Hearing Examiner
September 24, 2026
Canyon County Development Services Department

PLANNING DIVISION STAFF REPORT

CASE NUMBER:	**CU2026-0007**
APPLICANT/PROPERTY OWNER(S):	**Justin & Sarah Woods**
APPLICATION:	**Conditional Use Permit for a Special Events Facility**
LOCATION:	**14297 Oasis Road, Caldwell** **Parcel R37642013**
PLANNER:	**Amber Lewter, Associate Planner**
STAFF RECOMMENDATION:	**Approval**

REQUEST:
The applicants, Justin and Sarah Woods, are requesting a Conditional Use Permit for a special events facility to host weddings on approximately 10.99 acres in an "A" (Agricultural) zone. The request is to operate from April to October, with the hours of operation being 8 am – 11 pm, Thursday through Sunday, with a maximum of 150 guests. The proposal includes a bridal and groom suite, each with a restroom, and a reception tent.

PARCEL INFORMATION REPORT: *See **Exhibit C.1** for information*

APPLICABLE CODE:
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), and Idaho Code §67-6512 (Special Use Permits, Conditions, and Procedures).

BACKGROUND:
Parcel R37642013 was created by an approved administrative land division on November 6, 2007 (LS2007-75).

HEARING CRITERIA:

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 for a special events facility is permitted in the "A" (Agricultural) zone by conditional use permit, pursuant to Canyon County Code of Ordinance (CCCO) §07-10-27. The applicant submitted a conditional use permit for a special events facility on March 6, 2026. *See **Exhibit B** for the application and submitted materials.* • CCCO §07-02-03 defines Special Events as follows*: "Any temporary event including, but not limited to, weddings, picnics, barbecues, holiday events and parties, dances, concerts, footraces and walks, bazaars, and harvest festivals."* See project description analysis contained in Section 07-07-05(2) detailing the nature of the request.	
Criteria Met?	**2**	**What is the nature of the request?**
Yes		
Analysis	The property owners, Justin and Sarah Woods, request a conditional use permit to establish a special events facility on an approximately 10.99-acre parcel located in the "A" (Agricultural) zone, identified as parcel R37642013. • Use: The nature of the request consists of using the subject property to host seasonal weddings from April through October (**Exhibit B2**). Staff recommends that, if the conditional use permit is approved, a condition be added to limit the type of events allowed. *See the condition of approval number 15c.* • Guests: According to the letter of intent, the maximum number of guests will be 150 (**Exhibit B2**) • Number of Employees: The applicant proposes to have one (1) employee. (**Exhibit B2**). • Hours of Operation: The proposed hours of operation are Thursday through Sunday, 8 am to 10 pm, with cleanup from 10 pm to 11 pm (**Exhibit B2**). • Lighting: According to email correspondence, all event lighting will be shut off by 10:30 pm (**Exhibit B2.1**). • Music: The applicant is proposing to turn the music off by 9 pm (**Exhibit B2.1**). • Parking: According to email correspondence, the applicant will have a main parking lot with 85 parking spaces and an overflow parking lot with 35 parking spaces (**Exhibit B2.1**). The applicant provided a parking circulation plan in **Exhibit B5**. • Loading Area: The proposed event center will include a loading and unloading area located behind the reception tent (**Exhibit B2.1**). • Restrooms: The applicant proposes three (3) restrooms on-site. Two (2) will be located in the bridal and groom suite and the other will be located in an 8x8 foot wood building (**Exhibit B2**). • Signage: The land use worksheet indicates there will be a non-lighted freestanding sign two (2) feet in height with a four (4)-foot width located four (4) feet above ground (**Exhibit B4**).	

	• Buildings/Structures: The applicant is proposing to have a 3-pole tent that is 40 feet by 80 feet in size with a concrete pad underneath, a bridal and groom suite that are each 20 feet by 10 feet in size, and a restroom located in an 8-foot by 8-foot wood building (**Exhibit B2**). • Food and Alcohol: There will be outside catering and bartending that will be responsible for their own insurance and licensing (**Exhibit B2.1**).	
Criteria Met? **Yes**	**3**	**Is the proposed use consistent with the comprehensive plan?**
Analysis	The proposed use is generally consistent with the 2030 Canyon County Comprehensive Plan. The Comprehensive Plan designates the subject parcel as Agricultural (**Exhibit C1**). This area in the County is significantly used for agricultural uses, and the comprehensive plan and zoning ordinance contemplate and allow for special event centers with a conditional use permit in the agricultural zone. The request aligns with the following goals and policies of the 2030 Comprehensive Plan: Property Rights Goals and Policies: • G1.01.00: *"Protect the integrity of individual property rights while safeguarding public health, safety, and welfare."* • P1.01.01: *"No person should be deprived of private property without due process of law."* • P1.01.03: *"Ordinances and land-use decisions should avoid imposing unnecessary conditions or procedures in development approvals."* • G1.02.00: *"Acknowledge the responsibilities of each property owner as a steward of the land, use their property wisely, maintain it in good condition and preserve it for future generations without becoming a public nuisance."* Canyon County values the property owners' and surrounding property owners' private property rights and may support the property owners' project and surrounding property owners' rights by adding mitigating conditions to the proposed conditional use permit. Population Component Goal and Policy: • G2.02.00: *"Promote housing, business, and service types needed to meet the demand of the future and existing population."* Canyon County promotes business and service types that the community can support. However, the Hearing Examiner must decide if conditions can be added to this application to mitigate negative impacts on surrounding properties and if this is the best-suited location for this proposed special events facility. Economic Development Goals and Policies: • G3.01.00: "*Promote a healthy and sustainable regional economy by retaining, expanding, and recruiting businesses to favorable locations."* • P3.01.02: "*Support suitable sites for economic growth and expansion compatible with the surrounding area."* Canyon County supports retaining, expanding, and recruiting businesses and economic growth and expansion but states that this must be done in a way that is compatible with the surrounding area, which may include adding mitigation conditions to this conditional use permit. Land Use and Community Design Goals and Policies: • P4.02.01: "*Consider site capability and characteristics when determining the appropriate locations and intensities of various land uses.*	

	• P4.03.03: *"Recognize that each land use application is unique and that agricultural and non-agricultural uses may be compatible and co-exist in the same area and in some instances may require conditions of approval to promote compatibility."* Canyon County supports growth and development as long as it is compatible with the surrounding area and appropriate conditions are added to mitigate adverse impacts that affect other land uses and the surrounding community.	
Criteria Met? **Yes**	**4**	**Will the proposed use be injurious to other property in the immediate vicinity and/or negatively change the essential character of the area?**

Analysis

As conditioned, the proposed use will not be injurious to other property in the immediate vicinity and will not negatively change the essential character of the area.

Summary:
The surrounding land uses, as reviewed within a one-mile radius located in Canyon County, indicate that the land use in the area is agricultural (**Exhibits B2.5 - B2.8**). Gem County is located north of Oasis Road; the current zone in the area located in Gem County is Rural Agricultural (**Exhibit C4**). Staff does not have the land uses located in Gem County within a one-mile radius. There are some residential properties in the Canyon County area; the majority have agricultural operations. A special events facility is allowed in an agricultural zone with a conditional use permit. The proposed use is seasonal; therefore, there will not be a year-round impact on the surrounding area. As conditioned, the proposed use is not anticipated to be injurious to other property within the immediate vicinity, nor negatively change the essential character of the area.

Adjacent Existing Conditions:

Direction	Existing Use	Primary Zone	Other Zone
N	Gem County	Rural Agricultural	
S	Agricultural Operation	A	
E	Agricultural with Primary Residence	A	
W	Agricultural with Primary Residence	A	

"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)

Surrounding Land Use Cases:
There have been four (4) subdivisions approved within a 1-mile radius from the subject property, all subdivided prior to 2008 (**Exhibit C2.7**).

Character of the Area:
The area is characterized as agricultural. There are large agricultural operations within a one-mile radius, primarily to the south of the subject property. Several properties on the Canyon County side of Oasis Road contain residential uses on large lots that have retained agricultural zoning.

Potential Impacts
The special events facility may impact the surrounding area due to the increase in noise, dust, increased traffic, and lighting as related to the use. Staff has proposed conditions to aid in mitigating these potential effects.

The applicant is proposing hours of operation to be seasonal for the months of April to October, Thursday through Sunday, 8 am to 11 pm, with the last hour for cleanup. Staff is proposing a condition to reduce the hours of operation on Thursdays and Sundays from 8 am to 9 pm. The reduced hours of operation will mitigate the impact of noise to the surrounding residents. *See the condition of approval number 15a.*

	As conditioned, there shall be a rental agreement that holds the guests to the same conditions as this conditional use permit, and the property owner or a designee shall be available to enforce the rental agreement at all times. *See the condition of approval number 17.* The proposed use may increase the dust levels in the immediate vicinity. The applicant is proposing that the parking be covered with road mix (**Exhibit B2.1**). Pursuant to CCCO §07-13-01(8), "Every open off street parking area having more than four (4) parking spaces shall be hard surfaced. *See the condition of approval number 1b.* As conditioned, dust shall be controlled per applicable federal, state, and county laws, ordinances, rules, and regulations that pertain to operations, including but not limited to nuisance regulations (CCCO Chapter 2 Article 1: Public Nuisances) and shall be consistent with Idaho Department of Environmental Quality (DEQ) requirements. To mitigate the potential for dust, the applicant shall submit a dust mitigation plan for staff's review and approval prior to commencement. *See the condition of approval number 11.* As conditioned, all exterior lighting, if installed, shall be downward facing and directed away from surrounding properties. Compliance shall be demonstrated in the building plans submitted as part of the building permit submittal. Review and approval by DSD shall be completed before building permit issuance. *See the condition of approval number 7.* Staff is recommending a condition to have only non-illuminated signage to stay consistent with the area. *See the condition of approval number 10a.* Staff is proposing a condition to limit the use to weddings, retirement and graduation parties, picnics, and barbecues. *See the condition of approval number 15c.* See 07-07-05(7) for discussion on traffic and parking with proposed conditions.	
Criteria Met? **Yes**	**5**	**Will adequate water, sewer, irrigation, drainage and stormwater drainage facilities, and utility systems be provided to accommodate the use?**
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:** According to Southwest District Health's pre-development meeting in **Exhibit E1.1**, 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). *See the condition of approval number 5.* **Sewer:** The existing septic system currently serves a three-bedroom residence on the property and it is proposed to be expanded to include an additional three (3) restrooms. According to the pre-development meeting notes with Southwest District Health, if the conditional use permit were to be approved the applicant will be required to apply for a site evaluation and coordinate test hole excavations with Southwest District Health (**Exhibit E1.1**). *See the condition of approval number 4.* **Irrigation:** Submitted with the Master Application was a comment from Black Canyon Irrigation District from January 26, 2026, advising that a facility is located on the subject property. The lateral has a 60-foot overall easement with 30 feet from the center of the ditch (**Exhibit B7.2**). Agency notice was sent out to Black Canyon Irrigation District on March 13, 2026, and August 20, 2026. No additional comments were received. *Condition number 8* ensures the applicant shall not impede, disrupt, or disturb the existing irrigation structure without approval from the irrigation district. **Stormwater drainage facilities:**	

	According to the land use matrix, stormwater will be retained onsite (**Exhibit B4**). *See the condition of approval number 9.* **Utility Systems:** Utility agencies, including Idaho Power, Intermountain Gas, CenturyLink, and Ziply, were notified of the application on March 13, 2026, and August 20, 2026. No agency comments were provided by those services at the time the staff report was written. It is anticipated that the applicant will be able to work with utility providers to gain any additional utilities needed.	
Criteria Met? **Yes**	**6**	**Does legal access to the subject property for the development exist or will it exist at the time of development?**
Analysis	The subject property does have legal access for the development and will exist at the time of the development. The subject property takes access off Oasis Road. The portion of Oasis Road where the subject property takes access is a private road. Approximately 70 ft west of the subject property, the public road improvements for Oasis Road end. The private road outlined in **Exhibit C3** must be built to meet the minimum construction standards of CCCO §07-10-03. *See the condition of approval number 14.* The property owners have an access easement to the west over parcel R37642015, along the private section of Oasis Road (**Exhibits B8 and E3**). Highway District No. 4 provided comment on April 2, 2026. The comment advised that the existing access is suitable for serving the proposed use subject to the following conditions (**Exhibit E3**): 1. An access permit from HD4 documenting commercial use is required. 2. Dedicate public right-of-way consisting of the northerly 10 feet of the subject property for future Oasis Rd improvements. 3. The existing access location may be relocated or combined with other access points in the future as extension of Oasis Road is performed. *See the condition of approval number 3.*	
Criteria Met? **Yes**	**7**	**Will there be undue interference with existing or future traffic patterns?**
Analysis	It is unknown if there will be undue interference with the existing and future traffic patterns. Highway District No. 4 provided comment on April 2, 2026, advising that the proposed use will increase traffic demand on the transportation system operated and maintained by Highway District No. 4 within the Mid-Star service area. Highway District No. 4 is requiring a Traffic Impact Study estimated to be approximately $39,919 to be paid at the time of the new commercial approach (**Exhibit E3**). According to Highway District No. 4, the public road portion of Oasis Road to El Paso Rd is maintained by Gem County Road & Bridge under a maintenance agreement. Submitted with the master application Gem County Road & Bridge provided a comment stating they have no concerns for the proposed Conditional Use Permit on Oasis Road (**Exhibit B7.1**). Idaho Transportation Department commented on March 18, 2026, advising that the application does not meet the thresholds for a Traffic Impact Study, nor does it pose any safety concerns (**Exhibit E2**). *See the condition of approval number 3 to mitigate the potential undue interference with the existing and future traffic patterns.*	

Criteria Met?		
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 may not be negatively impacted by such use, or require additional public funding in order to meet the needs created by the requested use. **School Facilities:** The subject property is served by the Middleton School District. Agency comments were sent out on March 13, 2026, and August 20, 2026; no comments were received. The proposed use is not anticipated to negatively impact school facilities. **Police and Fire protection:** The subject property is under the jurisdiction of the Canyon County Sheriff's Office. Canyon County Sheriff's Office is required to provide services to the property. Overall, the use is not anticipated to cause a negative impact or require additional public funding. Agency notice was sent March 13, 2026, and August 20, 2026; no comments were received by the Sheriff's Office. Staff recommends that, if the use were to be approved, a condition be included providing that the conditional use permit may be subject to revocation if the Canyon County Sheriff's Office responds to the property more than three (3) times in a calendar year for legitimate disturbance calls. *See the condition of approval number 21.* The subject property is under the jurisdiction of Middleton Fire District. Agency notice was sent on March 13, 2026, and August 20, 2026; no comments were received by the materials deadline. The proposed use is not anticipated to negatively impact fire protection. **Emergency Medical Services:** Emergency Medical Services are provided to the property. Canyon County Paramedics/EMT and Canyon County's Emergency Management Coordinator were notified of the application; no comments were received. Overall, the use is not anticipated to cause a negative impact or require additional public funding. **Irrigation Facilities:** Submitted with the Master Application was a comment from Black Canyon Irrigation District from January 26, 2026, advising that a facility is located on the subject property. The lateral has a 60-foot overall easement with 30 feet from the center of the ditch (**Exhibit B7.2**). Agency notice was sent out to Black Canyon Irrigation District on March 13, 2026, and August 20, 2026. No additional comments were received. *Condition number 8* ensures the applicant shall not impede, disrupt, or disturb the existing irrigation structure without approval from the irrigation district.	

NOTIFICATION AND COMMENTS:
Notice of the public hearing was provided as per CCCO §07-05-01. Agencies were notified on March 13, 2026, and August 20, 2026. Property owners within 1,000 feet of the subject property boundaries were notified on August 24, 2026. A newspaper notice was published on August 25, 2026. The subject property was posted with a notice on August 21, 2026.

Pursuant to CCCO §01-17-07B - Materials Deadline, the submission of late documents or other materials does not allow all parties time to address the materials or allow sufficient time for public review. After the materials deadline, any input may be verbally provided at the public hearing to become part of the record.

AGENCY COMMENTS
All agency comments received by the aforementioned materials deadline are located in Exhibit E.

PUBLIC COMMENTS
Staff received five (5) total written public comments by the materials deadline of September 14, 2026. Generally, of the comments received, one (1) was in favor, zero (0) were neutral, and four (4) were opposed. All public comments received by the aforementioned materials deadline are located in Exhibit F.

RECOMMENDATION AND DECISION OPTIONS:
In consideration of the application and supporting materials, staff concludes that the proposed conditional use permit for a special events facility is compliant with Canyon County Ordinance 07-07-05. A full analysis is detailed within the staff report.

Should the Hearing Examiner wish to approve the subject application, staff recommends the following conditions be attached:

1. The development shall comply with all applicable federal, state, and county laws, ordinances, rules, and regulations that pertain to the subject property and the proposed use.
    a. The applicant shall obtain all necessary building permits for all new and existing structures used for the proposed use, prior to commencement of use.
    b. The applicant shall hard surface the parking area to comply with CCCO §07-13-01(8).
2. This conditional use permit must follow the land use time limitation as stated in CCCO §07-07-23: "When a conditional use permit is granted, the land use or construction of its facility proposed in the application must have commenced within three (3) years of the date of the final decision by the presiding party or a court of appropriate jurisdiction. The improvements for the approved use must be completed within five (5) years of the same date."
    a. Commencement shall be date of the first special event conducted in accordance with required conditions being met.
3. The applicant shall comply with applicable Highway District No. 4 requirements, including a commercial access permit as evidenced by the applicant providing Development Services with an approved Highway District letter indicating the completion of improvements, fees and dedication of rights of way prior to commencement of the use on the subject property (**Exhibit E3**).
4. The applicant shall meet Southwest District Health (SWDH) requirements for the proposed uses, including public water system requirements (if this is deemed to be required) as evidenced by the applicant providing Development Services a letter of review and approval from SWDH prior to commencement of the use on the subject property (**Exhibits E1 and E1.1**).

5. A public water system shall be constructed and required unless waived by Idaho Department of Environmental Quality prior to commencement of the use on the subject property (**Exhibit E1.1**).

6. Comply with all Fire District requirements per State adopted IFC and as evidenced by review and approval documentation from the applicable fire district prior to issuance of a certificate of occupancy and prior to commencement of the use on the subject property.

7. LIGHTING: All exterior lighting shall be fully cut off and fully shielded, and placed to direct the light source down and inside the property lines of the facility. All direct glare from the lights shall be contained within the facility area. No light source may be placed greater than fifteen (15') feet in height.

8. The applicant shall not impede or disrupt existing irrigation structures, i.e. drains, laterals, or supply ditches, on and adjacent to the subject property (**Exhibit B7.2**).

9. Stormwater drainage shall be retained onsite (**Exhibit B4**).

10. Signage shall meet the requirements of CCCO §07-10-13 and shall not exceed 32 square feet or as provided for by approval of a separate application for a Director's Administrative decision for a sign permit. The applicant worksheet indicates a 3'x4' (12 square feet) A-frame sign on days of an event. Applicant must comply with CCCO §07-10-13 and dependent upon the location of the signage with The Idaho Administrative Procedures Act (IDAPA) 39.3.60 governing advertising along the State Highway System.

    a. Signage shall not be illuminated.

11. DUST MITIGATION: Dust shall be controlled per applicable federal, state, and county laws, ordinances, rules, and regulations that pertain to operations including but not limited to nuisance regulations (CCCO Chapter 2 Article 1: Public Nuisances) and shall be consistent with Idaho Department of Environmental Quality (DEQ) and Environmental Protection Agency (EPA) requirements.

12. PARKING AND CIRCULATION PLAN:

    a. All parking spaces shall meet all applicable off-street parking requirements (CCCO §07-13-01 and §07-13-03).

    b. OFF-STREET PARKING: No parking shall occur on the public right of way.

    c. The applicant shall be in general conformance with the parking circulation plan in **Exhibit B5**.

13. No parking signs shall be placed along the access roads so as not to impede ingress/egress of emergency services.

14. The private road outlined in **Exhibit C3** shall be built to meet the minimum construction standards (CCCO §07-10-03). The private road must be constructed before the issuance of a building permit via the private road construction permit. Evidence shall be a certification from a licensed engineer submitted to DSD as part of the private road construction permit process. **This condition may be waived if the private road becomes a public road.**

    a. A sign for the private road conforming to the applicable highway district standards shall be erected and maintained at the property owners' expense. Verification of the installation of the road sign shall be provided to DSD prior to the certificate of occupancy. Evidence shall be the submittal of (1) a site plan showing the location of signage; and (2) a photo of installed signage.

b. The construction of the private road, if longer than one hundred fifty feet (150') from a public street right of way to the most distant portion of an inhabited building, and the private road must be approved in writing by the applicable fire district.

c. Prior to building permit issuance, a recorded road user's maintenance agreement and recorded perpetual easements for ingress/egress shall be submitted to DSD.

15. The proposed development shall be in general conformance with the applicant's site plan and Letter of Intent unless otherwise conditioned (**Exhibits B2, B2.1, and B3**).

    a. HOURS OF OPERATION: The hours of operation shall only be for the months of April through October and be from 8:00 a.m. to 9:00 p.m. on Thursdays and Sundays, 8:00 a.m. to 11:00 p.m. on Fridays and Saturdays. All activities concluded, patrons and employees offsite by end of hour operations.

    b. NUMBER OF GUESTS: No more than **150 guests** shall be on site per scheduled event to limit effects to the surrounding area.

    c. The applicant shall limit the use to weddings, retirement and graduation parties, picnics, barbecues, holiday events, footraces and walks, and harvest festivals.

16. MUSIC AND AMPLIFIED SOUND: All amplified sounds shall be directed away from adjacent residences. There shall be no amplified sound of any kind after **8:00 p.m. on Thursday and Sunday nights, or after 10:00 p.m. on Friday and Saturday nights.**

17. RENTAL AGREEMENTS: Rental Agreements shall be in place with each event holder that limit them to the same operational conditions of approval as this conditional use permit.

    a. ENFORCEMENT OF RENTAL AGREEMENTS: The property owner or their designee shall be made available at all times during events to enforce the rental agreements and the conditions of approval. A copy of the rental agreement will need to be provided to the Development Services Department prior to commencement of the use.

18. The applicant shall develop an emergency response plan which shall include an evacuation plan. The emergency plan shall be filed with the Canyon County Emergency Manager and the evacuation plan shall be posted on the site during events.

19. CATERING: Special events shall be fully catered by a licensed caterer operating in compliance with the requirements of SWDH Food Establishment Licensing and Permitting.

20. ALCOHOLIC BEVERAGE LICENSING: Alcoholic beverages (inclusive of beer and wine) for special events at the facility shall be provided and distributed in strict compliance with Local, State, and Federal requirements for sales and distribution.

21. If the Canyon County Sheriff's Office responds to the address more than three (3) times in a calendar year for legitimate disturbance calls, the special events facility would be in violation of the conditional use permit requirements and could be subject to revocation of the permit.

22. The conditional use permit for a Special Event Facility shall be limited to Justin and Sarah Woods and immediate family members. Should ownership of the property change from Justin and Sarah Woods or an immediate family member, the conditional use permit for a Special Event Facility shall terminate—no further events shall be conducted on the property. New owners/purchasers shall be required to obtain a new conditional use permit for a special event facility subject to the zoning code requirements in effect at the time of application.

DECISION OPTIONS

- **Approval of the Application**: "I move to approve CU2026-0007, Woods, finding the application **does** meet the criteria for approval under Article 07-07-05 of Canyon County Zoning Ordinance, **with the conditions listed in the staff report, finding that**: [*Cite reasons for approval & Insert any additional conditions of approval*].
- **Denial of the Application**: "I move to deny CU2026-0007, Woods finding the application **does not** meet the criteria for approval under Article 07-07-05 of Canyon County Zoning Ordinance, **finding that** [*cite findings for denial based on the express standards outlined in the criteria & the actions, if any, the applicant could take to obtain approval (ref.ID.67-6519(5)*].
- **Table the Application:** "I move to continue CU2026-0007, Woods to a [*date certain or uncertain*]

EXHIBITS:

A. **Draft FCOS**
B. **Application Packet & Supporting Materials**
   1. Master Application
   2. Letter of Intent
      2.1. Additional Information
   3. Site Plan(s)
   4. Land Use Worksheet
   5. Parking Circulation Plan
   6. Neighborhood Meeting
   7. Agency Acknowledgement
      7.1. Gem County Road & Bridge Department
      7.2. Black Canyon Irrigation District
   8. Easement Agreement
   9. Applicants' PowerPoint Presentation

C. Supplemental Documents
   1. Parcel Information Report
   2. Case Maps/Reports
      2.1. Aerial
      2.2. Small Air Photo 1 Mile
      2.3. FEMA Small Air Photo
      2.4. Small Vicinity Map
      2.5. Zoning & Classification Map
      2.6. Case Map
      2.7. Subdivision Map & Report
      2.8. Dairy, Feedlot, & Gravel Pit Map
      2.9. Lot Classification Map
      2.10. Soil & Prime Farmland Maps & Report
      2.11. Contour Map
      2.12. Nitrate Priority & Wells Map
      2.13. TAZ Household & Job Maps
      2.14. Slope Percent Map
      2.15. Future Land Use Map
   3. Private Road Location
   4. Gem County Zoning Map
   5. Gem County Future Land Use Map

D. Site Visit Photos: June 26, 2026

E. Agency Comments Received by: September 14, 2026
   1. Southwest District Health (SWDH); Received: March 13, 2026

1.1. Pre-Development Meeting Notes
2. Idaho Transportation Department (ITD); Received: March 18, 2026
3. Highway District No. 4 (HD4); Received: April 2, 2026
4. CC Building Department; Received: September 2, 2026

F. Public Comments Received by: September 14, 2026

1. Cathy White – In Favor; Received: September 11, 2026
2. Shondell Urizar – In Opposition; Received: September 10, 2026
3. Gayle Josephson – In Opposition; Received: September 14, 2026
4. Pamela Smart – In Opposition; Received: September 14, 2026
   4.1. Photos
5. Christina Perez – In Opposition; Received: September 14, 2026

Exhibit A:

EXHIBIT A

Draft FCOs

Hearing Examiner

Case #: CU2026-0007

Hearing Date: September 24, 2026

In the matter of the application of:
Woods – CU2026-0007

The Canyon County Hearing Examiner considers the following:

The applicants, Justin and Sarah Woods, are requesting a Conditional Use Permit for a special events facility to host weddings on approximately 10.99 acres in an "A" (Agricultural) zone. The request is to operate from April to October, with the hours of operation being 8 am – 11 pm, Thursday through Sunday, with a maximum of 150 guests. The proposal includes a bridal and groom suite, each with a restroom, and a reception tent.

