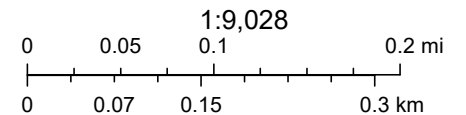


Canyon County, ID Web Map



9/18/2026, 12:00:16 PM

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



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



CONDITIONAL USE PERMIT **PUBLIC HEARING - APPLICATION**

PROPERTY OWNER	OWNER NAME: Gilberto Gallegos	
	MAILING ADDRESS: 17071 Deena Lane 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: <u>Gilberto Gallegos</u> Date: <u>9/9/2026</u>		

APPLICANT: IF DIFFERING FROM THE PROPERTY OWNER	APPLICANT NAME: Alex Hester	
	COMPANY NAME: Studio H Architects	
	MAILING ADDRESS: 1335 N. Main St., Meridian, ID 83642	
	PHONE: [REDACTED]	EMAIL: [REDACTED]

SITE INFO	STREET ADDRESS: 17071 DEENA LANE, CALDWELL, IDAHO 83607	
	PARCEL NUMBER: R38078203	
	PARCEL SIZE: 26.1 ACRES	
	REQUESTED USE: EVENT CENTER - ASSEMBLY	
	FLOOD ZONE (YES/NO) NO	ZONING DISTRICT: AG

FOR DSD STAFF COMPLETION ONLY:

CASE NUMBER	<u>CU2026 0031</u>	DATE RECEIVED:	<u>9-18-26</u>
RECEIVED BY:	<u>dr</u>	APPLICATION FEE:	<u>\$1600</u> CK MO CC CASH



CONDITIONAL USE PERMIT

PUBLIC HEARING - CHECKLIST

CONDITIONAL USE PERMIT - CCZO Section 07-07-05

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

Description	Applicant	Staff
Master Application completed and signed	X	✓
Letter of Intent (see standards on next page)	X	very limited
Site Plan (see standards on next page)	X	✓
Operation Plan (see standards on next page)	X	not totally specific ✓
Land Use Worksheet	X	✓
Neighborhood Meeting sheet/letter completed and signed	X	✓
Proof of application/communication with the following agencies:		
Southwest District Health	X	dis
Irrigation District	X	dis
Fire District	X	dis
Highway District/ Idaho Transportation Dept.	X	dis
Area of City Impact (if applicable) <i>N/A</i>	N/A	✓
Deed or evidence of property interest to the subject property	X	
Fee: Per Adopted Fee Schedule (CUP Modification) - Per Adopted Fee Schedule		

****Fees are non-refundable****

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

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

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

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

Unclear on how many people??

R38078203

STANDARDS

SITE/OPERATION PLAN – CCZO Section 07-02-03 and 07-07-03(1)

A scaled drawing showing:

- The parcel and all existing and proposed uses and structures and roads all with dimensions, distances, and private and public road names.
- Includes lot lines, lot area, parking spaces, private roadways, walkways, topographic features, reserved open space, buildings and other structures, major landscape features, and the location of proposed utility easements.

Operation Plan to include:

- Time requirements, the commencement of the operation, hours of operation, noise levels, dust levels, air and water quality, raw material delivery, finished product and marketing, site improvements, public and private facilities, public amenities, and infrastructure.

LETTER OF INTENT – CCZO Section 07-07-05

State the nature of the request. Include, a description of business operations, such as a number of employees, hours of operation, delivery and shipping.

Consistency with the Comprehensive Plan (CCZO Section 07-07-05(3))

Address potential impacts to property in the immediate vicinity and character of the area (CCZO Section 07-07-05(4))

Demonstrate how facility and utilities such as water, sewer, irrigation, drainage and stormwater drainage, will be provided.

Demonstrate legal access.

Address potential impacts to existing or future traffic patterns.

Address potential impacts to essential services such as schools, irrigation facilities and emergency services.

If the use will create impacts, provide measures to mitigate impacts.

