



## **CONDITIONAL USE PERMIT**

### **PUBLIC HEARING - APPLICATION**

<b>PROPERTY OWNER</b>	OWNER NAME: Brandon Giannini	
	MAILING ADDRESS: 13937 Indiana Ave Nampa ID 83651	
	PHONE: [REDACTED]	EMAIL: [REDACTED]
<b>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.</b>		
Signature: <u>Brandon Giannini</u> Date: <u>1-13-2025</u>		

<b>APPLICANT: IF DIFFERING FROM THE PROPERTY OWNER</b>	APPLICANT NAME:	
	COMPANY NAME:	
	MAILING ADDRESS:	
	PHONE:	EMAIL:

<b>SITE INFO</b>	STREET ADDRESS: 18940 Lower Pleasant Ridge Road	
	PARCEL NUMBER: R36382-010	
	PARCEL SIZE: 12.391 acres	
	REQUESTED USE: Event Facility & Caretaker Residence (with ability to split separating future homesite from event center if required for a mortgage).	
	FLOOD ZONE (YES/NO) No	ZONING DISTRICT: Ag

#### **FOR DSD STAFF COMPLETION ONLY:**

CASE NUMBER	<u>CU2025-0001</u>	DATE RECEIVED:	<u>01/23/2025</u>
RECEIVED BY:	<u>A. Lewter</u>	APPLICATION FEE:	<u>\$950.00</u> (CK) MO CC CASH

# Canyon County, ID Web Map



1/23/2025, 10:56:09 AM



Multiple Parcel Search \_Query result



RAILROAD



CC\_PrivateRoads

ITDFunctionalClassification



Major Collector



Other Principal Arterials

Imagery\_2022



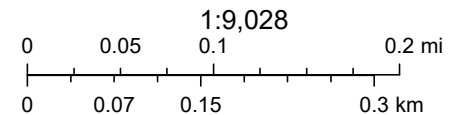
Red: Band\_1



Green: Band\_2



Blue: Band\_3



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

Canyon County Planning & Zoning Commission  
c/o Development Services Department  
111 N 11<sup>th</sup> Ave.  
Caldwell, ID 83605

January 13th, 2025

Subject: Letter of Intent for Special Event Facility with Caretaker Residence

To the Planning & Zoning Commission,

We are pleased to submit this Letter of Intent to establish a special event facility with a caretaker residence located at 18940 Lower Pleasant Ridge Road or parcel number R36382-010. There will be 59 events per year or less with a maximum of 300 people per event. The hours of operation will be 8:00am to 10:30pm.

The original owners of this property that developed the existing historic looking buildings operated the property as a wedding venue. Many weddings and class reunions were hosted on this private property over nearly two decades; however they never applied for the appropriate permitting. It's our intent to obtain all required permits and bring the property back up to the highest quality standards and venue.

This proposal aligns with the Canyon County Zoning Ordinance 07-10-27 Land Use Matrix that a Special Events Facility is a Conditional Use Permit (CUP) in an Ag zone. Also listed as a permitted use is a Caretaker residence. Both uses are consistent with the goals and policies outlined in the 2030 Canyon County Comprehensive Plan.

The property currently includes existing farmland and an arena (does not and will not meet the definition of a Commercial Arena that requires a CUP). The farmland will continue to be farmed and the arena will be improved for uses as allowed by the zoning ordinance in keeping with the western heritage of the County. The future caretaker will also be responsible for security and maintenance of both allowed uses.

**CCZO 07-02-03: DEFINITIONS ENUMERATED:**CARETAKER: A person properly designated to watch over property for security or maintenance.

If the proposed uses are approved, a split of the property may be necessary for mortgage purposes. The property was apart of LS2004-360, which divided an original parcel into 2 parcels; thus if the property does require a split for financing approval we request acknowledgement of utilizing the administrative land division process since the division would meet the exceptions identified within the subdivision ordinance.

## **Purpose and Scope of Use**

The proposed special event facility will host a variety of community-centered and agricultural-related activities, including:

- Weddings and community gatherings,
- Small community-focused events that would include vendors,
- Reunions and retirement-type events, and
- Activities for organizations like Boy/Girl Scouts and other educational purposes.

These uses are permitted in the "A" (Agriculture) zone and align with the objectives of promoting agritourism, economic development, and agricultural sustainability within Canyon County.

Additionally, we request approval for the inclusion of a caretaker residence on-site. This residence will ensure that designated personnel are present to provide 24-hour care of the facility and to maintain security for the property. As the property owner, I intend to build my home on this property, but I also own and operate a long standing Canyon County business, G&S Excavation. G&S Excavation is my full time job, but the opportunity to make this property available to the community for special events was exciting. That being said, we understand that these types of endeavors require daily maintenance and care, let alone the special attention during events, being a good steward of the farmland and maintaining an arena. Thus the need for the caretaker residence. This residence will be used to incentivize employee hiring and retention for this planning, security and maintenance position.

## **Alignment with the Comprehensive Plan**

The project supports multiple goals of the 2030 Canyon County Comprehensive Plan, including but not limited to:

Property Rights: G1.02.00 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.

Community and Land Use: G4.02.00 Ensure that growth maintains and enhances the unique character throughout the County.

Community and Land Use: P4.03.02 Encourage the development of individual parcels and subdivisions that do not fragment existing land use patterns.



Community and Land Use: P4.03.03 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.

Community and Land Use: P4.04.01 Support development in locations where services, utilities, and amenities are or can be provided.

Community and Land Use: P4.04.02 Align planning efforts in areas of city impact.

Economic Development: G3.05.00 Support a diverse economy in Canyon County and recognize that residential, commercial, and industrial uses are necessary components of overall economic stability.

Transportation: A8.02.01a Require all new developments to be accessible and regularly maintain roads for fire protection and emergency service purposes.

Housing: P11.04.01 Accommodate a supply of farmworker housing and allow farmworker housing as accessory uses on agricultural properties.

Agriculture: P12.01.04 Prioritize the protection of agriculture and farmlands in Canyon County as an essential part of the County's economy, identity, and sense of place.

Agriculture: P12.04.01 Encourage new development adjacent to agricultural areas to be designed to

minimize conflicts with adjacent agricultural uses

### **Access**

Legal access exists for the property; however, the approach will be upgraded to meet commercial standards as required by Canyon Highway District No. 4. Traffic impacts are expected to be minimal, and parking will comply with county and highway district regulations for off street parking. 150 parking spaces are planned for the event facility.

