

Archived: Friday, June 26, 2026 6:46:52 PM
From: [D3 Development Services](#)
Mail received time: Wed, 18 Mar 2026 15:13:35
Sent: Wed, 18 Mar 2026 15:13:16
To: [Amber Lewter](#) [Amber Lewter](#)
Subject: [External] RE: Agency Notice CU2026-0007 / Woods
Importance: Normal
Sensitivity: None

Hello,

After careful review of the transmittal submitted to ITD on March 13, 2026, regarding, 14297 Oasis Rd, Caldwell/Woods, the Department has no comments or concerns to make at this time. This application does not meet thresholds for a Traffic Impact Study, nor does it pose any safety concerns. If you have any questions, please contact Kendra Conder at 208-334-8377 [/Kendra.Conder@itd.idaho.gov](mailto:Kendra.Conder@itd.idaho.gov)

Thank you

Mila Kinakh

D3 Planning and Development

From: Caitlin Ross <Caitlin.Ross@canyoncounty.id.gov>
Sent: Friday, March 13, 2026 11:34 AM
To: lpennington@msd134.org; mgee@msd134.org; permits@starfirerescue.org; knute.sandahl@doi.idaho.gov; chopper@hwydistrict4.org; brandy.walker@ForgedFiber37.com; eingram@idahopower.com; easements@idahopower.com; arobins@idahopower.com; monica.taylor@intgas.com; jessica.mansell@intgas.com; Contract.Administration.Bid.Box@ziply.com; developmentreview@blackcanyonirrigation.com; mitch.kiester@phd3.idaho.gov; anthony.lee@phd3.idaho.gov; gis@compassidaho.org; D3 Development Services <D3Development.Services@itd.idaho.gov>; Kendra Conder <Kendra.Conder@itd.idaho.gov>; webmaster@valleyregionaltransit.org; gmprdjennifer@gmail.com; Historic Preservation (Canyon County Parks) <pr.historicpreservation@canyoncounty.id.gov>; Nichole Schwend <Nichole.Schwend@canyoncounty.id.gov>; middletown.rich@gmail.com; Dalia Alnajjar <Dalia.Alnajjar@canyoncounty.id.gov>; Lucy Ostyn <lucy.ostyn@canyoncounty.id.gov>; Tom Crosby <Tom.Crosby@canyoncounty.id.gov>; Code Enforcement <CodeEnforcement@canyoncounty.id.gov>; makline2@marathonpetroleum.com
Subject: Agency Notice CU2026-0007 / Woods

CAUTION: This email originated outside the State of Idaho network. Verifv links and attachments BEFORE you click or open, even if you recognize and/or trust the sender. Contact your agency service desk with any concerns.

Please see the attached agency notice. The application can be viewed at <https://landhearingsagenda.canyoncounty.id.gov/DownloadDocument/764>. You are invited to provide written testimony or comments by **April 12, 2026**, although as of this point, no hearing date has been set. You will receive a separate notification when the hearing date has been set for this case. If the comment deadline is on a weekend or holiday, it will move to close of business, 5:00 p.m. the next business day. The deadline for written testimony or additional exhibits is to ensure planners can consider the information as they develop their staff report and recommended findings. All items received by the deadline will also be placed in the hearing packet, allowing the hearing body adequate time to review the submitted information.

Please direct your comments or questions to Planner **Amber Lewter** at amber.lewter@canyoncounty.id.gov.

Archived: Friday, June 26, 2026 6:47:17 PM

From: [Sarah Woods](#)

Mail received time: Wed, 11 Mar 2026 01:52:07

Sent: Tue, 10 Mar 2026 19:51:43

To: [Amber Lewter](#)

Subject: [External] Re: CU2026-0007

Importance: Normal

Sensitivity: None

Attachments:

[image001.png](#) 

Hello,

I believe I have answered all of your questions. Please reach out to us if you have any more questions.

Parking spots: We have changed the parking spot number from 75 to 85 in the main parking lot with 35 parking spots in the overflow parking lot if needed.

Catering: There will be outside catering and bartending. Clients will provide those services and they will be licensed and insured.