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

CONTRACTOR SHOP (07-14-09) - REQUIRED

Applicant

Staff

Demonstrate how the use will be contained within a building or behind a sight-obscuring fence.

n/a

MINERAL EXTRACTION (07-14-19) - REQUIRED

Applicant

Staff

Show how the 30' setbacks on all sides will be met.

n/a

Name of operator/extractor

Duration of proposed use: Commencement & Completion dates

Provide an approved reclamation from Idaho Dept. Of Lands

Location of proposed pits and accessory uses

WIND FARM (07-14-33) - REQUIRED

Applicant

Staff

Need to include on the site plan: lot size, configuration, proximity to structures, topography, viewsheds.

n/a

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

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

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

Revised 1/25/24

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

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

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

Letter of Intent

August 08, 2026

Project: Gallegos Event Center
Gilberto Gallegos
17071 Deena Ln.
Caldwell, ID 83607

We are pursuing a conditional use permit for an existing 6,000 SF residential pole barn to be converted into a commercial special event center. The business primarily intends to operate on weekends hosting gatherings for celebrations. The site is accessed off of a private lane, Deena Lane. Potential impacts could include increased traffic and parking through Deena Ln. and we propose to mitigate this issue by providing adequate parking in the space west of the event center. Water (private well), septic and other utilities are existing to the site. There will be no effect on schools, irrigation facilities and emergency services. We reviewed our project to be consistent with Canyon County's Comprehensive Plan.

