

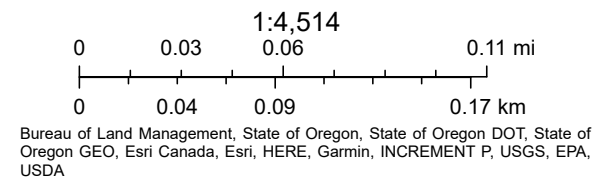
Canyon County, ID Web Map



6/5/2026, 4:16:52 PM

- Multiple Parcel Search _Query result
- Quarter Line
- CanyonCountyRoads
- Roads
- County Boundary
- Current Impact Area
- City Limits
- Sections

- Imagery_2025_2026
- Red: Band_1
 - Green: Band_2
 - Blue: Band_3





CONDITIONAL USE PERMIT PUBLIC HEARING - APPLICATION

PROPERTY OWNER	OWNER NAME: Howard Nau	
	MAILING ADDRESS: 2645 Can Ada Road, Melba, ID 83641	
	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>Howard Nau</u> Date: <u>6/5/26</u>		

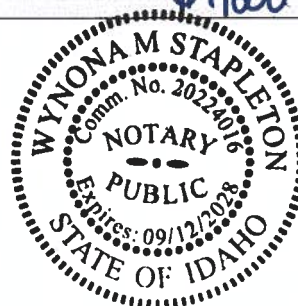
APPLICANT: IF DIFFERING FROM THE PROPERTY OWNER	APPLICANT NAME: Keri Smith	
	COMPANY NAME: Treasure Valley Planning Idaho,	
	MAILING ADDRESS: 17741 Linden Ln Caldwell ID 83607	
	PHONE: [REDACTED]	EMAIL: [REDACTED]

SITE INFO	STREET ADDRESS: tbd Southside Blvd. Melba	
	PARCEL NUMBER: R28153-010	
	PARCEL SIZE: +/- 5 acres	
	REQUESTED USE: Event Center	
	FLOOD ZONE (YES/NO) No	ZONING DISTRICT: Agriculture

FOR DSD STAFF COMPLETION ONLY:

CASE NUMBER	<u>CU 2026-0021</u>	DATE RECEIVED:	<u>6/5/26</u>
RECEIVED BY:	<u>MA</u>	APPLICATION FEE:	<u>\$1,600</u>
		☒ MO ☐ CC CASH	

Wynona M Stapleton



#3185

LAND USE WORKSHEET

PLEASE CHECK ALL THAT APPLY TO YOUR REQUEST:

GENERAL INFORMATION

1. **DOMESTIC WATER:** ☒ Individual Domestic Well ☐ Centralized Public Water System ☐ City
☐ N/A – Explain why this is not applicable: Possible in future
☐ 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:** Southside Blvd.

- ☒ Frontage ☐ Easement Easement width _____ Inst. # _____

6. **INTERNAL ROADS:** N/A

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

7. **FENCING** N/A ☐ 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)

Gulch lateral

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: Event Facility

2. DAYS AND HOURS OF OPERATION:

- ☒ Monday 8 am to 9 pm
☒ Tuesday 8 am to 9 pm
☒ Wednesday 8 am to 9 pm
☒ Thursday 8 am to 9 pm
☒ Friday 8 am to 11 pm
☒ Saturday 8 am to 11 pm
☒ Sunday 8 am to 11 pm

3. WILL YOU HAVE EMPLOYEES? ☐ Yes If so, how many? Temp or Contract Help will be utilized ☒ 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 **Monument Sign**

5. PARKING AND LOADING:

How many parking spaces? will meet code

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 FACILITY?	☐ Building ☐ Kennel ☐ Indoor Housing ☐ Other _____
3. HOW DO YOU PROPOSE TO MITIGATE NOISE?	☐ Building ☐ Earplugs ☐ Barrier/Berm ☐ Bark Collars
4. ANIMAL WASTE DISPOSAL	☐ Individual Domestic Septic System ☐ Animal Waste Only Septic System ☐ Other _____



LETTER OF INTENT

Conditional Use Permit Application – Special Event Facility

Property Owner	Howard Nau
Parcel Number	R28153010
Approximate Site Area	±5 acres
Street Address	No address is currently assigned

This Letter of Intent is submitted in support of a Conditional Use Permit application for a proposed Special Event Facility on approximately ±5 acres identified as Parcel No. R28153010. The subject property is owned by Howard Nau. Although the property does not currently have an assigned street address, it is located only a couple of minutes from the core of downtown Melba, making it well positioned to serve both the surrounding rural area and the broader Melba community.

