



Development Services Department

Canyon County, 111 North 11th Avenue, Suite 310, Caldwell, ID 83605

Zoning Dept : 208- 402-4164 ▪ zoninginfo@canyoncounty.id.gov ▪ www.canyoncounty.id.gov

Memo

To: Planning & Zoning Commission
From: Amber Lewter
Date: May 28, 2025
Re: Applicants septic and public drinking water plans with revised site plan

On April 3, 2025 at the Planning & Zoning Hearing, case CU2024-0013 was continued to a date certain of June 5, 2025 to receive additional information. The June 5, 2025 hearing was continued to a date certain of June 12, 2025 due to not having a quorum. The applicant was asked to provide a plan for adequate septic and a public drinking water system with a new site plan that reflects the changes.

The applicant provided the septic flow calculations and updated site plan to Staff on May 27, 2025, (**Exhibits A and B**). The applicant provided an updated presentation and an email from the City of Caldwell speaking to the parking requirements (**Exhibits C and D**).

On May 28, 2025 comment was received advising that the applicants design for the fire suppression pond was acceptable with Southwest District Health (**Exhibit E**).

Staff emailed Southwest District Health and Caldwell Rural Fire on May 28, 2025. Southwest District Health advised that a subsurface sewage disposal system will be a feasible option if all SWDH requirements are met (**Exhibit F**). Caldwell Rural Fire advised that ponds are not an acceptable form of fire suppressant but a private well or a tank system may be allowed if meeting all the fire districts requirements (**Exhibit G**). As conditioned the applicant will have to meet Caldwell Rural Fire Districts requirements.

If you have any questions, please let me know.

amber.lewter@canyoncounty.id.gov

208-454-6631

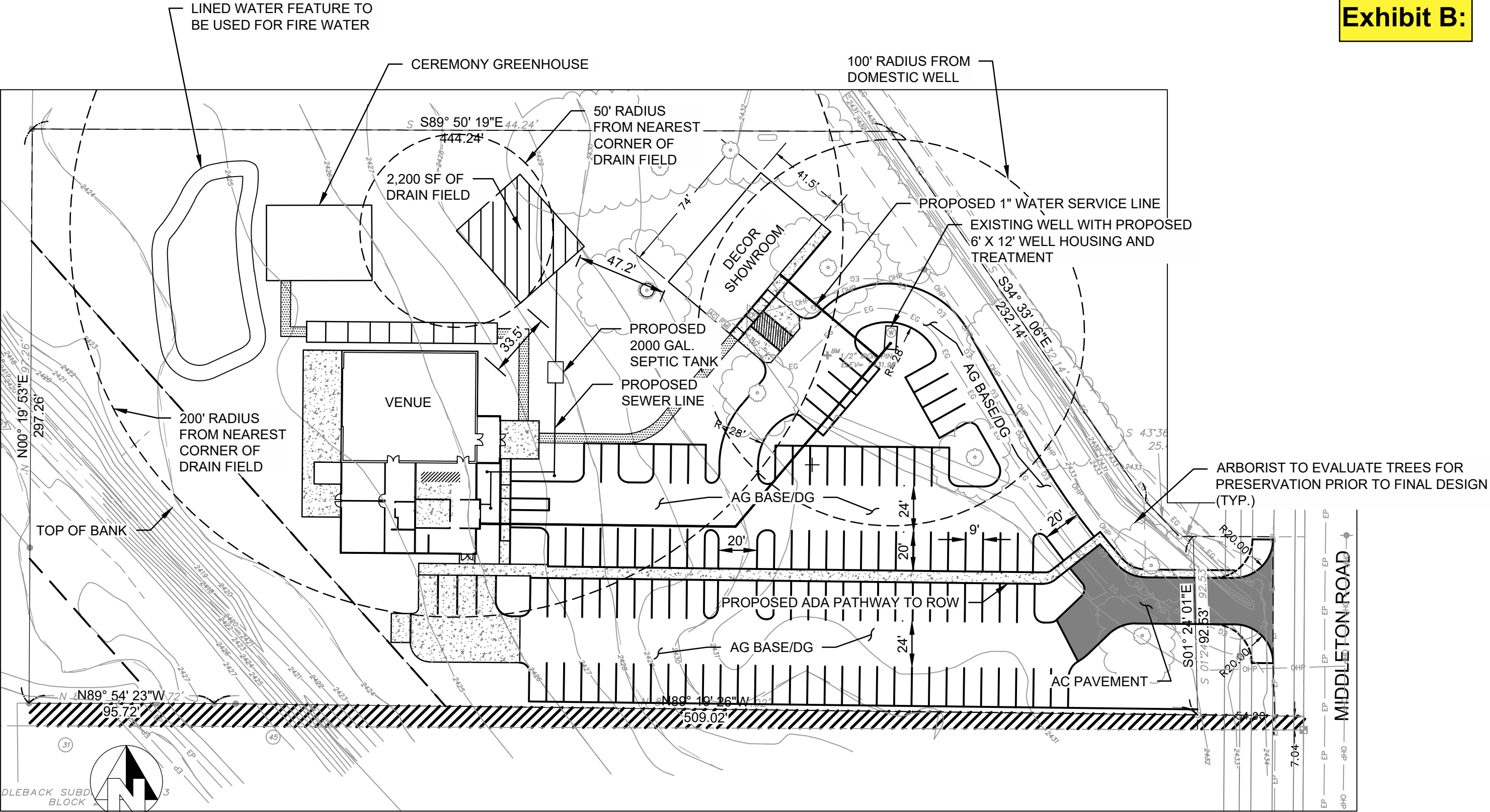
Planning • Zoning • Building • Code Enforcement • Engineering • GIS