Please don't hesitate to contact me at [REDACTED] or [REDACTED]
Sincerely,

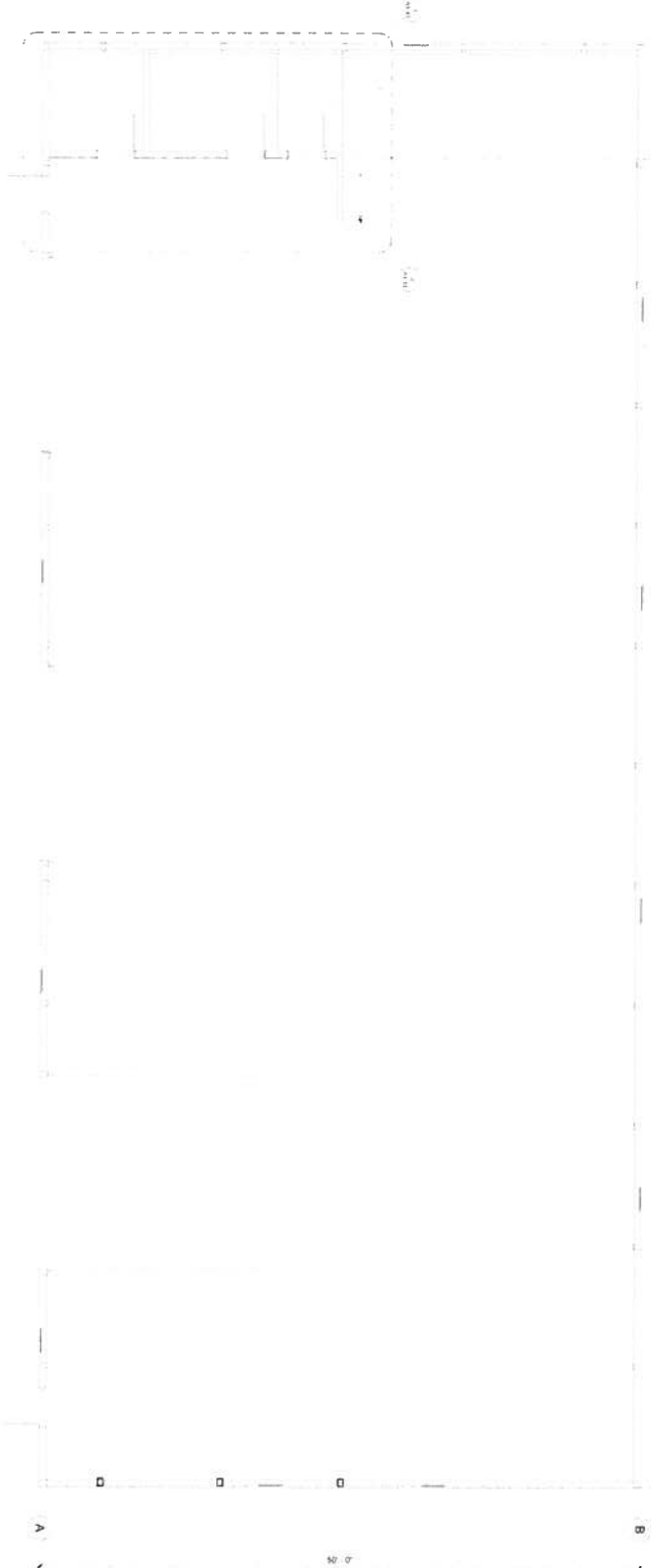
Alex Hester
Project Manager

[REDACTED]
Studio H Architects, PLLC.

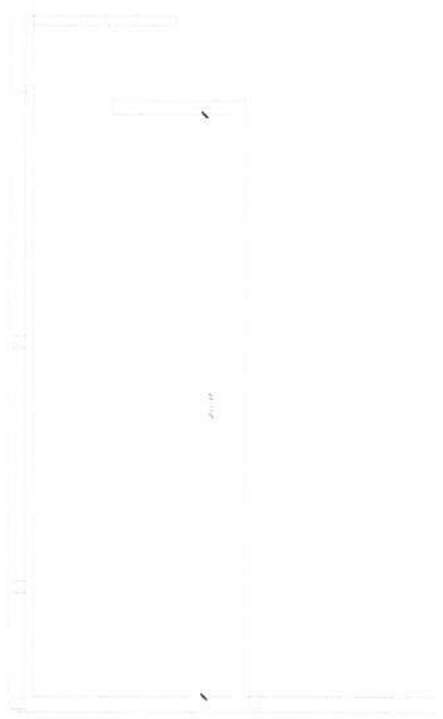
2 FINISHED BATHROOM PLAN
1/4" = 1'-0"



1 FINISHED KITCHEN PLAN
1/4" = 1'-0"



3 FINISHED LIVING/DINING
1/4" = 1'-0"



SHEET NOTES - FLOOR PLAN

1. ALL DIMENSIONS ARE IN FEET AND INCHES. DIMENSIONS ARE GIVEN TO THE CENTER OF THE WALL UNLESS OTHERWISE NOTED.

2. FINISHES ARE AS NOTED OR AS SHOWN ON THE FINISH SCHEDULE.

3. SEE NOTES ON OTHER SHEETS FOR ADDITIONAL INFORMATION.

FLOOR PLAN LEGEND

WALLS: 1/2" THICK, 12" HIGH

DOORS: 36" HIGH, 24" WIDE

WINDOWS: 6" HIGH, 24" WIDE

STAIRS: 10" HIGH, 12" WIDE

CEILING: 8' HIGH, 12" WIDE

KEYNOTE LEGEND

1. FINISHES ARE AS NOTED OR AS SHOWN ON THE FINISH SCHEDULE.

2. SEE NOTES ON OTHER SHEETS FOR ADDITIONAL INFORMATION.

Studio H
ARCHITECTS

17014 DEENA LANE
CALICO, CA 92503

TEL: 951.241.1464
WWW.STUDIOHARCHITECTS.COM

MARTIN GALLEGOS
GALLEGOS EVENT CENTER

17014 DEENA LANE
CALICO, CA 92503

TEL: 951.241.1464
WWW.STUDIOHARCHITECTS.COM

FIRST FLOOR PLAN

OPERATION PLAN

September 08, 2026

Project: Gallegos Event Center
Gilberto Gallegos
17071 Deena Ln.
Caldwell, ID 83607

Proposed Operation Plan

Nature of Operation:

The existing pole barn will be converted and utilized as a private event/venue center. The facility will not be used for manufacturing, production, industrial activities, or storage of raw materials or finished products.

Hours of Operation:

The venue will be available for events between **12:00 PM and 12:00 AM (midnight)**. Actual hours will vary depending on the individual event and rental schedule, but events will not operate outside of these maximum hours.

It is expected to have events mainly scheduled for either Friday or Saturday. If there are other requests during any other day it be allowed as well until 10 PM.

Feel free to format it however you think is best.