The proposed use is a thoughtfully designed and well-maintained venue for weddings, equestrian events, community gatherings, rodeo and equine industry banquets, award ceremonies, and similar events that are consistent with the rural character of the Melba area. The goal is to create an attractive, orderly gathering place that is respectful of neighboring properties while meeting a need for local event space.

An arena is also proposed on the property. As understood under Canyon County regulations, the arena itself is an allowed use and does not require a conditional use permit so long as a fee is not charged to both participants and spectators. Accordingly, this application is focused on the Special Event Facility component of the project.

The proposed facility is compatible with this location because it is associated with an allowed arena use and reflects the longstanding rural and agricultural character of the Melba area. Equestrian activity, rodeo-related events, and community gatherings are well suited to this setting. Rather than introducing an urban-style use or a more intensive subdivision pattern, the proposal supports the area's existing identity and the local agricultural and equestrian community.

The facility would also address a clear need in the area. There are limited opportunities within a 30-minute or greater drive for the public to gather at an arena-oriented rural venue, and there is also a need for event space closer to Melba and nearby rural communities for weddings, banquets, celebrations, and community functions. The proposal would provide a local option for residents who currently must travel farther to find a suitable venue.

The subject property is adjacent to City of Melba property, which makes the proposal especially well positioned to provide broader community benefit. Events at the facility and arena are expected to bring visitors into the area on a recurring basis, increasing activity for Melba businesses. Gas stations, restaurants, and other associated businesses are likely to see increased patronage from event attendees, participants, vendors,

families, and guests. In this way, the proposal would serve not only as a rural gathering space, but also as an economic benefit to the local community.

As part of the broader redevelopment of the Nau property, the applicant also intends to improve the agricultural land associated with the overall site. On the adjacent parcel, which was recently divided administratively, agricultural ground with water rights will be improved and maintained in productive use. This investment reinforces that the proposed event facility is part of an overall rural land stewardship approach, not a conversion to suburban-style development.

Compatibility with the surrounding area was also reflected during the neighborhood meeting process. One neighbor attended the neighborhood meeting, and that individual resided in the subdivision to the west of the subject property. The neighbor expressed support for the proposal and was pleased that the property is intended for this type of rural use rather than another residential subdivision. That feedback reflects recognition that the proposal is more consistent with the setting than a more intensive residential development pattern.

The vision for the property is to provide a welcoming venue that strengthens community connection while remaining compatible with nearby agricultural and rural residential uses. The property will be developed in a manner that is orderly, attractive, and respectful of neighboring uses.

The applicant intends to work closely with Canyon County staff through the review process and comply with all applicable requirements related to site design, access, parking, water, sanitation, landscaping, and any conditions of approval that may be appropriate for the proposed use.

Overall, the proposed Special Event Facility would serve a real local need, support rural-compatible gatherings, and provide a use that fits naturally within the Melba area while also offering meaningful community and economic benefit.

Archived: Tuesday, June 23, 2026 12:20:04 PM

From: [Keri Smith](#)

Mail received time: Tue, 16 Jun 2026 20:26:01

Sent: Tue, 16 Jun 2026 20:25:37

To: [Amber Lewter](#)

Subject: [External] Re: CU2026-0021 Nau

Importance: Normal

Sensitivity: None

Attachments:

[Artboard 1.png](#) 

Good afternoon Amber. Please find the answers to your questions below. Let me know if you need anything else at this time. Thanks, Keri

Will alcohol be served? If so, will the property owner obtain the appropriate alcohol licensing, or will they have a licensed bartender?

Alcohol may be permitted at certain events; however, the facility owner will not sell, serve, or provide alcohol. Any alcohol service will be the responsibility of the event organizer or renter. The event organizer will be required to comply with all applicable state and local laws regarding alcohol service, including obtaining any necessary permits and utilizing licensed and insured bartending services when required.

Will food be catered or prepared onsite?

Food service will be coordinated by the event organizer. No commercial kitchen is proposed. The facility will include a small service area equipped with refrigeration and preparation tables to support licensed caterers. Food preparation will be limited to activities customarily associated with catering services, and all caterers will be required to comply with applicable health district regulations.

