



Planning and Zoning Commission
Hearing Date: August 7, 2025
Canyon County Development Services Department

PLANNING DIVISION STAFF REPORT

CASE NUMBER: CU2025-0001
APPLICANT/REPRESENTATIVE: Brandon Giannini
PROPERTY OWNER: Brandon Giannini

APPLICATION: Conditional use permit – Special Events Facility and Caretaker Residence

LOCATION: 18940 Lower Pleasant Ridge Rd, Caldwell
Parcel R36382010

ANALYST: Amber Lewter, Associate Planner
REVIEWED BY: Dan Lister, Planning Supervisor

REQUEST:

The applicant, Brandon Giannini, requests a conditional use permit for a Special Events Facility and Caretaker Residence on approximately 12.39 acres in an “A” (Agricultural) zone. The request is for 59 events a year with a maximum of 300 guests and 150 parking spaces. The hours of operation proposed are 8:00 a.m. – 10:30 p.m. The music shut off time at 10:00 p.m. and the cleaning crew leaving by 12:00 a.m. The proposal is for one full time employee that would stay in the caretaker residence and hiring part time employees as needed. There will be porta potties onsite for the events.

PUBLIC NOTIFICATION:

Neighborhood meeting conducted on:	December 18, 2024
JEPA notice sent on:	May 2, 2025
Agency notice:	May 2, 2025 and July 3, 2025
Neighbor notification within 1,000 feet mailed on:	July 3, 2025
Newspaper notice published on:	July 8, 2025
Notice posted on site by:	July 8, 2025

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1. BACKGROUND:

Parcel R36382010 was created through a land division in 1999 (LS2004-359 and LS2004-360). The subject property is zoned “A” (Agricultural) and requires a conditional use permit to operate a special events

facility and a caretaker residence. On January 23, 2025 a conditional use permit application for a special events facility and a caretaker residence was accepted by Canyon County Development Services.

2. HEARING BODY ACTION:

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

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

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

OPTIONAL MOTIONS:

Approval of the Application: "I move to approve for CU2025-0001, Giannini, finding the application **does** meet the criteria for approval under Section 07-07-05 of Canyon County Code of Ordinances, **with the conditions listed in the staff report, finding that;** [*Cite reasons for approval & Insert any additional conditions of approval*].

Denial of the Application: "I move to deny CU2025-0001, Giannini, finding the application **does not** meet the criteria for approval under Section 07-07-05 of Canyon County Code of Ordinances, **finding that** [*cite findings for denial based on the express standards outlined in the criteria & the actions, if any, the applicant could take to obtain approval (ref.ID.67-6519(5))*].

Table the Application: "I move to continue CU2025-0001, Giannini to a [*date certain or uncertain*]

3. HEARING CRITERIA

Table 1. Conditional Use Permit Review Criteria Analysis

HEARING CRITERIA (07-07-05): The presiding party shall consider each conditional use permit application by finding adequate evidence to answer the following questions in its FCOs:				
Compliant			County Ordinance and Staff Review	
Yes	No	N/A	Code Section	Analysis
			07-07-05(1)	Is the proposed use permitted in the zone by conditional use permit?

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Staff Analysis	<p>A special events facility and caretaker residence are permitted in the “A” (Agricultural) zone by conditional use permit, pursuant to Canyon County Code of Ordinance (CCCO) §07-10-27.</p> <p>The applicant submitted a conditional use permit for a special events facility and caretaker residence on January 23, 2025. <i>See Exhibit A for the application and submitted materials.</i></p> <ul style="list-style-type: none"> CCCO §07-02-03 defines a Special Events as follows: “Any temporary event including, but not limited to, weddings, picnics, barbecues, holiday events and parties, dances, concerts, footraces and walks, bazaars, and harvest festivals.” CCCO §07-02-03 defines Caretaker as follows: “A person properly designated to watch over property for security or maintenance”. <p>See project description analysis contained in Section 07-07-05(2) detailing the nature of the request.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	07-07-05(2) Staff Analysis	<p>What is the nature of the request?</p> <p>The nature of the request consists of using the subject property of approximately 12.39-acres for a special events facility to host weddings, community gatherings, events that include vendors, reunions, retirement-type events and activities for organizations such as Boy/Girl Scouts (Exhibit A2). Staff recommends if the conditional use permit is approved, to add a condition to limit the type of events allowed. It was represented at the neighborhood meeting that the proposal was for 5 acres to be designated to the special events facility (Exhibit A6). Staff recommends if the proposed use were to be approved, to add a condition to maintain the use within the 5 acres that is outlined in the site plan (Exhibit A5). The applicant is proposing a maximum of 59 events per year that would include a maximum of 300 guests, with one full time employee and hiring part time employees as needed (Exhibits A2 and A4). Days and hours of operation are proposed to be 8:00 a.m. to 10:30 p.m., with music off by 10:00 p.m. and the cleaning crew out by 12:00 a.m., Monday through Sunday (7 days a week) (Exhibits A4 and A5). If the Commissioners approve the special events facility, staff recommends reducing the number of patrons to 200, as well as modifying the hours of operation and music shut off time. The applicant is proposing a secondary entrance off of Lower Pleasant Ridge Road and 150 parking spots to the west of the special events facility with a loading and unloading area (Exhibits A4 and A5). There is no outdoor lighting proposed at this time. The applicant is proposing porta potties for the events, although within the site plan there is a bathroom with two toilets and a shower (Exhibits A2.1 and A5). The guests would be responsible for any catering and alcohol.</p> <p>Within the letter of intent, the applicant states the property includes existing farmland and the farmland will continue to be farmed (Exhibit A2). During the site visit on July 9, 2025, the fields did not appear to be irrigated or maintained (Exhibit C). Also, the applicants are contemplating a future mortgage division when a primary residence is constructed (Exhibit D2). Currently, there are no</p>

			<p>homes on the 12.39-acre property. Approval of a caretaker residence provides for a possibility of three residences on the property as contemplated by this application.</p> <p>The applicant advises there is an equestrian arena onsite that will not be used for the events under the conditional use permit and will not meet the requirements for a commercial arena (Exhibits A2 and A2.1). CCCO §07-02-03 defines a Commercial Arena as follows: <i>“A facility, whether private or public, indoor or outdoor, the primary purpose of which is to exhibit animals or hold events such as rodeos, horse events or cattle auctions or exhibits, and for which a fee is charged to participants and an admission charge is paid by the public.”</i> Although, located on the applicant’s site plan (Exhibit A5) there is a future indoor event space for the equestrian arena. If the Commission moves to approve this application, staff recommends a condition that the future indoor arena not be used for the special events, unless the property owner obtains a conditional use permit for a commercial arena.</p> <p>In addition, the applicant is requesting a caretaker residence on the subject property. The proposal is for the caretaker resident to be the designated personnel providing 24-hour care to the event center, arena, and maintain security to the subject property. It is proposed that part of the caretaker’s responsibilities will be to ensure appropriate measures are enforced by the holder of the alcohol license (Exhibit A2). The event center was addressed during the neighborhood meeting as seen in Exhibit A6, there is no evidence that the caretaker residence was addressed during the neighborhood meeting.</p> <p><u>Signage and Buildings</u></p> <p>The facility will include a temporary A-frame sign on days of an event. The sign is proposed to be three (3) feet in height and four (4) feet in width (Exhibit A4). In accordance with sign ordinance 07-10-13, if the sign is over six feet (6’) in height and permanently affixed to the ground, a building permit may be required.</p> <p>The applicant is not proposing any new structures for the events center. The applicants Operation Plan states that the existing buildings will be improved and building permits obtained and indicates additional structures may be added in the future (Exhibit A3). The applicant’s site plan notes a future 250 x 150 indoor event space for the equestrian arena 250x150 in size (Exhibit A5). Staff received a new site plan on July 25, 2025 at 6:14 PM from the applicant’s representative, Keri Smith, the new site plan does not match the Letter of Intent or Operation Plan (Exhibit A5.1) provided at the time of application. According to the new site plan there will not be an equestrian arena, in its place there will be tents provided by the bride and groom and the existing buildings will be used as a backdrop other than the well house, 660 sq. ft. event space and gazebo. Staff’s analysis is based upon the site plan provided at the time the application was received and what was presented at the time of scheduling the case for the Planning and Zoning Commission (Exhibit A5). Staff’s analysis does not include the applicants new site plan (Exhibit A5.1).</p>
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				<p>According to the applicants Operation Plan (Exhibit A3) the caretaker residence will be constructed when needed. The caretaker residence is proposed to be located at the northwest corner of the equestrian arena, as seen on the site plan in Exhibit A5. Staff recommends if the proposed use were to be approved, a condition be added to have the caretaker residence permitted and constructed prior to commencement of use. Alternatively, staff recommends denying the caretaker unit. The applicant may re-apply for a caretaker residence when it is required to operate the business effectively. Currently there is a primary residence permit available to the property. Public comment received in opposition expresses concern for approving a caretaker residence with the possibility to have an additional residential building permit (Exhibit E4).</p>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	07-07-05(3)	Is the proposed use consistent with the comprehensive plan?
			Staff Analysis	<p>The proposed use is <u>not</u> consistent with the Comprehensive plan because the area is a transitional area for industrial zoning, there is current industrial zoning approx. 0.20-miles away from the subject property to the north and approx. 0.50-miles to the west of the subject property. The current and future industrial zoning in the area pose a combability concern for a special events facility that is not permitted in an industrial zone.</p> <p>The 2030 Canyon County Comprehensive Plan designates the subject parcel as industrial (Exhibit B2.16). A special events facility is not an allowed use in an industrial zone.</p> <p>The parcel is located in the City of Greenleaf's Impact Area. The City of Greenleaf Comprehensive Plan designates the future land use of the parcel and area as "Industrial" (Exhibit B2.12).</p> <p>The proposal is <u>not</u> aligned with, but not limited to the following goals and policies of the 2030 Comprehensive Plan:</p> <p><u>Population Component Goals:</u></p> <ul style="list-style-type: none"> • G2.01.00 Incorporate population growth trends & projections when making land-use decisions. • G2.02.00 Promote housing, business, and service types needed to meet the demand of the future and existing population. <p>The surrounding area to the subject property is transitioning to industrial zoning. A special events facility is not an allowed use in an industrial zone and does not meet the demand of the surrounding area.</p> <p><u>Economic Development Goal and Policy:</u></p> <ul style="list-style-type: none"> • G3.01.00 Promote a healthy and sustainable regional economy by retaining, expanding, and recruiting businesses to favorable locations. • P3.01.02 Support suitable sites for economic growth and expansion compatible with the surrounding area.

				<p>The subject property is in a transitional area towards industrial zoning. As well as, the 2030 Comprehensive Plan has designated parcel R36382010 as industrial. A special events facility is not compatible with the future industrial growth in the area. According to the TAZ jobs report in Exhibit B2.13 it is anticipated to provide 101-250 jobs. The proposed use does not appear to meet the compatibility for economic growth with one full time employee.</p> <p><u>Land Use Goals and Policies:</u></p> <ul style="list-style-type: none"> • P4.02.01 Consider site capability and characteristics when determining the appropriate locations and intensities of various land uses. • G4.03.00 Develop land in a well-organized and orderly manner while mitigating or avoiding incompatible uses, protecting public health and safety, and creating a vibrant economy through sustainable land use planning. • P4.04.02 Align planning efforts in areas of city impacts. • G4.06.00 Development design should improve the area's character and be compatible with the community's visual appearance and the natural environment. • P4.07.01 Plan land uses that are compatible with the surrounding community. <p>Canyon County supports growth and development as long as it is compatible with the surrounding area. The proposed use is not compatible with the surrounding existing and planned industrial area, and it was not found to be mitigated with conditions.</p>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	07-07-05(4)	Will the proposed use be injurious to other property in the immediate vicinity and/or negatively change the essential character of the area?
			Staff Analysis	<p>The proposed use <u>will</u> be injurious to other property in the immediate vicinity and will negatively change the essential character of the area. This is mainly due to the subject property being in a transitional area for the industrial zoning. A special events facility is not a permitted use in an industrial zone and is not compatible with the current and future industrial zoning in the area. The letters received in opposition speak to the noise that Gayle Manufacturing makes, a special events facility creates potential conflict with both residential and industrial uses within the area.</p> <p>Surrounding Land Use Cases: Within the last 5 years there has been one land use case approved and two denied (Exhibit B2.6). On November 2, 2020 a rezone from "A" (Agricultural) to "M-1" (Light Industrial) zone was approved for JRP Properties LLC. There have been several other rezones in the area from "A" (Agricultural) to "M-1" (Light Industrial) zone prior to the last 5 years. This suggests that the area is trending towards an industrial zoning. There are many allowed uses in a "M-1" zone, therefore, there is a lack of known uses in the area. Currently, the property to the west (0.50 miles) is zoned industrial and is in the platting process for a thirty (30) lot industrial development.</p>

				<p>There has been one (1) subdivision approved within a 1-mile radius of the subject property, the subdivision was platted in 2008 (Exhibit B2.7). Within 0.25 miles from the subject property there are approximately 17 residences in the vicinity. There are approximately 34 residences within 0.50 miles from the subject property.</p> <p>Character of the Area: The subject property is zoned “A” (Agricultural) (Exhibit B1). The general character of the area is dominantly industrial to the north of Lower Pleasant Ridge Road and dominantly agricultural with some residential properties to the south of Lower Pleasant Ridge Road.</p> <p>The subject property is within the City of Greenleaf’s area of city impact. The City of Greenleaf designates the future land use of the subject property as “Industrial” (Exhibit B2.12). The City of Greenleaf was noticed on May 2, 2025 and July 3, 2025, no comment was received.</p> <p>The soil classification for the subject property is primarily Class 2 “Best Suited Soil”. The farmland report designates the subject property as “Prime Farmland if Irrigated” (Exhibit B2.10).</p> <p>Within a 2-mile radius from the subject property, there are several gravel pits and one feedlot in the area (Exhibit B2.8).</p> <p>Potential Impacts: The special events facility may impact the surrounding area due to the increase in noise, dust, increased traffic, and lighting as related to the use.</p> <p>The proposed special events facility would generate amplified music/noise that is uncontained, due to the majority of the event activities being conducted outdoors. Special events in nature are mostly on weekends and later in the evenings. The music/noise at these times and days would not be conducive to the rural nature that the residential properties in the area are accustomed to and would be injurious to their way of life. Letters in opposition have spoken to the impact noise would have on the surrounding area (Exhibit E).</p> <p>Although there is no lighting currently proposed, the event activities will be primarily outdoors and held throughout the year, therefore, outdoor lighting will need to be provided for safety purposes or the hours of operation would need to be adjusted to end all event activities at dusk. During the Winter and Fall seasons dusk could be as early as 5:00 p.m. With approximately 34 residences in a half mile vicinity outdoor lighting for a 5-acre area would produce lighting issues for the neighboring properties.</p> <p>Traffic will be most impacted by the proposed use. See staff’s analysis for the traffic impact in criteria below 07-07-05(7).</p>
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<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<p>07-07-05(5)</p> <p>Will adequate water, sewer, irrigation, drainage and stormwater drainage facilities, and utility systems be provided to accommodate the use?</p> <p>Staff Analysis</p> <p>Staff was not able to determine if the project will have adequate water and sewer facilities as proposed. There will be adequate irrigation, drainage and stormwater drainage facilities, and utility systems to accommodate the proposed use based on the analysis contained herein.</p> <p>Water:</p> <p>Water will be provided via an individual domestic well. During the pre-application meeting with Southwest District Health in Exhibit A7.1, it was requested for the applicant to reach out to the Public Drinking Water department to discuss <u>potentially becoming a public water system. The applicant responded that they intentionally capped the events just under the threshold as to not have a public water system.</u> When staff reached out to the applicant inquiring more about a public water system, the applicant responded that it was determined they do not need a public water system (Exhibit A2.1). <u>However, comments received from Southwest District Health stated that it is advised that the facility is regulated as a public water system to ensure public safety (Exhibit D3.1).</u> There is not enough evidence for staff to determine if there will be adequate water services provided as proposed. Staff recommends that if the conditional use permit is approved, a</p>	

			<p>public drinking water system be required to ensure public safety through required well monitoring and testing.</p> <p>Sewer: There is an individual septic located onsite and an additional septic system is not proposed. The applicant is proposing porta potties with the number provided based on attendance (Exhibit A4). Stated within the applicant's pre-application meeting with Southwest District Health the existing septic system doesn't have any records and <u>it was advised for the applicant to install a new septic system for the caretaker residence and the building with 2 bathrooms and a shower (Exhibit A7.1)</u>. Southwest District Health comment in Exhibit D3 states that the site evaluation has not been conducted to determine site suitability and any existing structure connected to a septic system may need to be reevaluated for adequate capacity for wastewater disposal. Any new structure that requires wastewater disposal must install a new subsurface sewage disposal system. On the site plan there is an existing building with 2 toilets and a shower, as well as a future caretaker residence (Exhibit A5), there is not enough evidence to say the current septic system is sufficient for these uses. In Southwest District Health's comment, received on May 7, 2025, <u>it was advised that porta potties are not recommended as the sole method of wastewater disposal and may be used in conjunction with a subsurface wastewater disposal system (Exhibit D3)</u>. You can see Southwest District Health's full comment in Exhibits D3 and D3.1. Staff recommends a condition that requires installation of a waste system to accommodate the number of allowed patrons, employees, caretaker residence, primary dwelling, and use associated with arena.</p> <p>Irrigation: Irrigation will be provided through a pressurized irrigation and gravity for the proposed special events facility according to the land use worksheet (Exhibit A4). No changes are proposed to the irrigation system as a result of this project. The property is served by Pioneer Irrigation District who was noticed of the proposed use on May 2, 2025 and July 3, 2025, no comments were received.</p> <p>Drainage: It appears the use should not alter historic drainage patterns as proposed (Exhibit A4). Additional development of the property may affect this.</p> <p>Stormwater drainage facilities: According to the land use worksheet (Exhibit A4) the applicant will have the stormwater retained onsite. Staff recommends a condition for the stormwater to be retained onsite if the conditional use permit is approved.</p> <p>Utility Systems: An agency notice was sent out to Century Link, Intermountain Gas, Idaho Power and Ziply on May 2, 2025 and July 3, 2025, no comments were received. It's anticipated that adequate utilities will be provided to accommodate the proposed use due to utilities currently existing on the property.</p>
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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	07-07-05(6)	Does legal access to the subject property for the development exist or will it exist at the time of development?
			Staff Analysis	<p>The subject property does have legal access for the development and/or will exist at the time of the development. The property has frontage on Lower Pleasant Ridge Road. Per the applicants' site plan, it is proposed to have two access points from Lower Pleasant Ridge Road (Exhibit A5).</p> <p>Provided in the pre-application meeting notes as seen in Exhibit A7.2, with Highway District No. 4, the proposed second approach does not meet the rural driveway spacing onto a major collector of 330'. There is also an existing approach by easement, for the access to the residence to the north (18954 Lower Pleasant Ridge Road,) that is (existing) proposed to be 150' west of the proposed second access.</p> <p>Highway District No. 4 revised comments received on July 2, 2025 (Exhibit D5) the following conditions were proposed:</p> <ol style="list-style-type: none"> 1. An access permit from HD4 documenting the commercial use is required. 2. Improve both driveways serving the proposed event venue to meet ACCHD SD-106 to include a paved apron. 3. Dedicate the southerly 40-feet of the subject property to HD4 as public right-of-way for Lower Pleasant Ridge Rd. <p>Staff reached out to Highway District No. 4 inquiring why a variance was not requested due to the pre-application notes. Highway District No. 4 commented that the accesses can be considered to function as a circular driveway and that they don't foresee the useful life of a wedding venue in an industrial zone being long term (Exhibit D5.1).</p>
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	07-07-05(7)	Will there be undue interference with existing or future traffic patterns?
			Staff Analysis	<p>According to staff's analysis there may be undue interference with existing and future traffic patterns.</p> <p>Highway District No. 4 comments stated that the proposed special event venue will increase traffic demand on the transportation system operated and maintained by HD4 and the City of Caldwell (Exhibit D5). Highway District No. 4 estimated the change in land use as follows:</p> <p>325 persons (includes staff) x 0.40 persons per vehicle = approximately 130 vehicles per event.</p> <p>At 59 events per year the special events facility is anticipated to have approx. 7,670 trips per year. Canyon County's trip generation per dwelling is 9.52 trips per day. Within the letter of intent (Exhibit A2), the applicant will be constructing a caretaker residence and will also be building a primary residence in the future.</p> <p>The properties to the south of Lower Pleasant Ridge Rd are primarily productive agriculture with residential properties. The properties to the north of Lower Pleasant Ridge Rd is primarily industrial. During a site visit on July 9, 2025 there were several semi-trucks driving on Weitz Road and Pinto Road past the subject</p>