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 CU2026-0007.
      1. All exhibits are located in the case staff report dated September 24, 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), and 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. Any hearing examiner appointed by the board shall perform such duties as assigned by the board pursuant to Idaho Code section 67-6520. See CCCO §07-03-07.

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, CU2026-0007, was presented at a public hearing before the Hearing Examiner on September 24, 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 Hearing Examiner decides 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 for a special events facility is permitted in the "A" (Agricultural) zone by conditional use permit, pursuant to Canyon County Code of Ordinance (CCCO) §07-10-27. The applicant submitted a conditional use permit for a special events facility on March 6, 2026. *See **Staff Report Exhibit B** for the application and submitted materials.* • CCCO §07-02-03 defines Special Events as follows*: "Any temporary event including, but not limited to, weddings, picnics, barbecues, holiday events and parties, dances, concerts, footraces and walks, bazaars, and harvest festivals."* See project description analysis contained in Section 07-07-05(2) detailing the nature of the request.	
Criteria Met? **Yes**	**2**	**What is the nature of the request?**
Analysis	The property owners, Justin and Sarah Woods, request a conditional use permit to establish a special events facility on an approximately 10.99-acre parcel located in the "A" (Agricultural) zone, identified as parcel R37642013. • Use: The nature of the request consists of using the subject property to host seasonal weddings from April through October (**Staff Report Exhibit B2**). Staff recommends that, if the conditional use permit is approved, a condition be added to limit the type of events allowed. *See the condition of approval number 15c.* • Guests: According to the letter of intent, the maximum number of guests will be 150 (**Staff Report Exhibit B2**) • Number of Employees: The applicant proposes to have one (1) employee. (**Staff Report Exhibit B2**). • Hours of Operation: The proposed hours of operation are Thursday through Sunday, 8 am to 10 pm, with cleanup from 10 pm to 11 pm (**Staff Report Exhibit B2**).	

	• Lighting: According to email correspondence, all event lighting will be shut off by 10:30 pm (**Staff Report Exhibit B2.1**). • Music: The applicant is proposing to turn the music off by 9 pm (**Staff Report Exhibit B2.1**). • Parking: According to email correspondence, the applicant will have a main parking lot with 85 parking spaces and an overflow parking lot with 35 parking spaces (**Staff Report Exhibit B2.1**). The applicant provided a parking circulation plan in **Staff Report Exhibit B5**. • Loading Area: The proposed event center will include a loading and unloading area located behind the reception tent (**Staff Report Exhibit B2.1**). • Restrooms: The applicant proposes three (3) restrooms on-site. Two (2) will be located in the bridal and groom suite and the other will be located in an 8x8 foot wood building (**Staff Report Exhibit B2**). • Signage: The land use worksheet indicates there will be a non-lighted freestanding sign two (2) feet in height with a four (4)-foot width located four (4) feet above ground (**Staff Report Exhibit B4**). • Buildings/Structures: The applicant is proposing to have a 3-pole tent that is 40 feet by 80 feet in size with a concrete pad underneath, a bridal and groom suite that are each 20 feet by 10 feet in size, and a restroom located in an 8-foot by 8-foot wood building (**Staff Report Exhibit B2**). • Food and Alcohol: There will be outside catering and bartending that will be responsible for their own insurance and licensing (**Staff Report Exhibit B2.1**).	
Criteria Met? **Yes**	**3**	**Is the proposed use consistent with the comprehensive plan?**
Analysis	The proposed use is generally consistent with the 2030 Canyon County Comprehensive Plan. The Comprehensive Plan designates the subject parcel as Agricultural (**Staff Report Exhibit C1**). This area in the County is significantly used for agricultural uses, and the comprehensive plan and zoning ordinance contemplate and allow for special event centers with a conditional use permit in the agricultural zone. The request aligns with the following goals and policies of the 2030 Comprehensive Plan: Property Rights Goals and Policies: • G1.01.00: *"Protect the integrity of individual property rights while safeguarding public health, safety, and welfare."* • P1.01.01: *"No person should be deprived of private property without due process of law."* • P1.01.03: *"Ordinances and land-use decisions should avoid imposing unnecessary conditions or procedures in development approvals."* • G1.02.00: *"Acknowledge the responsibilities of each property owner as a steward of the land, use their property wisely, maintain it in good condition and preserve it for future generations without becoming a public nuisance."* Canyon County values the property owners' and surrounding property owners' private property rights and may support the property owners' project and surrounding property owners' rights by adding mitigating conditions to the proposed conditional use permit. Population Component Goal and Policy: • G2.02.00: *"Promote housing, business, and service types needed to meet the demand of the future and existing population."* Canyon County promotes business and service types that the community can support. However, the Hearing Examiner must decide if conditions can be added to this application to mitigate negative impacts on surrounding properties and if this is the best-suited location for this proposed special events facility. Economic Development Goals and Policies:	

- G3.01.00: "*Promote a healthy and sustainable regional economy by retaining, expanding, and recruiting businesses to favorable locations."*
- P3.01.02: "*Support suitable sites for economic growth and expansion compatible with the surrounding area."*

Canyon County supports retaining, expanding, and recruiting businesses and economic growth and expansion but states that this must be done in a way that is compatible with the surrounding area, which may include adding mitigation conditions to this conditional use permit.

Land Use and Community Design Goals and Policies:

- P4.02.01: "*Consider site capability and characteristics when determining the appropriate locations and intensities of various land uses.*
- P4.03.03: *"Recognize that each land use application is unique and that agricultural and non-agricultural uses may be compatible and co-exist in the same area and in some instances may require conditions of approval to promote compatibility."*

Canyon County supports growth and development as long as it is compatible with the surrounding area and appropriate conditions are added to mitigate adverse impacts that affect other land uses and the surrounding community.

Criteria Met?		
Yes	4	**Will the proposed use be injurious to other property in the immediate vicinity and/or negatively change the essential character of the area?**

Analysis

As conditioned, the proposed use will not be injurious to other property in the immediate vicinity and will not negatively change the essential character of the area.

Summary:
The surrounding land uses, as reviewed within a one-mile radius located in Canyon County, indicate that the land use in the area is agricultural (**Staff Report Exhibits B2.5 - B2.8**). Gem County is located north of Oasis Road; the current zone in the area located in Gem County is Rural Agricultural (**Staff Report Exhibit C4**). Staff does not have the land uses located in Gem County within a one-mile radius. There are some residential properties in the Canyon County area; the majority have agricultural operations. A special events facility is allowed in an agricultural zone with a conditional use permit. The proposed use is seasonal; therefore, there will not be a year-round impact on the surrounding area. As conditioned, the proposed use is not anticipated to be injurious to other property within the immediate vicinity, nor negatively change the essential character of the area.

Adjacent Existing Conditions:

Direction	Existing Use	Primary Zone	Other Zone
N	Gem County	Rural Agricultural	
S	Agricultural Operation	A	
E	Agricultural with Primary Residence	A	
W	Agricultural with Primary Residence	A	

"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)

Surrounding Land Use Cases:
There have been four (4) subdivisions approved within a 1-mile radius from the subject property, all subdivided prior to 2008 (**Staff Report Exhibit C2.7**).

Character of the Area:
The area is characterized as agricultural. There are large agricultural operations within a one-mile radius, primarily to the south of the subject property. Several properties on the Canyon County side of Oasis Road contain residential uses on large lots that have retained agricultural zoning.

Potential Impacts

	The special events facility may impact the surrounding area due to the increase in noise, dust, increased traffic, and lighting as related to the use. Staff has proposed conditions to aid in mitigating these potential effects. The applicant is proposing hours of operation to be seasonal for the months of April to October, Thursday through Sunday, 8 am to 11 pm, with the last hour for cleanup. Staff is proposing a condition to reduce the hours of operation on Thursdays and Sundays from 8 am to 9 pm. The reduced hours of operation will mitigate the impact of noise to the surrounding residents. *See the condition of approval number 15a.* As conditioned, there shall be a rental agreement that holds the guests to the same conditions as this conditional use permit, and the property owner or a designee shall be available to enforce the rental agreement at all times. *See the condition of approval number 17.* The proposed use may increase the dust levels in the immediate vicinity. The applicant is proposing that the parking be covered with road mix (**Staff Report Exhibit B2.1**). Pursuant to CCCO §07-13-01(8), "Every open off street parking area having more than four (4) parking spaces shall be hard surfaced. *See the condition of approval number 1b.* As conditioned, dust shall be controlled per applicable federal, state, and county laws, ordinances, rules, and regulations that pertain to operations, including but not limited to nuisance regulations (CCCO Chapter 2 Article 1: Public Nuisances) and shall be consistent with Idaho Department of Environmental Quality (DEQ) requirements. To mitigate the potential for dust, the applicant shall submit a dust mitigation plan for staff's review and approval prior to commencement. *See the condition of approval number 11.* As conditioned, all exterior lighting, if installed, shall be downward facing and directed away from surrounding properties. Compliance shall be demonstrated in the building plans submitted as part of the building permit submittal. Review and approval by DSD shall be completed before building permit issuance. *See the condition of approval number 7.* Staff is recommending a condition to have only non-illuminated signage to stay consistent with the area. *See the condition of approval number 10a.* Staff is proposing a condition to limit the use to weddings, retirement and graduation parties, picnics, and barbecues. *See the condition of approval number 15c.* See 07-07-05(7) for discussion on traffic and parking with conditions of approval.	
Criteria Met? **Yes**	**5**	**Will adequate water, sewer, irrigation, drainage and stormwater drainage facilities, and utility systems be provided to accommodate the use?**
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:** According to Southwest District Health's pre-development meeting in **Staff Report Exhibit E1.1**, 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). *See the condition of approval number 5.* **Sewer:** The existing septic system currently serves a three-bedroom residence on the property and it is proposed to be expanded to include an additional three (3) restrooms. According to the pre-development meeting notes with Southwest District Health, if the conditional use permit were to be approved the applicant will be required to apply for a site evaluation and coordinate test hole excavations with Southwest District Health (**Staff Report Exhibit E1.1**). *See the condition of approval number 4.* **Irrigation:** Submitted with the Master Application was a comment from Black Canyon Irrigation District from January 26, 2026, advising that a facility is located on the subject property. The lateral has a 60-foot overall easement with 30 feet from the center of the ditch (**Staff Report Exhibit B7.2**).	

	Agency notice was sent out to Black Canyon Irrigation District on March 13, 2026, and August 20, 2026. No additional comments were received. *Condition number 8* ensures the applicant shall not impede, disrupt, or disturb the existing irrigation structure without approval from the irrigation district. **Stormwater drainage facilities:** According to the land use matrix, stormwater will be retained onsite (**Staff Report Exhibit B4**). *See the condition of approval number 9.* **Utility Systems:** Utility agencies, including Idaho Power, Intermountain Gas, CenturyLink, and Ziply, were notified of the application on March 13, 2026, and August 20, 2026. No agency comments were provided by those services at the time the staff report was written. It is anticipated that the applicant will be able to work with utility providers to gain any additional utilities needed.	
Criteria Met? **Yes**	**6**	**Does legal access to the subject property for the development exist or will it exist at the time of development?**
Analysis	The subject property does have legal access for the development and will exist at the time of the development. The subject property takes access off Oasis Road. The portion of Oasis Road where the subject property takes access is a private road. Approximately 70 ft west of the subject property, the public road improvements for Oasis Road end. The private road outlined in **Staff Report Exhibit C3** must be built to meet the minimum construction standards of CCCO §07-10-03. *See the condition of approval number 14.* The property owners have an access easement to the west over parcel R37642015, along the private section of Oasis Road (**Staff Report Exhibits B8 and E3**). Highway District No. 4 provided comment on April 2, 2026. The comment advised that the existing access is suitable for serving the proposed use subject to the following conditions (**Staff Report Exhibit E3**): 1. An access permit from HD4 documenting commercial use is required. 2. Dedicate public right-of-way consisting of the northerly 10 feet of the subject property for future Oasis Rd improvements. 3. The existing access location may be relocated or combined with other access points in the future as extension of Oasis Road is performed. *See the condition of approval number 3.*	
Criteria Met? **Yes**	**7**	**Will there be undue interference with existing or future traffic patterns?**
Analysis	It is unknown if there will be undue interference with the existing and future traffic patterns. Highway District No. 4 provided comment on April 2, 2026, advising that the proposed use will increase traffic demand on the transportation system operated and maintained by Highway District No. 4 within the Mid-Star service area. Highway District No. 4 is requiring a Traffic Impact Study estimated to be approximately $39,919 to be paid at the time of the new commercial approach (**Staff Report Exhibit E3**). According to Highway District No. 4, the public road portion of Oasis Road to El Paso Rd is maintained by Gem County Road & Bridge under a maintenance agreement. Submitted with the master application Gem County Road & Bridge provided a comment stating they have no concerns for the proposed Conditional Use Permit on Oasis Road (**Staff Report Exhibit B7.1**). Idaho Transportation Department commented on March 18, 2026, advising that the application does not meet the thresholds for a Traffic Impact Study, nor does it pose any safety concerns (**Staff Report Exhibit E2**). *See the condition of approval number 3 to mitigate the potential undue interference with the existing and future traffic patterns.*	

Criteria Met?		
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 may not be negatively impacted by such use, or require additional public funding in order to meet the needs created by the requested use. **School Facilities:** The subject property is served by the Middleton School District. Agency comments were sent out on March 13, 2026, and August 20, 2026; no comments were received. The proposed use is not anticipated to negatively impact school facilities. **Police and Fire protection:** The subject property is under the jurisdiction of the Canyon County Sheriff's Office. Canyon County Sheriff's Office is required to provide services to the property. Overall, the use is not anticipated to cause a negative impact or require additional public funding. Agency notice was sent March 13, 2026, and August 20, 2026; no comments were received by the Sheriff's Office. Staff recommends that, if the use were to be approved, a condition be included providing that the conditional use permit may be subject to revocation if the Canyon County Sheriff's Office responds to the property more than three (3) times in a calendar year for legitimate disturbance calls. *See the condition of approval number 21.* The subject property is under the jurisdiction of Middleton Fire District. Agency notice was sent on March 13, 2026, and August 20, 2026; no comments were received by the materials deadline. The proposed use is not anticipated to negatively impact fire protection. **Emergency Medical Services:** Emergency Medical Services are provided to the property. Canyon County Paramedics/EMT and Canyon County's Emergency Management Coordinator were notified of the application; no comments were received. Overall, the use is not anticipated to cause a negative impact or require additional public funding. **Irrigation Facilities:** Submitted with the Master Application was a comment from Black Canyon Irrigation District from January 26, 2026, advising that a facility is located on the subject property. The lateral has a 60-foot overall easement with 30 feet from the center of the ditch (**Staff Report Exhibit B7.2**). Agency notice was sent out to Black Canyon Irrigation District on March 13, 2026, and August 20, 2026. No additional comments were received. *Condition number 8* ensures the applicant shall not impede, disrupt, or disturb the existing irrigation structure without approval from the irrigation district.	

Order
Based upon the Findings of Fact, Conclusions of Law and Order contained herein, the Hearing Examiner **approves** Case # CU2026-0007, a conditional use permit for a special events facility subject to the following conditions as enumerated:

Conditions of Approval

1. The development shall comply with all applicable federal, state, and county laws, ordinances, rules, and regulations that pertain to the subject property and the proposed use.
    a. The applicant shall obtain all necessary building permits for all new and existing structures used for the proposed use, prior to commencement of use.
    b. The applicant shall hard surface the parking area to comply with CCCO §07-13-01(8).
2. This conditional use permit must follow the land use time limitation as stated in CCCO §07-07-23: "When a conditional use permit is granted, the land use or construction of its facility proposed in the application must have commenced within three (3) years of the date of the final decision by the presiding party or a court of appropriate jurisdiction. The improvements for the approved use must be completed within five (5) years of the same date."
    a. Commencement shall be date of the first special event conducted in accordance with required conditions being met.
3. The applicant shall comply with applicable Highway District No. 4 requirements, including a commercial access permit as evidenced by the applicant providing Development Services with an approved Highway District letter indicating the completion of improvements, fees and dedication of rights of way prior to commencement of the use on the subject property (**Staff Report Exhibit E3**).
4. The applicant shall meet Southwest District Health (SWDH) requirements for the proposed uses, including public water system requirements (if this is deemed to be required) as evidenced by the applicant providing Development Services a letter of review and approval from SWDH prior to commencement of the use on the subject property (**Staff Report Exhibits E1 and E1.1**).
5. A public water system shall be constructed and required unless waived by Idaho Department of Environmental Quality prior to commencement of the use on the subject property (**Staff Report Exhibit E1.1**).
6. Comply with all Fire District requirements per State adopted IFC and as evidenced by review and approval documentation from the applicable fire district prior to issuance of a certificate of occupancy and prior to commencement of the use on the subject property.
7. LIGHTING: All exterior lighting shall be fully cut off and fully shielded, and placed to direct the light source down and inside the property lines of the facility. All direct glare from the lights shall be contained within the facility area. No light source may be placed greater than fifteen (15') feet in height.
8. The applicant shall not impede or disrupt existing irrigation structures, i.e. drains, laterals, or supply ditches, on and adjacent to the subject property (**Staff Report Exhibit B7.2**).
9. Stormwater drainage shall be retained onsite (**Staff Report Exhibit B4**).
10. Signage shall meet the requirements of CCCO §07-10-13 and shall not exceed 32 square feet or as provided for by approval of a separate application for a Director's Administrative decision for a sign permit. The applicant worksheet indicates a 3'x4' (12 square feet) A-frame sign on days of an event. Applicant must comply with CCCO §07-10-13 and dependent upon the location of the signage with The Idaho Administrative Procedures Act (IDAPA) 39.3.60 governing advertising along the State Highway System.
    a. Signage shall not be illuminated.

11. DUST MITIGATION: Dust shall be controlled per applicable federal, state, and county laws, ordinances, rules, and regulations that pertain to operations including but not limited to nuisance regulations (CCCO Chapter 2 Article 1: Public Nuisances) and shall be consistent with Idaho Department of Environmental Quality (DEQ) and Environmental Protection Agency (EPA) requirements.

12. PARKING AND CIRCULATION PLAN:

    a. All parking spaces shall meet all applicable off-street parking requirements (CCCO §07-13-01 and §07-13-03).

    b. OFF-STREET PARKING: No parking shall occur on the public right of way.

    c. The applicant shall be in general conformance with the parking circulation plan in **Staff Report Exhibit B5**.

13. No parking signs shall be placed along the access roads so as not to impede ingress/egress of emergency services.

14. The private road outlined in **Staff Report Exhibit C3** shall be built to meet the minimum construction standards (CCCO §07-10-03). The private road must be constructed before the issuance of a building permit via the private road construction permit. Evidence shall be a certification from a licensed engineer submitted to DSD as part of the private road construction permit process. **This condition may be waived if the private road becomes a public road.**

    a. A sign for the private road conforming to the applicable highway district standards shall be erected and maintained at the property owners' expense. Verification of the installation of the road sign shall be provided to DSD prior to the certificate of occupancy. Evidence shall be the submittal of (1) a site plan showing the location of signage; and (2) a photo of installed signage.

    b. The construction of the private road, if longer than one hundred fifty feet (150') from a public street right of way to the most distant portion of an inhabited building, and the private road must be approved in writing by the applicable fire district.

    c. Prior to building permit issuance, a recorded road user's maintenance agreement and recorded perpetual easements for ingress/egress shall be submitted to DSD.

15. The proposed development shall be in general conformance with the applicant's site plan and Letter of Intent unless otherwise conditioned (**Staff Report Exhibits B2, B2.1, and B3**).

    a. HOURS OF OPERATION: The hours of operation shall only be for the months of April through October and be from 8:00 a.m. to 9:00 p.m. on Thursdays and Sundays, 8:00 a.m. to 11:00 p.m. on Fridays and Saturdays. All activities concluded, patrons and employees offsite by end of hour operations.

    b. NUMBER OF GUESTS: No more than **150 guests** shall be on site per scheduled event to limit effects to the surrounding area.

    c. The applicant shall limit the use to weddings, retirement and graduation parties, picnics, barbecues, holiday events, footraces and walks, and harvest festivals.

16. MUSIC AND AMPLIFIED SOUND: All amplified sounds shall be directed away from adjacent residences. There shall be no amplified sound of any kind after **8:00 p.m. on Thursday and Sunday nights, or after 10:00 p.m. on Friday and Saturday nights.**

17. RENTAL AGREEMENTS: Rental Agreements shall be in place with each event holder that limit them to the same operational conditions of approval as this conditional use permit.

    a. ENFORCEMENT OF RENTAL AGREEMENTS: The property owner or their designee shall be made available at all times during events to enforce the rental agreements and the conditions of approval. A copy of the rental agreement will need to be provided to the Development Services Department prior to commencement of the use.

18. The applicant shall develop an emergency response plan which shall include an evacuation plan. The emergency plan shall be filed with the Canyon County Emergency Manager and the evacuation plan shall be posted on the site during events.
19. CATERING: Special events shall be fully catered by a licensed caterer operating in compliance with the requirements of SWDH Food Establishment Licensing and Permitting.
20. ALCOHOLIC BEVERAGE LICENSING: Alcoholic beverages (inclusive of beer and wine) for special events at the facility shall be provided and distributed in strict compliance with Local, State, and Federal requirements for sales and distribution.
21. If the Canyon County Sheriff's Office responds to the address more than three (3) times in a calendar year for legitimate disturbance calls, the special events facility would be in violation of the conditional use permit requirements and could be subject to revocation of the permit.
22. The conditional use permit for a Special Event Facility shall be limited to Justin and Sarah Woods and immediate family members. Should ownership of the property change from Justin and Sarah Woods or an immediate family member, the conditional use permit for a Special Event Facility shall terminate—no further events shall be conducted on the property. New owners/purchasers shall be required to obtain a new conditional use permit for a special event facility subject to the zoning code requirements in effect at the time of application.

DATED this _____ day of _____, 2026.

HEARING EXAMINER
CANYON COUNTY, IDAHO

_____
Bruce Eggelston, Hearing Examiner;

State of Idaho)

SS

County of Canyon County)

On this _____day of _____, in the year 2026, before me_____, a notary public, personally appeared _____, 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: _____

My Commission Expires: _____

Exhibit B:

EXHIBIT B

Application Packet & Supporting Materials

Hearing Examiner

Case #: CU2026-0007

Hearing Date: September 24, 2026

Exhibit B1:

CONDITIONAL USE PERMIT
PUBLIC HEARING - APPLICATION

PROPERTY OWNER	OWNER NAME: Justin Woods	
	MAILING ADDRESS: 14297 Oasis Rd. Caldwell, ID. 83607	
	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: Justin Woods *Date:* 2-27-26

APPLICANT: IF DIFFERING FROM THE PROPERTY OWNER	APPLICANT NAME:	
	COMPANY NAME:	
	MAILING ADDRESS:	
	PHONE:	EMAIL:

SITE INFO	STREET ADDRESS: 14297 Oasis Rd Caldwell, ID 83607	
	PARCEL NUMBER: R37642013	
	PARCEL SIZE: 10.98	
	REQUESTED USE: Wedding Venue	
	FLOOD ZONE (YES (NO))	ZONING DISTRICT: Ag

FOR DSD STAFF COMPLETION ONLY:

CASE NUMBER	CU2026-0007	DATE RECEIVED:	3/6/25
RECEIVED BY:	MG	APPLICATION FEE: $1600	CK MO (CC) CASH

Exhibit B2:

Letter Of Intent

Justin and Sarah Woods
14297 Oasis Rd
Caldwell, ID 83607

We are planning on starting a wedding/event venue located at 14297 Oasis Rd Caldwell, ID 83607 owned by Justin and Sarah Woods. Parcel # R37642013. Easement given by Steve Chadwick. We are requesting a conditional use permit through Canyon County. The venue will have a parking lot, grass area, bridal and groom suite, two restrooms, and a reception tent.