Loading: Via the main parking lot behind the reception tent in designated spots.

Parking: The parking lot will be covered with road mix.

Structures: Tent- 3 pole tent 40 feet x 80 feet with concrete pad. Tent will be anchored to concrete and staked according to the manufacturer's instructions.

Bridal/ Groom Suite- 2 shed converted into suites 20 feet x 10 feet. Restroom will be in suites.

Restroom- 8 feet x 8 feet wood building. Porta-potties if SWDH requires them.

Restrooms: Restrooms will be available to all guests.

Dust mitigation: Parking lot and road will be sprayed with water prior to the event.

Music: Turned off by 9:00 pm

Lights: Turned off by 10:30 pm

Thank you,

Justin and Sarah Woods

On Tue, Mar 10, 2026 at 11:10 'a0AM Amber Lewter <Amber.Lewter@canyoncounty.id.gov> wrote:

Hello Justin and Sarah,

I would like to introduce myself as the Planner assigned to your Wedding Venue case CU2026-0007. I have a few follow-up questions.

- Will the number of parking spaces be 75 or 120?
- With one employee, will there be outside catering, bartending, and security coming in?
- Will where loading and unloading occur?
- Will the parking be gravel, paved, etc.?

- The site plan was difficult to see. Can you explain the proposed structures in size?
- Will the restrooms be available to all guests, or will you have porta-potties as well?
- Please provide a parking circulation plan.
- Please provide what dust mitigation you will use before the events.
- What time is music getting turned off?
- What time will the lights get shut off?

I would appreciate getting this information as soon as possible. Once I receive the information, I will begin the initial notices to agencies.

Sincerely,



Amber Lewter

Associate Planner

Canyon County Development Services Department

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

Direct Line: 208-454-6631

Email: amber.lewter@canyoncounty.id.gov

Website: www.canyoncounty.id.gov

Development Services Department (DSD)

