



CANYON COUNTY PLANNING & ZONING COMMISSION
MINUTES OF REGULAR MEETING HELD
Thursday, May 21, 2026
6:30 P.M.

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

Commissioners Present : Robert Sturgill, Chairman
Brian Sheets, Vice Chairman
Geoff Mathews, Commissioner
Anita Johnston, Commissioner

Staff Members Present: Jay Gibbons, Director of Development Services
Deb Root, Principal Planner
Michelle Barron, Principal Planner
Arbay Mberwa, Associate Planner
Amber Lewter, Associate Planner
Caitlin Ross, Hearing Specialist

Chairman Sturgill called the meeting to order at 6:30 p.m.

Commissioner Sheets read the testimony guidelines and proceeded to the first business item on the agenda.

Director of Development Services Jay Gibbons asked to switch Items 2C and 2D as the Planner for Item 2D is feeling unwell and will need to leave earlier. Voice vote, motion carried.

Item 1: Consent Agenda – Action Items

- A. Case No. CR2023-0004 – Lacy:** Approve FCOs
- B. Case No. CU2025-0014 – Billington Inspections:** Approve FCOs
- C. Case No. CR2025-0011 – Payne:** Approve FCOs
- D. Case No. CU2025-0029 – Jackson:** Approve FCOs

Chairman Sturgill abstained from voting on Item 1A as he was not present for that hearing.

Motion: Commissioner Mathews moved to approve the Consent Agenda, seconded by Commissioner Sheets. Voice vote, motion carried.

Item 2A:

Case No. OR2026-0001 – Highway District 4: To consider adopting the following development impact fee capital improvements plans as elements of the Canyon County 2030 Comprehensive Plan in accordance with Idaho Code § 67-8208(1):

- City of Caldwell and Highway District No. 4 “Caldwell Area Capital Improvements Plan and Traffic Impact Fee Program” dated December 12, 2024; and
- Highway District No. 4 “Mid-Star Service Area Capital Improvements Plan” and “Traffic Impact Fee Program” updates dated August 20, 2025.

Chairman Sturgill affirmed the applicant to testify.

Director of Development Services Jay Gibbons, acting as the representative, reviewed the Staff Report for the record.

Commissioner Sheets asked if the County's intent is for the hearing body to use the specific infrastructure plans, deficiencies, and similar details to evaluate applications. Director Gibbons answered with it will depend and whether the projects are impact fee eligible and they are subject to change.

Chairman Sturgill affirmed the witnesses to testify.

Testimony:

Bruce Bayne – IN FAVOR – 15435 Hwy 44, Caldwell, ID 83607

Mr. Bayne explained there are 2 different areas being proposed for the impact fees – the mid-Star area which includes Middleton and Star, and the outside surrounding area of Canyon County. Each were approved in July 2022 and needs to be amended every 5 years. The City of Caldwell is a partner in a new area in Caldwell, and they have already passed impact fees. Highway District 4 wants to ensure they are able to encompass that area of the county. Mr. Bayne mentioned that expenditures for the development impact fees are to assure that new developments pay their fair share. If there are areas that have already failed prior to the impact fees, impact fees cannot be used in those areas, but the intersections and roadways that have not failed will be worked on.

Commissioner Johnston asked how it was determined whether an intersection has failed. Mr. Bayne explained their grading process and when it is determined that standards have not been met. There is a slide in the presentation that reflects all the areas they plan to do improvements on, what level of service, or letter grading, they are, and what the plan is for each area. Highway District 4 has a 20 year plan, but it is broken up into 5 year chances in which the plan needs updated.

Chairman Sturgill asked what a 3 by 5 was in regard to traffic signals. He also asked if how long someone waits at an intersection is correlated with the level of service that intersection is at. Both questions were deferred to Lenny Riccio. Chairman Sturgill asked about a potential mistype in the description of the location of Lansing Ln from SH44 and Cornell St and suggested fixing that line before this application goes to the Board.

