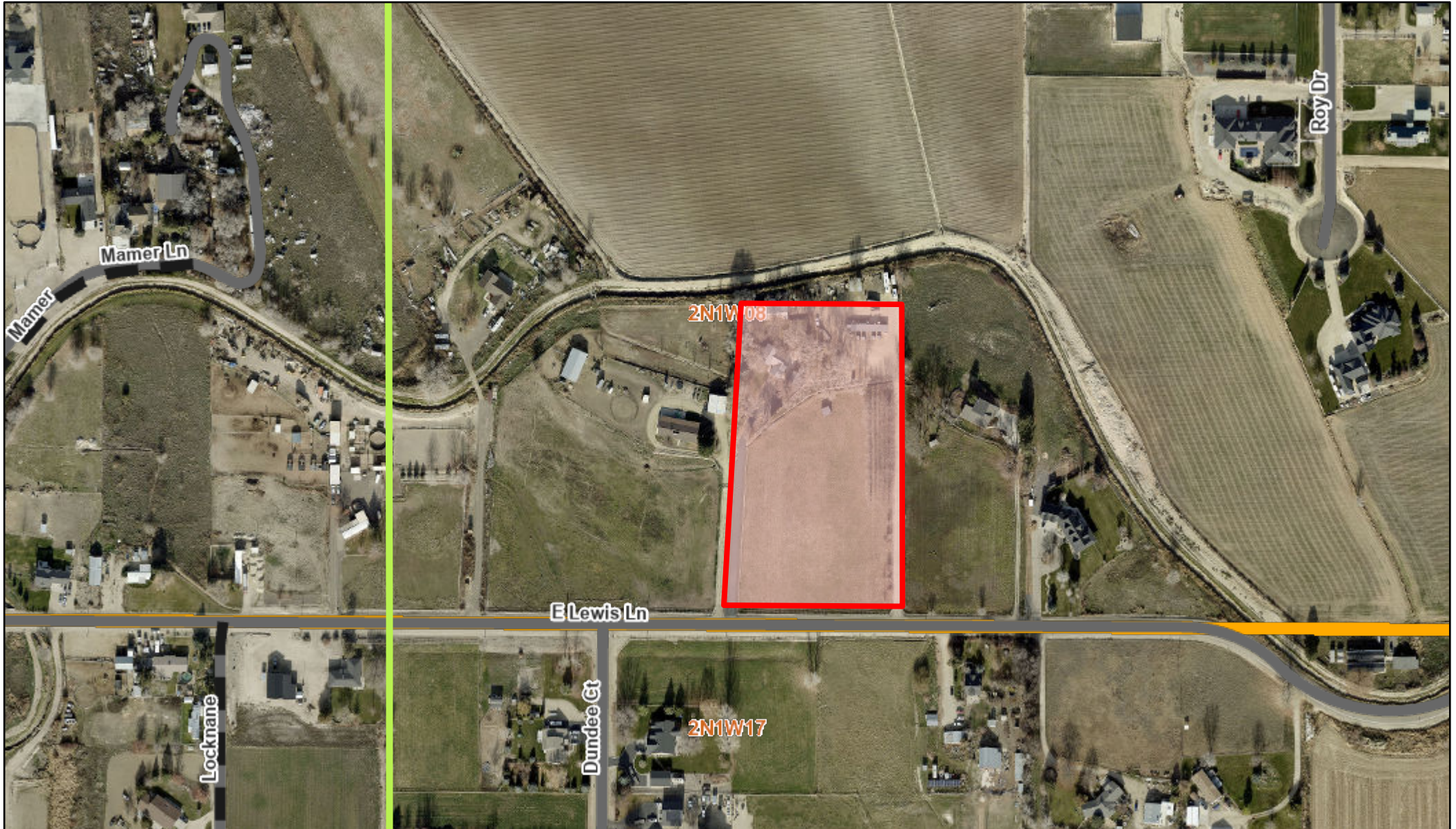
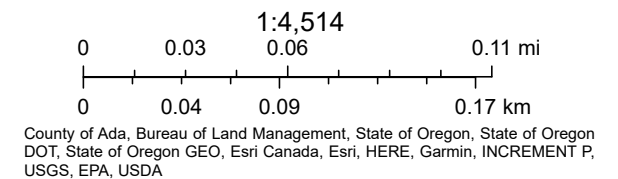


