

Dan Lister

From: Angie Corta <[REDACTED]>
Sent: Wednesday, September 2, 2026 1:27 PM
To: Dan Lister
Subject: [External] revised letter of intent

Letter of Intent

Applicant: Tim and Angie Lammey

Property address: 27322 Hwy 30 Caldwell, ID 83607

Parcel Number: R37860

Request: Conditional Use Permit for Event Venue/Market/Barn Facility

Nature of the Request

The Purpose of the application is to obtain approval for the construction and operation of a barn-style event venue primarily for weddings and other private or community events. Located at 27322 Hwy 30 Caldwell, ID 83607. The Venue will complement the existing agricultural and greenhouse operations currently conducted on the property.

We are submitting this Letter of Intent to request approval to develop a barn-style event venue on our property. Our vision is to create a beautiful, rustic gathering place that complements the agricultural character of our property while providing a space for weddings, family celebrations, community events, and occasional farmers markets and farm-to-fork events that will allow the community to obtain locally grown products.

The proposed structure is anticipated to be approximately 6,000 square feet in size, with final dimensions subject to engineering and building permit review. The proposed venue would be designed to accommodate a maximum of 300 guests. Our goal is to create a welcoming and well-managed facility that blends with the surrounding landscape and preserves the rural charm of the area. We are committed to ensuring the venue operates responsibly, with careful attention to parking, traffic flow, noise management, and the overall experience of our guests and neighboring property owners.

In addition to the event venue, we would like to include an occasional small farmers market within the facility. The market would allow us to sell locally grown and locally made products from producers in our surrounding community. We feel very strongly about supporting the agriculture community and we believe this occasional market will support local agriculture, provide visitors with an opportunity to purchase high-quality local products, and further strengthen the connection between our venue and the area's agricultural heritage.

Our Vision is to create a destination that celebrates the beauty of rural Idaho while supporting local families, farmers, ranchers, and small businesses. We believe this project will have a positive impact on

the community by providing a unique event space, encouraging agritourism, and contributing to the local economy.

Operations are anticipated to include:

- Seasonal and year-round special events.

- Approximately 2-4 employees during normal operations, with additional temporary staff during larger events

- Typical event hours between 8:00am and 11:00pm

- Deliveries will be limited to normal business hours.

- No industrial manufacturing, heavy trucking, or large-scale shipping activities are proposed.

Consistency with the Comprehensive Plan

The proposed event venue/market is consistent with Canyon County's Comprehensive Plan because it supports agricultural tourism and rural economic development while preserving the existing agricultural use of the property.

The project will:

- Maintain the rural character of the area

- Provide an additional income source that supports continued agricultural operations.

- Encourage agritourism and community engagement.

- Preserve open space and existing agricultural uses.

- Utilize existing rural land rather than requiring urban expansion.

Impacts on Adjacent Properties and Character of the Area

The project has been designed to minimize impacts on neighboring properties and maintain the area's rural character.

The venue will:

- Be architecturally consistent with a traditional agricultural barn.

- Utilize landscaping and existing Vegetation where appropriate.

- Direct lighting downward to reduce light trespass onto neighboring properties.

- Limit outdoor amplified music and activities to reasonable hours.

- Maintain significant setbacks from adjacent properties.

The Proposed use will complement existing agricultural activities and enhance the property's appearance while preserving the character of the surrounding areas.

Facilities and Utilities

The proposed facility will be served by necessary utilities and infrastructure, including:

Domestic water service through an approved water source.

Wastewater disposal through an approved septic system or other approved method.

Existing irrigation facilities will remain operational and protected.

Stormwater drainage will be managed onsite in accordance with country requirements.

All utilities and infrastructure improvements will comply with applicable county, state, and health district requirements.

Legal Access

The property has legal access from Highway 30 via present access on the property. Existing access will be reviewed and improved as necessary to safely accommodate event traffic, emergency vehicles, deliveries, and guests. Any required access improvements will be completed in accordance with county and highway district requirements.

The Venue will accommodate a maximum of 300 guests per event, although we do not anticipate this being the max size of every event.

Traffic Impacts

The proposed venue will generate periodic traffic associated with scheduled events. Most events will occur during evenings and weekends, outside of peak commuter traffic periods. The facility is designed to accommodate up to 300 guests, and adequate onsite parking will be provided to prevent overflow parking onto public roads or neighboring properties.

Adequate onsite parking.

Designated traffic circulation routes.

Event scheduling to avoid overlapping activities.

Use of traffic management measures when necessary.

Because events are scheduled rather than continuous daily operations, traffic impacts are expected to be manageable and limited in duration.

Impacts on Essential Services

The proposed venue is not expected to create significant impacts on schools, irrigation facilities, or emergency services.

The facility will accommodate a maximum of 300 guests and will be designed to meet all applicable buildings, fire, health districts, and life-safety requirements. Adequate emergency vehicle access and fire protection measures will be incorporated into the site.

The Project will:

- Maintain existing irrigation infrastructure.

- Provide adequate access for emergency vehicles.

- Coordinate with fire, health, and emergency service agencies as required.

- Meet applicable building, fire, and life-safety codes.

The limited and intermittent nature of event activities is not anticipated to place an undue burden on public services.

Mitigation Measures

To minimize potential impacts associated with the proposed use, the following measures will be implemented:

- Onsite parking is designed to accommodate events of up to 300 guests.