Lenny Riccio – IN FAVOR – 15435 Hwy 44, Caldwell, ID 83607

Mr. Riccio explained that a 3 by 5 intersection is referring to a minor road approach to a busier road, such as Hwy 44, and the number of lanes there are on each road including a center turn lane. Mr. Riccio answered another question regarding level of service, explaining that in the event CIP identifies a road that requires improvement, which typically occurs at a 2-way stop controlled intersection, the level of delay could be 35 to 50 seconds which would indicate a level E service and results the intersection failing having fallen below a level D service.

Chairman Sturgill confirmed that the 50 second delay is per vehicle.

Director Gibbons added that the Highway District is currently collecting impact fees because of an appendix in the 2020 Comprehensive Plan; however, the 2030 Comprehensive Plan no longer reflects that appendix, but they are still attempting to reach agreements for the impact fees.

Chairman Sturgill asked if this will affect all cases heard in the future or only to those under the 2030 Comprehensive Plan. Director Gibbons answered it will be relevant going forward in the 2030 Plan.

MOTION: Commissioner Sheets moved to close public testimony on Case No. OR2026-0001, seconded by Commissioner Mathews. Voice vote, motion carried.

Deliberation:

Commissioner Sheets does not understand how impact fees cannot be used towards already failing intersections.

MOTION: Commissioner Sheets moved to **recommend approval** Case No. OR2026-0001 to the Board of County Commissioners, adopting the recommended FCOs that the application does meet criteria. Seconded by Commissioner Mathews.

Discussion on the Motion:

None.

Roll call vote: 4 in favor, 0 opposed, motion passes.

Item 2B:

Case No. RZ2025-0008 – Ludan: The applicant, Sergey Ludan, is requesting a rezone of approximately 2.92 acres from an “R-R” (Rural Residential) zone to a “R1” (Single Family Residential) zone. The subject property is located at 25 N. Watermill Lane, Nampa, Idaho, also referenced as Parcel R27968.

Chairman Sturgill affirmed the applicant to testify.

Sergey Ludan – (Applicant) IN FAVOR – 25 N Watermill Ln, Nampa, ID 83687

Mr. Ludan described his request to split his 2.92 acres. He wants to go from RR to R-1, has 2 homes and would like to be able to sell one home. He believes this is compatible with surrounding areas that have properties with less than 2 acres.

Principal Planner Deb Root reviewed the Staff Report for the record.

Commissioner Sheets asked if there was any consideration to do a conditional rezone. Planner Root stated that although she did not intake the application, she did have a conversation with the applicant to consider adding a development agreement, which he was open to if necessary.

Chairman Sturgill asked if adding the development agreement would be a new application. Planner Root explained the process for making such amendments and still bringing them forward to the Board. Chairman Sturgill expressed a concern on the conditional rezone setting a precedent. Planner Root did not believe this will set a precedent as the surrounding area has varying sizes of parcels and is in an area that is transitioning. Chairman Sturgill asked for clarification on the secondary residence. Planner Root explained that the house adjacent to E Victory Rd is the secondary residence, and clarified that the barn that was previously used as living quarters is no longer being used for that purpose.

Commissioner Johnston confirmed each parcel could have a secondary dwelling, and asked if the barn could be used as a secondary for that parcel. Planner Root said the applicant could; however, Southwest District Health indicated he cannot expand the septic system to accommodate an additional bathroom, so additional work would need to be done to acquire that possibility.

Chairman Sturgill affirmed the witnesses to testify.