Public office hours

Monday, Tuesday, Thursday and Friday

8am – 5pm

Wednesday

1pm – 5pm

****We will not be closed during lunch hour ****

Oasis Rd

Oasis Rd

Overflow
Parking

Parking Spots

Parking Spots

Parking Spots

Parking Spots

Parking Spots

Parking
for caterers

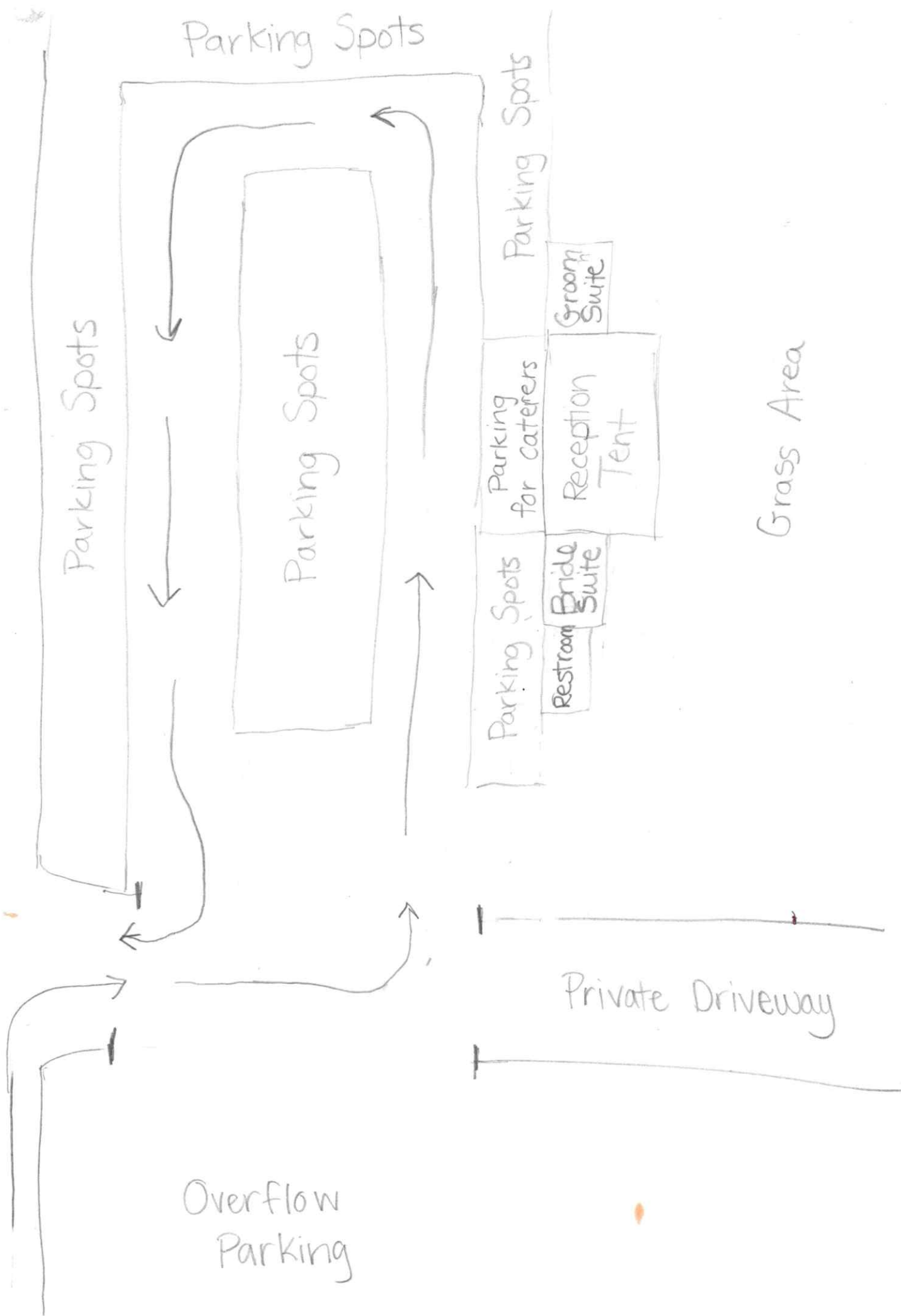
Restroom
Bride
Suite

Groom
Suite

Reception
Tent

Grass Area

Private Driveway





HIGHWAY DISTRICT No.4
15435 HIGHWAY 44
CALDWELL, IDAHO 83607

TELEPHONE 208.454.8135
FAX 208.454.2008

April 2, 2026

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

**RE: CU2026-007 Justin & Sarah Woods Event Venue
Canyon County Parcel R37642013 aka 14297 Oasis Rd**

Dear Commissioners:

Highway District No. 4 (HD4) has reviewed the application for a conditional use of the above described parcel for purposes of establishing a special event facility within an Agricultural zone. The subject property is located on the south side of Oasis Rd east of El Paso Rd in the NE ¼ Section 3 T5N R3W. HD4 offers the following comments on the proposed use:

General

The subject property consists of one parcel, totaling approximately 11 acres. The parcel does not appear to have frontage on any publicly maintained road.

Oasis Rd from El Paso Rd to the east end of pavement (approximately 70-ft west of the subject property driveway) is maintained by Gem County Road & Bridge under a maintenance agreement with HD4. Public road improvements for Oasis Rd end at the east end of asphalt pavement (approximately 70-ft west of the subject property driveway). East of the end of pavement, Oasis Rd (including that portion where the subject property takes access) is not publicly maintained, and there is no public right-of-way between the east end of the existing pavement and Hill Ridge Estates Subdivision. Oasis Rd is a private road where the subject property takes access.

Oasis Rd is classified as a future principal arterial on the functional classification maps adopted by HD4 and Canyon County. Ultimate right-of-way width for a principal arterial is 100-ft centered on the section line (county boundary). Oasis Rd is ultimately proposed to be continued east of the subject property to Emmett Rd as development expands in the area.

Access

The subject property is currently served by an existing gravel driveway which takes access to Oasis Rd (private) east of the publicly maintained portion of Oasis Rd. This existing access is suitable for serving the proposed use subject to the following conditions:

1. An access permit from HD4 documenting the commercial use is required.
2. Dedicate public right-of-way consisting of the northerly 10-feet of the subject property (approximately 2,720 sf) for future Oasis Rd improvements. HD4 will prepare a deed for signature by the owners at the time of access permit issuance.