- Adequate onsite parking to prevent overflow onto public roads.

- Downward-direct exterior lighting.

- Compliance with county noise regulations.

- Preservation and protection of existing irrigation facilities.

- Stormwater management measures.

- Traffic control plans when necessary

- Compliance with all applicable buildings, fire, health, and zoning requirements.

The Venue is expected to host approximately 20-40 events annually, with a maximum occupancy of 300 guests per event.

These Measures will ensure that the venue operates in a manner compatible with neighboring properties and the rural character of the area.

Conclusion

The proposed event venue will provide a unique rural gathering space that complements the existing agricultural operation, supports agritourism, and contributes positively to the local economy while minimizing impacts on neighboring properties and public services. We are committed to developing a project that reflects the values of our community while creating a place where families and friends can gather to celebrate life's most meaningful moments. We respectfully request approval of this application.

Sincerely,

Tim and Angie Lammey

27370 Hwy 30

Caldwell, ID 83607

Dan Lister

From: Angie Corta <[REDACTED]>
Sent: Thursday, September 3, 2026 12:41 PM
To: Dan Lister
Subject: Re: [External] Site plan

To Whom It May Concern:

We would like to clarify the proposed use of the area identified as the “ceremony lawn” on the preliminary site plan for our barn event venue.

We understand the concern regarding the preservation of prime agricultural ground, and we share the importance of keeping productive farmland in agricultural use. The area shown as the ceremony lawn will not be removed from agricultural production.

This portion of the property is currently within the area irrigated by our pivot. Our intention is for it to remain irrigated grass and pasture and to continue producing agricultural forage. When the area is not being used for an occasional wedding or other approved events, it will be utilized as pasture for our cattle and maintained as part of the agricultural operation.

The proposal does not involve paving, constructing permanent structures, or otherwise converting this portion of the property into a non-agricultural surface. The land will remain open, irrigated, productive ground. Its primary physical character will continue to be that of grass/pasture, with only intermittent use as an outdoor ceremony area.

In fact, this approach allows us to accommodate occasional events while preserving the agricultural productivity of the land. The same acreage can continue to support our cattle operation and agricultural use rather than being permanently removed from production.

This venue is intended to complement our existing agricultural operation, not replace it. We are committed to maintaining the agricultural character and productivity of the property while creating an event venue that works alongside the farm and ranch.

Thank you for considering the clarification as part of our application.

Sincerely,

Tim and Angie Lammey

On Thu, Sep 3, 2026 at 11:23 AM Dan Lister <[REDACTED]> wrote:

Angie,

The site plan is very helpful. Here are my initial thoughts:

1. The ceremony lawn is located on irrigated farmland. You may want to explain how this does not impact existing agricultural operations. My previous email included a letter from Canyon Soils Conservation opposing the request because it disrupts prime farmland operations. I highly recommend addressing the opposition letter and demonstrating how the use does not disrupt agricultural operations.
2. Parking on the site plat shows 100 spaces, which is inconsistent with your application packet information, which states 150-200 spaces.
3. I highly recommend meeting with HD4 (Highway District #4) and showing your site plan to them so they can tell you where access will be approved for the use. They may require you to either use your existing driveway as shared access and abandon the agricultural access or use the existing agricultural access as shared access and abandon the existing driveway for the dwelling.
4. Examples: Do you have examples of the barn-style event structure you have in mind? Sometimes it helps the hearing body see what design you have in mind.

Sincerely,

Dan Lister, Principal Planner

DSD Office: [\(208\) 454-7458](tel:2084547458) - Direct Line: [REDACTED]

Development Services Department (DSD)