While balancing diverse interests, the Canyon County Development Services Department (DSD) delivers community development services to implement the County's vision and values, provide stewardship of public resources, and maintain a prosperous future for all.

WILD OAK WEDDING VENUE

19871 MIDDLETON ROAD
CANYON COUNTY IDAHO

Exhibit B:



PROVOST & PRITCHARD
www.provostandpritchard.com

The Wild Oak Wedding Venue

WILD OAK, LLC
Canyon County

CONCEPTUAL SEPTIC PLAN

DESIGN ENGINEER:

MJB

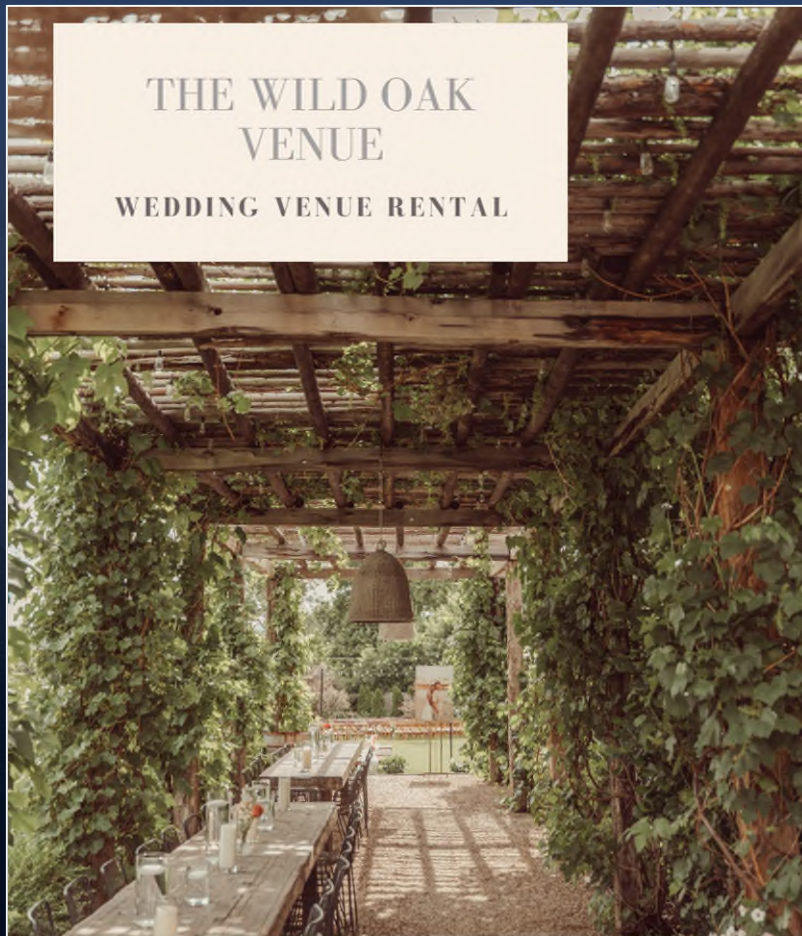
DATE: 5/27/2025

JOB NO: 4325-24-001

1 OF 1

CU2024-0013

The Wild Oak Wedding Venue



DATE: 6/12/2025
PROVOST&PRITCHARD



Address: 19781 Middleton Rd, Caldwell, ID

Parcel ID: R34316

Parcel Size: 3.84 Acres

Zone: A (Agriculture)