3. The existing access location may be relocated or combined with other access points in the future as extension of Oasis Rd (principal arterial) is performed.

Parking

No parking for any purpose is allowed along Oasis Rd. All parking from the residential or event center use at the site shall be contained on the subject property.

Transportation Impacts

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

150 persons attending/ 120 parking spaces provided (from application materials)

150 persons/1.8 persons per vehicle implies 83 vehicle trips per event. Assuming 2 events per week, and a 7-month operating period for year, the daily trip demand (average day) can be calculated as 83 trips x 2 days/7 day per week x 7/12 year = 14 average daily trips.

Approximately 50% total trips are likely to occur in the PM peak hour on weekdays, and 25% in the PM peak hour on weekends ➔ 37.5% of total trips occurring in the PM peak hour.

37.5% x 14 average daily trips = 5.2 average PM peak hour trips/day.

Canyon County Ordinance 22-014 (July 21, 2022) established transportation impact fees to fund improvements to the highway system made necessary from new growth and development within the Mid-Star Service Area, which includes the subject property. The adopted impact fee schedule does not have any land use types similar to the applicant's request; therefore the impact fee can be calculated directly from the base impact fee formula:

Cost per Vehicle Mile Traveled	x	Peak Hour Trips	x	New Trip Factor	x	Average Trip Length	x	Network Adjustment Factor	=	Traffic Impact Fee
\$2,883	x	5.2	x	1.0	x	8.4	x	0.317	=	\$39,919

The new trip factor is held at 1.0 (no reduction) as pass by trips are not anticipated from surrounding properties. The average trip length of 8.4 miles assumes that the majority of trip will begin/end outside of the service area, and that 50% will approach the venue from the I-84/Oasis Interchange and 50% will enter the service area at SH 44 and Can Ada Rd. The network adjustment factor represents the proportion of the total trip length on the local system for all land uses. Complete information on the Mid-Star Impact Fees Program and the Capital Improvement plan can be found on the HD4 website at www.hwydistrict4.org/impact-fees.

Individual Assessment of Impact Fees: If an applicant feels their development will have a less than typical impact on the roadway network, they may choose to complete an individual assessment for their development. To initiate an Individual Assessment, the applicant may prepare and submit a written request for an Individual Assessment within 30 days of paying an impact fee; within 30 days upon receipt of a final notice of assessment, or after receipt of a

preliminary assessment. An Individual Assessment is a traffic study, performed by a traffic engineer at the applicant's expense. See the Individual Assessment Guidelines for details on which traffic generation factors may be considered.

(<https://www.hwylistrict4.org/download/individual-assessment-guidelines>)

This preliminary impact fee assessment is based on the information provided by the applicant regarding the size and intended use of the proposed new development at the time of this report. The final impact fee assessment will be based on the traffic impacts determined to be generated by the proposed development at the time of access permit issuance. The final impact fee may be different from the estimate provided above if the size of the development changes, the type of use changes, or adjustments based on an Individual Assessment are determined to affect the proportionate share of traffic impacts from the development.

Base Impact Fee:	\$ 39,919
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Right-of-Way Dedication-

No adjacent CIP Projects

CIP Right-of-Way Credit:	\$0
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System Frontage Improvements Credit

None Required	\$0
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Offsite System Improvements Credit

No Improvements Required	\$0
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<u>Total Estimated Impact Fee:</u>	<u>\$39,919</u>
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For comparative purposes, this is equivalent to the impact fee for approximately 8 single family residences. A final determination of the impact fee assessment will be made upon receipt of an access permit application for the change in use.