Canyon County, ID Web Map



6/9/2026, 2:06:22 PM

- | | | |
|--|---|--|
| Multiple Parcel Search _Query result | CC_PrivateRoads | Sections |
| Quarter Line | County Boundary | Imagery_2025_2026 |
| CanyonCountyRoads | Current Impact Area | Red: Band_1 |
| Roads | City Limits | Green: Band_2 |





CONDITIONAL USE PERMIT PUBLIC HEARING - APPLICATION

PROPERTY OWNER	OWNER NAME: George Folkman
	MAILING ADDRESS: 7300 e. Lewis Ln Nampa, ID 83666
	PHONE: [REDACTED] EMAIL: [REDACTED]
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. Signature: <u>[Signature]</u> Date: <u>6-9-26</u>	

APPLICANT: IF DIFFERING FROM THE PROPERTY OWNER	APPLICANT NAME: Shayne Folkman
	COMPANY NAME: Lewis Lane Events
	MAILING ADDRESS: 11003 W. Windmill Way Nampa, ID 83666
	PHONE: [REDACTED] EMAIL: [REDACTED]

SITE INFO	STREET ADDRESS: 7300 e. Lewis Ln. Nampa, ID 83666
	PARCEL NUMBER: E 24202000 0
	PARCEL SIZE: 5.00 acres
	REQUESTED USE: Special event venue
	FLOOD ZONE (YES/NO) <u>(NO)</u> ZONING DISTRICT: Agriculture (A)

FOR DSD STAFF COMPLETION ONLY:

CASE NUMBER	CU2026-0022	DATE RECEIVED:	6/9/26
RECEIVED BY:	MG	APPLICATION FEE:	CK MO CC CASH



CONDITIONAL USE PERMIT

PUBLIC HEARING - CHECKLIST

CONDITIONAL USE PERMIT - CCZO Section 07-07-05

THE FOLLOWING ITEMS MUST BE SUBMITTED WITH THIS APPLICATION TO BE DEEMED COMPLETE (PLEASE CHECK OFF THE ITEMS REQUIRED):

Description	Applicant	Staff
Master Application completed and signed	SA	
Letter of Intent (see standards on next page)	GF	
Site Plan (see standards on next page)	GF	
Operation Plan (see standards on next page)	GF	
Land Use Worksheet	GF	
Neighborhood Meeting sheet/letter completed and signed	GF	
Proof of application/communication with the following agencies:	GF	
Southwest District Health	GF	
Irrigation District	GF	
Fire District	GF	
Highway District/ Idaho Transportation Dept.	GF	
Area of City Impact (if applicable)		
Deed or evidence of property interest to the subject property	GF	
Fee: Per Adopted Fee Schedule		
(CUP Modification) - Per Adopted Fee Schedule		
Fees are non-refundable		

An application that requires additional Use Standards per Chapter 7, Article 14 of the Canyon County Code:

- ☐ Contractor Shop
- ☐ Mineral Extraction (Long Term)
- ☐ Wind Farm
- ☐ Staging Area
- ☐ Manufacturing or processing of hazardous chemicals or gases
- ☐ Ministorage Facility

**If applicable, review the Additional Use Standards Below, if not applicable, please disregard them.*

***DISCLAIMER:** The subject property shall be in compliance with the public nuisance ordinance, the building code and the zoning code before the Director can accept the application.

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? 1

2. **SEWER (Wastewater)** ☒ Individual Septic ☐ Centralized Sewer system
☐ N/A – Explain why this is not applicable: _____

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:**

- ☐ Public ☒ Private Road User's Maintenance Agreement Inst # _____

7. **FENCING**

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

Type: Vinyl Height: 5 ft.