Public office hours

Monday, Tuesday, Thursday, and Friday

8 am – 5 pm

Wednesday

1 pm – 5 pm

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

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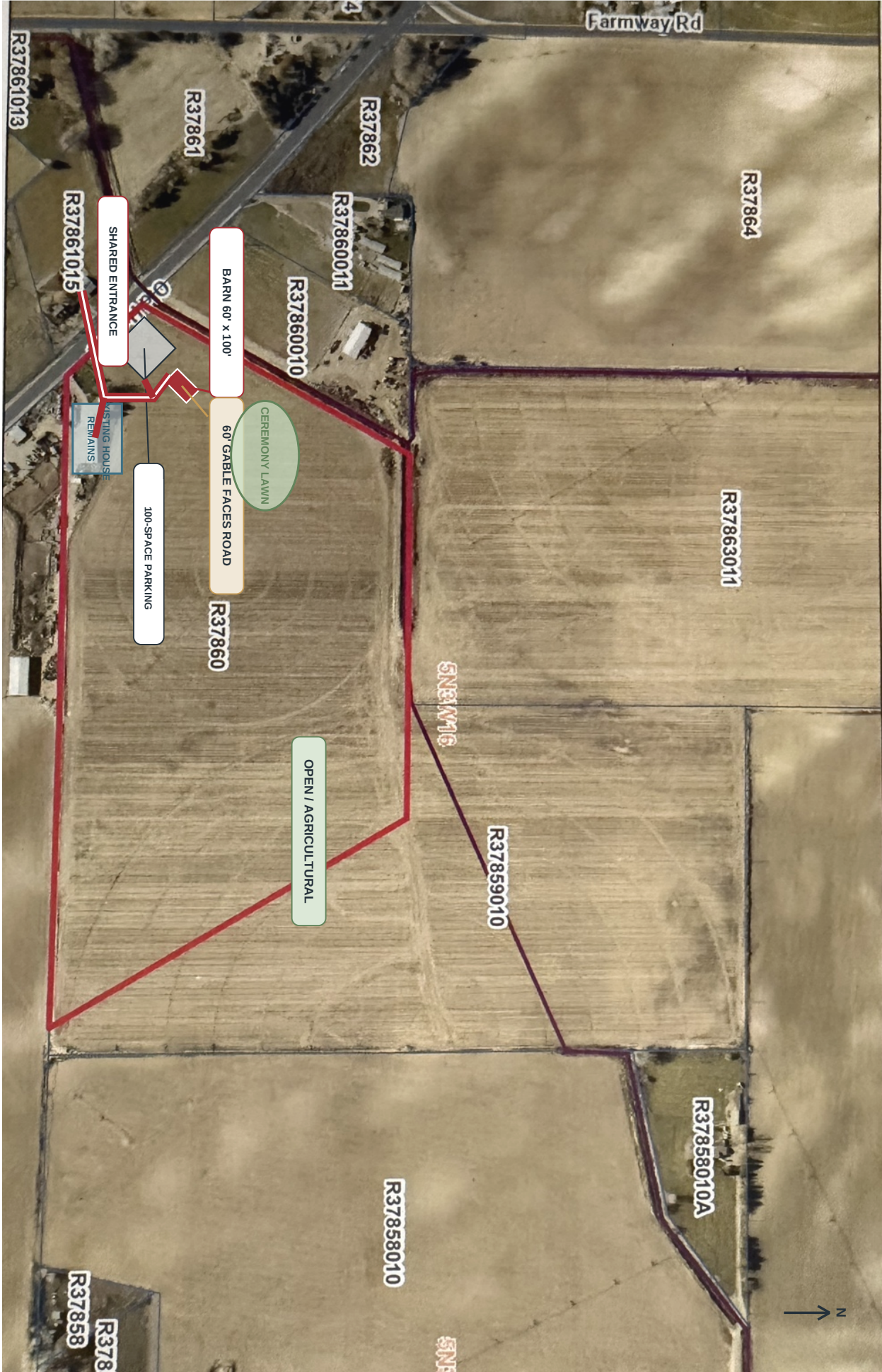
From: Angie Corta <[REDACTED]>
Sent: Thursday, September 3, 2026 10:57 AM
To: Dan Lister <[REDACTED]>
Subject: [External] Site plan

We are tentatively thinking to call it Red Angus Ranch, so that is why that name is on there.
Lighting will be on the building, we don't have plans wrote up yet for the building. Is that something you need now? I just wanted to see if we could get the permitting before I put a bunch of money into plans being wrote up.
Let me know the best way to go about it.

RED ANGUS RANCH

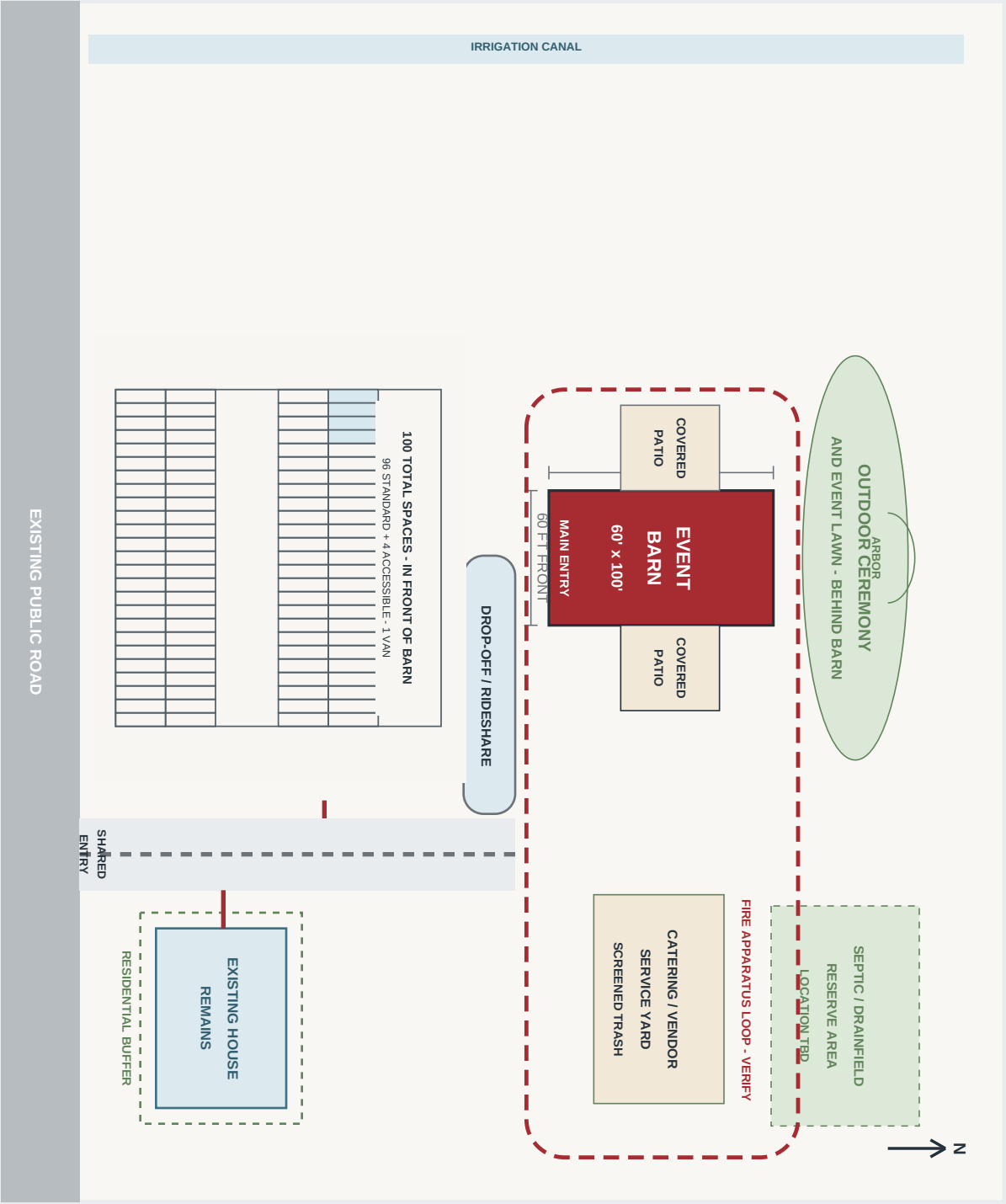
Preliminary venue site plan | Parcel R37860 | Canyon County, Idaho

