



CANYON COUNTY HEARING EXAMINER
MINUTES OF REGULAR MEETING HELD
Monday, July 6, 2026
1:30 P.M.

1ST FLOOR PUBLIC MEETING ROOM SUITE 130, CANYON COUNTY ADMINISTRATION BUILDING

Hearing Examiner Present: Jerome Mapp

Staff Members Present: Josh Johnson, Assistant Director of Development Services
Michelle Barron, Principal Planner
Jennifer Almeida, Office Manager
Pam Dilbeck, Sr. Administrative Specialist

Hearing Examiner Jerome Mapp called the meeting to order at 1:30 p.m. and reviewed the testimony guidelines.

Office Manager Jennifer Almeida administered the oath of affirmation to staff and witnesses signed up on the witness list.

Hearing Examiner Jerome Mapp proceeded to the first business item on the agenda.

Item 1A:

Case No. CU2026-0006: The applicants, Ashlyn and Austin Faulk, are requesting a Conditional Use Permit for a Special Event Facility on approximately 12.2 acres of the total 32.574 acres (after approved Property Boundary Adjustment) in an "A" (Agricultural) zone. The use includes events for weddings, private events, seasonal agricultural events, small community gatherings, workshops and other similar events. Events will be held outdoors with a capacity of 200-300 guests. Hours of operations are Wednesday through Sunday 9 a.m. to 10 p.m. The subject property is located at 8847 McDermott Road, Kuna, also referenced as Parcels R29010 and 12.2 acres of R29011, a portion of the NE quarter of Section 20, T2N, R1W, BM, Canyon County, Idaho.

Hearing Examiner Jerome Mapp called the applicant to testify.

Ashlyn Faulk – (Applicant) IN FAVOR – 8847 McDermott Rd., Kuna, ID 83634

Ms. Faulk stated that they are not investors or developers, rather a family building their business and life in the Kuna area. Ms. Faulk's husband has operated an excavation company in the Treasure Valley for a little over 10 years. Her personal background is in hospitality and event planning as well as business ownership. She has coordinated hundreds of events over the years. She believes that thoughtful stewardship means leaving the land better than they found it.

Their project's vision is to create an agritourism destination that will allow Ag, conservation, and community to all exist together. This would include weddings, private celebrations, and small events, along with seasonal flower fields, highland cattle, farm-to-fork dinners, harvest festivals and community events. They would like to work with the local rodeo community as well as the FFA and Ag departments to provide a space for them to host events and fundraisers. She amended the number of events from 45 to 59 per year because of the desire to work with the school district and FFA.

They would like the Croft to become a place that celebrates agriculture and the community and allows others to embrace and understand the reason to keep Idaho rural, invest in the land and create a property that is more beautiful and functional than it is currently.

Ms. Faulk utilized photos in her Power Point presentation to show where they currently reside and where the proposed parcel is located that would be used for the events. She reviewed the area and indicated that guests would drive down a lane right off McDermott Road with one designated entrance and one designated parking location. She emphasized that compatibility with their neighboring properties is important to them, and they've made sure to incorporate designated event hours, thoughtful placement of space and long-term landscaping that will result in a natural vegetative buffer to assist with noise and consider their neighbors. They are committed to strengthening their community and thoughtfully investing in their property.

Austin Faulk – (Applicant) IN FAVOR – 8847 McDermott Rd., Kuna, ID 83634

Mr. Faulk joined his wife as co-applicant to provide further information and answer questions from Hearing Examiner Mapp.

Hearing Examiner Mapp confirmed with the applicants the current speed limit on McDermott Road and the distance from McDermott Road to the actual access. Mr. Faulk explained that it was about an eighth of a mile. Mr. Faulk stated that they had spoken with the Highway District, and they had checked the approach and said there is enough distance. Mr. Faulk confirmed that the parking lot would be prepared using gravel and that they also have access to irrigation water to control any dust on the property and the parking area. They planned to have grass and other landscaping to minimize any dirt only areas. The only partial dirt areas are the access lane and the parking area and those would have gravel placed on them.

Hearing Examiner Mapp asked the applicants to confirm their plans for each of the areas of the property, and they responded they are in preliminary talks with a landscape architect to develop the site, pending the approval of the Conditional Use permit. They have no plans to build any large buildings or structures in order to have a blank canvas for whomever is utilizing the property to make it theirs for an event of their choice.

Hearing Examiner Mapp asked about noise mitigation and Ms. Faulk confirmed they had met with several of their neighbors to talk about this. The plan is to use the correct landscaping to eliminate most of the potential noise and act as a sound barrier. Also, the contracts signed with potential clients will include the noise ordinance and an agreement to abide by the ordinance as far as hours of an event and no speakers will face the neighboring parcels. Ms. Faulk confirmed they have met with the fire department as well on this project and the fire turnaround area exceeds the requirements as far as size goes.

Hearing Examiner Mapp asked about the use of porta potties and portable hand washing stations. Ms. Faulk confirmed that they had met with Southwest District Health on site and were assured they could bring portable restrooms and hand washing stations as long as what they bring in would provide enough availability for the expected occupancy of an event.

Hearing Examiner Mapp confirmed that the intended occupancy per event would not exceed 300. Ms. Faulk stated that most events would be smaller than 300 guests, but some community events might reach that threshold of 300 guests. There would never be two events happening at the same time or one right after another. Hours of operation would include setup and tear down and no amplified sound after 10 pm.

Hearing Examiner Mapp confirmed that the address used for the special events would be the address of the Faulks, as no other buildings would trigger a new address to be issued. Principal Planner Michelle Barron confirmed that when she performed her initial site visit to the property, her GPS system recognized the address on McDermott Road and took her straight there. Using the Faulk's address would work correctly for potential guests.

Planner Michelle Barron reviewed the Staff Report for the record. Hearing Examiner Mapp had no questions for Ms. Barron

Jon Pokorney – IN FAVOR – 8605 McDermott Rd., Kuna, ID 83634

Mr. Pokorney stated he was also representing his parents, who live within the same area of Kuna, near the proposed special event center. He stated that the Faulks are good stewards of the community and agriculture and he has no issues with them obtaining a Conditional Use permit for special events.

Hearing Examiner Map closed public testimony on Case No. CU2026-0006.

Deliberation:

Hearing Examiner Mapp concluded that all the potential concerns he would be aware of for approving a Conditional Use permit were addressed satisfactorily. In this case, because the special event center would still be agricultural in nature, he felt comfortable with it being in an Agricultural zoned area. The other common issues of traffic and noise have also been addressed and he felt confident the applicants had plans in place to work out any potential difficulties. Hearing Examiner Mapp asked for Condition #14 to be changed to reflect the increase from 45 to 59 events. Otherwise, all listed Conditions would be appropriate.

MOTION: Hearing Examiner Mapp **approved** Case No. CU2026-0006.

2. DIRECTOR, PLANNER, COMMISSION COMMENTS:

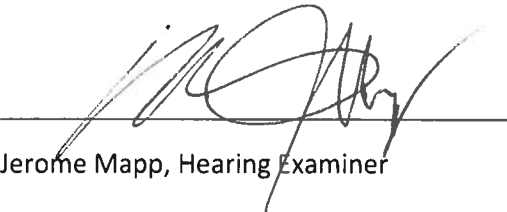
None.

3. ADJOURNMENT:

Hearing Examiner Mapp adjourned the hearing at 2:31 P.M.

An audio recording is on file in the Development Services Departments' office.

Approved this 20th day of July 2026


Jerome Mapp, Hearing Examiner

ATTEST


Pam Dilbeck, Sr. Administrative Specialist