Employees:

The business is not anticipated to have regular onsite employees. Event-related services will be handled through **independent third-party service providers**, as needed for each individual event.

Event Services / Staffing:

A **private third-party event service/security company will be required for each event**, as appropriate. Additionally, **professional cleaning services will be provided by a third-party cleaning company** following events. These vendors will be scheduled on an event-by-event basis rather than maintaining permanent onsite staff.

Noise:

The anticipated noise associated with the property will be limited to normal activities associated with private events and celebrations. Events will be limited to the stated operating hours, with no events permitted after **12:00 AM**. There will be no industrial, manufacturing, or continuous commercial noise-generating activity.

Dust / Air Quality:

The proposed use is not expected to generate significant dust, airborne pollutants, or emissions. There will be no manufacturing, processing, or industrial activity taking place on the property.

Water Quality:

The proposed venue use is not expected to create any unusual impacts to water quality. Operations will consist primarily of normal activities associated with private events and routine cleaning.

Raw Material Delivery:

There will be no regular delivery of raw materials because the property will not be used for manufacturing or production. Any deliveries associated with individual events, such as food, decorations, rental equipment, or similar event-related items, will be limited to the needs of the specific event.

Finished Product / Marketing:

There will be no manufacturing or production of finished products onsite. The primary business activity will be the rental of the venue space for private events. Marketing will primarily be conducted through normal business channels such as online advertising, social media, and referrals.

Site Improvements:

Improvements to the property will be limited to those necessary to convert the existing pole barn into a safe and functional event venue, including interior improvements and any site improvements required by the City or applicable regulations.

Public and Private Facilities / Amenities / Infrastructure:

The proposed use is not anticipated to create any significant additional demand or impact beyond what would normally be associated with a private event venue of this nature. There will be no industrial infrastructure, manufacturing equipment, or similar facilities required for the operation.

Overall, the proposed use is intended to be a **low-impact private event venue**, with activity limited to scheduled events and operating hours between **12:00 PM and 12:00 AM**. The operation will not involve manufacturing, industrial processes, regular employees, significant dust or air emissions, raw material production, or other activities that would be expected to create adverse impacts to the surrounding area.

Alex Hester
Project Manager
[REDACTED]

Studio H Architects, PLLC.

LAND USE WORKSHEET

PLEASE CHECK ALL THAT APPLY TO YOUR REQUEST:

GENERAL INFORMATION

1. **DOMESTIC WATER:** ☒ Individual Domestic Well (existing) ☐ Centralized Public Water System ☐ City
☐ N/A – Explain why this is not applicable: _____
☐ How many Individual Domestic Wells are proposed? _____

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

3. **IRRIGATION WATER PROVIDED VIA:** _____ (existing)
☐ 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)

RESIDENTIAL USES

1. NUMBER OF LOTS REQUESTED:

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

2. FIRE SUPPRESSION:

- ☒ Water supply source: Private well

3. INCLUDED IN YOUR PROPOSED PLAN?

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

NON-RESIDENTIAL USES

1. SPECIFIC USE: EVENT CENTER

2. DAYS AND HOURS OF OPERATION:

- ☐ Monday _____ to _____
☐ Tuesday _____ to _____
☐ Wednesday _____ to _____
☐ Thursday _____ to _____
☒ Friday 12pm to 12am
☒ Saturday 12pm to 12am
☐ Sunday _____ to _____

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

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

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

What type of sign: _____ Wall _____ Freestanding _____ Other _____

5. PARKING AND LOADING:

How many parking spaces? 79

Is there is a loading or unloading area? yes

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: _____

NEIGHBORHOOD MEETING SIGN-UP

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

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

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



NEIGHBORHOOD MEETING SIGN UP SHEET

CANYON COUNTY ZONING ORDINANCE §07-01-15

Applicants shall conduct a neighborhood meeting for any proposed comprehensive plan amendment, zoning map amendment (rezone), subdivision, variance, conditional use, zoning ordinance map amendment, or other requests requiring a public hearing.