Existing Use: Former residence and grazing

Proposed Use: Special Event Facility

Hearing continued from April 3, 2025

Introduction

The Wild Oak Venue is proposed as a special event facility venue that can host up to 150 events per year such as weddings, receptions, community gatherings and other special events with capacity for up to 220 attendees.

This proposed use is consistent with Canyon County Comprehensive Plan and is an allowed use in the Agriculture zone district through an approved Conditional Use Permit.

Water & Wastewater Systems

Water

- Transient Non-community Water System- Per meeting with DEQ, Owner and P&P will continue to work with DEQ to ensure that all requirements are met and adhered.
- Proposed facilities identified on site plan

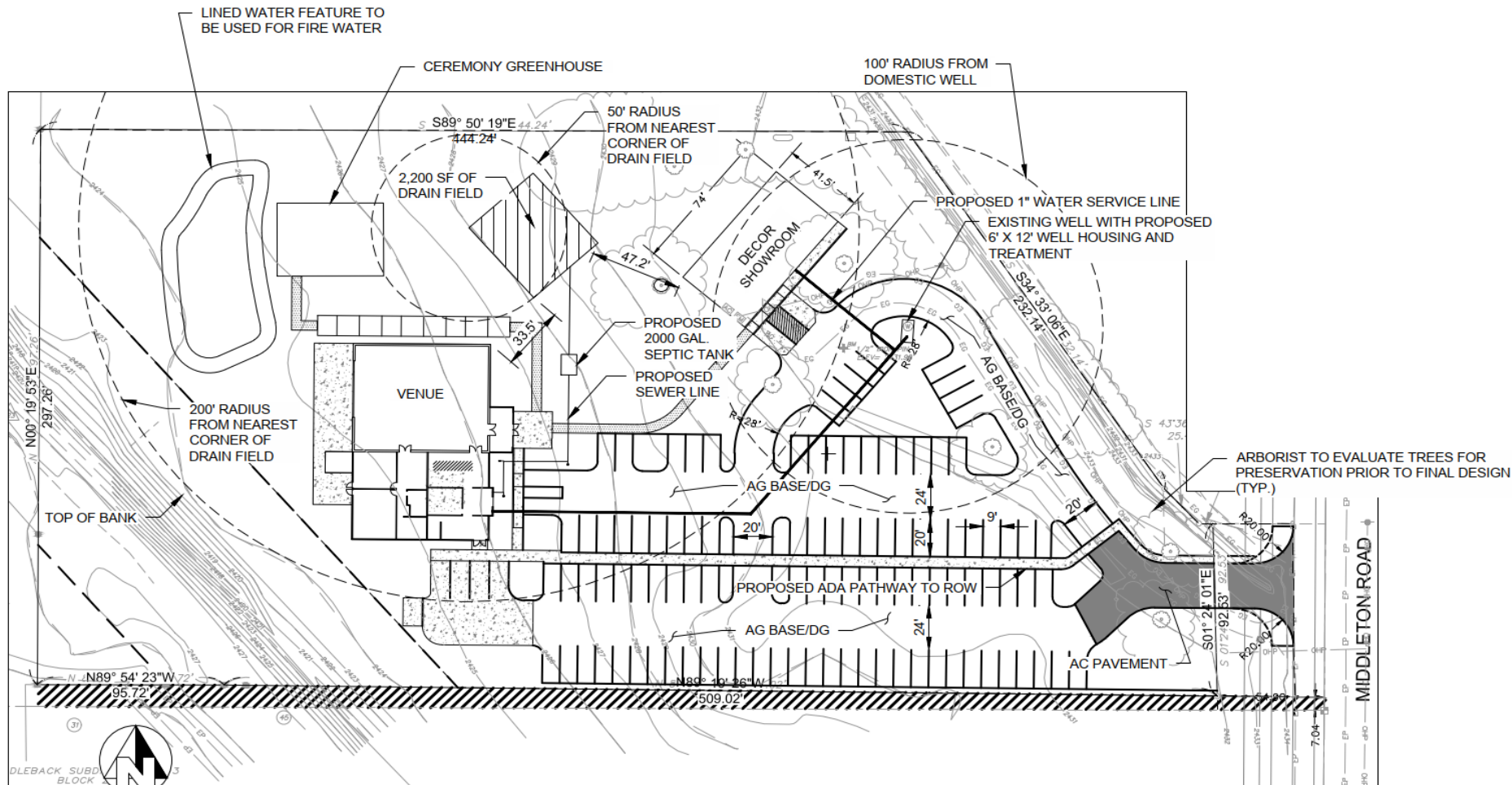
Wastewater

- Applicant has met and worked with Southwest District Health to ensure proper procedure for proposed septic system.
- Field Investigation performed on May 23, 2025, soil classified as Type A-2-B.
- Engineered Septic System- 2,000 gallon tank with a 2,200 square feet drain field to be installed.
- Septic System installation and operation will comply with new IDAPA rules set to become effective on July 1, 2025.

Site Plan

WILD OAK WEDDING VENUE

19871 MIDDLETON ROAD
CANYON COUNTY IDAHO



PROVOST&PRITCHARD

Requests

- Number of Events
 - Host up to 150 events per year
 - Commercial Construction – fully enclosed.
 - Upgraded water and septic systems.
- Parking Surfacing
 - Surface parking area with aggregate base due to rural character of planned facility.
 - No City or County requirement for pavement.
 - Entry way will be paved.