				<p>property. Weitz Road and Pinto Road are used as connectivity to Hwy 55 by way of Pride Lane and/or Chicken Dinner Road. The proposed use is not conducive to the surrounding area's traffic patterns. The agricultural operations have large equipment and the industrial operations have semi-trucks that use the roads that is proposed to be utilized by the subject property, adding 300 guests per event has potential of creating conflict with Agricultural and Industrial equipment and traffic on both Weitz Rd and Pinto Rd. Letters in opposition speak to the impact traffic from the proposed use will have to the area (Exhibit E).</p> <p>Additionally, the property 0.50 miles to the west, zoned M1 Light Industrial, is currently in the platting process for thirty (30) industrial lots, thereby further increasing potential incompatible uses and traffic impacts.</p> <p>Parcel R36382010 has frontage along Lower Pleasant Ridge Road which is a major collector.</p>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	07-07-05(8)	<p>Will essential services be provided to accommodate the use including, but not limited to, school facilities, police and fire protection, emergency medical services, irrigation facilities, and will the services be negatively impacted by such use or require additional public funding in order to meet the needs created by the requested use?</p>
			Staff Analysis	<p>Essential services will be provided to accommodate the use including, but not limited to, school facilities, police and fire protection, emergency medical services, irrigation facilities. The services may not be negatively impacted by such use, or require additional public funding in order to meet the needs created by the requested use.</p> <p>School Facilities: The subject property is served by Vallivue School District. Agency comments were sent out on May 2, 2025 and July 3, 2025, no comments were received. The proposed use is not anticipated to negatively impact school facilities with the proposed addition of one single family unit and a caretaker unit.</p> <p>Police and Fire protection: The subject property is under the jurisdiction of Canyon County Sheriff's Office. Canyon County Sheriff's Office is required to provide services to the property. Overall, the use is not anticipated to cause a negative impact or require additional public funding. Agency notice was sent May 2, 2025 and July 3, 2025, no comments were received by the Sheriff's Office.</p> <p>Staff recommends if the use were to be approved, to have a condition that limits if the Canyon County Sheriff's Office were to respond to the address more than three (3) times a year, for legitimate disturbance calls, the conditional use permit could be subject to revocation.</p> <p>The subject property is under the jurisdiction of Caldwell Rural Fire District. Caldwell Rural Fire District sent a comment letter on May 5, 2025 with conditions of approval. See full comment in Exhibit D2. The applicant provided an updated letter from Caldwell Rural Fire District on June 9, 2025 which can be seen in</p>

			<p>Exhibit D2.1. Caldwell Rural Fire District provided a revised comment on July 8, 2025 (Exhibit D2.2). Caldwell Rural Fire District advised that the nearest station is Station 1 at 4.7 miles away from the subject property. The estimated response time is 7 minutes.</p> <p>A method of fire suppression is required, staff recommends a condition to have an approved method of fire suppression installed prior to commencement of events.</p> <p>Emergency Medical Services: Emergency Medical Services are provided to the property. Canyon County Paramedics/EMT and Canyon County's Emergency Management Coordinator were notified of the application, no comments were received from Canyon County's Emergency Management Coordinator. Canyon County Ambulance District provided comments on July 25, 2025. The comment received provided response times and routes to the subject property, it appears the fastest response time to the subject property is approximately 7.9 minutes (Exhibit D6). Overall, the use is not anticipated to cause a negative impact or require additional public funding.</p> <p>Irrigation Facilities: Agency notice was sent out on May 2, 2025 and July 3, 2025 to Pioneer Irrigation District, no comments were received. The proposed use is not anticipated to negatively impact irrigation facilities.</p>
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Table 2. Area of City Impact

CCCO 09-03-01: TITLE: This Article shall be known as the GREENLEAF AREA OF CITY IMPACT (PLANS AND ORDINANCES) ORDINANCE. (Ord. 94-013, 12-23-94)				
Compliant			County Ordinance and Staff Review	
Yes	No	N/A	Code Section	Analysis
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	09-03-07	<p>APPLICATION OF COMPREHENSIVE PLAN AND ZONING ORDINANCE: There is hereby adopted for the purposes of complying with Idaho Code section 67-6526(a) the Ordinance codified in this Article, which provides for the application of the latest edition of the Canyon County Comprehensive Plan as duly enacted and adopted and amended by the County Commissioners, and Chapter 7 of this Code, to the area of impact of the City of Greenleaf within the unincorporated area of the County, until a new comprehensive plan and/or zoning ordinance has been duly adopted in accordance with the provisions of a joint exercise of power agreement impact area City of Greenleaf/County of Canyon. Until the joint exercise of power agreement is adopted and operational, the County shall direct copies of all applications coming before it, pursuant to the Local Planning Act of 1975 and Chapter 7 of this Code concerning property located in the area of City impact of Greenleaf, for the City of Greenleaf's input on the application and shall give such input due consideration; and after the adoption of the joint exercise of power agreement and the same becomes operational, then the provisions of that agreement shall govern this process. (Ord. 94-013, 12-23-94)</p>

			Staff Analysis Area of City Impact: The City of Greenleaf’s agency notice was sent out on May 2, 2025 and July 3, 2025. No comments were received. The proposed use is not compatible with the City of Greenleaf’s land use designation of “Industrial”.
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4. AGENCY COMMENTS:

Agencies including the Canyon County Sheriff’s Office, Canyon County Paramedics/EMT, Caldwell Rural Fire District, State Fire Marshall, Canyon County Emergency Management Coordinator, Vallivue School District, Southwest District Health, Highway District No. 4, Century Link, Intermountain Gas, Idaho Power, Ziply, Pioneer Irrigation District, Idaho Transportation Department, Canyon County Building Department, Canyon County Code Enforcement, Canyon County Engineering Department, Canyon County GIS Department and the City of Greenleaf were notified of the subject application.

Staff received agency comments from Canyon County Building Department, Caldwell Rural Fire District, Southwest District Health, ITD, Canyon County Ambulance District and Highway District No. 4. All agency comments received by the aforementioned materials deadline are located in Exhibit D.

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

5. PUBLIC COMMENTS:

Staff received six (6) total written public comments by the materials deadline of July 28, 2025. Generally, of the comments received none were in favor, one (1) was in neutral, and five (5) were opposed. All public comments received by the aforementioned materials deadline are located in Exhibit E.

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

6. SUMMARY & RECOMMENDED CONDITIONS:

In consideration of the application and supporting materials, staff concludes that the proposed Conditional Use Permit is not **compliant** with Canyon County Ordinance 07-07-05. A full analysis is detailed within the staff report.

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

1. The development shall comply with all applicable federal, state, and county laws, ordinances, rules, and regulations that pertain to the subject property and the proposed use.
2. This conditional use permit must follow the land use time limitation as stated in CCZO 07-07-23: “When a conditional use permit is granted, the land use or construction of its facility

proposed in the application must have commenced within three (3) years of the date of the final decision by the presiding party or a court of appropriate jurisdiction. The improvements for the approved use must be completed within five (5) years of the same date.”

- a. Commencement shall be date of the first special event conducted in accordance with required conditions being met.
3. The applicant shall comply with applicable Highway District No. 4 requirements, including reconstructing the existing accesses in accordance with Standard Drawing ACCHD-106 – Commercial & Multiple Residential Approach of the ACCHD Standards as evidenced by the applicant providing Development Services with an approved highway district letter indicating the completion of improvements and dedication of rights of way prior to commencement of the use on the subject property (**Exhibit D5**).
4. The applicant shall meet Southwest District Health (SWDH) requirements for the proposed uses, including public water system requirements (if this is deemed to be required) as evidenced by the applicant providing Development Services a letter of review and approval from SWDH prior to commencement of the use on the subject property (**Exhibits A7.1, D3 and D3.1**).
- a. The number of portable restrooms and maintenance shall be as recommended by Southwest District Health (**Exhibits A7.1, D3 and D3.1**).
 - b. The applicant shall install a waste system to accommodate the number of allowed patrons, employees, caretaker residence, primary dwelling, and use associated with arena. As evidenced by the applicant providing Development Services a letter of review and approval from SWDH prior to commencement of the use on the subject property (**Exhibits A7.1, D3 and D3.1**).
5. A public water system shall be constructed and required unless waived by Idaho Department of Environmental Quality prior to commencement of the use on the subject property (**Exhibits A7.1, D3 and D3.1**).
6. Comply with all Fire District requirements per State adopted IFC and as evidenced by review and approval documentation from the applicable fire district prior to issuance of a certificate of occupancy and prior to commencement of the use on the subject property (**Exhibit D2.2**).
- a. An approved method of fire suppression by Caldwell Rural Fire District, shall be installed prior to commencement of events.
7. The applicant shall obtain required building permits for all structures located on the site plan in **Exhibit A5** prior to commencement of the use on the subject property and any future or new structures/improvements. Evidence shall be an approval document from the Canyon County Building Department and Caldwell Rural Fire District.
8. LIGHTING: All exterior lighting shall be fully cut off and fully shielded, and placed to direct the light source down and inside the property lines of the facility. All direct glare from the lights

shall be contained within the facility area. No light source may be placed greater than fifteen (15') feet in height.

9. The applicant shall not impede or disrupt existing irrigation structures, i.e. drains, laterals, or supply ditches, on and adjacent to the subject property.
10. Stormwater drainage shall be retained onsite (**Exhibit A4**).
11. Signage shall meet the requirements of CCZO §07-10-13 and shall not exceed 32 square feet or as provided for by approval of a separate application for a Director's Administrative decision for a sign permit. The applicant worksheet indicates a 3'x4' (12 square feet) A-frame sign on days of an event. Applicant must comply with CCZO §07-10-13 and dependent upon the location of the signage with The Idaho Administrative Procedures Act (IDAPA) 39.3.60 governing advertising along the State Highway System.
12. DUST MITIGATION: Dust shall be controlled per applicable federal, state, and county laws, ordinances, rules, and regulations that pertain to operations including but not limited to nuisance regulations (CCCO Chapter 2 Article 1: Public Nuisances) and shall be consistent with Idaho Department of Environmental Quality (DEQ) and Environmental Protection Agency (EPA) requirements.
13. PARKING AND CIRCULATION PLAN: All parking spaces shall meet all applicable off-street parking requirements (CCZO §07-13-01 and §07-13-03). A parking and circulation plan drawn to scale must be submitted and obtain any necessary fire district and highway district approvals. Evidence of compliance shall be turned into Canyon County DSD prior to commencement of the use on the subject property.
 - a. OFF-STREET PARKING: No parking shall occur on the public right of way.
 - b. Driveway easement servicing the residential property to the north shall not be utilized by the proposed special events facility. The applicant shall install a fence along the east and west sides of the easement with a gate at the entrance of the easement at Lower Pleasant Ridge Road prior to commencement of the use on the subject property.
 - c. The applicant shall have on site navigation signs and flaggers before, during, and after events to assist with circulation.
 - d. Parking shall be located on the east side of the property next to the special events facility.
 - e. The secondary entrance to the west shall be restricted to emergency services use only.
14. No parking signs shall be placed along the access roads so as not to impede ingress/egress of emergency services.

15. The applicant shall record a Road Users Maintenance Agreement (RUMA) for the driveway easement on the property.
16. The proposed development shall be in general conformance with the applicant's site plan and Letter of Intent unless otherwise conditioned (**Exhibits A2 and A5**).
 - a. HOURS OF OPERATION: The hours of operation shall be 8:00 a.m. to 9:00 p.m. on Sunday - Thursday, 8:00 a.m. to 10:00 p.m. on Fridays and Saturdays. All activities concluded, patrons and employees offsite by end of hour operations.
 - b. NUMBER OF DAYS WITH AN EVENT: There shall be no more than 59 days with an event held per calendar year.
 - c. NUMBER OF GUESTS: No more than **200 guests** shall be on site per scheduled event to limit effects to the surrounding area.
 - d. The special events facility shall be limited to 5 acres of the 12.39 acres, as seen in the site plan (**Exhibit A5**). The applicant shall provide Development Services with a legal description for the 5 acres to be utilized for the special events facility prior to commencement of use.
 - e. The applicant shall limit the use to weddings, retirement and graduation parties, picnics, barbecues, holiday events, footraces and walks, and harvest festivals.
17. MUSIC AND AMPLIFIED SOUND: All amplified sounds shall be directed away from adjacent residences. There shall be no amplified sound of any kind after **8:30 p.m. on Sunday – Thursday nights, or after 9:30 p.m. on Friday and Saturday nights**.
18. RENTAL AGREEMENTS: Rental Agreements shall be in place with each event holder that limit them to the same operational conditions of approval as this conditional use permit.
 - a. ENFORCEMENT OF RENTAL AGREEMENTS: The property owner or their designee shall be made available at all times during events to enforce the rental agreements and the conditions of approval. A copy of the rental agreement will need to be provided to the Development Services Department prior to commencement of the use.
19. The applicant shall develop an emergency response plan which shall include an evacuation plan. The emergency plan shall be filed with the Canyon County Emergency Manager and the evacuation plan shall be posted on the site during events.
20. CATERING: Special events shall be fully catered by a licensed caterer operating in compliance with the requirements of SWDH Food Establishment Licensing and Permitting.
21. ALCOHOLIC BEVERAGE LICENSING: Alcoholic beverages (inclusive of beer and wine) for special events at the facility shall be provided and distributed in strict compliance with Local, State, and Federal requirements for sales and distribution.

22. If the Canyon County Sheriff's Office responds to the address more than three (3) times a year for legitimate disturbance calls, the special events facility would be in violation of the conditional use permit requirements and could be subject to revocation of the permit.
23. No secondary dwelling shall be permitted on the subject property.
24. The applicant shall obtain all required permitting and construct the caretaker residence prior to commencement of use.
 - a. The caretaker residence shall be limited to being within the special events facilities 5-acre portion of the 12.39 acres as indicated in the site plan (**Exhibit A5**).
 - b. The caretaker residence shall not exceed 1200 sq. ft. with 2 bedrooms.
 - c. The caretaker residence shall not be included as part of an agricultural only land division.
25. The indoor (future) arena must not be utilized for the special events approved under the conditional use permit. The property owner must obtain a conditional use permit for a commercial arena if utilized for special events activities.
26. The conditional use permit for a Special Event Facility shall be limited to Brandon Giannini and immediate family members. Should ownership of the property change from Brandon Giannini or an immediate family member the conditional use permit for a Special Event Facility shall terminate—no further events shall be conducted on the property. New owners/purchasers shall be required to obtain a new conditional use permit for a special event facility subject to the zoning code requirements in affect at the time of application.

7. EXHIBITS:

A. Application Packet & Supporting Materials

1. Master Application
2. Letter of Intent
 - 2.1. Additional Information Email
3. Operations Plan
4. Land Use Worksheet
5. Site Plan
 - 5.1. Updated Site Plan; Received: July 25, 2025
6. Neighborhood Meeting
7. Agency Acknowledgement
 - 7.1. Southwest District Health Pre-Development Meeting
 - 7.2. Highway District No. 4 Pre-Development Meeting

B. Supplemental Documents

1. Parcel Tool
2. Case Maps/Reports
 - 2.1. Aerial
 - 2.2. Small Air Photo 1 Mile
 - 2.3. FEMA Small Air Photo
 - 2.4. Small Vicinity Map

- 2.5. Zoning & Classification Map
- 2.6. Land Use Cases with Report
- 2.7. Subdivisions with Report
- 2.8. Dairy, Feedlot and Gravel Pit Map
- 2.9. Lot Classification Map
- 2.10. Soils and Prime Farmland with Report
- 2.11. Contour Map
- 2.12. City of Greenleaf Land Use Map
- 2.13. TAZ Household and Jobs Map
- 2.14. Slope Percent Map
- 2.15. Neighborhood Notification Map
- 2.16. Future Land Use Map

C. Site Visit Photos: July 9, 2025

D. Agency Comments Received by: July 28, 2025

- 1. Canyon County Building Department; Received: May 5, 2025
- 2. Caldwell Rural Fire District; Received: May 5, 2025
 - 2.1. Revised Response; Received: June 9, 2025
 - 2.2. Revised Response; Received: July 8, 2025
- 3. Southwest District Health; Received: May 7, 2025
 - 3.1. Revised Response; Received: July 2, 2025
- 4. ITD; Received: May 23, 2025
- 5. Highway District No. 4; Received: July 2, 2025
 - 5.1. Variance Answer; Received: July 28, 2025
- 6. Canyon County Ambulance District; Received: July 25, 2025

E. Public Comments Received by: July 28, 2025

- 1. Tawni Childers – Opposition; Received: July 15, 2025
- 2. Linda Kim Sloan – Opposition; Received: July 16, 2025
- 3. Chuck Childers – Opposition; Received: July 24, 2025
- 4. Brad Benke – Opposition; Received: July 28, 2025
- 5. Mark and Vivian Ferkin – Opposition; Received: July 28, 2025
- 6. Jake and Marnie Fillmore – Neutral; Received: July 28, 2025

F. Draft – Findings of Fact, Conclusions of Law & Order (FCOs)

EXHIBIT A

Application Packet & Supporting Materials

Planning & Zoning Commission

Case# CU2025-0001

Hearing date: August 7, 2025

**Exhibit A1:**

CONDITIONAL USE PERMIT

PUBLIC HEARING - APPLICATION

PROPERTY OWNER	OWNER NAME: Brandon Giannini	
	MAILING ADDRESS: 13937 Indiana Ave Nampa ID 83651	
	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>Brandon Giannini</u> Date: <u>1-13-2025</u></p>		

APPLICANT: IF DIFFERING FROM THE PROPERTY OWNER	APPLICANT NAME:	
	COMPANY NAME:	
	MAILING ADDRESS:	
	PHONE:	EMAIL:

SITE INFO	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 Planning & Zoning Commission
c/o Development Services Department
111 N 11th 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

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: ^{Approx 9 acres of} 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



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

R. M. P.

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

R. M. P.

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

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

Canyon County Planning & Zoning Commission
c/o Development Services Department
111 N 11th 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

Archived: Tuesday, July 22, 2025 1:20:57 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](#) 

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.*~

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>

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

To: Amber Lewter <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



~

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

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

To: Brandon Giannini <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. 11th Ave., #310, Caldwell, ID ~ 83605

~

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

18940 lower pleasant ridge

Write a description for your map.

Exhibit A5:



>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


18940 lower pleasant ridge

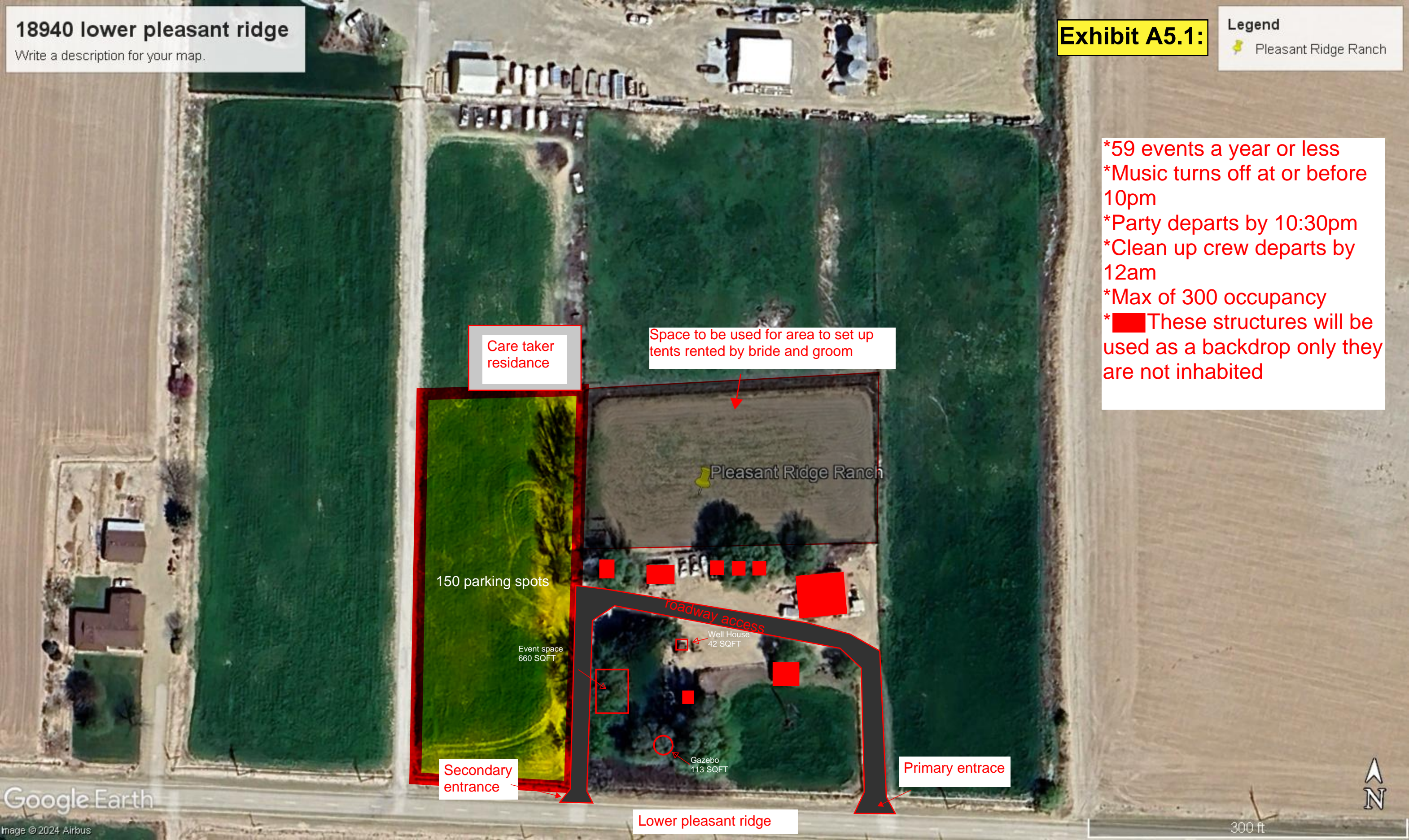
Write a description for your map.