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)

Ditch

RESIDENTIAL USES

1. NUMBER OF LOTS REQUESTED:

- ☒ Residential 1 ☐ Commercial _____ ☐ Industrial _____
☐ Common _____ ☐ Non-Buildable _____

2. FIRE SUPPRESSION:

- ☒ Water supply source: well

3. INCLUDED IN YOUR PROPOSED PLAN?

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

NON-RESIDENTIAL USES

1. SPECIFIC USE: Small private special events

2. DAYS AND HOURS OF OPERATION:

- ☐ Monday _____ to _____
☐ Tuesday _____ to _____
☒ Wednesday 9 am to 11 pm
☒ Thursday 9 am to 11 pm
☒ Friday 9 am to 11 pm
☒ Saturday 9 am to 11 pm
☒ Sunday 9 am to 11 pm

3. WILL YOU HAVE EMPLOYEES? ☐ Yes If so, how many? _____ ☒ No

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

Height: _____ ft Width: _____ ft. Height above ground: _____ ft

What type of sign: _____ Wall _____ Freestanding _____ Other

5. PARKING AND LOADING:

How many parking spaces? 25

Is there is a loading or unloading area? yes

ANIMAL CARE-RELATED USES

1. MAXIMUM NUMBER OF ANIMALS: 0

2. HOW WILL ANIMALS BE HOUSED AT THE LOCATION?

☐ Building ☐ Kennel ☐ Individual Housing ☐ Other _____

3. HOW DO YOU PROPOSE TO MITIGATE NOISE?

☐ Building ☐ Enclosure ☐ Barrier/Berm ☐ Bark Collars

4. ANIMAL WASTE DISPOSAL

☐ Individual Domestic Septic System ☐ Animal Waste Only Septic System

☐ Other: _____

May 29, 2026

Regarding: Letter of Intent

Conditional Use CCZO §07-02-03 Special Events Permit Request

7300 East Lewis Lane, Nampa ID 83686

My name is Shayne Folkman, and I am requesting a conditional use special events permit to operate a private small special event venue at 7300 East Lewis Lane for the months of April-October. Anticipating to host no more than 15 events per year.

7300 East Lewis Lane consists of approximately 5 total acres with a 2500 square foot home, paved main driveway, secondary gravel driveway for rear entrance and parking, landscaped yard, pasture, and shop. The shop is not available for rent and is currently in use by the property owner, George Folkman. Any guests using the special event facility (home, both drives, gravel parking and yard) will have access to all utilities including water from a private well, and a septic sewage system sewer. The yard is irrigated by sprinklers, irrigation, drainage, and stormwater drainage is provided.

Description of business: A venue for private special events such as baby showers, bridal showers, graduation parties, small weddings, etc. that will not exceed 100 guests.

Number of employees: None. No employees are anticipated. However, I do anticipate hiring a contractor for event security.

Hours of Operation: Wednesday, Thursday, Friday, Saturday, Sunday from 9a-11p. During the months of April-October. Only when rented. It is anticipated that most private rentals will be on Friday and Saturday nights in warmer months with occasional daytime events on Sundays. We anticipate events to occur at a maximum of 15 times per year.

Consistency with the Comprehensive Plan (CCZO Section 07-07-05(3)) Long term plan is to maintain a clean, peaceful and upkept property. In addition to following all county laws and regulations for specialized events. Intimate events to be hosted throughout warmer months and all noise to cease at 10p.

Potential impacts on property in the immediate vicinity and character of the area (CCZO Section 07-07-05(4)) None. There will be no impacts on the properties in the

immediate vicinity and character of the area. No trespassing signs and speed limit signs have been posted for protection of neighboring homes.

Legal access. Gravel parking spaces are located 600 ft. from Lewis Ln. Parking spaces and the private lane are graded and maintained with aggregate gravel. Ample room for turn around and access. A speed limit of 5 mph is posted for the private paved and gravel lane.

Potential impacts to existing or future traffic patterns. There will be no impact on existing or future traffic patterns.