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

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

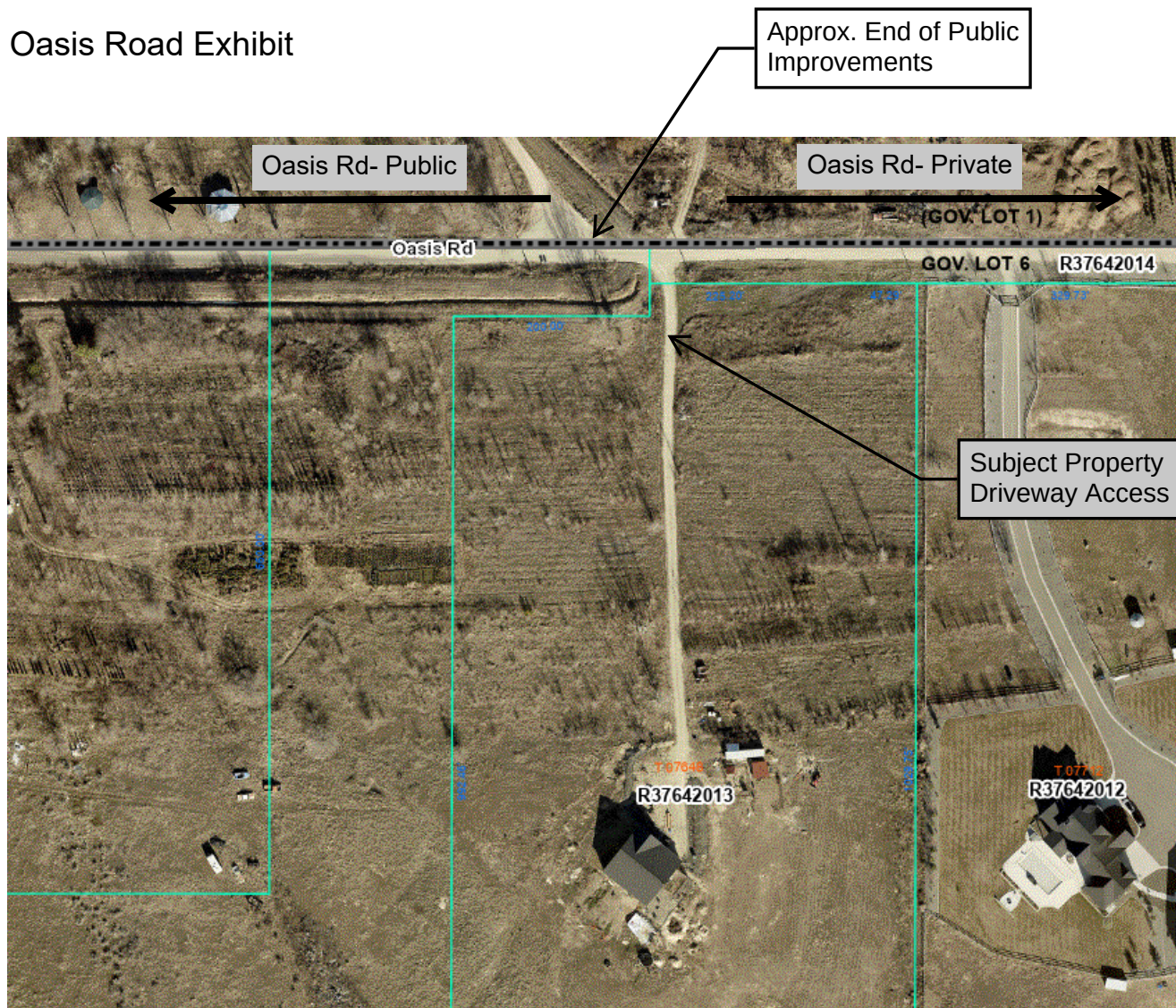
Respectfully,



Chris Hopper, P.E.
District Engineer

File: Oasis Rd- CU2026-007 Woods Event Venue

Oasis Road Exhibit



Archived: Friday, June 26, 2026 6:46:36 PM

From: [Anthony Lee](#)

Mail received time: Fri, 13 Mar 2026 18:23:37

Sent: Fri, 13 Mar 2026 18:23:22

To: [Amber Lewter](#)

Cc: [Mitch Kiester](#)

Subject: [External] RE: Agency Notice CU2026-0007 / Woods

Importance: Normal

Sensitivity: None

Attachments:

[Pre.Development.Meeting.Notes.Signed.01.23.2026.pdf](#) 

Hi Amber,

As requested, please see the responses to the questions provided below.