Will there be onsite restrooms or portable toilets? How many?

Portable restroom facilities will be provided for events. The number of units will be determined based on anticipated attendance and event type and will meet or exceed the requirements of Southwest District Health and any applicable event regulations.

How many guests will the events have?

The applicant anticipates a maximum event occupancy of approximately 250 guests. This occupancy level is consistent with the size of the site, available parking, and the rural character of the proposed venue.

How many events are the applicants requesting approval for annually?

The applicant is not requesting a numerical annual cap on events. Events are anticipated to occur primarily on weekends and seasonally based on demand. The venue is intended to accommodate weddings, equestrian events, community gatherings, banquets, award ceremonies, and similar rural-compatible activities throughout the year.

How many employees per event are anticipated?

The facility is not expected to maintain full-time onsite staff. Most events will be coordinated directly by the event organizer, who will be responsible for setup, catering, and event operations. The applicant anticipates utilizing

approximately one contracted individual for grounds maintenance, facility oversight, and post-event cleanup. Additional temporary workers may be utilized on an as-needed basis for larger events.

What time will music be turned off?

All amplified outdoor music will cease no later than 10:00 p.m.

Dust Mitigation Plan

To minimize dust impacts, the applicant will maintain all parking and traffic areas in a manner that reduces dust generation. During dry conditions, traffic areas may be watered as necessary, and gravel or other appropriate surface treatments may be utilized in high-traffic areas to minimize dust and maintain safe site conditions.

Parking and Circulation Plan

A parking and circulation plan will be submitted demonstrating adequate onsite parking, designated ingress and egress routes, emergency vehicle access, internal circulation patterns, and parking areas designed to safely accommodate anticipated event attendance while minimizing impacts to adjacent roadways.

Keri Smith
208.960.4811

Artboard 1.png

On Jun 9, 2026, at 11:24 'a0AM, Amber Lewter <Amber.Lewter@canyoncounty.id.gov> wrote:

Hello,

I would like to introduce myself as the Planner assigned to case CU2026-0021. I have some additional questions beyond what was in the application. Please answer the following questions as soon as possible. Once I receive the information, I will begin the initial agency notification.

- Will alcohol be served?
 - If so, will the property owner obtain the appropriate alcohol licensing, or will they have a licensed bartender?
- Will food be catered or prepared onsite?
- Will there be onsite restrooms or Porta-Potty? How many?
- How many guests will the events have?
- How many events are the applicants asking for?
- I know the land use worksheet says there will be temporary or contracted employees utilized. How many employees per event do you anticipate?
- What time is music getting turned off?
- Please provide a dust mitigation plan.
- Please provide a parking circulation plan.

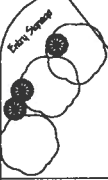
Sincerely,

<image001.png>

Amber Lewter
Associate Planner
Canyon County Development Services Department
111 N. 11th Ave. Suite 310, Caldwell, ID 83605



30' SHARED DRIVEWAY LOT 1 and 2



Livestock Staging/
Overflow Parking

RAP Base Vehicle Parking
+ / - 9500sqft

Event Building

Grass Trailer Parking Area
+ / - 34,000sqft

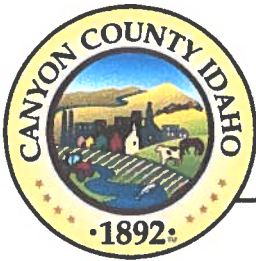
Equestrian Arena
140'x275'

Natural Grass Perm Sealed Area

Gate 1



1st Fl



AGENCY ACKNOWLEDGMENT

Date: 4/16/26 Burdick App.
Applicant: Connie Lou Aebischer Treasure Valley Planning
Parcel Number: R28153-010
Site Address: 160 Southside

OFFICIAL USE ONLY BELOW THIS LINE – ACKNOWLEDGMENT ACTION:

Southwest District Health:

☒ Applicant submitted/met for official review.

Date: 04/28/2026 Signed: Anthony Lee
Authorized Southwest District Health Representative
(This signature does not guarantee project or permit approval)

Fire District:

☐ Applicant submitted/met for official review.