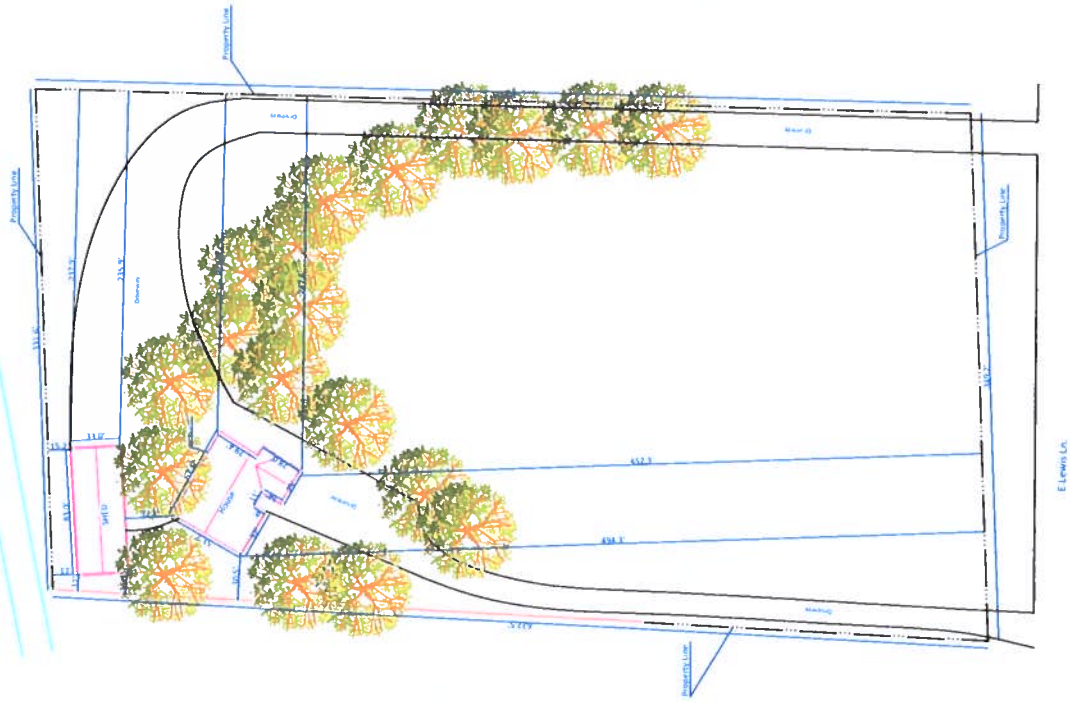
Potential impacts to essential services such as schools, irrigation facilities, and emergency services. There will be no impact on schools or irrigation. If there was an emergency, the private gravel driveway has turnaround capability for emergency responders.

I mailed a notification letter to my neighbors on May 15, 2026, a copy of which is attached. A neighborhood meeting was held on Tuesday May 26, 2026, at 7300 East Lewis Lane. Feedback from the meeting included noise and the need for private security. I responded to that feedback that I would comply with all canyon county ordinances on noise and look into hiring a contractor for potential security concerns. I am open to all concerns and willing to accommodate reasonable requests. The goal is to be respectful of neighbors and be able to host at most 15 private events each year with a max of 100 guests.

Sincerely,

Shayne Folkman

A black rectangular redaction box covering the signature area.



Land Use
Buildings
Building Area
Lot Area
Adj. Lots Owned
Year Built

RESIDENTIAL
SINGLE FAMILY RESIDENCE
4 Buildings
2,190 SF | 1 Units
217,800 SF (6 ACRES)
NONE
1884

Address For Site Plan: 7300 E Lewis Ln.

City: Nampa

Country: United States

State: Idaho

ZIP: 83686

Scale: 1"=80'

THIS IS NOT A LEGAL SURVEY. NOR IS IT INTENDED TO BE OR REPLACE ONE.
This work product represents only generalized locations of features, objects or boundaries and should not be relied upon for any legal or engineering purposes. It is not a substitute for a professional survey or engineering drawing.



Operational Plan

Lewis Lane Event Center

7300 East Lewis Lane, Nampa ID 83686

Commencement of Operation: The Event Center will commence operations for small private events on or about the date of approval of the requested conditional use permit.

Hours of Operation: Wednesday, Thursday, Friday, Saturday, Sunday from 9a-11p. During the months of April-October. Only when rented or reached capacity of events.

Noise Levels: The event center will comply with all Canyon County ordinances for noise levels, with strict quiet hours of no outdoor amplified sound after 10p.

Dust levels: It is not anticipated that dust will be a concern. Gravel parking spaces are located 600 ft. from Lewis Ln. Parking spaces and the private lane are graded and maintained with aggregate gravel. A speed limit of 5 mph is posted for the private drive.

Air & Water Quality: It is not anticipated that air or water quality will be impacted. The property has a private well.

Raw Material Delivery: Not applicable.