SHEET 1 OF 2 - OVERALL PARCEL



VENUE CORE CONCEPT

Shared entrance between parking and house; 60' gable faces road



PLANNING ASSUMPTIONS

VENUE

60' gable faces the road; 100' length extends into the property; capacity up to 300 guests.

PARKING

100 total spaces: 96 standard plus 4 accessible, including 1 van-accessible space.

LAWN / HOUSE

Residence remains; shared entrance serves both the home and venue.

ACCESS

Shared entrance between parking and house branches to each use.

OUTDOOR USE

Ceremony lawn is behind the barn. Periodic weddings, celebrations, markets, and farm-to-fork events are anticipated.

UTILITIES

Anticipated utilities include well, fire flow, septic, power, and stormwater.

VERIFICATION

Confirm zoning, setbacks, access permit, fire access, ADA route, lighting, and parking ratio.

NEXT INPUTS FOR REVISION

Survey/topography, preferred venue position, existing well/septic/irrigation, and agency comments.

LAND USE WORKSHEET

PLEASE CHECK ALL THAT APPLY TO YOUR REQUEST:

GENERAL INFORMATION

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

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)

Canal

RESIDENTIAL USES**1. NUMBER OF LOTS REQUESTED:**

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

2. FIRE SUPPRESSION:

☐ Water supply source:

Pond we will build ^{and} / Sprinkler System

3. INCLUDED IN YOUR PROPOSED PLAN?

☐ Sidewalks ☐ Curbs ☐ Gutters ☐ Street Lights ☒ None

NON-RESIDENTIAL USES**1. SPECIFIC USE:**

Barn for events

2. DAYS AND HOURS OF OPERATION:

☒ Monday 8:00 am to 11:00 pm
☒ Tuesday 8:00 am to 11:00 pm
☒ Wednesday 8:00 am to 11:00 pm
☒ Thursday 8:00 am to 11:00 pm
☒ Friday 8:00 am to 11:00 pm
☒ Saturday 8:00 am to 11:00 pm
☒ Sunday 8:00 am to 11:00 pm

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

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

Height: 10 ft Width: 10 ft Height above ground: 10 ft

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

5. PARKING AND LOADING:

How many parking spaces? 150-200

Is there is a loading or unloading area? YES

Dan Lister

From: Lucy Ostyn
Sent: Tuesday, September 1, 2026 3:05 PM
To: Dan Lister
Subject: FW: Agency Notice CU2026-0028 / Lammey
Attachments: Agency Response Requested Notification Form.pdf; Xerox Scan_09012026141456.pdf

Dan,

Any new structures for events shall be permitted as commercial. Any existing structures to be used for events require a commercial change of occupancy permit. Attached is the building history on the property.

Thank you,



Lucy Ostyn
Permitting Supervisor

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 <[REDACTED]>
Sent: Friday, August 14, 2026 8:15 AM
To: [REDACTED]

BRO.Admin@deq.idaho.gov

Subject: Agency Notice CU2026-0028 / Lammey

Please see the attached agency notice. The application can be viewed at <https://landhearingsagenda.canyoncounty.id.gov/DownloadDocument/1258>. You are invited to provide written testimony or comments by **September 13, 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 **Dan Lister** at [REDACTED].