Testimony:

Tina DeBoer – IN OPPOSITION – 5925 E Victory Rd, Nampa, ID 83687

Ms. DeBoer spoke about a prior neighborhood meeting regarding this property and the intent to develop it. All of the neighbors that showed up said no and they would fight it. She believes this is a backdoor way to increase the density in the area. Ms. DeBoer explained that the existing rural residential zone is consistent with the character of the area as the community is primarily made up of acreages, hobby farms, open spaces, livestock and lower density residential properties. She does not believe the requested rezone is more appropriate with the current zoning designation or that it is compatible with the surrounding land uses. Approving higher density zoning in this location will negatively impact the rural character of the area by increasing traffic congestion, noise pressure on the infrastructure and services that were not originally designed for the suburban style density. Ms. DeBoer described the safety concerns with the increased traffic and agrees that approval of this application will set a precedence. Ms. DeBoer is respectfully requesting denial of the rezone.

Sergey Ludan – REBUTTAL – 25 N Watermill Ln, Nampa, ID 83687

Mr. Ludan emphasized that they do not plan on developing anything. His mother lives in the secondary residence and he lives at the main house on Watermill Lane.

Chairman Sturgill asked if there was any discussion with staff about doing a conditional rezone. Mr. Ludan stated that Planner Root mentioned it but it wasn't discussed in detail. He is open to adding a condition to not building anything.

Planner Root noted that this is a residential area and it is expected to fill in at some point with further development.

MOTION: Commissioner Sheets moved to close public testimony on Case No. RZ2025-0008, seconded by Commissioner Mathews. Voice vote, motion carried.

Deliberation:

Commissioner Sheet stated that there are quite a few properties in the immediate area that are larger than 1.5 acres, and approving this application will indicate a desire for higher development in the area. H believes that it will be more appropriate when the City of Nampa is closer and can provide services for that kind of development.

Commissioner Mathews and Commissioner Johnston agree with Commissioner Sheets.

Chairman Sturgill expressed his agreement, stating this rezone as presented would provide an entitlement for 2 new residential properties. Even if the current owner has no desire to add additional homes, they could sell and there is no guarantee of what could happen moving forward.

MOTION: Commissioner Sheets moved to **recommend denial** for Case No. RZ2025-0008 to the Board of County Commissioners, adopting the recommended FCOs that the application does not meet criteria and amending criteria H regarding essential public services. To gain approval, the applicant would need to consider annexing into the City of Nampa. Seconded by Commissioner Mathews.

Discussion on the Motion:

None.

Roll call vote: 4 in favor, 0 opposed, motion passes.

Item 2D:

Case No. CU2025-0031 – Hansen: The applicant, Lucus Hansen, is requesting a Conditional Use Permit for a Slaughterhouse on approximately 11.30 acres in an "A" (Agricultural) zone. The request is for a custom slaughterhouse in which the applicant will accept animals from customers for processing. The request includes retail sales as an accessory use to the slaughterhouse. Proposed hours of operation for the slaughterhouse and retail sales are Monday – Saturday, 7 am to 5 pm. The subject property is located at 0 Hwy 95, Parma, also referenced as Parcel R39357012.

Chairman Sturgill affirmed the applicant to testify.

Lucas Hansen – (Applicant) IN FAVOR – 32501 Hwy 95, Parma, ID 83660

Mr. Hansen is requesting to be able to build a custom butcher shop in rural Parma. He believes it is a good area and there are a lot of people in the rural country with animals that need somewhere local to be able to butcher them. Mr. Hansen stated there is a butcher shop in Ontario that is over a year out to be able to get an animal in. He is accepting all of the proposed conditions of approval.

Commissioner Mathews asked about the waiting period, and asked if Greenleaf does custom slaughtering as well. Mr. Hansen believes Greenleaf is about 8 months out, and Ontario is about a year and a half out on beef and pigs.

Commissioner Sheets asked about the layout and process of the operation. Mr. Hansen explained the process of bringing the animals in the day before they get butchered, the butchering process inside a building, and the 2 week hanging period before packaging and pick up. He also stated there will be a small retail store and it is a family run butcher shop. Commissioner Sheets mentioned the impact to surrounding areas, and asked how much volume is anticipated to come through. Mr. Hansen talked about the average of 20 beef a week in Ontario, and anticipates his business would bring in roughly half that amount. Commissioner Sheets asked about waste. Mr. Hansen stated waste is stored in provided containers and picked up twice a week or before it goes bad.