Exhibit A5.1:

Legend

 Pleasant Ridge Ranch

- *59 events a year or less
- *Music turns off at or before 10pm
- *Party departs by 10:30pm
- *Clean up crew departs by 12am
- *Max of 300 occupancy
- * These structures will be used as a backdrop only they are not inhabited



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

Account	OwnerName
R36359010	CORNING DALE I
R36359011	PARK BENJAMIN J
R36366	SCHNEIDER RONALD G
R36367	HEINBACH ROGER DEAN
R36382010	GIANNINI BRANDON
R36382011	FILLMORE JACOB P
R36382012	L AND J INVESTMENT IDAHO LLC
R36409	MARROQUIN JUAN MANUEL
R36409010	FARMLAND RESERVE INC
R36410010	FARMLAND RESERVE INC
R36413	BENKE BRADLEY K
R36415	WELLMAN BRAD
R36416012	STUTZMAN JESSICA L

Address	City	State	ZipCode
19004 LOWER PLEASANT RIDGE RD	CALDWELL	ID	83607
16582 MARAVILLA PL	CALDWELL	ID	83607
20240 PINTO RD	CALDWELL	ID	83607
19094 LOWER PLEASANT RIDGE RD	CALDWELL	ID	83607
16207 PLOW AVE	CALDWELL	ID	83607
18954 LOWER PLEASANT RIDGE RD	CALDWELL	ID	83607
3214 E HOMEDALE RD	CALDWELL	ID	83607
18793 LOWER PLEASANT RIDGE RD	CALDWELL	ID	83607
PO BOX 511196	SALT LAKE CITY	UT	84151-1196
PO BOX 511196	SALT LAKE CITY	UT	84151-1196
19222 UPPER PLEASANT RIDGE	CALDWELL	ID	83607
19027 LOWER PLEASANT RIDGE RD	CALDWELL	ID	83607
19716 COUNTRY VIEW LN	CALDWELL	ID	83607

**CANYON COUNTY LISTING - R36382010- 600 feet
December 16, 2024**



PROPERTY LISTING DISCLAIMER

This information should be used for informational use only and does not constitute a legal document for the description of these properties. Every effort has been made to insure the accuracy of these data & is subject to change without notice; however, the Assessor's Office assumes no liability nor do we imply any particular level of accuracy. The Canyon County Assessor's Office disclaims any responsibility or liability for any direct or indirect damages resulting from the use of these property listings.

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: ^{Approx 9 acres of} 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



AGENCY ACKNOWLEDGMENT

Date: _____

Applicant: Brandon GlanniniParcel Number: R36382-D10Site 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: _____

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: _____District: Caldwell

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

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

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

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

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



Exhibit A7.2:

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; 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.



8940 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

future indoor event space 250x150

Care taker residence

Pleasant Ridge Ranch

150 parking spaces

collection area

roadway area

Primary entrance

Secondary entrance

Lower pleasant ridge

Google Earth

© 2024 Airbus

EXHIBIT B

Supplemental Documents

Planning & Zoning Commission

Case# CU2025-0001

Hearing date: August 7, 2025

R36382010 PARCEL INFORMATION REPORT

7/21/2025 11:27:33 AM

PARCEL NUMBER: **R36382010**

OWNER NAME: **GIANNINI BRANDON**

CO-OWNER:

MAILING ADDRESS: **16207 PLOW AVE CALDWELL ID 83607**

SITE ADDRESS: **18940 LOWER PLEASANT RIDGE RD**

TAX CODE: **2300000**

TWP: **4N** RNG: **4W** SEC: **24** QUARTER: **SW**

ACRES: **12.39**

HOME OWNERS EXEMPTION: **No**

AG-EXEMPT: **No**

DRAIN DISTRICT: **NOT In Drain Dist**

ZONING DESCRIPTION: **AG / AGRICULTURAL**

HIGHWAY DISTRICT: **HIGHWAY DISTRICT #4**

FIRE DISTRICT: **CALDWELL RURAL FIRE**

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

IMPACT AREA: **GREENLEAF**

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

FLU Overlay Zone Desc 2030:

FLU RR Zone Desc 2030:

FUTURE LAND USE 2030: **Ind**

IRRIGATION DISTRICT: **PIONEER IRRIGATION DISTRICT**

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

WETLAND: **NOT In WETLAND**

NITRATE PRIORITY: **NO Nitrate Prio**

FUNCTIONAL Classification: **COLLECTOR**

INSTRUMENT NO. : **2024035559**

SCENIC BYWAY: **NOT In Scenic Byway**

LEGAL DESCRIPTION: **24-4N-4W SW TX 99637 IN SWSW**

PLATTED SUBDIVISION:

SMALL CITY ZONING:

SMALL CITY ZONING TYPE:



DISCLAIMER:

1. FEMA FLOOD ZONE REFERS TO THE DESIGNATED FEMA FLOOD AREAS. POSSIBLY ONE (1) OF SEVERAL ZONES - SEE FIRM PANEL NUMBER.
2. THIS FORM DOES NOT CALCULATE DATA FOR PARCELS INSIDE CITY LIMITS SO WATCH YOURSELVES.
3. WETLANDS CLASSIFICATION WILL POPULATE IF "ANY" PORTION OF SAID PARCEL CONTAINS A DELINEATED WETLAND.
4. COLLECTORS AND ARTERIALS ARE BASED ON THE SHERRIFS CENTERLINE WITH AN ADDITIONAL 100 FOOT BUFFER.

CANYON COUNTY ASSUMES NO LIABILITY FOR DIRECT, INDIRECT, SPECIAL, OR CONSEQUENTIAL DAMAGES RESULTING FROM THE USE OR MISUSE OF THIS PARCEL INFORMATION TOOL OR ANY OF THE INFORMATION CONTAINED HEREIN.

EXHIBIT B2

Case Maps/Reports

Planning & Zoning Commission

Case# CU2025-0001

Hearing date: August 7, 2025



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



Multiple Parcel Search _Query result



RAILROAD



CC_PrivateRoads

ITDFunctionalClassification



Major Collector



Other Principal Arterials

Imagery_2022



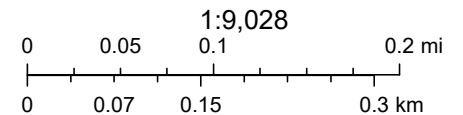
Red: Band_1



Green: Band_2



Blue: Band_3

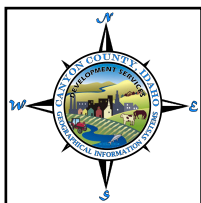
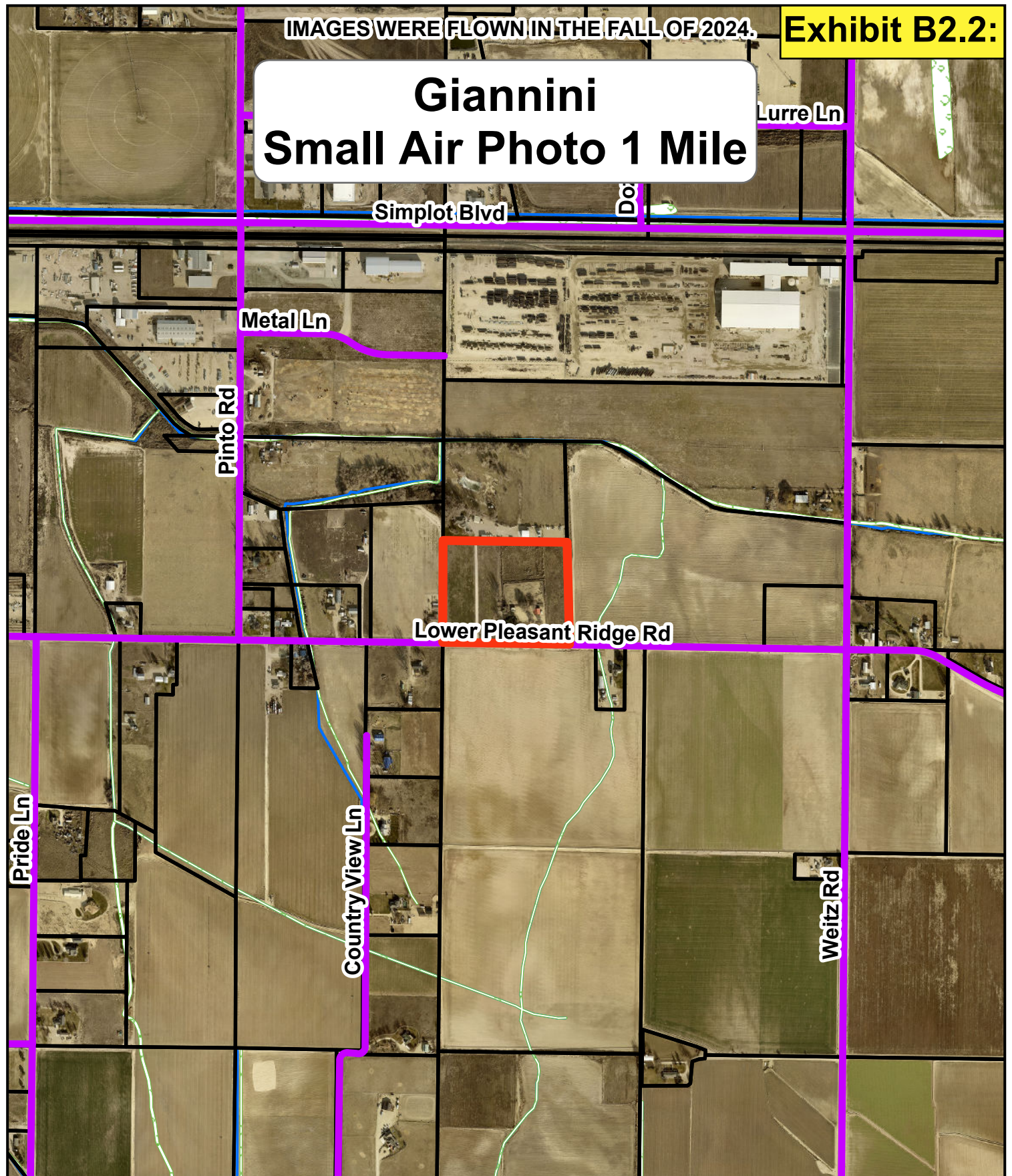


Bureau of Land Management, State of Oregon, State of Oregon DOT, State of Oregon GEO, Esri Canada, Esri, HERE, Garmin, INCREMENT P, Intermap, USGS, METI/NASA, EPA, USDA

IMAGES WERE FLOWN IN THE FALL OF 2024.

Exhibit B2.2:

Giannini Small Air Photo 1 Mile



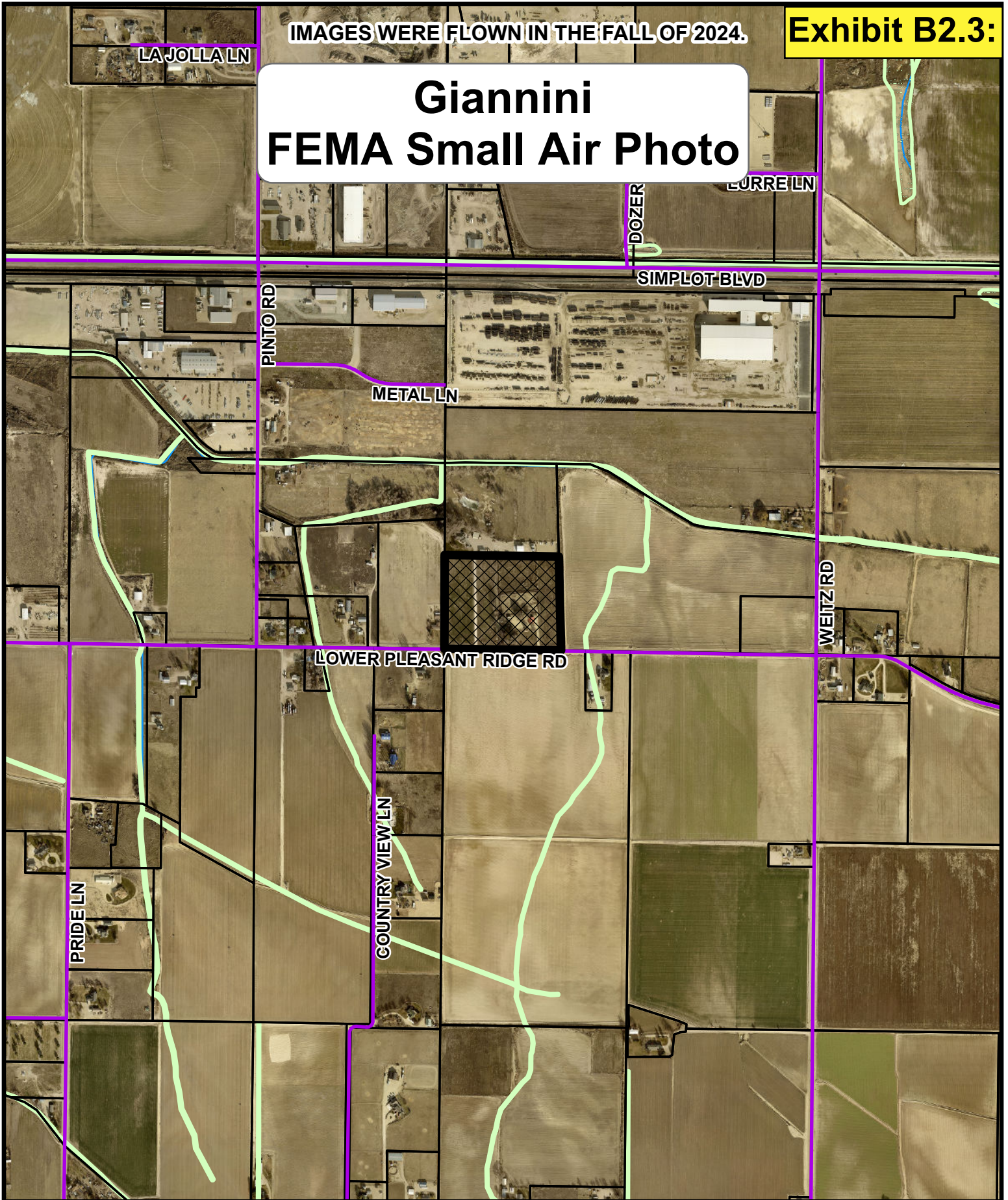
 City Limits
 Wetlands

0 0.25 0.5
Miles

IMAGES WERE FLOWN IN THE FALL OF 2024.

Exhibit B2.3:

Giannini FEMA Small Air Photo

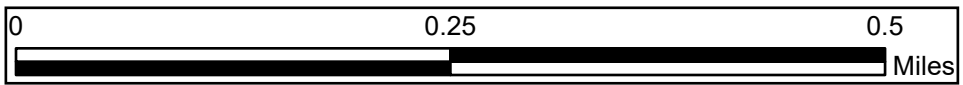
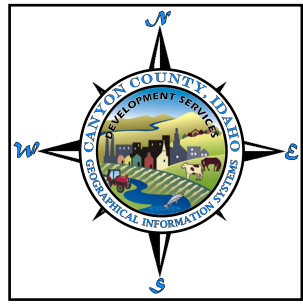
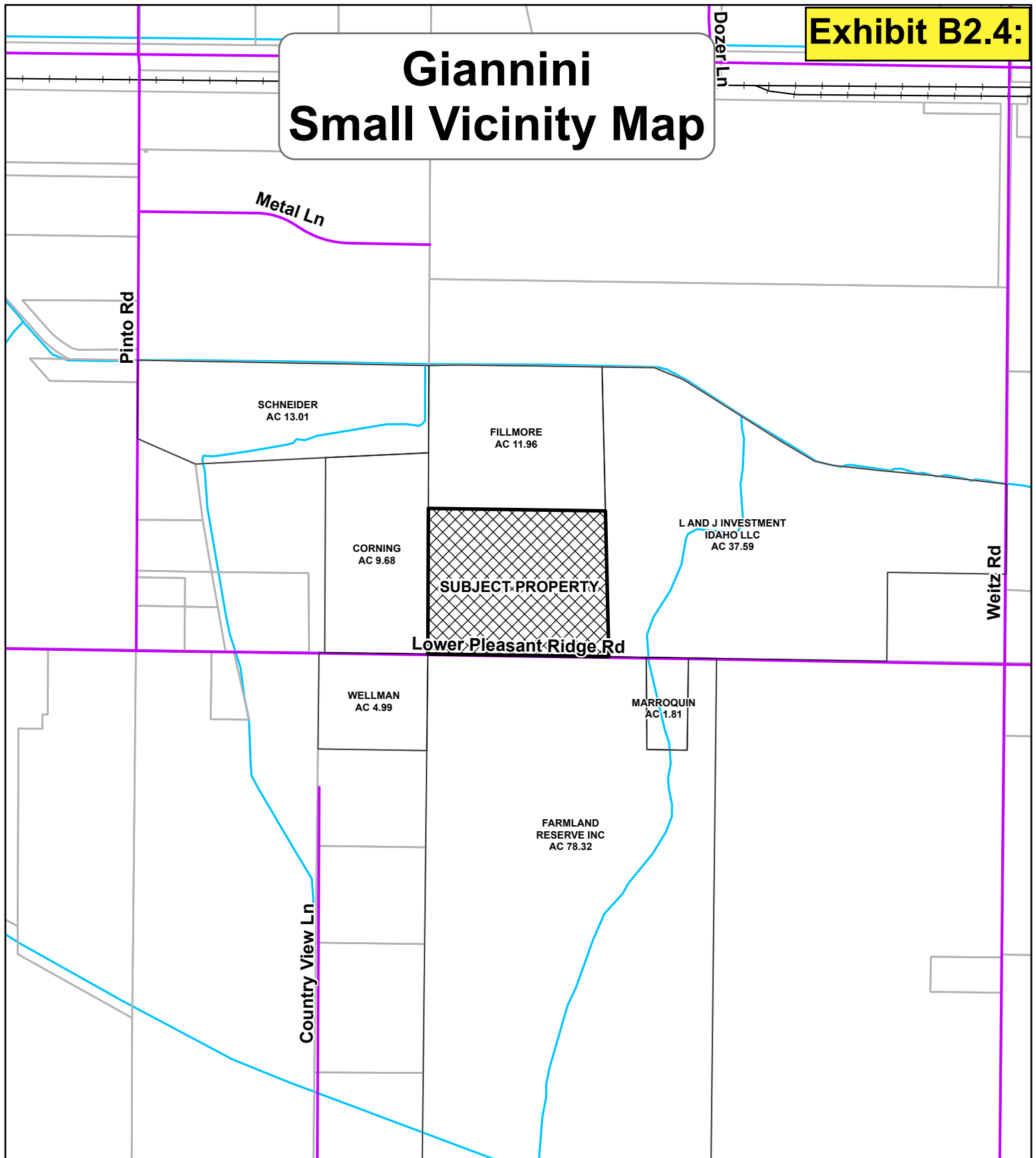


Legend

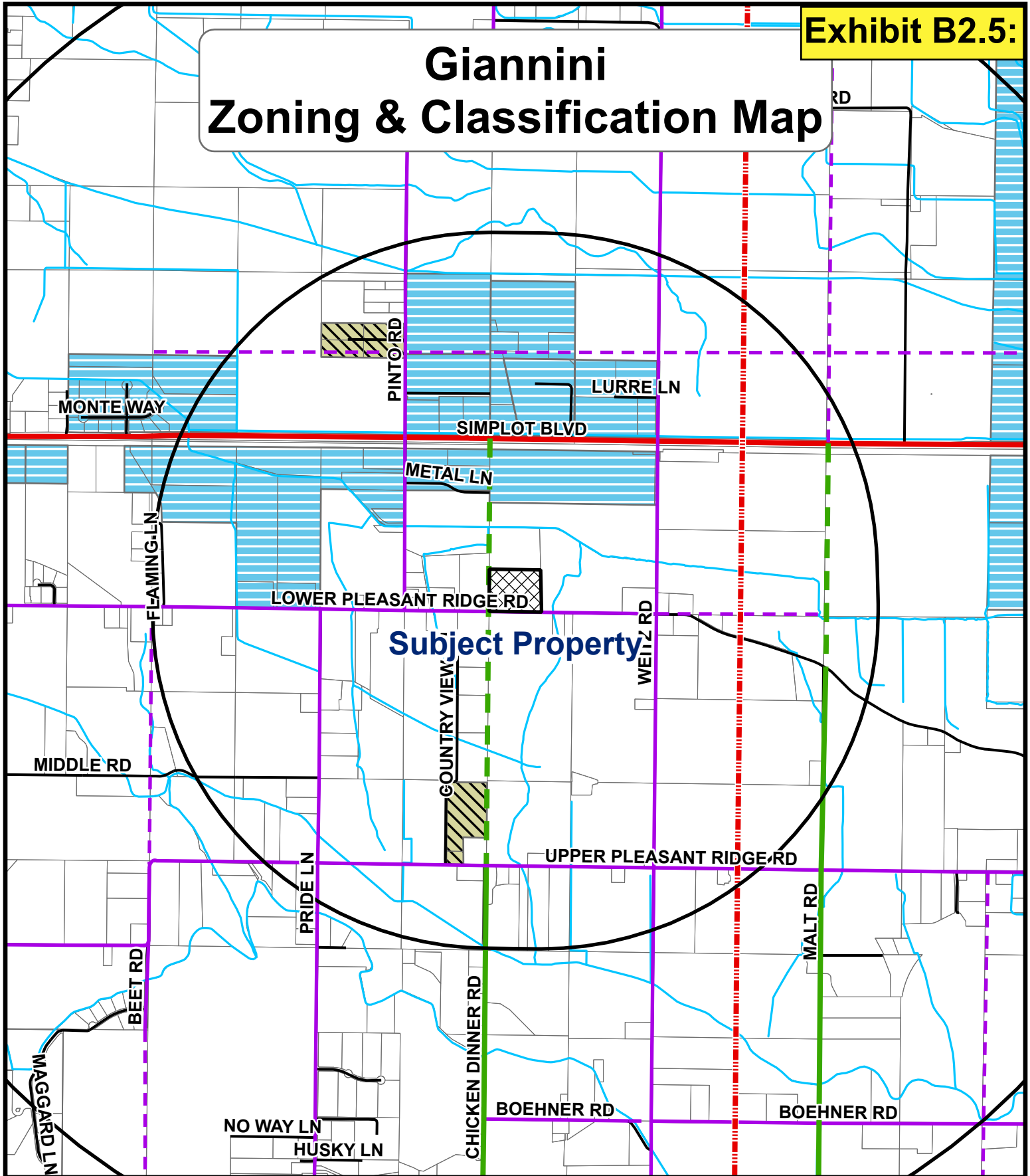
SUBJECT_PROPERTY	A
TAXLOTS	AE
WETLANDS	X



