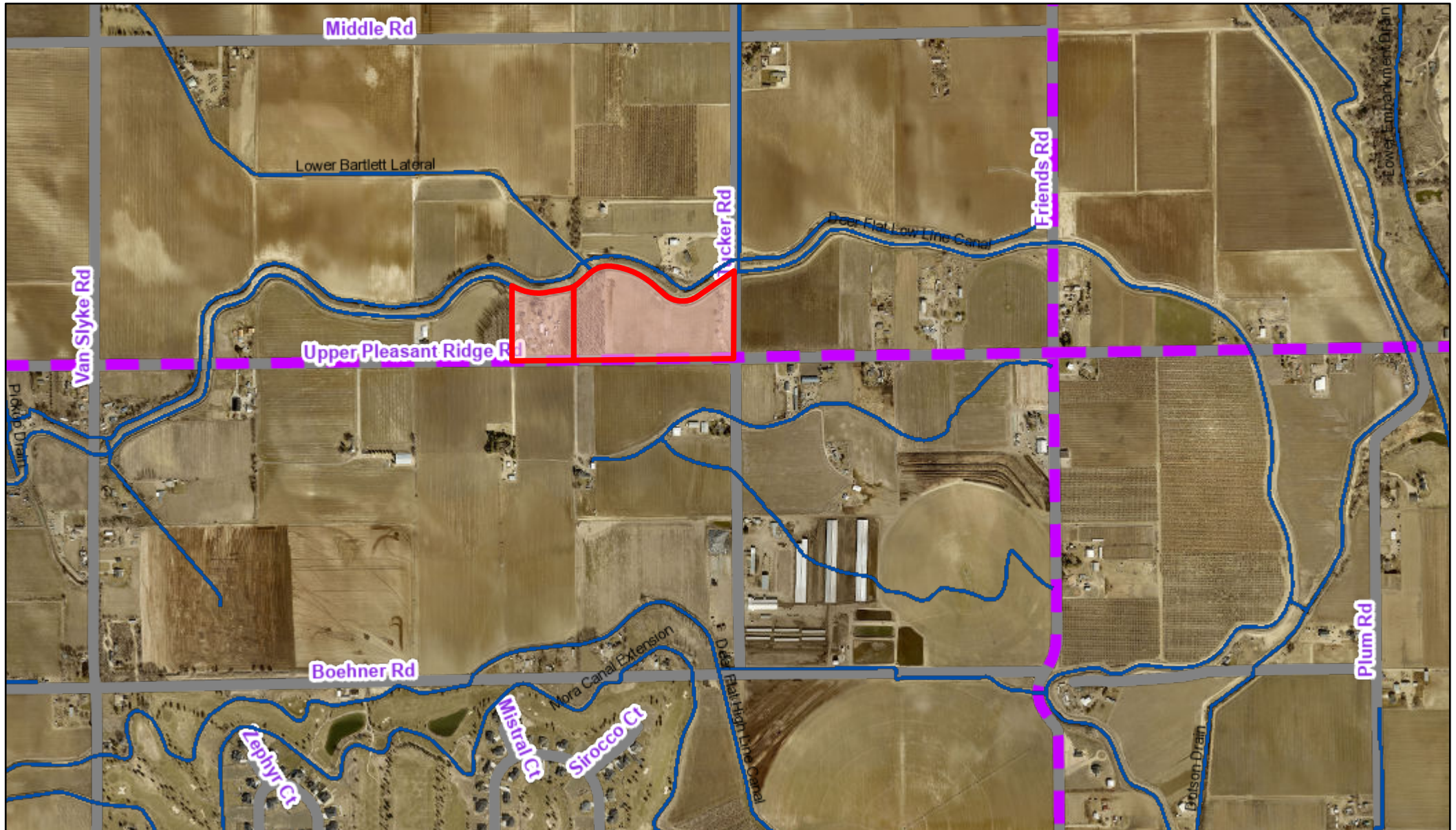


Canyon County, ID Web Map



5/30/2024, 1:44:18 PM



Multiple Parcel Search _Query result

FEMA FLOOD ZONES



X



Hydro_NHDFlowline

CanyonCountyRoads

Roads

ITDFunctionalClassification

Major Collector

Imagery_2022

Red: Band_1

Green: Band_2

Blue: Band_3

1:18,056

0 0.1 0.2 0.4 mi

0 0.17 0.35 0.7 km

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

Canyon County, ID

Bureau of Land Management, State of Oregon, State of Oregon DOT, State of Oregon GEO, Esri Canada, Esri, HERE, Garmin, INCREMENT P, USGS, METI/NASA, EPA, USDA | Nampa GIS | City of Nampa |



CONDITIONAL USE PERMIT
PUBLIC HEARING - MASTER APPLICATION

PROPERTY OWNER	OWNER NAME: <u>Betty Lanum</u>	
	MAILING ADDRESS: <u>22306 Upper Pleasant Ridge Rd, Caldwell, ID 83607</u>	
	PHONE: [REDACTED]	EMAIL: [REDACTED]
<p>I consent to this application and allow DSD staff / Commissioners to enter the property for site inspections. If the owner(s) is a business entity, please include business documents, including those that indicate the person(s) who are eligible to sign.</p> <p>Signature: <u>Betty Lanum</u> Date: <u>4/25/24</u></p>		

APPLICANT: IF DIFFERING FROM THE PROPERTY OWNER	APPLICANT NAME: <u>Betty Lanum</u>	
	COMPANY NAME:	
	MAILING ADDRESS: <u>22306 Upper Pleasant Ridge Rd, Caldwell, ID 83607</u>	
	PHONE: [REDACTED]	EMAIL: [REDACTED]

SITE INFO	STREET ADDRESS: <u>22306 Upper Pleasant Ridge Rd, Caldwell, ID 83607</u>	
	PARCEL NUMBER: <u>R3648501000 / R3648401000</u>	
	PARCEL SIZE: <u>6.73 / 19.26</u>	
	REQUESTED USE: <u>Event Center</u>	
	FLOOD ZONE (YES/NO) <u>no</u>	ZONING DISTRICT: <u>Canyon County</u>

FOR DSD STAFF COMPLETION ONLY:

CASE NUMBER <u>CU2024-0011</u>	DATE RECEIVED: <u>4/30/24</u>
RECEIVED BY: <u>Arbay Mberwa</u>	APPLICATION FEE: <u>950\$</u> CK MO CC CASH

#11808



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		
Letter of Intent (see standards on next page)		
Site Plan (see standards on next page)		
Land Use Worksheet		
Neighborhood Meeting sheet/letter completed and signed		
Proof of application/communication with (varies per application):		
Southwest District Health		
Irrigation District <i>Wilder</i>	<i>Lanum</i>	<i>Lynne St</i>
Fire District	<i>Lanum</i>	<i>Paul Hansen</i>
Highway District/ Idaho Transportation Dept.	<i>Lanum</i>	<i>Debbie</i>
Area of City Impact	<i>Lanum</i>	<i>Mike</i>
Deed or evidence of property interest to the subject property		
Fee: \$950.00 \$600.00 (CUP Modification)		
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.

May 25, 2024

To: Planning & Zoning

From: Betty Lanum

Address: 22306 Upper Pleasant Ridge Road, Caldwell, Idaho 83607

LETTER OF INTENT

I am planning to open my property for an Event Center for weddings, family gatherings etc.

I do not have any employees at present and operation of hours would be 10:00 a.m. to 11:00 p.m. for events that would be scheduled.

I have a 1 acre area that would be used for parking. If possible I would like to have a variance to put a drive into the property but it would be about 250 feet from my present driveway instead of 300'. I live on 30 acres and I do not see how the event would impact anyone negatively. I would be renting portable potties for the events.

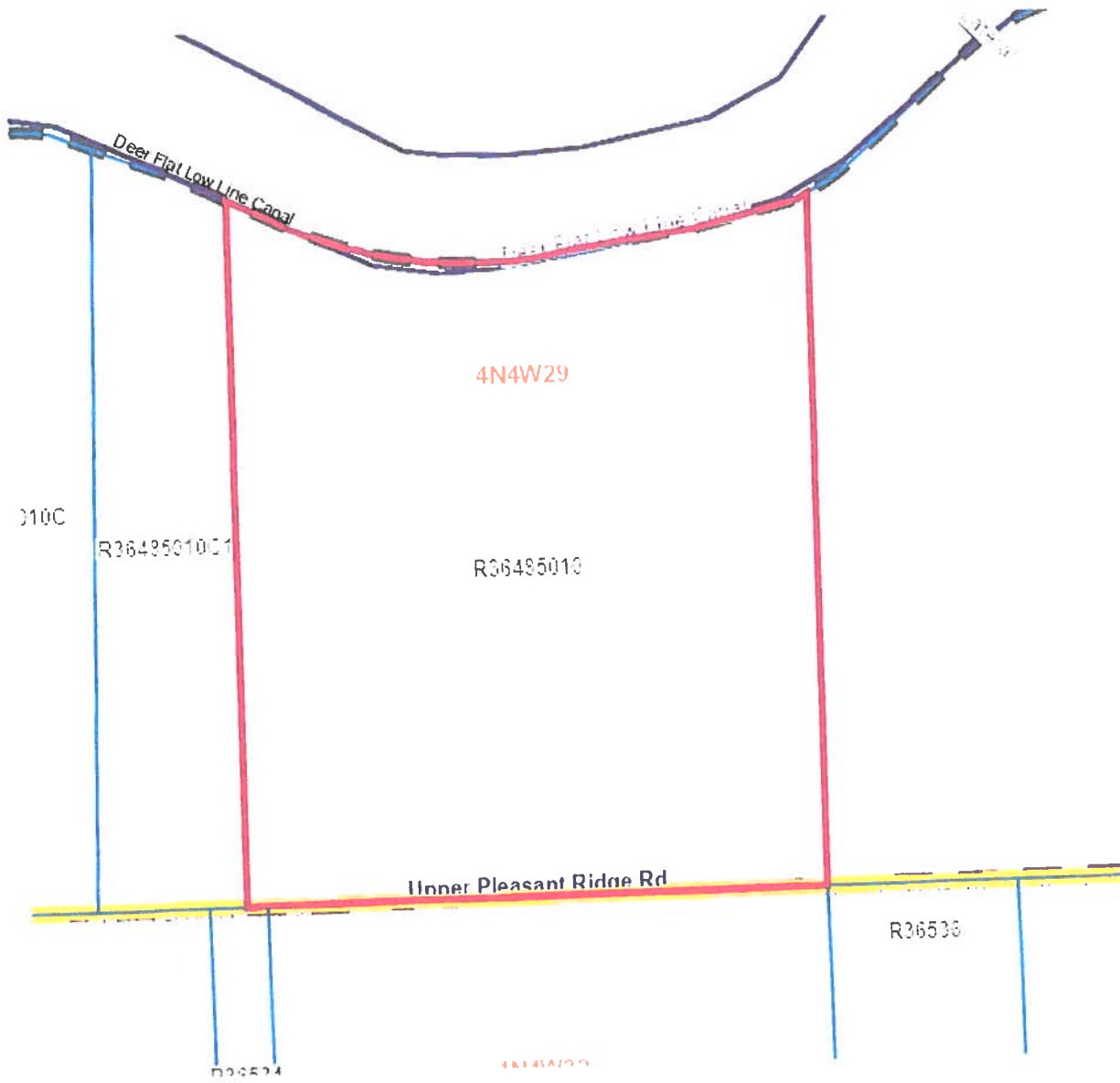
I have three lawn areas that I would use for the events. Most events typically would be on the weekends.