Concerns and Considerations

Sound

- All music/amplified sound will cease by 10:00 PM
- No outdoor music or amplified sound.
- Noise levels at the venue will adhere to county code noise ordinances and conditions of approval.
- Venue will have an “Event Noise Policy” in place that all patrons will have to agree to follow.
- Wild Oak is equipped with professional decibel meters ("decibel guns") to monitor sound levels during events
- Building is new commercial construction, fully enclosed and insulated.
- Trees to be planted along property boundaries to act as additional sound buffer.

Traffic

- Venue to work with Highway District #4 to ensure any signage and traffic control measures are complied with.
- On site navigation signs and personnel during events to assist with circulation.
- Driveway into property will be paved to reduce track out of parking lot materials per City of Caldwell request.
- ADA path of travel from ROW to building provided.

Lighting

- All exterior lighting shall be fully shielded and placed to direct the light source down and inside the property lines of the facility.
- No light source greater than fifteen (15') feet in height.
- Planted trees will also act as a lighting buffer.



Thank you

Archived: Wednesday, May 28, 2025 4:25:45 PM
From: [Steve Pendleton](#)
Mail received time: Tue, 27 May 2025 18:21:07
Sent: Tue, 27 May 2025 18:20:50
To: [Joe Dodson](#) [Matt Barnes](#)
Cc: [Rafael Sanchez](#)
Subject: RE: Wild Oak Wedding Venue Parking Requirement
Importance: Normal
Sensitivity: None

All,

~

If this development is not connecting to City services or annexing to the City, ~Engineering has no ability to comment on requirements here.