Date: 4-15-26 Signed: BS 7/4/21
Authorized Fire District Representative
(This signature does not guarantee project or permit approval)

Highway District:

☒ Applicant submitted/met for official review.

Date: 4/16/26 Signed: Edward Thiel
Authorized Highway District Representative
(This signature does not guarantee project or permit approval)

Irrigation District:

☐ Applicant submitted/met for official review.

Date: 4-28-2026 Signed: DK 922
Maria Flavel Secretary-Treasurer
Authorized Irrigation Representative
(This signature does not guarantee project or permit approval)

Area of City Impact:

☐ Applicant submitted/met for official review.

Date: 4-15-2026 Signed: Joni Stapleton City Clerk-Treasurer
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

Notice of Neighborhood Meeting Pre-application requirement for a Public Hearing

Date March 23, 2026

Dear Neighbor,

Treasure Valley Planning Idaho is representing the Howard Nau Trust in preparing an application to Canyon County Development Services for a Conditional Use Permit (CUP) for a Special Event Facility to host equestrian and community events, weddings and other events and a Montessori school for a maximum of 20 students (same structure as the future events building). An arena will also be built, but it does not require a conditional use permit and is an allowed use in Canyon County since a fee will not be charged to both participants AND spectators.

Site/Property Information

- **Parcel:** R28153010, 01-1S-2W NW TX 95703 SENW & SWNENW LS TX 02579
- **Address:** No assigned address
- **Acreage:** Approximately +/- 5 acres

Prior to submitting the application, Canyon County Zoning Ordinance § 07-01-15 requires a **Neighborhood Meeting** for property owners within 600 feet. This meeting is informational only and is intended to give neighbors an opportunity to learn about the proposal and ask questions.

Please note that this is **not** a public hearing before Canyon County. Official notice of the public hearing will be provided by the county after the application is submitted, accepted, and a hearing date is scheduled. At that time, notice will be mailed, published in the newspaper, and posted on the property.

NEIGHBORHOOD MEETING DETAILS

Date: Thursday, April 2

Time: 7:00 p.m.

Location: On the subject property, across the street from 222 Southside Blvd., Melba

We encourage you to attend. Because this is a pre-application meeting, Canyon County does not yet have information about the project.

Please contact me at [REDACTED] or [REDACTED] with any questions before or after the meeting.

Sincerely,

Keri Smith
Treasure Valley Planning Idaho



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: <u>Tha</u>	Parcel Number: <u>R 98153-010</u>
City: <u>Melba</u>	State: <u>ID</u> ZIP Code:
Notices Mailed Date: <u>March 23 2026</u>	Number of Acres: <u>41.5</u> Current Zoning: <u>Ag</u>
Description of the Request: <u>CNP for Special Event Facility</u>	

APPLICANT / REPRESENTATIVE INFORMATION

Contact Name: <u>Keri Smith</u>		
Company Name: <u>Treasure Valley Planning</u>		
Current address: <u>1774 Linden Ln</u>		
City: <u>Caldwell</u>	State: <u>ID</u>	ZIP Code: <u>83607</u>
Phone: [REDACTED]	Cell:	Fax:
Email: [REDACTED]		

MEETING INFORMATION

DATE OF MEETING: <u>4/2/26</u>	MEETING LOCATION: <u>on the property</u>	
MEETING START TIME: <u>7pm</u>	MEETING END TIME:	
ATTENDEES: <u>See attached document</u>		
NAME (PLEASE PRINT)	SIGNATURE:	ADDRESS:
1.		
2.		
3.		
4.		
5.		
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):

Keri Smith

APPLICANT/REPRESENTATIVE (Signature): Keri Smith by Chanelon Aebisch

DATE: 4/2/26

April 2, 2026 @ 7pm (On-site)

Neighborhood Mtg for New Revocable Trust
Application for a Conditional Use Permit
for a special event facility.