Thank you.

Betty Lanum







Archived: Thursday, December 19, 2024 9:42:46 PM

From: [Amber Lewter](#)

To: 'betty@idahorealestateco.com'

Subject: CU2024-0011 Special Events Facility

Importance: Normal

Sensitivity: None

Hello Betty,

~

I would like to introduce myself as the Planner assigned to your case (CU2024-0011). The first step will be to start the agency notices for comments, they have 30 days to comment. Once that is complete I can work on the staff report and work on scheduling the case for hearing. Before I begin the notices there are a few questions I have.

~

1. Are you planning on having alcohol at the events? If so, will you be getting the alcohol license or will it be a requirement of the guests?
2. How many porta potties do you plan on renting for each event?
3. What is the number of people that will be at the events? Does that include staff?
4. Where will guests be taking access to and from the property?
5. Is there a circulation plan for parking?
6. Will you be using any structures (example: gazebo) or buildings for the events?
7. What time will the music get shut off?
8. Do you have a dust mitigation plan?
9. Will there be outside lighting? If so what kind and what time will they get turned off?
10. The application has Parcel Numbers R36485010 and R36484010 as part of the special events, on the site plan it is only showing plans for parcel R36485010. I would need clarification if the events will be on both parcels or just the one. If the events will be on both parcels I will need a new site plan indicating this.

~

~

~

Thank you for your time. Once I get this information I will be able to proceed with the agency notices.

~

~

Sincerely,

~



Amber Lewter

Hearing Specialist/Associate Planner

Canyon County Development Services Department

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

~

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

Fax: 208-454-6633

Email: amber.lewter@canyoncounty.id.gov

Website: www.canyoncounty.id.gov

~

Development Services Department (DSD)

NEW public office hours

Effective Jan. 3, 2023

Monday, Tuesday, Thursday and Friday

8am – 5pm

Wednesday

1pm – 5pm

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

~

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

~

~

Archived: Thursday, December 19, 2024 9:42:55 PM

From: [Betty Lanum](#)

Mail received time: Thu, 5 Dec 2024 12:01:35

Sent: Thu, 5 Dec 2024 12:01:10

To: [Betty Lanum](#) [Amber Lewter](#)

Subject: [External] CU2024-0011 Event Center

Importance: Normal

Sensitivity: None

December 5, 2024

Amber -\~

Please see information requested on December 2, 2024\~

- 1.\~ I will not be providing alcohol.\~ That will be up to the\~ guests to provide.
- 2.\~ One to two porta potties depending on the number of guests.
- 3.\~ I would anticipate 50 to 150 people including staff
- 4.\~ They will drive into my property and park their cars in a 1 acre field to the east of my home.
- 5.\~ The 1 acre field will be adequate to plan the parking for arriving and departure.\~
- 6.\~ No buildings for events.
- 7.\~ Music will be off by 10:30 to 11:00
- 8.\~ My parking area will have grass to stop dust
- 9.\~ Wedding events will be in the spring, summer and fall area before lights are needed.
10. We will be using the one parcel.

Thank you for your assistance.\~ Hoping to have approval so we can start our events this Spring.\~ Thank you so much.

--



Betty J Lanum

Broker

Idaho Real Estate Company

22306 Upper Pleasant Ridge Rd

Caldwell, ID 83607-9092

betty@idahorealestateco.com

Office: 208 465-9000

Cell: 208 850-7216

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? 0

2. SEWER (Wastewater) ☒ Individual Septic ☐ Centralized Sewer system

☐ N/A – Explain why this is not applicable: renting portable potties

3. IRRIGATION WATER PROVIDED VIA:

☒ Surface ☒ Irrigation Well ☐ None

4. IF IRRIGATED, PROPOSED IRRIGATION:

☒ Pressurized ☒ Gravity

5. ACCESS:

☒ Frontage ☐ Easement Easement width _____ Inst. # _____

6. INTERNAL ROADS:

☐ Public ☒ Private Road User's Maintenance Agreement Inst # _____

7. FENCING ☐ Fencing will be provided (Please show location on site plan)

Type: _____ Height: _____

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

☒ Other: N A

9. SOURCES OF SURFACE WATER ON OR NEARBY PROPERTY: (i.e. creeks, ditches, canals, lake)

Canal

RESIDENTIAL USES

NA

1. NUMBER OF LOTS REQUESTED:

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

2. FIRE SUPPRESSION:

- ☐ Water supply source: NA

3. INCLUDED IN YOUR PROPOSED PLAN?

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

NON-RESIDENTIAL USES

1. SPECIFIC USE:

Event Center (wedding, reunions etc)

2. DAYS AND HOURS OF OPERATION:

- ☐ Monday 10 to 11
☐ Tuesday 10 to 11
☐ Wednesday 10 to 11
☐ Thursday 10 to 11
☐ Friday 10 to 11
☐ Saturday 10 to 11
☐ Sunday 10 to 11

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

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

Height: 4 ft Width: 5 ft. Height above ground: _____ ft

What type of sign: _____ Wall _____ Freestanding ☒ Other

5. PARKING AND LOADING:

How many parking spaces? 75-100

Is there is a loading or unloading area? yes

ANIMAL CARE-RELATED USES

1. MAXIMUM NUMBER OF ANIMALS: 0

2. HOW WILL ANIMALS BE HOUSED AT THE LOCATION?

☐ Building ☐ Kennel ☐ Individual Housing ☐ Other NA

3. HOW DO YOU PROPOSE TO MITIGATE NOISE? NA

☐ Building ☐ Enclosure ☐ Barrier/Berm ☐ Bark Collars

4. ANIMAL WASTE DISPOSAL NA

☐ Individual Domestic Septic System ☐ Animal Waste Only Septic System

☐ Other: _____

R36485010 PARCEL INFORMATION REPORT

12/14/2023 2:48:13 PM

PARCEL NUMBER: R36485010

OWNER NAME: LANUM FRANK E

CO-OWNER: LANUM BETTY J

MAILING ADDRESS: 22306 UPPER PLEASANT RIDGE RD CALDWELL ID 83607

SITE ADDRESS: 22306 UPPER PLEASANT RIDGE RD

TAX CODE: 0670000

TWP: 4N RNG: 4W SEC: 29 QUARTER: SE

ACRES: 6.72

* HOME OWNERS EXEMPTION: No

AG-EXEMPT: Yes

DRAIN DISTRICT: NOT In Drain Dist

ZONING DESCRIPTION: AG / AGRICULTURAL

— HIGHWAY DISTRICT: GOLDEN-GATE HWY— FIRE DISTRICT: WILDER FIRE

SCHOOL DISTRICT: VALLIUE SCHOOL DIST

IMPACT AREA: GREENLEAF

FUTURE LAND USE 2011-2022 : AG

FLU Overlay Zone Desc 2030:

FLU RR Zone Desc 2030:

FUTURE LAND USE 2030: AG

IRRIGATION DISTRICT: BOISE PROJECT BOARD OF CONTROL WILDER IRRIGATION DISTRICT

FEMA FLOOD ZONE: X FLOODWAY: NOT In FLOODWAY FIRM PANEL: 16027C0225F

WETLAND: Riverine

NITRATE PRIORITY: ADA CANYON

FUNCTIONAL Classification: Major Collector

INSTRUMENT NO. : 2007049053

SCENIC BYWAY: NOT In Scenic Byway

LEGAL DESCRIPTION: 29-4N-4W SE TX 10061 IN SWSE

Operations Plan

May 27, 2024

To: Arbay Mberwa

From: Betty Lanum

Re: Event Center at 22306 Upper Pleasant Ridge Road, Caldwell, Idaho

I submitted my paperwork to P&Z and was told it had been reviewed and to pay my \$950.00. I did send the \$950 to your company and then I received additional information regarding additional information needed to complete my application.

1. I plan to have my Event Center open any time someone is need of my property. It would be a year round operation if a client needs to use my property. Since all events would be outside I doubt if it would be used in the winter. I would only have 1 event per day.
2. The parking would be on a dirt or grass surface within a 1 acre parcel. I have noted that on my map.
3. I would be renting porta potties
4. I live on a 40 acre parcel and I do not believe noise would be a significant factor. The main road is paved and I do not plan on fencing the property at present.
5. Food would have to be catered in and that would be the responsibility of the person who is renting the property for their venue.
6. At present I do not have any plans for building additional properties.
7. The neighborhood meeting was held on my property and discussed how I intended to use the property

I hope this clarifies any issues regarding the use of my property.

I am scheduled for hip surgery tomorrow the 28th. Thank you for your help and if you need additional information please email me. However, I may be out of commission for a week or two.