Potential Benefits:
The location of the venue will lead attendees to discover local businesses to potentially benefit them.
Give the community a beautiful, reasonably priced venue to start their lives.
Beautify the community.

Potential impacts and mitigation:
Noise: Music will be kept to county noise standards and number of attendees will be limited. Trees and shrubs will be added to the outer perimeter to reduce noise and visual impact to neighbors. Speakers will be faced away from nearby neighbors.
Dust: Dust mitigation will take place before the event to lessen the impact of potential dust. Shrubbery will be added to help dust mitigation.
Traffic: There will be more vehicles on the road. We will limit the number of attendees to lessen the burden on the road system. Attendees will enter the parking lot through our private road. Parking will be provided on our land. If needed, there will be overflow parking on the west side of our private driveway. If a car parks on Oasis Road, they will be asked to move or towed.
Lights: All events will take place from mid-spring to early fall when lighting isn't going to be needed as frequently due to the sun setting later. Trees and facilities will block most parking lot lighting. Parking will face downward and toward Oasis Road. Lighting will be turned off directly after the event.
Irrigation: There are no impacts to irrigation, because we will be using our well.
Emergency services: Meet with officials for requests and limit attendees.
School: There will be no impact to schools due to location.

Key components of wedding venue:
How many people: 150
Parking spots: 120
Hours of operation: 8:00 am-10:00 pm
Setup time: 8:00am
Take down time: 10:00 pm-11:00 pm or earlier
Days of operation: Thursday-Sunday
Months of operation: April-October (weather permitting)

Number of employees:1
Access to venue: From Oasis Rd onto our private driveway into the parking lot.
Size of reception tent: 80'x40'
Size of Bridal/Groom Suite: 20'x10'

Please contact me with any questions or concerns.

Thank you
Justin and Sarah Woods
[redacted]

Exhibit B2.1:

Archived: Thursday, August 27, 2026 6:18:10 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

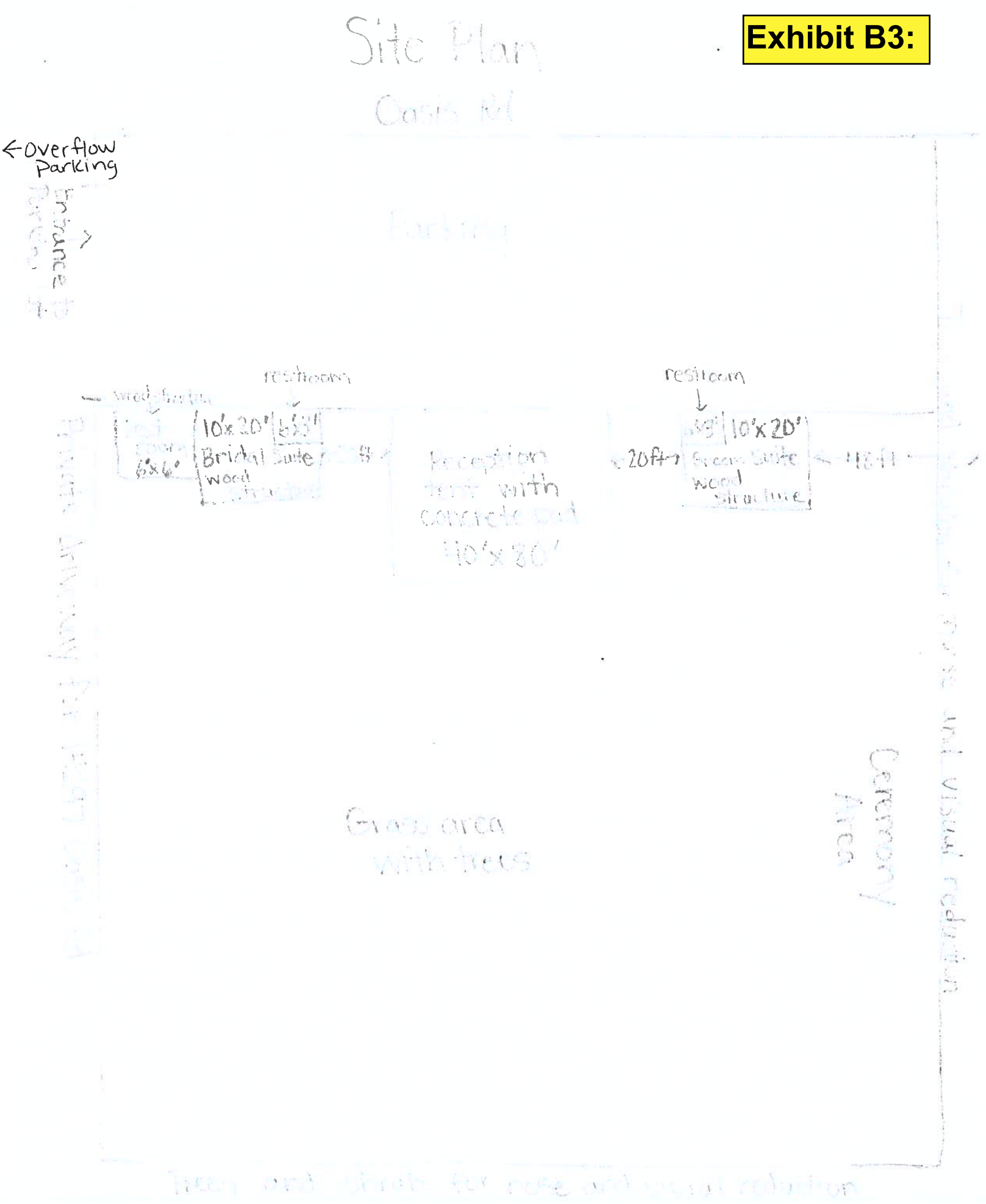
8am – 5pm

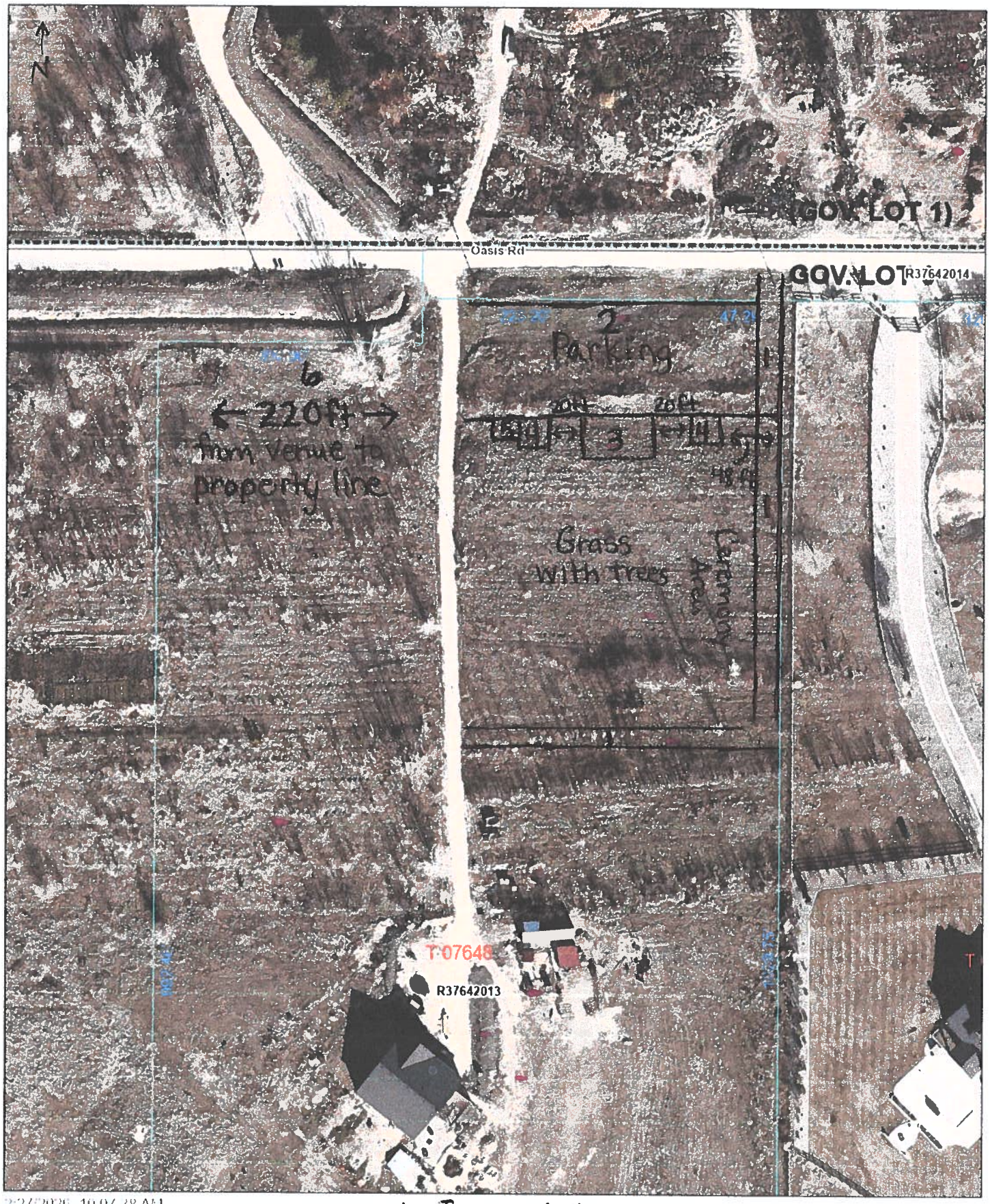
Wednesday

1pm – 5pm

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

Exhibit B3:


Site Plan
Case #
Overflow Parking
Entrance
restroom
restroom
10'x 20'
Bridal Suite
wood
6'x6'
Reception tent with concrete pad
10'x 30'
20ft
10'x 20'
Groom Suite
wood
Grass area with trees
Ceremony Area
Trees and shrubs for noise and visual reduction



2/27/2026 10:07:38 AM

Imagery 2025
Red: Band_1
Green: Band_2
Blue: Band_3
Taxparcels
Canyon County Roads
Canyon County Roads
Sections-Adjusted for Assessment
County

1 → Trees and shrubs
2 → Parking
3 → Reception tent 40'x80'
4 → Bridal / Groom Suite with restroom
5 → Restroom
6 → Overflow parking

LAND USE WORKSHEET

Exhibit B4:

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: _____ Height: _____

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 _____ ☐ Commercial _____ ☐ Industrial _____

☐ Common _____ ☐ Non-Buildable _____

2. FIRE SUPPRESSION:

☐ Water supply source: _____

3. INCLUDED IN YOUR PROPOSED PLAN?

☐ Sidewalks ☐ Curbs ☐ Gutters ☐ Street Lights ☒ None

NON-RESIDENTIAL USES

1. SPECIFIC USE: Wedding Venue

2. DAYS AND HOURS OF OPERATION:

☐	Monday	_____ to	_____
☐	Tuesday	_____ to	_____
☐	Wednesday	_____ to	_____
☒	Thursday	8:00 am to	10:00 pm
☒	Friday	8:00 am to	10:00 pm
☒	Saturday	8:00 am to	10:00 pm
☒	Sunday	8:00 am to	10:00 pm

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

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

Height: 2 ft Width: 4 ft. Height above ground: 4 ft

What type of sign: _____ Wall X Freestanding _____ Other

5. PARKING AND LOADING:

How many parking spaces? 75

Is there is a loading or unloading area? no

ANIMAL CARE-RELATED USES

1. MAXIMUM NUMBER OF ANIMALS: _____

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: _____

Exhibit B5:

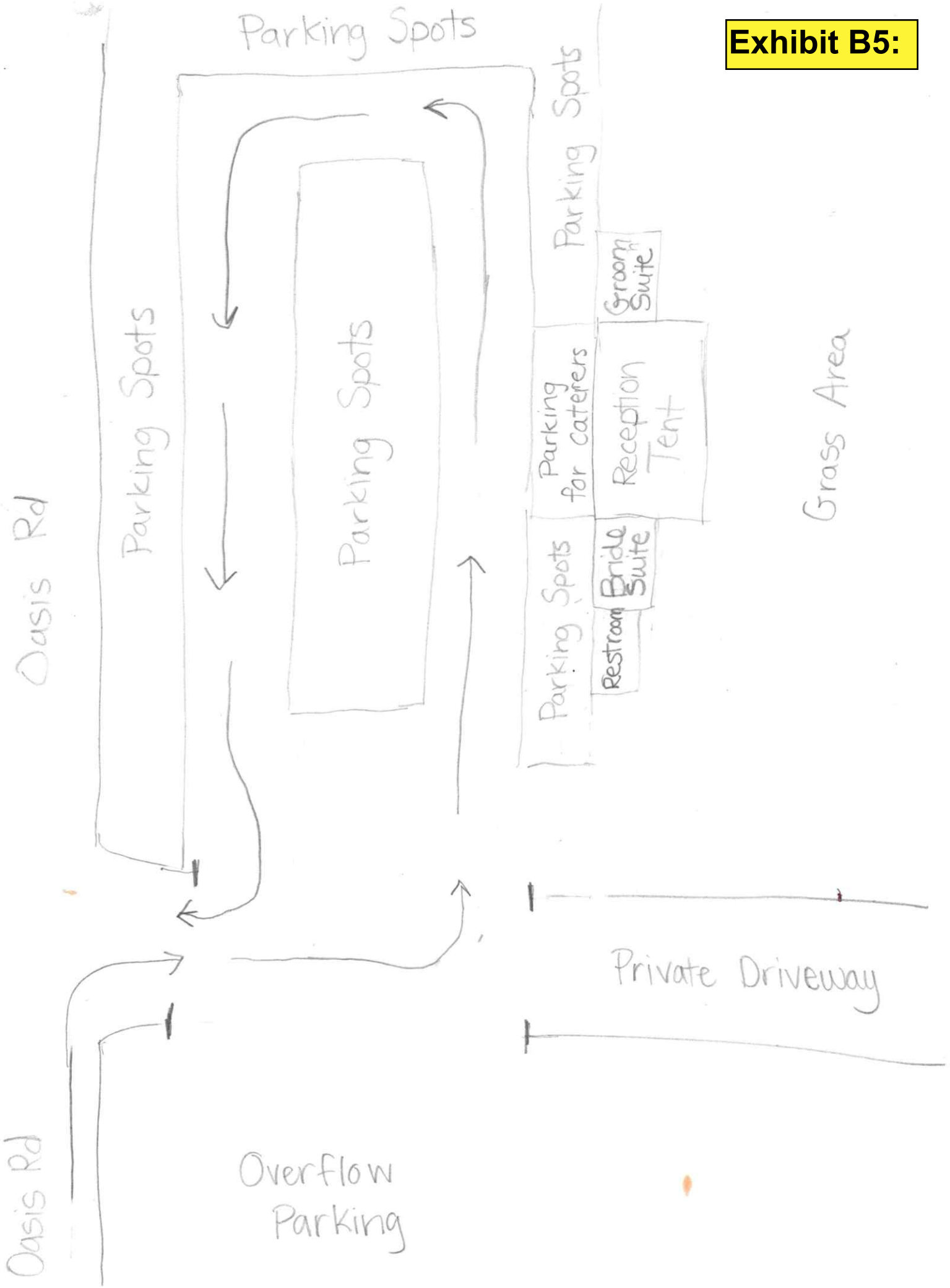

Parking Spots
Parking Spots
Parking Spots
Parking Spots
Oasis Rd
Groom Suite
Parking for caterers
Reception Tent
Grass Area
Parking Spots
Bride Suite
Restroom
Private Driveway
Oasis Rd
Overflow Parking

Exhibit B6:

NEIGHBORHOOD MEETING SIGN-UP

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT
111 North 11th Avenue, #310, Caldwell, ID 83605
zoninginfo@canyoncounty.id.gov Phone: 208-454-7458 Fax: 208-454-6633

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 text amendment (rezone), subdivision, variance, conditional use, zoning ordinance map amendment, or other requests requiring a public hearing.

SITE INFORMATION

Site Address: 14297 Oasis Rd	Parcel Number: R37642013	
City: Caldwell	State: ID	ZIP Code: 83607
Notices Mailed Date: 1-23-26	Number of Acres: 10.98	Current Zoning: Ag

Description of the Request: Wedding Venue

APPLICANT / REPRESENTATIVE INFORMATION

Contact Name: Justin Woods		
Company Name: Ever After Hollow Events		
Current address: 14297 Oasis Rd		
City: Caldwell	State: ID	ZIP Code: 83607
Phone: [redacted]	Cell: same	Fax:
Email: [redacted]		

MEETING INFORMATION

DATE OF MEETING: 2-27-26	MEETING LOCATION: 14297 Oasis Rd
MEETING START TIME: 3:00	MEETING END TIME: 3:55

ATTENDEES:

NAME (PLEASE PRINT)	SIGNATURE:	ADDRESS:
1. CATHY WHITE	Cathy White	14000 Oasis
2. Mike Goodell	Mike Goodell	14879 Sand Hollow Rd.
3. Steve Chadwick	Steve Chadwick	14421 Oasis Rd
4. Shandell Vrizer		14157 oasis rd
5. Roy Lopez		13980 Oasis Rd.
6.		
7.		
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):

Justin Woods

APPLICANT/REPRESENTATIVE (Signature): [signature]

DATE: 02 / 27 / 26

Exhibit B7:

AGENCY ACKNOWLEDGMENT

Date: 1-23-26
Applicant: Justin Woods
Parcel Number: R37642013
Site Address: 14297 Oasis Rd Caldwell, ID. 83607

OFFICIAL USE ONLY BELOW THIS LINE – ACKNOWLEDGMENT ACTION:

Southwest District Health:
☒ Applicant submitted/met for official review.

Date: 01/23/2026 Signed: Anthony Lee
Authorized Southwest District Health Representative
(This signature does not guarantee project or permit approval)

Fire District: District: _____
☐ Applicant submitted/met for official review.

Date: _____ Signed: _____
Authorized Fire District Representative
(This signature does not guarantee project or permit approval)

Highway District: District: _____
☐ Applicant submitted/met for official review.

Date: _____ Signed: _____
Authorized Highway District Representative
(This signature does not guarantee project or permit approval)

Irrigation District: District: Black Canyon Irrigation District
☒ Applicant submitted/met for official review.

Date: 1-28-2026 Signed: _____
Authorized Irrigation Representative
(This signature does not guarantee project or permit approval)

Area of City Impact: City: _____
☐ Applicant submitted/met for official review.

Date: _____ Signed: _____
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

DISCLAIMER: THIS ACKNOWLEDGMENT IS ONLY VALID SIX MONTHS FROM THE DATE ISSUED

AGENCY ACKNOWLEDGMENT

Date: 1-23-26
Applicant: Justin Woods
Parcel Number: R3764201 3
Site Address: 14297 Oasis Rd Caldwell, ID. 83607

OFFICIAL USE ONLY BELOW THIS LINE – ACKNOWLEDGMENT ACTION:

Southwest District Health:
☒ Applicant submitted/met for official review.

Date: 01/23/2026 Signed: Anthony Lee
Authorized Southwest District Health Representative
(This signature does not guarantee project or permit approval)

Fire District: District: Middleton Rural Fire District
☒ Applicant submitted/met for official review.

Date: 2/19/2026 Signed:
Authorized Fire District Representative
(This signature does not guarantee project or permit approval)

Highway District: District:
☐ Applicant submitted/met for official review.

Date: Signed:
Authorized Highway District Representative
(This signature does not guarantee project or permit approval)

Irrigation District: District:
☐ Applicant submitted/met for official review.

Date: Signed:
Authorized Irrigation Representative
(This signature does not guarantee project or permit approval)

Area of City Impact: City:
☐ Applicant submitted/met for official review.

Date: Signed:
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

DISCLAIMER: THIS ACKNOWLEDGMENT IS ONLY VALID SIX MONTHS FROM THE DATE ISSUED

AGENCY ACKNOWLEDGMENT

Date: _____

Applicant: _____

Parcel Number: _____

Site Address: _____

OFFICIAL USE ONLY BELOW THIS LINE – ACKNOWLEDGMENT ACTION:

Southwest District Health:

☐ Applicant reviewed the project with staff.

Date: _____ Signed: _____

Authorized Southwest District Health Representative

Fire District: District: _____

☐ Applicant submitted/met for official review.

Date: _____ Signed: _____

Authorized Fire District Representative

Highway District: District: HD4

☒ Applicant submitted/met for official review.

Date: 2/2/26 Signed: Leonard Riccio Digitally signed by Leonard Riccio DN: C=Highway District No. 4, CN=Leonard Riccio, E=lriccio@hwydistrict4.org Reason: I am the author of this document Location: Date: 2026.02.02 10:37:33-07'00' Foxit PDF Reader Version: 2023.2.0

Authorized Highway District Representative

Irrigation District: District: _____

☐ Applicant submitted/met for official review.

Date: _____ Signed: _____

Authorized Irrigation Representative

Area of City Impact: City: _____

☐ Applicant submitted/met for official review.

Date: _____ Signed: _____

Authorized AOCI Representative

Copy of completed for received by Canyon County Development Services:

Date: _____ Signed: _____

Canyon County Development Services Staff

DISCLAIMER: THIS ACKNOWLEDGMENT IS ONLY VALID SIX MONTHS FROM THE DATE ISSUED

Exhibit B7.1:

Gmail is better on the app
Secure, fast & organized email

OPEN

Primary

Neal Capps
to me, Road, GCRB
3 hours ago Details

Hello,

As discussed, Gem County Road & Bridge Dept. has no concerns of your potential CUP on Oasis Road.

Thank you,

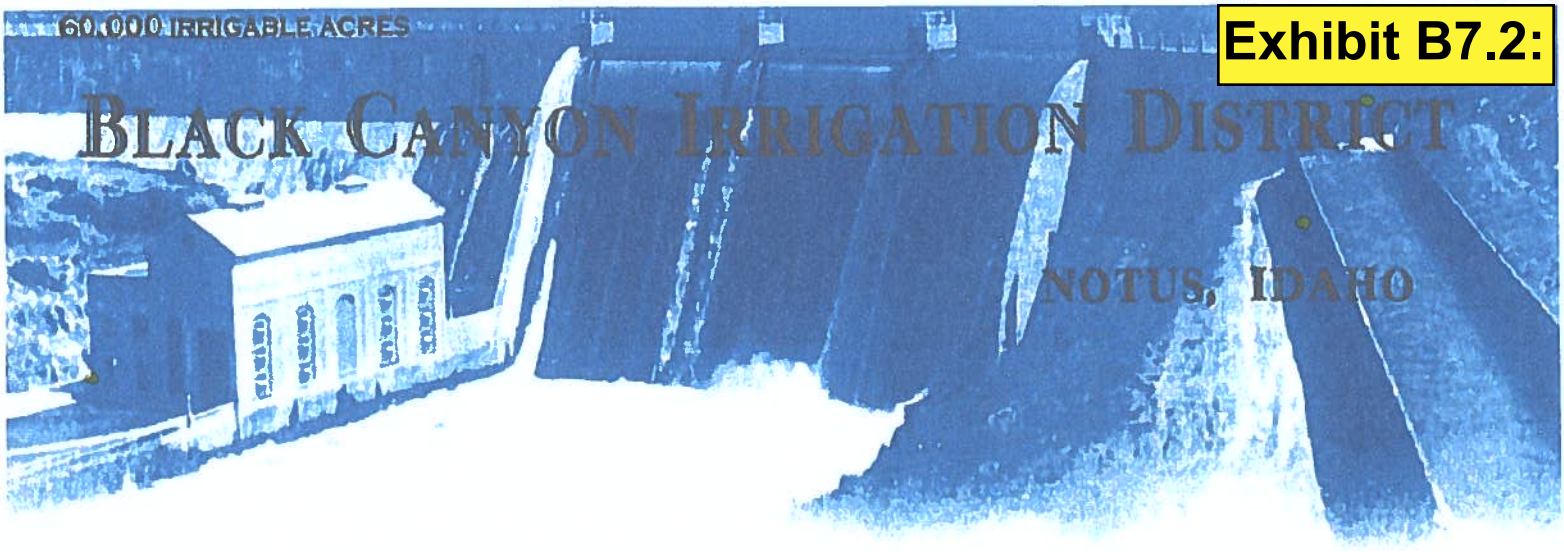


Exhibit B7.2:

January 26, 2026

Dear Justin Woods

Black Canyon Irrigation District (BCID) has reviewed your request for building permit review located at 14297 Oasis Rd Caldwell, ID 83607. BCID has identified one of our facilities on your property called the C.E. 7.7 lateral This lateral has a 60' overall easement 30' from center of ditch. BCID's policy is that no encroachments can be placed inside of this easement. After review BCID finds that no structures or landscaping will be placed inside the BCID easement. BCID approves of this building permit. If you have any questions or comments please contact me.

Mike Meyers

Manager
Black Canyon Irrigation District
mikem@blackcanyonirrigationdistrict.com

Exhibit B8:

2019-032003
RECORDED
07/17/2019 10:33 AM

00452303201900320030030036

CHRIS YAMAMOTO
CANYON COUNTY RECORDER
Pgs=3 DLSTEPHENS $15.00
DEED
SARAH WOODS

Canyon County Recorder's Office Document Cover Sheet

QUITCLAIM DEED

FOR VALUE RECEIVED, Jackie Hanson, Grantor, does hereby convey, release, remise and forever quitclaim unto Justin and Sarah Woods, husband and wife, whose address is 623 7th St Middleton, ID 83644, the following described premises, to-wit:

A parcel of land (Parcel 3) being a portion of Government lot 2 of Section 3, Township 5 North, Range 3 West, Boise Meridian (see attached)

_____

_____

_____

_____

_____, Canyon county.

Together with the appurtenances.