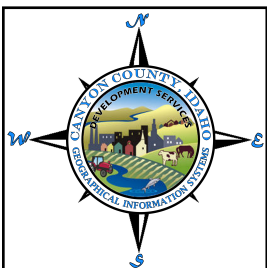
Giannini Small Vicinity Map



Giannini Zoning & Classification Map



Subject Property

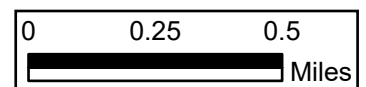


- RR
- CR-RR
- R1
- CR-R1
- R2
- C
- C1
- CR-C1

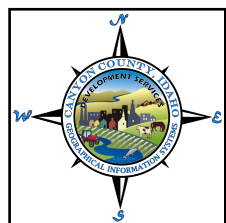
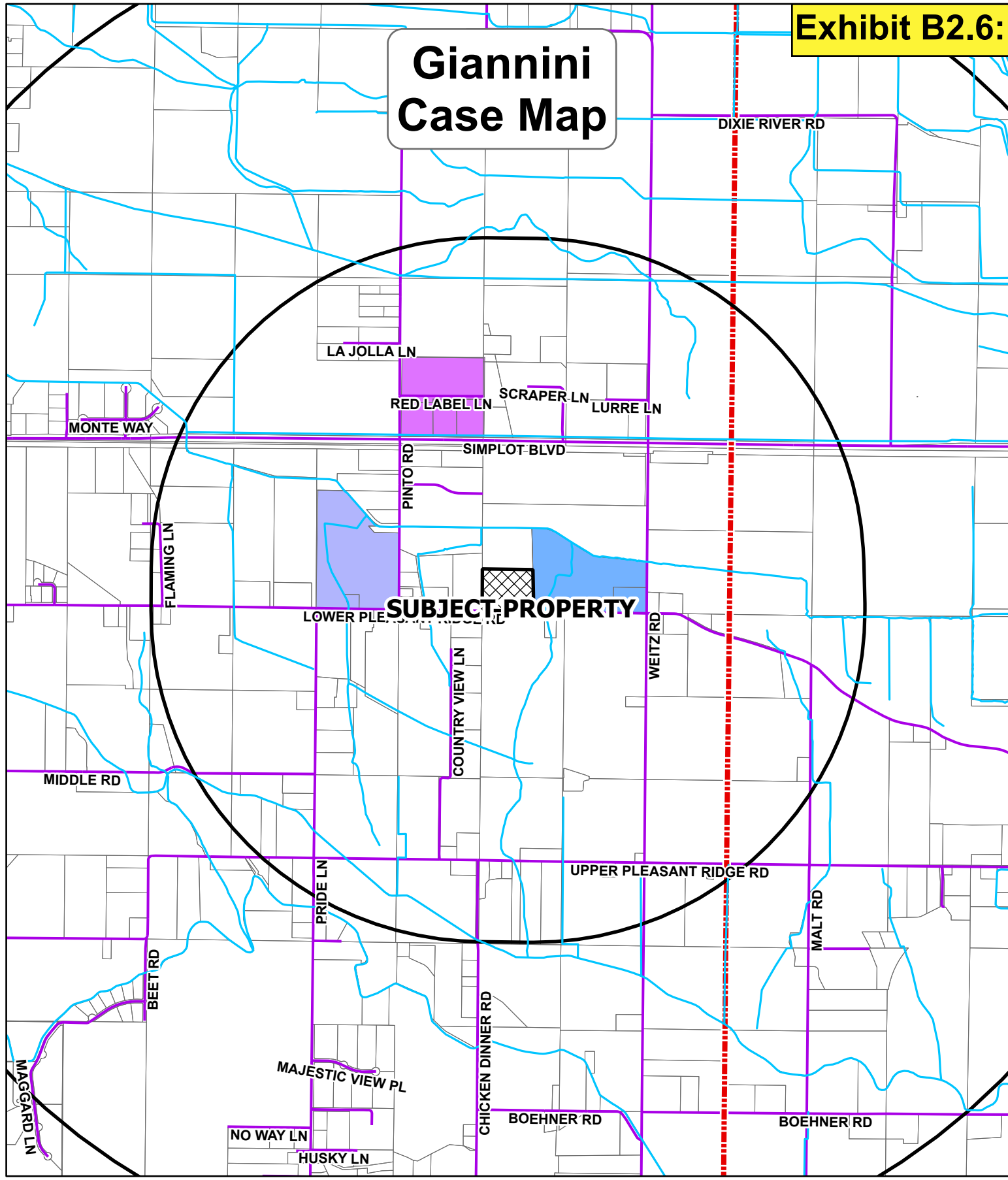
- C2
- CR-C2
- M1
- CR-M1
- M2
- AG
- INTERSTATE

- OTHER
- FREEWAY/EXPRESSWAY
- PROPOSED
- OTHER
- FREEWAY/EXPRESSWAY
- PRINCIPAL ARTERIAL

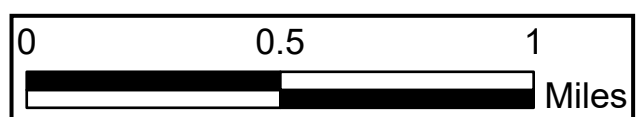
- PROPOSED
- PRINCIPAL ARTERIAL
- MINOR ARTERIAL
- PROPOSED
- MINOR ARTERIAL
- COLLECTOR
- PROPOSED
- COLLECTOR



Giannini Case Map



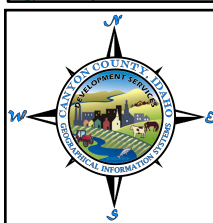
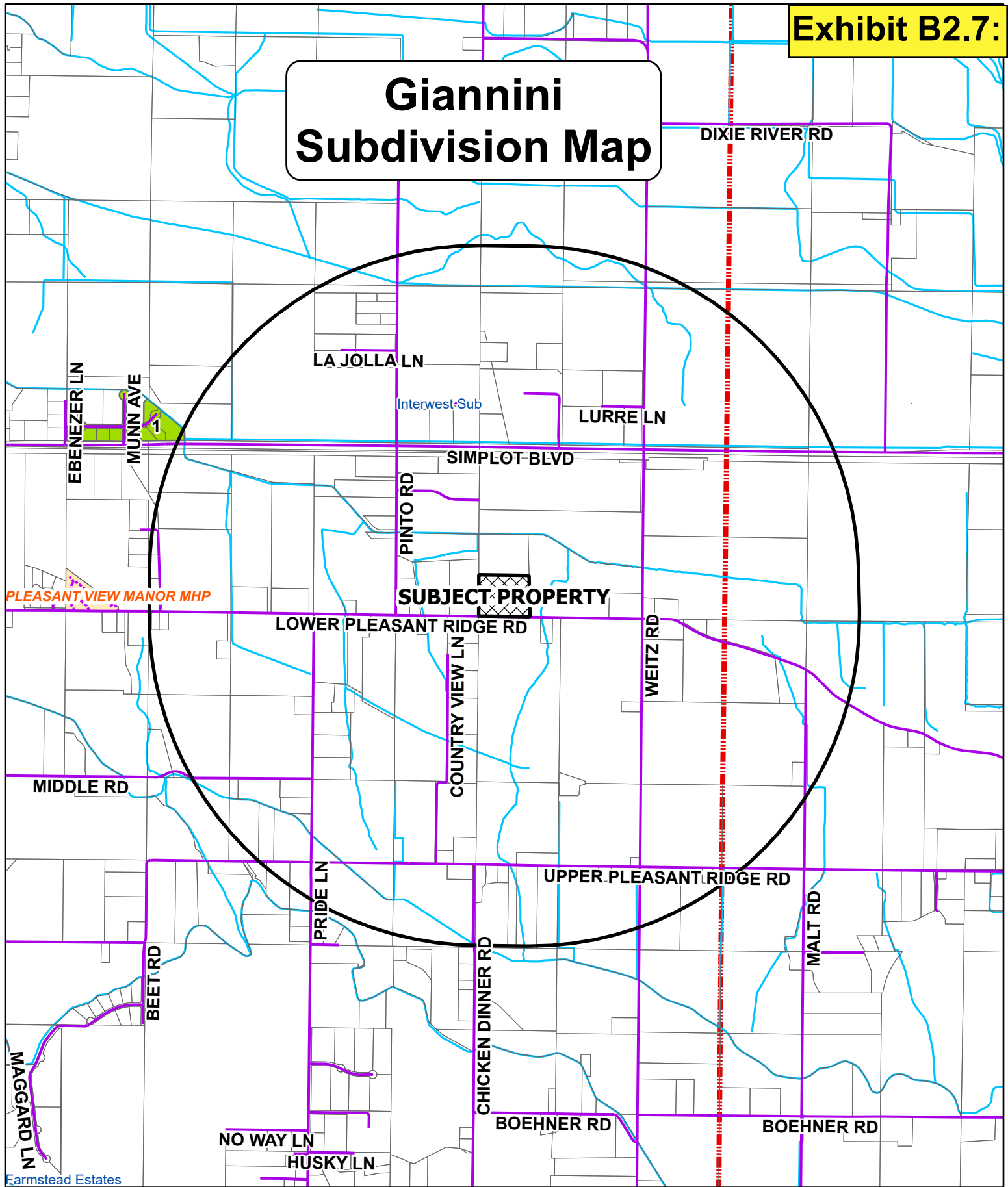
Year	
2020	2023
2021	2024
2022	2025



CASE SUMMARY

ID	CASENUM	REQUEST	CASENAME	FINALDECIS
1	CR2022-0024	Conditional Rezone A to CR-M1	Anderson	DENIAL
2	RZ2020-0005	Rezone A to M1	JRP Properties	APPROVED
3	RZ2020-0015	Rezone "A" to "M-1"	Wilke	DENIED

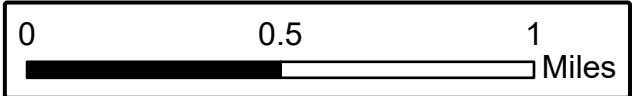
Giannini Subdivision Map



SUBDIVISIONS

Plat Type, Plat Status

- Preliminary, Approved
- Preliminary, Pending



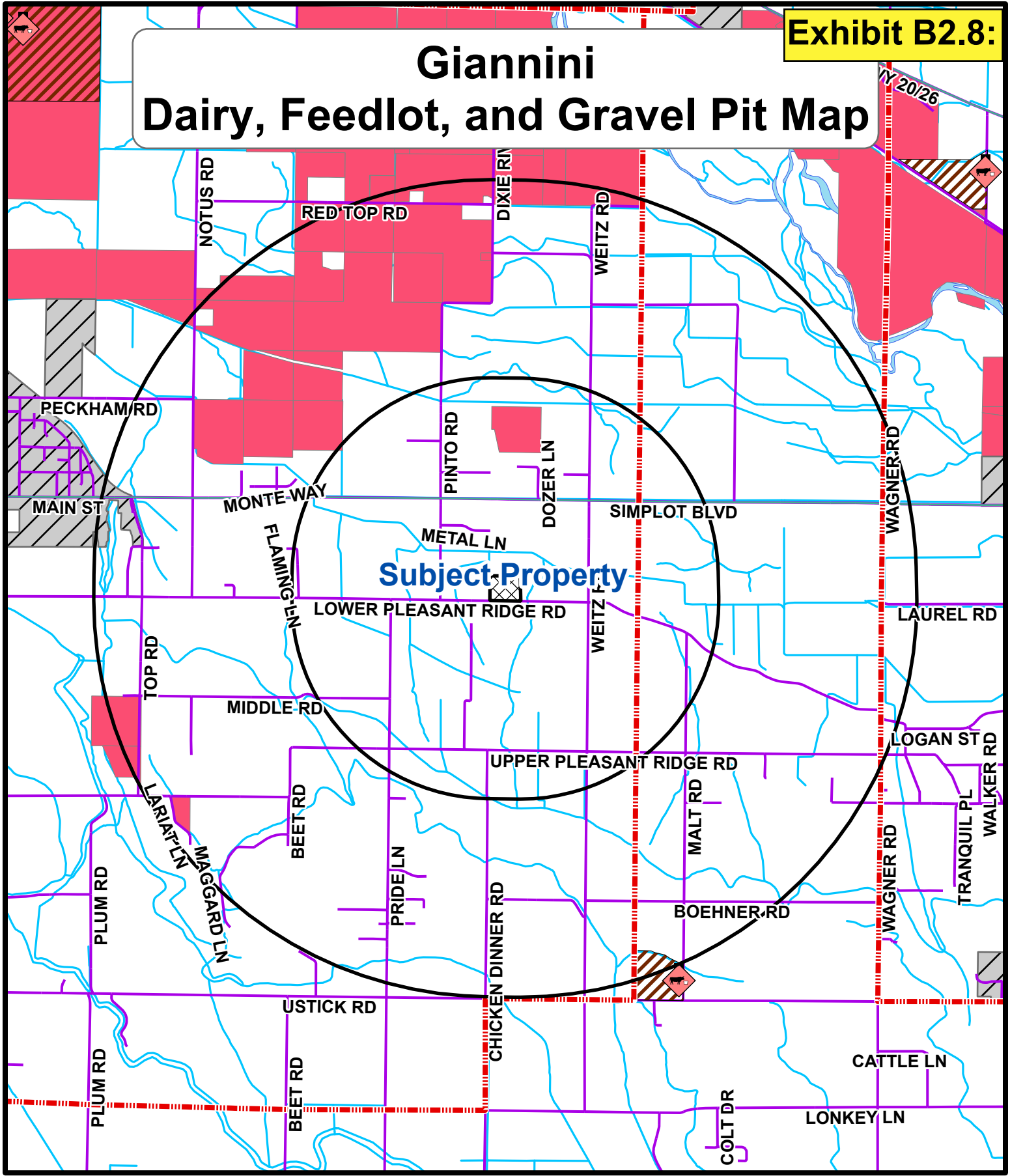
SUBDIVISION & LOT REPORT					
NUMBER OF SUBS	ACRES IN SUB	NUMBER OF LOTS	AVERAGE LOT SIZE		
1	15.31	11	1.39		
NUMBER OF SUBS IN PLATTING	ACRES IN SUB	NUMBER OF LOTS	AVERAGE LOT SIZE		
0					
NUMBER OF LOTS NOTIFIED	AVERAGE	MEDIAN	MINIMUM	MAXIMUM	
20	19.37	8.40	0.65	78.32	
NUMBER OF MOBILE HOME PARKS	ACRES IN MHP	NUMBER OF SITES	AVG HOMES PER ACRE	MAXIMUM	
0					


PLATTED SUBDIVISIONS							
SUBDIVISION NAME	Label	LOCATION	ACRES	NO. OF LOTS	AVERAGE LOT SIZE	CITY OF...	Year
MUNN RANCH SUBDIVISION	1	4N4W22	15.31	11	1.39	COUNTY (Canyon)	2008


SUBDIVISIONS IN PLATTING			
SUBDIVISION NAME	ACRES	NO. OF LOTS	AVERAGE LOT SIZE


MOBILE HOME & RV PARKS					
SUBDIVISION NAME	SITE ADDRESS	ACRES	NO. OF SPACES	UNITS PER ACRE	CITY OF...

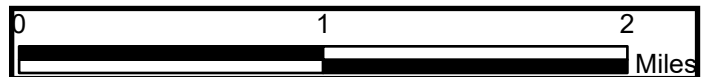
Giannini Dairy, Feedlot, and Gravel Pit Map



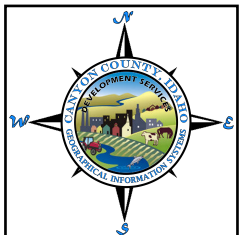
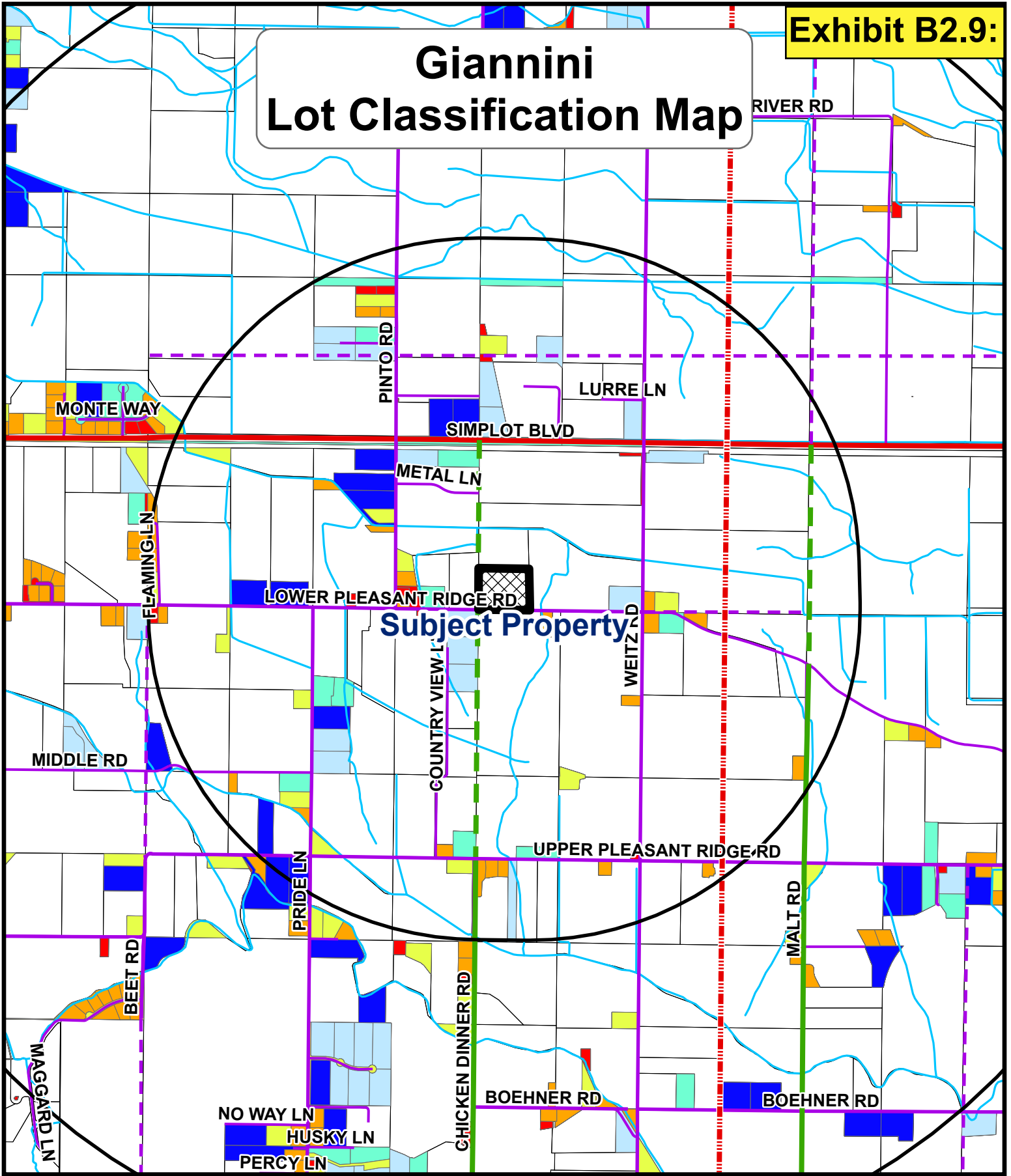
 FEEDLOTS

 DAIRIES

 GRAVELPITS



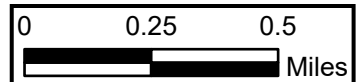
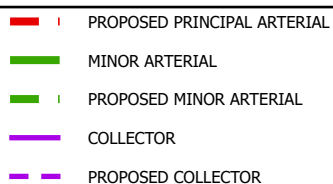
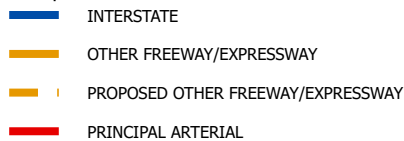
Giannini Lot Classification Map



Legend



CompassFunctionalClassification



SOIL INFORMATION IS DERIVED FROM THE USDA'S CANYON COUNTY

Exhibit B2.10:

Giannini Soil Map

Red Label

Dozer

Lurre

Simplot

Pinto

Metal

2

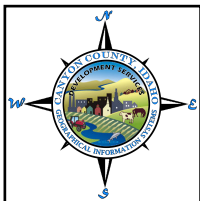
3

Lower Pleasant Ridge

Weitz

Pride

Country View



Nitrate Priority Wells

- 0.005000 - 2.000000
- 2.000001 - 5.000000
- 5.000001 - 10.000000
- 10.000001 - 49.800000