Thank you for your help.

Betty Lanum

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

Date 2/12/24

Dear Neighbor,

We are in the process of submitting an application for a Conditional Use Permit (*or variance, zoning ordinance map amendment, expansion or extension of nonconforming uses, etc.*) to Canyon County Development Services (DSD). One of the requirements necessary prior to submitting 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 (or other case type) is applied.

The Neighborhood Meeting details are as follows:

Date: 3-3-24
Time: 11:00
Location: 22306 Upper Pleasant Ridge Rd
Property description: Private residence

The project is summarized below:

Site Location: 22306
Proposed access: Separate entrance off Upper Pleasant
Total acreage: 6.73
Proposed lots: 10

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 me at (phone, email, written correspondence).

Sincerely, 

PARCEL_NO	OwnerName	Address
R36534011 ✓	TROOST FAMILY LIVING TRUST	30540 SABIN RD
R36534 ✓	BATT NORMAN AND ELLEN FAMILY TRUST	22347 UPPER PLEASANT RIDGE RD
R36485010	LANUM FRANK E	22306 UPPER PLEASANT RIDGE RD
R36485010C ✓	BERGER PATRICK L	PO BOX 339
R36485010C1	LANUM FRANK E	22306 UPPER PLEASANT RIDGE RD
R36535011 ✓	STEELE TODD M AND DENISE L LIVING TRUST	1075 ELSBREE LN
R36484010	LANUM FRANK E	22306 UPPER PLEASANT RIDGE RD
R36484 ✓	GAERTNER TRUST	20517 SE 416TH ST
R36485 ✓	GLENN KEVIN J	PO BOX 396
R36485010B ✓	GINTER-BERGER SHERRI A	PO BOX 339
R36536 ✓	BLISS JASON V	22277 UPPER PLEASANT RIDGE RD

mailed 2/12/24

City	State	ZipCode	x	y
PARMA	ID	83660		
CALDWELL	ID	83607		
CALDWELL	ID	83607		
GREENLEAF	ID	83626		
CALDWELL	ID	83607		
WINDSOR	CA	95492		
CALDWELL	ID	83607		
ENUMCLAW	WA	98022		
GREENLEAF	ID	83626		
GREENLEAF	ID	83626		
CALDWELL	ID	83607		

NEIGHBORHOOD MEETING SIGN-UP

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 North 11th Avenue, #310, Caldwell, ID 83605

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: 22306 Upper Pleasant Ridge Rd	Parcel Number: R3648501000 + R3648401000
City: Caldwell	State: ID ZIP Code: 83607
Notices Mailed Date: 2/12/24	Number of Acres: Current Zoning:
Description of the Request: Event Center (weddings, reunions, etc.)	

APPLICANT / REPRESENTATIVE INFORMATION

Contact Name: Betty Larum		
Company Name: N/A		
Current address: 22306 Upper Pleasant Ridge Rd.		
City: Caldwell	State: ID	ZIP Code: 83607
Phone: [REDACTED]	Cell: [REDACTED]	Fax: N/A
Email: [REDACTED]		

MEETING INFORMATION

DATE OF MEETING: 3/13/24	MEETING LOCATION: Applicant's Home Address
MEETING START TIME: 11:00 a.m.	MEETING END TIME: 12:30 p.m.

ATTENDEES:

NAME (PLEASE PRINT)	SIGNATURE	ADDRESS:
1. JONATHAN STEELE	[Signature]	21907 UPPER PLEASANT RIDGE RD
2. Monette Glenn	[Signature]	19141 TUCKER RD. Greenleaf
3. Kevin Glenn	[Signature]	19141 TUCKER RD. Greenleaf
4. Ellen Batt	[Signature]	22347 Upper Pleasant
5. Norm Batt	[Signature]	22347 Upper Pleasant Caldwell
6.		
7.		
8.		
9.		

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

NEIGHBORHOOD MEETING CERTIFICATION:

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

APPLICANT/REPRESENTATIVE (Please print):

Betty Lanum

APPLICANT/REPRESENTATIVE (Signature):

Betty Lanum

DATE: 3 / 3 / 24



AGENCY ACKNOWLEDGMENT

Date: 4/25/24
Applicant: Betty Lanson
Parcel Number: 364850100 / 36484010 / 3648500 C I
Site Address: 22306 Upper Pleasant Ridge Rd, Caldwell, ID 83607

SIGNATURES DO NOT INDICATE APPROVAL OR COMPLETION OF OFFICIAL REVIEW.

The purpose of this form is to facilitate communication between applicants and agencies so that relevant requirements, application processes, and other feedback can be provided to applicants early in the planning process. Record of communication with an agency regarding the project can be submitted instead of a signature. After the application is submitted, impacted agencies will be sent a hearing notification by DSD staff and will have the opportunity to submit comments.

Southwest District Health:

☒ Applicant submitted/met for informal review.

Date: 04/24/24 Signed: _____

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

WILDER Fire District:

District: Wilder Fire

☒ Applicant submitted/met for informal review.

Date: 04/23/2024 Signed: _____

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

GOLDEN-GATE Highway District:

District: Golden Gate Hwy Dist #3

☐ Applicant submitted/met for informal review.

Date: 4/23/24 Signed: _____

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

WILDER Irrigation District:

District: Wilder Irr. District

☐ Applicant submitted/met for informal review.

Date: 4/25/24 Signed: _____

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

GREENLEAF Area of City Impact

City: GREENLEAF

☒ Applicant submitted/met for informal review.

Date: 23 APR 2024 Signed: _____

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



APPLICATION-Acknowledgement Notice

Receipt

No: _____

Date: _____

\$100 Fee: _____

Document No: _____

(Official Use Only)

Parcel #: 364850100 / 364840100

Acres: 30 A

Property Address: 22306 Upper Pleasant Ridge Rd City Caldwell Zip Code 83607

Legal Description: Township _____ Range _____ Section _____ County _____

Subdivision: _____ Lot _____ Block _____

Applicants Name: Betty Lanum Email: _____

Mailing Address: Same as above Phone #: _____

City: Caldwell State: ID Zip Code: 83607

Applicant is: ☒ Landowner ☐ Contractor ☐ Installer ☐ Other _____ Date: _____

Owners Name: Same as above

Mailing Address: _____ Phone #: _____

City: _____ State: _____ Zip Code: _____

The proposed use will be: ☐ Residential ☒ Commercial

Is there an existing structure(s) on this parcel? ☒ Yes ☐ No

Is a Letter of Intended Use provided? ☒ Yes ☐ No

The proposed change will be: ☐ Land Split ☐ Land Use Changes (i.e., zoning)
☐ Preliminary Plat Review ☒ Other (See below description of proposal)

Number of lots on the parcel (if applicable): NA

Property is located in: ☐ City ☐ Impact Zone ☒ County

Is the proximity of the structure to city sewer or central wastewater collection system 200 feet or less? ☐ Yes ☒ No

Water supply: ☒ Private Well ☐ Shared Well ☐ Public Water System

Description of proposal:

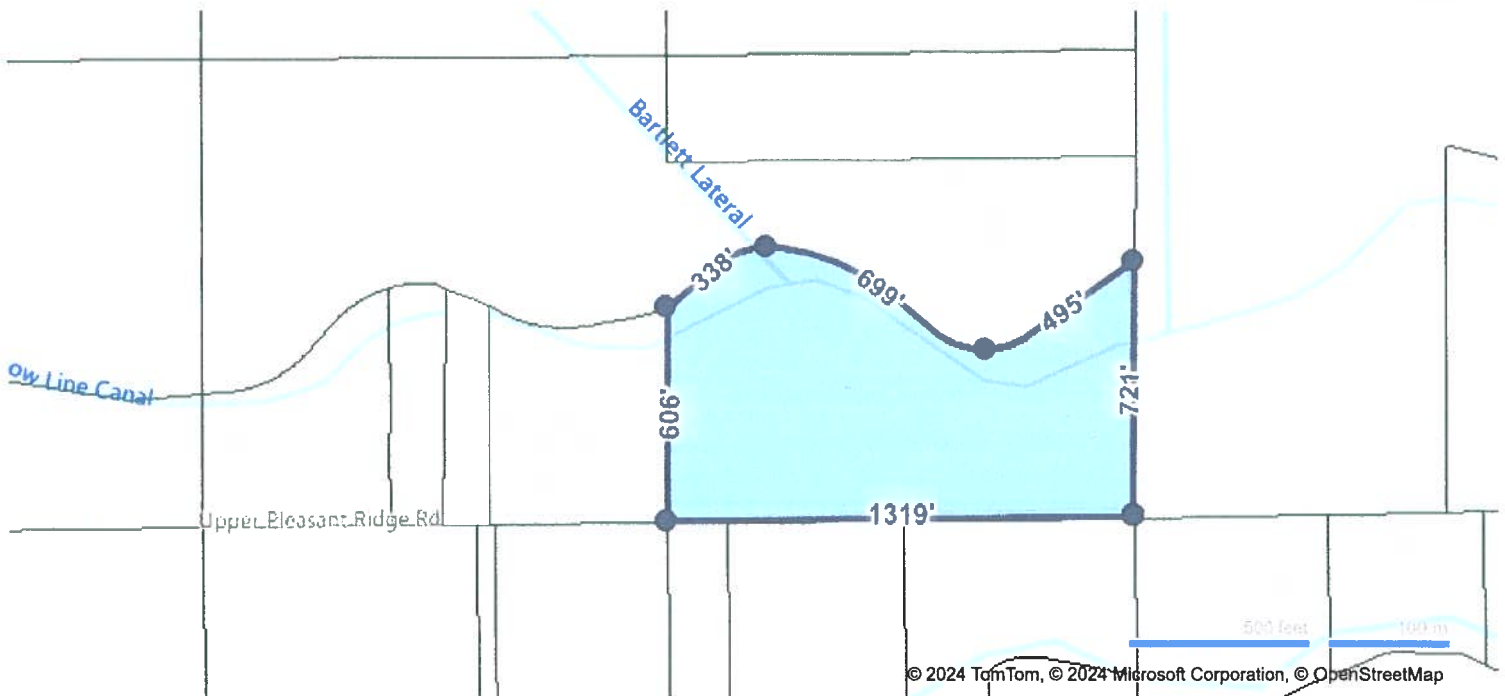
Property being used for events i.e. weddings etc

SIGNATURE: Betty Lanum

DATE: 4/24/24

By my signature above, I certify that all answers and statements on this application are true and complete to the best of my knowledge. I understand that should evaluation disclose untruthful or misleading answers, my application may be rejected or permit canceled. SWDH does not guarantee conditions of approval by signing the application form. The applicant must apply for a subsurface sewage disposal system within one (1) year from the date of signature on this application.