Finished Product & Marketing: When approved, the Event Center will be marketed on social media.

Site Improvements: The home interior at 7300 East Lewis Lane was renovated in 2025 with the exterior painted and landscaped in 2026. The main driveway to the home was paved in 2025. The site has mature trees and landscaping which are regularly trimmed and maintained.

Public & Private Facilities: It is intended to be a private facility available for small special events.

Public amenities. Not applicable.

Infrastructure. The house is heated with a propane furnace and an electrical air conditioner. The home has a septic sewage system.

May 15, 2026

Re: Neighborhood meeting, Tuesday 5/26, 7p
7300 East Lewis Lane, Nampa ID

Dear Neighbors,

Hello! I'm reaching out as my Dad, and I have renovated my childhood home at 7300 East Lewis Lane and offer it as an Airbnb. I have found that many in our community are looking for a small private event space for baby showers, graduation parties, or family parties. I want to comply with Zoning requirements for our neighborhood and am applying for a conditional use permit with Canyon County for an event facility.

The private event space will be booked primarily on Friday and Saturday in warmer months. Our property has a paved driveway and a gravel driveway with ample parking space for guests. All events will end at 11pm (or before) to minimize any noise that you may hear from your home.

I am hosting a neighborhood meeting, Tuesday, May 26th at 7p at 7300 East Lewis Lane to answer any questions you may have. I welcome your feedback if you have suggestions to make this better for the neighborhood or if you have any concerns.

Feel free to contact me or my Dad, George Folkman, with any questions.

- Shayne Folkman [REDACTED]
- George Folkman [REDACTED]

I look forward to seeing you on May 26th at 7p.

Sincerely,

Shayne Folkman and George Folkman

NEIGHBORHOOD MEETING SIGN-UP

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 North 11th Avenue, #310, Caldwell, ID 83605

zoninginfo@canyoncounty.id.gov Phone: 208-402-4164



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: 7300 E. Lewis Ln.

Parcel Number:

City: Nampa

State: ID

ZIP Code: 83606

Notices Mailed Date: May 15, 2026

Number of Acres:

Current Zoning:

Description of the Request:

Neighborhood Meeting

APPLICANT / REPRESENTATIVE INFORMATION

Contact Name: Shayke Folkman

Company Name:

Current address: 11063 W. Windmill Way

City: Nampa

State: ID

ZIP Code: 83651

Phone:

Cell:

Fax:

Email:

MEETING INFORMATION

DATE OF MEETING: 5/26/2026

MEETING LOCATION: 7300 Lewis Ln. Nampa, ID 83606

MEETING START TIME: 7 pm

MEETING END TIME:

ATTENDEES:

NAME (PLEASE PRINT)

SIGNATURE:

ADDRESS:

1. Kendria + Justin Miguel

7776 E Lewis Ln Nampa

2. Stephanie & Kevin Palmer

7415 E Lewis Ln Nampa

3. Darcy Gans-Below

7509 E. Lewis

4. Russell & Lori Johnson

9901 Dundee Ct Nampa

5. BETTE GOMEZ

7420 E. LEWIS LANE

6. Jim & Rachel DeStigter

7500 E. Lewis Ln

7. Dora Imalia Josang

9965 Dundee Ct.

8.

9.

10.
11.
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):

Shayne Folkman

APPLICANT/REPRESENTATIVE (Signature):



DATE: 05/26/2026



AGENCY ACKNOWLEDGMENT

Date: 5/28/2020

Applicant: Shayne Folkman

Parcel Number: 8242020000

Site Address: 7300 E. Lewis Ln. Nampa, ID 83066

OFFICIAL USE ONLY BELOW THIS LINE – ACKNOWLEDGMENT ACTION:

Southwest District Health:

☒ Applicant submitted/met for official review.

Date: 06/09/2020 Signed: _____

Anthony See
Authorized Southwest District Health Representative
(This signature does not guarantee project or permit approval)

Fire District:

☒ Applicant submitted/met for official review.

Date: 5/28/20 Signed: _____

District: Nampa Fire District
Juliana L
Authorized Fire District Representative
(This signature does not guarantee project or permit approval)

Highway District:

☒ Applicant submitted/met for official review.