Chairman Sturgill asked about the size of trailers coming in and out of the property and if the approach is appropriate. Mr. Hansen explained that there is a wide area on the side of the road to get off on, and the view both ways is clear which won't make it unsafe to pull out. Mr. Hansen stated the trucks and trailers that come in are owned by normal homeowners that have 14-15 foot stock trailers, and the layout of the property is designed for them to be able to pull around the building so they don't have to back up. Chairman Sturgill asked for clarification on the retail aspect. Mr. Hansen stated he could only get to a maximum of 400 square feet for the retail shop. Chairman Sturgill expressed concerns with the retail shop becoming the primary part of the business, and there was discussion on the retail aspect remaining as an accessory operation. Mr. Hansen emphasized his understanding of the restrictions, especially if he ever needs to sell the property in the future, and ensured that the retail shop would be secondary to the slaughterhouse.

Commissioner Johnston asked if this will just include beef or if it will include wild game. Mr. Hansen explained that while there are no restrictions on processing wild game, he prefers to primarily process beef, pigs, and sheep as wild game takes a lot more work. He will take in wild game if business is slow, but that will not be his primary focus. Commissioner Johnston inquired on Greenleaf's process as they do not have a holding area. Mr. Hansen stated they are mobile. He further explained there are other business that will slaughter the animals on the homeowner's property and bring them to the butcher shop for processing.

Associate Planner Amber Lewter reviewed the Staff Report for the record.

Chairman Sturgill affirmed the witnesses to testify.

Testimony:

Kevin Olinger – IN OPPOSITION – 2170 Hwy 95, Parma, ID 83660

Mr. Olinger expressed concerns regarding the gradual loss of rights and values as rural property owners. He stated that at the end of 2025 there were 31 CUP's, 6 of them within range of his property. Mr. Olinger believes this sets a precedence, and it has had long lasting impacts on residents that have lived in the area for many years.

Commissioner Sheets asked where this type of business would be better suited. Mr. Olinger stated the applicant has property that is zoned commercial industrial for processing in the Nampa/Caldwell area off of I-84, and it has the existing infrastructure to accommodate a slaughterhouse. Commissioner Sheets referenced Mr. Olinger's submitted letter, asking how this is a violation of the zoning laws. Mr. Olinger stated it's only okay if the change is approved. Farming has been the predominant use for the last 40+ years, and the rules have been bent by Canyon and Payette Counties. He feels it is an injustice to not have had more time to express his thoughts. Commissioner Sheets asked how he would like to be justified. Mr. Olinger stated he would've liked to complete his letter. Commissioner Sheets asked what other bullet points he had. Mr. Olinger stated that there was supposed to be a neighborhood meeting that nobody showed up to, but none of the neighbors that are in opposition received anything.

Commissioner Mathews asked if there would be opposition to a grain elevator on the subject property. Mr. Olinger stated it is not a good turnoff, and there have been 8 fatalities on his corner.

Kenneth Nelson – IN OPPOSITION – 3490 1st Lane E, Parma, ID 83660

Mr. Nelson expressed concerns about the water runoff from the facility into the canal as the canal runs through his properties. He also does not see how Mr. Hansen is financially going to be able to start and keep up on this business while also paying 3-8 employees. Mr. Nelson is not opposed to people making money, but he does not want the dust and runoff and does not see how this will financially work.

Chairman Sturgill confirmed that the concerns as presented are the impact on limited water and that the business will grow and the impact will be greater. He asked if there was any way to constrain the concerns by the conditions. Mr. Nelson stated he has studied a lot on water treatment, but has not studied Canyon County's Comp Plan and does not know what that would entail. He mentioned the pictures are misleading and the road is not safe.