Tuesday, March 12, 2024

**LOCATION**

Property Address Ridge Rd Uppr Pleasan
Caldwell, ID

Subdivision

County Canyon County, ID

GENERAL PARCEL INFORMATION

Parcel ID/Tax ID 36484010 0

Alternate Parcel ID

Account Number R3648401000

District/Ward 067-00

2020 Census Trct/Blk 222/3

Assessor Roll Year 2023

PROPERTY SUMMARY

Property Type Farm

Land Use Farm Irrigated Or Dry

Improvement Type

Square Feet

CURRENT OWNER

Name Lanum Frank E Lanum Betty J

Mailing Address 22306 Upper Pleasant Ridge Rd
Caldwell, ID 83607-9092

SCHOOL ZONE INFORMATION

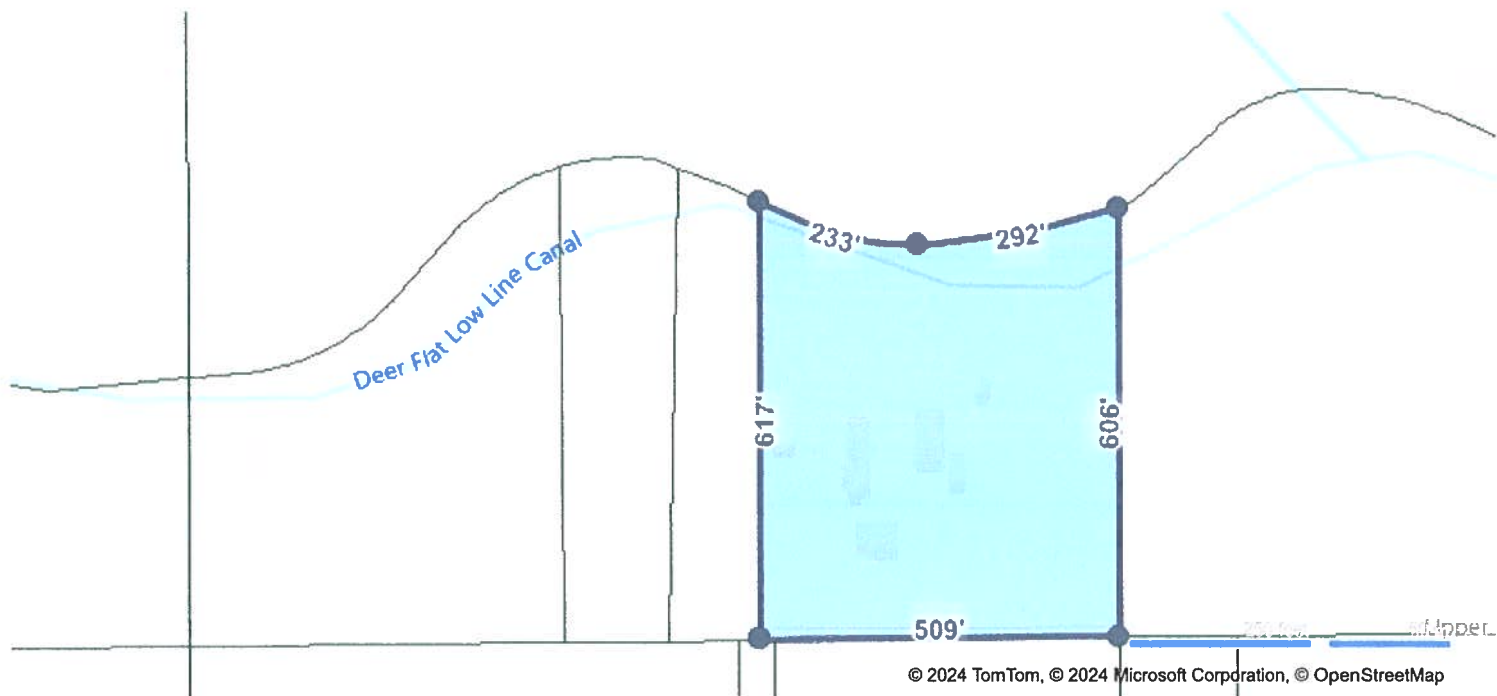
West Canyon Elementary School	2.8 mi
Elementary: Pre K to 5	Distance
Vallivue Middle School	7.7 mi
Middle: 6 to 8	Distance
Vallivue High School	8.0 mi
High: 9 to 12	Distance

SALES HISTORY THROUGH 02/15/2024**Tax Data**

Date	Buyer/Owners	Seller	Instrument	MLS Data	
				Book/Page Date or Document#	Amount
	Lanum Frank E; Lanum Betty J			9113475	

TAX ASSESSMENT

Appraisal	Amount	Assessment	Amount
Appraisal Year	2023	Assessment Year	2023
Appraised Land	\$32,760	Assessed Land	\$32,760
Appraised Improvements		Assessed Improvements	
Total Tax Appraisal	\$32,760	Total Assessment	\$32,760



LOCATION

Property Address 22306 Upper Pleasant Ridge Rd
 Caldwell, ID 83607-9092

Subdivision

County Canyon County, ID

GENERAL PARCEL INFORMATION

Parcel ID/Tax ID 36485010 0
Alternate Parcel ID
Account Number R3648501000
District/Ward 067-00
2020 Census Trct/Blk 222/3
Assessor Roll Year 2023

PROPERTY SUMMARY

Property Type Residential
Land Use Single Family Residential
Improvement Type Single Family Residential
Square Feet 1316

CURRENT OWNER

Name Lanum Frank E Lanum Betty J
Mailing Address 22306 Upper Pleasant Ridge Rd
 Caldwell, ID 83607-9092

SCHOOL ZONE INFORMATION

West Canyon Elementary School	2.9 mi
Elementary: Pre K to 5	Distance
Vallivue Middle School	7.9 mi
Middle: 6 to 8	Distance
Vallivue High School	8.1 mi
High: 9 to 12	Distance

SALES HISTORY THROUGH 02/15/2024

Tax Data				MLS Data		
Date	Buyer/Owners	Seller	Instrument	Book/Page Date or Document#	Amount	
6/29/2007	Lanum Frank E & Lanum Betty J	Lanum Frank E & Lanum Betty J	Intrafamily Transfer & Dissolution	2007049053		

TAX ASSESSMENT

Appraisal	Amount	Assessment	Amount
Appraisal Year	2023	Assessment Year	2023
Appraised Land	\$284,470	Assessed Land	\$284,470
Appraised Improvements	\$582,800	Assessed Improvements	\$582,800

Total Tax Appraisal \$867,270

Total Assessment \$867,270

Exempt Amount

Exempt Reason

TAXES

Tax Year	City Taxes	County Taxes	Total Taxes
2023			\$4,814.29
2022			\$4,309.03
2021			\$3,832.32
2020			\$3,581.78
2019			\$3,869.46
2018			\$3,849.54
2016			\$3,305.10
2015			\$3,061.88

MORTGAGE HISTORY

Date	Loan Amount	Borrower	Lender	Book/Page or Document#
11/19/2015	\$245,000	Lanum Frank E Lanum Betty J And Lanum Betty	Loan Depot Com	2015-046684
05/25/2004	\$180,000	Lanum Frank E Lanum Bety J And Lanum Bety J	Fremont Investment And Loan	200429596

PROPERTY CHARACTERISTICS: BUILDING

Building # 1

Type	Single Family Residential	Condition	Average	Units	1
Year Built	1951	Effective Year	1975	Stories	1
BRs	4	Baths	1 F H	Rooms	

Total Sq. Ft. 1,316

Building Square Feet (Living Space)

Building Square Feet (Other)

1st Floor 1316

Base Area 1316

Finished Area 1316

- CONSTRUCTION

Quality	C+	Roof Framing	
Shape		Roof Cover Deck	Composition Shingle
Partitions		Cabinet Millwork	
Common Wall		Floor Finish	
Foundation		Interior Finish	
Floor System		Air Conditioning	None
Exterior Wall	Wood	Heat Type	
Structural Framing		Bathroom Tile	
Fireplace		Plumbing Fixtures	6

- OTHER

Occupancy	Building Data Source
-----------	----------------------

PROPERTY CHARACTERISTICS: EXTRA FEATURES

No extra features were found for this parcel.