Date: 5/28/2020 Signed: _____

District: Nampa Hwy District
Reed T. P.
Authorized Highway District Representative
(This signature does not guarantee project or permit approval)

Irrigation District:

☒ Applicant submitted/met for official review.

Date: 5-28-2020 Signed: _____

District: Nampa & Meridian Irrigation District
Donald D.
Authorized Irrigation Representative
(This signature does not guarantee project or permit approval)

Area of City Impact:

☒ Applicant submitted/met for official review.

Date: 6/02/2020 Signed: _____

City: Nampa
Joe C.
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



CERTIFIED TO BE A TRUE AND CORRECT COPY
OF THE ORIGINAL.
TRANSACTION TITLE & ESCROW, INC.
By J. Moore

Escrow No. 0300014292 - LLK

WARRANTY DEED

FOR VALUE RECEIVED

CHRISTOPHER J. ROWE AND CAROL L. ROWE, husband and wife

GRANTOR(s), does(do) hereby GRANT, BARGAIN, SELL AND CONVEY unto: GEORGE FOLKMAN, an unmarried man

GRANTEES(s), whose current address is: 7300 East Lewis Lane, Nampa, ID 83686
the following described real property in Canyon County, State of Idaho,
more particularly described as follows, to wit:

SEE EXHIBIT "A" ATTACHED
(Continued)

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said heirs and assigns forever. And the said Grantor(s) does(do) hereby covenant to and with the said Grantee(s), that Grantor(s) is/are the owner(s) in fee simple of said premises; that said premises are free from all encumbrances EXCEPT those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee(s); and subject to reservations, restrictions, dedications, easements, rights of way and agreements, (if any) of record, and general taxes and assessments, (including irrigation and utility assessments, if any) for the current year, which are not yet due and payable, and that Grantor(s) will warrant and defend the same from all lawful claims whatsoever.

Date: October 3, 2003

Christopher J. Rowe
Christopher J. Rowe

Carol L. Rowe
Carol L. Rowe

WARRANTY DEED - NOTARY ACK WLEDGMENT(S):

State of Idaho, County of Canyon, ss.

On this 3 day of October in the year of 2003, before me, the undersigned, a Notary Public in and for said State, personally appeared CHRISTOPHER J. ROWE AND CAROL L. ROWE known or identified to me to be the person(s) whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same.



L. Kerber

Residing at: Meridian

My commission expires: 4/10/06

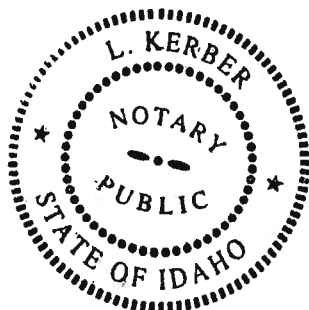


EXHIBIT 'A'

- This parcel is situated in Lot 1 of MAMER SUBDIVISION, Canyon County, Idaho, according to the official plat thereof, filed in Book 15 of Plats at Page 8, records of said County, and is more particularly described as follows:

Commencing at the Southwest corner of said Lot 1 and bearing
North 3°10'13" East 622.47 feet along the Western boundary of said Lot 1; thence
South 89°43'50" East 331.60 feet along the Northern boundary of said Lot 1; thence
South 0°15'50" East 621.66 feet and parallel with the Eastern boundary of said Lot 1 to the
Southern boundary of said Lot 1; thence
North 89°44'20" West 369.06 feet along the Southern boundary of Lot 1 to the POINT OF
BEGINNING.

STANDARDS

SITE/OPERATION PLAN – CCZO Section 07-02-03 and 07-07-03(1)
A scaled drawing showing: - The parcel and all existing and proposed uses and structures and roads all with dimensions, distances, and private and public road names. - Includes lot lines, lot area, parking spaces, private roadways, walkways, topographic features, reserved open space, buildings and other structures, major landscape features, and the location of proposed utility easements.
Operation Plan to include: - Time requirements, the commencement of the operation, hours of operation, noise levels, dust levels, air and water quality, raw material delivery, finished product and marketing, site improvements, public and private facilities, public amenities, and infrastructure.