SITE INFORMATION

Site Address: 17071 DEENA LN.	Parcel Number: R38078203	
City: CALDWELL	State: IDAHO	ZIP Code: 83607
Notices Mailed Date: July 17, 2026	Number of Acres: 26.12	Current Zoning: AG
Description of the Request: Converting a 6,000 SF residential pole barn into a commercial special event center.		

APPLICANT / REPRESENTATIVE INFORMATION

Contact Name: Alex Hester		
Company Name: Studio H Architects		
Current address: 1335 N. Main St.		
City: Meridian	State: IDAHO	ZIP Code: 83642
Phone: [REDACTED]	Cell: [REDACTED]	Fax: [REDACTED]
Email: [REDACTED]		

MEETING INFORMATION

DATE OF MEETING: August 10, 2026	MEETING LOCATION: 17071 DEENA LN. Caldwell, ID 83607	
MEETING START TIME: 5:00 PM	MEETING END TIME: 5:45 pm	
ATTENDEES:		
NAME (PLEASE PRINT)	SIGNATURE:	ADDRESS:
1. Maria Schuman	[Signature]	25313 Wagner Road
2. Don Robbins	[Signature]	17192 Purple Sage
3. Matthew Bertayrolli	[Signature]	17250 Purple Sage Rd Caldwell ID
4. Linda Batte	[Signature]	25507 Wagner Caldwell ID
5. Dennis Batte	[Signature]	" "
6. Nadine Duree	[Signature]	25555 Wagner Caldwell
7. Marci & Jason Blandford	[Signature]	25513 Wagner Rd Caldwell ID
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):

Alex Hester

APPLICANT/REPRESENTATIVE (Signature): Alex Hester

DATE: 08 / 16 / 2026

8/10/2026

RE: Conditional use permit for 17071 Deena Lane.

17071 Deena Lane has been used as an event center for many years, we thought at first they were family parties but that does not appear to be true.

There have been food trucks parked at location several times when the events were taking place.

There has been multiple events held at or around the gazebo.

It appears the pole barn was built with an agriculture use but clearly it was built as an event center and several events have been hosted there since the buildings construction.

Every time an event happens we get loud unwelcomed music infiltrating our area.

If the residents of 17071 wanted an event center they should have come to the neighborhood before the construction and not after. They could have built in a commercial area that is zoned for that kind of activity.

We don't know if alcohol is being served or if drugs are present at the events but with a large amount of people present the possibilities are there.

With that being said I am totally against a conditional use permit for 17071 Deena Lane.

We don't want our zoning changed to representing any kind of activity that accompanies event centers or large volumes of people and loud music that comes from a conditional use permit.

Respectfully
Don & Linda Robbins
17192 Purple sage
Caldwell, Idaho
83607



AGENCY ACKNOWLEDGMENT

Date: 08/12/2026

Applicant: Alex Hester

Parcel Number: R38078203

Site Address: 17071 DEENA LN. Caldwell, Idaho 83607

OFFICIAL USE ONLY BELOW THIS LINE – ACKNOWLEDGMENT ACTION:

Southwest District Health:

☒ Applicant submitted/met for official review.

Date: 08/12/2026 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: _____

☐ 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



Alex Hester

Fwd: FW: FCP26-000038

1 message

Studio H Permits

Wed, Aug 5, 2026 at 10:15 AM

To: Alex Hester

Cc: Jessica Heggie

----- Forwarded message -----

From: **Joseph Bongiorno** <jbongiorno@cityofcaldwell.org>

Date: Wed, Aug 5, 2026 at 9:33 AM

Subject: FW: FCP26-000038

To:

Cc: Lisa Richard <lrichard@cityofcaldwell.org>

Good morning. Thank you for the application for the CUP for the event center.

We will send initial comments for the application for the approval for the county part.

As far as the part for the fire department for the actual building (if approved), please see the list below we will be needing:

The proposal is to convert an existing pole barn into an event space. I wanted to flag a few things for review:

- The applicant will need to document the required fire flow and identify the proposed water source before occupancy can be approved. A separate underground/fire-water-supply permit will be required, including the water-supply design and supporting fire-flow information.
- Architectural plans and occupant-load calculations will be needed so we can determine the applicable sprinkler, fire alarm, exiting, and other life-safety requirements.
- Documentation will be required verifying that the fire apparatus access road and turnaround can support at least 80,000 pounds.
- Emergency lighting and exit signage will need to be evaluated.
- A fire safety and evacuation plan may also be required based on the final occupancy classification and occupant load.

