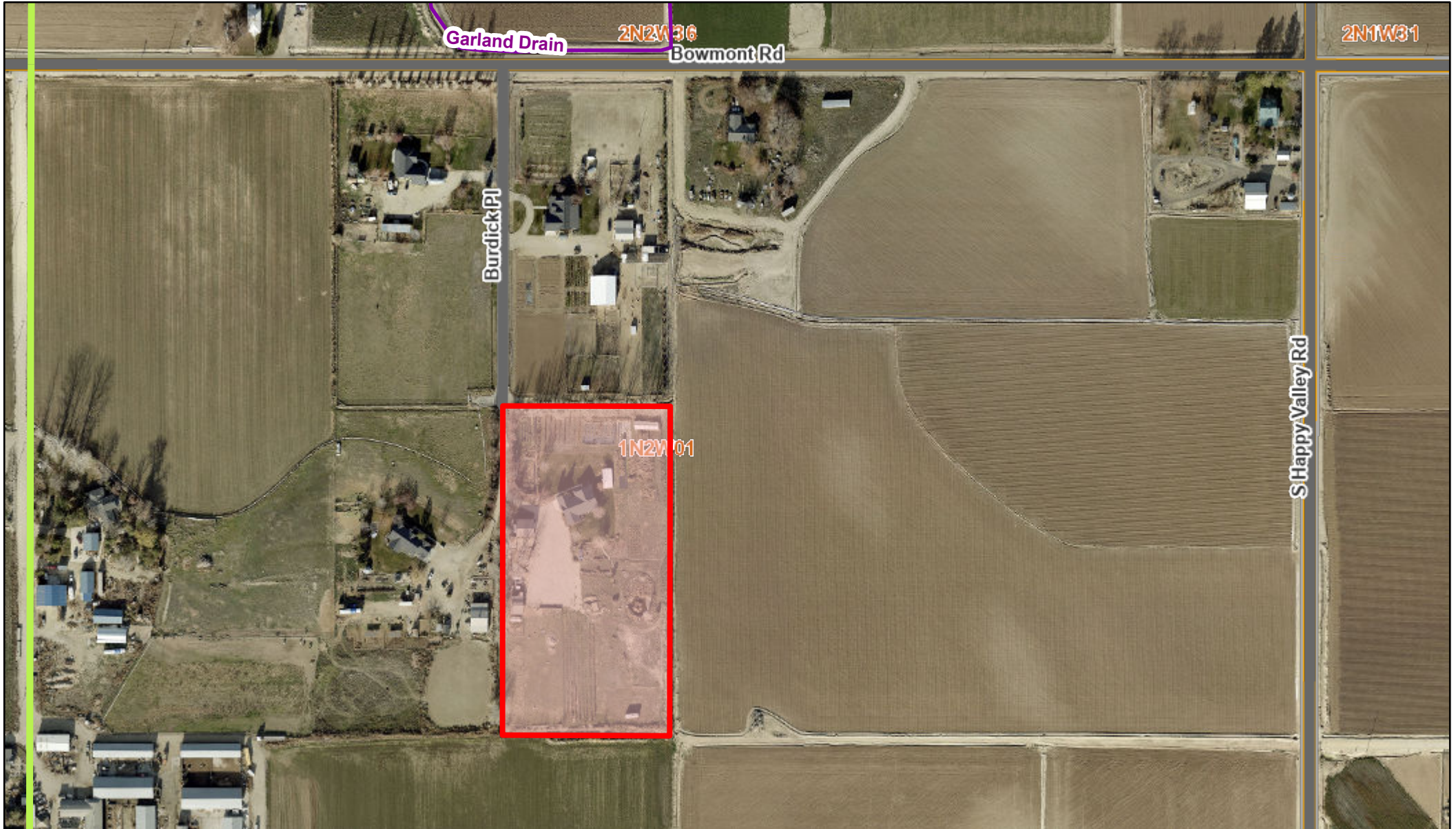
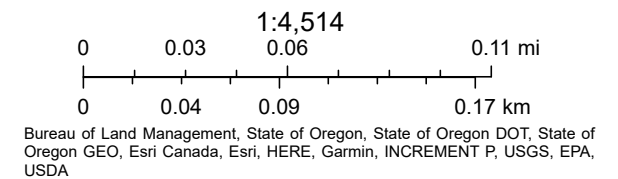