### **Compatibility and Community Benefits**

The proposed facility will not adversely impact surrounding properties or alter the rural character of the area. Measures will be implemented to mitigate potential concerns related to noise from the events by enforcing reasonable quiet hours, and reducing noise based on attendance (as suggested by neighbors during the community meeting). Another concern identified was possible safety issues related to possible intoxicated drivers. A part of this application is to have a full-time caretaker. Part of this person's responsibility will be to be on site and ensure appropriate measures are enforced by the holder of the license for

beverages. Furthermore, the addition of the caretaker residence ensures continuous oversight, contributing to property security and event oversight.

### **Conclusion**

We are committed to enhancing the local community through this project, providing an innovative and sustainable venue that highlights the region's agricultural heritage. We believe this initiative will foster economic growth, encourage agritourism (through use of the arena as an allowed use), and align with the vision set forth in Canyon County's Comprehensive Plan for economic development, property rights, community design and agriculture.

Thank you for considering our proposal. We look forward to working collaboratively to bring this project to fruition. Should you have any questions or require additional information, please do not hesitate to contact us.

Sincerely,

A handwritten signature in black ink, appearing to read "Brandon Giannini". The signature is fluid and cursive, with the first name "Brandon" being more prominent than the last name "Giannini".

Brandon Giannini

Property Owner & Manager of G&S Excavation



**18940 lower pleasant ridge**

Write a description for your map.



>59 events a year  
Music turns off at or before  
10pm  
Party departs by 10:30pm  
Clean up crew departs by  
12am  
Max of 300 occupancy



# Brandon Giannini Event Center

## Operation Plan to include:

- **Time Requirements:** Perpetual
- **Commencement of Operations:** The intent is to start within one year of approval, but will meet ordinance requirements for commencement at a minimum.
- **Hours of Operation: Monday thru Sunday Arriving 8:00am - Departing by 10:30PM**
- **Noise Levels:** decibels have not been calculated. Have discussed music levels with neighbors and will work with neighbors so as to not be a nuisance, but still provide a workable event center venue.
- **Dust Levels:** no dust anticipated from event venue or caretaker residence.
- **Air and Water Quality:** No change in air or water quality.
- **Raw Material Delivery: N/A** - No raw materials will be delivered.
- **Finished Product and Marketing: N/A**
- **Site Improvements:** Existing buildings will be improved. If required building permits will be obtained and brought up to code. New construction of additional event facility structures could be added in the future, but not necessary at this time. A caretaker residence for 24/7 security and maintenance will be necessary and constructed when needed.
- **Public and Private Facilities:** This is a private event center in which invited members of the public will attend.
- **Public Amenities:** No public amenities.
- **Infrastructure:** No infrastructure necessary.



# 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? Caretaker and special event center will utilize existing well

2. **SEWER (Wastewater)** ☒ Individual Septic ☐ Centralized Sewer system  
☐ N/A – Explain why this is not applicable: will comply with SWDH standards for porta potties based on attendance

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:** N/A

- ☐ Public ☐ Private Road User's Maintenance Agreement Inst # \_\_\_\_\_

7. **FENCING**

- ☐ Fencing will be provided (Please show location on site plan)

Type: \_\_\_\_\_ Height: \_\_\_\_\_

8. **STORMWATER:**

- ☒ Retained on site ☐ Swales ☐ Ponds ☐ Borrow Ditches  
☐ Other: \_\_\_\_\_

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

\_\_\_\_\_

## RESIDENTIAL USES

### 1. NUMBER OF LOTS REQUESTED:

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

### 2. FIRE SUPPRESSION:

- ☐ Water supply source: We will meet the standards of the fire

### 3. INCLUDED IN YOUR PROPOSED PLAN?

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

## NON-RESIDENTIAL USES

### 1. SPECIFIC USE: \_\_\_\_\_

### 2. DAYS AND HOURS OF OPERATION:

- ☒ Monday 8:00 AM to 10:30 pm  
☒ Tuesday 8:00 AM to 10:30 pm  
☒ Wednesday 8:00 AM to 10:30 pm  
☒ Thursday 8:00 AM to 10:30 pm  
☒ Friday 8:00 AM to 10:30 pm  
☒ Saturday 8:00 AM to 10:30 pm  
☒ Sunday 8:00 AM to 10:30 pm

### 3. WILL YOU HAVE EMPLOYEES? ☒ Yes If so, how many? 1 full time, plus as needed part-time help ☐ No

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



Height: 3 ft Width: 4 ft. Height above ground: \_\_\_\_\_ ft

What type of sign: \_\_\_\_\_ Wall ☒ Freestanding \_\_\_\_\_ Other A-Frame on Days of a Event

### 5. PARKING AND LOADING:

How many parking spaces? 150

Is there is a loading or unloading area? Yes

**Archived:** Wednesday, July 2, 2025 4:19:59 PM  
**From:** [Brandon Giannini](#)  
**Mail received time:** Mon, 28 Apr 2025 08:03:46  
**Sent:** Mon, 28 Apr 2025 14:03:14  
**To:** [Amber Lewter](#)  
**Cc:** [Connie Giannini](#) [Keri Smith](#) [Connie Lou Aebischer](#)  
**Subject:** RE: [External] RE: CU2025-0001  
**Importance:** Normal  
**Sensitivity:** None  
**Attachments:**  
[1\\_Pre Development Meeting MInutes 1.13.25.pdf](#)  [SouthWest District Health.pdf](#) 

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Amber see below responses in Red

~

Have you spoke to the Highway District about the secondary entrance that is proposed? *Yes we have ...please see attached from the highway district.*

~

Have you spoke to Southwest District Health about a public drinking water system and adequate septic for the proposal? *Yes, as far as the public water system per the attached pre-development meeting notes it was determined we would not need a public water system and it was agreed that porta pottys only will be used as the current system is very old and there are no current records for the system in place.*~

~

~::~~ Will you have alcohol onsite and if so, will you or your guest be responsible for the alcohol license? *The guests will be responsible and will~need to provide us with their caterers alcohol license prior to the event.*

~

Will you or your guests be responsible for the catering license/ food handlers license? *Yes our guests will be responsible and they will have to submit proof of the caterers license prior to the event.*

~

Will the number of guests (300) include employees? *No there should be no more than 3 employees on site at a time unless the caters bring their servers.*~

~

I need to clarify the hours of operation and time the music will get turned off. I see multiple times throughout the application. I have 8am start time, music getting turned off at 10pm, guests leave by 10:30pm and clean up crew by 12am. Are all those times correct? *Yes*~

~

Will the arena be used for any events?~*The arena will be used as a separate use apart from the conditional use permit. We are aware of the definition in the Canyon County Zoning Ordinance for a commercial arena. We will not meet that definition and maintain compliance with a non commercial arena use.*~

~

~

~

Thanks,

# Brandon Giannini

G & S Excavation, LLC

Office – (208) 467-5330

Cell – (208) 866-1665

[Brandon@gands-excavation.com](mailto:Brandon@gands-excavation.com)



~

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

**Sent:** Wednesday, April 23, 2025 4:29 PM

**To:** Brandon Giannini <Brandon@gands-excavation.com>

**Subject:** RE: [External] RE: CU2025-0001

~

Hello Brandon,

~

I have a few questions before the agency notice gets sent out.

