the entity receiving the PHI. 45 C.F.R. §164.506(c).

~

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

**Sent:** Friday, March 21, 2025 9:41 AM

**To:** Michael Stowell <mstowell@ccparamedics.com>

**Subject:** CU2024-0013

~

Hello Mr. Stowell,

~

I was hoping I could get some information from you. Is there anyway I can get the average response time to this address (19781 Middleton Rd) and what you believe the special events facility will do to that response time if any? Also if there is anything the applicant can do to help mitigate any impact.

~

I appreciate your time,

~



**Amber Lewter**

Associate Planner

Canyon County Development Services Department

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

~

Direct Line: ~ 208-454-6631 ~ ~ ~ ~ ~

Fax: ~ 208-454-6633

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

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

~

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**Effective Jan. 3, 2023**

Monday, Tuesday, Thursday and Friday

8am – 5pm

Wednesday

1pm – 5pm

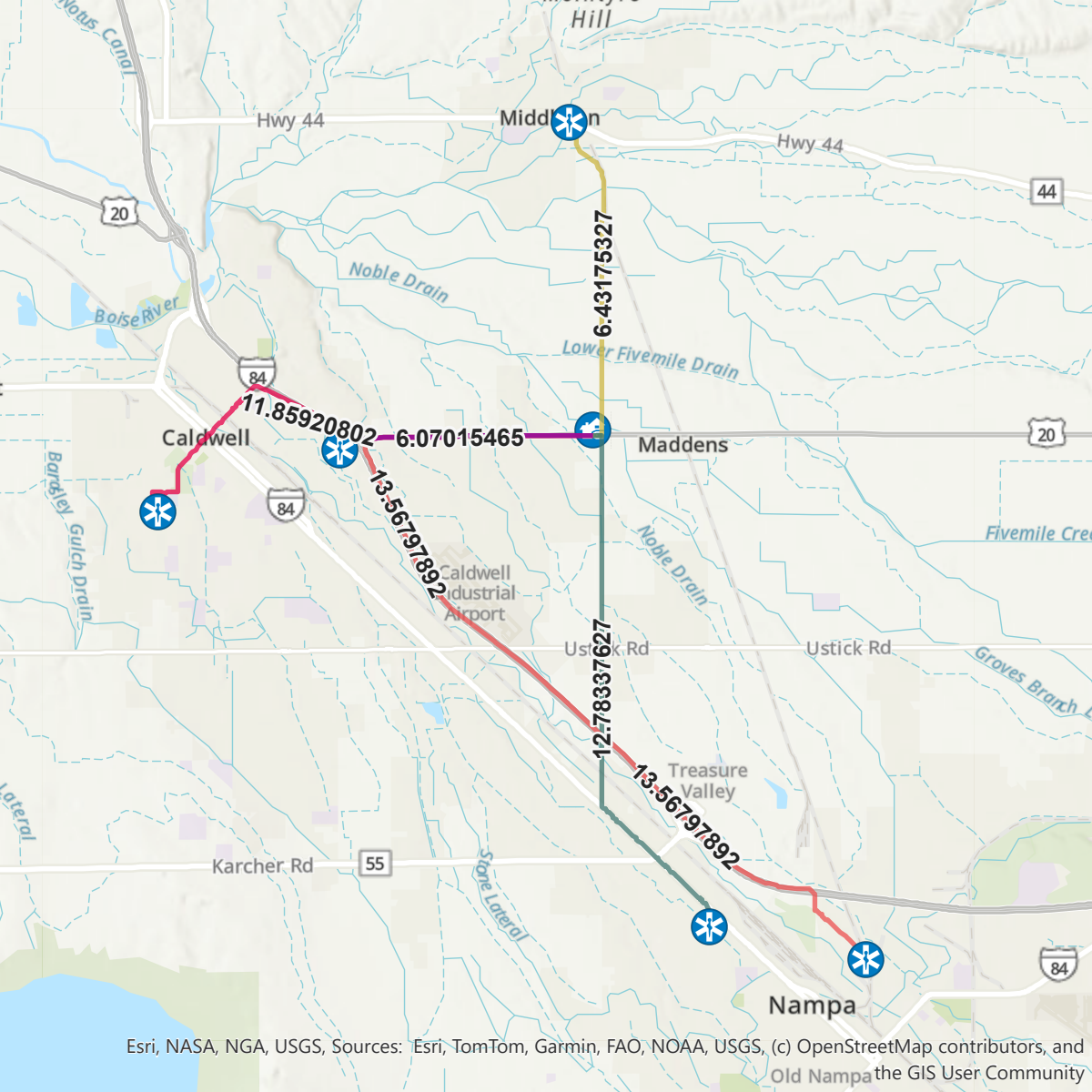
**\*\*We will not be closed during lunch hour \*\***