LETTER OF INTENT – CCZO Section 07-07-05
State the nature of the request. Include, a description of business operations, such as a number of employees, hours of operation, delivery and shipping.
Consistency with the Comprehensive Plan (CCZO Section 07-07-05(3))
Address potential impacts to property in the immediate vicinity and character of the area (CCZO Section 07-07-05(4))
Demonstrate how facility and utilities such as water, sewer, irrigation, drainage and stormwater drainage, will be provided.
Demonstrate legal access
Address potential impacts to existing or future traffic patterns.
Address potential impacts to essential services such as schools, irrigation facilities and emergency services.
If the use will create impacts, provide measures to mitigate impacts.

For those applications that have additional Use Standards, detail the following in the Letter of Intent, Site Plan and/or Operation Plan:

CONTRACTOR SHOP (07-14-09) - REQUIRED	Applicant	Staff
Demonstrate how the use will be contained within a building or behind a sight-obscuring fence.		

MINERAL EXTRACTION (07-14-19) - REQUIRED	Applicant	Staff
Show how the 30' setbacks on all sides will be met.		
Name of operator/extractor		
Duration of proposed use: Commencement & Completion dates		
Provide an approved reclamation from Idaho Dept. Of Lands		
Location of proposed pits and accessory uses		

WIND FARM (07-14-33) - REQUIRED	Applicant	Staff
Need to include on the site plan: lot size, configuration, proximity to structures, topography, viewsheds.		

MINISTORAGE FACILITY (07-14-29) - REQUIRED	Applicant	Staff
Demonstrate how materials will not be sold or delivered to customers directly from the storage compartment.		

MANUFACTURING/PROCESSING OF HAZARDOUS CHEMICALS/GASES (07-14-15) - REQUIRED	Applicant	Staff
Show 300' setbacks from any property line		
Show 1,000 setback from any residential district		
Demonstrate how chemicals/gases will be stored within an enclosed structure.		
Demonstrate how the use will be gates and fenced with 8' high security fencing.		
Provide documentation from the local fire district approving the location and plan.		
Include maps and engineering drawings showing proposed drainage, proposed sewer system design, the depth of the water table, soil composition, all existing surface water, and all existing uses within one-fourth (1/4) mile of the property. The applicant shall also furnish evidence that the dangerous characteristics of the particular process or activity in question have been, or shall be, eliminated or minimized sufficiently so as not to create a public nuisance or be detrimental to the public health, safety, or welfare.		
The facility must register and maintain current hazardous waste generation notification as required by Environmental Protection Agency and/or Idaho Department of Environmental Quality and provide such proof of registration		

STAGING AREA (07-14-15) - REQUIRED	Applicant	Staff
Demonstrate how all work will be conducted off-site, business vehicles will remain operable and parked on-site, and employees/persons on the premises for parking and business vehicle pickup all maintained on-site.		

Canyon County Development Services

111 N. 11th Ave. Room 310, Caldwell, ID 83605
(208) 454-7458

Building Divsn Email: buildinginfo@canyoncounty.id.gov **Planning Divsn Email:** zoninginfo@canyoncounty.id.gov

Receipt Number: 88592

Date: 6/9/2026

Date Created: 6/9/2026

Receipt Type: Normal Receipt

Status: Active

Customer's Name: Shayne Folkman

Comments: CU2026-0022

Site Address: 7300 E LEWIS LN, Nampa ID / Parcel Number: 24202000 0

CHARGES

<u>Item Being Paid For:</u>	<u>Application Number:</u>	<u>Amount Paid:</u>	<u>Prevs Pymnts:</u>	<u>Unpaid Amnt:</u>
Planning - Notification - Public Hearing Level Cases (1 Hearing)	CU2026-0022	\$350.00	\$0.00	\$0.00
Planning - Case Mapping (Fee Per Case Set)	CU2026-0022	\$50.00	\$0.00	\$0.00
Planning - Conditional Use Permit (CUP)	CU2026-0022	\$1,200.00	\$0.00	\$0.00

Sub Total: \$1,600.00

Sales Tax: \$0.00

Total Charges: \$1,600.00

PAYMENTS

<u>Type of Payment:</u>	<u>Check/Ref Number:</u>	<u>Amount:</u>
Credit Card	199103393	\$1,600.00

Total Payments: \$1,600.00

ADJUSTMENTS

Receipt Balance: \$0.00