IDWR_2C_Geothermal_

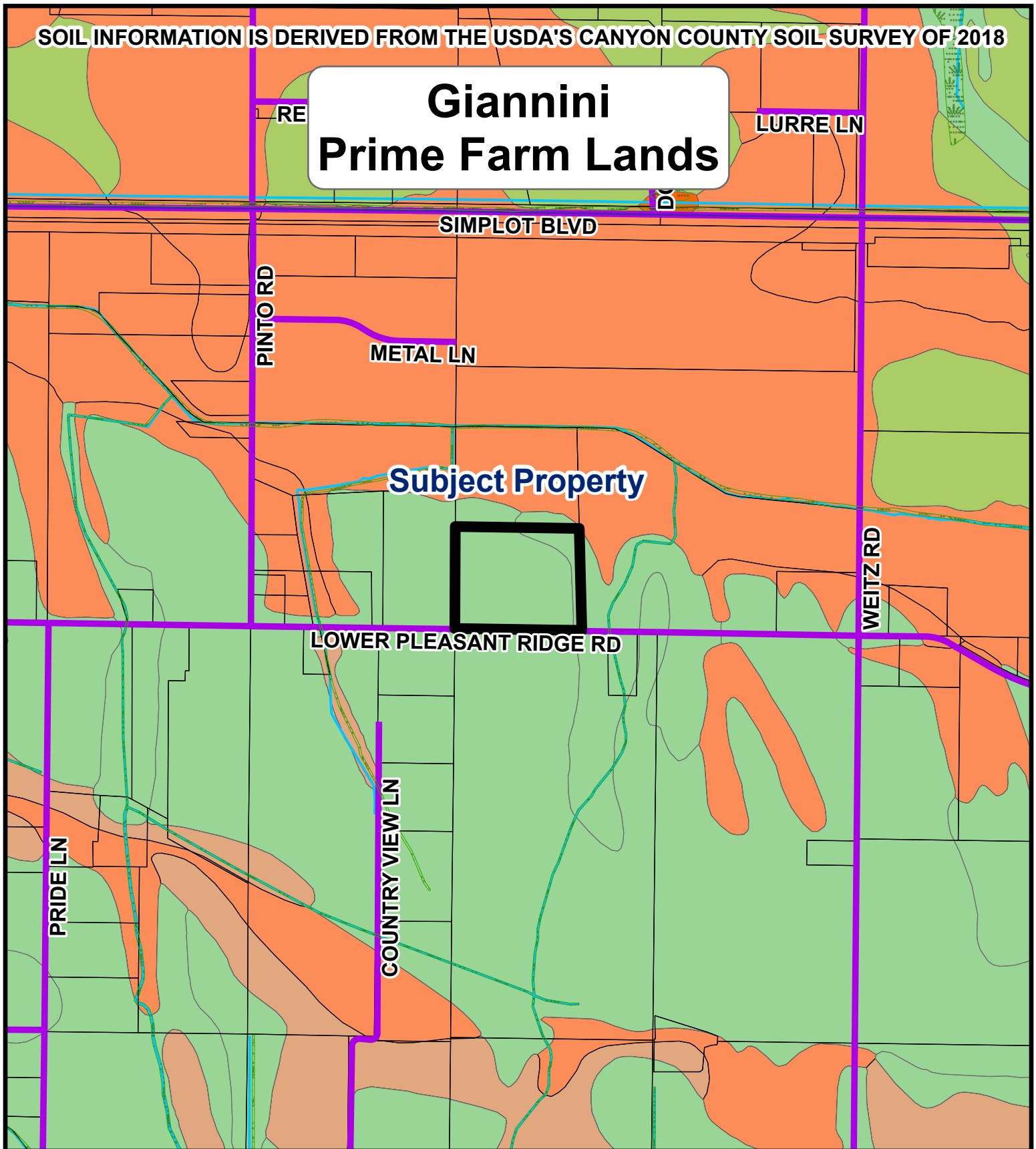


Wetlands

0 0.25 0.5 Miles

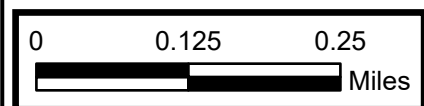
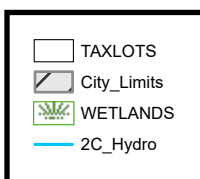
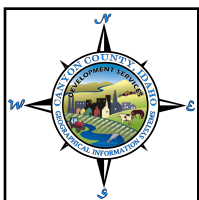
SOIL INFORMATION IS DERIVED FROM THE USDA'S CANYON COUNTY SOIL SURVEY OF 2018

Giannini Prime Farm Lands



FARMLAND

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



SOIL REPORT

SOIL CAPABILITY CLASS	SOIL CAPABILITY	SQUARE FOOTAGE	ACREAGE	PERCENTAGE
2	BEST SUITED SOIL	465238.16	10.68	86.20%
3	MODERATELY SUITED SOIL	74512.36	1.71	13.80%
		539750.52	12.39	100%

FARMLAND REPORT

SOIL NAME	FARMLAND TYPE	SQUARE FOOTAGE	ACREAGE	PERCENTAGE
GwA	Prime farmland if irrigated	465238.16	10.68	86.20%
GwB	Prime farmland if irrigated	74512.36	1.71	13.80%
		539750.52	12.39	100%

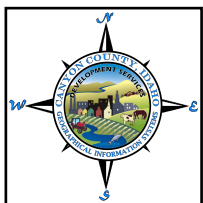
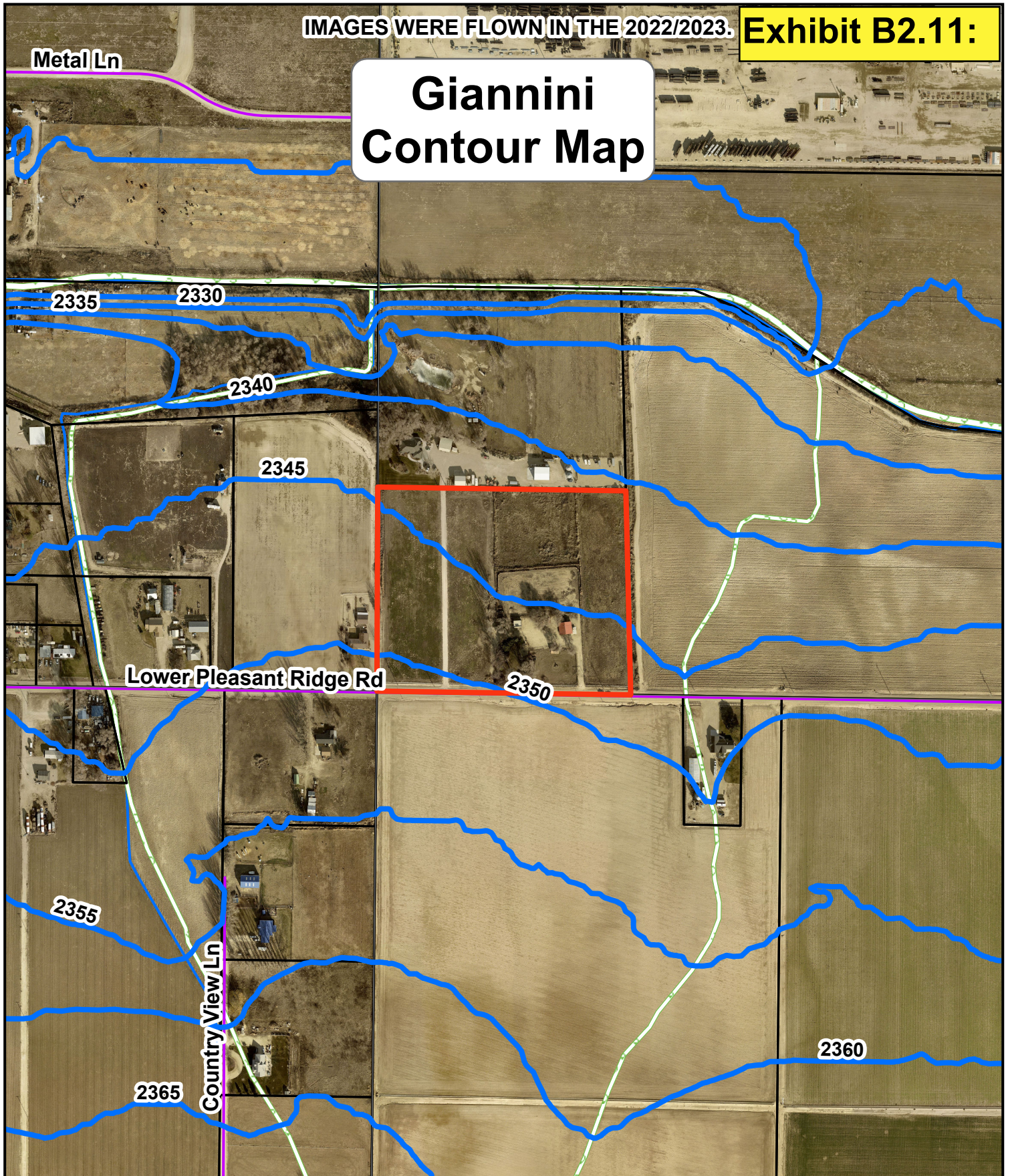
SOIL INFORMATION IS DERIVED FROM THE USDA's CANYON COUNTY SOIL SURVEY OF 2018

GRADE	SOILTYPE
1	BEST SUITED SOIL
2	BEST SUITED SOIL
3	MODERATELY SUITED SOIL
4	MODERATELY SUITED SOIL
5	LEAST SUITED SOIL
6	LEAST SUITED SOIL
7	LEAST SUITED SOIL
8	LEAST SUITED SOIL
9	LEAST SUITED SOIL





IMAGES WERE FLOWN IN THE 2022/2023.

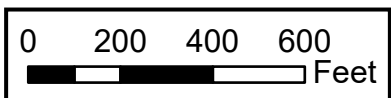
Exhibit B2.11:

Giannini Contour Map

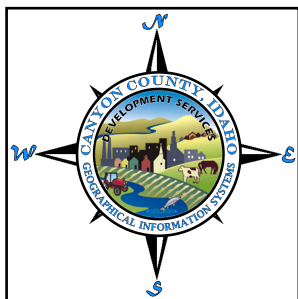
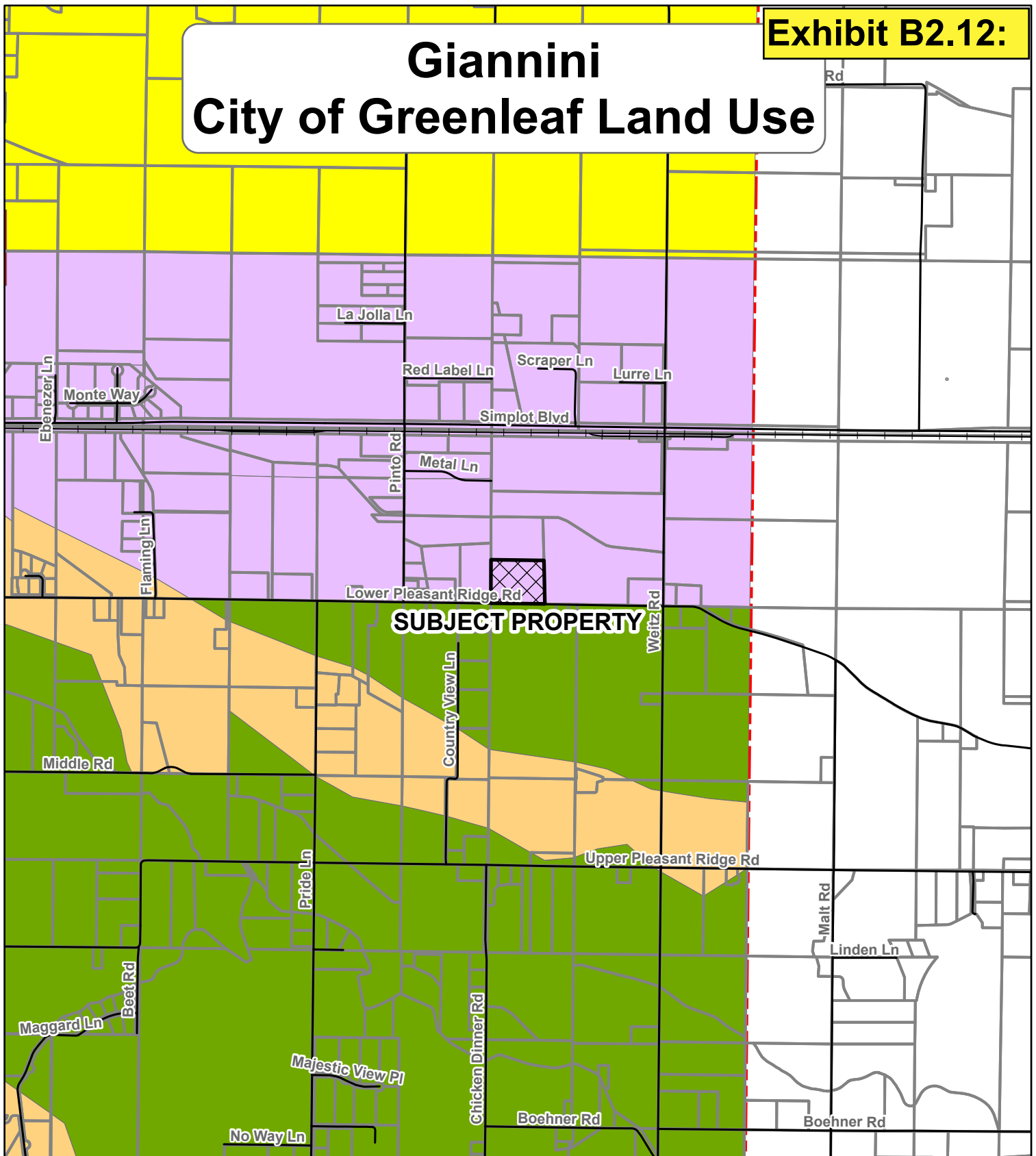


Legend

-  SUBJECT_PROPERTY
-  TaxParcels
-  SectionContours
-  Wetlands

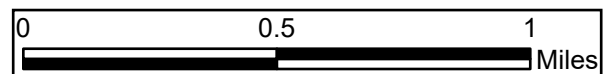


Giannini City of Greenleaf Land Use

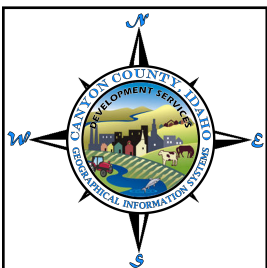
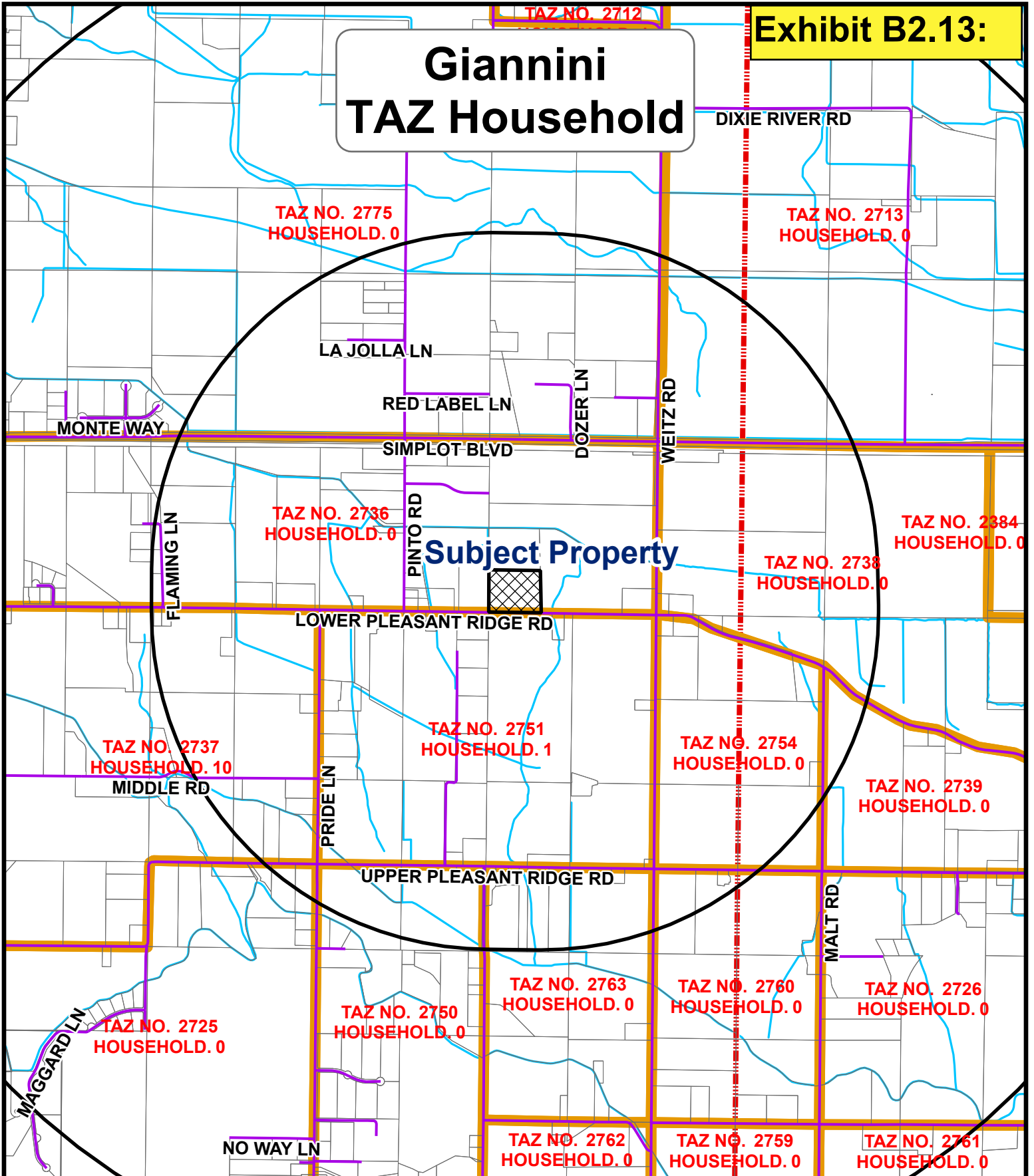


GreenleafCompPlan

- Agriculture
- Commercial
- High Density
- Industrial
- Industrial Existing
- Low Density Residential
- Low to Mid Density

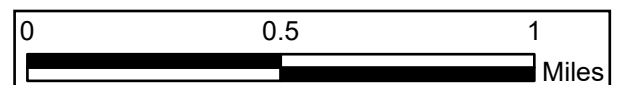


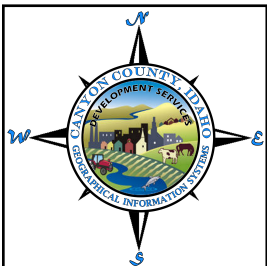
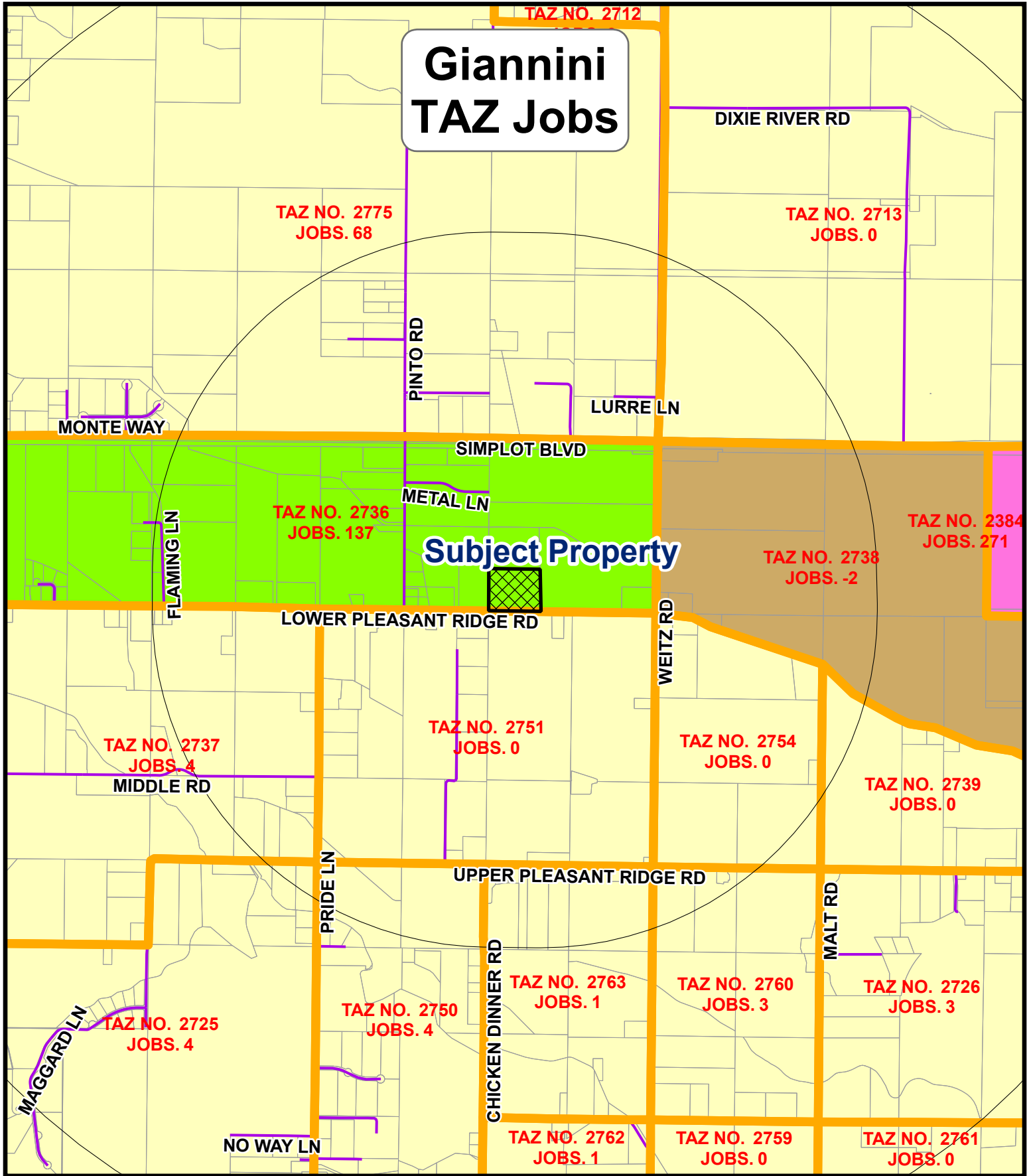
Giannini TAZ Household



