

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

In the matter of the application of:
Liudahl – CU2025-0015

The Canyon County Planning and Zoning Commission considers the following:

The applicant, Chris Liudahl, is requesting a conditional use permit for a special events facility for a Norwegian weekend bazaar for up to 328 vendors and 12 food truck spots, open to the public Saturdays and Sundays 11 AM to 8 PM with approximately 828 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, a portion of the NE quarter of Section 27, T3, R4, 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 CU2025-0015.
 1. All exhibits are located in the case staff report dated May 21, 2026

Applicable Law

1. The following laws and ordinances apply to this decision: Canyon County Code of Ordinances (CCCO) §01-17 (Land Use/Land Division Hearing Procedures), CCCO §07-05 (Notice, Hearing and Appeal Procedures), CCCO §07-07 (Conditional Use Permits), CCCO §07-02-03 (Definitions), CCCO §07-10-27 (Land Use Regulations (Matrix)), CCCO §07-14 (Use Standards), Idaho Code §67-6512 (Special Use Permits, Conditions, and Procedures).
 - a. Notice of the public hearing was provided pursuant to CCCO §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* CCCO §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, CCCO §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. CCCO §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. CCCO §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. CCCO 07-05-03(1)(I).

The application, CU2025-0015, was presented at a public hearing before the Canyon County Planning and Zoning Commission on May 21, 2026. 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:

Table 1. Conditional Use Permit Standards of Evaluation Analysis

Standards of Evaluation – CCCO §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:		
County Ordinance and Review		
Criteria Met?	Code Section	Criteria
Yes	1	Is the proposed use permitted in the zone by conditional use permit?
Analysis		The proposed use is permitted in the zone by conditional use permit, pursuant to County Ordinance (CCCO §07-10-27). The proposed use consists of a special events facility to establish a weekend bazaar on 17 acres of Parcel R33566, the subject property (Exhibit B of the Staff Report). A special events facility is defined as <i>"any temporary event including, but not limited to, weddings, picnics, barbecues, holiday events and parties, dances, concerts, footraces and walks, bazaars, and harvest festivals"</i> (CCCO 07-02-03). See project description analysis contained in Section 07-070-05(2) detailing the nature of the request.
Criteria Met?	2	What is the nature of the request?
Yes		
Analysis		The nature of the request consists of a special events facility to establish a weekend bazaar on approximately 17 acres of parcel R33566. • The requested use of a seasonal special events facility consists of a Norwegian weekend bazaar that will be family-friendly and add to the Sunny Slope region (Exhibit B1 of the Staff Report). • The applicant proposes the special events facility be seasonal operating from April 1 to October 1 yearly. • 328 20'x15' vendor booths available to rent on a weekend and 12 food truck spots. The applicant proposes 828 parking spaces for visitors and vendors of which 33 are Americans with Disability Act (ADA) compliant (Exhibit B2 of the Staff Report). • The event space will be enclosed with a 4-6 foot mesh fencing with entrances/exits located at each corner with two (2) 10' wide gates and four (4) 8'x10' ticket booths of which one (1) will be a permanent structure to allow for addressing due to emergency/safety purposes (Exhibit B2 of the Staff Report). • Vendors must register on Fridays from 9 AM to 1 PM and may begin setting up tables and tents on Saturday mornings before opening to the public. Individual vendors shall provide their own table and tents and will be required to be color coordinated (i.e. all white, neutral or camouflage tents) to