<u>Name</u>	<u>Address</u>
SUTTON & TINA BURDICK	6615 GLENDALE RD - MELBA
MARTIN & DIANA Howard New	207 Rim View Dr Melba
Brydon Van	2645 Can Ada Rd S Melba.
Keri Smith	6875 Glendale Rd, Melba
	17741 Linden Ln. Caldwell

Meeting concluded @ 7:20pm

2026-021181

RECORDED

05/29/2026 12:03 PM



00932084202600211810060060

JESS URRESTI

CANYON COUNTY RECORDER

DEED

ALDRICK

QUITCLAIM DEED

FOR VALUE RECEIVED

Howard A. Nau, trustee of the Nau 1998 Revocable Trust

does hereby convey, release, remise and forever quit claim unto

Howard A. Nau, trustee of the Nau 1998 Revocable Trust whose current address is:

2645 Can Ada Road, Melba, Id 83641-5264

the following described premises:

See attached Legal description as Parcel B together with attached Shared Driveway Ingress, Egress & Utility Easement and subject to attached Ingress Egress Utility Easement

TO HAVE AND TO HOLD the said premises, unto the said grantees, heirs and assigns forever.

Date: 5/28/26

By: Howard A. Nau
Howard A. Nau

State of Idaho, County of Canyon

This record was acknowledged before me on May 28, 2026, by Howard A. Nau, trustee of the Nau 1998 Revocable Trust

[Signature]
Signature of notary public

Commission Expires: 9-12-2028



2026-021182

RECORDED

05/29/2026 12:03 PM

QUITCLAIM DEED



JESS URRESTI

CANYON COUNTY RECORDER

Pgs=3 LBERG

315.00

DEED

BURDICK

FOR VALUE RECEIVED,

Howard A. Nau, trustee of the Nau 1998 Revocable Trust

does hereby convey, release, remise and forever quit claim unto

Howard A. Nau, trustee of the Nau 1998 Revocable Trust whose current address is:

2645 Can Ada Road, Melba, Id 8364-5264

the following described premises:

See attached Legal description as Parcel A and subject to attached Shared Driveway Ingress, Egress
& Utility Easement

TO HAVE AND TO HOLD the said premises, unto the said grantees, heirs and assigns forever.

Date: 5/28/26

By:

Howard A. Nau

Howard A. Nau

State of Idaho, County of Canyon

This record was acknowledged before me on May 28, 2026 by Howard A. Nau, trustee of the Nau
1998 Revocable Trust

Kymona M. Stapleton

Signature of notary public

Commission Expires: 9-12-2028





Canyon County Development Services
111 North 11th Avenue, #310
Caldwell, Idaho 83605
www.canyoncounty.id.gov
208-402-4164

AFFIDAVIT OF LEGAL INTEREST

I, Howard Nason 2645 Can Ada Road
(name) (address)

Melba, IDAHO 83641
(city) (state) (zip code)

being first duly sworn upon oath, depose and say:

I, That I am the owner of record of the property described on the attached application and I grant my permission to

Keri Smith	17741 Linden Ln Caldwell ID 83607
<i>(name)</i>	<i>(address)</i>

to submit the accompanying application pertaining to the subject property.

2. I agree to indemnify, defend and hold Canyon County and its employees harmless from any claims to liability resulting from any dispute as to the statements contained herein or as to the ownership of the property, which is the subject of the application.

Dated this 6/5 day of June, 20 26

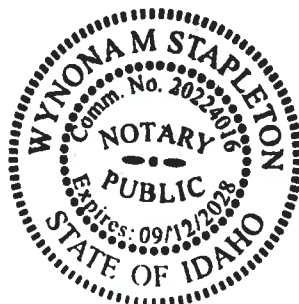
Howard Nae
(signature)

STATE OF IDAHO)

55

COUNTY OF CANYON)

On this 5th day of June, in the year 2026, before me Wynona M Stapleton
a notary public, personally appeared Howard A Nau, 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: Kyona M Stapleton

Mv Commission Expires: 9-12-2028

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: 88573

Date: 6/5/2026

Date Created: 6/5/2026

Receipt Type: Normal Receipt

Status: Active

Customer's Name: Burdick Construction LLC

Comments: CU2026-0021

Site Address: 0 HOVE RD, Melba ID 83641 / Parcel Number: 28153010 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 - Conditional Use Permit (CUP)	CU2026-0021	\$1,200.00	\$0.00	\$0.00
Planning - Notification - Public Hearing Level Cases (1 Hearing)	CU2026-0021	\$350.00	\$0.00	\$0.00
Planning - Case Mapping (Fee Per Case Set)	CU2026-0021	\$50.00	\$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>
Check	3185	\$1,600.00

Total Payments: \$1,600.00

ADJUSTMENTS

Receipt Balance: \$0.00