~

~~~~~

Thanks

~



~~~~~

~~~~~Steven Pendleton

~~~~~Plans Examiner II

~

205 South 6th Ave. Caldwell, ID 83605

~ P: (208) 455-4683 | F: (208) 455-3012

~~~~~[spendleton@cityofcaldwell.org](mailto:spendleton@cityofcaldwell.org)

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**From:** Joe Dodson <jdodson@cityofcaldwell.org>

**Sent:** Tuesday, May 27, 2025 11:37 AM

**To:** Matt Barnes <MBarnes@ppeng.com>; Steve Pendleton <spendleton@cityofcaldwell.org>

**Cc:** Rafael Sanchez <RSanchez@ppeng.com>

**Subject:** RE: Wild Oak Wedding Venue Parking Requirement

~

Hello,

~

Appreciate you reaching out on this and wanting to work with us. Because this is a County project (not going through the City process), we are not and cannot require much from what I understand. My letter is a request for the County to oblige our request based on our codes. You are accurate that tracking is one of the main concerns; in addition, any ADA compliance and accessible routes are also of concern as we all know wheelchairs, walkers, etc. and gravel do not mix well at all. Has there been any consideration of a usable and accessible route to the right-of-way?

~

Planning, at a minimum, would request the following:

1. A usable ADA route from the building to the right-of-way and ADA parking stalls
2. A minimum of 40' deep of pavement into the site from the edge of right-of-way (Any required ROW improvements would be handled by Steve)
3. A code compliant street buffer (25' wide on private property) to Middleton Rd.

~

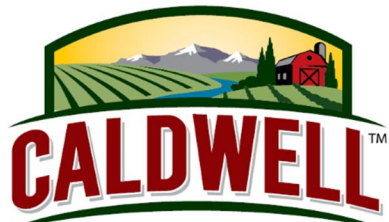
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Please let me know if you have any additional questions for me.

~

~





COMMUNITY DEVELOPMENT  
Planning & Zoning Division

**Joe Dodson, AICP**  
Principal Planner

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

~

\*\* Please note that my schedule allows that I work a half day every Wednesday and am out of the office at 11am. If immediate assistance is needed on Wednesdays following 11am, please reach out to the [PZ@cityofcaldwell.org](mailto:PZ@cityofcaldwell.org) general email. Thank you!

~

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**From:** Matt Barnes <[MBarnes@ppeng.com](mailto:MBarnes@ppeng.com)>  
**Sent:** Tuesday, May 27, 2025 10:43 AM  
**To:** Steve Pendleton <[spendleton@cityofcaldwell.org](mailto:spendleton@cityofcaldwell.org)>; Joe Dodson <[jdodson@cityofcaldwell.org](mailto:jdodson@cityofcaldwell.org)>  
**Cc:** Rafael Sanchez <[RSanchez@ppeng.com](mailto:RSanchez@ppeng.com)>  
**Subject:** Wild Oak Wedding Venue Parking Requirement

~

Good Morning Steve and Joe,

~

After reviewing the attached with our client and the County, we were wondering if it would be possible to consider crushed rock or aggregate for the parking surfacing as this creates more of the feel our client was hoping to achieve.

~

If track out is a concern we could pave the entrance drive to minimize if necessary.

~

Appreciate your additional consideration with this.

~

Thank you.

~

**Matthew Barnes, PE**

Senior Engineer

**PROVOST & PRITCHARD CONSULTING GROUP**

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

Office: (866) 776-6200

Mobile: (208) 580-3152

[www.provostandpritchard.com](http://www.provostandpritchard.com) | [LinkedIn](#) ~

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**Archived:** Wednesday, May 28, 2025 4:27:41 PM  
**From:** [Matt Barnes](#)  
**Mail received time:** Wed, 28 May 2025 09:51:16  
**Sent:** Wed, 28 May 2025 15:51:10  
**To:** [Amber Lewter](#) [Rafael Sanchez](#) [Amber Lewter](#)  
**Subject:** [External] FW: Wild Oak Wedding Venue Septic Question  
**Importance:** Normal  
**Sensitivity:** None

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Amber,

~

I know the deadline was yesterday for presentation materials so just providing for your information, SWDH is on board with septic design.

~

Thank you.

~

**Matthew Barnes, PE**

Mobile: (208) 580-3152

~

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**From:** Anthony Lee <Anthony.Lee@swdh.id.gov>  
**Sent:** Wednesday, May 28, 2025 8:11 AM  
**To:** Rodrigo Robles <RRobles@ppeng.com>  
**Cc:** Matt Barnes <MBarnes@ppeng.com>  
**Subject:** RE: Wild Oak Wedding Venue Septic Question

~

Hi Rodrigo,

~

That design is acceptable, but please provide a cross-section of the pond.

~

Thank you,

~



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

~  
**Anthony Lee, RS/BS | Land Development Senior**  
o 208.455.5384 | c 208.899.1285 | f 208.455.5300

[anthony.lee@swdh.id.gov](mailto:anthony.lee@swdh.id.gov) | [SWDH.org](http://SWDH.org)  
13307 Miami Ln., Caldwell, ID 83607

~  

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**From:** Rodrigo Robles <[RRobles@ppeng.com](mailto:RRobles@ppeng.com)>  
**Sent:** Tuesday, May 27, 2025 2:47 PM  
**To:** Anthony Lee <[Anthony.Lee@swdh.id.gov](mailto:Anthony.Lee@swdh.id.gov)>  
**Cc:** Matt Barnes <[MBarnes@ppeng.com](mailto:MBarnes@ppeng.com)>  
**Subject:** Wild Oak Wedding Venue Septic Question

~  