	be compatible with the surrounding area. Vendors are recommended to take down tables and tents at the end of each day to avoid material and/or equipment from being damaged and/or lost. - Seasonal operations will be from April to October. Hours of operation will be Friday to Monday. - The bazaar will be open to the public on Saturday and Sunday from 11 AM to 8 PM, the applicant estimates 125 customers and vendors to visit the site a day. - The proposed use will have 10-12 employees (Exhibit B3 of the Staff Report). Four to six (4-6) employees will be cleaning the site on Mondays from 9 AM until completion. - Access is proposed to be provided from Lowell Road via a paved approach (Exhibit B4). The applicant proposes to install a 4'x8', 7' tall non-illuminated freestanding sign on site and any other signs imposed by applicable agencies.	
Criteria Met?	3	Is the proposed use consistent with the comprehensive plan?
No		
Analysis	The proposed use is not consistent with the 2030 Comprehensive Plan. Parcel R33566 is zoned "A" (Agricultural), a future land use designation of "A" (Agricultural) with a zoning overlay district of Agri-tourism business use, Agri-tourism exclusive farm use and Scenic byway buffer. Highlighted below are goals, action plans, and policies in the 2030 Comprehensive Plan the proposed use on parcel R33566 does not align with, but not limited to the following: <u>Chapter 1 Property Rights:</u> <i>A1.01.00a Require properties to conform to the zoning code before receiving additional zoning approvals.</i> Property owners have "the right to enjoy the property for its intended use without creating nuisances. Zoning categorizes land uses based on compatibility, such as agriculture, residential, commercial, and industrial. Each category has characteristics that might not be compatible with other zoning categories (Pg. 10, Comprehensive Plan 2030)." The subject property does not comply with the zoning code as conditions outlined in CU2024-0002 have not been met, nor is the proposed use compatible with the surrounding area. <i>See section 07-07-05(4) for analysis on land use compatibility and consistency.</i> <u>Chapter 3 Economic Development:</u> <i>P3.01.02 Support suitable sites for economic growth and expansion compatible with the surrounding area.</i> <i>G3.04.00 Increase agricultural-based and supportive businesses.</i> <i>P3.04.01 Build Canyon County as the premier location for agricultural-based businesses of all sizes.</i> <i>G3.04.00 Increase agricultural-based and supportive businesses.</i> The future land use designation of parcel R33566 is "A" (Agricultural) with a zoning overlay district of Agri-tourism business use, although the overlay districts have yet to be adopted; the trend in this area is agritourism based. "Agriculture is a significant economic driver (Pg. 19, Comprehensive Plan 2030)." The proposed use is not strictly for agricultural businesses; vendor spaces are available for any use. The only restricted use is similar products sold by Symms Fruit Ranch such as whole apples and peaches and the sale of alcoholic beverages shall be prohibited. <u>Chapter 4 Land Use and Community Design</u> <i>G4.02.00 Ensure that growth maintains and enhances the unique character throughout the County.</i> <i>P4.02.01 Consider site capability and characteristics when determining the appropriate locations and intensities of various land uses.</i> <i>P4.07.01 Plan land uses that are compatible with the surrounding community.</i> <i>P4.05.02 Consider development on poor soils (Class 4 or higher) that will not interfere with viable agricultural operations in the area.</i> <i>G4.08.00 Maintain and enhance the aesthetic beauty of the County.</i> The character of the area is primarily zoned Agricultural and is used as such. The subject property is also utilized as a retail nursery and a food/produce processing facility (Exhibit C4 of the Staff Report). The commercial operation of a bazaar is not compatible with the surrounding agricultural land use, as its use is	