~

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**EXHIBIT E**

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

Planning & Zoning Commission

Case# CU2024-0013

Hearing date: April 3, 2025



**From:** [Troy Fleenor](#)  
**Mail received time:** Sun, 16 Mar 2025 18:17:17  
**Sent:** Sun, 16 Mar 2025 18:17:02  
**To:** [Amber Lewter](#)  
**Subject:** [External] Case Number CU2024-13  
**Importance:** Normal  
**Sensitivity:** None  
**Archived:** Tuesday, March 25, 2025 2:28:52 PM

---

Hello,

I would like to highly oppose the addition of the event center to be located near the Saddleback Sub Division.

We recently purchased a new home in the Saddleback Sub Division and although the area is not perfect. It is very quiet and a very pleasant place to live.

If you allow the event center to be located in the proposed area, it would disturb the surrounding home owners in that area. Those events operate past sub division quiet hours and would be very disruptive to home owners and the nearby community.

I plead with you to deny the process of moving forward with this business in this area.

Thank you,  
Troy Fleenor  
Home Owner in Saddleback Sub Division

**From:** [Donna Fleenor](#)

**Mail received time:** Sun, 16 Mar 2025 18:38:02

**Sent:** Sun, 16 Mar 2025 18:37:48

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

**Subject:** [External] Case Number CU2024-13

**Importance:** Normal

**Sensitivity:** None

**Archived:** Tuesday, March 25, 2025 2:29:03 PM

---

>

> Hello,

>

> I would like to express that I highly oppose the addition of the event center to be located near the Saddleback Sub Division.

>

> We recently purchased a new home in the Saddleback Sub Division and although the area is not perfect. It is very quiet and a very pleasant place to live.

>

> If you allow the event center to be located in the proposed area, it would disturb the surrounding home owners in that area. Those events operate past sub division quiet hours and would be very disruptive to home owners and the nearby community. Event centers cannot control the noise volume that comes with events.

>

> I plead with you to deny the process of moving forward with this business in this area.

>

> Concerned Home Owner,

> Donna Fleenor

> Home Owner in Saddleback Sub Division

**Archived:** Tuesday, March 25, 2025 2:29:51 PM  
**From:** [Marisa Foster](#)  
**Mail received time:** Mon, 17 Mar 2025 14:51:18  
**Sent:** Mon, 17 Mar 2025 14:51:05  
**To:** [Amber Lewter](#)  
**Subject:** [External] Public Hearing - Case Number CU2024-13  
**Importance:** Normal  
**Sensitivity:** None

---

Hello Amber,

I would like to express my concerns with the proposed Wedding & Event Venue - The Wild Oak located at 19781 Middleton Rd, Caldwell, ID 83605. I think that this type of business would be a nuisance to the surrounding neighborhoods due to the long operating hours, the possible types of events held there, and the potential behavior of the guests.

I currently reside on Allegheny Rd in the Saddleback subdivision just south of the proposed venue and I am concerned for the noise levels that would come from the venue, especially because I have young children and the venue's main building is set to be in the southwest corner of the lot which is closest to the street I live on. I have a sister who used to manage a wedding and event venue here in Idaho, and she mentioned to me that she always felt sorry for all of her neighbors because of the noise and other disturbances. I would hate to become a neighbor in the same scenario.

Even though they seem to mainly be a wedding venue, there is still the possibility of other types of events that could bring more of a ruckus and other types of crowds to the venue. I also worry about the presence of alcohol at these events, what it could do to the behavior of the guests, and the noise levels that could come with that.

On another note, as a new and first-time homeowner, I am also concerned for the potential negative impact that this proposed venue could have on the property value of my home.

I think this venue is better suited for an area that is not surrounded by so many neighborhoods and subdivisions, considering there are more subdivisions being built just east across Middleton Rd near the new roundabout. Overall I am opposed to their proposed plan and my hope is that my comments and the comments of my fellow neighbors will be taken into consideration.