~

- Have you spoke to the Highway District about the secondary entrance that is proposed?

~

- Have you spoke to Southwest District Health about a public drinking water system and adequate septic for the proposal?

~

- Will you have alcohol onsite and if so, will you or your guest be responsible for the alcohol license?



~

- Will you or your guests be responsible for the catering license/ food handlers license?

~

- Will the number of guests (300) include employees?

~

- I need to clarify the hours of operation and time the music will get turned off. I see multiple times throughout the application. I have 8am start time, music getting turned off at 10pm, guests leave by 10:30pm and clean up crew by 12am. Are all those times correct?

~

- Will the arena be used for any events?

~

~

~

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

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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**From:** Brandon Giannini <[Brandon@gands-excavation.com](mailto:Brandon@gands-excavation.com)>

**Sent:** Wednesday, April 23, 2025 3:22 PM

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

**Subject:** [External] RE: CU2025-0001

~

Hi amber,

~

Totally fine I figured I would ask as I didn't know if we had reached the allotted splits. Yes lets continue with the conditional use permit for a special events facility and caretaker residence.

~

~

Thanks,

**Brandon Giannini**

G & S Excavation, LLC

Office – (208) 467-5330

Cell – (208) 866-1665

[Brandon@gands-excavation.com](mailto:Brandon@gands-excavation.com)



~

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

**Sent:** Wednesday, April 23, 2025 2:57 PM

**To:** Brandon Giannini <[Brandon@gands-excavation.com](mailto:Brandon@gands-excavation.com)>

**Subject:** CU2025-0001

~

Hello Brandon,

~

I wanted to introduce myself as the Planner assigned to your case. I was reviewing your application and noticed in your letter of intent it requests acknowledgement of being able to split the property for financing purposes. I just wanted to address this before I continue the application. The property has already met it's allowed amount of administrative splits, any further splits would require a comprehensive plan amendment, rezone and platting process. A special events facility would not be allowed in a residential zone. With that information would you still like to continue with the conditional use permit for a special events facility and caretaker residence?

~

Thank you,

~



**Amber Lewter**

Associate Planner

Canyon County Development Services Department

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

~



## AGENCY ACKNOWLEDGMENT

Date:

Applicant: Brandon Glannini

Parcel Number: R36382-D10

Site Address: 18940 Lower Pleasant Ridge Rd

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

#### Southwest District Health:

☒ Applicant submitted/met for official review.

Date: 01/22/2024 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: 1/9/2025 Signed:

Alan Remy

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

#### Highway District:

☒ Applicant submitted/met for official review.

Date: 1/9/25 Signed:

District: Canyon Highway Dist 11

Dee C. S.

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

#### Irrigation District:

☒ Applicant submitted/met for official review.

Date: 1/9/25 Signed:

District: Pioneer

[Signature]

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

#### Area of City Impact:

☐ Applicant submitted/met for official review.

Date: 09 Feb 2025 Signed:

City: Greenleaf

[Signature]

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





HIGHWAY DISTRICT No.4  
15435 HIGHWAY 44  
CALDWELL, IDAHO 83607

TELEPHONE 208.454.8135  
FAX 208.454.2008

## Pre- Development Meeting Minutes

**Project Name:** Lower Pleasant Ridge—Event Center

**Project Owner/Representative:** Connie Giannini

**Phone:** 208-866-5945

**Email:** [conniegiannini@yahoo.com](mailto:conniegiannini@yahoo.com); brandon@gands-excavation.com

**Project Location:** R3638201

**Jurisdiction:** Canyon County

### Public Roads:

Name	Classification	Exist. R/W	Ultimate R/W
Lower Pleasant Ridge Road	Collector	50' (prescriptive)	80'
Chicken Dinner Road	Minor Arterial	0'	100'

### Request:

Conditional use permit to allow an event center. See applicant provided site plan. Days of operation include Friday-Sunday

### Access:

Proposed to utilize existing circular approach. These approaches will be viewed as separate approaches. First approach approximately 1,960' west of the Weitz/Lower Pleasant Ridge intersection. Second approach is 291' west of the aforementioned approach. Existing approach by easement for access to a resident to the north approximately 150' west of the western circular approach.

Rural driveway spacing onto a major collector requires spacing of 330'.

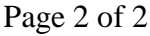
### Improvement Requirements:

- Improve approaches to SD-106
- Adjust approaches to meet major collector spacing
- Dedicate ROW for Chicken Dinner Road (50' half width) and Lower Pleasant Ridge (50' half width first 600' east of Chicken Dinner and then 40' thereafter)
- TIS may be required
- No parking allowed along Lower Pleasant Ridge Road

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.

### Other Comments:

The above represents the District's current policies to which the parcels may be subject to at time of development. These standards are subject to change and the standards/policies in effect at the time of approach permit application or improvement drawings shall apply. This is not an exhaustive list please see further details within the ACCHD: HSDP 2022.







## Pre-Development Meeting

Name of Development: Special Event Facility  
Applicant: Connie Giannini  
P.E./P.G.: \_\_\_\_\_  
All others in Attendance: \_\_\_\_\_  
\_\_\_\_\_ EHS #'s 035 Date 01/22/25

Number of Lots or Flow: N/A Acreage of Proposed Development: 12.39  
Location of Development: 18940 Lower Pleasant Ridge Rd  
Caldwell, ID 83607  
R36382010 0

Project in Area of Concern: No 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: No

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

Additional Comments: The applicant discussed with SWDH the proposal for a special event facility that will have 59 events per year with a maximum of 300 people per event with a future caretaker residence (apartment) and future single-family residence on 12.39 acres. Porta Potties will be used for the events. There is an existing septic system without records that is connected to a building that has 2 bathrooms with a shower. It was proposed that a new septic system be installed on the property for the caretaker residence and building with 2 bathrooms with a shower. The applicant must submit a revised letter of intended use and will need to apply for a subsurface sewage disposal permit if a new septic system is proposed. The applicant must reach out to our Public Drinking Water to discuss the potential for becoming a Public Water System. As proposed, the applicant may move forward in the approval process for a conditional use permit. 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.