PROPERTY CHARACTERISTICS: LOT

Land Use	Single Family Residential	Lot Dimensions	
Block/Lot		Lot Square Feet	293,159
Latitude/Longitude	43.648099°/-116.838519°	Acreage	6.73

3/12/24, 2:25 PM

CRS Data - Property Report for Parcel/Tax ID 36485010 0

PROPERTY CHARACTERISTICS: UTILITIES/AREA

Gas Source	Road Type	
Electric Source	Topography	
Water Source	District Trend	
Sewer Source	School District	Vallivue Sch
Zoning Code		
Owner Type		

LEGAL DESCRIPTION

Subdivision	Plat Book/Page	
Block/Lot	District/Ward	067-00
Description	29-4N-4W Se Tx 10061 In Swse	

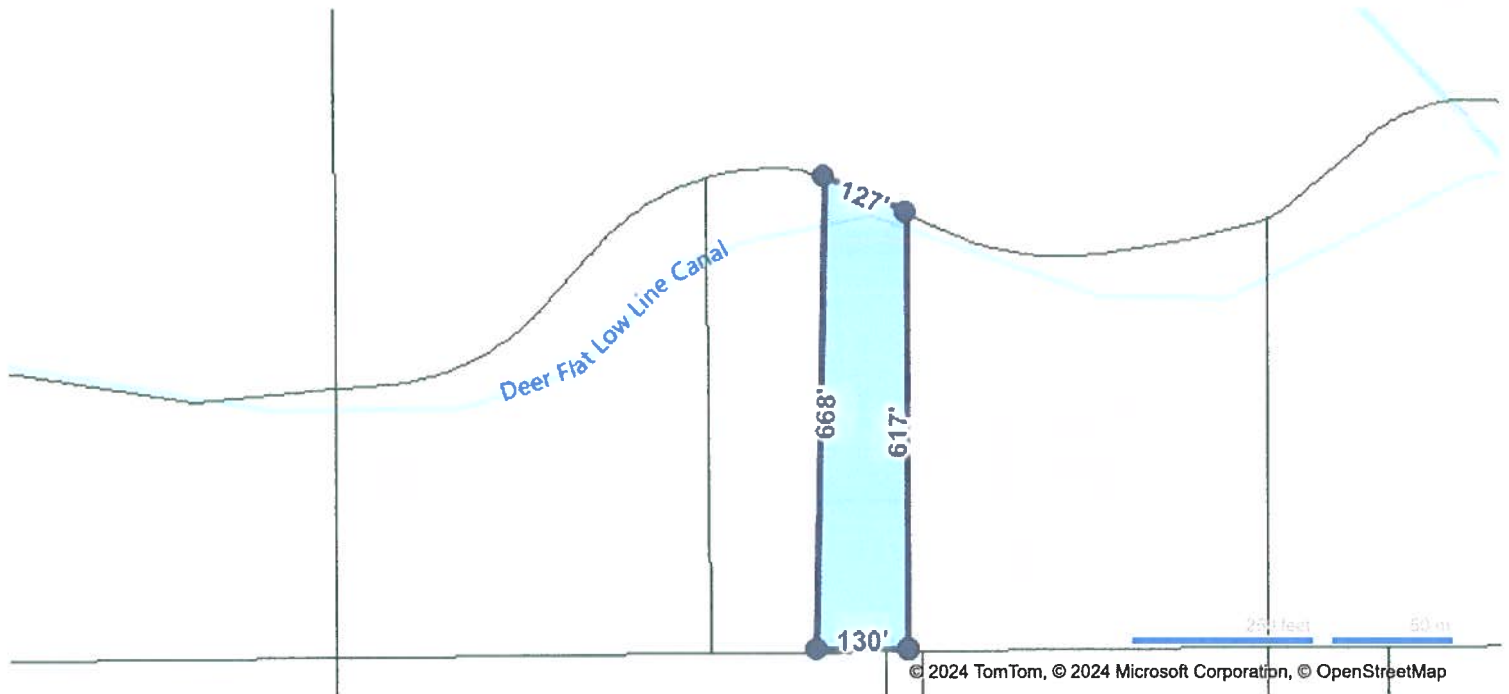
FEMA FLOOD ZONES

Zone Code	Flood Risk	BFE	Description	FIRM Panel ID	FIRM Panel Eff. Date
X	Minimal		Area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level.	16027C0225G	06/07/2019

LISTING ARCHIVE

No Listings found for this parcel.

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Information Deemed Reliable But Not Guaranteed.



LOCATION

Property Address Ridge Rd Uppr Pleasan
Caldwell, ID 83607

Subdivision

County Canyon County, ID

GENERAL PARCEL INFORMATION

Parcel ID/Tax ID 36485010C1

Alternate Parcel ID

Account Number R36485010c1

District/Ward 067-00

2020 Census Trct/Blk 222/3

Assessor Roll Year 2023

PROPERTY SUMMARY

Property Type Agricultural

Land Use Pasture/Meadow

Improvement Type

Square Feet

CURRENT OWNER

Name Lanum Frank E Lanum Betty J

Mailing Address 22306 Upper Pleasant Ridge Rd
Caldwell, ID 83607-9092

SCHOOL ZONE INFORMATION

West Canyon Elementary School 3.0 mi
Elementary: Pre K to 5 Distance

Vallivue Middle School 7.9 mi
Middle: 6 to 8 Distance

Vallivue High School 8.2 mi
High: 9 to 12 Distance

SALES HISTORY THROUGH 02/15/2024

Tax Data				MLS Data	
Date	Buyer/Owners	Seller	Instrument	Book/Page Date or Document#	Amount
12/21/2011	Mountain West Ira Inc & Patrick L Berger Ira	Lanum Frank E & Lanum Betty J	Warranty Deed	2011051639	

TAX ASSESSMENT

Appraisal	Amount	Assessment	Amount
Appraisal Year	2023	Assessment Year	2023
Appraised Land	\$2,180	Assessed Land	\$2,180
Appraised Improvements		Assessed Improvements	

Total Tax Appraisal	\$2,180	Total Assessment	\$2,180
		Exempt Amount	
		Exempt Reason	

TAXES			
Tax Year	City Taxes	County Taxes	Total Taxes
2023			\$12.10
2022			\$11.38
2021			\$15.20
2020			\$17.34
2019			\$19.52
2018			\$21.38
2017			\$43.96
2016			\$39.58
2015			\$35.84

MORTGAGE HISTORY

No mortgages were found for this parcel.

PROPERTY CHARACTERISTICS: BUILDING

No Buildings were found for this parcel.

PROPERTY CHARACTERISTICS: EXTRA FEATURES

No extra features were found for this parcel.

PROPERTY CHARACTERISTICS: LOT			
Land Use	Pasture/Meadow	Lot Dimensions	
Block/Lot		Lot Square Feet	79,715
Latitude/Longitude	43.648169°/-116.839716°	Acreage	1.83

PROPERTY CHARACTERISTICS: UTILITIES/AREA			
Gas Source		Road Type	
Electric Source		Topography	
Water Source		District Trend	
Sewer Source		School District	Vallivue Sch
Zoning Code			
Owner Type			

LEGAL DESCRIPTION			
Subdivision		Plat Book/Page	
Block/Lot		District/Ward	067-00
Description	29-4N-4W Se Tx 4 In Swse Ls Tx 10060, 10061 & 11316		

FEMA FLOOD ZONES					
Zone Code	Flood Risk	BFE	Description	FIRM Panel ID	FIRM Panel Eff. Date
X	Minimal		Area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level.	16027C0225G	06/07/2019

LISTING ARCHIVE

No Listings found for this parcel.

				Exempt Amount
				Exempt Reason

TAXES			
Tax Year	City Taxes	County Taxes	Total Taxes
2023			\$181.85
2022			\$187.96
2021			\$268.96
2020			\$321.88
2019			\$362.84
2018			\$402.08
2017			\$404.40
2016			\$367.91
2015			\$167.09

MORTGAGE HISTORY

No mortgages were found for this parcel.

PROPERTY CHARACTERISTICS: BUILDING

No Buildings were found for this parcel.

PROPERTY CHARACTERISTICS: EXTRA FEATURES

No extra features were found for this parcel.

PROPERTY CHARACTERISTICS: LOT			
Land Use	Farm Irrigated Or Dry	Lot Dimensions	
Block/Lot		Lot Square Feet	838,966
Latitude/Longitude	43.648228°/-116.835185°	Acreage	19.26

PROPERTY CHARACTERISTICS: UTILITIES/AREA			
Gas Source		Road Type	
Electric Source		Topography	
Water Source		District Trend	
Sewer Source		School District	Vallivue Sch
Zoning Code			
Owner Type			

LEGAL DESCRIPTION			
Subdivision		Plat Book/Page	
Block/Lot		District/Ward	067-00
Description	29-4N-4W Se That Part Of The Sese Lying S Of The Deer Flat Canal		

FEMA FLOOD ZONES				
Zone Code	Flood Risk	BFE	Description	FIRM Panel ID
X	Minimal		Area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level.	16027C0225G
				FIRM Panel Eff. Date
				06/07/2019

LISTING ARCHIVE

No Listings found for this parcel.

FRED BUTLER
CHAIRMAN OF THE BOARD

RICHARD MURGOITIO
VICE CHAIRMAN OF THE BOARD

ROBERT D. CARTER
PROJECT MANAGER

THOMAS RITTHALER
ASSISTANT PROJECT MANAGER

APRYL GARDNER
SECRETARY-TREASURER

MARY SUE CHASE
ASSISTANT SECRETARY-
TREASURER

BOISE PROJECT BOARD OF CONTROL

(FORMERLY BOISE U.S. RECLAMATION PROJECT)

2465 OVERLAND ROAD
BOISE, IDAHO 83705-3155

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

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

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

07 January 2025

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

RECEIVED
JAN 10 2025
RECEIVED

RE: Betty Lanum
22306 Upper Pleasant Rd. Caldwell
Wilder Irrigation District
Deer Flat Lowline Canal 472+20
Conners Lateral 13+00 (Delivery Div. 4)
Sec. 29, T4N, R4W, BM.

CU2024-0011

W-720-2-0-2, 720-1
(Location Div. 5)

Amber Lewter, Hearing Specialist:

The United States' Deer Flat Lowline Canal lies within the boundary of the above-mentioned location. The easement for this canal is held in the name of the United States through the Bureau of Reclamation under the authority of the Act of August 30, 1890. (26 Stat. 391; 43 U.S.C. 945)

The Boise Project Board of Control is contracted to operate and maintain this canal. We assert the federal easement 65 feet south and 65 feet north of the canal's centerline. Whereas this area is for the operation and maintenance of our facility, no activity should hinder our ability to do so.

The Boise Project does not approve landscaping (other than gravel) within its easements, as this will certainly increase our cost of maintenance. No variances will be granted.

Fencing, gates and pathways (as may be required) must be constructed just off the canal easement, to ensure public safety and prevent encroachments. No variances will be granted.

Parking lots, curbing, light poles, signs, etc. and the placing of asphalt and/or cement over Project facility easements must be approved by Boise Project Board of Control prior to construction.

Project facilities and/or easements that parallel, and are within and/or intended to be within road right-of-ways due to any development of this property must be relocated outside of road right-of-ways. The easements of Boise Project facilities will remain the same unless agreed upon and/or approved with written permission from Boise Project Board of Control.