	commercial in nature not exclusively agricultural. The location of the proposed use is on Sunny Slope Road and the Sunny Slope Wine Region. The subject property is located along the scenic byway therefore the aesthetics of the county should not be disturbed. The soil capability is moderately suited soil class three (3) and class four (4) in the northwest corner of the subject property. The subject property is prime farm ground if irrigated. The property was utilized as an orchard and recently used to grow onions, potatoes and asparagus according to the applicant. At the time of the site visit staff observed onions growing on site (Exhibit D). The property owner may grow grass on the subject property to maintain the soil health. The applicant proposes livestock to graze the site when the bazaar is not operating. <u>Chapter 8 Transportation:</u> <i>G8.02.00 Provide safe transportation improvements for all users and connections to adjacent areas.</i> According to the completed traffic impact study the use is not anticipated to negatively impact traffic patterns (Exhibit B6 of the Staff Report). The traffic impact study has yet to be reviewed by Golden Gate Highway District and Idaho Transportation Department to confirm the requested use will provide adequate safe transportation for the proposed use. "Idaho Transportation Department (ITD) is responsible for constructing and maintaining state, U.S. and interstate highways in the County (Pg. 61, Comprehensive Plan 2030)." Comments provided by ITD state that access to Sunny Slope for the proposed use is prohibited and the applicant shall coordinate with ITD to determine if a turn lane is warranted and work on a signage plan. The access road will be from Lowell Road. <i>See Code Section 7 for analysis regarding traffic.</i> <u>Chapter 12 Agriculture:</u> <i>P12.01.01 Preserve and maintain agriculturally designated lands for agricultural use.</i> <i>G12.01.00 Protect agricultural lands for long-term agricultural production from the encroachment of incompatible uses.</i> The proposed use is designed to revert to agricultural ground when needed however, the proposed use will take the proposed 17 acres out of agricultural crop production, as the proposed use runs through growing and harvesting seasons. The applicant proposes to plant grass on site to mitigate dust concerns and allow for grazing of the site area to keep it in agricultural practice during off seasons. The proposed use does not align with the 2030 Comprehensive Plan as the future land use designation is "A" (Agricultural) and the proposed use is commercial in nature, not exclusively related to agricultural practice.																						
Criteria Met?	4	Will the proposed use be injurious to other property in the immediate vicinity and/or negatively change the essential character of the area?																					
No																							
Analysis	The proposed use will be injurious to other property in the immediate vicinity and will negatively change the essential character of the area during operations. Adjacent Existing Parcels within a 600' radius of the subject property: <table><tr><th>Direction</th><th>Existing Use</th><th>Primary Zone</th><th>Other Zones</th></tr><tr><td>N</td><td>Agricultural</td><td>"A"</td><td>-</td></tr><tr><td>E</td><td>Agricultural</td><td>"A"</td><td>-</td></tr><tr><td>S</td><td>Agricultural</td><td>"A"</td><td>-</td></tr><tr><td>W</td><td>Agricultural</td><td>"A"</td><td>-</td></tr></table> "A" (Agricultural), "R-R" (Rural Residential), "R-1" (Single-Family Residential), "C-1" (Neighborhood Commercial), "C-2" (Service Commercial), "M-1" (Light Industrial), "CR" (Conditional Rezone)			Direction	Existing Use	Primary Zone	Other Zones	N	Agricultural	"A"	-	E	Agricultural	"A"	-	S	Agricultural	"A"	-	W	Agricultural	"A"	-
	Direction	Existing Use	Primary Zone	Other Zones																			
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S	Agricultural	"A"	-																				
W	Agricultural	"A"	-																				
Character of the Area: The Sunny Slope area is known for its agritourism, wine region and agricultural land use (Exhibit D). The soil on the subject parcel has a class 3 and 4, moderately suited soil. The Parcel is majority prime farmland if irrigated with a portion being farmland of statewide importance, if irrigated (Exhibit C9.10-12). The area is known for wineries and distilleries as the Sunnyslope American Viticultural Area is located in the surrounding area. There are other agricultural uses in the area such as the																							

food processing facility, a retail nursery and orchards. The proposed use is not anticipated to fit in with the character of the area due to the scale of operations. There are four (4) subdivisions in the surrounding area (**Exhibit C9.8**). Sunny Slope is a principal arterial road that provides access to the surrounding area while Lowell Road is a local road.

Surrounding Land Use Cases:

Within 600' of the property there are no active land use development cases. In the past few years, there have been applications made as seen in **Exhibit C9.7** of the Staff Report, such as following but not limited to:

- A conditional use permit on the subject parcel for a retail nursery and a food processing facility, which was approved by the Hearing Examiner on March 10, 2025 (**Exhibit C4** of the Staff Report).
- A conditional use permit on the subject parcel and Parcel R33567 for an RV resort within the agricultural zone. The case was denied by the Planning and Zoning Commission, appealed, then later denied by the Board of County Commissioners in 2022 (**Exhibits C6** of the Staff Report).
- To the southeast, there was a proposed conditional use permit on a 45.32-acre parcel for a special events facility for agritourism and weddings. That case was denied by the Planning and Zoning Commission, appealed, then denied by the Board of County Commissioners in 2023 (**Exhibit C7** of the Staff Report).
- To the west, there have been attempts for a comprehensive plan map amendment and rezone but they have been withdrawn.
- AD2015-93, approved for farmworker housing on parcel R33480 (**Exhibit C8** of the Staff Report).

The past land use cases illustrate the area is meant for agricultural uses, the proposed use does not fit within the agricultural zone.

Compatibility: Due to the majority of the subject property being utilized for agricultural uses and the character of the area being agriculture, the proposed use is anticipated to negatively impact the surrounding area as the proposed use is more aligned with one of a large scale commercial operation. The proposed use is anticipated to have sufficient roadways, and services that will not exclude or diminish services for others according to the traffic impact study, however, the TIS has not been analyzed by GGHD3 and ITD. The proposed use is not exclusively agriculturally related nor similar to the existing surrounding uses. The interactions between the uses on the subject property could be compatible, however, it is anticipated to negatively impact the surrounding land uses as the scale of the operation takes farm ground out of agricultural practice and due to the nature of the request. The requested use on site is not anticipated to be compatible with the surrounding area.