Thank you,



Caitlin Ross

Hearing Specialist

Canyon County Development Services Department
111 N. 11th Ave., #310, Caldwell, ID 83605

Direct Line: [REDACTED]

Email: [REDACTED]

Website: www.canyoncounty.id.gov

Development Services Department (DSD)

Public office hours:

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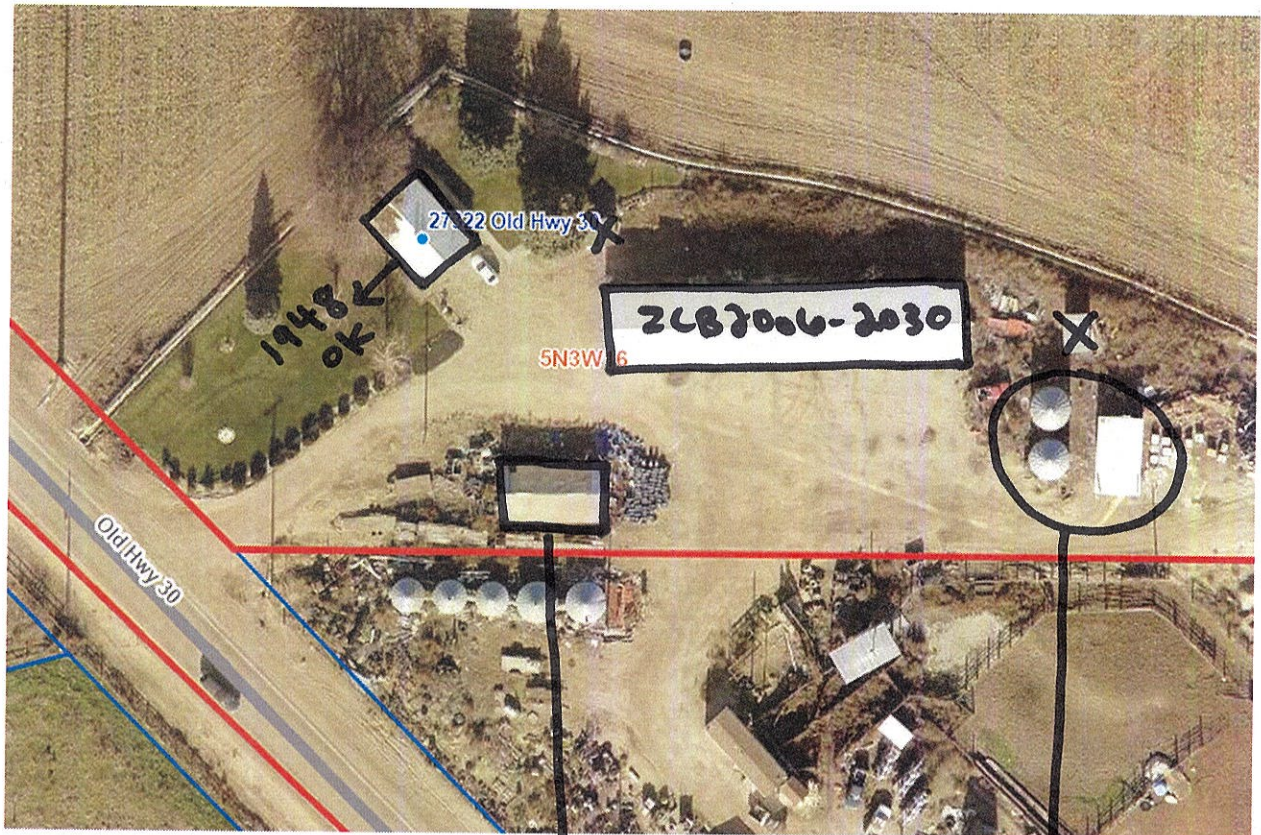
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X = less than 200 ft



1950-1980?
OK

~ 2005
OK per BO



September 8, 2026

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

**RE: CU2026-0028 Lammey- Event Venue with Market
Canyon County Parcel R37860, aka 27322 Old HWY 30, Caldwell**

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 Event Venue with Market area within an Agricultural zone. The subject property is located north of Old Hwy 30 in the S ½, of Section 16 T5N R3W. HD4 offers the following comments on the proposed use:

General

The subject property consists of one parcel, totaling approximately 64.11 acres, located approximately 1,720 feet north of Goodson Rd. The subject property has approximately 400 feet of frontage on any Old Hwy 30 and takes access to the east on an existing driveway at the southerly boundary line.

Old Hwy 30 is a principal arterial road classification as identified on the functional classification maps adopted by Canyon Co and HD4. Existing r/w width is a ~40-foot half width, measured from the existing road centerline or as established by existing right-of-way monumentation. Ultimate r/w width is a 50-foot half width, measured from the existing road centerline or as established by existing right-of-way monumentation.

Access for the Conditional Use

Current HD4 access management policy prohibits any new direct access to roadways classified as arterials, except where no other access is available. The property shall share the existing access to Old Hwy 30.

A commercial access permit will be required for any proposed access to serve the intended use. Conditions of approval for the commercial access permit may include:

1. Commercial access development agreement.
2. Traffic Impact Study (to be submitted with the access permit).
3. Right-of-way dedication for Old Hwy 30 (50-foot half width).
4. Frontage improvements for Old Hwy 30.
5. An Access permit from HD4 documenting the commercial use is required, the existing approach shall be improved by paving to be in compliance with ACCHD standards for a commercial approach.
6. Mitigation of traffic impacts from the development as determined by the TIS, including auxiliary turn lanes or offsite intersection improvements.

Parking

No parking for any purpose is allowed along Old Highway 30. All traffic from the event center be contained on the property outside of the public right-of-way.

Transportation Impacts

The conditional use application provided by the applicants indicates portions of the property will be used to a 6,000 sf barn style event venue and market to sell farm-to-table products.

Approximately 300 guests during events (150-200 parking stalls), with 4 employees predicted to use this area during a typical day, estimated hours of operation 7 days/week 8 am to 11 pm.

Roadway improvements to adjacent infrastructure as defined by Traffic Impact study, such as but not limited to, turn lanes, widening and other identified elements will be considered.