1008 E. Locust  
Emmett 83617  
365-6371  
FAX 365-4729

1155 Third Ave., N.  
Payette 83661  
642-9321  
FAX 642-5098

46 W. Court  
Weiser 83672  
549-2370  
FAX 549-2371

824 S. Diamond St.  
Nampa 83686  
465-8402  
FAX 442-2809

- None

I have cc'd Chris Ababon, Public Drinking Water Senior, for questions related to a Public Water System.

We are happy to answer any questions you may have specifically in regards to water use. As we do not intend to have a public water system, and so have intentionally capped the events under the threshold.

Connie Lou



Connie Lou Aebischer

Independent Consultant

for Treasure Valley Planning, LLC

Victory in life isn't about personal success; it is about helping others who have a need that you can fill. ~Ellen Cole Landreth



**Archived:** Wednesday, July 2, 2025 4:20:47 PM  
**From:** [Tom Crosby](#)  
**Mail received time:** Mon, 5 May 2025 08:54:13  
**Sent:** Mon, 5 May 2025 08:54:12  
**To:** [Amber Lewter](#)  
**Subject:** FW: Agency Notice CU2025-0001 / Giannini  
**Importance:** Normal  
**Sensitivity:** None  
**Attachments:**  
[Agency Response Requested Notification Form 2-23.pdf](#)  [CU2025-0001 updated application.pdf](#) 

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Amber,

Commercial occupancy permits will be required for all structures used for the events. One-story detached accessory structures used for storage with a floor area of 120 sq. ft. or less are exempt from commercial permitting requirements.

~

Thanks,

Tom.

~

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**From:** Caitlin Ross <Caitlin.Ross@canyoncounty.id.gov>  
**Sent:** Friday, May 2, 2025 9:09 AM  
**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>; 'lrichard@cityofcaldwell.org' <lrichard@cityofcaldwell.org>; 'aperry@cityofcaldwell.org' <aperry@cityofcaldwell.org>; 'knote.sandahl@doi.idaho.gov' <knote.sandahl@doi.idaho.gov>; 'chopper@hwydistrict4.org' <chopper@hwydistrict4.org>; 'brandy.walker@centurylink.com' <brandy.walker@centurylink.com>; 'eingham@idahopower.com' <eingham@idahopower.com>; 'easements@idahopower.com' <easements@idahopower.com>; 'arobins@idahopower.com' <arobins@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>; '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>; Tom Crosby <Tom.Crosby@canyoncounty.id.gov>; Eric Arthur <Eric.Arthur@canyoncounty.id.gov>; Kathy Husted <Kathleen.Husted@canyoncounty.id.gov>; GIS and Addressing Division <GISAddressing@canyoncounty.id.gov>; 'makline2@marathonpetroleum.com' <makline2@marathonpetroleum.com>  
**Subject:** Agency Notice CU2025-0001 / Giannini

~

Please see the attached agency notice. You are invited to provide written testimony or comments by **June 2, 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,

~



**Caitlin Ross**

Hearing Specialist

Canyon County Development Services Department

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

~

Direct Line: 208-454-7463

Email: [Caitlin.Ross@canyoncounty.id.gov](mailto:Caitlin.Ross@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 \*\***

**Archived:** Wednesday, July 2, 2025 4:21:06 PM  
**From:** [Niki Benyakhlef](#)  
**Mail received time:** Fri, 23 May 2025 10:53:24  
**Sent:** Fri, 23 May 2025 16:53:19  
**To:** [Amber Lewter](#)  
**Cc:** [Caitlin Ross](#)  
**Subject:** [External] RE: Agency Notice CU2025-0001 / Giannini  
**Importance:** Normal  
**Sensitivity:** None

---

Hello Amber,

~

ITD will not be providing comments on this application, as the proposed special event is not expected to impact the state highway system. Special events are considered temporary in nature and do not affect the highway's average daily traffic.

Per the MUTCD, *average day* refers to a day that reflects typical traffic volumes for a given location; generally, a weekday influenced by employment patterns or a weekend influenced by entertainment or recreation. Since this event does not represent those typical conditions, no mitigation will be requested.

Please let me know if you have any questions.

~

Thank you,

~



**Niki Benyakhlef**

*Development Services Coordinator*

~

~

**District 3 Development Services**

O: 208.334.8337 | C: 208.296.9750

Email: [niki.benyakhlef@itd.idaho.gov](mailto:niki.benyakhlef@itd.idaho.gov)

Website: [itd.idaho.gov](http://itd.idaho.gov)

~

~

---

**From:** Caitlin Ross <[Caitlin.Ross@canyoncounty.id.gov](mailto:Caitlin.Ross@canyoncounty.id.gov)>

**Sent:** Friday, May 2, 2025 9:09 AM

**To:** '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)>;

**Archived:** Wednesday, July 2, 2025 4:21:14 PM  
**From:** [Anthony Lee](#)  
**Mail received time:** Wed, 7 May 2025 13:52:21  
**Sent:** Wed, 7 May 2025 19:52:09  
**To:** [Amber Lewter](#) [Amber Lewter](#)  
**Subject:** [External] RE: Agency Notice CU2025-0001 / Giannini  
**Importance:** Normal  
**Sensitivity:** None

---

Hi Amber,

1. Will a Nutrient Pathogen Study be required? **The development is NOT in a designated Priority Area and does not require a Nutrient Pathogen Study if the daily estimated wastewater flow is <2500 gallons per day.**
2. Will adequate sanitary systems be provided to accommodate the use? **A site evaluation has not been conducted to determine site suitability. Any new structure that requires wastewater disposal must install a new subsurface sewage disposal system. If used in the proposal, any existing structure connected to a septic system may need to be reevaluated for adequate capacity for wastewater disposal.**  
\\pn\\v\\cont\\pn\\indent360
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 the nearby city? **There are no concerns with the use or request for rezoning if the applicant meets all SWDH requirements.**

Porta potties are **not** recommended as the sole method of wastewater disposal and may be used in conjunction with a subsurface wastewater disposal system. However, when using porta potties for the events, the applicant must adhere to all the service requirements specified under Section 4.18 in the Technical Guidance Manual and IDAPA 58.01.03.

Please let me know if you have any questions or need clarification.