Potential Impacts: The applicant has submitted a traffic impact study, but, it has not been reviewed by the highway district or ITD. The proposed use may have impacts on the transportation system however the effects of the impacts are unknown until the traffic impact study is reviewed by Golden Gate Highway District No. 3 and Idaho Transportation Department. It's anticipated that the scenic byway will be negatively impacted by the number of tents and vehicles that will be visible from Sunny Slope. The proposed use of a bazaar may change the character of the area, as the special events facility will be approximately 450' west from the eastern property line, however, will be visible from Sunny Slope Road. Parcel R33566 is on a scenic byway route, the intent of the scenic byway is to "highlight the rich agricultural heritage of canyon county and the farmers and ranchers who work the land and provide food for communities (pg. 1-2, Snake River Canyon Scenic Byway, 2009)" (**Exhibit C5** of the Staff Report). The overlay "preserves and protects the country's cultural, architectural, and archaeological history, enhances the scenic resources of scenic byways and ensures that new development minimizes impacts through appropriate design (Pg.28, Comprehensive Plan 2030)." Sunny Slope Road is a part of the Snake River Scenic Byway.

Public comments were received in opposition to the proposed use with concerns the use may expand to a larger operation. Additionally, the comment letter outlines conditions that may be added if the Commission wishes to approve the request (**Exhibit F1** of the Staff Report). The applicant doesn't anticipate the use of amplified music and will create a family-friendly special event facility. Other comments received in

	opposition include but are not limited to concerns the proposed use is not consistent with the Comprehensive Plan, change in the essential character of the area resulting in negatively impacting the surrounding area due to the scale of the operation and traffic impacts the use will have on surrounding agricultural uses. <i>See Exhibit F of the Staff Report for all comments received.</i>	
Criteria Met?	5	Will adequate water, sewer, irrigation, drainage and stormwater drainage facilities, and utility systems be provided to accommodate the use?
Yes		
Analysis		The project will have adequate water, sewer, irrigation, drainage and stormwater drainage facilities, and utility systems to accommodate the proposed use based on the analysis contained herein. Water: The proposed use does not require domestic drinking water. The applicant will spray down the site prior to opening on weekends as a form of dust control as well as laying down hay/straw or growing grass on site. Sewer: The applicant proposes four (4) portable restrooms and two (2) washing stations at each of the four (4) ticket booths resulting in sixteen (16) portable restrooms and eight (8) washing stations for the proposed use. The applicant intends to have the portable restrooms on site throughout the season (April to October). Per southwest District Health (SWDH) the proposed number of portable restrooms may be adequate for the proposed use as the event will run for approximately nine (9) hours with approximately ten (10) employees and based on the provided parking spaces with approximately two (2) occupants per vehicle the proposed use may attract upwards of 1,600 attendees to the site, therefore the applicant shall provide approximately 12-18 portable restrooms (Exhibit E2.2 of the Staff Report). According to SWDH the applicant shall comply with conditions and service requirements of the portable restrooms specified in the Technical Guidance Manual. The subject property is located in a nitrate priority area, and a nutrient pathogen study is not required (Exhibit E2 of the Staff Report). Irrigation: Irrigation will be provided via surface irrigation through pressurized irrigation for the proposed use. Agency notifications were sent out to Wilder Irrigation District and Boise Project Board of Control on January 27, 2026 and April 16, 2026, Boise Project Board of Control provided comments on April 8, 2026, stating there is a 25' easement from the centerline of the Lizard Lateral and a 55' easement from the Lizard Wasteway that shall be unobstructed (Exhibit C9.15 & E5 of the Staff Report). The applicant proposes the special events facility access and roadway be adjacent to the Lizard Lateral. Drainage: The subject parcel contains the Lizard Lateral and Lizard Wasteway on the northwest corner of the 35.49-acre parcel adjacent to the proposed 17-acres that will be utilized for the proposed use. Per the land use worksheet, the applicant proposes to use a holding pond and ditches for drainage. The lateral and waste way is not anticipated to be impacted by the proposed use. Stormwater drainage facilities: According to the land use worksheet stormwater will be retained onsite (Exhibit B3 of the Staff Report). Utility Systems: An agency notice was sent out to Century Link, Intermountain Gas, Idaho Power, and Ziply on January 27, 2026 and April 16, 2026, but no comments were received. It's anticipated that adequate utilities will be provided to accommodate the proposed use. The applicant may contact utility companies if additional utilities are required for the proposed use. Building/Addressing: The proposed use includes temporary structures, such as sheds and tents. According to Development Services GIS Division one (1) structure shall be permanent to allow for the proposed location to be addressed (Exhibit E4 of the Staff Report). The structure shall obtain a commercial building permit to verify uplift and life safety per Development Services Building Department (Exhibit E6 of the Staff Report). There are structures on the subject property constructed without building permits, however not a part of the proposed use (Exhibit C4 of the Staff Report).
Criteria Met?	6	Does legal access to the subject property for the development exist or will it exist at the time of development?
Yes		