This deed is intended to convey to the Grantee all right, title, and interest of the Grantor in and to said property, now owned or hereafter acquired.

Date July 15, 2019.

Jackie Hanson
Signature, Grantor

STATE OF IDAHO)
) ss.
County of Canyon)

On this 15 day of July, 2019, before me, the undersigned, a Notary Public in and for said state, personally appeared Jackie Hanson, known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that s/he executed the same.

Jose L Gomez
Notary Public
State of Idaho
Commission No. 2018-0755

NOTARY PUBLIC for Idaho
Residing at: 4521 Cleveland Blvd, Caldwell ID 83605
My Commission Expires: 04/27/2024

EASEMENT AGREEMENT

I, Steve Chadwick, Grantor, do hereby grant road access easement to Justin and Sarah Woods.

Described premises

See attached

2020-001009
RECORDED
01/07/2020 04:52 PM

00490539202000010090020026

CHRIS YAMAMOTO
CANYON COUNTY RECORDER
Pgs=2 DLSTEPHENS $15.00
DEED
SARAH WOODS

Steve Chadwick

Signature, Grantor

Date 1-7 ,2020.

State of Idaho

County of Canyon

On this 7th day of January ,2020, before me, the undersigned, a notary public in and for said state, personally appeared Steve Chadwick , known to me to be the person whose name is subscribed to the written instrument, and acknowledged to me that he executed the same.

Rochelle Nickel

NOTARY PUBLIC for Idaho

My commission expires: 1-10-25

ROCHELLE NICKEL
NOTARY PUBLIC
COMMISSION #80938
STATE OF IDAHO

Job No. 2020-004
J.B.F.
1-06-20

BOUNDARY DESCRIPTION
FOR
JUSTIN AND SARAH WOODS

Ingress-Egress Access Easement

Part of the Northwest ¼ of the Northeast ¼ of Section 3, Township 5 North, Range 3 West of the Boise Meridian, Canyon County, Idaho described as follows:

Commencing at the North Quarter corner of Section 3, Township 5 North, Range 3 West of the Boise Meridian, Canyon County, Idaho and running thence S89°25'03"E 1008.32 feet along the North line of said Section to the Point of Beginning; thence S89°25'03"E 40.00 feet along said North line; thence S00°51'22"W 60.00 feet; thence N89°25'03"W 40.00 feet; thence N00°51'22"E 60.00 feet to the Point of Beginning.

Easement contains 2,400 square feet or 0.06 acres, more or less.



Exhibit B9:

Wedding Venue

Justin and Sarah Woods

Benefits

Improve neighborhood





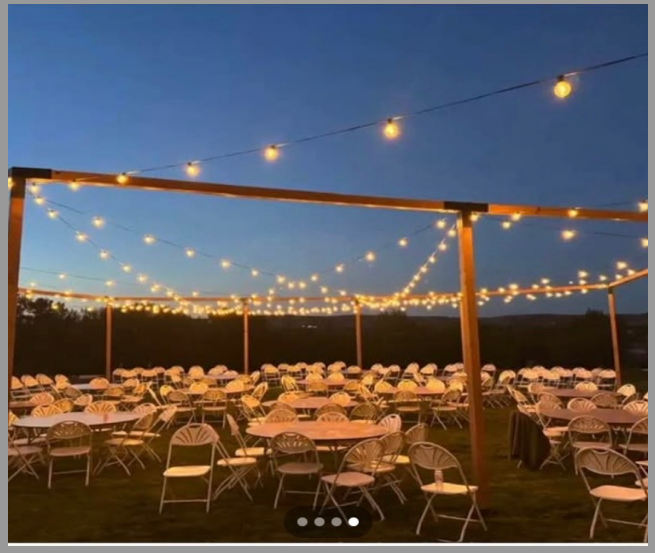
Earthen Mounds

- Noise
- Lighting
- Safety



Lighting

- Lighting where necessary
- Summer months
- Landscaping
- Downward facing away from neighbors



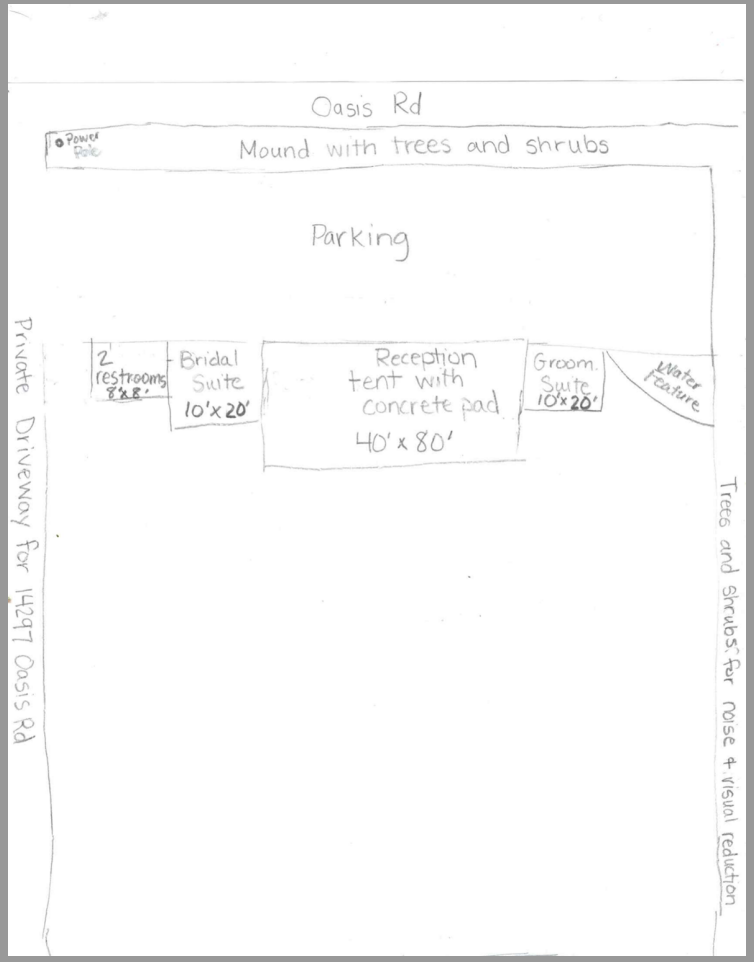


Safety

- Someone always on site
- Cameras
- Fencing in the parking lot
- Option to leave car if needed



Site plan


Oasis Rd
Power Pole
Mound with trees and shrubs
Parking
2 restrooms 8'x8'
Bridal Suite 10'x20'
Reception tent with concrete pad 40'x80'
Groom. Suite 10'x20'
Water Feature
Private Driveway for 14297 Oasis Rd
Trees and shrubs for noise & visual reduction


Oasis Rd
GOV LOT 6 R37642014
2
3
4
Grass with Trees
Concrete
R37642013
R37642012
R3764
26, 2:34:18 PM
2025
Canyon County Roads
Canyon County Roads
Sections-Adjusted for Assessment
County
1:2,257
0 0.02 0.04 0.07 mi
0 0.03 0.06 0.12 km
1→Trees and shrubs
2→75 parking spots
3→Reception tent 40'x80'
4→Bridal/Groom suite with restroom
5→Restroom
6→Waterfall feature

Exhibit C:

EXHIBIT C

Supplemental Documents

Hearing Examiner

Case #: CU2026-0007

Hearing Date: September 24, 2026

CANYON COUNTY DEVELOPMENT SERVICES MAKES NO WARRANTY WITH RESP
ACCURACY, COMPLETENESS, OR USEFULNESS OF THIS PARCEL INFORMATIO

Exhibit C1:

R37642013 PARCEL INFORMATION REPORT

8/27/2026 6:38:00 PM

PARCEL NUMBER:	R37642013
OWNER NAME:	WOODS JUSTIN
CO-OWNER:	WOODS SARAH
MAILING ADDRESS:	14297 OASIS RD CALDWELL ID 83607
SITE ADDRESS:	14297 OASIS RD
TAX CODE:	0320000
TWP:	5N **RNG:** 3W **SEC:** 03 **QUARTER:** NE
ACRES:	10.99
HOME OWNERS EXEMPTION:	Yes
AG-EXEMPT:	No
DRAIN DISTRICT:	NOT In Drain Dist
ZONING DESCRIPTION:	AG / AGRICULTURE
HIGHWAY DISTRICT:	HIGHWAY DISTRICT #4
FIRE DISTRICT:	MIDDLETON FIRE
SCHOOL DISTRICT:	MIDDLETON SCHOOL DIST #134
IMPACT AREA:	NOT In Impact Area
FUTURE LAND USE 2011-2022 :	AG
FLU Overlay Zone Desc 2030:	
FLU RR Zone Desc 2030:	
FUTURE LAND USE 2030:	AGRICULTURE
IRRIGATION DISTRICT:	BLACK CANYON IRRIGATION DIST
FEMA FLOOD ZONE:	X **FLOODWAY:** NOT In FLOODWAY **FIRM PANEL:** 16027C0125F
WETLAND:	Riverine
NITRATE PRIORITY:	NO Nitrate Prio
FUNCTIONAL Classification:	PRINCIPAL ARTERIAL
INSTRUMENT NO. :	2019032003
SCENIC BYWAY:	NOT In Scenic Byway
LEGAL DESCRIPTION:	03-5N-3W NE TX 07648 IN GOV LT 6
PLATTED SUBDIVISION:	
SMALL CITY ZONING:	
SMALL CITY ZONING TYPE:	

DISCLAIMER:

1. FEMA FLOOD ZONE REFERS TO THE DESIGNATED FEMA FLOOD AREAS. POSSIBLY ONE (1) OF SEVERAL ZONES - SEE FIRM PANEL NUMBER.
2. THIS FORM DOES NOT CALCULATE DATA FOR PARCELS INSIDE CITY LIMITS SO WATCH YOURSELVES.
3. WETLANDS CLASSIFICATION WILL POPULATE IF "ANY" PORTION OF SAID PARCEL CONTAINS A DELINEATED WETLAND.
4. COLLECTORS AND ARTERIALS ARE BASED ON THE SHERRIFS CENTERLINE WITH AN ADDITIONAL 100 FOOT BUFFER.

CANYON COUNTY ASSUMES NO LIABILITY FOR DIRECT, INDIRECT, SPECIAL, OR CONSEQUENTIAL DAMAGES RESULTING FROM THE USE OR MISUSE OF THIS PARCEL INFORMATION TOOL OR ANY OF THE INFORMATION CONTAINED HEREIN.

Exhibit C2:

EXHIBIT C2

Case Maps/Reports

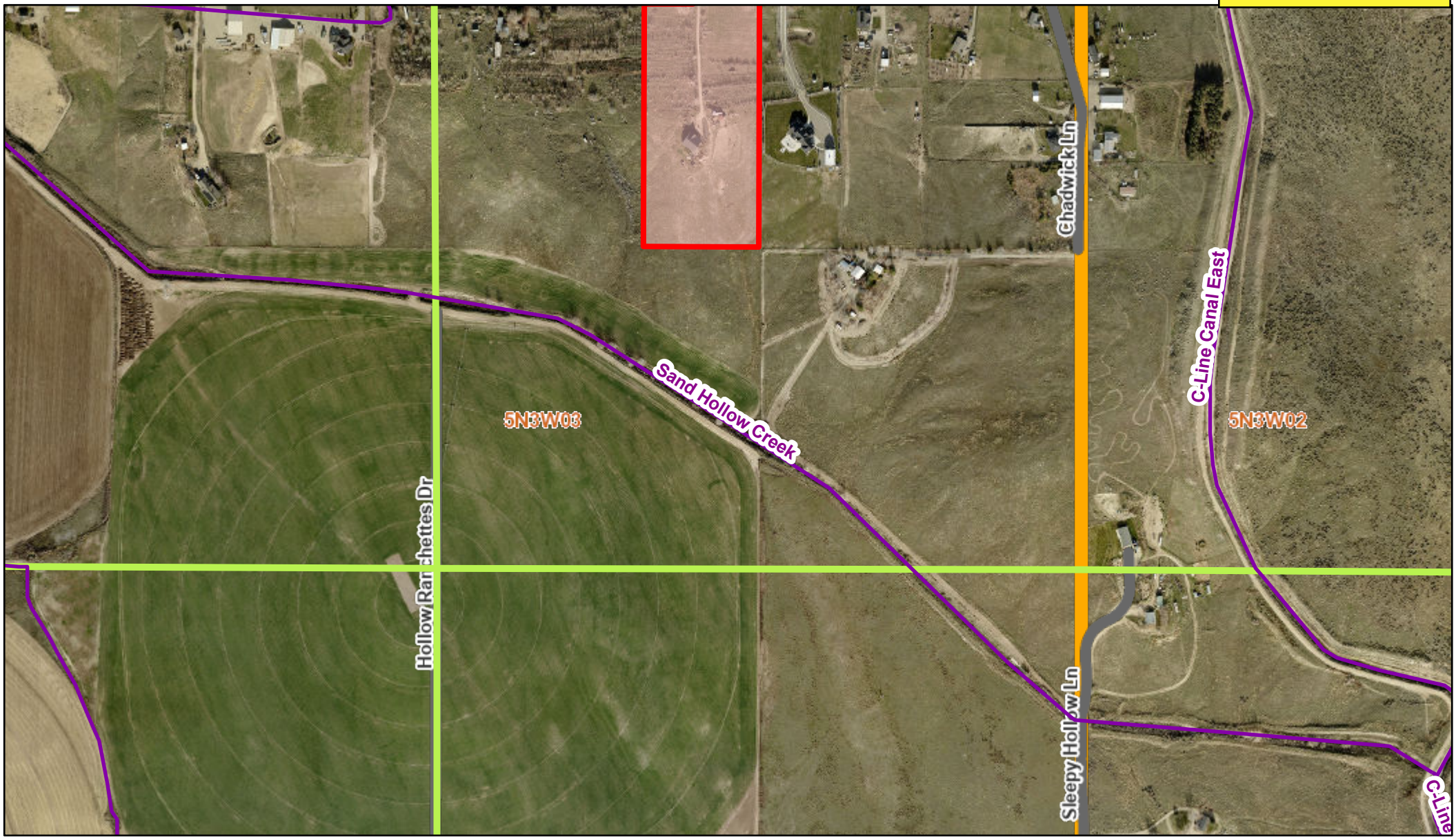
Hearing Examiner

Case #: CU2026-0007

Hearing Date: September 24, 2026

Canyon County, ID Web Map

Exhibit C2.1:



3/6/2026, 2:05:27 PM

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

1:9,028

0 0.05 0.1 0.2 mi

0 0.07 0.15 0.3 km

Bureau of Land Management, State of Oregon, State of Oregon DOT, State of Oregon GEO, Esri Canada, Esri, HERE, Garmin, INCREMENT P, Intermap, USGS, METI/NASA, EPA, USDA

Canyon County, ID

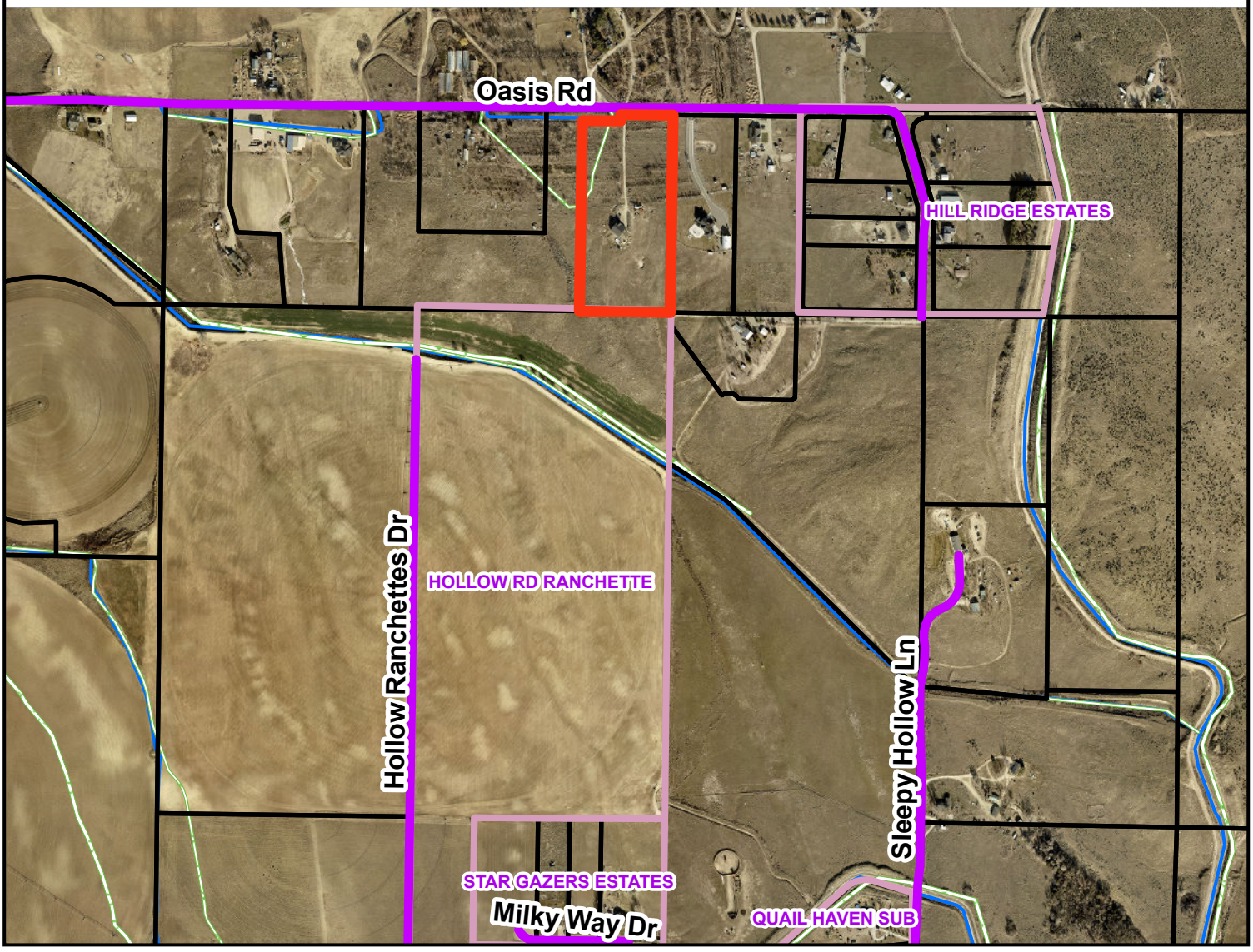
Bureau of Land Management, State of Oregon, State of Oregon DOT, State of Oregon GEO, Esri Canada, Esri, HERE, Garmin, INCREMENT P, Intermap, USGS, METI/NASA, EPA, USDA | City of Nampa |

IMAGES WERE FLOWN IN THE FALL OF 2024.

Exhibit C2.2:

Blanc Ln

Woods
Small Air Photo 1 Mile



City_Limits
Wetlands

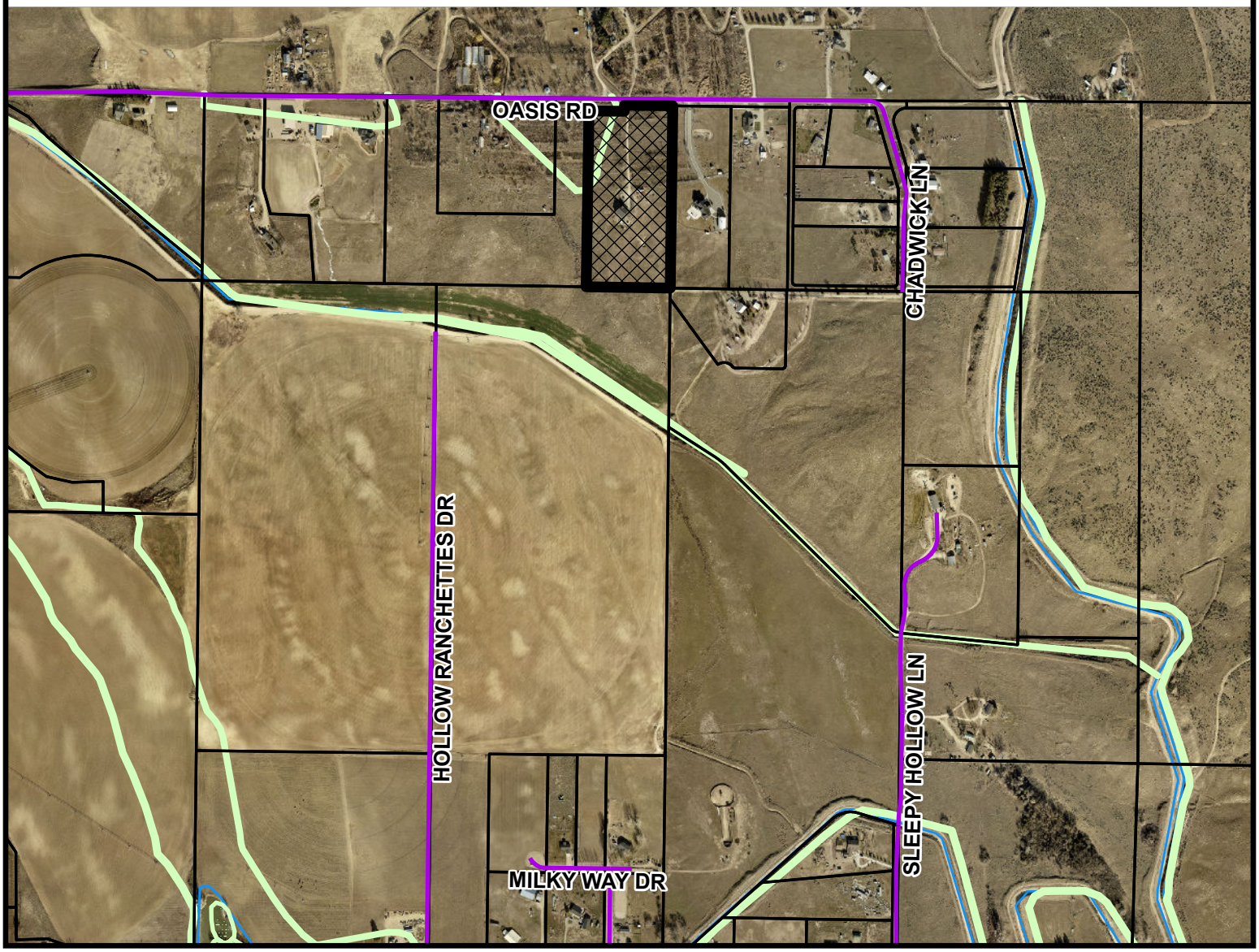
0 0.25 0.5 Miles

IMAGES WERE FLOWN IN THE FALL OF 2024.