The construction of any roadway crossings must be conducted only during the non-irrigation season when the canal is dewatered. In any case no work shall take place within the easement before the proper crossing agreements have been secured through the Bureau of Reclamation and the Boise Project Board of Control.

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

Crossing agreements must be secured and signed by all parties prior to March 1st of each year. A time schedule for the construction to be done during the non-irrigation season must be approved by Boise Project prior to any activity within Project easements. No construction will be allowed within the easement boundaries of the Boise Project Board of Control facilities after March 15th of each year. However, on a case-by-case basis, overhead utilities and utilities boring underneath a Project facility may be allowed after March 15th if reviewed and approved by the Boise Project.

The piping and relocation of any Lateral, Canal and/or Drain must be reviewed and approved by the Project and is (to include all appurtenant boxes and/or structures) and must be warranted by the landowner for a period of (5) five-years. The Warrantee Agreement must be secured prior to ANY disturbance of that facility.

Boise Project Board of Control must approve any requests and/or relocation of delivery points prior to construction.

Storm Drainage and/or Street Runoff must be retained on site.

NO DISCHARGE into any live irrigation system is permitted.

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

This development is subject to Idaho Code 31-3805, in accordance, this office is requesting a copy of all plans and must include irrigation and drainage plans.

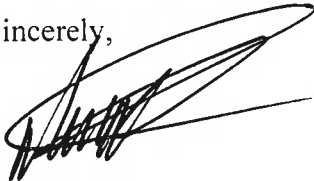
Wording on the preliminary and final recorded plat needs to state that any proposed and/or future usage of the Boise Project Board of Control facilities are subject to Idaho Statutes, Title 42-1209.

Future preliminary and final plats must call out the Project easements and the plats must also note, which lots have surface irrigation water rights and which lots do not.

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

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

Sincerely,

A handwritten signature in black ink, appearing to read 'Thomas Ritthaler', with a large, sweeping flourish extending from the end of the signature.

Thomas Ritthaler
Assistant Project Manager, BPBC

Tbr/tr

cc:	Tony Averman	Watermaster, Div; 4 BPBC
	Matt Freelove	Watermaster Div. 5 BPBC
	Lisa Sweet	Secretary – Treasurer, WID

File

To: 'jenny.titus@vallivue.org' <jenny.titus@vallivue.org>; 'lisa.boyd@vallivue.org' <lisa.boyd@vallivue.org>; 'joseph.palmer@vallivue.org' <joseph.palmer@vallivue.org>; 'jmaloney@wilderfire.org' <jmaloney@wilderfire.org>; 'knute.sandahl@doi.idaho.gov' <knute.sandahl@doi.idaho.gov>; 'bobw@gghd3.org' <bobw@gghd3.org>; 'office@gghd3.org'

<office@gghd3.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>; 'tritthaler@boiseproject.org' <tritthaler@boiseproject.org>; 'gashley@boiseproject.org' <gashley@boiseproject.org>; '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@itd.idaho.gov' <niki.benyakhlef@itd.idaho.gov>; Brian Crawford <Brian.Crawford@canyoncounty.idaho.gov>; Christine Wendelsdorf <Christine.Wendelsdorf@canyoncounty.idaho.gov>; Michael Stowell <mstowell@ccparamedics.com>; Dalia Alnajjar <Dalia.Alnajjar@canyoncounty.idaho.gov>; Cassie Lamb <Cassie.Lamb@canyoncounty.idaho.gov>; Tom Crosby <Tom.Crosby@canyoncounty.idaho.gov>; Eric Arthur <Eric.Arthur@canyoncounty.idaho.gov>; Kathy Husted <Kathleen.Husted@canyoncounty.idaho.gov>; Tony Almeida <tony.almeida@canyoncounty.idaho.gov>; Sage Huggins <Sage.Huggins@canyoncounty.idaho.gov>; Assessor Website <2cAsr@canyoncounty.idaho.gov>; 'middletown.rich@gmail.com' <middletown.rich@gmail.com>; 'BRO.Admin@deq.idaho.gov' <BRO.Admin@deq.idaho.gov>; 'westerninfo@idwr.idaho.gov' <westerninfo@idwr.idaho.gov>; 'stevie.harris@isda.idaho.gov' <stevie.harris@isda.idaho.gov>; 'cenww-rd-boi-tv@usave.army.mil' <cenww-rd-boi-tv@usave.army.mil>

Subject: Agency Notification CU2024-0011 Lanum

~

Please see the attached agency notice. You are invited to provide written testimony or comments by **January 27, 2024**, although as of this point, no hearing date has been set. You will receive a separate notification when the hearing date has been set for this case. If the comment deadline is on a weekend or holiday, it will move to close of business 5pm the next business day. The deadline for written testimony or additional exhibits is to ensure planners can consider the information as they develop their staff report and recommended findings. All items received by the deadline will also be placed in the hearing packet, allowing the hearing body adequate time to review the submitted information.

~

Please direct your comments or questions to Planner **Amber Lewter** at amber.lewter@canyoncounty.idaho.gov.

~

Thank you,

~



Caitlin Ross

Hearing Specialist

Canyon County Development Services Department

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

~

Direct Line: 208-454-7463

Email:\~ Caitlin.Ross@canyoncounty.id.gov

Website:\~ www.canyoncounty.id.gov

\~

Development Services Department (DSD)

NEW public office hours

Effective Jan. 3, 2023

Monday, Tuesday, Thursday and Friday

8am – 5pm

Wednesday

1pm – 5pm

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

\~

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

Case No CU2024-0011

Location: 22306 Upper Pleasant Ridge Rd
Caldwell, Idaho 83607
R36485010 0 & R36484010 0

Acreage: 26 acres

Zoned: A

Dear Amber,

Canyon County Building Division has reviewed the subject conditional use permit application for a proposed Special Event Facility for Betty Lanum and would recommend the following comments as conditions of approval, if conditional use permit is approved.

1. All proposed and existing structures that will be used, will require a commercial building permit and/or Commercial Change of Occupancy permit. A code analysis to be required to be submitted with plans provided by a licensed architect/engineer.
 - Applicable agency approvals will be required at time of permit: Wilder Fire Department, Southwest District Health, and Golden-Gate Highway District #3.
 - The building division does coordinate with the fire departments by sending plans to them after the plans are reviewed but conversation with them prior can help approval/review time and allow the owner to know what will be 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.
4. Prior to the construction of a pond, approval from Boise Project Board of Control and Wilder Irrigation District is required.
5. All occupied RV's shall be approved with a Temporary RV permit or vacated (see CDEF2020-0079). August 2023 imagery show the RV still on the property.

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.

6. Prior to any events taking place, the two structures constructed without a building permit shall be demoed with a demolition permit or permitted through the building department.



Upon site improvements taking place or use of any structures, review with the building division for if a building permit is required or not shall be coordinated 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, April 9, 2025 3:47:30 PM
From: [Kathy Husted](#)
Mail received time: Fri, 27 Dec 2024 13:20:09
Sent: Fri, 27 Dec 2024 13:20:09
To: [Amber Lewter](#)
Subject: RE: Agency Notification CU2024-0011 Lanum
Importance: Normal
Sensitivity: None

Oops...~ the case number was CDEF2020-0079.~ ❓❓

~

From: Kathy Husted
Sent: Friday, December 27, 2024 1:19 PM
To: Amber Lewter <Amber.Lewter@canyoncounty.id.gov>
Cc: Gary Westerfield <Gary.Westerfield@canyoncounty.id.gov>
Subject: FW: Agency Notification CU2024-0011 Lanum

~

Hi, Amber -- ~

In case you aren't aware, there was a code enforcement case for this property – only mentioning it in case you want/need a little history with this applicant.

Kathy

~

From: Caitlin Ross <Caitlin.Ross@canyoncounty.id.gov>
Sent: Friday, December 27, 2024 12:25 PM
To: 'jenny.titus@vallivue.org' <jenny.titus@vallivue.org>; 'lisa.boyd@vallivue.org' <lisa.boyd@vallivue.org>; 'joseph.palmer@vallivue.org' <joseph.palmer@vallivue.org>; 'jmaloney@wilderfire.org' <jmaloney@wilderfire.org>; 'knute.sandahl@doi.idaho.gov' <knute.sandahl@doi.idaho.gov>; 'bobw@gghd3.org' <bobw@gghd3.org>; 'office@gghd3.org' <office@gghd3.org>; 'brandy.walker@centurylink.com' <brandy.walker@centurylink.com>; 'eingham@idahopower.com' <ingham@idahopower.com>; 'easements@idahopower.com' <easements@idahopower.com>; 'mkelly@idahopower.com' <mkelly@idahopower.com>; 'monica.taylor@intgas.com' <monica.taylor@intgas.com>; 'jessica.mansell@intgas.com' <jessica.mansell@intgas.com>; 'Contract.Administration.Bid.Box@ziply.com' <Contract.Administration.Bid.Box@ziply.com>; 'tritthaler@boiseproject.org' <tritthaler@boiseproject.org>; 'gashley@boiseproject.org' <gashley@boiseproject.org>; '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@itd.idaho.gov' <niki.benyakhlef@itd.idaho.gov>; Brian Crawforth <Brian.Crawforth@canyoncounty.id.gov>; Christine Wendelsdorf <Christine.Wendelsdorf@canyoncounty.id.gov>; Michael Stowell <mstowell@ccparamedics.com>; Dalia Alnajjar <Dalia.Alnajjar@canyoncounty.id.gov>; 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>; Assessor Website
<2cAsr@canyoncounty.id.gov>; 'middletown.rich@gmail.com' <middletown.rich@gmail.com>; 'BRO.Admin@deq.idaho.gov'
<BRO.Admin@deq.idaho.gov>; 'westerninfo@idwr.idaho.gov' <westerninfo@idwr.idaho.gov>; 'stevie.harris@isda.idaho.gov'
<stevie.harris@isda.idaho.gov>; 'cenww-rd-boi-tv@usave.army.mil' <cenww-rd-boi-tv@usave.army.mil>

Subject: Agency Notification CU2024-0011 Lanum

~

Please see the attached agency notice. You are invited to provide written testimony or comments by **January 27, 2024**, although as of this point, no hearing date has been set. You will receive a separate notification when the hearing date has been set for this case. If the comment deadline is on a weekend or holiday, it will move to close of business 5pm the next business day. The deadline for written testimony or additional exhibits is to ensure planners can consider the information as they develop their staff report and recommended findings. All items received by the deadline will also be placed in the hearing packet, allowing the hearing body adequate time to review the submitted information.