House Hold 2025-2050

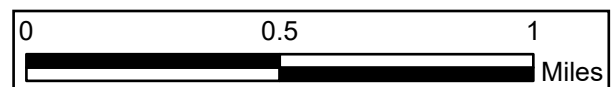
	-4 - 50		251 - 500
	51 - 150		501 - 750
	151 - 250		751 - 1263





Jobs 2025-2050

-1	251 - 500
0 - 100	501 - 1000
101 - 250	1001 - 2148



IMAGES WERE FLOWN IN THE FALL OF 2016

Exhibit B2.14:

Metal Ln

Slope Percent Map

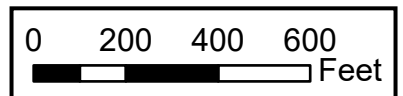
Lower Pleasant Ridge Rd

Country View Ln



Slope Percent

0.001 - 3	9.001 - 12
3.001 - 6	12.001 - 14.999
6.001 - 9	15 - 202.718



Neighborhood Notification Map

Parcel No. R36382010

Buffer Distance 1000 Feet

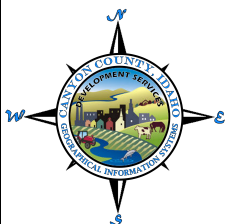
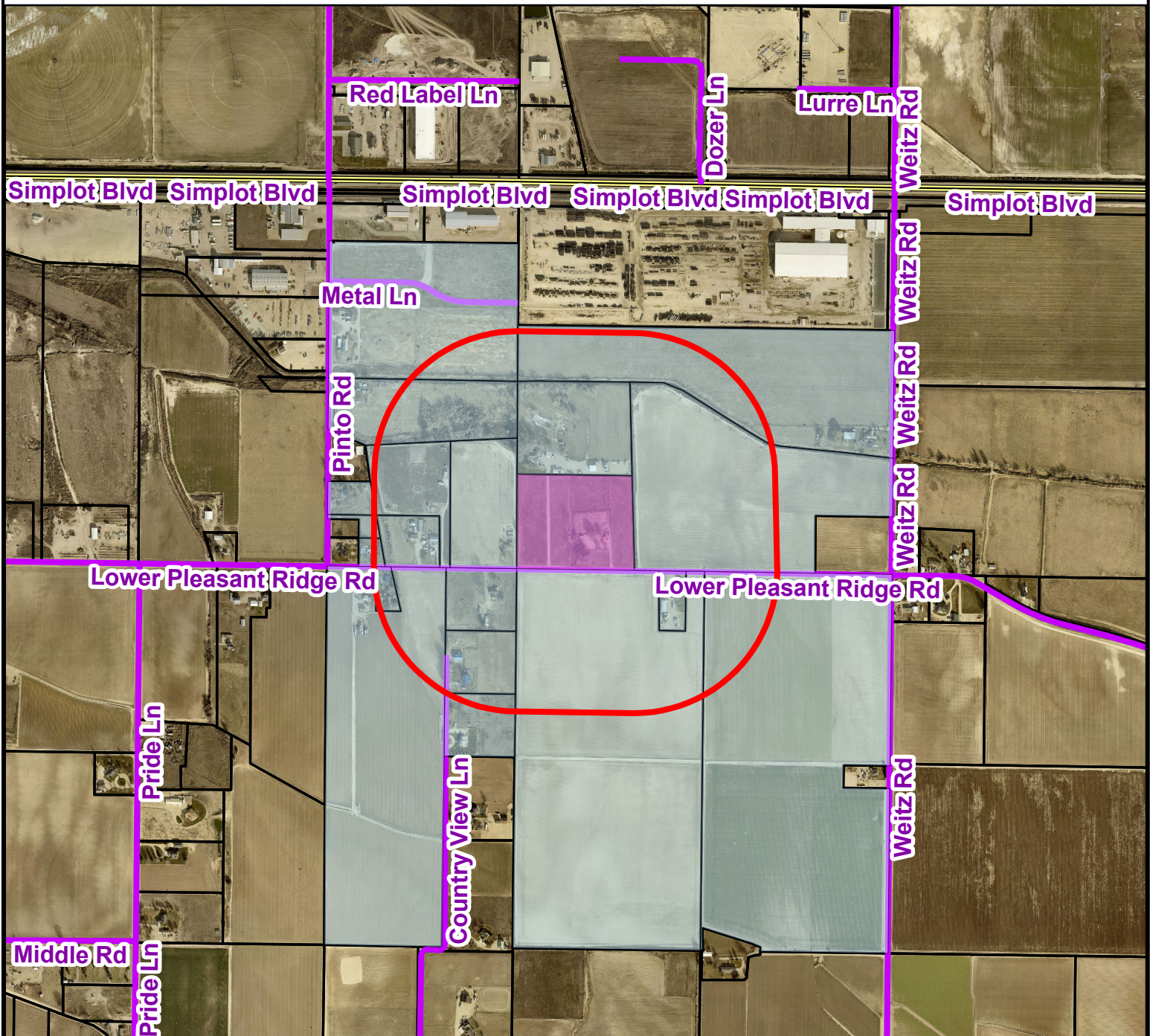
Canyon County
Development Services
111 North 11th Ave, #310
Caldwell, ID 83605

Exhibit B2.15:










This map is for informational purposes only and does not suggest approval of the project.

Date: 5/14/2025
By: mvanderveen



Legend

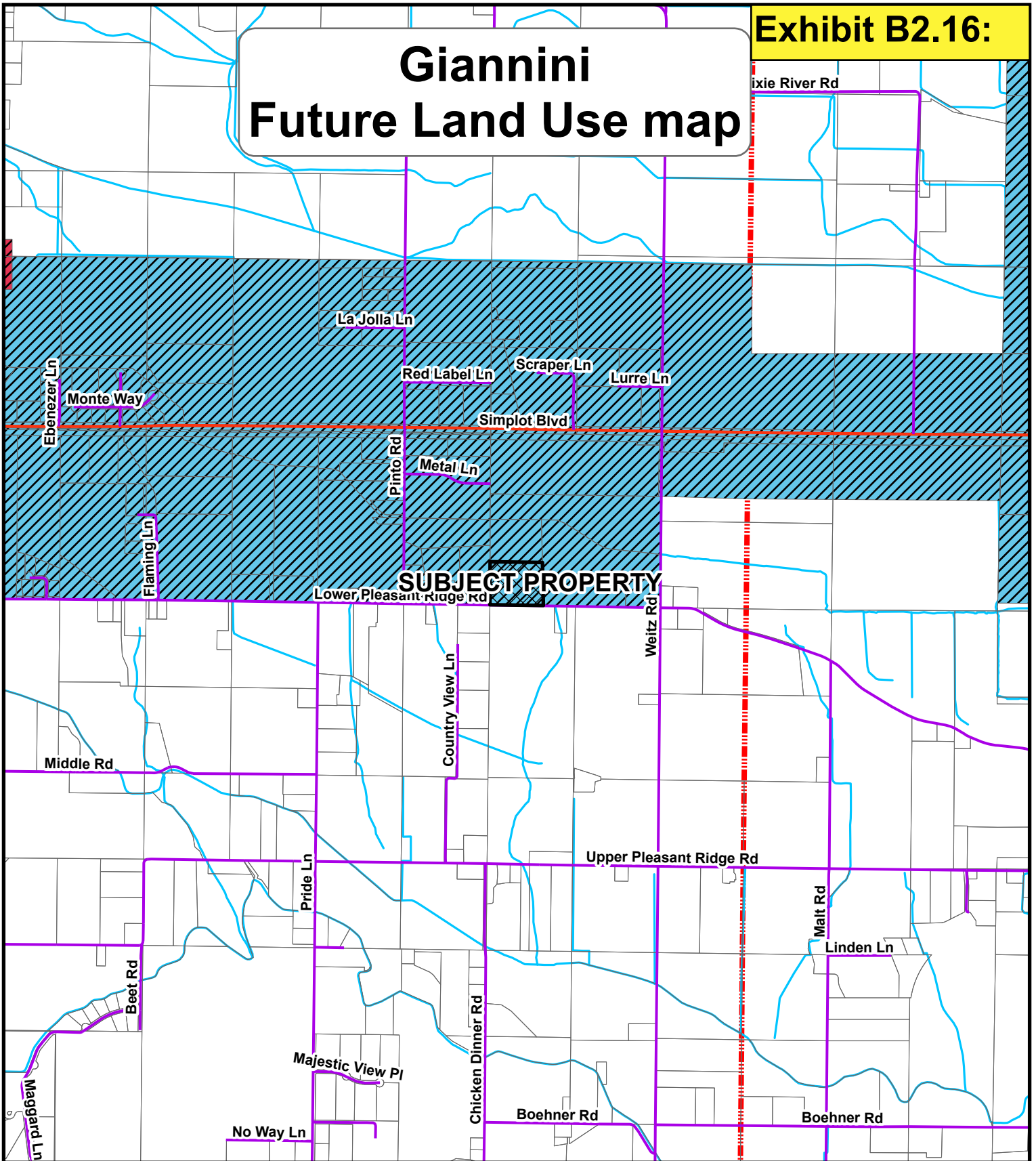
- | | | | |
|---|---------------------|---|------------|
|  | NOTIFICATION BUFFER |  | Highway |
|  | SUBJECT_PROPERTY |  | Interstate |
|  | NOTIFIED PARCELS |  | Local Road |
|  | TAX PARCELS | | |

SCALE

Scale: 1 in = 1,000 Feet

The maps are provided "as-is" without warranty or any representation of accuracy, timeliness or completeness. The burden for determining accuracy, completeness, timeliness, merchantability and fitness for or the appropriateness for use rests solely on the user accessing this information. Canyon County, ID makes no warranties, express or implied, as to the use of the maps. There are no implied warranties of merchantability or fitness for a particular purpose. The user acknowledges and accepts all inherent limitations of the maps, including the fact that the maps are dynamic and in a constant state of maintenance, correction and revision. The maps do not represent a survey. Neither Canyon County, ID nor its officers and employees assume any liability for the accuracy of the data delineated on any map. In no event shall the Canyon County, ID or its officers or employees be liable for any damages arising in any way out of the use of this information.

Giannini Future Land Use map



Legend

Future Land Use 2030

- COMMERCIAL
- INDUSTRIAL
- RESIDENTIAL

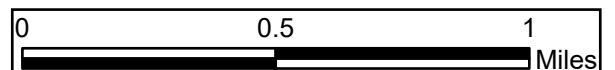
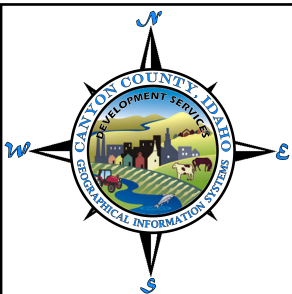


EXHIBIT C

Site Visit Photos: July 9, 2025

Planning & Zoning Commission

Case# CU2025-0001

Hearing date: August 7, 2025

Site Photos: Taken July 9, 2025



Photo 1:

Taken on Lower Pleasant Ridge Rd from parcels approach facing east from the subject property.



Photo 2:

Taken on Lower Pleasant Ridge Rd from the parcels approach facing southeast from the subject property.





Photo 3:

Taken on Lower Pleasant Ridge Rd from the parcels approach facing south from the subject property.



Photo 4:

Taken on Lower Pleasant Ridge Rd from the parcels approach facing southwest from the subject property.





Photo 5:
Taken on Lower Pleasant Ridge Rd
from the parcels approach facing
west from the subject property.



Photo 6:
Taken on the parcels approach
facing north towards the subject
property.





Photo 7:
Taken on the parcels approach
facing northwest towards the
subject property.



Photo 8:
Taken on the parcels approach
facing northeast towards the subject
property.





Photo 9:
Taken on parcels approach facing
north towards the subject property.



Photo 10:
Taken on the subject property facing
west towards the proposed special
events facility.





Photo 11:

Taken on the subject property facing north towards the bridal suite (Exhibit A5).



Photo 12:

Taken on the subject property facing east towards the bridal suite (Exhibit A5).





Photo 13:

Taken on the subject property facing east inside the bridal suite (**Exhibit A5**).



Photo 14:

Taken on the subject property facing south towards the 384 sq. ft storage (**Exhibit A5**).





Photo 15:
Taken on the subject property facing northwest.



Photo 16:
Taken on the subject property facing north towards the 176 sq. ft storage, 64 sq. ft storage, and the bathroom with 2 toilets and 1 shower (right to left) (**Exhibit A5**).





Photo 17:
Taken on the subject property facing west.



Photo 18:
Taken on the subject property facing west towards the groom's suite (Exhibit A5).





Photo 19:
Taken on the subject property facing southwest towards the well house and 660 sq. ft event space (**Exhibit A5**).



Photo 20:
Taken on the subject property facing north towards the equestrian arena entrance (**Exhibit A5**).





Photo 21:
Taken on the subject property facing north towards the equestrian arena entrance (**Exhibit A5**).



Photo 22:
Taken on the subject property facing south towards the 176 sq. ft storage (**Exhibit A5**).





Photo 23:

Taken on the subject property facing northeast. In this photo you can see Gayle Mfg. Co. located on Weitz Rd.



Photo 24:

Taken on the subject property facing north.





Photo 25:
Taken on the subject property facing north.



Photo 26:
Taken on the subject property facing northwest.





Photo 27:
Taken on the subject property facing south towards the well house (Exhibit A5).



Photo 28:
Taken on the subject property facing southwest towards the event space (Exhibit A5).





Photo 29:
Taken on the subject property facing north towards the well house (Exhibit A5).



Photo 30:
Taken on the subject property facing south towards the bar (Exhibit A5).





Photo 31:
Taken on the subject property facing south towards the gazebo (**Exhibit A5**).



Photo 32:
Taken on the subject property facing north towards the groom's suite (**Exhibit A5**).





Photo 33:
Taken on the subject property facing west.



Photo 34:
Taken on the subject property facing south where the second entrance is proposed and the proposed parking area (**Exhibit A5**).





Photo 35:

Taken on the subject property facing southwest towards the proposed parking area. In this photo you can see the easement that serves the property to the north (**Exhibit A5**).



Photo 36:

Taken on the subject property facing west towards the proposed parking area. In this photo you can see the easement that serves the property to the north (**Exhibit A5**).





Photo 37:
Taken on the subject property facing northwest towards the proposed parking area (**Exhibit A5**).



Photo 38:
Taken on the easements approach facing northwest.





Photo 39:
Taken on the easements approach
facing north.



Photo 40:
Taken on the easements approach
facing northeast towards the
proposed parking area (**Exhibit A5**).





Photo 41:
 Taken on the subject property facing northeast. In this photo you can see Gayle Mfg. Co. located on Weitz Rd.



Photo 42:
 Taken on the subject property facing east. In this photo you can see Simplot located on Simplot Blvd.





EXHIBIT D

Agency Comments Received by: July 28, 2025

Planning & Zoning Commission

Case# CU20025-0001

Hearing date: August 7, 2025

Archived: Tuesday, July 22, 2025 3:04:17 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](#) 

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.

~

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 Crawford <Brian.Crawford@canyoncounty.id.gov>; Christine Wendelsdorf <Christine.Wendelsdorf@canyoncounty.id.gov>; Michael Stowell <mstowell@ccparamedics.com>; Dalia Alhajjar <Dalia.Alhajjar@canyoncounty.id.gov>; 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

~



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 m²) 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 m²) 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



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



Date: **7/8/2025**

****Update****

Canyon County – Development Services

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

Dear, Canyon County Development Services Department

The Caldwell Rural Fire Protection 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. Emergency water supply shall be provided for this site. A minimum of a 5000-gallon water tank with a 5 inch STORZ fitting at 30* degrees pointing down, The fire department connection should be located 3ft. above the level of the adjacent grade or access level. Plans shall be submitted to City of Caldwell Fire Department through the CitizenServe and Project Doc portal.
2. Roadway serving a fire hydrant/connection 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. Private water mains shall be provided in accordance with NFPA 24 507.2.1
10. Commercial building plans shall be submitted to the Canyon County Development Services Department first. Once the Canyon County Development Services Department provides the applicant with an address & receipt of fees, the applicant can then submit the project to the Caldwell Fire Department through the Caldwell City's CitizenServe (CS) & Project Dox (PD) portal. The CS portal will issue the project an "FCP" number for tracking purposes and be assigned to a plan reviewer. • Submit your application packet through the online portal found Citizenserve Online Portal

The Commercial Fire Permit Requirements and Process form can be found on-line at [Fire Safety Permits | City of Caldwell, Idaho](#)

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

Archived: Tuesday, July 22, 2025 3:04:44 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 | SWDH.org

13307 Miami Ln., Caldwell, ID 83607

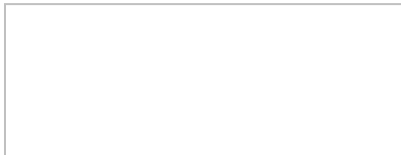
Archived: Tuesday, July 22, 2025 3:04:57 PM
From: [Chris Ababon](#)
Mail received time: Wed, 2 Jul 2025 14:55:03
Sent: Wed, 2 Jul 2025 20:54:55
To: [Amber Lewter](#)
Cc: [Anthony Lee](#)
Subject: Re: [External] RE: Agency Notice CU2025-0001 / Giannini
Importance: Normal
Sensitivity: None
Attachments:
[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~\~SWDH.org
13307 Miami Ln., Caldwell, ID 83607

\~



\~

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

\~

Fyi:

\~

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

\~

Archived: Tuesday, July 22, 2025 3:05:06 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

Exhibit D4:

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

Website: itd.idaho.gov

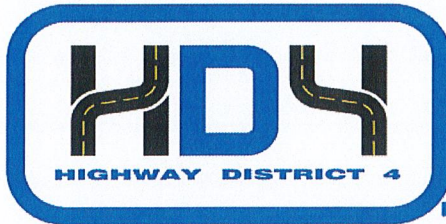
~

~

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>;



July 2, 2025

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

**RE: CU2025-001 Brandon Giannini Special Event Venue
Canyon County Parcel R36382010 aka 18940 Lower Pleasant Ridge Rd**

Dear Commissioners:

Highway District No. 4 (HD4) has reviewed the application for a conditional use of the above described parcel for purposes of establishing a special event facility within an Agricultural zone. The subject property is located on the north side of Lower Pleasant Ridge Rd west of Weitz Rd in the SW ¼ Section 24 T4N R4W. HD4 offers the following comments on the proposed use:

General

The subject property consists of one parcel, totaling approximately 12.4 acres. The parcel has approximately 840-feet of frontage on Lower Pleasant Rd along the southerly boundary.

Along the subject property frontage, Lower Pleasant Rd is classified as a major collector on the functional classification maps adopted by the County and HD4. Existing right-of-way width along the subject property is a 25-foot prescriptive right-of-way, measured from the existing roadway centerline. Ultimate right-of-way width for a major collector is 40-feet, (half width) measured from the section line (southerly property boundary).

Access

The subject property is currently served by a two gravel driveways onto Lower Pleasant Rd approximately 1,955-ft west of Weitz Rd and 2,245-ft west. A third gravel drive approach located 2,400-ft west of Weitz Rd provides access across the subject property to Parcel R363820110 to the north.

For the proposed commercial use, the following conditions apply:

1. An access permit from HD4 documenting the commercial use is required.
2. Improve both driveways serving the proposed event venue to meet ACCHD SD-106 to include a paved apron. This serves to protect the existing edge of the mainline pavement on Lower Pleasant Rd from damage due to additional vehicle use.
3. Dedicate the southerly 40-feet of the subject property to HD4 as public right-of-way for Lower Pleasant Ridge Rd. HD4 will prepare a deed for signature by the owners at the time of access permit issuance.

Parking

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

Transportation Impacts

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

325 persons (includes staff) x 0.40 persons per vehicle = approximately 130 vehicles per event
> 59 events per year proposed

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

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

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

Respectfully,



Chris Hopper, P.E.
District Engineer

File: Lower Pleasant- CU2025-001 Giannini Event Venue

Archived: Monday, July 28, 2025 4:49:52 PM

From: [Chris Hopper](#)

Mail received time: Mon, 28 Jul 2025 15:24:09

Sent: Mon, 28 Jul 2025 21:24:05

To: [Amber Lewter](#)

Subject: [External] RE: CU2025-0001 Giannini

Importance: Normal

Sensitivity: None

Amber-

Access spacing applies to new approaches.~ The existing driveways can be considered to function as a circular drive for purposes of this conditional use.~ I don't foresee the useful life of a wedding venue in an industrial zone being really long term, so this isn't a permanent concern.

~

Respectfully,

~

Chris Hopper, P.E.

District Engineer

~



Highway District No. 4

15435 Hwy 44

Caldwell, Idaho~ 83607

208-454-8135~ Ext. 104

~

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

Sent: Monday, July 28, 2025 2:25 PM

To: Chris Hopper <chopper@hwydistrict4.org>

Subject: CU2025-0001 Giannini

~

Hello Chris,

~

I noticed in the pre-development meeting it was mentioned that the proposed accesses did not meet the required spacing. I was wondering if there is a reason that the applicant is not required to do a variance for this in your comment received July 2, 2025? Did the applicant state the second access would only be used for Emergency Vehicles?