Exhibit C2.3:

Woods
FEMA Small Air Photo

BLANC LN



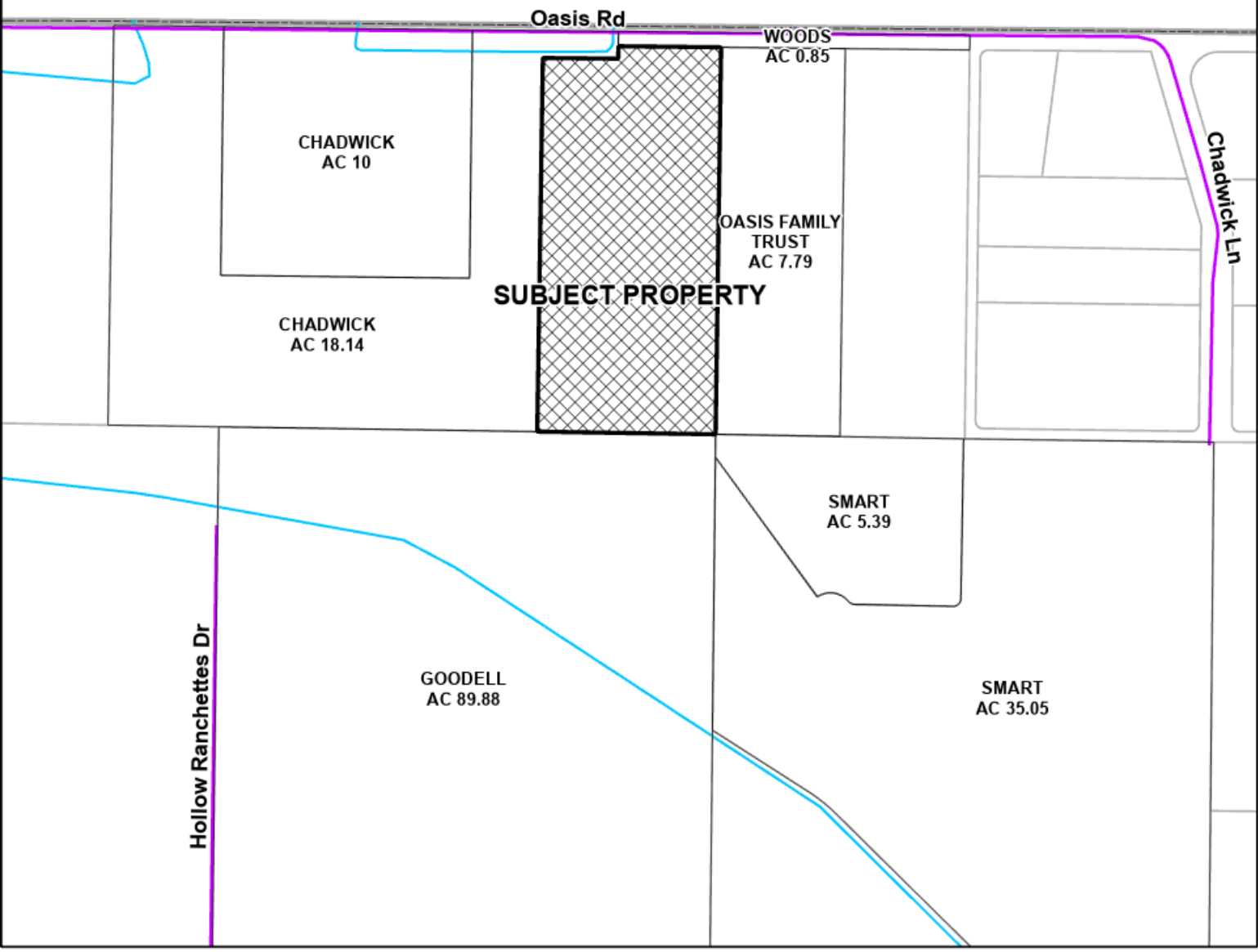
Legend

- SUBJECT_PROPERTY
- TAXLOTS
- WETLANDS
- A
- AE
- X

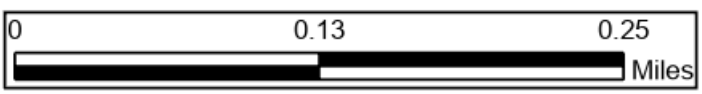
400 0 400 Feet

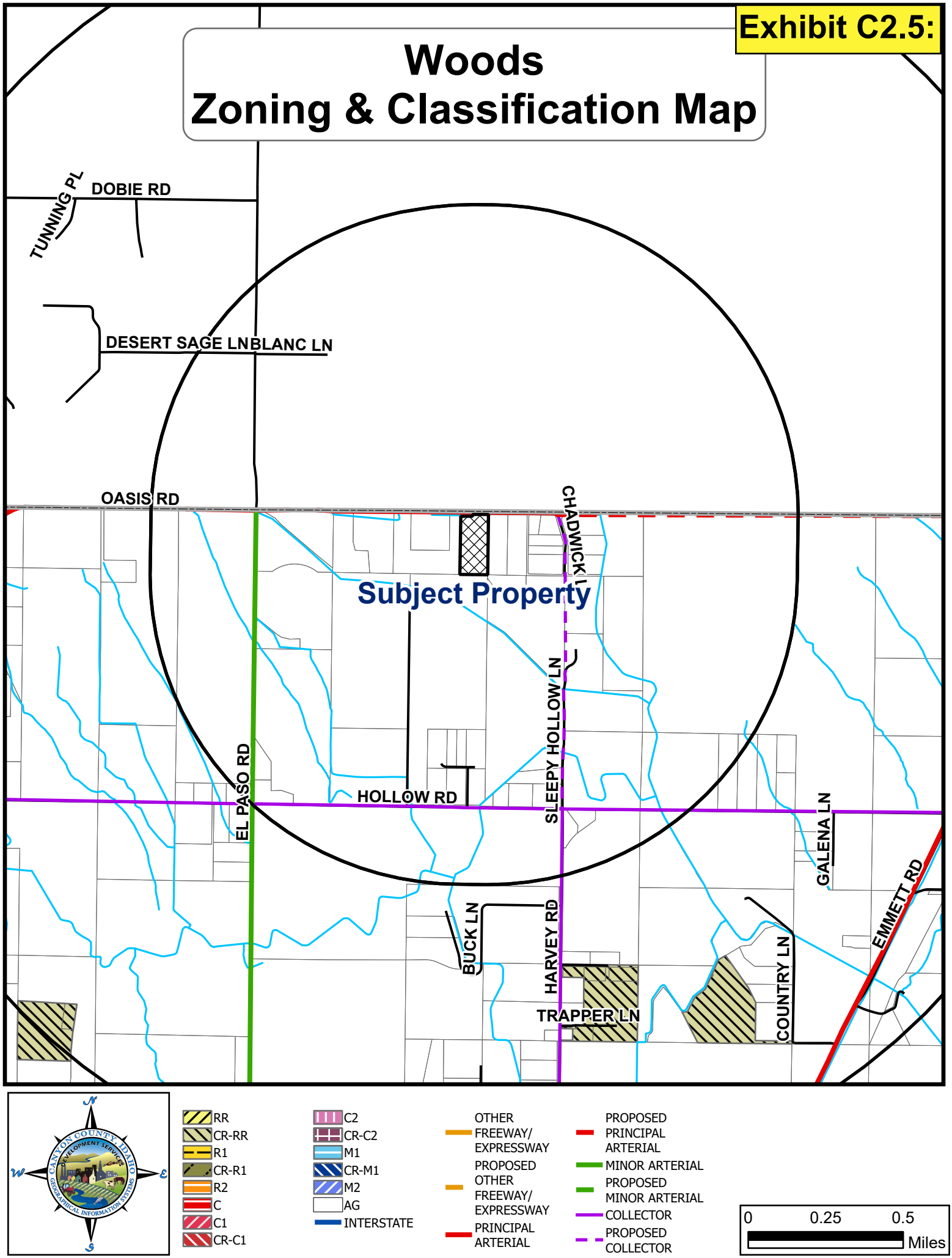
Woods
Small Vicinity Map

Exhibit C2.4:








Exhibit C2.5:
Woods
Zoning & Classification Map
TUNNING PL
DOBIE RD
DESERT SAGE LN
BLANC LN
OASIS RD
CHADWICK LN
Subject Property
SLEEPY HOLLOW LN
EL PASO RD
HOLLOW RD
GALENA LN
EMMETT RD
BUCK LN
HARVEY RD
COUNTRY LN
TRAPPER LN
CANYON COUNTY, IDAHO
DEVELOPMENT SERVICES
GEOGRAPHICAL INFORMATION SYSTEMS
N
W
E
S
RR
CR-RR
R1
CR-R1
R2
C
C1
CR-C1
C2
CR-C2
M1
CR-M1
M2
AG
INTERSTATE
OTHER FREEWAY/ EXPRESSWAY
PROPOSED OTHER FREEWAY/ EXPRESSWAY
PRINCIPAL ARTERIAL
PROPOSED PRINCIPAL ARTERIAL
MINOR ARTERIAL
PROPOSED MINOR ARTERIAL
COLLECTOR
PROPOSED COLLECTOR
0
0.25
0.5
Miles

Woods Case Map

Exhibit C2.6:

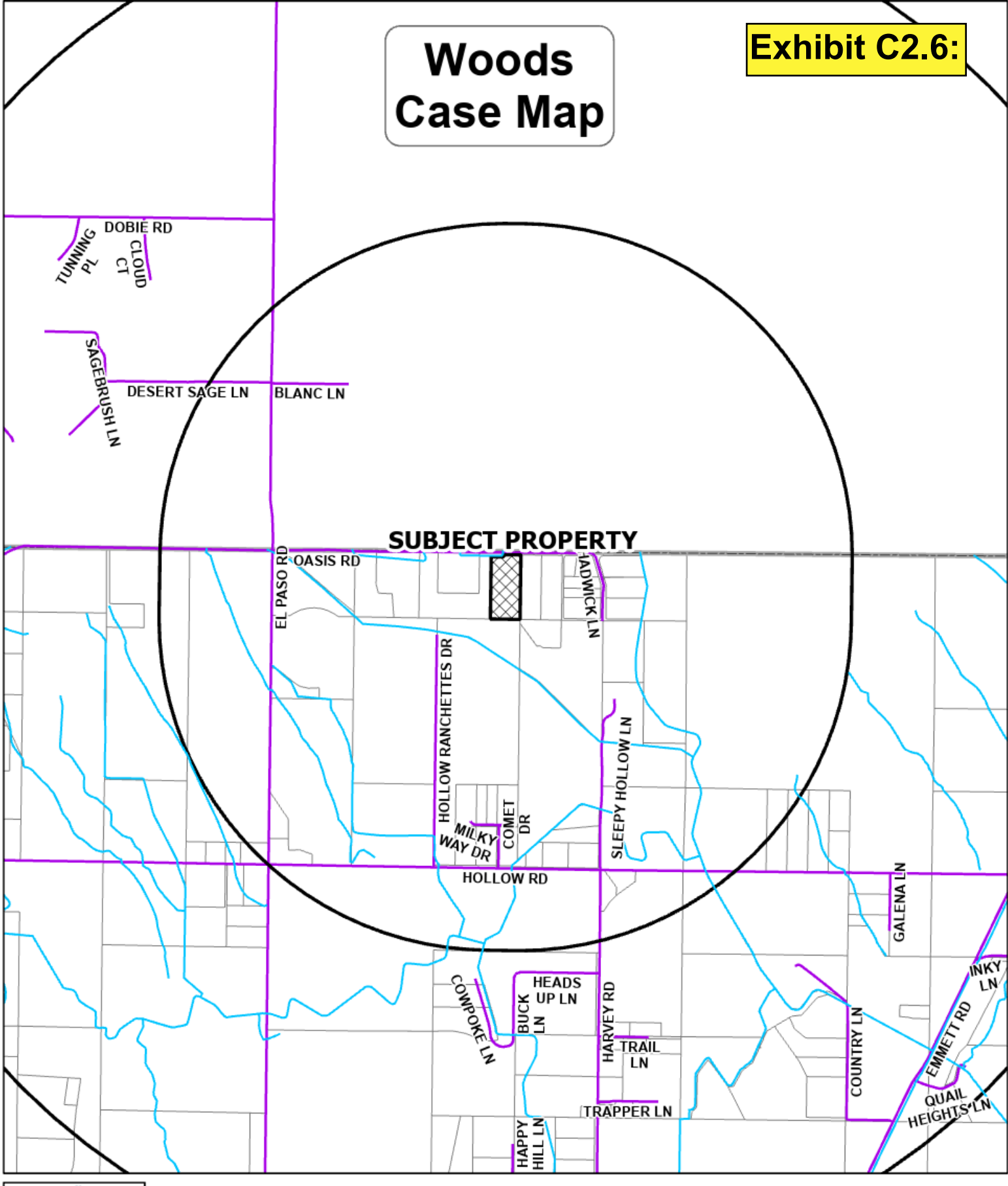
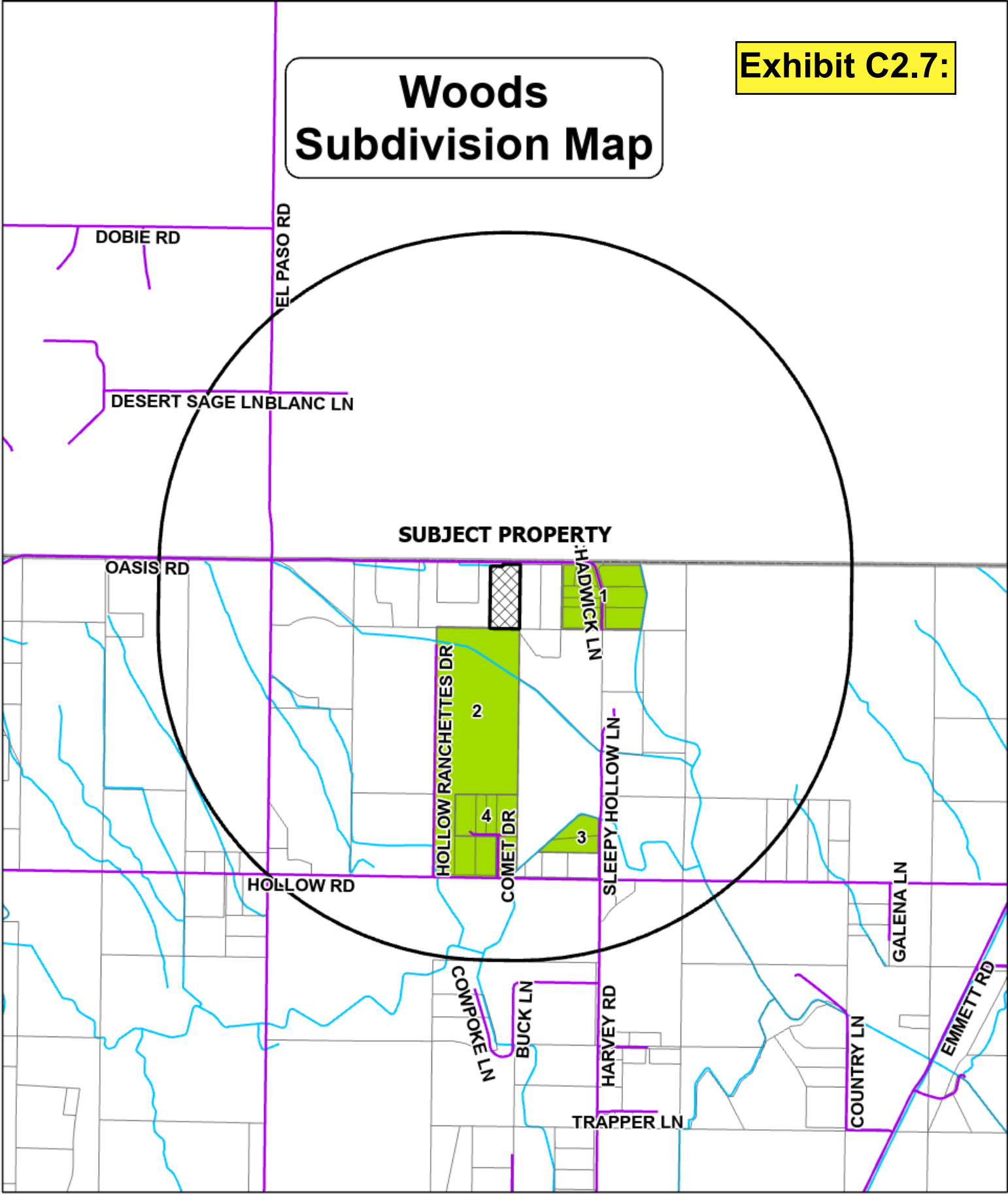


Exhibit C2.7:

Woods Subdivision Map



SUBDIVISION & LOT REPORT

NUMBER OF SUBS	ACRES IN SUB	NUMBER OF LOTS	AVERAGE LOT SIZE
4	161.83	19	8.52

NUMBER OF SUBS IN PLATTING	ACRES IN SUB	NUMBER OF LOTS	AVERAGE LOT SIZE

NUMBER OF LOTS NOTIFIED	AVERAGE	MEDIAN	MINIMUM	MAXIMUM
9	20.66	10.00	0.85	89.88

NUMBER OF MOBILE HOME PARKS	ACRES IN MHP	NUMBER OF SITES	AVG HOMES PER ACRE	MAXIMUM

PLATTED SUBDIVISIONS

SUBDIVISION NAME	Label	LOCATION	ACRES	NO. OF LOTS	AVERAGE LOT SIZE	CITY OF…	Year
HILL RIDGE ESTATES	1	5N3W02	32.34	6	5.39	COUNTY (Canyon	1974
HOLLOW RD RANCHETTE	2	5N3W03	100.78	6	16.80	COUNTY (Canyon	2001
QUAIL HAVEN SUB	3	5N3W03	8.65	2	4.32	COUNTY (Canyon	2004
STAR GAZERS ESTATES	4	0	20.06	5	4.01	COUNTY (Canyon	2007

SUBDIVISIONS IN PLATTING

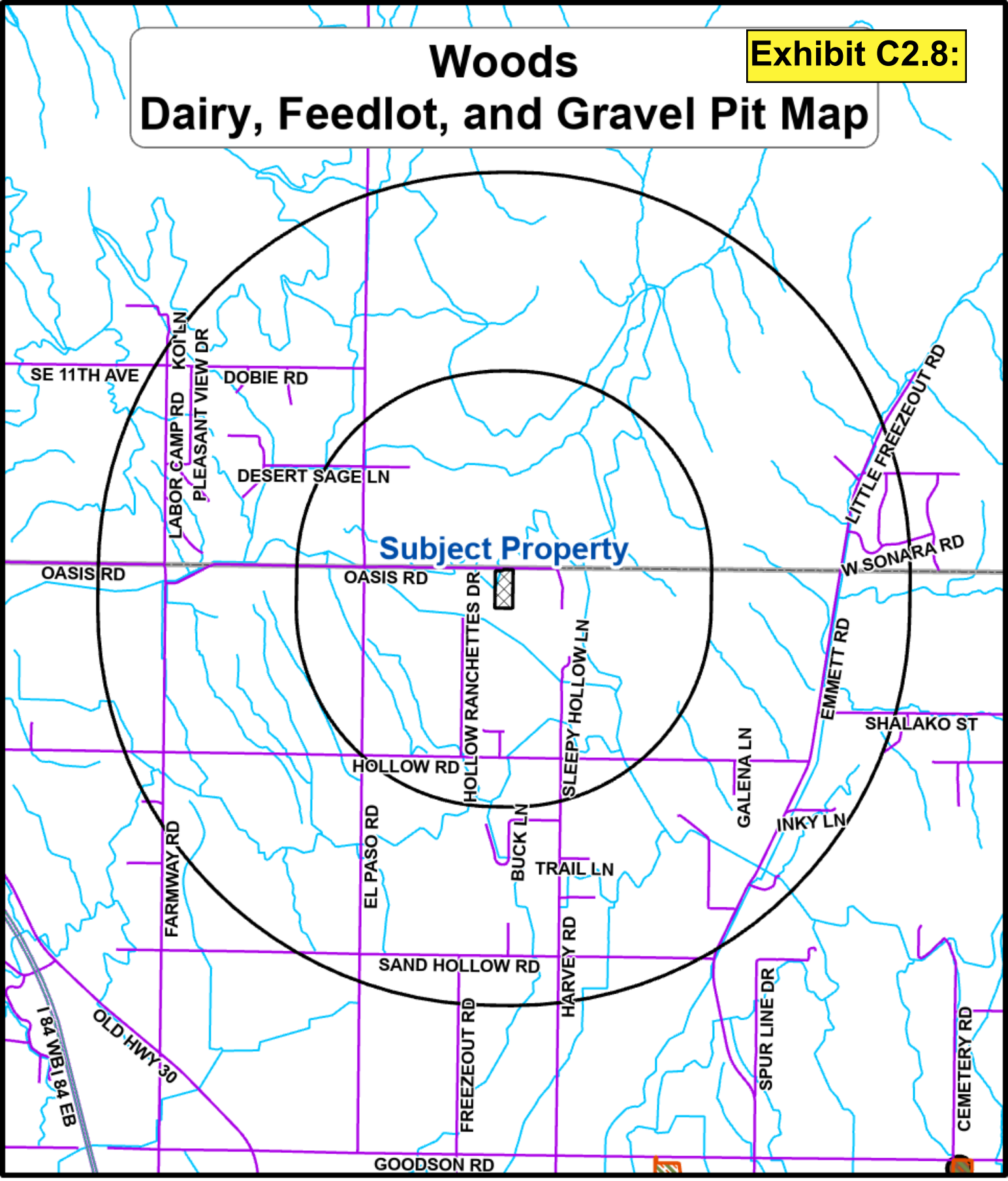
SUBDIVISION NAME	ACRES	NO. OF LOTS	AVERAGE LOT SIZE

MOBILE HOME & RV PARKS

SUBDIVISION NAME	SITE ADDRESS	ACRES	NO. OF SPACES	UNITS PER ACRE	CITY OF…

Woods
Dairy, Feedlot, and Gravel Pit Map

Exhibit C2.8:

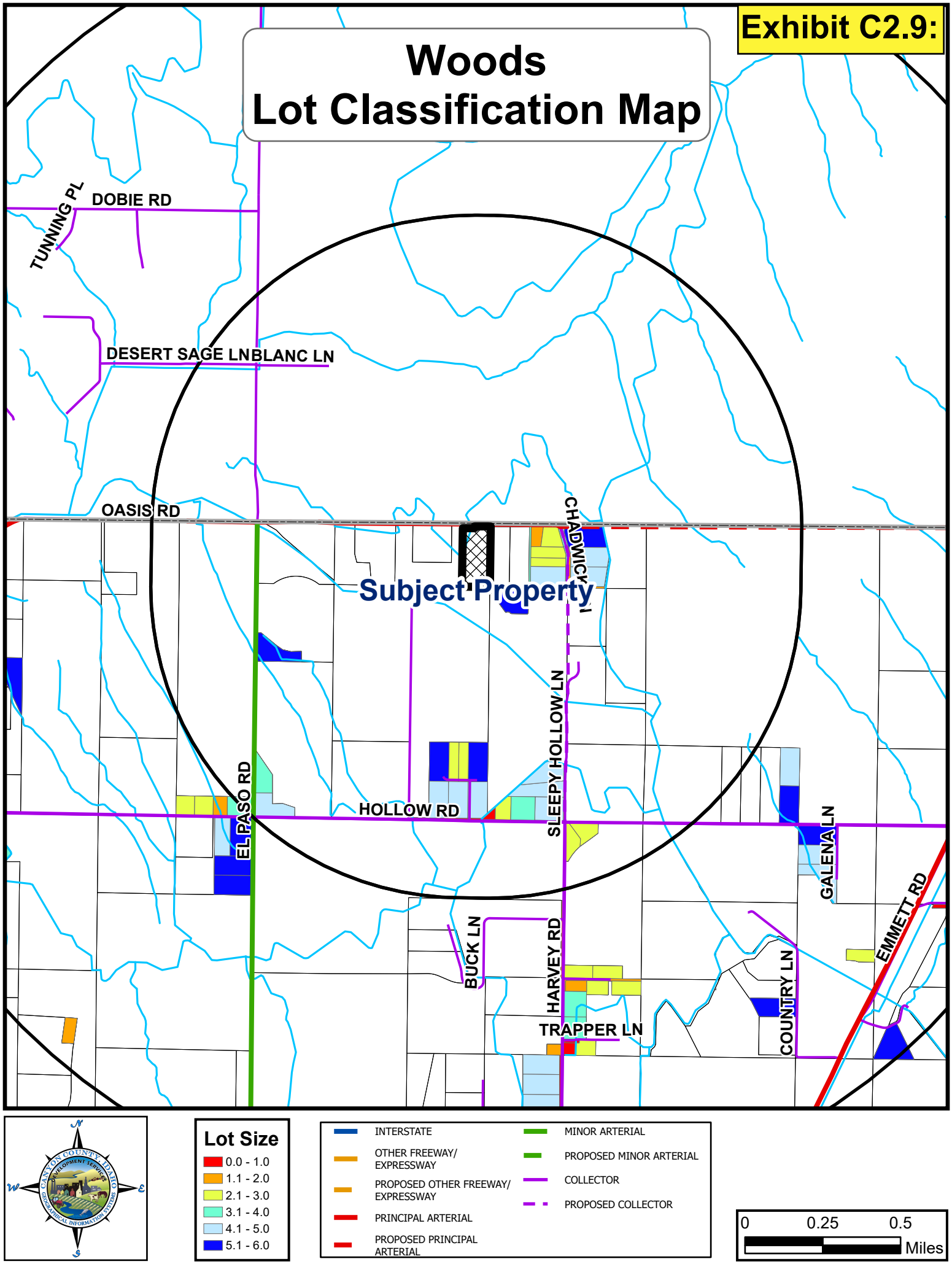


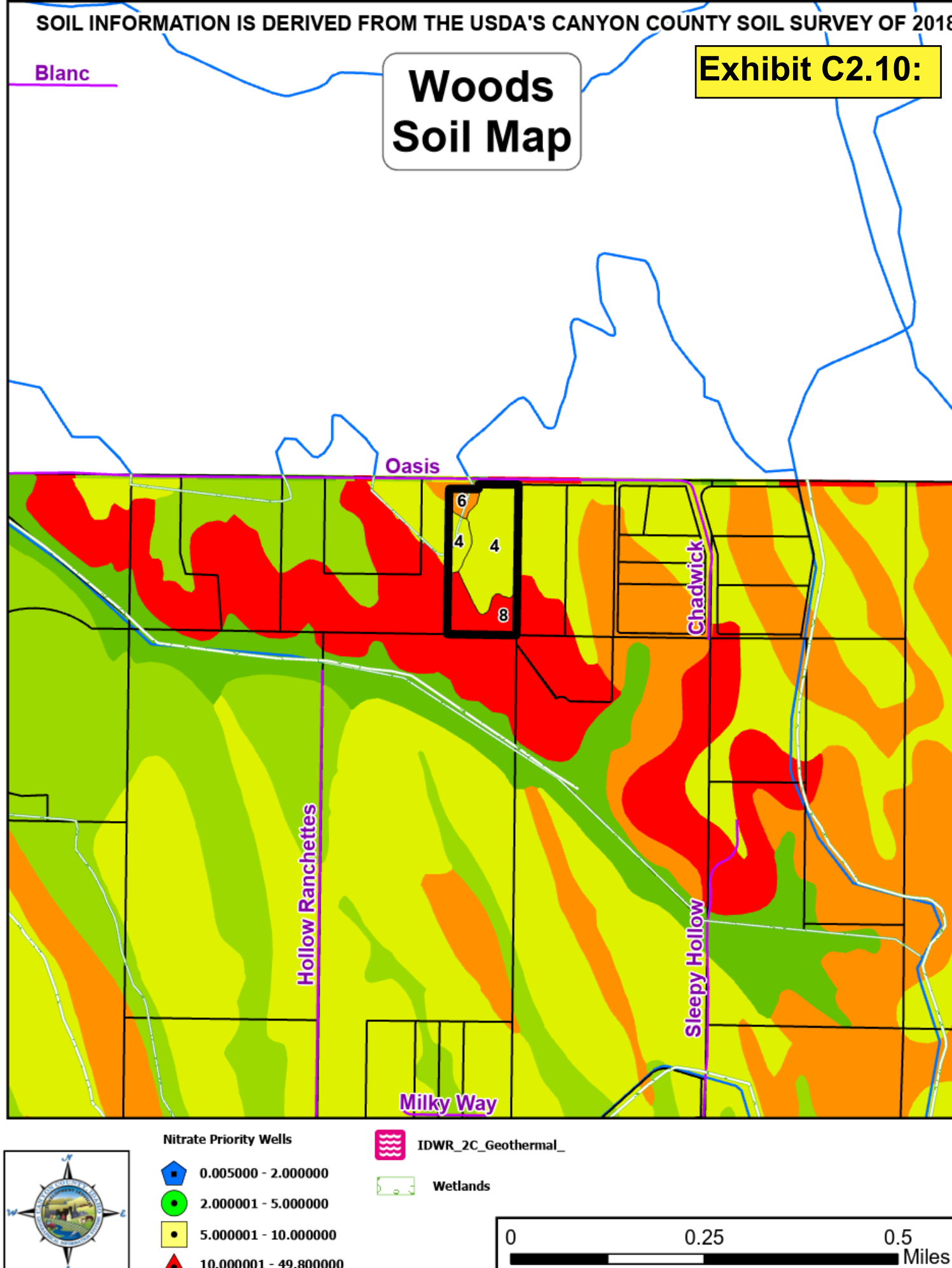
FEEDLOTS

DAIRIES

GRAVELPITS

0 0.75 1.5 Miles

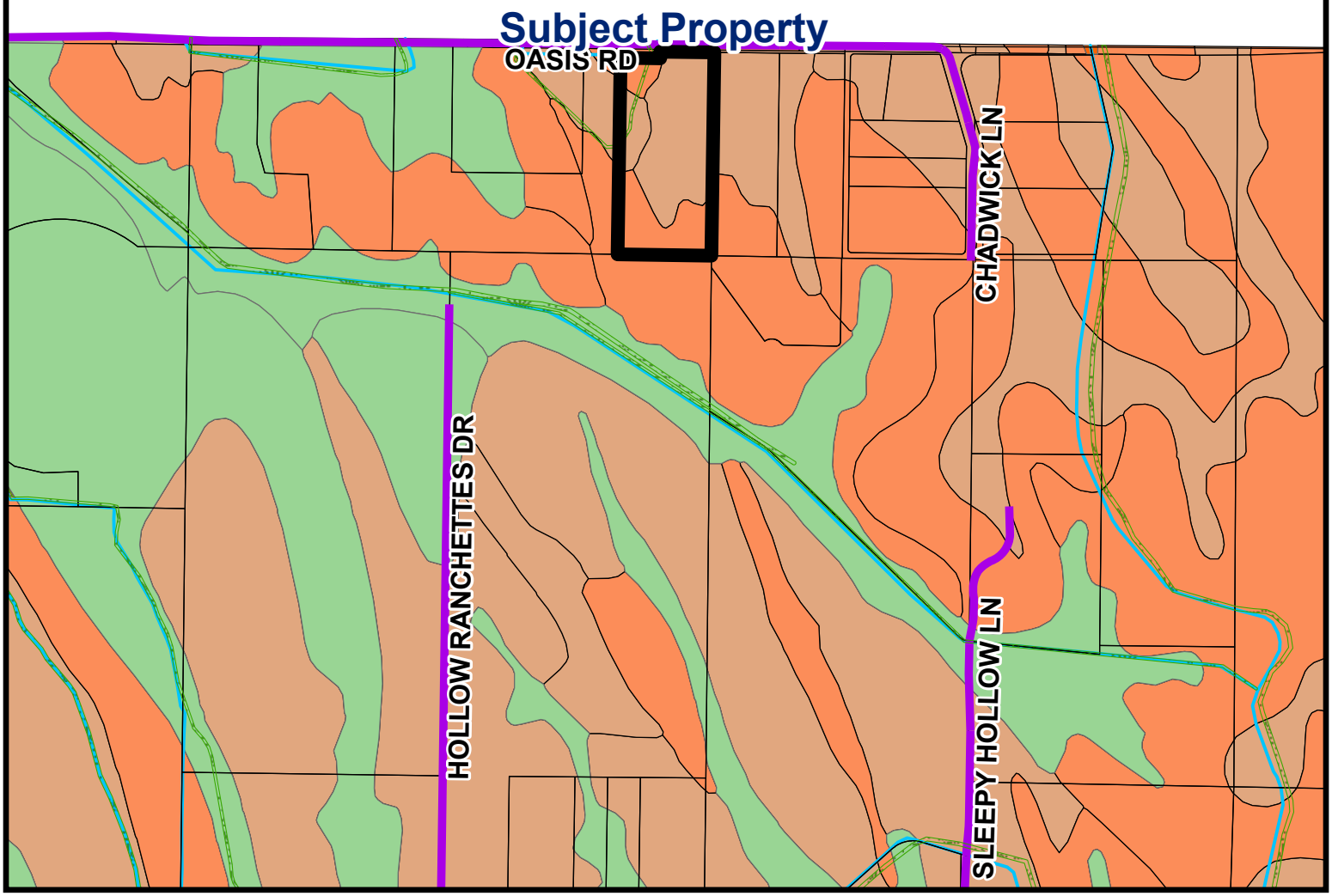

Exhibit C2.9:
Woods
Lot Classification Map
TUNNING PL
DOBIE RD
DESERT SAGE LN
BLANC LN
OASIS RD
CHADWICK LN
Subject Property
SLEEPY HOLLOW LN
EL PASO RD
HOLLOW RD
GALENA LN
EMMETT RD
BUCK LN
HARVEY RD
TRAPPER LN
COUNTRY LN
Lot Size
0.0 - 1.0
1.1 - 2.0
2.1 - 3.0
3.1 - 4.0
4.1 - 5.0
5.1 - 6.0
INTERSTATE
OTHER FREEWAY/ EXPRESSWAY
PROPOSED OTHER FREEWAY/ EXPRESSWAY
PRINCIPAL ARTERIAL
PROPOSED PRINCIPAL ARTERIAL
MINOR ARTERIAL
PROPOSED MINOR ARTERIAL
COLLECTOR
PROPOSED COLLECTOR
0
0.25
0.5
Miles


SOIL INFORMATION IS DERIVED FROM THE USDA'S CANYON COUNTY SOIL SURVEY OF 2018
Exhibit C2.10:
Woods
Soil Map
Blanc
Oasis
6
4
4
8
Chadwick
Hollow Ranchettes
Sleepy Hollow
Milky Way
Nitrate Priority Wells
0.005000 - 2.000000
2.000001 - 5.000000
5.000001 - 10.000000
10.000001 - 49.800000
IDWR_2C_Geothermal_
Wetlands
0
0.25
0.5
Miles

SOIL INFORMATION IS DERIVED FROM THE USDA'S CANYON COUNTY SOIL SURVEY OF 2018

BLANC LN

Woods
Prime Farm Lands



TAXLOTS
City_Limits
WETLANDS
2C_Hydro

FARMLAND
- Farmland of statewide importance
- Farmland of statewide importance, if irrigated
- Farmland of statewide importance, if irrigated and reclaimed of excess salts and sodium
- Not prime farmland
- Water/Gravel Pit/ Rock outcrop/ Riverwash/ Terrace Escarpments
- Prime farmland if irrigated
- Prime farmland if irrigated and drained
- Prime farmland if irrigated and reclaimed of excess salts and sodium

0 0.125 0.25 Miles

SOIL REPORT

SOIL CAPABILITY CLASS	SOIL CAPABILITY	SQUARE FOOTAGE	ACREAGE	PERCENTAGE
8	LEAST SUITED SOIL	131988.72	3.03	27.56%
6	LEAST SUITED SOIL	31742.00	0.73	6.63%
4	MODERATELY SUITED SOIL	51579.41	1.18	10.77%
4	MODERATELY SUITED SOIL	263550.30	6.05	55.04%
		478860.43	10.99	100%

FARMLAND REPORT

SOIL NAME	FARMLAND TYPE	SQUARE FOOTAGE	ACREAGE	PERCENTAGE
LaE	Not prime farmland	131988.72	3.03	27.56%
PID	Not prime farmland	31742.00	0.73	6.63%
EvC	Farmland of statewide importance, if irrigated	51579.41	1.18	10.77%
PhC	Farmland of statewide importance, if irrigated	263550.30	6.05	55.04%
		478860.43	10.99	100%

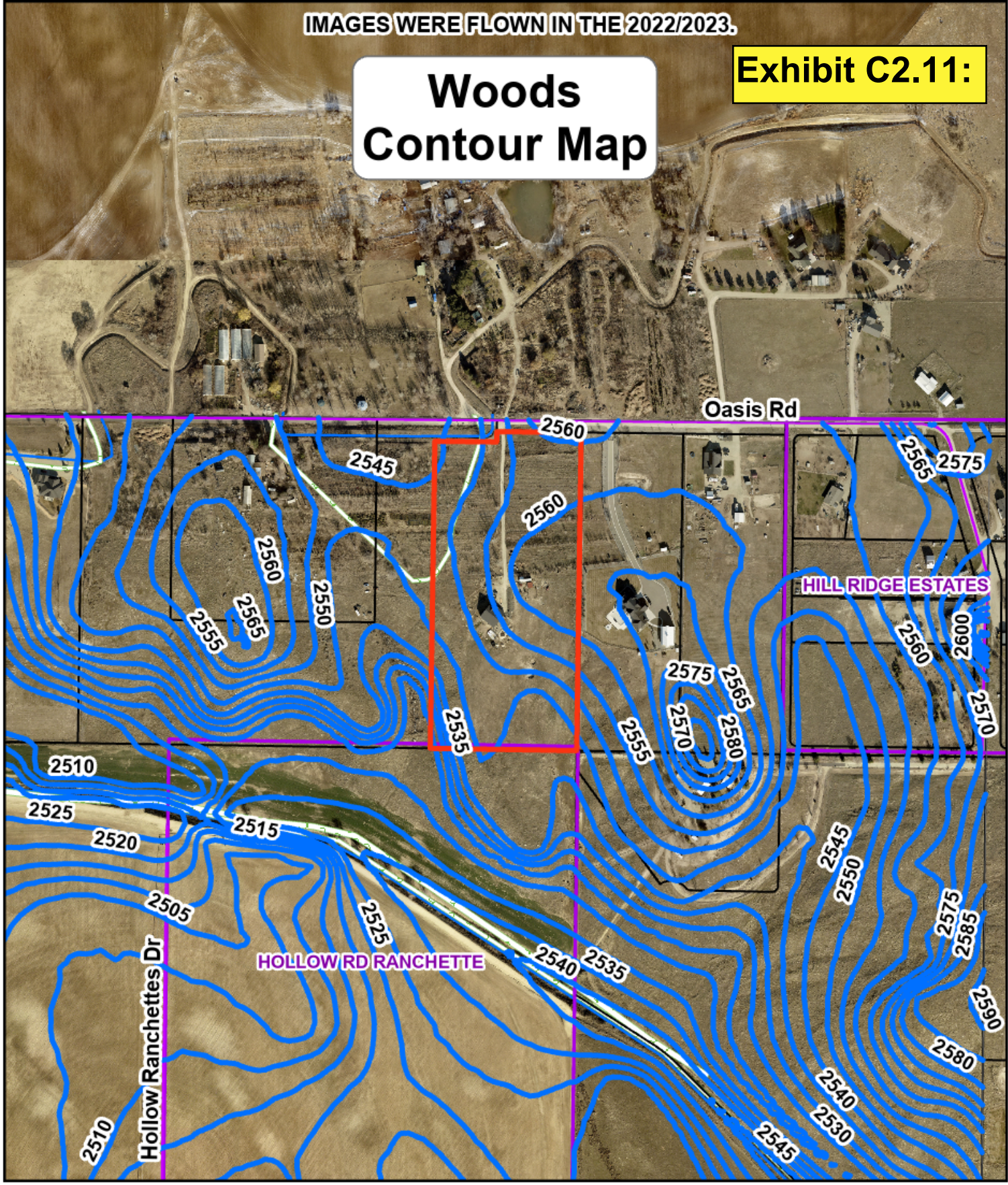
SOIL INFORMATION IS DERIVED FROM THE USDA's CANYON COUNTY SOIL SURVEY OF 2018

GRADE	SOILTYPE
1	BEST SUITED SOIL
2	BEST SUITED SOIL
3	MODERATELY SUITED SOIL
4	MODERATELY SUITED SOIL
5	LEAST SUITED SOIL
6	LEAST SUITED SOIL
7	LEAST SUITED SOIL
8	LEAST SUITED SOIL
9	LEAST SUITED SOIL

IMAGES WERE FLOWN IN THE 2022/2023.

Woods Contour Map

Exhibit C2.11:



Legend

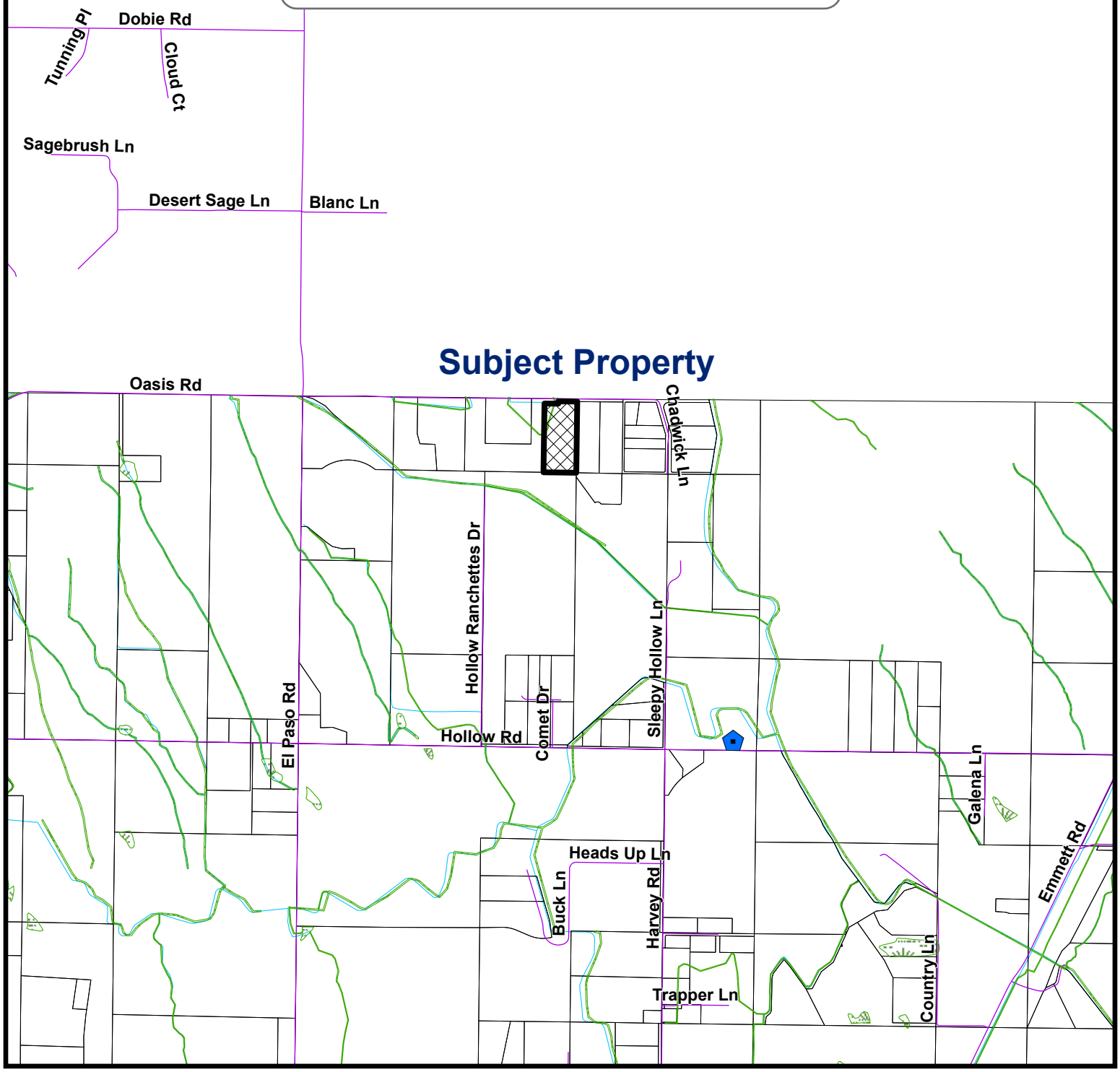
- SUBJECT_PROPERTY
- TaxParcels
- SectionContours
- Wetlands

0 200 400 600 Feet

NITRATE PRIORITY AND WELL INFORMATION IS DERIVED FROM THE IDAHO DEQ, NITRATE PRIORITY 2020.

Woods Nitrate Priority & Wells

Exhibit C2.12:



GEO-THERMAL LOCATIONS

WETLANDS

NITRATE_PRIORITY

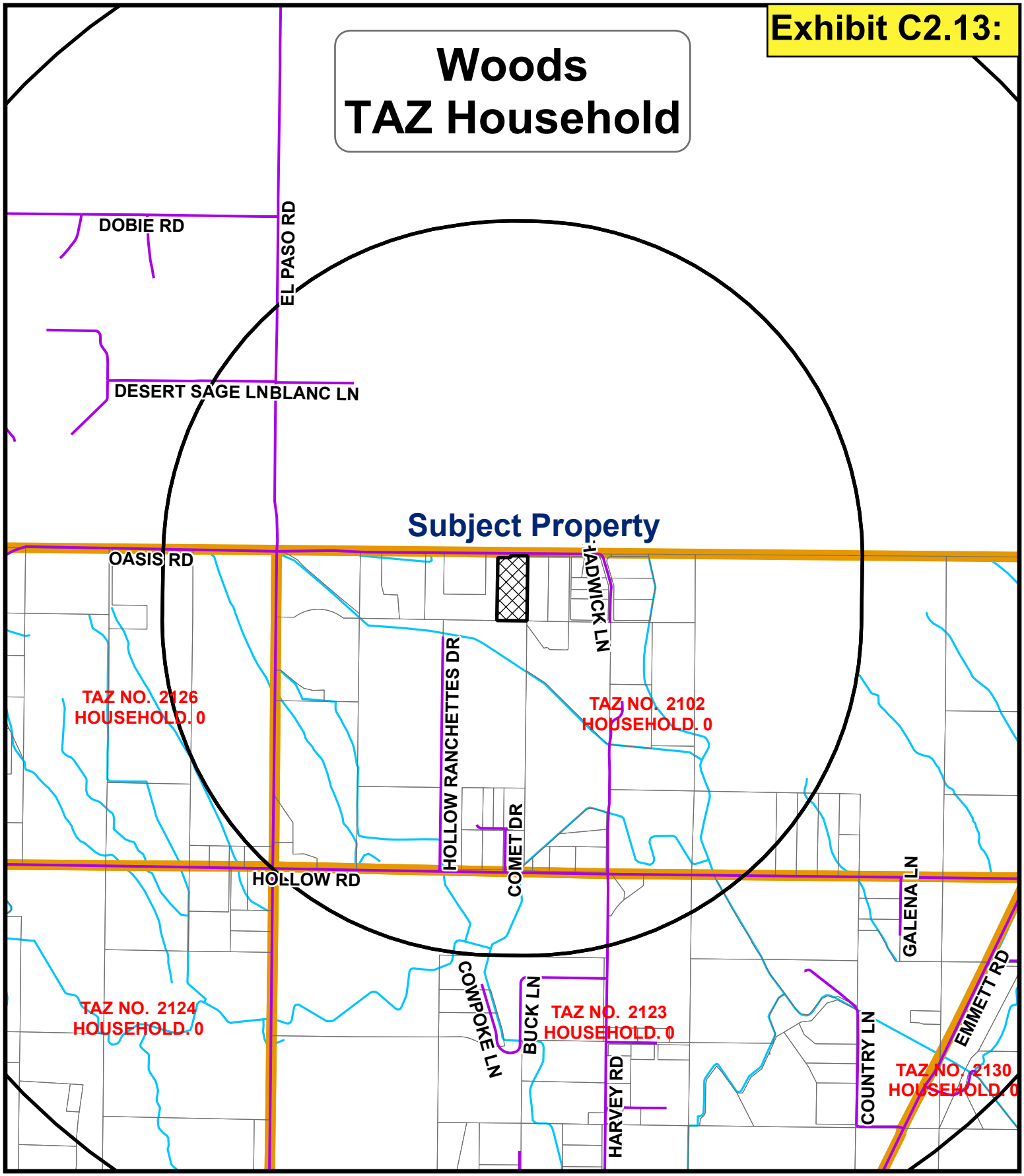
DEQ WELLS
N03_MGL

- 0.005 - 2.00
- 2.000001 - 5.00
- 5.0000001 - 10.00
- 10.000001 - 49.80

0 0.5 1 Miles

Exhibit C2.13:

Woods
TAZ Household



House Hold 2025-2050

-4 - 50	251 - 500
51 - 150	501 - 750
151 - 250	751 - 1263

0 0.5 1 Miles

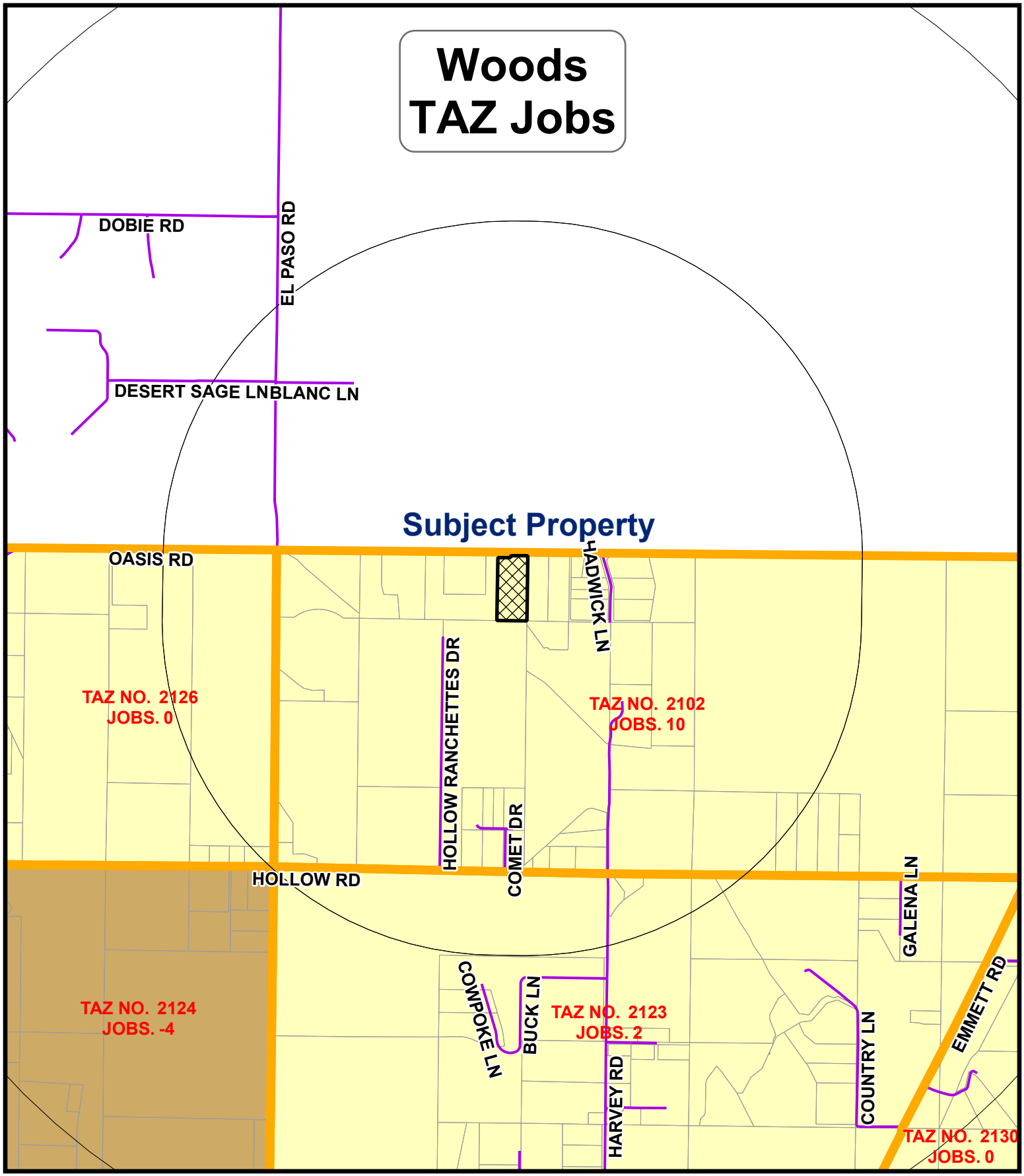
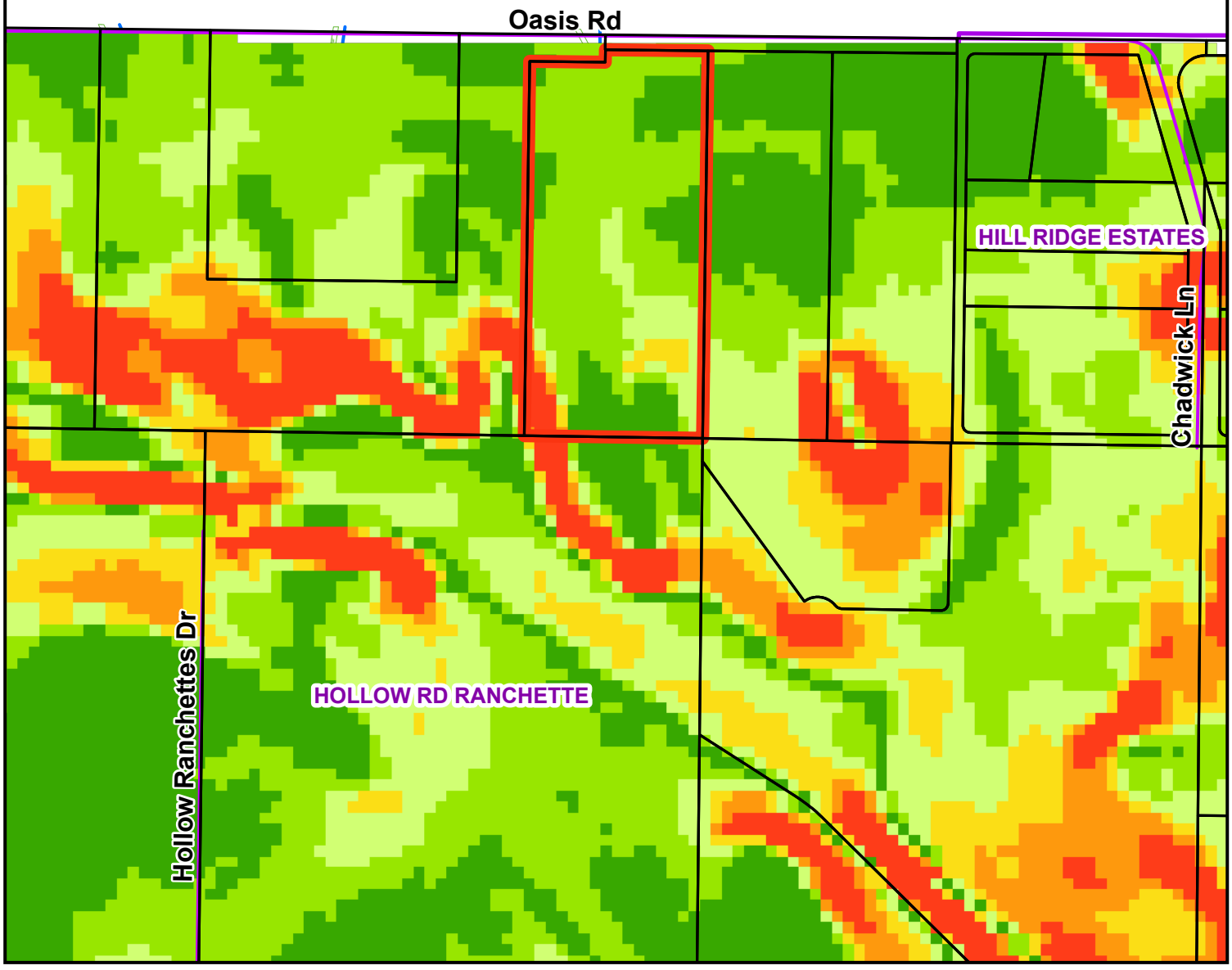

Woods
TAZ Jobs
DOBIE RD
EL PASO RD
DESERT SAGE LN
BLANC LN
Subject Property
OASIS RD
HADWICK LN
HOLLOW RANCHETTES DR
COMET DR
TAZ NO. 2126
JOBS. 0
TAZ NO. 2102
JOBS. 10
HOLLOW RD
GALENA LN
EMMETT RD
COWPOKE LN
BUCK LN
TAZ NO. 2124
JOBS. -4
TAZ NO. 2123
JOBS. 2
COUNTRY LN
HARVEY RD
TAZ NO. 2130
JOBS. 0
Jobs 2025-2050
-1
0 - 100
101 - 250
251 - 500
501 - 1000
1001 - 2148
0
0.5
1
Miles

Exhibit C2.14:

Woods
Slope Percent Map



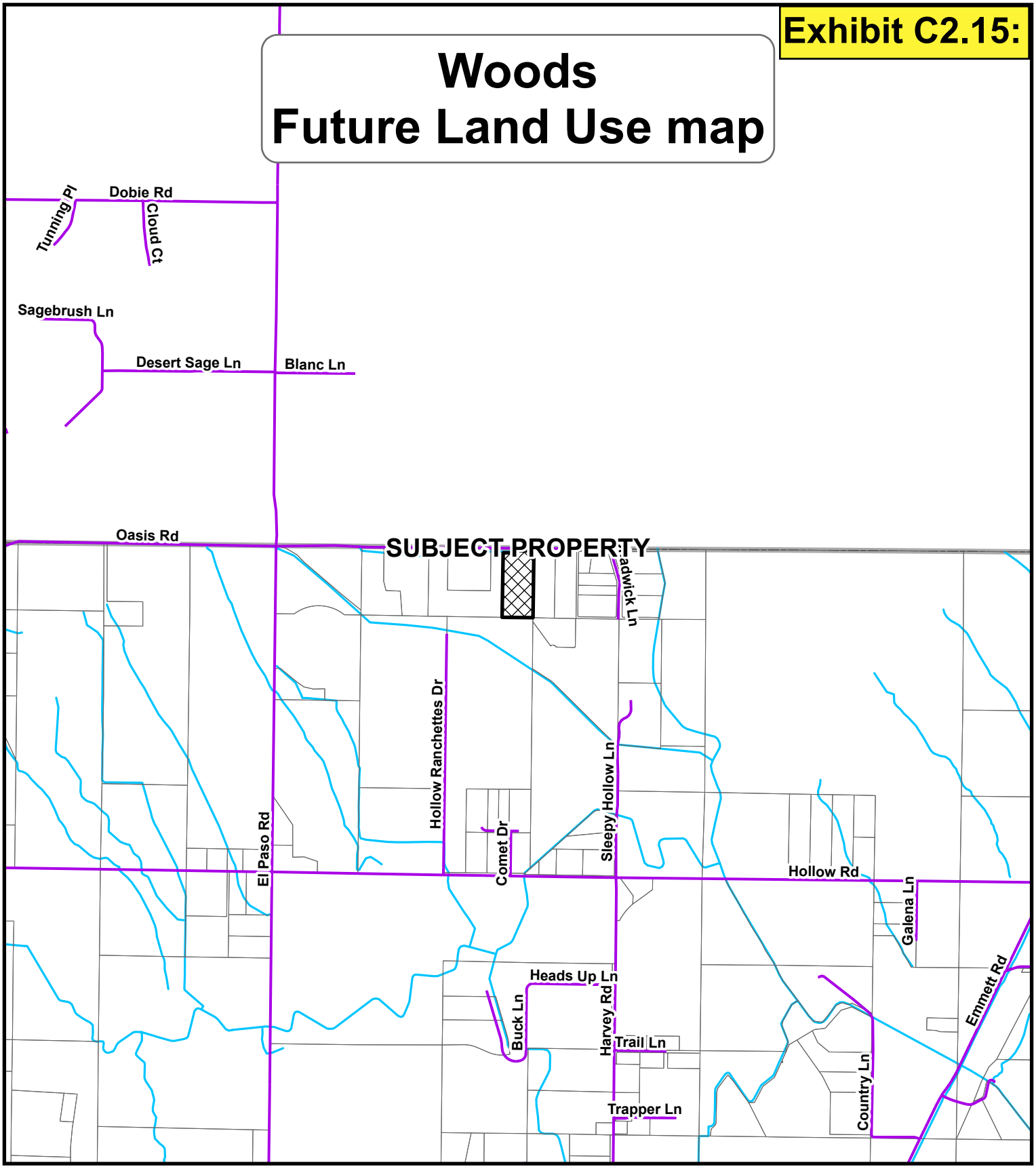
Slope Percent

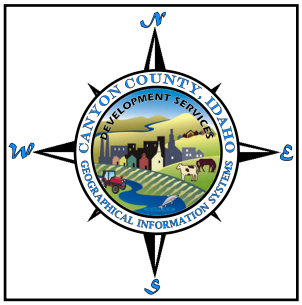
0.001 - 3	9.001 - 12
3.001 - 6	12.001 - 14.999
6.001 - 9	15 - 202.718

0 200 400 600 Feet

Exhibit C2.15:

Woods
Future Land Use map



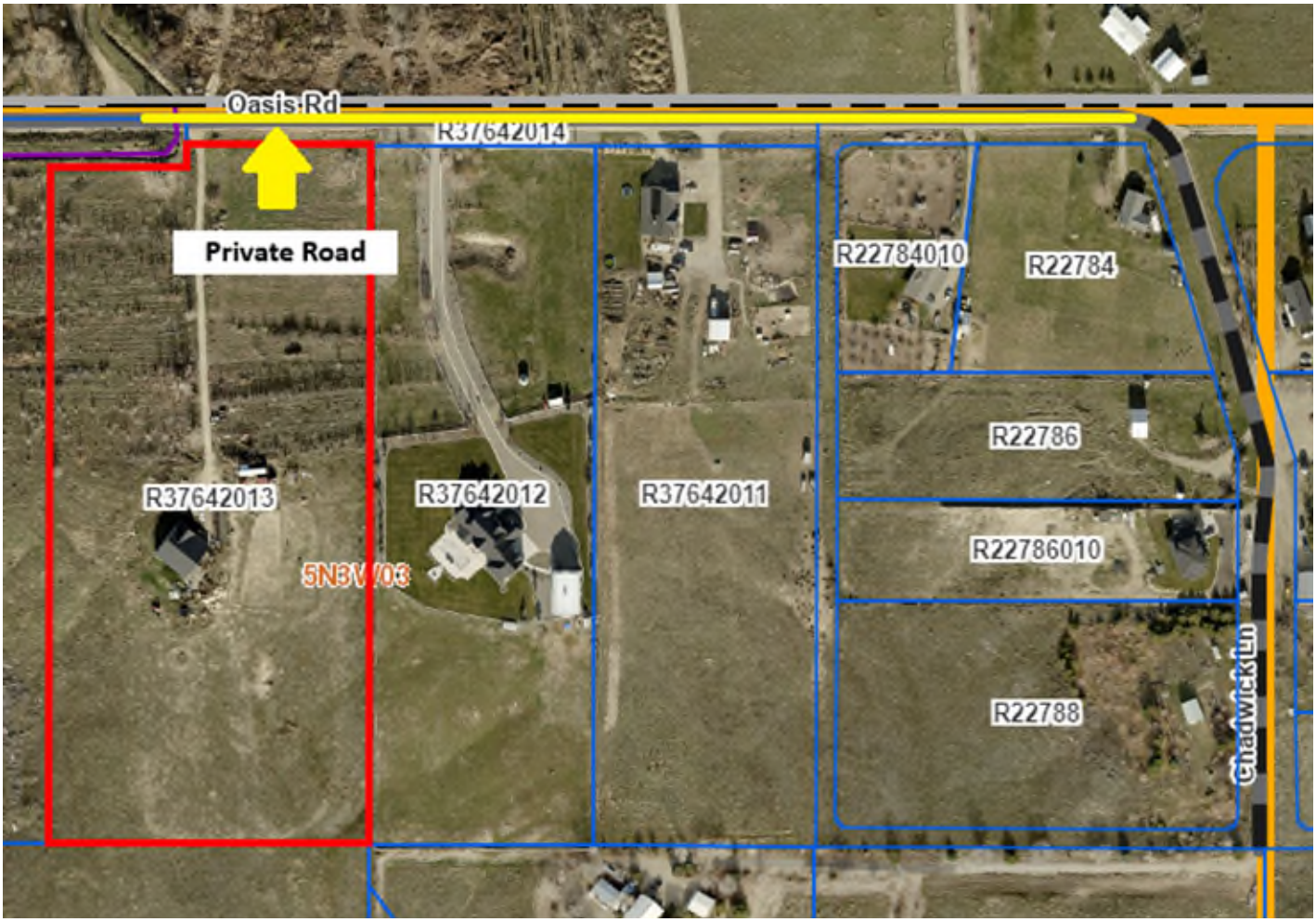


Future Land Use 2030

- COMMERCIAL
- INDUSTRIAL
- RESIDENTIAL
- RURAL RESIDENTIAL

0 0.5 1 Miles

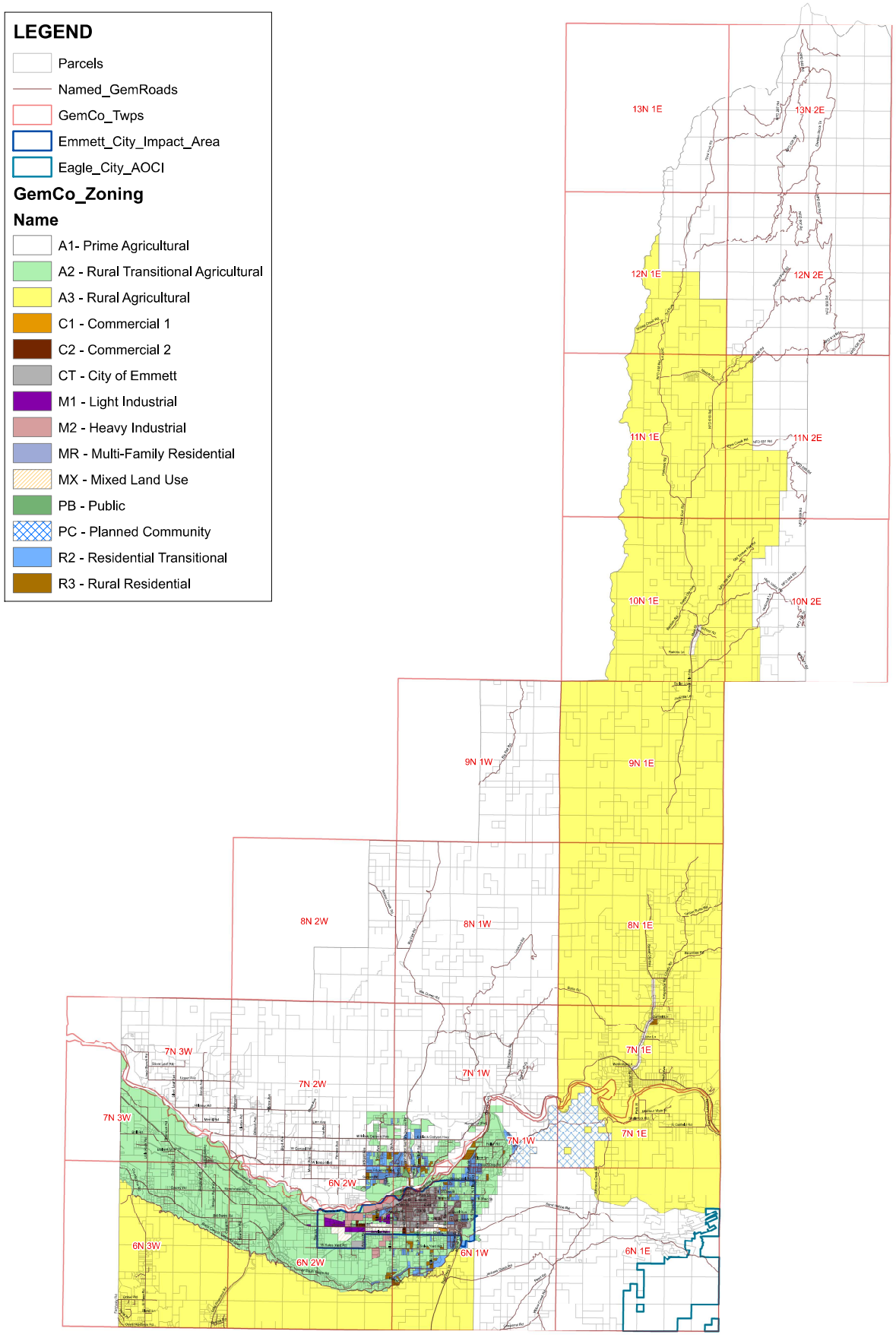
Exhibit C3:


Oasis Rd
R37642014
Private Road
R37642013
R37642012
R37642011
R22784010
R22784
R22786
R22786010
R22788
Chadwick Ln

GEM COUNTY ZONING

Exhibit C4:

Date: 2/10/2025



This map was created by the Gem County Assessor's Office.
Gem County assumes no responsibility for any possible errors or omissions.

14,000 7,000 0 14,000 Feet

N W E S

Exhibit C5:

FUTURE LAND USE MAP

Legend

- Recreation and Natural Resources
- Agriculture and Ranching - Small Lot
- Agriculture and Ranching - Large Lot
- Agricultural Preservation
- Rural
- County Residential
- Transitional
- Business Mixed-Use
- Rural Center
- City of Emmett
- City of Emmett Area of City Impact
- City of Eagle Planning Area
- Airport Runway Protection Zones
- Black Canyon Reservoir
- Payette River
- State Highways
- Major Roads
- Creeks, Streams, and Ditches
- Railroad
- Potential SH-16 Bypass

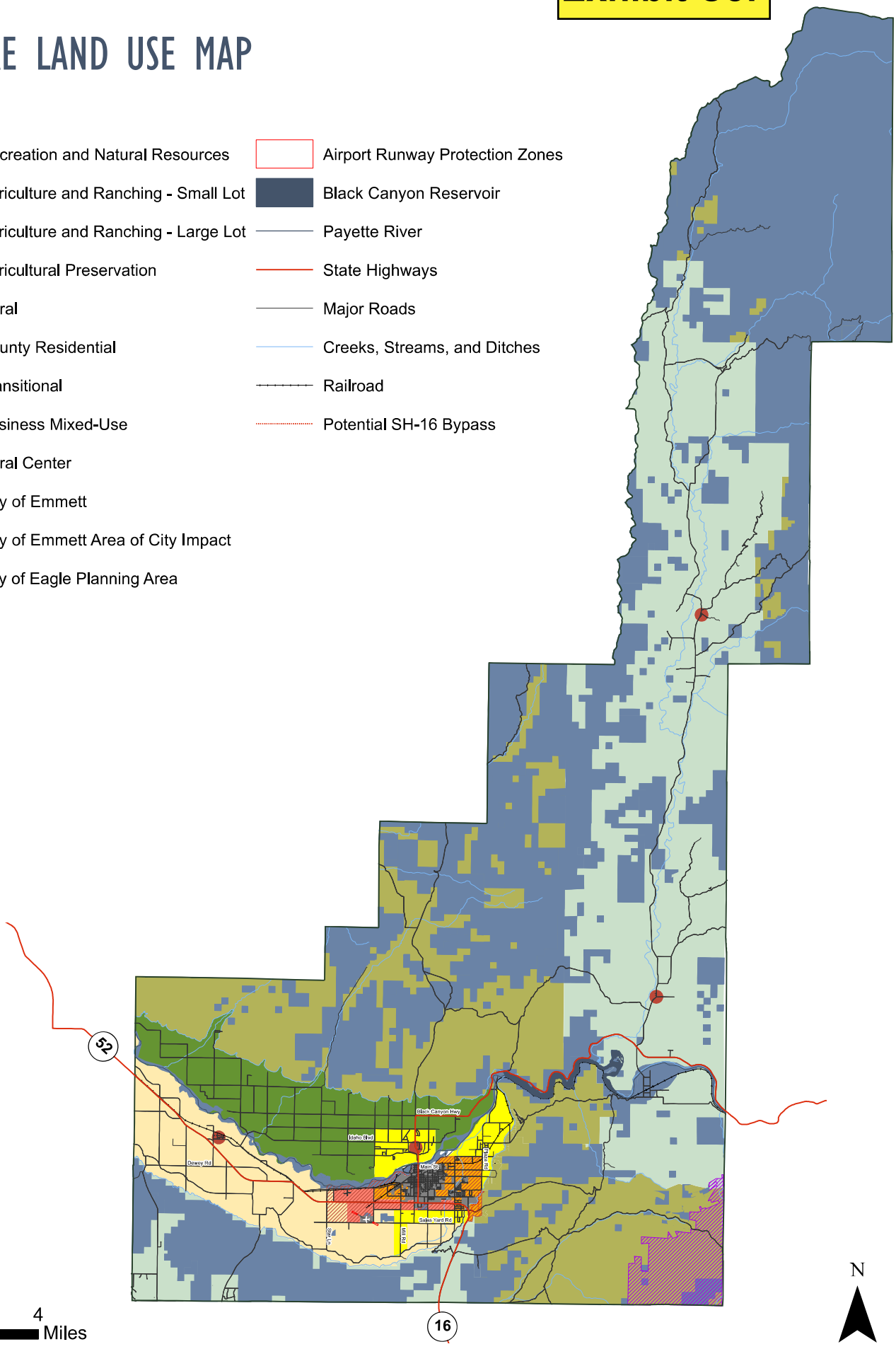


Exhibit D:

EXHIBIT D

Site Visit Photos: June 26, 2026

Hearing Examiner

Case #: CU2026-0007

Hearing Date: September 24, 2026

Site Photos: Taken June 26, 2026




R37642013
5N3W03










Oasis Rd
5N3W03










Oasis Rd
R37642013
5N3W03









Exhibit E:

EXHIBIT E

Agency Comments Received by: September 14, 2026

Hearing Examiner

Case #: CU2026-0007

Hearing Date: September 24, 2026

Exhibit E1:

Archived: Thursday, August 27, 2026 7:05:52 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,

SOUTHWEST DISTRICT HEALTH
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;

Exhibit E1.1:

Environmental & Community Health Services
EnvironmentalSupport@swdh.id.gov • (208) 455-5400

Pre-Development Meeting

Name of Development: Ever After Hollow/Wedding Venue

Applicant: Justin Woods

P.E./P.G.: _____

Others In Attendance: _____

_____

of Lots: 1 Wastewater Flow: Unknown Acreage Proposed: 10.98

Location of Development: 14297 Oasis Rd, Caldwell ID 83607

Parcel # : R376402013

Project in Area of Concern: No in a designated N-P area Groundwater/Rock <10': >10 GW

Level 1 NP Study Required: ☐ Yes ☐ No ☑ Pending

LSAS/CSS Proposed: N/A

Proposed Drinking Water: ☑ Individual ☐ City ☐ Community ☑ Public Water Supply ☐ Pending

Information Distributed: ☐ SER ☑ NP Guidance ☐ Non-Domestic WW AP ☐ Pending

Description of Projects:

See notes below:

Date: 01/26/2026

- 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.

Exhibit E2:

Archived: Thursday, August 27, 2026 7:06:06 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

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. Verify 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.