Thank you, Joe



Caldwell Fire Department

Joseph Bongiorno FM,CFI, CFEI

Fire Prevention Officer

621 Cleveland Blvd. Caldwell, ID • 83605
www.cityofcaldwell.org • 208-741-8521

LEGAL AND CONFIDENTIALITY NOTICE:

All communications transmitted with the City of Caldwell email system may be a public record and may be subject to disclosure under the Idaho Public Records Act (Idaho Code 74-101 et. seq.) and as such may be copied and reproduced by members of the public. If you are not the intended recipient of this transmission, please notify the sender immediately by reply e-mail and destroy copies of the original message.



Alex Hester [REDACTED]

Conditional Use Permit - Gallego Event Center

4 messages

Alex Hester [REDACTED]

Mon, Aug 24, 2026 at 11:45 AM

To: "lynntroxel@nphd.net" <lynntroxel@nphd.net>

Hello,

I am working with Canyon County on a conditional use permit to convert an existing residential pole barn into a commercial special event center, located at 17071 DEENA LN. Caldwell, Idaho 83607. Since this is a private road, when I spoke with the Notus Parma Highway District on the phone, they advised that your review might not be necessary. However, I do need an acknowledgement that I have spoken with you about this project though.

Let me know if you have any questions or need further information.

Thank you!

Alex Hester Project Manager

Studio H Architects

Architecture :: Interior Design :: Planning

O: [REDACTED]

ID: 1335 N. Main St., Meridian, ID 83642



Lynn Troxel <lynntroxel@nphd.net>

Mon, Aug 24, 2026 at 11:51 AM

To: Alex Hester [REDACTED]

Alex,

Thank you for reaching out, a new Approach Permit needs to be applied for and their will need to be a minimum 30' wide paved approach on to Wagner Road.

Best regards,

Lynn Troxel

Director of Highways

Notus-Parma Highway District #2

[Quoted text hidden]

Alex Hester [REDACTED]

Mon, Aug 24, 2026 at 11:55 AM

To: Lynn Troxel <lynntroxel@nphd.net>

Thank you for the fast response!

8/24/26, 12:42 PM

Studio H Architects Mail - Conditional Use Permit - Gallego Event Center

A couple of clarifying questions: How far are you thinking they would need to pave into Deena Ln.? Would you happen to have a PLAT of that intersection?

Alex Hester Project Manager

Studio H Architects

Architecture :: Interior Design :: Planning

O: [REDACTED]

ID: 1335 N. Main St., Meridian, ID 83642



[Quoted text hidden]

Lynn Troxel <lynntroxel@nphd.net>

Mon, Aug 24, 2026 at 11:58 AM

To: Alex Hester [REDACTED]

Alex,

I do not have a plat of that intersection. Please see attached for the standard drawing for the paved apron.

Thank you,

[Quoted text hidden]



Commercial Approach Standard Drawing ACCHD-106.pdf

419K



August 6, 2026

Alex Hester
1335 N. Main St.
Meridian, ID 83642

RE: Notus Farm/Gallegos CUP Permit Review (PROJECT 52-26)

Black Canyon Irrigation District has reviewed the project application by Alex Hester to add restrooms to an existing barn on 26.124 acres (Parcel R38078203) in Canyon County and to obtain a conditional use permit (CUP) for special events on site. The D 5.9 Lateral runs along the western side of the parcel, and the CG 5.0 runs along the eastern edge of the parcel. Both have easements of 50' or 25' from center. The proposed build site is outside of the easements.

As a reminder, BCID policy states no encroachments inside an easement. Contact the office if you have any questions.

Thank-you.

Jason Autrey

A handwritten signature in blue ink that reads "Jason Autrey".