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

**Archived:** Wednesday, July 2, 2025 4:21:22 PM  
**From:** [Chris Ababon](#)  
**Mail received time:** Wed, 2 Jul 2025 14:55:03  
**Sent:** Wed, 2 Jul 2025 20:54:55  
**To:** [Amber Lewter](#)  
**Cc:** [Anthony Lee](#)  
**Subject:** Re: [External] RE: Agency Notice CU2025-0001 / Giannini  
**Importance:** Normal  
**Sensitivity:** None  
**Attachments:**  
[Outlook-A logo wit.png](#)  
[Outlook-A blue squ.png](#)  
[Outlook-A logo of.png](#)  
[Outlook-A red and .png](#)

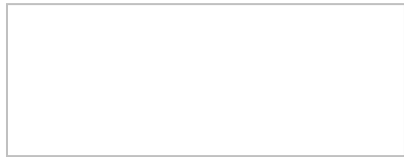
---

Hi Amber,\~

The long and short answer to your question is no, they would not be considered a public water system.

After going around and around on another project/facility with a similar demographic and operating days, Brandon Lowder at DEQ came to the conclusion that if they are operating under 60 days/year, then they would not be considered a public water system. Emily Bunn at Canyon County should be able to shed some light on the situation that we are still wrapping up.\~

I would like to note that although the property/facility does not meet the requirements to be regulated as a public water system, I would advise that the facility is regulated as a public water system to ensure public safety.\~



**Chris Ababon, REHS/RS\~\~Environmental Health Specialist, Senior**  
o 208.455.5409 |~c 208.606.2132 |~f 208.454.7722  
[christopher.ababon@swdh.id.gov](mailto:christopher.ababon@swdh.id.gov)~\~[SWDH.org](http://SWDH.org)  
13307 Miami Ln., Caldwell, ID 83607

\~



\~

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**From:** Anthony Lee <[Anthony.Lee@swdh.id.gov](mailto:Anthony.Lee@swdh.id.gov)>  
**Sent:** Wednesday, July 2, 2025 2:40 PM  
**To:** Chris Ababon <[Chris.Ababon@swdh.id.gov](mailto:Chris.Ababon@swdh.id.gov)>  
**Subject:** FW: [External] RE: Agency Notice CU2025-0001 / Giannini

\~

Fyi:

\~

---

**From:** Amber Lewter <[Amber.Lewter@canyoncounty.id.gov](mailto:Amber.Lewter@canyoncounty.id.gov)>  
**Sent:** Wednesday, July 2, 2025 2:28 PM  
**To:** Anthony Lee <[Anthony.Lee@swdh.id.gov](mailto:Anthony.Lee@swdh.id.gov)>  
**Subject:** RE: [External] RE: Agency Notice CU2025-0001 / Giannini

\~

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~

Hello Anthony,

~

Was it determined that the current domestic well is sufficient for the proposed use of a special events facility, caretaker residence, and a single family dwelling?

~

The special events facility is requesting 59 events a year with 300 guests, and additional employees.

~

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

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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~

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**From:** Anthony Lee <[Anthony.Lee@swdh.id.gov](mailto:Anthony.Lee@swdh.id.gov)>

**Sent:** Wednesday, May 7, 2025 1:52 PM

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

**Subject:** [External] RE: Agency Notice CU2025-0001 / Giannini

~

Hi Amber,

1. Will a Nutrient Pathogen Study be required? **The development is NOT in a designated Priority Area and does not require a Nutrient Pathogen Study if the daily estimated wastewater flow is <2500 gallons per day.**
2. Will adequate sanitary systems be provided to accommodate the use? **A site evaluation has not been conducted to determine site suitability. Any new structure that requires wastewater disposal must install a new subsurface sewage disposal system. If used in the proposal, any existing structure connected to a septic system may need to be reevaluated for adequate capacity for wastewater disposal.**



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 rezoning minimizes potential impacts to the surrounding area and the nearby city? **There are no concerns with the use or request for rezoning if the applicant meets all SWDH requirements.**

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Please let me know if you have any questions or need clarification.

Thank you,



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

o 208.455.5384 | c 208.899.1285 | f 208.455.5300

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

13307 Miami Ln., Caldwell, ID 83607

---

**From:** Caitlin Ross <[Caitlin.Ross@canyoncounty.id.gov](mailto:Caitlin.Ross@canyoncounty.id.gov)>

**Sent:** Friday, May 2, 2025 9:09 AM

**To:** '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'; 'lrichard@cityofcaldwell.org' <[lrichard@cityofcaldwell.org](mailto:lrichard@cityofcaldwell.org)>; 'aperry@cityofcaldwell.org' <[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)>; 'eingham@idahopower.com' <[eingham@idahopower.com](mailto:eingham@idahopower.com)>; 'easements@idahopower.com' <[easements@idahopower.com](mailto:easements@idahopower.com)>; 'arobins@idahopower.com' <[arobins@idahopower.com](mailto:arobins@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 <[Mitch.Kiester@swdh.id.gov](mailto:Mitch.Kiester@swdh.id.gov)>; Anthony Lee <[Anthony.Lee@swdh.id.gov](mailto:Anthony.Lee@swdh.id.gov)>; 'D3Development.services@itd.idaho.gov' <[D3Development.services@itd.idaho.gov](mailto:D3Development.services@itd.idaho.gov)>; 'niki.benyakhlef@itd.idaho.gov' <[niki.benyakhlef@itd.idaho.gov](mailto:niki.benyakhlef@itd.idaho.gov)>; Brian Crawforth <[Brian.Crawforth@canyoncounty.id.gov](mailto:Brian.Crawforth@canyoncounty.id.gov)>; 'christine.wendelsdorf@canyoncounty.id.gov'; Michael Stowell <[mstowell@ccparamedics.com](mailto:mstowell@ccparamedics.com)>; Dalia Alnajjar <[Dalia.Alnajjar@canyoncounty.id.gov](mailto:Dalia.Alnajjar@canyoncounty.id.gov)>; Tom Crosby <[Tom.Crosby@canyoncounty.id.gov](mailto:Tom.Crosby@canyoncounty.id.gov)>; Eric Arthur <[Eric.Arthur@canyoncounty.id.gov](mailto:Eric.Arthur@canyoncounty.id.gov)>; Kathy Husted <[Kathleen.Husted@canyoncounty.id.gov](mailto:Kathleen.Husted@canyoncounty.id.gov)>; GIS and Addressing Division <[GISAddressing@canyoncounty.id.gov](mailto:GISAddressing@canyoncounty.id.gov)>; 'makline2@marathonpetroleum.com' <[makline2@marathonpetroleum.com](mailto:makline2@marathonpetroleum.com)>

**Subject:** Agency Notice CU2025-0001 / Giannini

**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.

Please see the attached agency notice. You are invited to provide written testimony or comments by **June 2, 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,

~



**Caitlin Ross**

Hearing Specialist

Canyon County Development Services Department

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

~

Direct Line: 208-454-7463

Email: [Caitlin.Ross@canyoncounty.id.gov](mailto:Caitlin.Ross@canyoncounty.id.gov)

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

~

Development Services Department (DSD)

**NEW** public office hours

**Effective Jan. 3, 2023**

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Wednesday

1pm – 5pm

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

~

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~



Date 05/05/5025

Canyon County – Development Services

Re: Case Number: CU2025-0001, 18940 Lower Pleasant Ridge Rd

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.