Richard Hartshorn – IN OPPOSITION – 28251 Grandview Rd, Parma, ID 83660

Mr. Hartshorn stated the runoff is going to roll downhill into his yard. He is curious about how the septic system will work for a slaughterhouse, stating what was drawn up for the proposed septic system is not sufficient and asked if there was a licensed professional engineer that engineered this septic system. Mr. Hartshorn inquired about pretreatment requirements, grease interceptors, screening and filtering to remove hair and solids, and emphasized that he does not want this near his home.

Aaron Sety – IN OPPOSITION – 12742 Hereford Rd, Donnelly, ID 83615

Mr. Sety stated his family owns the 41 acres directly adjacent to the subject property. They sold the Hansen's the property their home is on and holds the note for the 11 acres that is being discussed. Mr. Sety explained they are not opposed to a slaughterhouse in Canyon County, but are opposed to it being built in an area that's zoned agriculture in that specific area. When their original parcel was split, it was with the intention of keeping the parcels large to keep a rural feel to the area. Mr. Sety believes a slaughterhouse is light industrial and should not be qualified to be in an agriculturally zoned area. He is certain the Hansen's will run this business to be profitable, which will dictate growth. Mr. Sety requested denial of the CUP in this location, and suggested turning this into a butcher shop instead, where the animals are slaughtered on site and butchered at this facility.

Lucas Hansen – REBUTTAL – 32501 Hwy 95, Parma, ID 83660

Mr. Hansen started addressing the concerns and statements mentioned during public testimony. He started by saying his family has been here for a long time as well, and you can't have the agricultural that is out there and not have anywhere to take your animals. Mr. Hansen stated he does not want to be a hobby butcher; he wants a business. How he runs his business and where the finances come from is no one else's business. Mr. Hansen addressed the concern about the roads stating that it's always unsafe on the roads, but that is why ITD has the final say. Grandview has a dairy up the road and they bring in hay, milk, cattle, feed and manure trucks constantly, and if it isn't safe at the subject property, it isn't safe there either. Mr. Hansen mentioned that SWDH has already designed a septic system for this type of business, and Darwin picks up the waste in a waste truck with an overhead dump.

Commissioner Sheets asked for clarification on the septic system. Mr. Hansen corrected his earlier statement, saying DEQ designed the septic system. Commissioner Sheets asked about the setbacks on the property. Mr. Hansen stated setbacks are the same as residential.

Commissioner Johnston asked about the concern regarding the neighborhood meeting. Mr. Hansen stated they notified everyone on the list they received from the Planner and confirmed that no one showed up.

Chairman Sturgill asked what the septic system approved by DEQ will look like. The updated diagram is in Exhibit E8.2 of the staff report. Chairman Sturgill asked about the earlier concerns earlier regarding the difference between a small scale butcher operation and a large industrial scale butcher operation. Mr. Hansen explained the size of his building and cooler will restrain him. His cooler can only store so many animals. If he plans on expanding, he will need to come back and get another CUP. Chairman Sturgill asked what the maximum size or scall would be appropriate for the area. Mr. Hansen believes the size he is proposing is appropriate for his family and what he wants to do for his business. He is going to do business to the capacity that his butcher shop and cooler allows, while also providing efficient services to customers.

Commissioner Mathews asked if Mr. Hansen would ever consider mobile butchering. Mr. Hansen answered absolutely.

Mr. Hansen wanted to add that the impact of runoff of a bunch of cattle or pigs on the property would be worse than the butcher shop.

Chairman Sturgill asked if Mr. Hansen's residence is on the property. Mr. Hansen stated it is adjacent 2 properties, but butts right up to the subject property.

Planner Lewter added that a condition 7e could be added restricting the applicant to a maximum of 20 head to slaughter a week, which is consistent with other slaughterhouses.