Traffic impacts from development projects are typically estimated using the ITE Trip Generation Manual (11th Edition). 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 shall be calculated directly from the base impact fee formula.

$$\text{Traffic Impact Fee} = \frac{\text{Total TIF-Eligible Costs}}{\text{Change in VMT from New Development}} \times \frac{\text{Peak Hour Trip Generation Rate}}{\text{Peak Hour Trip Generation Rate}} \times \frac{\text{New Trip Factor}}{\text{New Trip Factor}} \times \frac{\text{Average Trip Length}}{\text{Average Trip Length}} \times \frac{\text{Network Adjustment Factor}}{\text{Network Adjustment Factor}}$$

The impact fee assessment will be based on the information provided by the applicant regarding the size and intended use of the proposed new development at the time Building/access permit. 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.

Individual Assessment of Impact Fees:

If an applicant feels their development will have a less than typical impact on the roadway network, they may choose to complete an individual assessment for their development. To initiate an Individual Assessment, the applicant may prepare and submit a written request for an Individual Assessment within 30 days of paying an impact fee; within 30 days upon receipt of a final notice of assessment, or after receipt of a preliminary assessment. An Individual Assessment is a traffic study, performed by a traffic engineer at the applicant's expense. See the Individual Assessment Guidelines for details on which traffic generation factors may be considered.

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

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

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

Respectfully,

A handwritten signature in blue ink that reads "Kraig Wartman". The signature is fluid and cursive, with the first name "Kraig" and last name "Wartman" clearly legible.

Kraig Wartman
Senior Engineering Tech.
Highway District No. 4

File: O Hwy 30- CU2026-0028 Lammey Event-Market

Richard Sims
Associate Supervisor
Canyon County Soil Conservation District
2208 E. Chicago Ste A, Caldwell Idaho 83605

August 19, 2026

Canyon County Planning and Zoning Commission
Canyon County Development Services
111 North 11th Ave., Ste 310, Nampa, Idaho 83686

RE: Case No. CU2026-0028 Tim & Angie Lammey

Attention: Daniel Lister
Dan.lister@canyoncounty.id.gov

Thank you for sending Canyon County Soil Conservation District (SCD) a zoning request. The acreage amounts on the map is an estimate. Percentages of soils are rounded to a whole number.

CU2026-0028 is 28 percent Irrigated Capability Class 2. This is the most productive soil in Canyon County with few limitations. It is 72 percent Irrigated Capability Class 3 with moderate limitations and appropriate management practices can make any irrigated Capability Class 3 productive. We do NOT recommend a land use change.



Signing for Clay Erskine
Chairman Soil Conservation District



United States
Department of
Agriculture

NRCS

Natural
Resources
Conservation
Service

A product of the National
Cooperative Soil Survey,
a joint effort of the United
States Department of
Agriculture and other
Federal agencies, State
agencies including the
Agricultural Experiment
Stations, and local
participants

Custom Soil Resource Report for **Canyon Area, Idaho**

**CU2026-0028 Tim & Angie
Lammery**



August 19, 2026

Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (<http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/>) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (<https://offices.sc.egov.usda.gov/locator/app?agency=nrcs>) or your NRCS State Soil Scientist (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

The U.S. Department of Agriculture (USDA) prohibits discrimination in all its programs and activities on the basis of race, color, national origin, age, disability, and where applicable, sex, marital status, familial status, parental status, religion, sexual orientation, genetic information, political beliefs, reprisal, or because all or a part of an individual's income is derived from any public assistance program. (Not all prohibited bases apply to all programs.) Persons with disabilities who require

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Soil Information for All Uses

Suitabilities and Limitations for Use

The Suitabilities and Limitations for Use section includes various soil interpretations displayed as thematic maps with a summary table for the soil map units in the selected area of interest. A single value or rating for each map unit is generated by aggregating the interpretive ratings of individual map unit components. This aggregation process is defined for each interpretation.

Land Classifications

Land Classifications are specified land use and management groupings that are assigned to soil areas because combinations of soil have similar behavior for specified practices. Most are based on soil properties and other factors that directly influence the specific use of the soil. Example classifications include ecological site classification, farmland classification, irrigated and nonirrigated land capability classification, and hydric rating.

Irrigated Capability Class (CU2026-0028 Tim & Angie Lammey)

Land capability classification shows, in a general way, the suitability of soils for most kinds of field crops. Crops that require special management are excluded. The soils are grouped according to their limitations for field crops, the risk of damage if they are used for crops, and the way they respond to management. The criteria used in grouping the soils do not include major and generally expensive landforming that would change slope, depth, or other characteristics of the soils, nor do they include possible but unlikely major reclamation projects. Capability classification is not a substitute for interpretations that show suitability and limitations of groups of soils for rangeland, for woodland, or for engineering purposes.

In the capability system, soils are generally grouped at three levels-capability class, subclass, and unit. Only class and subclass are included in this data set.

Capability classes, the broadest groups, are designated by the numbers 1 through 8. The numbers indicate progressively greater limitations and narrower choices for practical use. The classes are defined as follows:

Custom Soil Resource Report

Class 1 soils have few limitations that restrict their use.

Class 2 soils have moderate limitations that reduce the choice of plants or that require moderate conservation practices.

Class 3 soils have severe limitations that reduce the choice of plants or that require special conservation practices, or both.