**Details:**

- Nearest Fire Station: Station 1
- Distance: 4.7 miles
- Estimated response time: 7 minutes

**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 or eKnox System.
10. Approved secondary access roads shall be provided per section D106 of the 2018 IFC.
11. Fire hydrants serving building FDC's shall be located not more than 150' away
12. *An automatic fire sprinkler system installed per NFPA 13R may be required.*
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. 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.

15.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.

16.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.

17. When bollards are required they should be MaxiForce Collapsible Bollards

18. 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

19. An eKnox lock box, shall be installed on the outside of the building by the main entrance and by 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

20. Private water mains shall be provided in accordance with NFPA 24 507.2.1

21. 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.

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, July 2, 2025 4:21:53 PM

**From:** [Keri Smith](#)

**Mail received time:** Mon, 9 Jun 2025 16:07:53

**Sent:** Mon, 9 Jun 2025 22:07:41

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

**Subject:** [External] Fwd: Giannini Event Center

**Importance:** Normal

**Sensitivity:** None

**Attachments:**

[CFD Review CU2025-0001, 18940 Lower Pleasant Ridge Rd 6-9-2025.pdf](#) 

---

Amber, ~

Please find the attached updated agency response from Caldwell Fire. ~ This letter should replace the original response as it only addresses fire requirements for the specific identified uses. I would recommend the standard condition of approval that requires the development to comply with the adopted fire code. ~ Including specific codes can cause confusion; especially if codes are updated in the future (we would want to always comply with current laws at the time of development). ~

Thank you,

Keri Smith

Begin forwarded message:

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

**Subject: Re: Giannini Event Center**

**Date:** June 9, 2025 at 3:17:01 PM MDT

**To:** Keri Smith <keri@tvpidaho.com>

**Cc:** Tom Crosby <tom.crosby@canyoncounty.id.gov>, Scott Hillman <scott.hillman@canyoncounty.id.gov>

As requested, here are your updated conditions for your submitted project.  
Good luck,

---



Date 06/09/2025

**\*\*Update\*\***

Caldwell City – Planning and Zoning

Re: Case Number: CU2025-0001, 18940 Lower Pleasant Ridge Rd

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.

#### **Caldwell Fire Department Details**

- Nearest Fire Station: Station 1
- Distance: 4.7 miles
- Estimated response time: 7 minutes

#### **Conditions:**

1. A signal Fire hydrant placed near the pump house, 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. 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)
4. 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)



5. 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)
6. 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)
7. Fire apparatus access roads shall not exceed 10 percent in grade. (IFC D103.2)
8. An eKnox lock box, shall be installed on the outside of the building by the main entrance(front gate or main house). 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
9. Private water mains shall be provided in accordance with NFPA 24 507.2.1

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)



December 18, 2024

Dear Neighbor,

I am your new neighbor, Brandon Giannini. I recently purchased this parcel from the late Mr. Hacker's family. I have had many friends share with me memories about weddings they attended on this property. However, a conditional use permit for a Special Events Facility is required for this use. So I am in the process of preparing to submit an application for that permit on this property to Canyon County Development Services Department (DSD).

One of the requirements necessary prior to submitting the application is to hold a "neighborhood meeting" and to provide information about the request, give you the opportunity to ask questions, and to hear any concerns before we submit the application. This is our opportunity to work together so that we can hopefully work out any issues ahead of time. (Canyon County Zoning Ordinance § 07-01-15).

Please note – this is a neighborhood meeting and 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 should receive an official notification from Canyon County DSD regarding the public hearing (with the Planning & Zoning Commission) via postal mail, newspaper publication, and/or a display on the property for which the Conditional Use Permit.

The Neighborhood Meeting details are as follows:

**Date:** Wednesday 8 January 2025

**Time:** 7-8 pm

**Location:** 18514 Upper Pleasant Ridge Rd. Caldwell

The project is summarized below:

**Parcel Numbers:** R36382-010

**Site Location:** 18940 Lower Pleasant Ridge Rd. Caldwell

**Proposed access:** Existing access(s) off of Lower Pleasant Ridge Rd.

**Total acreage devoted to special event facility:** Approximately 5 acres

**Total land acreage:** +12.4 acres

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

*A note DSD would like us to share: 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 Keri Smith with Treasure Valley Planning at:

Phone: [REDACTED] or by e-mail: [REDACTED]

Sincerely,

Brandon Giannini

# 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: 18940 Lower Pleasant Ridge Rd	Parcel Number: R36382-D1D
City: Caldwell	State: ID ZIP Code: 83609
Notices Mailed Date: Dec 18, 2024	Number of Acres: +12.4ac Current Zoning: Ag
Description of the Request: CUP for Special Events Facility	

## APPLICANT / REPRESENTATIVE INFORMATION

Contact Name: Brandon Giannini
Company Name:
Current address: 13937 Indiana Ave
City: Nampa State: ID ZIP Code: 83651
Phone: [REDACTED] Cell: Fax:
Email:

## MEETING INFORMATION

DATE OF MEETING: Jan 8, 2025	MEETING LOCATION: 18940 Lower Pleasant Ridge Rd	
MEETING START TIME: 7pm	MEETING END TIME: 8pm	
ATTENDEES:		
NAME (PLEASE PRINT)	SIGNATURE:	ADDRESS:
1. Nick Stutzman	[Signature]	1916 COUNTRY VIEW Ln
2. Dale Corning	[Signature]	19004 Lower Pleasant Ridge
3. MARNIE FILLMORE	[Signature]	18954 LOWER PLEASANT RIDGE RD
4. Jake Fillmore	[Signature]	18954 Lower Pleasant Ridge Rd
5. Juan, Anita	[Signature]	18793 Lower Pleasant Ridge
6.		
7.		
8.		
9.		

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):

Brandon Grumaini

APPLICANT/REPRESENTATIVE (Signature): Brandon Grumaini

DATE: 01 / 08 / 2023





Canyon County Development Services  
111 North 11<sup>th</sup> Avenue, #310  
Caldwell, Idaho 83605  
[www.canyoncounty.id.gov](http://www.canyoncounty.id.gov)  
208-454-7458

## AFFIDAVIT OF LEGAL INTEREST

I, Brandon Giannini, 18940 Lower Pleasant Ridge  
(name) (address)  
Caldwell, Idaho 83607  
(city) (state) (zip code)

being first duly sworn upon oath, depose and say:

1. That I am the owner of record of the property described on the attached application and I grant my permission to Treasure Valley Planning OR Connie Giannini  
Keri K. Smith, 17741 Linden Ln Caldwell  
(name) (address)  
to submit the accompanying application pertaining to the subject property.
2. I agree to indemnify, defend and hold Canyon County and its employees harmless from any claims to liability resulting from any dispute as to the statements contained herein or as to the ownership of the property, which is the subject of the application.