HIGHWAY DISTRICT No.4
CALD
TELEPHONE 208.454.8135
FAX 208.454.2008

Exhibit E3:

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.hwydistrict4.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**
Right-of-Way Dedication-	
No adjacent CIP Projects	
CIP Right-of-Way Credit:	$0
System Frontage Improvements Credit	
None Required	$0
Offsite System Improvements Credit	
No Improvements Required	$0
Total Estimated Impact Fee:	**$39,919**

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 opposed 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

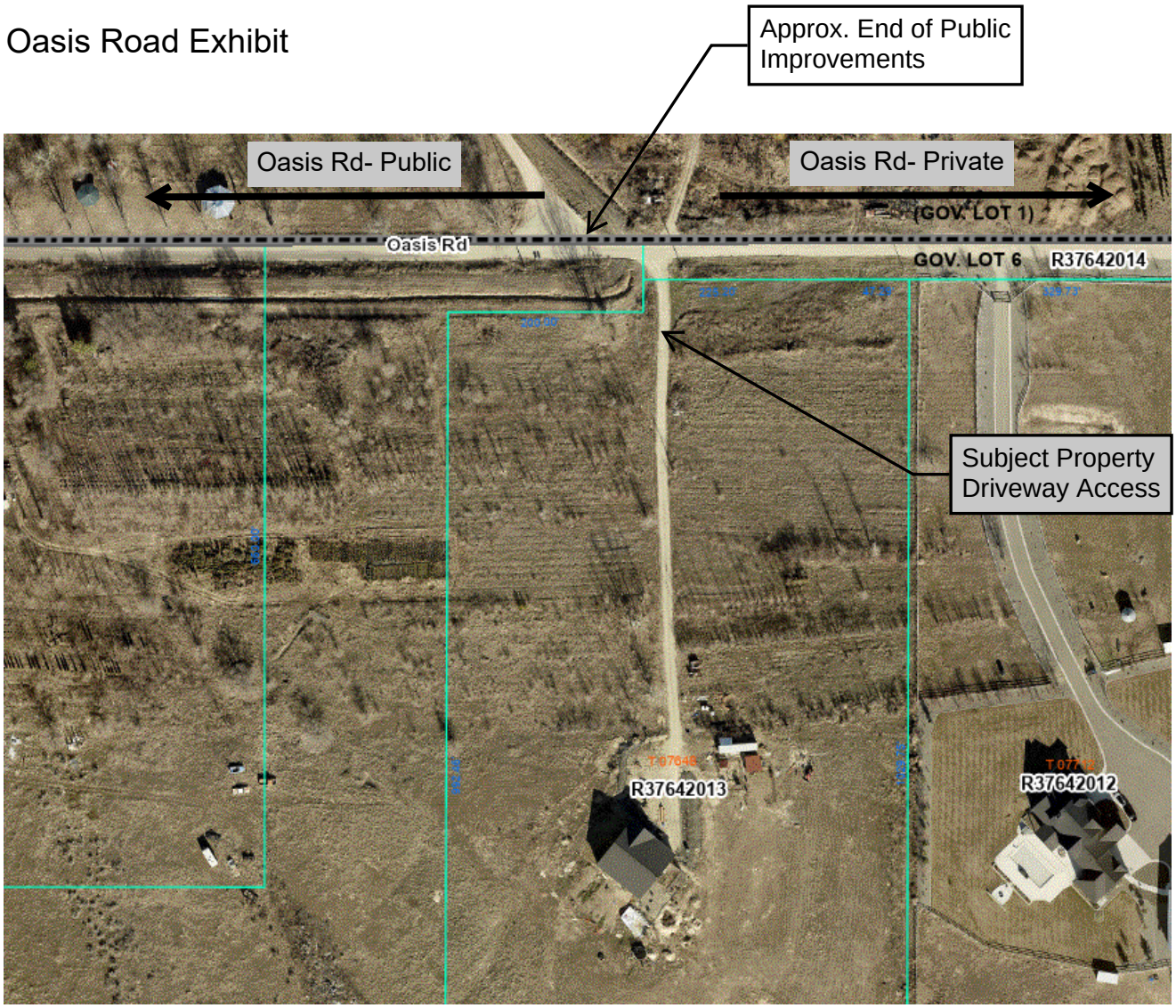


Exhibit E4:

Archived: Monday, September 14, 2026 9:15:03 AM
From: Lucy Ostyn
Sent: Wednesday, September 2, 2026 11:17:58 AM
To: Amber Lewter
Subject: FW: Agency Notice CU2026-0007 / Woods
Importance: Normal
Sensitivity: None
Attachments:
30 day AGENCY notice HE hearing.pdf

Amber,

The temporary tent for the events will need to be reviewed by building and fire departments per IBC section 3103 and commercial building permits will be required for the proposed bride and groom structures. There appears to be a small animal structure (?) over 200 sqft build without permit. Will require either an AG exempt permit or a building permit depending on the use.

Sincerely,

Lucy Ostyn
Permitting Supervisor
lucy.ostyn@canyoncounty.id.gov
(208)455-5961
Canyon County Development Services Department
111 N. 11th Ave. #310 Caldwell, ID 83605

DSD PUBLIC OFFICE HOURS
Monday, Tuesday, Thursday and Friday
8am – 5pm
Wednesday
1pm – 5pm

From: Caitlin Ross <Caitlin.Ross@canyoncounty.id.gov>
Sent: Thursday, August 20, 2026 11:00 AM
To: 'lpennington@msd134.org' <lpennington@msd134.org>; 'mgee@msd134.org' <mgee@msd134.org>; 'permits@starfirerescue.org' <permits@starfirerescue.org>; 'knute.sandahl@doi.idaho.gov' <knute.sandahl@doi.idaho.gov>; lriccio@hwydistrict4.org; mkaes@hwydistrict4.org; kwartman@hwydistrict4.org; 'brandy.walker@ForgedFiber37.com' <brandy.walker@ForgedFiber37.com>; 'eingram@idahopower.com' <eingram@idahopower.com>; 'easements@idahopower.com' <easements@idahopower.com>; 'arobins@idahopower.com' <arobins@idahopower.com>; 'monica.taylor@intgas.com' <monica.taylor@intgas.com>; 'jessica.mansell@intgas.com' <jessica.mansell@intgas.com>; 'Contract.Administration.Bid.Box@ziply.com' <Contract.Administration.Bid.Box@ziply.com>; 'developmentreview@blackcanyonirrigation.com' <developmentreview@blackcanyonirrigation.com>; 'mitch.kiester@phd3.idaho.gov' <mitch.kiester@phd3.idaho.gov>; 'anthony.lee@phd3.idaho.gov' <anthony.lee@phd3.idaho.gov>; 'gis@compassidaho.org' <gis@compassidaho.org>; 'd3development.services@itd.idaho.gov' <d3development.services@itd.idaho.gov>; 'Kendra.Conder@itd.idaho.gov' <kendra.conder@itd.idaho.gov>; 'webmaster@valleyregionaltransit.org' <webmaster@valleyregionaltransit.org>; 'gmprdjennifer@gmail.com'

Exhibit F:

EXHIBIT F

Public Comments Received by: September 14, 2026

Hearing Examiner

Case #: CU2026-0007

Hearing Date: September 24, 2026

Exhibit F1:

RECEIVED
SEP 11 2026
RECEIVED

Canyon County Development Services

111 North 11th Ave Ste 310

Caldwell, Idaho 83605

Case No. CU2026-0007

The proposed wedding venue will be a nice addition to the area. My property is directly across Oasis Road from the proposed wedding venue. Sandhollow Gardens Nursery is also located at the same area. The landscaping of the venue will be a nice improvement to the area. It is currently a dry lot that has been recently cleared but not currently irrigated. Trees and grass will look much better.

I am in favor of your approval of this addition to our neighborhood

Cathy White

Cathy White

Address

14000 Oasis Road

Caldwell ID

Exhibit F2:

To: Canyon County Planning & Zoning Commission
Re: Opposition to Proposed Wedding/Event Venue in Our Neighborhood

Dear Members of the Canyon County Planning & Zoning Commission,

I am writing to respectfully but strongly oppose the proposed wedding and event venue in our neighborhood. I am extremely concerned about the substantial impact a commercial event venue would have on the safety, accessibility, peaceful character, and property values of our rural residential neighborhood.

This is not simply a matter of being opposed to a neighboring property owner operating a business. My concern is that the proposed use is fundamentally incompatible with the location and the existing neighborhood. This venue would be located in the middle of an established residential area on a narrow, dead-end dirt road that was never designed to accommodate commercial event traffic.

Of particular concern is the proposed placement of the venue itself. The applicants intend to locate the venue **at the front of their property, immediately adjacent to the road**. This would place the venue **less than 500 feet from our property and actually closer to our home than to the applicants' own home.** This placement would put the noise, traffic, vehicle headlights, guest activity, and other impacts of the commercial operation directly alongside the road and closer to neighboring residences.

There are approximately 14 homes beyond the proposed venue whose residents must travel past the property to enter or leave their homes. The road is only approximately 20 feet wide, and the residents are responsible for maintaining it. A wedding or event involving potentially 100 or more vehicles arriving and departing would place a significant additional burden on a privately maintained dirt road. Increased traffic would create additional dust, potholes, washboarding, and deterioration, leaving the residents to deal with the consequences and potentially bear the cost of repairs caused by a commercial operation from which we receive no benefit.

Access and parking are also serious safety concerns. The road is narrow and dead-ends, leaving residents with no alternative route to their homes. If venue guests park along the roadway because the venue does not have sufficient on-site parking, residents could have difficulty entering or leaving their properties. More importantly, parked vehicles and event traffic could interfere with access by fire trucks, ambulances, law enforcement, or other emergency vehicles. Residents should never have to worry about whether they can get to their homes, or whether emergency responders can reach them, because an event is taking place.

Fire safety is another major concern. This is a rural area that becomes extremely dry during the summer months, which overlaps directly with the proposed April-through-October operating season. We do not have fire hydrants immediately available as they would be in a developed urban area, and emergency response can take approximately 15 to 20 minutes. Bringing large groups of people, vehicles, and event-related activity into a dry rural area creates additional risk. Before approving a use that could routinely bring large crowds into this location, I believe the Commission should carefully consider whether the road, water availability, emergency access, evacuation options, and fire protection are truly adequate for that level of activity.

The proposed operating schedule is also excessive for a residential neighborhood. The venue is proposed to operate Thursday through Sunday from 8:00 a.m. until 11:00 p.m. from April through October. An 11:00 p.m. closing time does not necessarily mean that activity ends at 11:00 p.m. Guests still have to leave, vehicles have to exit, cleanup may occur, and employees or vendors may remain afterward. This could mean headlights, vehicle noise, conversations, music, and other activity continuing late into the night four days every week for approximately seven months of the year.

Our neighborhood is currently quiet and residential. My family specifically chose to live in the country because of the peace, privacy, and rural environment it provides. I work from home, and our three children are homeschooled. Other families in our neighborhood also have stay-at-home parents and homeschool their children, and we have retired neighbors who are home throughout the day. A commercial venue operating as many as four days per week is a substantial change to the character of the area.

I am also concerned about the introduction of large numbers of unfamiliar guests into a quiet residential area. Weddings and similar events frequently involve alcohol. Regardless of how responsibly the venue owners intend to operate their business, they cannot completely control the behavior of every guest. The possibility of intoxicated individuals driving on our narrow dirt road, wandering onto neighboring private property, creating excessive noise, or otherwise disturbing residents is a legitimate concern, particularly for families with children.

There is also the impact on our property and our investment. My husband and I purchased our property as bare land and have invested an enormous amount of time, labor, and money into making it our home. We built our house, installed fencing, landscaped the property, and have continued improving it because this is where we chose to raise our family. We did so with the reasonable expectation that we were investing in a rural residential neighborhood, not a location that would later have regular commercial event traffic immediately nearby.

I am deeply concerned that introducing a busy commercial wedding venue into this quiet residential setting could negatively affect the desirability and value of our property. Even aside from the financial impact, it is difficult to place a value on losing the peace, privacy, and rural quality of life that caused us and many of our neighbors to choose this area in the first place.

I respectfully ask the Commission to consider the cumulative impact of this proposal rather than viewing each concern independently. **A narrow dead-end dirt road, resident-funded road maintenance, potentially 100 or more vehicles, limited parking, late-night operations, amplified music and event noise, alcohol consumption, dry summer conditions, limited emergency access, lack of nearby fire hydrants, and surrounding residences create a combination of impacts that makes this location inappropriate for a commercial wedding and event venue.**

The issue is not whether wedding venues can be successfully operated in Canyon County. The issue is whether **this particular commercial use is appropriate at this particular location**. I respectfully believe it is not.

The residents who already live here should be able to safely access their homes, enjoy their properties, and maintain the rural residential environment in which they invested without being subjected to the traffic, noise, safety concerns, road damage, and other impacts associated with a high-traffic commercial event venue.

For these reasons, I respectfully request that the Canyon County Planning & Zoning Commission **deny the application for the proposed wedding/event venue**.

If the Commission considers approving the application despite these concerns, I strongly request that, at minimum, substantial conditions be imposed regarding hours of operation, event frequency and size, on-site parking, prohibition of roadside parking, amplified music, alcohol management, dust and road maintenance, fire prevention, emergency vehicle access, and responsibility for road damage caused by venue traffic.

Thank you for taking the time to consider the concerns of the residents who will be directly affected by this proposal. I respectfully ask that the Commission protect the safety, accessibility, property interests, and rural residential character of our neighborhood when making its decision.

Sincerely,

Shondell Urizar
Canyon County, Idaho
[redacted]

Exhibit F3:

9/11/26

Canyon County Planning and Zoning Commission Case No. CU 2026-0007 -
RE. Opposition to proposed Wedding Event Venue in our neighborhood.

I strongly oppose the proposed wedding event Venue, in our neighborhood. This is a neighborhood with many children playing, riding bikes, Trikes, walking, running and being Kids. This is a dirt road not ment To accomodate the traffic that we will have with an Event, Venue.

The noise would be prohibitive for our quite, peaceful evenings. Thats Why we live in the country, for the quite. the roads is not maintained by the County. It is maintained by the Community.

Please deny the application for Wedding event / Venue

Sincerely

Gayle Josephson

[redacted]

13900 Oasis Rd.
Caldwell, Idaho 121188

Exhibit F4:

RECEIVED
SEP 14 2026
BY:----------

Case No. CU2026-0007

Canyon County Development Services Dept.

There are some major reasons why I oppose a wedding venue in this neighborhood. To start with, this is a neighborhood! At one time it was defferent. I have been here 26 years and the growth makes it unrecognizable to what it was before. My land is not formerly part of the Chadwick developement.
As long as I have been here the paved part of the road has always been troublesome full of potholes that would get patched only to have more the following year with years inbetween without any maintenance. It would take several phone calls just to get Gem county's attention.
As far as the dirt road goes, my husband Kenneth Smart played a major role in maintaining the road and would even buy road mix and spread it with his tractor filling in mud puddles as well. He also helped by keeping the weeds under control so that they didn't encroach upon the road ~~where~~ where it lacked maintenance with weed spray.
Well now my Kenneth has passed away this last December. So now where he contributed, is now lacking greatly. The property where the venue is supposed to go has never been maintained and their weeds are literally narrowing the road that is narrow enough as it is.
The traffic on the road has greatly increased and will do so even more as 9 more homes are being added to this neighborhood all using the same road. Now I realize the cars going to the venue is one of the first properties into the dirt road. But what the real problem is from El Paso to their property that would bring an insurmountable amount of traffic into now a real neighborhood that has one way going into a dead end with several blind spots haveng its little hills if you will. We have had several people here who like to go for walks even with their children. There are many children who walk along the road to visit other children nearby, and walk from the bus stop at El Paso or even pick up mail at the end of the dirt road because even the mailperson doesn't deliver mail on this dirt part of the road.
There is no shoulder on any of the paved or dirt road, let alone lines painted on the paved road.
We now have at least 40 cars using this pathway and will easily have at least 18 more from the additional new homes that will be added.

We also have some very large trucks for farming coming out on the paved road in addition to customers and trucks from the nursery.
So a venue that would allow 150 guests plus catering and music vehicles etc 4 days a week until 11:00 pm is unreasonable along with the fact many of us came out here for peace and quiet. Sound travels real well around here. Even the noise on the dirt road is heard. I can literally hear their words from the property that the venue is being considered along with their dog barking.
I myself go to bed around 9:00-9:30 average. I get up early to work on my property now that my husband has passed. So having a huge party until 11:00 pm 4 days a week for 7 months sounds terrible. I have been to enough wedding parties to know how loud they can be. The venues I have been to did not have houses this close, not even remotely and they had their own roads in.
Last but certainly not least is safety. I can't imagine trying to drive down this road during one of their events just trying to get home or get out when people are leaving or coming in. If there were any kind of emergency including a fire, I would be very concerned about getting out safely. There is a stop sign at El Paso and traffic would get backed up easily with no where else to go. There are plenty of dry fields around here including mine that has no water rights. People get careless especially with alcohol involved. We have had 2 fires out here. My husband literally put his life on the line saving homes out on his tractor. We do not have a fire station near by. A home literally burned down to the ground before a fire truck arrived. There are certainly no fire hydrants.
So with all these factors in mind, I do oppose this project of a wedding venue placed in this location. I forsee many problems that would easily arise here from such a venture.
Another real danger comes to mind is my concern for the venue guests. At the stop sign which is at the bottom of the hill, (OASIS)

there is a terrible blind spot heading towards Emmett on El Paso that has a 50 speed limit of which many go even faster. Coming down from the Emmett side there are many more homes being built or have been built as cars and trucks come flying down a steep hill that curves with a very limited view. At night it is very dark and if you are not familiar with this area which most of the guests would not be, it can be very dangerous, especially if alcohol is involved. I have to be so careful when I head out of here making sure no one is coming down that hill before proceeding. So again another major concern that is very real about safety factors on this road.

Pamela Smart
[redacted]
14167 OASIS RD
Caldwell, ID 83607

Case No: CU2026-0007
R37643

Exhibit F4.1:








STOP
ROUGH ROAD


STOP






DEAD
END


DEAD
END



Exhibit F5:

Archived: Monday, September 14, 2026 1:08:33 PM
From: Christina Perez
Mail received time: Mon, 14 Sep 2026 18:02:30
Sent: Mon, 14 Sep 2026 12:01:47
To: Amber Lewter
Subject: [External] Case number: CU2026-0007.
Importance: Normal
Sensitivity: None

September 14, 2026

Canyon County Hearing Examiner
Canyon County Development Services Department
111 North 11th Avenue, Suite 310
Caldwell, Idaho 83605

RE: Case No. CU2026-0007 — Justin and Sarah Woods
Proposed Special Events Facility — 14297 Oasis Road, Caldwell, Idaho

Dear Hearing Examiner:

I am writing to formally object to the approval of Conditional Use Permit CU2026-0007, which would authorize a special events facility for weddings at 14297 Oasis Road, Caldwell, Idaho.

I respectfully request that this conditional use permit be denied because the proposed use is not compatible with the existing residential and agricultural character of the surrounding neighborhood and presents significant concerns regarding traffic safety, child safety, noise, nighttime activity, lighting, impaired driving, emergency access, and the cumulative impact of repeatedly bringing large numbers of people and vehicles into this rural neighborhood.

I am not opposed to weddings or to the property owners' right to use their property in a lawful manner. My objection is specifically to establishing a recurring commercial special-events facility of this scale and frequency in this particular location.

1. SAFETY OF CHILDREN IN THE NEIGHBORHOOD

There are at least a dozen children living in the immediate neighborhood.

These children live alongside and use the same rural roads that would carry guests to and from the proposed event facility. They walk, bicycle, play, and travel these roads as part of their ordinary daily lives.

The proposed facility could accommodate up to 150 guests. This could result in a substantial number of vehicles entering and leaving the property, particularly because wedding guests commonly arrive within a relatively concentrated period and leave within another concentrated period.

The County should carefully consider the difference between ordinary residential and agricultural traffic and the sudden arrival

and departure of potentially dozens of unfamiliar vehicles.

Children should not have to contend with a recurring increase in unfamiliar traffic created by a commercial entertainment venue.

This concern is particularly serious because the proposed operating hours extend until 11:00 p.m., when visibility is reduced and pedestrians, bicyclists, and children may be substantially more difficult for drivers to see.

The safety of the children who already live in this neighborhood should be given substantial consideration in determining whether this location is appropriate for a commercial event facility.

2. TRAFFIC AND ROAD SAFETY

The proposed maximum attendance of 150 people must be evaluated in terms of actual vehicle traffic, not simply the number of people attending an event.

Even if guests average two people per vehicle, 150 guests could result in approximately 75 guest vehicles. In addition, there would potentially be staff vehicles, catering vehicles, wedding vendors, DJs or musicians, photographers, rental companies, delivery vehicles, rideshare vehicles, and other service traffic.

This traffic would be concentrated around the beginning and end of each event.

Oasis Road and the surrounding rural roads were not designed as commercial event-venue access roads. The County should require a detailed traffic analysis demonstrating that the existing roads, intersections, sight distances, shoulders, and access points can safely accommodate the proposed use.

The question is not merely whether vehicles can physically travel on Oasis Road. The question is whether the existing rural road system can safely accommodate the additional and concentrated traffic generated by a commercial event facility hosting up to 150 people, potentially four days per week, for approximately seven months of every year.

3. FREQUENCY AND CUMULATIVE IMPACT

According to the County notice, the proposed facility would operate from April through October, Thursday through Sunday, from 8:00 a.m. until 11:00 p.m.

This is not an occasional private wedding. It is a proposed recurring commercial operation.

The potential impacts could therefore occur repeatedly throughout the wedding season:

Increased traffic, noise, lighting, late-night activity, vehicle departures, and potentially alcohol-related traffic would become recurring characteristics of the neighborhood.

The County should evaluate the cumulative impact of this use rather than considering each wedding as an isolated event.

4. ALCOHOL CONSUMPTION AND IMPAIRED DRIVING

Weddings and receptions frequently involve the service and consumption of alcohol.

If alcohol will be served at these events, the County should require a specific and enforceable alcohol-management and transportation plan.

Guests leaving a wedding after consuming alcohol would be traveling the same rural roads used by neighborhood families and children.

It should not simply be assumed that every person who drinks will have a designated driver or use rideshare transportation.

The County should specifically determine:

1. Whether alcohol will be permitted at the events;

2. Who will be responsible for alcohol service;

3. How intoxicated guests will be prevented from driving;

4. Whether designated-driver arrangements will be available;

5. Whether rideshare or other transportation will be available;

6. How vehicles will be monitored when leaving the property; and

7. How late-night traffic will be managed.

Even a small number of impaired drivers can create a serious danger to families using these roads.

5. LATE-NIGHT ACTIVITY

The proposed operating hours extend until 11:00 p.m.

Consequently, surrounding residents could experience late-night vehicle arrivals and departures, headlights, doors closing, conversations, music, loading and unloading, rideshare pickups, and other activity.

A rural agricultural and residential neighborhood has a fundamentally different nighttime environment from a commercial entertainment district.

The County should carefully consider whether a commercial event facility operating until 11:00 p.m. four days per week is compatible with the existing character of this neighborhood.

6. NOISE

The proposed facility includes a reception tent, which raises concerns regarding amplified music, dancing, announcements, and outdoor social activity.

Noise from a commercial wedding facility is fundamentally different from ordinary residential or agricultural activity.

The County should consider not only whether the applicant can technically meet a particular decibel limit, but also the recurring nature, duration, and character of the noise.

If the permit is approved, enforceable restrictions should address amplified music, bass and low-frequency sound, outdoor announcements, outdoor dancing, guest noise, and setup and teardown activities.

7. LIGHTING AND HEADLIGHT GLARE

The proposed commercial event facility may require parking-area lighting, pathway lighting, decorative lighting, event lighting, and other exterior illumination.

In addition, numerous vehicles arriving and leaving after dark will create headlights directed toward surrounding properties and along Oasis Road.

This is particularly significant in a rural area where residents reasonably expect substantially darker nighttime conditions than would be found in a commercial district.

Any approval should require a detailed lighting plan ensuring that exterior lighting is shielded and directed downward and that light does not trespass onto neighboring properties or create dangerous glare for drivers.

8. PARKING

The applicant should demonstrate that all guest, employee, vendor, and service vehicles can be accommodated entirely on the property.

There should be no reliance upon parking along Oasis Road, road shoulders, or neighboring properties.

The County should determine the actual number of parking spaces available and whether sufficient space remains for emergency vehicles to access the property during a full-capacity event.

9. EMERGENCY ACCESS AND PUBLIC SAFETY

The County should obtain specific input from the appropriate fire district, emergency medical services, and law enforcement regarding the proposed use.

A property hosting as many as 150 guests presents different emergency-access requirements than an ordinary agricultural or residential property.

The County should determine whether fire trucks, ambulances, and other emergency vehicles can reliably reach the property during an event when numerous vehicles are arriving, parked, or departing.

The County should also consider the ability to respond to a medical emergency, fire, vehicle accident, impaired-driving incident, disturbance, severe weather event, or evacuation.

10. PROTECTION OF THE EXISTING NEIGHBORHOOD

The surrounding property owners have a reasonable expectation that the existing rural and agricultural character of their neighborhood will not be substantially altered by the introduction of an intensive commercial entertainment use.

The proposed special-events facility would introduce a level of traffic and activity that is fundamentally different from ordinary agricultural and residential use.

Granting a conditional-use permit should not mean that neighboring residents are required to accept unreasonable impacts upon their safety, peace, quiet, property, and quality of life.

The purpose of conditional-use review is to determine whether a proposed use is appropriate at a particular location and, where necessary, to protect surrounding properties and the public.

11. REQUEST FOR DENIAL

For all of these reasons, I respectfully request that the Hearing Examiner deny Conditional Use Permit CU2026-0007.

At a minimum, I request that the application not be approved until the County has thoroughly evaluated:

1. Traffic volume and road capacity;

2. Child and pedestrian safety;

3. Sight distances and road access;

4. Parking capacity;

5. Emergency and fire access;

6. Noise impacts;

7. Outdoor amplified music;

8. Exterior lighting and headlight glare;

9. Alcohol service;

10. Impaired-driving prevention;

11. Event frequency;

12. Event duration;

13. Late-night departure traffic; and

14. The cumulative effect of these impacts upon surrounding residential and agricultural properties.

If the County ultimately determines that some form of approval is appropriate, I respectfully request that any conditions be specific, measurable, enforceable, and sufficient to protect the surrounding residents, rather than relying upon voluntary promises or general assurances.

The families who already live in this neighborhood should not be placed in the position of having to repeatedly endure the consequences of a commercial event facility that may not be compatible with the existing road system and rural character of the area.

For the safety of the children who live here, the protection of neighboring property owners, and the preservation of the existing rural and agricultural character of the area, I respectfully request denial of CU2026-0007.

Thank you for your consideration of these concerns.

Respectfully,

Christina and Joseph Perez
14051 Oasis Rd
Caldwell, ID 83607
[redacted]