Class 4 soils have very severe limitations that reduce the choice of plants or that require very careful management, or both.

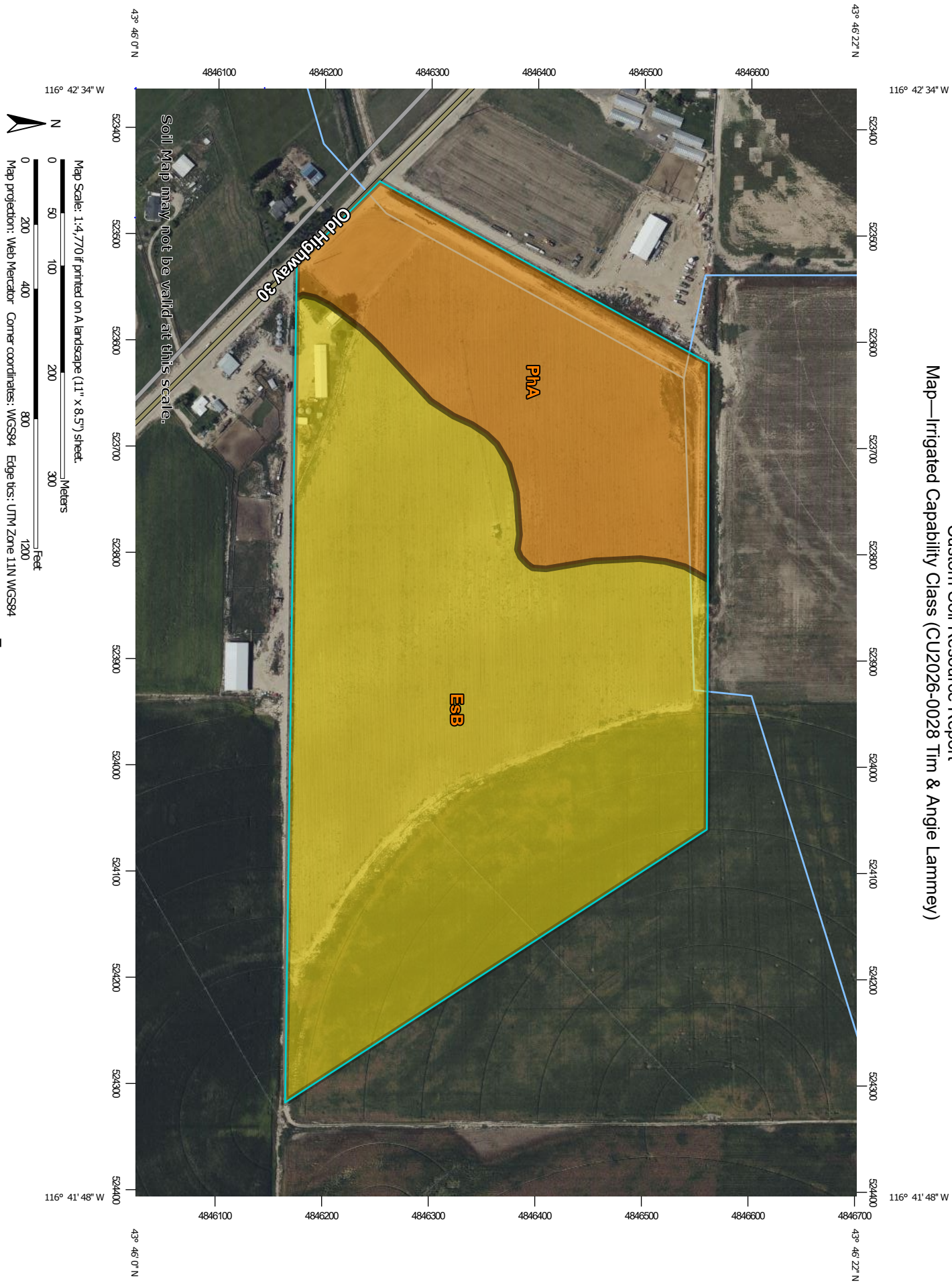
Class 5 soils are subject to little or no erosion but have other limitations, impractical to remove, that restrict their use mainly to pasture, rangeland, forestland, or wildlife habitat.

Class 6 soils have severe limitations that make them generally unsuitable for cultivation and that restrict their use mainly to pasture, rangeland, forestland, or wildlife habitat.