Best,  
Marisa Foster  
509-554-7213

**From:** [Peter Goeman](#)  
**Mail received time:** Wed, 19 Mar 2025 12:13:53  
**Sent:** Wed, 19 Mar 2025 18:13:48  
**To:** [Amber Lewter](#)  
**Cc:** [Douglas Sauvageau](#)  
**Subject:** [External] Conditional Use Permit CU2024-13  
**Importance:** Normal  
**Sensitivity:** None  
**Archived:** Tuesday, March 25, 2025 2:30:01 PM

---

To: Canyon County Planning and Zoning Commission  
From: The Saddleback Subdivision Homeowners Association

The Saddleback Subdivision Homeowners Association, representing 146 homeowners, is objecting to the possible approval of Conditional Use Permit CU2024-13 that would allow the construction and operation of a large events center directly adjacent to our residential subdivision. The basis for our objection is the excessive noise that would be generated by this facility, the significant outdoor lighting, and its planned operating hours as late as 11:00 PM.

The applicants have acknowledged that noise will be a factor in the operation of this event facility by promising to mitigate excessive noise with “landscaping buffers” and unspecified “noise control measures”. In addition, despite having almost four acres of space available, the applicants have inexplicably placed their facility and its outdoor spaces as close as possible to their residential neighbors and as far as possible from Middleton Road, most likely in an attempt to minimize road noise during their events. They have also promised lighting restrictions but certainly the lighting will not be reduced until after their planned 11:00 closing when an event is occurring.

Additional Considerations -

1. The applicants have promised no outdoor music, but when the weather cooperates doors will be frequently opened or left open so the music can be heard at the venue’s outdoor patios and other outdoor spaces. Live or recorded music will not be contained within the building.
2. Alcohol will be served. There’s no disputing that alcohol consumption increases the noise level of an event’s participants.

The Saddleback Subdivision is new construction with many first time homebuyers and families with young children. Excessive noise, bright lights, and 11:00 PM closing times are not conducive to our homeowners maintaining a high quality of life. Approving the construction and operation of a large events center this close to a quiet residential community would be an egregious decision. This might be a first rate facility but it’s in the wrong location.

Thank you,  
The Saddleback Homeowners Association  
Peter Goeman, Treasurer  
[pjgoeman@hotmail.com](mailto:pjgoeman@hotmail.com)

Archived: Tuesday, March 25, 2025 2:30:17 PM

From:

**Exhibit E5**

Mail received time: Mon, 24 Mar 2025 10:07:52

Sent: Mon, 24 Mar 2025 09:07:48

To: [Amber Lewter](#)

Subject: RE: [External] Case No. CU2024-0013 ('The Wild Oak)

Importance: Normal

Sensitivity: None

---

Thank you Amber!

My comments are as follows:

*While progress holds its appeal, a balance between communal growth and quality of life is critical.*

*Not only would residential property values be negatively impacted by commercial development, I am concerned also regarding the impact the proposed events facility presents to the considerations (e.g., peace and quiet) implicit in our decision to live and raise our families where we have...and which would be adversely affected by the anticipated events: attendant crowds, traffic congestion and the inherent risk of increased criminal activity.~*

*Decisions made by the stewards of our community should - and in good faith must - serve and support the greater well-being of it's citizens who entrusted those elected officials to act on our behalf, and I strongly urge opposition to the proposed facility accordingly.*

Regards,  
Robert Johnson

On Mon, 24 Mar, 2025 at 9:34 AM, Amber Lewter <[Amber.Lewter@canyoncounty.id.gov](mailto:Amber.Lewter@canyoncounty.id.gov)> wrote:

~

To: 'r.d.johnson@q.com'

Hello Mr. Johnson,

~

Any comments you have for case CU2024-0013 goes directly to me. Please just send me an email with your comments.

~

~

~

Thank you,

~



**Amber Lewter**

Associate Planner

Canyon County Development Services Department

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

~

Direct Line:\~ 208-454-6631\~\~\~\~\~\~\~\~\~\~

Fax:\~ 208-454-6633

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

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

~

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**From:** [r.d.johnson@q.com](mailto:r.d.johnson@q.com) <[r.d.johnson@q.com](mailto:r.d.johnson@q.com)>

**Sent:** Saturday, March 22, 2025 12:14 PM

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

**Subject:** [External] Case No. CU2024-0013 ('The Wild Oak)

~

Amber:

~

Can you please provide the path by which I can share my comments regarding the proposed conditional use permit for a special events facility named The Wild Oak (case #CU2024-0013).

~

Thank you,

Robert Johnson