MOTION: Commissioner Sheets moved to close public testimony on Case No. CU2025-0031, seconded by Commissioner Mathews. Voice vote, motion carried.

Deliberation:

Commissioner Sheets believes the proposed conditions will mitigate any of the presented concerns. 16 conditions take a lot of coordination through agencies that are experts with these types of projects.

Commissioner Johnston agrees with Commissioner Sheets and suggested adding a condition regarding size restrictions. She also mentioned that there is an alternate condition 16, and confirmed her preference is to use the alternate condition to have the slaughterhouse business remain should ownership change.

Commissioner Mathews believes any potential expansion is going to take care of itself especially if the applicant is willing to consider mobile butchering. He does not think anything needs to be done to limit the scale.

Chairman Sturgill has 2 concerns based on what was heard during testimony. His first concern regarding water and septic were addressed based on the exhibit from DEQ, but he remains concerned regarding the scale of the business. A smaller scale would be an appropriate first step, but the applicant could return requesting an amendment for a larger scale, and the impact to the area would need to be reconsidered for that amendment.

Commissioner Sheets asked if condition 7 regarding general conformance with the site plan would help address the scale concerns. Chairman Sturgill stated putting a square footage on it would put a cap on it, which doesn't mean it can't be larger, but it gives the opportunity for discussion. After further discussion, Chairman Sturgill suggested limiting the operations building for the slaughter to be no more than 6,100 square feet.

MOTION: Commissioner Sheets moved to **approve** Case No. CU2025-0031, utilizing the alternate condition 16, and adding conditions 7e to limit the building size to 6,100 square feet and 5a regarding animal waste in irrigation structures. Seconded by Commissioner Mathews.

Discussion on the Motion:

None.

Roll call vote: 4 in favor, 0 opposed, motion passed.

Item 2C:

Case No. CU2025-0015 – Liudahl for Symms Fruit Ranch: The applicant, Chris Liudahl, is requesting a conditional use permit for a special events facility for a weekend bazaar (flea market) for up to 328 vendors and 12 food truck spots, open to the public Saturdays and Sundays 11 a.m. to 7/8 p.m. with approximately 928 parking spaces on approximately 17 acres of the 35.49 acres on parcel R33566 in the "A" (Agricultural) zone. The subject property is located at 20051 Lowell Road, Caldwell, Idaho, 83607, also referenced as Parcel R33566.

Commissioner Mathews declared he lives up the hill from this parcel and drive by it almost daily. Chairman Sturgill asked if this would influence his decision, to which Commissioner Mathews answered no.

Chairman Sturgill affirmed the applicant to testify.

Chris Liudahl – (Applicant) IN FAVOR – 20376 Apricot Ln, Caldwell, ID 83607

Mr. Liudahl explained he's been to flea markets in Washington and California that are massive, but he will be intentionally limited in size based on the property's capacity. The proposed flea market is intended to provide a safe, family-friendly weekend activity while also supporting local vendors. Mr. Liudahl stated the parking and market size are planned to accommodate expected attendance. A traffic impact study indicated Sunny Slope Rd is designed to handle significantly more traffic than the market would generate. Mr. Liudahl described the operating hours of Saturday and Sunday, 11:00 am to 7:00 or 8:00 p.m., weather permitting. The vendors would sign up on Fridays. A neighborhood meeting was held regarding this request; however, no one attended. Mr. Liudahl emphasized that this location has minimal impact on nearby residences and visitors would be coming from all directions, further limiting the impact on surrounding roads. This market would help keep shoppers in Idaho while providing a venue for local businesses and entrepreneurs.

Chairman Sturgill asked if the traffic impact study that was conducted the day before Easter would accurately represent the expected traffic during the summer. Mr. Liudahl stated it depends on everyone's destination during spring break. Currently, not a lot of people are traveling due to the high gas prices, and the 5 lanes on Sunny Slope helps minimize impacts with larger amounts of traffic. Chairman Sturgill asked about the average site traffic estimate and asked if it was an accurate reflection of the expected customers. Mr. Liudahl explained that he is expecting to start from the bottom and work his way up, and understands it may take a couple of years to get to full capacity.