Analysis	The subject property does have legal access for the development, and it currently exists on Lowell Road (Exhibit B4 of the Staff Report). The subject parcel has frontage along Lowell Road, a local road and Sunny Slope Road also known as State Highway 55 (SH-55), a principal arterial roadway. According to the applicant, Lowell Road will be used to access the parcel for the proposed use. Golden Gate Highway District No. 3 issued a commercial approach permit on Lowell Road on April 30, 2025 (Exhibit B4 of the Staff Report). According to Idaho Transportation Department (ITD) a turn lane warrant analysis for the proposed use is required due to the special events facility's proximity to State Highway 55. The applicant shall work with ITD to place signage on Sunny Slope Road to ensure access off State Highway 55 is not utilized as the only approved access is from Lowell Road (Exhibit E3 of the Staff Report).	
Criteria Met?	7	Will there be undue interference with existing or future traffic patterns?
Analysis	There may not be undue interference with the existing or future traffic patterns as evidenced by the traffic impact study. Parcel R33566 is located at the intersection of Sunny Slope Road, a principal arterial and Lowell Road a local road. The applicant estimates approximately 125 visitors per day on-site and anticipates to grow throughout the years. The TIS states there will be 50 trips generated by the proposed use during PM peak hour. The proposed bazaar consists of a total of 828 parking spaces in a grassed or strawed parking lot. Per CCCO §07-13-03(6) off street parking shall be provided, special events shall have one (1) parking space for every 600 square feet of floor area. The floor area of the special events facility is 126,000 square feet. Based on the aforementioned requirements, the proposed use shall provide at minimum 1,680 parking spaces to meet §07-13-03(6). The proposed use does not meet the minimum parking requirements at this time. Agency notice was sent out to Golden Gate Highway District No. 3 (GGHD3) on January 27, 2026, and on April 16, 2026, the agency provided comments noting that a Traffic Impact Study (TIS) is required to further investigate traffic impacts, the possible need for turn lanes, and/or additional access and improvements. The applicant submitted a Traffic Impact Study to DSD on May 7, 2026. The study concludes that the special event will not interfere with existing or future traffic patterns. Majority of the traffic will be travelling from SH-55 north of Lowell Road but may come from any direction. The bazaar will generate 50 trips during peak hour. At this time, the proposed use is not anticipated to negatively impact current and/or future traffic patterns according to the submitted TIS, but the TIS requires GGHD3 and ITD to review the study to ensure the requested use does not interfere with or negatively impact future traffic patterns (Exhibit E1 of the Staff Report). ITD provided comments on February 5, 2026, noting that a turn lane warrant analysis is needed and the applicant shall provide ITD with a signage plan to ensure costumers use the approved access off Lowell Road only (Exhibit E3 of the Staff Report). The TIS found no turn lanes are warranted under 2027 and 2034 traffic conditions however a recommendation was made to have an employee manage the traffic circulation to control traffic. The Snake River Canyon Scenic Byway runs on Sunny Slope Road, and the Sunny Slope Loop runs along Sunny Slope and Lowell Road (Exhibit C5 of the Staff Report). The proposed use is not anticipated to interfere with the current or future traffic patterns per the TIS. Public comments were received in opposition of the requested use due to traffic impacts on Lowell Road, being a local road used by farmers, the number of trips generated by the proposed use due to the large scale operation. During deliberation the traffic impact study data was raised as a concern as the information listed in the study was not consistent with the provided parking plan (Exhibit B2&6 of the Staff Report). The date and time the study was completed does not accurately reflect the trip generations the use may create during the season. The review by Golden Gate Highway District No. 3 referenced in Staff's technical analysis concurs with the inadequacy of the traffic impact study. GGHD3 request the applicant to revise the TIS to include other development in the surrounding area, data on how the growth rate will impact traffic and documentation on how the trip generation were calculated. ITD's review of the TIS found Sunny Slope Road can absorb the generated site traffic without mitigations to the infrastructure.	