Dated this 9<sup>th</sup> day of January, 20 25.

Brandon Giannini

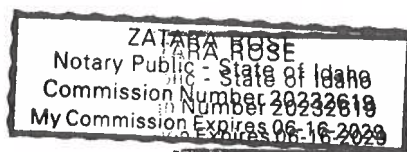
(signature)

STATE OF IDAHO )

ss

COUNTY OF CANYON )

On this 9 day of January, in the year 20 25, before me Zatara Rose,  
a notary public, personally appeared Brandon Giannini, personally known  
to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that  
he/she executed the same.



Notary: Zatara Rose

My Commission Expires: 06/16/2029

**2024-035560**

RECORDED

**11/01/2024 02:06 PM**

RICK HOGABOAM

CANYON COUNTY RECORDER

Pgs=5 PBRIDGES

\$45.00

TYPE: MTG D OF T

TITLEONE BOISE

ELECTRONICALLY RECORDED

ACCOMMODATION



**TitleOne**  
a title & escrow co.

## Deed of Trust

Order No. 24525215

This deed of trust, dated 11/1/2024 between **Brandon Giannini, an unmarried man**, herein called Grantor, whose address is **16207 Plow Ave, Caldwell, ID 83607**, and **Secured Land Transfers LLC, dba TitleOne**, herein called Trustee, and **Tom Giannini**, herein called Beneficiary, whose address is 20421 Maggard Ln, Caldwell, Idaho 83607.

Witnesseth that Grantor does hereby irrevocably grant, bargain, sell, and convey to Trustee, in trust with power of sale, that property in the county of **Canyon, Idaho**, described as follows, and containing not more than eighty acres:

A portion of the South Half of the Southwest Quarter of the Southwest Quarter of Section 24, Township 4 North, Range 4 West, Boise Meridian, Canyon County, Idaho, more particularly described as follows:

BEGINNING at the Southwest corner of said South Half of the Southwest Quarter of the Southwest Quarter, also being the Southwest corner of said Section 24; thence North 0°27'48" West along the West boundary of said Section 24 a distance of 662.43 feet to the Northwest corner of said South Half of the Southwest Quarter of the Southwest Quarter; thence South 89°50'01" East along the North boundary of said South Half of the Southwest Quarter of the Southwest Quarter a distance of 805.65 feet; thence South 2°02'33" East a distance of 662.97 feet to a point on the South boundary of said South Half of the Southwest Quarter of the Southwest Quarter; thence North 89°49'39" West along said South boundary a distance of 823.93 feet to the POINT OF BEGINNING.

Together with the rents, issues and profits thereof, subject, however, to the right, power and authority hereafter given to and conferred upon Beneficiary to collect and apply such rents, issues and profits.

For the purpose of securing payment of the indebtedness evidenced by a promissory note, of even date herewith, executed by Grantor in the sum of **Five Hundred Sixty Four Thousand Five Hundred Seventy Nine Dollars and Sixty Seven Cents (\$564,579.67)**, with final payment due **10/01/2027** and to secure payment of all such further sums as may hereafter be loaned or advanced by the Beneficiary herein to the Grantor herein, or any or either of them, while record owner of present interest, for any purpose, and of any notes, drafts or other instruments representing such further loans, advances or expenditures together with interest on all such sums at the rate therein

representing such further loans, advances or expenditures together with interest on all such sums at the rate therein provided. Provided, however, that the making of such further loans, advances or expenditures shall be optional with the Beneficiary and provided further, that it is the express intention of the parties to this Deed of Trust that it shall stand as continuing security until paid for all such advances together with interest thereon.

**A. To protect the security of this Deed of Trust, Grantor agrees:**

1. To keep said property in good condition and repair, not to remove or demolish any building thereon, to complete or restore promptly and in good and workmanlike manner any building which may be constructed, damaged or destroyed thereon and to pay when due all claims for labor performed and materials furnished therefore; to comply with all laws affecting said property or requiring any alterations or improvements to be made thereon; not to commit or permit waste thereof; not to commit, suffer or permit any act upon said property in violation of law; to cultivate, irrigate, fertilize, fumigate, prune and do all other acts which from the character or use of said property may be reasonably necessary, the specific enumerations herein not excluding the general.
2. To provide, maintain and deliver to Beneficiary fire insurance satisfactory to and with loss payable to Beneficiary. The amount collected under a fire or other insurance policy may be applied by Beneficiary upon any indebtedness secured hereby and in such order as Beneficiary may determine, or at option of Beneficiary the entire amount so collected or any part thereof may be released to Grantor. Such application or release shall not cure or waive any default or notice of default hereunder or invalidate any act done pursuant to such notice.
3. To appear in and defend any action or proceeding purporting to affect the security hereof or the rights or powers of Beneficiary or Trustee; and to pay all costs and expenses, including cost of evidence of title and attorney's fees in a reasonable sum, in any such action or proceeding in which Beneficiary or Trustee may appear.
4. To pay, at least ten days before delinquency all taxes and assessments affecting said property, when due, all encumbrances, charges and liens, with interest, on said property or any part thereof, which appear to be prior or superior hereto; all costs, fees and expenses, of this Trust. In Addition to the payments due in accordance with the terms of the note hereby secured the Grantor shall at the option, and on demand of the Beneficiary, pay each month 1/12 of the estimated annual taxes, assessments, insurance premiums, maintenance and other charges upon the property, nevertheless in trust for Grantor's use and benefit and for the payment by Beneficiary of any such items when due. Grantor's failure to pay shall constitute a default under this Trust.
5. To pay immediately and without demand all sums expended by Beneficiary or Trustee pursuant to the provisions hereof, with interest from date of expenditure at the rate of interest specified in the above-described promissory note.
6. Should Grantor fail to make any payment or to do any act as herein provided, then Beneficiary or Trustee, but without obligation so to do and without notice to or demand upon Grantor and without releasing Grantor from any obligations hereof, may; make or do the same in such manner and such an extent as either may deem necessary to protect this security hereof, Beneficiary or Trustee being authorized to enter upon said property for such purposes; appear in and defend any action or proceeding purporting to affect the security hereof or the rights or powers of beneficiary or Trustee; pay, purchase, contest or compromise any encumbrance, charge or lien which in the judgment of either appears to be prior or superior hereto; and, in exercising any such powers, or in enforcing this Deed of Trust by judicial foreclosure, pay necessary expenses, employ counsel and pay his reasonable fees.