Commissioner Sheets asked about the concept of a Norwegian bazaar. Mr. Liudahl explained it is an LLC and bazaar sounded better than flea market. He confirmed there is no Norwegian cultural connection.

Commissioner Mathews asked about the proximity of the site compared to the greenhouse on site. Mr. Liudahl explained it will be on the bare lot on the west side of the property, and the intended traffic pattern will reflect a separate entrance and exit. Commissioner Mathews asked for further clarification on traffic flow and if it will be coming in from Lowell Rd. Mr. Liudahl confirmed and explained there is no other entrance and that is where the apron and culvert were put in.

Commissioner Sheets inquired on the hours of operation and asked if it is year round. Mr. Liudahl specified it would be during the summer. It was determined the market would run approximately from April to October.

Chairman Sturgill asked to view exhibit F15 of the staff report, and asked if the picture provided would resemble the desired look for the market. Mr. Liudahl stated the canopies would be more sporadic, and most of it would be hidden from view from the greenhouses and buildings along Sunny Slope Rd. The site will also be set back 150 yards to the gate from Lowell Rd, and the view from Lowell Rd will primarily consist of the parked cars. Chairman Sturgill asked Mr. Liudahl to review the site plan and proximity to existing buildings and roads.

Associate Planner Arbay Mberwa reviewed the Staff Report for the record.

Commissioner Sheets asked for clarification on the temporary use in the zoning matrix and how this use fits those standards. Planner Mberwa described that the definition in Canyon County code states a temporary use is a land use intended to last or continue for a limited time. The proposed flea market is proposed to only operate during the weekends and is seasonal.

Chairman Sturgill affirmed the witnesses to testify.

Testimony:

Laura Schroeder – IN OPPOSITION – 20565 Lowell Rd, Caldwell, ID 83607

Ms. Schroeder described the Sunny Slope area as special and unique with the longstanding commitment to agriculture and agritourism, and was confident Canyon County shared that commitment to protecting the scenic byway and preserving the agricultural character of the area. Ms. Schroeder explained the negative impact this proposal will have, including impacts from trash/debris, portable toilets, and the increase in traffic. This type of a request does not belong in Sunny Slope and does not align with the agricultural and tourism vision that has made the area one of Idaho's most treasured destinations. Ms. Schroeder respectfully asks that the vision and comprehensive plan that has been invested in for decades is protected by denying this request.

Commissioner Mathews asked if Ms. Schroeder lives on Lowell Rd and how often she has to wait to turn left onto Sunny Slope. Ms. Schroeder said she is one of the closest residences to the subject property, and it is very often that she has to wait. It has often been difficult to turn right onto Lowell Rd due to the nature of the road.

Commissioner Johnston asked if there is a scale for a vendor show that would feel appropriate for this area. Ms. Shroeder does not believe it fits within the agricultural and agritourism definitions at all. Commissioner Johnston confirmed it would be different than the greenhouse and everything else that is already there. Ms. Shroeder added that the local restaurant, the Orchard House, will sometimes hold a holiday bazaar inside of the building, but there are no tents outside.

Wayne Rundall – IN OPPOSITION – 20790 Lowell Rd, Caldwell, ID 83607

Mr. Rundall explained that there is a residence west of the subject property that has already experienced ongoing problems with visitors, including illegal dumping of tires and trash, alcohol consumption, trespassing on private property, public urination, the discharge of firearms, and playing loud music while stopped along the narrow rural roads. This is expected to be exacerbated with this kind of a request, and should be considered and mitigated if possible. If the request is approved, Mr. Rundall requests additional conditions be imposed to reduce impacts on neighboring properties and rural roads, such as limiting operating periods, prohibiting left turns onto Lowell Rd leaving the market and restricting traffic on Sunny Slope Rd.