**CAUTION:** This email originated outside Southwest District Health's network. Verify links and attachments BEFORE you click or open, even if you recognize and/or trust the sender. Contact IT with any concerns.

~  
Good afternoon Anthony,

~  
Regarding the fire water pond on the Wild Oak Wedding Venue being designed with an impermeable liner, the image below is the closest I could find to specification standards for “approved” materials for liners within the ID DEQ Technical Guidance Manual (Feb 2025).

- ~
- 6. The setback distance from surface water for ET systems may be reduced to 100 feet if the system is constructed with a minimum of a 30-mil (0.030-inch) PVC or 60-mil (0.060-inch) high-density polyethylene (HDPE) liner. Horizontal setback distances to surface water for an ETI system must adhere to those for design group C soils (100 feet per IDAPA 58.01.03.008.02.d).

~  
Is this adequate or is there an approved list of materials we can use?



~

~

Thank you,

~

**Rodrigo Robles**

Assistant Engineer

**PROVOST & PRITCHARD CONSULTING GROUP**

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

Office: (866) 776-6200

Mobile: (208) 614-1074

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**Archived:** Wednesday, May 28, 2025 4:28:06 PM  
**From:** [Anthony Lee](#)  
**Mail received time:** Wed, 28 May 2025 14:03:29  
**Sent:** Wed, 28 May 2025 20:03:16  
**To:** [Amber Lewter](#)  
**Subject:** [External] RE: CU2024-0013 The Wild Oak  
**Importance:** Normal  
**Sensitivity:** None

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Hi Amber,

~

Yes, I am currently reviewing the system design plans. However, a subsurface sewage disposal system will be a feasible option if all SWDH requirements are met.

~

Thank you,

~



~

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

~

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

o 208.455.5384 | c 208.899.1285 | f 208.455.5300

[anthony.lee@swdh.id.gov](mailto:anthony.lee@swdh.id.gov) | [SWDH.org](http://SWDH.org)

13307 Miami Ln., Caldwell, ID 83607

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**From:** Amber Lewter <[Amber.Lewter@canyoncounty.id.gov](mailto:Amber.Lewter@canyoncounty.id.gov)>  
**Sent:** Wednesday, May 28, 2025 12:28 PM  
**To:** Anthony Lee <[Anthony.Lee@swdh.id.gov](mailto:Anthony.Lee@swdh.id.gov)>  
**Subject:** CU2024-0013 The Wild Oak



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## Associate Planner

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

Fax:\~ 208-454-6633

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

## NEW public office hours

Monday, Tuesday, Thursday and Friday

Wednesday

1pm – 5pm

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

~

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**Archived:** Wednesday, May 28, 2025 4:28:15 PM

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

**Mail received time:** Wed, 28 May 2025 13:50:07

**Sent:** Wed, 28 May 2025 19:49:58

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

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

**Importance:** Normal

**Sensitivity:** None

**Attachments:**

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

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Greetings Amber,

Ponds are not acceptable for "fire" water supply. The documentation provided on 12/9/2024 indicates:

*Water Supply:*

1. *\[\*\pn\pnlvlbody\pndec\pnstart1\pnindent360\pnql\pntxta.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. *\pnlvlcont\pnindent360 \[\*\pn\pnlvlbody\pndec\pnstart2\pnindent360\pnql\pntxta.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.*

*\pnlvlcont\pnindent360*

I believe there were talks of annexation early on, \~that is why I indicated both options. Ponds are an unreliable water\~source pledged with maintenance and use issues. This is not a change moving forward, this has been the department stance for several years.\~

Feel free to call me if you would like to discuss further.

208-455-4703

---

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

**Sent:** Wednesday, May 28, 2025 12:24 PM

**To:** Alan Perry <aperry@cityofcaldwell.org>

**Subject:** CU2024-0013 The Wild Oak

\~

Hello Deputy Chief Perry,

\~

I become aware that you had a meeting at DSD yesterday and it was mentioned that fire suppression ponds were not being allowed going forward. I sent this case awhile back and it appears to have a fire suppression pond. I just wanted to make sure that this is acceptable for this application.

\~

\~

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)

~

Development Services Department (DSD)

**NEW** public office hours

**Effective Jan. 3, 2023**

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8am – 5pm

Wednesday

1pm – 5pm

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

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