~

Please direct your comments or questions to Planner **Amber Lewter** at amber.lewter@canyoncounty.id.gov.

~

Thank you,

~



Caitlin Ross

Hearing Specialist

Canyon County Development Services Department

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

~

Direct Line: 208-454-7463

Email: Caitlin.Ross@canyoncounty.id.gov

Website: www.canyoncounty.id.gov

~

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~

Archived: Wednesday, April 9, 2025 3:47:42 PM
From: [Sage Huggins](#)
Mail received time: Wed, 8 Jan 2025 11:07:12
Sent: Wed, 8 Jan 2025 11:07:11
To: [Amber Lewter](#)
Subject: FW: Agency Notification CU2024-0011 Lanum
Importance: Normal
Sensitivity: None
Attachments:
[GIS_Address Request_Application.pdf](#) 

Good Morning Amber,

~

Quick couple of comments on this case!

~

The assessors office has this parcel listed as having two dwellings on site, is this still the case? If so I only have one address for the parcel and both the primary and secondary residence would need there own individual address. If two homes are on the property I would need the “address request form” (attached) filled out by the applicant and returned to our office. It looks like BP2021-0725 did not go to addressing when the secondary was being built. Best to correct this now!

~

It looks like case maps for CU2024-0011 were done for two (2) parcels and reading through the application it sounds like the CUP will just be fore one (1) parcel. Please let us know if you would like the case maps remade as you work further on the case.

~

Thanks,

~

Sage Huggins

GIS Analyst

Canyon County Development Services

Sage.Huggins@canyoncounty.id.gov

208-455-6036

~

From: Caitlin Ross

Sent: Friday, December 27, 2024 12:25 PM

To: 'jenny.titus@vallivue.org' <jenny.titus@vallivue.org>; 'lisa.boyd@vallivue.org' <lisa.boyd@vallivue.org>; 'joseph.palmer@vallivue.org' <joseph.palmer@vallivue.org>; 'jmaloney@wilderfire.org' <jmaloney@wilderfire.org>; 'knute.sandahl@doi.idaho.gov' <knute.sandahl@doi.idaho.gov>; 'bobw@gghd3.org' <bobw@gghd3.org>; 'office@gghd3.org' <office@gghd3.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>; 'tritthaler@boiseproject.org' <tritthaler@boiseproject.org>; 'gashley@boiseproject.org' <gashley@boiseproject.org>; '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@itd.idaho.gov' <niki.benyakhlef@itd.idaho.gov>; Brian Crawforth <Brian.Crawforth@canyoncounty.id.gov>; Christine Wendelsdorf <Christine.Wendelsdorf@canyoncounty.id.gov>; Michael Stowell <mstowell@ccparamedics.com>; Dalia 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>; Assessor Website <2cAsr@canyoncounty.id.gov>; 'middletown.rich@gmail.com' <middletown.rich@gmail.com>; 'BRO.Admin@deq.idaho.gov' <BRO.Admin@deq.idaho.gov>; 'westerninfo@idwr.idaho.gov' <westerninfo@idwr.idaho.gov>; 'stevie.harris@isda.idaho.gov' <stevie.harris@isda.idaho.gov>; 'cenww-rd-boi-tv@usave.army.mil' <cenww-rd-boi-tv@usave.army.mil>
Subject: Agency Notification CU2024-0011 Lanum

~

Please see the attached agency notice. You are invited to provide written testimony or comments by **January 27, 2024**, although as of this point, no hearing date has been set. You will receive a separate notification when the hearing date has been set for this case. If the comment deadline is on a weekend or holiday, it will move to close of business 5pm the next business day. The deadline for written testimony or additional exhibits is to ensure planners can consider the information as they develop their staff report and recommended findings. All items received by the deadline will also be placed in the hearing packet, allowing the hearing body adequate time to review the submitted information.

~

Please direct your comments or questions to Planner **Amber Lewter** at amber.lewter@canyoncounty.id.gov.

~

Thank you,

~



Caitlin Ross

Hearing Specialist

Canyon County Development Services Department

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

~

Direct Line: 208-454-7463 ~ ~ ~ ~ ~ ~ ~ ~ ~ ~

Email: Caitlin.Ross@canyoncounty.id.gov

Website: www.canyoncounty.id.gov

~

Development Services Department (DSD)

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Monday, Tuesday, Thursday and Friday

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1pm – 5pm

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Archived: Wednesday, April 9, 2025 3:48:30 PM
From: [Christopher Pettigrew](#)
Mail received time: Mon, 30 Dec 2024 10:03:57
Sent: Mon, 30 Dec 2024 17:03:42
To: [Amber Lewter](#)
Cc: [Bob Watkins](#)
Subject: [External] RE: Agency Notification CU2024-0011 Lanum
Importance: Normal
Sensitivity: None
Attachments:
[Conditional Use Response -Lanum Special Event Venue 30Dec2024-signed.pdf](#) 

Hi Amber,

~

Attached is a review response letter from GGHD for the subject application.

~

Please let Bob or me know if you have any questions.

~

Thank you,

~

Christopher S. Pettigrew, P.E.

Project Manager/Engineer, Transportation Services Group

Technical Resources Team Lead (Central)

~

J-U-B Engineers, Inc.

2760 W Excursion Ln, Ste 400, Meridian, ID 83642

e | cpettigrew@jub.com | www.jub.com

p | 208 376 7330 (office) | c | 208 994 1575

p | 208 813 7843 (direct)



~

From: Bob Watkins <bobw@gghd3.org>
Sent: Monday, December 30, 2024 7:57 AM
To: Christopher Pettigrew <cpettigrew@jub.com>
Subject: [EXTERNAL] FW: Agency Notification CU2024-0011 Lanum

~

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

Chris, attached is a conditional use application. In the application it states they may apply for a variance to install an additional access location. Can you take a look when you get a second.

~

Thanks,

~

Bob Watkins

Director of Highways

Golden Gate Highway Dist.#3

~

From: Caitlin Ross <Caitlin.Ross@canyoncounty.id.gov>
Sent: Friday, December 27, 2024 12:25 PM
To: 'jenny.titus@vallivue.org' <jenny.titus@vallivue.org>; 'lisa.boyd@vallivue.org' <lisa.boyd@vallivue.org>; 'joseph.palmer@vallivue.org' <joseph.palmer@vallivue.org>; 'jmaloney@wilderfire.org' <jmaloney@wilderfire.org>; 'knute.sandahl@doi.idaho.gov' <knute.sandahl@doi.idaho.gov>; Bob Watkins <bobw@gghd3.org>; office gghd3.org <office@gghd3.org>; 'brandy.walker@centurylink.com' <brandy.walker@centurylink.com>; 'eingham@idahopower.com' <ingham@idahopower.com>; 'easements@idahopower.com' <easements@idahopower.com>; 'mkelly@idahopower.com' <mkelly@idahopower.com>; 'monica.taylor@intgas.com' <monica.taylor@intgas.com>; 'jessica.mansell@intgas.com' <jessica.mansell@intgas.com>; 'Contract.Administration.Bid.Box@ziply.com' <Contract.Administration.Bid.Box@ziply.com>; 'tritthaler@boiseproject.org' <tritthaler@boiseproject.org>; 'gashley@boiseproject.org' <gashley@boiseproject.org>; '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@itd.idaho.gov' <niki.benyakhlef@itd.idaho.gov>; Brian Crawforth <Brian.Crawforth@canyoncounty.id.gov>; Christine Wendelsdorf <Christine.Wendelsdorf@canyoncounty.id.gov>; Michael Stowell <mstowell@ccparamedics.com>; Dalia 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>; Assessor Website <2cAsr@canyoncounty.id.gov>; 'middletown.rich@gmail.com' <middletown.rich@gmail.com>; 'BRO.Admin@deq.idaho.gov' <BRO.Admin@deq.idaho.gov>; 'westerninfo@idwr.idaho.gov' <westerninfo@idwr.idaho.gov>; 'stevie.harris@isda.idaho.gov'

Subject: Agency Notification CU2024-0011 Lanum

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Please direct your comments or questions to Planner **Amber Lewter** at amber.lewter@canyoncounty.id.gov.

Thank you,



Caitlin Ross

Hearing Specialist

Canyon County Development Services Department

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

Direct Line:\~ 208-454-7463\~\~\~\~\~\~\~\~\~\~\~

Email: ~ Caitlin.Ross@canyoncounty.id.gov

Website: ~ www.canyoncounty.id.gov

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better communities!*



J-U-B COMPANIES



THE
LANGDON
GROUP



GATEWAY
MAPPING
INC.

December 30, 2024

Canyon County Development Services Department
Attn: Amber Lewter, Associate Planner
111 North 11th Ave, Suite 310
Caldwell, ID 83605
Phone: (208)454-6631, Email: amber.lewter@canyoncounty.id.gov

RE: Case No.: CU2024-0011, Betty Lanum, Conditional Use Permit Application Review

Dear Amber,

On behalf of Golden Gate Highway District No. 3 (GGHD), J-U-B Engineers, Inc. has reviewed the subject Conditional Use Permit Application for the property owned by Betty Lanum located at 22306 Upper Pleasant Ridge Rd. The property includes Parcel #R36485010 (6.73 acres) and is in a portion of the SE1/4, Section 23, T4N, R4W, BM, Canyon County.

The application requests a Conditional Use Permit for a special events facility. The property is zoned Agricultural "A", will be accessed from a proposed access off Upper Pleasant Ridge Rd, will include a maximum of 100 parking spaces, and a maximum number of 150 people onsite including staff for events. Upper Pleasant Ridge Rd is a Major Collector according to the GGHD's 2024 Functional Classification Map.