1. Will a Nutrient Pathogen Study be required? **This project does not require a Nutrient Pathogen Study unless the total wastewater estimates meets and or exceeds 2500 gallons per day.**
2. Will adequate sanitary systems be provided to accommodate the use? **A site evaluation and test holes have not been conducted on site to determine site suitability.**
3. Any concerns about the use or request for variance? If so, are there any conditions or mitigation measures recommended to ensure the use or requested variance minimizes potential impacts to the surrounding area and nearby city? **There are no concerns with the use or request for rezoning if the applicant meets all SWDH requirements.**

Please see the attached pre-development notes.

Let me know if you have any questions.

Thank you,



Check out our new online self-service portal here! [PORTAL](#)

Anthony Lee, RS/BS | Land Development Senior

o 208.455.5384 | c 208.899.1285 | f 208.455.5300

anthony.lee@swdh.id.gov | SWDH.org

[13307 Miami Ln., Caldwell, ID 83607](#)

From: Caitlin Ross <Caitlin.Ross@canyoncounty.id.gov>

Sent: Friday, March 13, 2026 11:34 AM

To: lpennington@msd134.org; mgee@msd134.org; permits@starfirerescue.org; knute.sandahl@doi.idaho.gov; chopper@hwydistrict4.org; brandy.walker@ForgedFiber37.com; eingram@idahopower.com; easements@idahopower.com; arobins@idahopower.com; monica.taylor@intgas.com; jessica.mansell@intgas.com;

Contract.Administration.Bid.Box@ziply.com; developmentreview@blackcanyonirrigation.com; Mitch Kiester <Mitch.Kiester@swdh.id.gov>; Anthony Lee <Anthony.Lee@swdh.id.gov>; gis@compassidaho.org;

d3development.services@itd.idaho.gov; Kendra.Conder@itd.idaho.gov; webmaster@valleyregionaltransit.org;

Pre-Development MeetingName of Development: Ever After Hollow/Wedding VenueApplicant: Justin Woods

P.E./P.G.: _____

Others In Attendance: _____

of Lots: 1 Wastewater Flow: Unknown Acreage Proposed: 10.98Location of Development: 14297 Oasis Rd, Caldwell ID 83607Parcel # : R376402013Project in Area of Concern: No in a designated N-P area Groundwater/Rock <10': >10 GWLevel 1 NP Study Required: ☐ Yes ☐ No ☒ PendingLSAS/CSS Proposed: N/AProposed Drinking Water: ☒ Individual ☐ City ☐ Community ☒ Public Water Supply ☐ PendingInformation Distributed: ☐ SER ☒ NP Guidance ☐ Non-Domestic WW AP ☐ Pending

Description of Projects:

See notes below:

- The applicant met with Southwest District Health (SWDH) to discuss a proposal for a wedding venue and a zoning change to commercial use on a 10.98-acre parcel. The property is not located within a designated nitrate priority area; therefore, a Nutrient-Pathogen (N-P) Study would not be required provided total wastewater estimates remain below 2,500 gallons per day.
- An existing septic system currently serves a three-bedroom residence on the property. The proposed venue is limited to a maximum of 150 patrons. The use of portable toilets was discussed but is not recommended for the proposed operation.
- A seasonal irrigation ditch is located north of the property. There is potential for the project to be classified as a Public Water System, which would require additional review and approvals from the Idaho Department of Environmental Quality (DEQ).
- Based on information associated with the existing septic system, groundwater was not encountered during original installation. Upon county approval of the conditional use permit, the applicant will be required to apply for a site evaluation and coordinate test hole excavations with SWDH.
- The applicant must submit a detailed Letter of Intended Use outlining the proposed operation, anticipated wastewater flows, and any supplemental documentation necessary to determine total wastewater estimates. All required horizontal and vertical separation distances to features of concern, including, but not limited to, irrigation canals or ditches, streams or rivers, pressurized water lines, easements, and property lines must be demonstrated in accordance with IDAPA 58.01.03.