~

~

Thank you,

~

~



Amber Lewter

Associate Planner

Canyon County Development Services Department

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

~

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

Email: ~ amber.lewter@canyoncounty.id.gov

Website: ~ www.canyoncounty.id.gov

~

Development Services Department (DSD)

Public office hours

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

Archived: Monday, July 28, 2025 11:49:49 AM
From: [Michael Stowell](#)
Mail received time: Fri, 25 Jul 2025 21:03:39
Sent: Sat, 26 Jul 2025 03:03:20
To: [Amber Lewter](#)
Subject: [External] RE: CU2025-0001 Giannini
Importance: Normal
Sensitivity: None
Attachments:
[Lower Pleasant Response.pdf](#)

Hi Amber,

~

I've been pretty busy with budgets and didn't realize that I hadn't replied back.~ Here are the response times for CCP to respond to the address.

~

Medic 51 Caldwell – 7.9 minutes

ALS 58 – 11.7 minutes

Medic 52 Caldwell – 10.8 minutes

Medic 53 Middleton – 15.6 minutes

~

Please let me know if you need anything else.

~

~



Michael D. Stowell

Chief

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

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

~

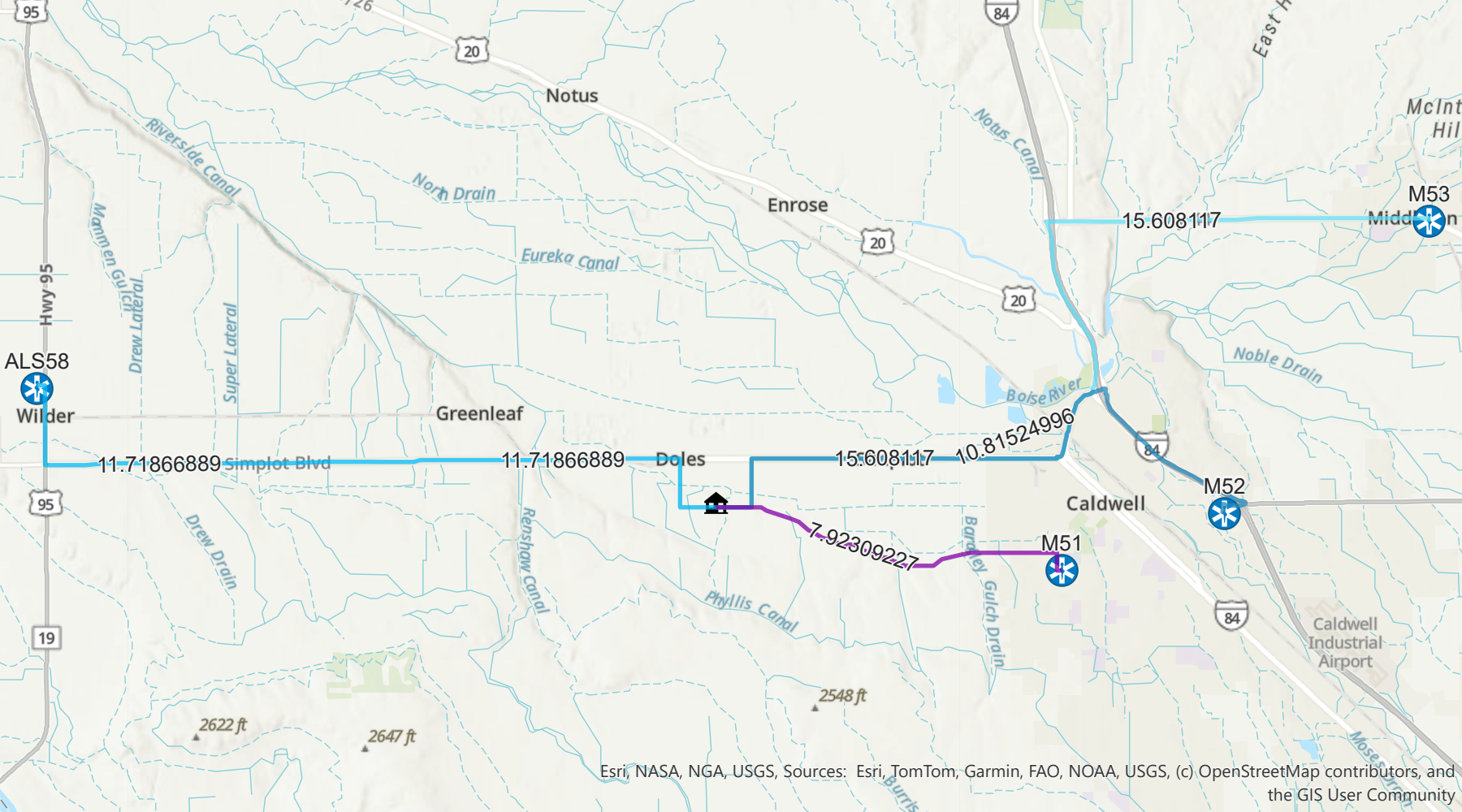


EXHIBIT E

Public Comments Received by: July 28, 2025

Planning & Zoning Commission

Case# CU2025-0001

Hearing date: August 7, 2025

Archived: Tuesday, July 22, 2025 3:58:04 PM

From: [Tawni Childers](#)

Mail received time: Tue, 15 Jul 2025 09:53:22

Sent: Tue, 15 Jul 2025 15:53:17

To: [Amber Lewter](#)

Subject: [External] CASE# CU2025-0001

Importance: Normal

Sensitivity: None

Hello Amber\~

Will you please let me know if you are the correct person to file this opposition letter with regarding the proposed use of 18940 Lower Pleasant Ridge Rd Caldwell :Parcel R36382010 : Case#CU2025-0001

I'm writing to formally express my opposition to the proposed use of the property located at 18940 Lower Pleasant Ridge Rd Caldwell for the following reasons.

Residential Impact:\~The proposal to convert this residential lot into a special use permit/ venue is altering the residential character of the neighborhood. We moved to this area 23 years ago to escape the city and all that comes with it. We are long-time residents and chose this neighborhood years ago specifically for its quiet surroundings and sense of community.\~ This venue would be right at our back door and very disruptive to our way of life.\~\~

Noise Pollution: The proposed development includes amplified music 59 times per year—more than the number of weeks in a calendar year. This suggests an event nearly every weekend, which directly contradicts the quiet surroundings we sought when moving to this area. Nearby properties—within a half to one mile radius—already experience sound carryover from smaller gatherings, and existing industrial neighbors such as Gayle Manufacturing have not adhered to noise regulations. Introducing a formal venue would significantly amplify this issue. The proposed site lacks natural sound barriers and is adjacent to multiple single-family homes. Sustained elevated noise—especially during evenings and weekends—would be highly disruptive to daily life. Setting an end time of 10:00 PM is not an acceptable solution; the problem is not just the timing, but the presence of amplified music itself

Environmental Considerations: Increased traffic flow is a significant concern for many of us. We chose this neighborhood years ago specifically for its quiet atmosphere and lightly traveled roads. Introducing high-volume vehicle trips daily will not only generate additional noise, but could also contribute to air pollution, disrupting the peaceful environment that residents rely on.

This area is home to active farming operations, and I imagine local farmers will find it increasingly difficult to maneuver equipment or livestock around congested roads, especially during scheduled events. The agricultural rhythm of this community depends on open access and minimal interference, and this level of traffic would represent a substantial shift.

Additionally, the property lies less than half a mile from the area where I regularly drive my horses. Increased vehicle presence poses a safety risk—not only to me and my animals—but also to drivers unfamiliar with wagon protocols or equestrian road etiquette. This isn't just a logistical issue; it's a real concern for the safety and well-being of everyone involved.

*\pn\pnlvblt\pnf1\pnindent240\pnql\pntxtb·

I respectfully urge you to reconsider the current proposal and explore alternatives that better align with the needs of the surrounding community.\~

Thank you for your time and consideration\~

Sincerely,

Exhibit E2:

From: [kim Sloan](#)

Mail received time: Wed, 16 Jul 2025 10:26:09

Sent: Wed, 16 Jul 2025 10:25:55

To: [Amber Lewter](#)

Subject: [External] CU 2025-0001

Importance: Normal

Sensitivity: None

Archived: Tuesday, July 22, 2025 3:58:11 PM

Sent from my iPhone

Hi Amber,

I am Linda Kim Sloan .

My husband, Ron and I own 10 acres on Country View Lane, Caldwell. We have lived here since 2004.

Before moving here, we owned 19027 Lower Pleasant Ridge road since 1968.

So.. u can see we are LONG TIME residents of this neighborhood.

We are totally opposed to Brandon Giannini's project of making an event center on Lower Pleasant... with 59 events per year.

The noise and increased traffic in the area would definitely be annoying.

We all value the peace and quiet out here.. Gayle Manufacturing made a huge impact on our neighborhood with all the TERRIBLE noise and traffic.. and we definitely do not need to keep adding other "businesses."

Please do not allow this business to be added to our neighborhood.

(Case CU2025-0001.)

Thank you,

Linda Kim Sloan

208-880-1942

Archived: Monday, July 28, 2025 10:01:57 AM

From: [Chuck Childers](#)

Mail received time: Thu, 24 Jul 2025 14:11:35

Sent: Thu, 24 Jul 2025 20:11:24

To: [Amber Lewter](#)

Cc: [Chuck Childers](#)

Subject: [External] CASE# CU2025-0001

Importance: Normal

Sensitivity: None

Exhibit E3:

Hi Amber,

~

I'm told you are the person to file this Opposition Letter to, regarding the proposed use of 18940 Lower Pleasant Ridge Rd Caldwell.~ Parcel R36382010:~Case#CU2025-0001

~

I'm writing to formally express my Opposition to the proposed use of the property located at 18940 Lower Pleasant Ridge Rd Caldwell for the following reasons.

Residential Impact:~The proposal to convert this residential lot into a special use permit/venue is altering the residential character of the neighborhood and surround rural area. The Lower Pleasant and Upper Pleasant Ridge area is a beautiful country side of homes and farmland.~ We chose to move to this area 23 years ago to escape the noisy and congested city and all that comes with that. For 23 years we've been fortunate to live on our dream property out in the country, a quiet surrounding with a great sense of community.~ This venue would not only destroy our peaceful countryside and disrupt our way of life, it's basically right at our back door so we're one of the families that would see the worst of the impacts.~ We're not interested in having a party in our backyard every weekend of the year and/or multiple times throughout the weeks.~~

Noise Pollution: The proposed development includes amplified music 59 times per year—more than the number of weeks in a calendar year. This suggests an event nearly every weekend, which directly contradicts the quiet surroundings we sought when moving to this area. Properties, due to the topography of the area—within at minimum a couple mile radius—already experience sound carryover from smaller gatherings, and existing industrial neighbors such as Gayle Manufacturing have not adhered to noise regulations. Introducing a formal venue would significantly amplify this issue. The proposed site lacks natural sound barriers and is adjacent to multiple single-family homes. Sustained elevated noise—especially during evenings and weekends—would be highly disruptive to daily life. Setting an end time of 10:00 PM is not an acceptable solution; the problem is not just the timing, but the presence of amplified music itself.

Environmental Considerations: Increased traffic flow is a significant concern for many of us. We chose this neighborhood years ago specifically for its quiet atmosphere and lightly traveled roads. Introducing high-volume vehicle trips daily will not only generate additional noise but could also contribute to air pollution and disrupting the peaceful environment that residents rely on.

~

This area is home to a lot of active farming operations as well, and I imagine local farmers will find it increasingly difficult to maneuver equipment or livestock around congested roads, especially during scheduled events. The agricultural rhythm of this community depends on open access and minimal interference, and this level of traffic would represent a substantial shift.

~

Additionally, the property lies less than half a mile from the area where we regularly drive horses. Increased vehicle presence poses a safety risk—not only to my family and my animals—but also to drivers unfamiliar with wagon protocols or equestrian road etiquette. This isn't just a logistical issue; it's a real concern for the safety and well-being of everyone involved.

~

I respectfully urge you to reconsider the current proposal and explore alternatives that better align with the needs of the surrounding community.~

~

Thank you for your time and consideration.

~

Sincerely,

Chuck Childers~

~

~

July 28, 2025

To: Canyon County Commissioners.

From: Brad Benke

Subject: Giannini Public Hearing Case CR2025-0001 R36413

I am writing regarding the application of a Conditional Use Permit and Caretaker Residence for the Brandon Giannini property. **I am strongly opposed to this request.**

This area on Lower Pleasant is zoned agricultural, and is completely rural in its function. My opposition is not against having a small seasonal special-events business, but in having a venue that wants to operate year-round, with 150 cars, 300 guests, and music from 8 AM to 10:30 PM for each event as well as the proposed logistics to manage such a venue. There are over 20 rural homes (on agriculture-zoned property) within a stone's throw from this property. The building on this property is way too small to handle the number of people they want. So what they are asking for is a place to have outside events with live or DJ pumped in music. The negative impact of the noise and congestion alone is far too detrimental to allow this request for this area.

Additionally, the request for an additional residential building permit for a caretaker also appears to be a way to manipulate the county zoning for an additional building permit when there is already a house (living structure) on it. To ask for a caretakers residence to be built for a maximum 60 events a year appears suspect. Even the largest Venues in the valley don't have a caretaker's quarters on the property. The main building on the property was/is a small residential unit that has been somewhat remodeled by the previous landowner to handle very small (20-30 attendees inside) wedding parties.

Further, having a year-round venue with outside porta potties lined up is significantly incongruent for this rural community aesthetic as well as sanitation standards. As previously stated, the current structure is way too small to hold 300 guests, so it is only logical that the music, guests and noise would be 95% outside. We currently have an agricultural-type flower picking venue within 1 ½ miles of this property. It is open **only** for a three- month time frame and only three days a week, with 12 small concerts that end by 9:30 one night a week. So very limited hours. In other words, **very** seasonal with **limited impact** on the neighborhood.

In summary, please reject this conditional use request unless the applicant can narrow the scope of the venue to weekends with a seasonal timeframe, a 9-9:30 PM noise curfew, a lighting curfew, limit the number of guests allowed, a sanitation solution with septic system, and a reporting process in place that ensures they stay within their use permit. And **NO** additional building permit for a caretakers quarters.

July 28, 2025

Exhibit E5:

To: Commissioner Holton, Commissioner Brooks and Commissioner Van Beek,

Re: Brandon Giannini Public Hearing Case#CR2025-0001 R36413

We live at 19335 Lower Pleasant Ridge Rd., about a quarter mile from this piece of property that is requesting a conditional use permit for an event venue and a caretaker residence. Although the applicant appears to understand the agricultural environment that surrounds this property their application states that they are planning to operate this venue year-round and are anticipating 150 cars, 300 guests and music from 8am – 10:30pm at any given event. They must know that this particular area has been hit hard with M-1 zoning that has brought in uncontrolled light pollution, uncontrolled noise pollution and semi-truck activity. Adding the possibility of 150 cars to our rural roads would be one more hit. Their application states that “traffic impacts are expected to be minimal, and parking will comply with county and highway district regulation for off street parking. 150 parking spaces are planned for the event facility.” Let’s go take a walk through the WinCo parking lot and see how much land it takes to park 150 cars.

The application states “ Measures will be implemented to mitigate potential concerns related to noise for the events by enforcing reasonable quiet hours and reducing noise based on attendance.” They have already stated the venue will operate 8:00am – 10:30pm year-round. When there are 300 noisy, drunk attendees at 10:30pm how will these measures be enforced? We have been asking since Gayle Steel appeared who is monitoring their trucks turning left to Hwy 19 instead of right and traveling down Weitz to wherever in our agricultural community. We know the answer – nobody. How will this conditional permit be monitored? The applicant is describing an onsite caretaker who will be controlling 300 people. Really!?! How will this person keep bottles and other “party” garbage from being strewn around our street? Most concerning, how will this caretaker be controlling drunk drivers meandering through our community where farm equipment travels at all times day and night, ATV with farm workers doing their job, humans on horses, bikes or walking?

This applicant appears to want to be able to have 1. A caretaker house and 2. Owner home. This is 12.39 acres with 150 parking spaces – how will this work? There have been property owners in our area that have more than 12 acres and were not allowed to split for a second home. This seems looks like a “go around”.

We oppose this conditional use permit unless the applicant can revisit the year-round use, number of cars and partygoers and a plan as to how this will all be managed to keep our community safe.

Mark and Vivian Ferkin

Jake and Marnie Fillmore
18954 Lower Pleasant Ridge Road
Caldwell, Idaho 83607

07/28/2025

Canyon County Development Services
c/o Amber Lewter (amber.lewter@canyoncounty.id.gov)
111 N. 11th Ave., Suite 310
Caldwell, Idaho 83605-3522
208-402-4164

Re: Legal Notice Regarding Case No. CU2025-0001

To Amber Lewter and the Canyon County Development Services Department,

This letter is to express our concerns with the proposed Conditional Use Permit for a Special Events Facility and Caretaker Residence at 18940 Lower Pleasant Ridge Road, Caldwell, Idaho. Our family of seven lives on the property that borders to the north at 18954 Lower Pleasant Ridge Road, Caldwell, Idaho, 83607.

We acknowledge that care that has gone into this request and look forward to seeing the property get cleaned up. We also anticipate having a good relationship with the new property owners. However, we do still have concerns as listed below:

1. **Easement Use.** We have an easment the runs from the main road to our property. Allowing this Facility would likely add to the wear and tear on that driveway. Without a fence, people would realistically use the easement as an entry/exit because of ease of use and better visibility to the main road.
2. With the proposed 150 parking spaces next to us comes...
 1. **Dust**
 2. **Vehicle Noise**
 3. **Increased Traffic**
3. With the proposed 300 people venue comes...
 1. **Loud music.** Who regulates the music? Even if there is a shutoff time of 10pm, there is the possibility of surrounding neighbors having to listen to loud and/or even unliked music from 8am – 10pm.
 2. **Excessive noise.** What are the ramifications for noise violations and who will enforce them? It is well known that written regulations are extremely difficult to enforce. Case in point, we have to deal with the unregulated noise, lights, and truck traffic coming from Gayle Manufacturing, who is just north of us.

3. **The need for vigilance.** With a plethora of people attending events, we will need to be even more aware of what goes on around our house. This leads to an inability to relax in our own home the way we are able to now. Even more so if alcohol is allowed and people start making stupid decisions.
4. **Will alcohol be allowed?** This is a big concern for us. When alcohol is involved there is always greater possibility of problems, including adding drunk drivers to our already accident prone street. Our neighbors have expressed their experiences with the past owners hosting weddings at this location. There were many instances of having to deal with loud music and intoxicated people. It was not good.
5. **Caretaker Residence.** Since there is already a building permit that comes with the property, we do not see the need for an additional permit. Besides, most people do not live at their jobsite.
6. **Not the best fit.** The Pleasant Ridge community has been very vocal about not wanting the neighborhood ruined by an overgrowth of business which brings an unwanted and unsafe amount of traffic to the area. This has been clear in many past Planning and Zoning meetings where commissioners have mostly voted in favor of the existing community. A 300 person Special Events Center definitely invites a lot of traffic to the area. Nothing has changed on Lower Pleasant Ridge Road or the surrounding roadways for such increased amount of traffic or wear and tear.

We look forward to having a good and neighborly relationship with the new owners, but do not relish the idea of having to deal with everything that may come along with a special events center. Thank you for taking our concerns into consideration when you make your decisions on their request for a Special Events Facility and Caretaker Residence.

Respectfully,

Jake and Marnie Fillmore
18954 Lower Pleasant Ridge Road
Caldwell, Idaho 83607

Jake: 208-880-1062
Marnie: 208-880-1060
thefillmore7@gmail.com

EXHIBIT F

DRAFT – Findings of Fact, Conclusions of Law & Order (FCOs)

Planning & Zoning Commission

Case# CU2025-0001

Hearing date: August 7, 2025



PLANNING OR ZONING COMMISSION FINDINGS OF FACT, CONCLUSION OF LAW AND ORDER

In the matter of the application of:

Giannini – CU2025-0001

The Canyon County Planning and Zoning Commission considers the following:

Case No. CU2025-0001: The applicant, Brandon Giannini, is requesting a Conditional Use Permit for a Special Events Facility and Caretaker Residence on approximately 12.39 acres in an “A” (Agricultural) zone. The request is for 59 special events a year with a maximum of 300 guests and 150 parking spaces. The hours of operation proposed are 8am – 10:30pm with the music shutoff time of 10pm and the cleaning crew leaving by 12am. The proposal is for one full time employee that would stay in the caretaker residence and hiring part time employees as needed. The applicant will have porta potties onsite for the events. The subject property is located at 18940 Lower Pleasant Ridge Rd, Caldwell, also referenced as Parcel R36382010, a portion of the SW quarter of Section 24, T4N, R4W, BM, Canyon County, Idaho.