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

1. Section 3110.010 Traffic Impact Studies of the 2022 Association of Canyon County Highway Districts Highway Standards & Development Procedures (ACCHD Standards) states a Traffic Impact Study (TIS) is required for rural developments if the Peak Hour Trips and Average Annual Daily Trips exceed 50 and 500, respectively. If a project has special circumstances associated with it, the District may require a TIS even if the aforementioned criteria are not met. Based on the proposed uses for a special event facility and data provided, a TIS **is not** warranted.
2. An **Approach Permit Application** is required to be submitted, and the proposed access is required to be constructed in accordance with Standard Drawing ACCHD-106 – Commercial & Multiple Residential Approach of the ACCHD Standards.
3. If the minimum driveway spacing requirement (**660 feet**) of Section 3061.020.A Rural Roadway Driveway Spacing of the ACCHD Standards cannot be met, a **Variance Application** is required.
4. A site visit by a GGHD representative is required to address possible sight distance issues, if any.

GGHD reserves the right to provide amended comments/conditions of approval in the event of application revision or when additional information becomes available. GGHD requests Canyon County Development Services incorporate these comments into proposed Conditions of Approval for consideration/approval by Canyon County.

Respectfully,

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

CC: Bob Watkins, GGHD Director of Highways

Archived: Wednesday, April 9, 2025 3:48:43 PM

From: [Caitlin Ross](#)

Mail received time: Tue, 14 Jan 2025 08:57:33

Sent: Tue, 14 Jan 2025 08:57:32

To: [Amber Lewter](#)

Subject: FW: [External] RE: Agency Notification CU2024-0011 Lanum

Importance: Normal

Sensitivity: None

FYI ☐

~

Thanks!

-Caitlin

~

From: D3 Development Services <D3Development.Services@itd.idaho.gov>

Sent: Tuesday, January 14, 2025 8:56 AM

To: Caitlin Ross <Caitlin.Ross@canyoncounty.id.gov>

Subject: [External] RE: Agency Notification CU2024-0011 Lanum

~

Hello,

~

After careful review of the transmittal submitted to ITD on December 27, 2024 regarding, CU2024-0011 Lanum, 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.

~

~

Thank you

Mila Kinakh

D3 Planning and Development

Administrative Assistant



YOUR Safety ••• YOUR Mobility ••• YOUR Economic Opportunity

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

Sent: Friday, December 27, 2024 12:25 PM

To: 'jenny.titus@vallivue.org' <jenny.titus@vallivue.org>; 'lisa.boyd@vallivue.org' <lisa.boyd@vallivue.org>; 'joseph.palmer@vallivue.org' <joseph.palmer@vallivue.org>; 'jmaloney@wilderfire.org' <jmaloney@wilderfire.org>; 'knute.sandahl@doi.idaho.gov' <knute.sandahl@doi.idaho.gov>; 'bobw@gghd3.org' <bobw@gghd3.org>; 'office@gghd3.org' <office@gghd3.org>; 'brandy.walker@centurylink.com' <brandy.walker@centurylink.com>; 'eigram@idahopower.com' <eigram@idahopower.com>; 'easements@idahopower.com' <easements@idahopower.com>; 'mkelly@idahopower.com' <mkelly@idahopower.com>; 'monica.taylor@intgas.com' <monica.taylor@intgas.com>; 'jessica.mansell@intgas.com' <jessica.mansell@intgas.com>; 'Contract.Administration.Bid.Box@ziply.com' <Contract.Administration.Bid.Box@ziply.com>; 'tritthaler@boiseproject.org' <tritthaler@boiseproject.org>; 'gashley@boiseproject.org' <gashley@boiseproject.org>; '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>; 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>; Assessor Website <2cAsr@canyoncounty.id.gov>; 'middletown.rich@gmail.com' <middletown.rich@gmail.com>; 'BRO.Admin@deq.idaho.gov' <BRO.Admin@deq.idaho.gov>; 'westerninfo@idwr.idaho.gov' <westerninfo@idwr.idaho.gov>; 'stevie.harris@isda.idaho.gov' <stevie.harris@isda.idaho.gov>; 'cenww-rd-boi-tv@usave.army.mil' <cenww-rd-boi-tv@usave.army.mil>

Subject: Agency Notification CU2024-0011 Lanum

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~

Please direct your comments or questions to Planner **Amber Lewter** at amber.lewter@canyoncounty.id.gov.

~

Thank you,

~



Caitlin Ross

Hearing Specialist

Canyon County Development Services Department

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

~

Direct Line: 208-454-7463

Email: Caitlin.Ross@canyoncounty.id.gov

Website: www.canyoncounty.id.gov

~

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Archived: Wednesday, April 9, 2025 3:48:54 PM
From: [Anthony Lee](#)
Mail received time: Thu, 2 Jan 2025 16:16:57
Sent: Thu, 2 Jan 2025 23:16:47
To: [Amber Lewter](#)
Cc: [Chris Ababon](#)
Subject: [External] RE: Agency Notification CU2024-0011 Lanum
Importance: Normal
Sensitivity: None

Hi Amber,

~

Request for comments:

~

1. Will a Nutrient Pathogen Study be required? **The property is in a designated Nitrate Priority Area and does not require a Nutrient Pathogen Study if Porta Potties are proposed for the events.**
2. Will adequate sanitary systems be provided to accommodate the use? **A septic system(s) is not proposed for this project as long as Porta Potties are provided for the events.**
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? **Currently, SWDH does not have immediate concerns about the use or request for zoning regarding this project.**

~

Please have the applicant reach out to Chris Ababon, Public Drinking Water Senior, to discuss the potential of becoming a Public Water System. Chris can be reached at ~ (208) 606-2123.

~

Please let me know if you have any questions.

~

Thank you,

~



~

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

~

Anthony Lee, RS/BS | Land Development Senior

o 208.455.5384 | c 208.899.1285 | f208.455.5300

anthony.lee@swdh.id.gov | SWDH.org

13307 Miami Ln., Caldwell, ID 83607

From: Caitlin Ross <Caitlin.Ross@canyoncounty.id.gov>
Sent: Friday, December 27, 2024 12:25 PM
To: 'jenny.titus@vallivue.org' <jenny.titus@vallivue.org>; 'lisa.boyd@vallivue.org' <lisa.boyd@vallivue.org>; joseph.palmer@vallivue.org; 'jmaloney@wilderfire.org' <jmaloney@wilderfire.org>; 'knute.sandahl@doi.idaho.gov' <knute.sandahl@doi.idaho.gov>; 'bobw@gghd3.org' <bobw@gghd3.org>; 'office@gghd3.org' <office@gghd3.org>; 'brandy.walker@centurylink.com' <brandy.walker@centurylink.com>; 'eigram@idahopower.com' <eigram@idahopower.com>; 'easements@idahopower.com' <easements@idahopower.com>; 'mkelly@idahopower.com' <mkelly@idahopower.com>; 'monica.taylor@intgas.com' <monica.taylor@intgas.com>; 'jessica.mansell@intgas.com' <jessica.mansell@intgas.com>; 'Contract.Administration.Bid.Box@ziply.com' <Contract.Administration.Bid.Box@ziply.com>; 'tritthaler@boiseproject.org' <tritthaler@boiseproject.org>; 'gashley@boiseproject.org' <gashley@boiseproject.org>; 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@itd.idaho.gov' <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>; 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>; Assessor Website <2cAsr@canyoncounty.id.gov>; 'middletown.rich@gmail.com' <middletown.rich@gmail.com>; 'BRO.Admin@deq.idaho.gov' <BRO.Admin@deq.idaho.gov>; 'westerninfo@idwr.idaho.gov' <westerninfo@idwr.idaho.gov>; 'stevie.harris@isda.idaho.gov' <stevie.harris@isda.idaho.gov>; 'cenww-rd-boi-tv@usave.army.mil' <cenww-rd-boi-tv@usave.army.mil>
Subject: Agency Notification CU2024-0011 Lanum

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~

2

2



Hearing Specialist

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

2

Email:\~ Caitlin.Ross@canyoncounty.id.gov

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Archived: Wednesday, April 9, 2025 3:49:08 PM

From: [Betty Lanum](#)

Mail received time: Thu, 13 Feb 2025 18:07:48

Sent: Thu, 13 Feb 2025 18:07:35

To: [Amber Lewter](#)

Subject: [External] Re: 2.13.25 Follow Up

Importance: Normal

Sensitivity: None

Attachments:

[image001.png](#) 

Yes, everything is correct. I have already~discussed the shop and the other building that is used as more shop space previously with the building department and they said they were satisfied since it is used for the farm.~ I took pictures and measured everything.~ Just let me know what I can do to satisfy them.~ I am 80 years old and have had two knee replacement and a hip replacement this past year.~ My husband passed away 4 years ago and his brother, Harry, is my caretaker and helper on the farm.~ Thank you for your help.~ Betty

On Thu, Feb 13, 2025 at 3:50 PM Amber Lewter <Amber.Lewter@canyoncounty.id.gov> wrote:

Hi Betty,

~

Just a follow up per our conversation today, February 13, 2025. There is a second home on the property that is primarily used as an Air BnB but you also plan to use it for your event center. The purpose will be for people to get ready and dressed for the event. **If you could please confirm this is correct or not via email that would be great.**

****The second home would have to have it's own address and I have attached the application for this.**

~

The RV on the property is owned by you and your brother in law keeps his things inside it. It is not an occupied RV.

~

There are two buildings on the property that are unpermitted that is used as an AG building.

****The two buildings will still need to be permitted or demolished. Please speak to our building department for the details.**

~

~

~

Thank you for your time,

~



Amber Lewter

Associate Planner

Canyon County Development Services Department

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

~

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

Fax: 208-454-6633

Email: amber.lewter@canyoncounty.id.gov

Website: www.canyoncounty.id.gov

~

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~



Betty J Lanum

Broker

Idaho Real Estate Company

22306 Upper Pleasant Ridge Rd

Caldwell, ID 83607-9092

betty@idahorealestateco.com

Office: 208 465-9000

Cell: 208 850-7216