Chairman Sturgill asked if there is a structure in mind that would help prohibit left turns as it has been common for signs, curbs, etc. to be ignored for those situations. Mr. Rundall suggested police guidance or someone guiding traffic that can manage the crowds.

Judy Leathers – IN OPPOSITION – 20520 Grape Ln, Caldwell, ID 83607

Ms. Leathers asked about the 600 foot notification and why it couldn't be changed to a mile to have a further reach on residents these types of requests could affect. She explained she chose to live in this area to enjoy the peace and quiet outside of the city. Ms. Leathers stated a flea market should be at the fairgrounds as the parking, restrooms, and safety resources are already available there. She does not believe a retail location is appropriate for the Sunny Slope area and does not understand why special events are listed as options. Ms. Leathers stated she talked to Golden Gate Highway District and was unable to obtain a final traffic report, so this meeting is a little presumptuous. With the current request of 928 vehicles, that could add to thousands of vehicles traveling through that area. Ms. Leathers described the definition of neighbor as being respectful, helpful, communicative and considerate, and believes the only good things that has come out of the multiple hearings is meeting new neighbors.

Chairman Sturgill asked Ms. Leathers how she feels about the growth and related traffic that has already occurred. Ms. Leathers believes it has been too fast and too much farmland is being given up. Chairman asked if there is any benefit to having these friendly guests visit that part of the County, to which Ms. Leathers answered she does not.

Chris Liudahl – (Applicant) REBUTTAL – 20376 Apricot Ln, Caldwell, ID 83607

Mr. Liudahl explained that there used to be a feedlot or storage facility west of the subject property on Lowell Rd that always had semis and other related agricultural vehicles. He stated he has been in the area for 25 years and knows the area well. There is a wine tasting venue and a newer facility nearby that have fields where they host events. Mr. Liudahl is wanted to provide a family friendly event in the area aside from just wine tasting venues. He is willing to downscale some and move the portable bathrooms, and emphasized that the canopies will not be taller than the current warehouse. Mr. Liudahl explained this could be a place of employment and provides opportunities for his family to be involved.

MOTION: Commissioner Sheets moved to close public testimony on Case No. CU2025-0015, seconded by Commissioner Mathews. Voice vote, motion carried.

Deliberation:

Commissioner Mathews agrees with staff that this request is not consistent with the comprehensive plan. He also expressed safety concerns about left turns onto Lowell Rd.

Commissioner Johnston agreed that most people will want to turn left to head back into town. She is also worried about the trash, especially with the wind.

Chairman Sturgill shares staff's assessment on criteria 3 and 4 regarding consistency with the comprehensive plan and negatively changing the character of the area. He explained that he found the traffic impact study to be non-credible as it did not accurately depict the overall impact of the additional traffic and does not align with the parking spaces proposed with the application.

MOTION: Commissioner Sheets moved to **deny** Case No. CU2025-0015, adopting the recommended FCOs that the application does not meet criteria. Seconded by Commissioner Mathews.

Discussion on the Motion:

None.

Roll call vote: 4 in favor, 0 opposed, motion passed.

3. DIRECTOR, PLANNER, COMMISSION COMMENTS:

Director Gibbons reminded the Commission that there are no cases scheduled for July 3, 2026. There was discussion on budgeting season and potential updates to the comprehensive plan. There was also discussion on how the hearings are going and BOCC's efforts to finalize their cases quickly as well.

4. ADJOURNMENT:

MOTION: Commissioner Sheets moved to adjourn, seconded by Commissioner Mathews. Voice vote, motion carried. Hearing adjourned at 10:15 P.M.

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

Approved this 16th day of July, 2026



Brian Sheets, Acting Chairman

ATTEST



Caitlin Ross, Hearing Specialist