Criteria Met?		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?
Yes	8	
Analysis		Essential services will be provided to accommodate the use including, but not limited to school facilities, police and fire protection, emergency medical services, and irrigation facilities. The services will not be negatively impacted by such use, and/or require additional public funding in order to meet the needs created by the requested use. School Facilities: Agency notice was sent out on January 27, 2026 and April 16, 2026, to Vallivue School District, no comments were received. The proposed use is not anticipated to negatively impact school facilities. Police and Fire protection: Agency notice was sent out on January 27, 2026 and April 16, 2026, to Marsing Fire District, the state fire marshals, and Canyon County Sheriff no comments were received by the materials deadline. According to Marsing Fire District on May 18, 2026, there is a ten (10) minute response time to the subject property. The proposed use is not anticipated to negatively impact police and fire protection. Emergency Medical Services: Agency notice was sent out on January 27, 2026 and April 16, 2026, to Marsing Ambulance, Paramedics, and Emergency Coordinator, no comments were received. The proposed use is not anticipated to negatively impact emergency medical services. Three (3) public comments were received in opposition related to emergency medical services. The use “will place a heavy burden on Canyon County first responders and surround[ing] counties for emergency services....(Exhibit F5 of the Staff Report).” Irrigation Facilities: Agency notice was sent out on January 27, 2026 and April 16, 2026, to Wilder Irrigation District and Boise Project Board of Control. The proposed use shall not obstruct the Lizard Waste way or Lateral according to Boise Project Board of Control on April 8, 2026 (Exhibit E5 of the Staff Report). The proposed use is not anticipated to negatively impact irrigation facilities.
Yes	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?
Analysis		
		Essential services will be provided to accommodate the use including, but not limited to school facilities, police and fire protection, emergency medical services, and irrigation facilities. The services will not be negatively impacted by such use, and/or require additional public funding in order to meet the needs created by the requested use. School Facilities: Agency notice was sent out on January 27, 2026 and April 16, 2026, to Vallivue School District, no comments were received. The proposed use is not anticipated to negatively impact school facilities. Police and Fire protection: Agency notice was sent out on January 27, 2026 and April 16, 2026, to Marsing Fire District, the state fire marshals, and Canyon County Sheriff no comments were received. According to Marsing Fire District on May 18, 2026, there is a ten (10) minute response time to the subject property. The proposed use is not anticipated to negatively impact police and fire protection. Emergency Medical Services: Agency notice was sent out on January 27, 2026 and April 16, 2026, to Marsing Ambulance, Paramedics, and Emergency Coordinator, no comments were received. The proposed use is not anticipated to negatively impact emergency medical services. Three (3) public comments were received in opposition related to emergency medical services. The use “will place a heavy burden on Canyon County first responders and surround[ing] counties for emergency services....(Exhibit F5 of the Staff Report).”

Irrigation Facilities: Agency notice was sent out on January 27, 2026 and April 16, 2026, to Wilder Irrigation District and Boise Project Board of Control. The proposed use shall not obstruct the Lizard Waste way or Lateral according to Boise Project Board of Control on April 8, 2026 (**Exhibit E5** of the Staff Report). The proposed use is not anticipated to negatively impact irrigation facilities.

Order

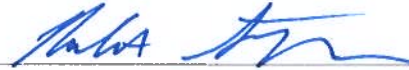
Based upon the Findings of Fact, Conclusions of Law and Order contained herein, the Planning and Zoning Commission **denies** Case # CU2025-0015, a conditional use permit of a special events facility for a Norwegian Bazaar.

Under Idaho Code Section 67-6519, the following actions may be taken to obtain approval:

1. Reduce the scale of the bazaar and have it be agriculturally related to fit the character of the area.
2. Coordinate with local agencies (i.e. Marsing Fire District, Boise Project Board of Control, Canyon County Emergency Management Coordinator, Golden Gate Highway District No. 3, Idaho Transportation Department, etc.) to ensure adequate infrastructure can be provided.
 - a. An emergency plan shall be submitted and approved by the Canyon County emergency coordinator prior to commencement.
3. The subject parcel shall come into compliance with Canyon County Code by complying with all conditions of approval outlined in CU2024-0002.

DATED this 4TH day of June, 2026.

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



Robert Sturgill, Chairman

State of Idaho)

SS

County of Canyon County)

On this 4th day of June, in the year 2026, before me CAITLIN ROSS, a notary public, personally appeared Robert Sturgill, 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: Caitlin Ross

My Commission Expires: 5/7/2031