Assistant Manager
Black Canyon Irrigation District
jason@blackcanyonirrigation.com

PC47335

INSTRUMENT NO. 200254346
WARRANTY DEED

Handwritten initials and number 5

FOR VALUE RECEIVED Ted L. Eells and Deena L. Eells, husband and wife

the Grantors, do hereby grant, bargain, sell and convey unto **Salvador Gallegos, a single man Jose Luis Gallegos, a married man, as his sole and separate property and Gilberto Gallegos, a single man**

the Grantees, whose address is 20106 Lower Pleasant Ridge, #28, Caldwell, ID 83607

the following described premises, to-wit:

Lot 4, Block 1, EELLS SUBDIVISION, Caldwell, Canyon County, Idaho, according to the plat filed in Book 27 of Plats, page 25, records of said County.

*See attached Exhibit "A"

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantees, their heirs and assigns forever. And the said Grantors do hereby covenant to and with the said Grantees, that they are the owners in fee simple of said premises; that said premises are free from all encumbrances, except for general taxes and assessments for the year 2002 and subsequent years, covenants, conditions, restrictions and easements of record, and that they will warrant and defend the same from all lawful claims whatsoever.

DATED: November 18, 2002

Ted L. Eells

Ted L. Eells

Deena L. Eells

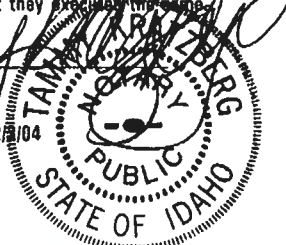
Deena L. Eells

STATE OF IDAHO

COUNTY OF CANYON

On this 19th day of November in the year 2002, before me, a Notary Public, personally appeared Ted L. Eells and Deena L. Eells known or identified to me to be the persons whose names are subscribed to the within instrument, and acknowledged to me that they executed the same.

Notary Signature
Notary Public
Residing at Caldwell
My commission expires 2/1/04



Handwritten signature
CANYON COUNTY RECORDER
6 NOV 19 PM 4 19

2002 NOV 19 PM 4 19

RECORDED

200254346

REQUEST PIONEER - CALDWELL
TYPE *Deena* FEE *9.00*

PIONEER TITLE COMPANY
OF CANYON COUNTY

100 10TH AVE SOUTH
NAMPA, IDAHO 83651

610 SOUTH KIMBALL
CALDWELL, ID 83605

Exhibit "A"

POOR COPY

Canyon County, IDAHO

RIGHT TO FARM - Disclosure Statement

(A) It is the intent of the Legislature of the State of Idaho pursuant to: IDAHO CODE # 22-4501, 22-4502, 22-4503 and 22-4504, RIGHT TO FARM ACT to reduce the loss to the state of its agricultural resources by limiting the circumstances under which agricultural operations may be deemed to be a nuisance; IDAHO CODE # 25-2601, thru 25-2613, CONTROL OF WILD ANIMALS AND PESTS IN COUNTIES ACT to grant full power and authority to every county to declare any predatory animal to be an agricultural pest, and to take all steps that they may deem necessary to control such pest; and, IDAHO CODE # 22-2401 thru 22-2410, NOXIOUS WEEDS ACT to define noxious weeds and set statutory and financial means for this control of noxious weeds, wherever such weeds occur in this state.

(B) It is the intent of the Canyon County Board of Commissioners and the Planning and Zoning Commission to uphold, support and enforce the RIGHT TO FARM ACT; the CONTROL OF WILD ANIMALS AND PESTS IN COUNTIES ACT; and the NOXIOUS WEEDS ACT.

(C) The County of Canyon fully supports and permits "Agricultural operations" as defined in IDAHO CODE # 22-4502, Definitions, (1), when operated in accordance with generally recognized agricultural practices which includes conformity with federal, state and local laws and regulations and when not adversely affecting public health and safety. IDAHO CODE # 22-4502, (2).

(D) You must be prepared to control any agricultural pests as set forth in IDAHO CODE #25-2601 such as, but not limited to, gophers and other rodents and also to control any noxious weeds as defined by IDAHO CODE # 22-2402 (9) which may reside on your property. "Weed Control" means: prevention, restoration, eradication, or modified treatments specified in a special management zone [see IDAHO CODE # 22-2402 (15)].