Summary of the Record

1. The record is comprised of the following:

A. The record includes all testimony, the staff report, exhibits, and documents in Case File CU2025-0001.

Applicable Law

1. The following laws and ordinances apply to this decision: Canyon County Code §01-17 (Land Use/Land Division Hearing Procedures), Canyon County Code §07-05 (Notice, Hearing and Appeal Procedures), Canyon County Code §07-07 (Conditional Use Permits), Canyon County Code §07-02-03 (Definitions), Canyon County Code §07-10-27 (Land Use Regulations (Matrix)), Canyon County Code §07-07 (Conditional Use Permits), Idaho Code §67-6512 (Special Use Permits, Conditions, and Procedures), and Canyon County Code §07-02-03 (Definitions), Canyon County Code §07-10-27 (Land Use Regulations (Matrix)), Idaho Code §67-6512 (Special Use Permits, Conditions, and Procedures).
 - a. Notice of the public hearing was provided pursuant to CCZO §07-05-01, Idaho Code §67-6509 and 67-6512.
 - b. A special use permit may be granted to an applicant if the proposed use is conditionally permitted by the terms of the ordinance, subject to conditions pursuant to specific provisions of the ordinance, subject to the ability of political subdivisions, including school districts, to provide services for the proposed use, and when it is not in conflict with the plan. Idaho Code §67-6512.
 - c. Every use which requires the granting of a conditional use permit is declared to possess characteristics which require review and appraisal by the commission to determine whether or not the use would cause any damage, hazard, nuisance or other detriment to persons or property in the vicinity. *See* CCZO §07-07-01.
 - d. Upon the granting of a special use permit, conditions may be attached to a special use permit including, but not limited to, those: (1) Minimizing adverse impact on other development; (2) Controlling the

sequence and timing of development; (3) Controlling the duration of development; (4) Assuring that development is maintained properly; (5) Designating the exact location and nature of development; (6) Requiring the provision for on-site or off-site public facilities or services; (7) Requiring more restrictive standards than those generally required in an ordinance; (8) Requiring mitigation of effects of the proposed development upon service delivery by any political subdivision, including school districts, providing services within the planning jurisdiction. *See* Idaho Code §67-6512, CCZO §07-07-17, and 07-07-19.

2. The commission shall have those powers and perform those duties assigned by the board that are provided for in the local land use planning act, Idaho Code, title 67, chapter 65, and county ordinances. CCZO §07-03-01, 07-07-01.
3. There are no mandates in the Local Planning Act as to when conditional permits may or may not be granted, aside from non-compliance with the community master plan. I.C. § 67-6512. Chambers v. Kootenai Cnty. Bd. of Comm'rs, 125 Idaho 115, 117, 867 P.2d 989, 991 (1994).
4. The burden of persuasion is upon the applicant to prove that all criteria are satisfied. CCZO §07-05-03.
5. Idaho Code §67-6535(2) requires the following: The approval or denial of any application required or authorized pursuant to this chapter shall be in writing and accompanied by a reasoned statement that explains the criteria and standards considered relevant, states the relevant contested facts relied upon, and explains the rationale for the decision based on the applicable provisions of the comprehensive plan, relevant ordinance and statutory provisions, pertinent constitutional principles and factual information contained in the record.
6. The County's hearing procedures adopted per Idaho Code §67-6534 require that final decisions be in the form of written findings, conclusions, and orders. CCZO 07-05-03(1)(I).

The application CU2025-0001 was presented at a public hearing before the Canyon County Planning and Zoning Commission on August 7, 2025. Having considered all the written and documentary evidence, the record, the staff report, oral testimony, and other evidence provided, including the conditions of approval and project plans, the Canyon County Planning and Zoning Commission decide as follows:

CONDITIONAL USE PERMIT HEARING CRITERIA – CCZO §07-07-05

1. Is the proposed use permitted in the zone by conditional use permit?

Conclusion: The proposed uses, a Special Events Facility and a Caretaker Residence are permitted in the “A” (Agricultural) zone by Conditional Use Permit (CUP).

Findings: (1) The subject property, parcel R36382010, containing approximately 12.39 acres is zoned “A” (Agricultural) (Staff Report Exhibit B1).

(2) Special Events are defined as “Any temporary event including, but not limited to, weddings, picnics, barbecues, holiday events, and parties, dances, concerts, footraces, and walks, bazaars, and harvest festivals.” (CCZO §07-02-03).

(3) Caretaker is defined as “A person properly designated to watch over property for security or maintenance.” (CCZO §07-02-03).

(4) CCZO §07-10-27 Land Use Regulations (Matrix) provides for Special Events Facility and a Caretaker Residence by conditional use permit in the agricultural zone.

(5) Evidence includes the application, supporting materials submitted by the applicant, public testimony, and the staff report with exhibits found in Case No. CU2025-0001.

(6) Evidence includes associated findings and evidence supported within this document.

2. What is the nature of the request?

Conclusion: The nature of the request consists of using the subject property of approximately 12.39-acres for a special events facility to host weddings, community gatherings, events that include vendors, reunions, retirement-type events and activities for organizations such as Boy/Girl Scouts (Staff Report Exhibit A2). The applicant is proposing a maximum of 59 events per year that would include a maximum of 300 guests, with one full time employee and hiring part time employees as needed (Staff Report Exhibits A2 and A4). Days and hours of operation are proposed to be 8:00 a.m. to 10:30 p.m., with music off by 10:00 p.m. and the cleaning crew out by 12:00 a.m., Monday through Sunday (7 days a week) (Staff Report Exhibits A4 and A5). The applicant is proposing a secondary entrance off of Lower Pleasant Ridge Road and 150 parking spots to the west of the special events facility with a loading and unloading area (Staff Report Exhibits A4 and A5). The applicant is proposing porta potties for the events (Staff Report Exhibit A2.1). The guests would be responsible for any catering and alcohol. The applicant is also requesting a caretaker residence on the subject property. The proposal is for the caretaker resident to be the designated personnel providing 24-hour care to the event center, arena, and maintain security to the subject property. It is proposed that part of the caretaker's responsibilities will be to ensure appropriate measures are enforced by the holder of the alcohol license (Staff Report Exhibit A2). The facility will include a temporary A-frame sign on days of an event. The sign is proposed to be three (3) feet in height and four (4) feet in width (Staff Report Exhibit A4). Provided in the applicant's Operation Plan it is stated that the existing buildings will be improved and building permits obtained, although additional structures may be added in the future (Staff Report Exhibit A3).

- Findings:**
- (1) The subject property is zoned "A" (Agricultural) (Staff Report Exhibit B1).
 - (2) Per CCZO §07-10-27 - Land Use Matrix, the applicant may operate a special events facility and have a caretaker residence with an approved CUP in the agricultural zone.
 - (3) A conditional use permit was submitted on January 23, 2025, with additional information submitted on April 28, 2025, via email (Staff Report Exhibits A1 and A2.1).
 - (4) Evidence includes the application, supporting materials submitted by the applicant, public testimony, and the staff report with exhibits found in Case No. CU2025-0001.
 - (5) Evidence includes associated findings and evidence supported within this document.

3. Is the proposed use consistent with the comprehensive plan?

Conclusion: The Planning and Zoning Commission finds that the proposed use and conditional use application for a special events facility and caretaker residence is not consistent with the 2030 Canyon County Comprehensive Plan because the 2030 Canyon County Comprehensive Plan has the subject property designated for "Industrial" development, a special events facility is not an allowed use in an industrial zone.

- Findings:**
- (1) The 2030 Canyon County Comprehensive Plan designates the future use of the parcel as "Industrial" (Staff Report Exhibit B2.16). A special events facility is not an allowed use in an industrial zone (Land Use Matrix 07-10-27).
 - (2) The proposal is not aligned with, but not limited to the following goals and policies of the 2030 Comprehensive Plan:
 - **Population Component Goals:** G2.01.00: "Incorporate population growth trends & projections when making land-use decisions." G2.02.00: "Promote housing, business, and service types needed to meet the demand of the future and existing population."
 - **Economic Development Goal and Policy:** G3.01.00: "Promote a healthy and sustainable regional economy by retaining, expanding, and recruiting businesses to

favorable locations.” G2.02.00: “Promote housing, business, and service types needed to meet the demand of the future and existing population.”

- **Land Use Goals and Policies:** P4.02.01: “Consider site capability and characteristics when determining the appropriate locations and intensities of various land uses.” G4.03.00: “Develop land in a well-organized and orderly manner while mitigating or avoiding incompatible uses, protecting public health and safety, and creating a vibrant economy through sustainable land use planning.” P4.01.02: “Align planning efforts in areas of city impacts.” G4.06.00: “Development design should improve the area’s character and be compatible with the community’s visual appearance and the natural environment.” P4.07.01: “Plan land uses that are compatible with the surrounding community.”

- (3) Evidence includes the application, supporting materials submitted by the applicant, public testimony, and the staff report with exhibits found in Case No. CU2025-0001.
- (4) Evidence includes associated findings and evidence supported within this document.

4. Will the proposed use be injurious to other property in the immediate vicinity and/or negatively change the essential character of the area?

Conclusion: The Commission finds and concludes that the proposed special events facility will change the essential character of the area and will be injurious to the other properties in the vicinity of the area. The subject property is in a transitional area for the industrial zoning. A special events facility is not a permitted use in an industrial zone and is not compatible with the current and future industrial zoning in the area. The letters received in opposition speak to the noise and traffic impact the proposed facility would have to the residential houses in the area. A special events facility creates potential conflict with both the residential and industrial uses within the area.

- Findings:**
- (1) The proposed special events facility would generate amplified music/noise that is uncontained, due to the majority of the event activities being conducted outdoors. Special events in nature are mostly on weekends and later in the evenings. The music/noise at these times and days would not be conducive to the rural nature that the residential properties in the area are accustomed to and would be injurious to their way of life. Letters in opposition have spoken to the impact noise would have on the surrounding area (Staff Report Exhibit E).
 - (2) The event activities will be primarily outdoors and held throughout the year, therefore, outdoor lighting will need to be provided for safety purposes. With approximately 34 residences in a half mile vicinity from the subject property, outdoor lighting for a 5-acre area would produce lighting concerns for the neighboring properties.
 - (3) Traffic will be impacted by the proposed use. See staff’s analysis for the traffic impact in criteria no. 7.
 - (4) Proposed parking for the special events is near the easement for the residential property to the north (18954 Lower Pleasant Ridge Rd). Event traffic is expected to use the easement to gain access to the parking area, as well as, patrons leaving the event, unless restricted. This would significantly impact the property to the north as this easement is the only way in and out of the residential property.
 - (5) There has been one (1) subdivision approved within a 1-mile radius of the subject property, the subdivision was platted in 2008 (Staff Report Exhibit B2.7). Within 0.25 miles from the subject property there are approximately 17 residences in the vicinity. There are approximately 34 residences within 0.50 miles of the subject property.

- (6) On November 2, 2020 a rezone from “A” (Agricultural) to “M-1” (Light Industrial) zone was approved for JRP Properties LLC (Staff Report Exhibit B2.6). There have been several other rezones in the area for “A” (Agricultural) to “M-1” (Light Industrial) zone prior to the last 5 years. There are many allowed uses in a “M-1” zone, therefore, there is a lack of known uses in the area.
- (7) The property a half mile west from the subject property is zoned industrial and is currently in the platting process for a thirty (30) lot industrial development. There is high potential for conflict and traffic impacts between event activities and industrial uses.
- (8) The subject parcel is designated industrial in the 2030 Canyon County Comprehensive Plan, along with the properties north of Lower Pleasant Ridge Rd, starting east of Notus Road and west of Weitz Road. A special events facility poses compatibility concerns with the current and future industrial area. If the proposed use is surrounded by industrial zoning, the allowed uses could potentially cause additional smells, noise and dust that would be unfavorable to the patrons of the events.
- (9) Notice of the public hearing was provided per CCZO §07-05-01. Affected agencies were noticed on May 2, 2025 and July 3, 2025. Newspaper notice was published on July 8, 2025. Property owners within 1000’ were notified by mail on July 3, 2025. JEPA notice was provided to the City of Greenleaf on May 2, 2025. The property was posted by July 8, 2025.
- (10) Evidence includes the application, supporting materials submitted by the applicant, public testimony, and the staff report with exhibits found in Case No. CU2025-0001.
- (11) Evidence includes associated findings and evidence supported within this document.

5. Will adequate water, sewer, irrigation, drainage and stormwater drainage facilities, and utility systems be provided to accommodate the use?

Conclusion: The Commission finds and concludes that as proposed the use will not have adequate facilities for sewer and water to accommodate the use based on the comments from Southwest District Health. It was found that irrigation, drainage and stormwater drainage facilities, and utility systems will be provided to accommodate the use.

- Findings:**
- (1) Water will be provided via an individual domestic well. During the pre-application meeting with Southwest District Health in Staff Report Exhibit A7.1, it was requested for the applicant to reach out to the Public Drinking Water department to discuss potentially becoming a public water system. The applicant responded that they intentionally capped the events just under the threshold as to not have a public water system.
 - (2) Comments received from Southwest District Health stated that it is advised that the facility is regulated as a public water system to ensure public safety through required well monitoring and testing.
 - (3) There is an individual septic located onsite and an additional septic system is not proposed. The applicant is proposing porta potties with the number provided based on attendance (Staff Report Exhibit A4). Stated within the applicant’s pre-application meeting with Southwest District Health, the existing septic system doesn’t have any records and it was advised for the applicant to install a new septic system for the caretaker residence and the building with two (2) bathrooms and a shower (Staff Report Exhibit A7.1).
 - (4) Southwest District Health’s comment in Staff Report Exhibit D3 states that the site evaluation has not been conducted to determine site suitability and any existing structure connected to a septic system may need to be reevaluated for adequate capacity for wastewater disposal. Any new structure that requires wastewater disposal must install a new subsurface sewage disposal system. On the site plan there is an existing building with 2 toilets and a shower, as well as a future caretaker residence (Staff Report Exhibit A5).

- (5) In Southwest District Health's comment received on May 7, 2025, it was advised that porta potties are not recommended as the sole method of wastewater disposal and may be used in conjunction with subsurface wastewater disposal system (Staff Report Exhibit D3).
- (6) Irrigation will be provided through a pressurized irrigation and gravity for the proposed special events facility according to the land use worksheet (Staff Report Exhibit A4). No changes are proposed to the irrigation system as a result of this project. The property is served by Pioneer Irrigation District who was noticed of the proposed use on May 2, 2025 and July 3, 2025, no comments were received.
- (7) It appears the use should not alter historic drainage patterns as proposed (Staff Report Exhibit A4). Additional development of the property may affect this. According to the land use worksheet (Staff Report Exhibit A4) the applicant will have stormwater retained onsite.
- (8) Utility agencies including Idaho Power, CenturyLink, Intermountain Gas, and Ziply were sent agency requests for comment on May 2, 2025 and July 3, 2025. Comments specific to the requested use were not submitted by the notified agencies. Adequate services currently exist.
- (9) Notice of the public hearing was provided per CCZO §07-05-01. Affected agencies were noticed on May 2, 2025 and July 3, 2025. Newspaper notice was published on July 8, 2025. Property owners within 1000' were notified by mail on July 3, 2025. JEPA notice was provided to the City of Greenleaf on May 2, 2025. The property was posted by July 8, 2025.
- (10) Evidence includes the application, supporting materials submitted by the applicant, public testimony, and the staff report with exhibits found in Case No. CU2025-0001.
- (11) Evidence includes associated findings and evidence supported within this document.

6. Does legal access to the subject property for the development exist or will it exist at the time of development?

Conclusion: The Commission finds and concludes that the subject property has legal access off of Lower Pleasant Ridge Road.

- Findings:**
- (1) Highway District No. 4 provided comment received on July 2, 2025 (Staff Report Exhibit D5) the following conditions were proposed:
 1. An access permit from HD4 documenting the commercial use is required.
 2. Improve both driveways serving the proposed event venue to meet ACCHD SD-106 to include a paved apron.
 3. Dedicate the southerly 40-feet of the subject property to HD4 as public right of way for Lower Pleasant Ridge Rd.
 - (2) The access points for the facility are shown on the site plan provided by the applicant (Staff Report Exhibit A5).
 - (3) Notice of the public hearing was provided per CCZO §07-05-01. Affected agencies were noticed on May 2, 2025 and July 3, 2025. Newspaper notice was published on July 8, 2025. Property owners within 1000' were notified by mail on July 3, 2025. JEPA notice was provided to the City of Greenleaf on May 2, 2025. The property was posted by July 8, 2025.
 - (4) Evidence includes the application, supporting materials submitted by the applicant, public testimony, and the staff report with exhibits found in Case No. CU2025-0001.
 - (5) Evidence includes associated findings and evidence supported within this document.

7. Will there be undue interference with existing or future traffic patterns?

Conclusion: The Commission finds and concludes that the application as proposed will cause undue interference with the existing and/or future traffic patterns.

- Findings:**
- (1) Highway District No. 4 comments stated that the proposed special event venue will increase traffic demand on the transportation system operated and maintained by HD4 and the City of Caldwell. (Staff Report Exhibit D5). Highway District No. 4 estimated the change in land use as follows: 325 persons (includes staff) x 0.40 persons per vehicle = approximately 130 vehicles per event.
 - (2) The special events facility is anticipated to have approx. 7,670 trips per year using HD4's calculations. Canyon County's trip generation per dwelling is 9.52 trips per day. Within the letter of intent (Staff Report Exhibit A2), the applicant will have a caretaker residence and will be building a primary residence in the future.
 - (3) The properties to the south of Lower Pleasant Ridge Rd are primarily productive agriculture with residential properties. The properties to the north of Lower Pleasant Ridge Rd is primarily industrial. Weitz Road and Pinto Road are used as connectivity to Hwy 55 by way of Pride Lane and/or Chicken Dinner Road. The proposed use is not conducive to the surrounding area's traffic patterns. The agricultural operations have large equipment and the industrial operations have semi-trucks that use the roads that gain access to the subject property, adding 300 guests per event has potential of creating conflict on both Weitz Rd and Pinto Rd.
 - (4) Letters in opposition speak to the impact traffic from the proposed use will have to the area (**Exhibit E**).
 - (5) The property a half mile to the west, zoned M1 Light Industrial, is currently in the platting process for thirty (30) industrial lots, thereby further increasing potential incompatible uses and traffic impacts.
 - (6) Notice of the public hearing was provided per CCZO §07-05-01. Affected agencies were noticed on May 2, 2025 and July 3, 2025. Newspaper notice was published on July 8, 2025. Property owners within 1000' were notified by mail on July 3, 2025. JEPA notice was provided to the City of Greenleaf on May 2, 2025. The property was posted by July 8, 2025.
 - (7) Evidence includes the application, supporting materials submitted by the applicant, public testimony, and the staff report with exhibits found in Case No. CU2025-0001.
 - (8) Evidence includes associated findings and evidence supported within this document.

8. Will essential services be provided to accommodate the use including, but not limited to, school facilities, police and fire protection, emergency medical services, irrigation facilities, and will the services be negatively impacted by such use or require additional public funding in order to meet the needs created by the requested use?

Conclusion: The Commission finds and concludes that essential services will be provided and this application will not negatively impact existing services or require additional public funding.

- Findings:**
- (1) The proposed special event facility and caretaker residence is not anticipated to impact schools, police, or fire districts as there is not expected to be a significant increased need for additional police, fire, or ambulance response to the facility.
 - (2) Caldwell Rural Fire District provided a revised comment received on July 8, 2025 with recommended conditions of approval (Staff Report Exhibit D2.2).
 - (3) Notice of the public hearing was provided per CCZO §07-05-01. Affected agencies were noticed on May 2, 2025 and July 3, 2025. Newspaper notice was published on July 8, 2025.

Property owners within 1000' were notified by mail on July 3, 2025. JEPA notice was provided to the City of Greenleaf on May 2, 2025. The property was posted by July 8, 2025.

- (4) Evidence includes the application, supporting materials submitted by the applicant, public testimony, and the staff report with exhibits found in Case No. CU2025-0001.
- (5) Evidence includes associated findings and evidence supported within this document.

Canyon County Code §09-03-07 - AREA OF CITY IMPACT AGREEMENT ORDINANCE

Conclusion: The property is located within the Greenleaf Area of City Impact. A notice was sent to the City of Greenleaf per Canyon County Code Section 09-03-07. Conditions applied require future development to work with the City of Greenleaf

- Findings:**
- (1) The Commission finds and concludes that the proposed use is anticipated to negatively impact the City of Greenleaf.
 - (2) The City of Greenleaf's JEPA notice was sent out on May 2, 2025. No comments were received.
 - (3) The subject property is designated as "Industrial" in the City of Greenleaf's land use map (Staff Report Exhibit B2.12).
 - (4) Notice of the public hearing was provided per CCZO §07-05-01. Affected agencies were noticed on May 2, 2025 and July 3, 2025. Newspaper notice was published on July 8, 2025. Property owners within 1000' were notified by mail on July 3, 2025. JEPA notice was provided to the City of Greenleaf on May 2, 2025. The property was posted by July 8, 2025.
 - (5) Evidence includes the application, supporting materials submitted by the applicant, public testimony, and the staff report with exhibits found in Case No. CU2025-0001.

Order

Based upon the Findings of Fact, Conclusions of Law and Order contained herein, the Planning and Zoning Commission **denies** Case # CU2025-0001, a conditional use permit for a special events facility and a caretaker residence in the "A" (Agricultural) zone on parcel R36382010 located at 18940 Lower Pleasant Ridge Rd, Caldwell, ID 83607:

For denial:

Under Idaho Code Section 67-6519, the hearing body shall specify the actions, if any, the applicant could take to obtain approval.

1. Due to the future plan of industrial zoning per the 2030 Canyon County Comprehensive Plan, a special events facility is not an allowed use in an industrial zone. There are no actions found that the applicant can do to obtain approval for the proposed special events facility to meet the future plan of industrial.

DATED this _____ day of _____, 2025.

**PLANNING AND ZONING COMMISSION
CANYON COUNTY, IDAHO**

Robert Sturgill, Chairman

State of Idaho)

SS

County of Canyon County)

On this _____ day of _____, in the year 2023, before me _____, a notary public,
personally appeared _____, 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: _____

My Commission Expires: _____