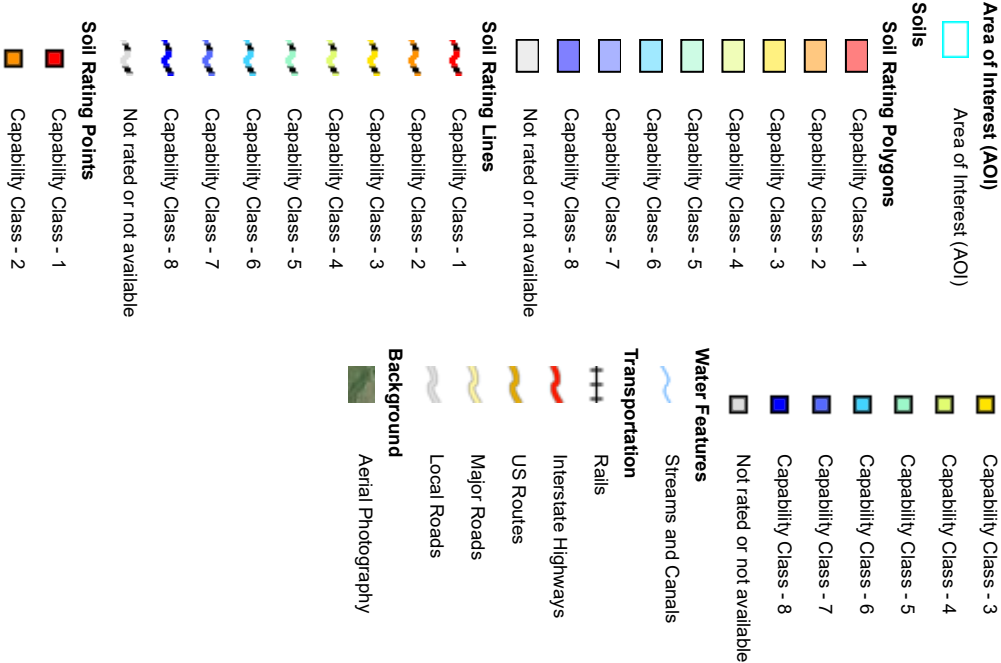
Class 7 soils have very severe limitations that make them unsuitable for cultivation and that restrict their use mainly to grazing, forestland, or wildlife habitat.

Class 8 soils and miscellaneous areas have limitations that preclude commercial plant production and that restrict their use to recreational purposes, wildlife habitat, watershed, or esthetic purposes.

Custom Soil Resource Report
Map—Irrigated Capability Class (CU2026-0028 Tim & Angie Lammey)



MAP LEGEND



MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Canyon Area, Idaho
Survey Area Data: Version 22, Aug 27, 2025

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Sep 9, 2023—Sep 14, 2023

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Table—Irrigated Capability Class (CU2026-0028 Tim & Angie Lammey)

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
EsB	Elijah-Chilcott silt loams, 1 to 3 percent slopes	3	46.1	71.9%
PhA	Power silt loam, 0 to 1 percent slopes	2	18.0	28.1%
Totals for Area of Interest			64.1	100.0%

Rating Options—Irrigated Capability Class (CU2026-0028 Tim & Angie Lammey)

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher

Dan Lister

From: Anthony Lee <[REDACTED]>
Sent: Monday, September 21, 2026 8:24 AM
To: Dan Lister
Cc: Mitch Kiester
Subject: [External] RE: Agency Notice - CU2026-0028
Attachments: Pre.Development.Notes.Signed.07.13.2026.pdf

Hi Dan,

1. Will a Nutrient Pathogen Study be required? **A Nutrient Pathogen Study is not required.**
2. Will adequate sanitary systems be provided to accommodate the use? **The applicant will need to apply for a site evaluation and conduct test holes to determine site suitability for a subsurface sewage disposal system. A food license may be required.**
3. Any concerns about the use or request for rezoning? If so, are there any conditions or mitigation measures recommended to ensure the use or requested rezoning minimizes potential impacts to the surrounding area and nearby city? **SWDH does not have any concerns with the proposed use or rezoning request, provided the applicant meets all SWDH requirements.**

Please see the attached pre-development notes.

Let me know if you have any questions.

Thank you,



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

Anthony Lee, RS/BS | Land Development Senior

[REDACTED]

[REDACTED] | SWDH.org

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

From: Dan Lister <[REDACTED]>
Sent: Friday, September 18, 2026 11:47 AM
To: [REDACTED]; [REDACTED]; Mitch Kiester
<[REDACTED]>; Anthony Lee <[REDACTED]>
Cc: [REDACTED]
Subject: Agency Notice - CU2026-0028

Pre-Development MeetingName of Development: Event Venue/Market/Barn FacilityApplicant: Angie Lamie

P.E./P.G.: _____

Others In Attendance: _____

of Lots: 1 Wastewater Flow: Pending Acreage Proposed: 64.0Location of Development: 27322 Hwy 30, Caldwell, ID 83607Parcel #: R3786000 0Project in Area of Concern: Not located in an NP Area Groundwater/Rock <10': >10 GWLevel 1 NP Study Required: ☐ Yes ☒ No ☐ PendingLSAS/CSS Proposed: N/AProposed Drinking Water: ☐ Individual ☐ City ☐ Community ☒ Public Water Supply ☒ PendingInformation Distributed: ☐ SER ☒ NP Guidance ☐ Non-Domestic WW AP ☐ Pending

Description of Projects:

The applicant met with Southwest District Health (SWDH) to discuss a proposed event center/wedding venue on approximately 64.0 acres, as well as a proposed land division.

The property is not located within an IDEQ-designated High Nitrate Priority Area; therefore, a Nutrient Pathogen Study is not required.

Following county approval of the Conditional Use Permit, the applicant may apply for a site evaluation to determine the suitability of the property for a subsurface sewage disposal system. In addition, a Letter of Intended Use must be submitted to SWDH for review and approval. The Letter of Intended Use should include all anticipated wastewater flows associated with the proposed development.

Based on the proposed use, the development is likely to meet the criteria for regulation as a Public Water System. The applicant should coordinate with the Idaho Department of Environmental Quality (IDEQ) regarding applicable Public Water System requirements.

If non-domestic wastewater is anticipated from the proposed development, the applicant must submit a Non-Domestic Wastewater Application to IDEQ and obtain approval prior to subsurface sewage disposal system permitting.

Anthony Lee