(E) If the property you own or are purchasing is located in Canyon County within lands zoned to accommodate Uses Allowed or Uses Permitted, you may be subject to inconveniences and discomforts from the generally recognized agricultural practices of Agricultural operations which are not being conducted in any improper or negligent manner and as such may not be a public or private nuisance. Such Agricultural operations are permitted by Idaho law. The RIGHT TO FARM is a natural right and is recognized in Canyon County, Idaho as an Allowed or Permitted Use in conformance with Canyon County Zoning Ordinance #93-002, as amended. For definitions of Uses Allowed and Uses Permitted, see Canyon County Zoning Ordinance #93-002, as amended, Sections 12.2, 12.3, 12.4, 12.5, 12.6, 12.7, 12.9, 12.10 and 12.11 which includes Agriculture as defined in Section 20.1 (B) of said Ordinance. Also see Agricultural operations as defined in IDAHO CODE # 22-4502.

POOR COPY

POOR COPY

(F) An "Agricultural operation" in Canyon County, IDAHO includes, without limitations, any facility for the growing, raising or production of: (1) Agricultural, horticultural and viticultural crops and vegetable products of the soil; (2) Poultry and poultry products; (3) Livestock, field grains, seeds, hay, apiary, and dairy products; and (4) The processing for commercial purposes of livestock or agricultural commodities. Refer to IDAHO CODE #22-4502, Definitions.

(G) For information purposes, activities and operations set forth in paragraph (E) above may involve the operation of machinery and equipment (including aircraft), may involve the applications of sprays containing chemicals, soil amendments, herbicides and pesticides and may include the storage and distribution or applications of natural animal waste products including manure and urine. The above activities and operations may cause discomforts from noises, odors, gases, bright lights from vehicles, machinery and equipment, fumes, dust, smoke and insects all during any 24 hour period. You should be prepared to accept such inconveniences or discomfort as a normal and necessary aspect of living within the "A" (Agricultural) Zone in Canyon County, IDAHO which has a strong rural character and an active agricultural sector.

(H) Property owners and residents in the zones in canyon county which accommodate "agriculture operations" are responsible to keep all children, guest and pets and other animals from trespassing onto fields, ditches and canals easements without the express permission of the owner and also to keep from disturbing or blocking irrigations systems in any way.

I acknowledge Idaho's RIGHT TO FARM ACT, CONTROL OF WILD ANIMALS AND PESTS IN COUNTIES ACT and NOXIOUS WEEDS ACT and I accept the agricultural environment they protect and do agree to live within said environment without complaint.

Jose Luis Gallegos
Name Gilberto Gallegos Date _____
Purchasers Signature
Salvador Gallegos
Address _____, _____ Zip _____

Legal: Sect. _____ Township _____, Range _____ Assessors Acct. No. _____

kj11111-farm.doc

POOR COPY

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

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

Receipt Number: 89385

Date: 9/18/2026

Date Created: 9/18/2026

Receipt Type: Normal Receipt

Status: Active

Customer's Name: Gilberto Gallegos Quintero

Comments: Conditional Use Permit CU2026-0031

Site Address: 17071 DEENA LN, Caldwell ID 83607 / Parcel Number: 38078203 0

CHARGES

<u>Item Being Paid For:</u>	<u>Application Number:</u>	<u>Amount Paid:</u>	<u>Prevs Pymnts:</u>	<u>Unpaid Amnt:</u>
Planning - Notification - Public Hearing Level Cases (1 Hearing)	CU2026-0031	\$350.00	\$0.00	\$0.00
Planning - Case Mapping (Fee Per Case Set)	CU2026-0031	\$50.00	\$0.00	\$0.00
Planning - Conditional Use Permit (CUP)	CU2026-0031	\$1,200.00	\$0.00	\$0.00
Sub Total:		\$1,600.00		
Sales Tax:		\$0.00		
Total Charges:		\$1,600.00		

PAYMENTS

<u>Type of Payment:</u>	<u>Check/Ref Number:</u>	<u>Amount:</u>
Credit Card	204822323	\$1,600.00
Total Payments:		\$1,600.00

ADJUSTMENTS

Receipt Balance: \$0.00