**B. It is mutually agreed that:**

1. Any award of damages in connection with any condemnation for public use of or injury to said property or any part thereof is hereby assigned and shall be paid to Beneficiary who may apply or release such moneys received by him in the same manner and with the same effect as above provided for disposition of proceeds of fire or other insurance.
2. By accepting payment of any sum secured hereby after its due date, Beneficiary does not waive his right either to require prompt payment when due of all other sums so secured or to declare default for failure so to pay.
3. At any time or from time to time, without liability, therefore and without notice, upon written request of Beneficiary and presentation of this Deed and said note for endorsement, and without affecting the personal liability of any person for payment of the indebtedness secured hereby, Trustee may: Reconvey all or any part of said

- property; consent to the making of any map or plat thereof; join in granting any easement thereon; or join in any extension agreement or any agreement subordinating the lien or charge hereof.
4. Upon written request of Beneficiary stating that all sums secured hereby have been paid, and upon surrender of this Deed and said note to Trustee for cancellation and retention upon payment of its fees, Trustee shall reconvey without warranty, the property then held hereunder. The Grantee in such reconveyance may be described as 'the person or persons legally entitled thereto.'
  5. As additional security, Grantor hereby gives to and confers upon Beneficiary the right, power and authority, during the continuance of these Trusts, to collect rents, issues and profits of said property, reserving unto Grantor the right, prior to any default by Grantor in payment of any indebtedness secured hereby or in performance of any agreement hereunder, to collect and retain such rents, issues and profits as they become due and payable. Upon any such default, Beneficiary may at any time without notice, either in person, by agent, or by a receiver to be appointed by a court and without regard to the adequacy of any security for the indebtedness hereby secured, enter upon and take possession of said property or any part thereof, in his own name sue for or otherwise collect such rents, issues and profits, including those past due and unpaid, and apply the same, less costs and expenses of operation and collection, including reasonable attorney's fees, upon and indebtedness secured hereby, and in such order as Beneficiary may determine. The entering upon and taking possession of said property, the collection of such rents, issues and profits and the application thereof as aforesaid, shall not cure or waive any default or notice of default hereunder or invalidate any act done pursuant to such notice.
  6. IF ALL OR ANY PART OF THE SUBJECT REAL PROPERTY, OR AN INTEREST THEREIN IS SOLD, TRANSFERRED, OR CONTRACTED TO BE SOLD OR TRANSFERRED IN THE FUTURE BY AGREEMENT WITHOUT THE BENEFICIARY'S PRIOR WRITTEN CONSENT, EXCLUDING A TRANSFER BY DEVISE, DESCENT OR OPERATION OF LAW UPON THE DEATH OF THE GRANTOR, BENEFICIARY MAY, AT BENEFICIARY'S OPTION, DECLARE ALL SUMS SECURED BY THIS DEED OF TRUST TO BE IMMEDIATELY DUE AND PAYABLE. IF THE BENEFICIARY SHALL WAIVE THE OPTION TO ACCELERATE AS PROVIDED BY ACCEPTING IN WRITING AN ASSUMPTION AGREEMENT OF THE SUCCESSOR IN INTEREST, BENEFICIARY SHALL THEN RELEASE GRANTOR UNDER THIS DEED OF TRUST AND THE NOTE.
  7. Upon default by Grantor in payment of any indebtedness secured hereby or in performance of any agreement hereunder, all sums secured hereby shall immediately become due and payable at the option of the Beneficiary. In the event of default, Beneficiary shall execute or cause the Trustee to execute a written notice of such default and of his election to cause to be sold the herein described property to satisfy the obligations hereof, and shall cause such notice to be recorded in the office of the recorder of each county wherein said real property or some part thereof is situated. Notice of sale having been given as then required by law, and not less than the time then required by law having elapsed, Trustee, without demand on Grantor, shall sell property at the time and place fixed by it in said notice of sale, either as a whole or in separate parcels and in such order as it may determine, at public auction to the highest bidder for cash in lawful money of the United States, payable at time of sale. Trustee shall deliver to the purchaser its Deed conveying the property so sold, but without any covenant or warranty expressed or implied. The recitals in such Deed of any matters or facts shall be conclusive proof of the truthfulness thereof. Any person, including Grantor, Trustee, or Beneficiary, may purchase at such sale. After deducting such costs, fees and expenses, of Trustee and of this Trust, including cost of evidence of title and reasonable counsel fees in connection with sale, Trustee shall apply the proceeds of sale to payment of: all sums expended under the terms hereof not then repaid, with accrued interest at the rate specified in the above described promissory note; all other sums then secured hereby; and the remainder, if any, to the person or persons legally entitled thereto.
  8. This Deed applies to, inures to the benefit of, and binds all parties hereto, their heirs, legatees, devisees, administrators, executors, successors and assigns. The term Beneficiary shall mean the holder and owner of the note secured hereby; or, if the note has been pledged, the pledgee thereof. In this Deed, whenever the context so requires, the masculine gender includes the feminine and/or neuter, and the singular number includes the plural.

9. Trustee is not obligated to notify any party hereto of pending sale under any other Deed of Trust or of any action or proceeding in which Grantor, Beneficiary or Trustee shall be a party unless brought by Trustee.
10. In the event of dissolution or resignation of the Trustee, the Beneficiary may substitute a trustee or trustees to execute the trust hereby created and when any such substitution has been filed for record in the office of the Recorder of the county in which the property herein described is situated, it shall be conclusive evidence of the appointment of such trustee or trustees, and such new trustee or trustees shall succeed to all of the powers and duties of the trustee or trustees named herein.

Request is hereby made that a copy of any Notice of Default and a copy of any Notice of Sale hereunder be mailed to the Grantor at his address hereinbefore set forth.

Remainder of this page intentionally left blank.



Brandon Giannini  
Brandon Giannini

State of Idaho, County of Canyon, ss.

On this 1 day of November, in the year of 2024, before me, the undersigned, a Notary Public in and for said State, personally appeared Brandon Giannini, known or identified to me to be the person(s) whose name(s) is subscribed to the within instrument and acknowledged to me that he executed the same.

Jill Farwell  
Notary Public

Residing In:

My Commission Expires:

Residing in Wilder, Idaho  
Commission Expires: 04/05/2025

JILL FARWELL  
COMMISSION #36140  
NOTARY PUBLIC  
STATE OF IDAHO