Canyon County, ID Web Map



3/13/2026, 3:49:27 PM

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





RECEIVED

MAR 13 2026

BY: HH

CONDITIONAL USE PERMIT
PUBLIC HEARING - APPLICATION

PROPERTY OWNER	OWNER NAME: <u>James Duxbury</u>	
	MAILING ADDRESS: <u>5830 Burdick Pl. Kuna Id 83634</u>	
	PHONE: <u>[REDACTED]</u>	EMAIL: <u>[REDACTED]</u>
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>[Signature]</u> Date: <u>2/2/26</u>		

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

SITE INFO	STREET ADDRESS: <u>5830 Burdick Pl.</u>	
	PARCEL NUMBER: <u>283671020</u>	
	PARCEL SIZE: <u>5.39 Acres</u>	
	REQUESTED USE:	
	FLOOD ZONE (YES/NO) <u>No</u>	ZONING DISTRICT: <u>Ag</u>

FOR DSD STAFF COMPLETION ONLY:

CASE NUMBER <u>CU2026-0009</u>	DATE RECEIVED: <u>3/13/26</u>
RECEIVED BY: <u>HH</u>	APPLICATION FEE: <u>1600.00</u> CK MO <u>CC</u> CASH

Letter of Intent

Conditional Use Permit Application – Outdoor Event Venue

Applicant: B and B Farms Kuna LLC – James & Eileen Duxbury
Parcel: 2836 71020
Address: 5830 Burdick Pl. Kuna
Date: 3-4-26

Purpose of Application

This letter serves as a statement of intent for a Conditional Use Permit application under Canyon County Code of Zoning Ordinance (CCZO) Section 07-07-05. The applicants request approval to operate a small outdoor event venue on their existing agricultural property. The venue will primarily host small weddings, farm dinners, and similar private gatherings in a rural agricultural setting.

Property Overview

The subject property is an approximately 5-acre working farm located in the agricultural zone near Kuna, Idaho. The farm operates as a small organic farm and vineyard producing vegetables, berries, and wine grapes. Existing farm features include vineyard rows, garden production areas, farm buildings, gravel parking areas, and open pasture areas. The proposed event space will utilize an existing open portion of the property and will not convert agricultural land into permanent commercial infrastructure.

Proposed Use

The applicants propose to operate a small outdoor event venue designed to host intimate gatherings with a maximum capacity of approximately 75 guests. Typical events include weddings, private celebrations, small farm-to-table dinners, and educational agricultural gatherings. Events will occur outdoors under a temporary event tent and within landscaped farm areas.

Site Layout

The event venue will include a 20 x 40 event tent for guest seating and dining, an outdoor ceremony lawn, temporary tables and chairs, a designated gravel parking area for approximately 30 vehicles, portable restroom facilities during events, and clearly marked access and fire lanes. No large permanent commercial buildings are proposed.

Hours of Operation

Event activities will occur between 10:00 AM and 10:00 PM, with guest departure by approximately 10:30 PM. Most events will occur seasonally between late spring and early fall.

Traffic and Parking

Parking will be provided on-site in a designated gravel parking area designed to accommodate approximately 30 vehicles. Traffic will primarily occur during event arrival and departure windows and is expected to remain minimal given the limited event size.

Compatibility with Surrounding Area

The property is located in a rural agricultural setting and the proposed use is intended to complement the existing agricultural character of the area. Events will remain small-scale, primarily scheduled on weekends, and the venue will remain secondary to the agricultural use of the property.

Utilities and Services

The property is served by private well water and septic systems. Portable sanitation facilities will be provided during events when needed. All events will comply with applicable Southwest District Health Department regulations.

Commitment to Responsible Operation

The applicants are committed to operating the venue in a way that respects neighboring properties and the rural environment. Measures include limiting event size, maintaining on-site parking, managing event timing and sound levels, and maintaining clean and safe facilities.

Conclusion

The applicants respectfully request approval of this Conditional Use Permit to allow operation of a small outdoor event venue associated with the existing agricultural farm operation. This use will support the long-term viability of the farm while maintaining the rural character of the property.

Submitted by:



James Duxbury

B and B Farms Kuna LLC

BEST ORIGINAL AVAILABLE

SITE INFORMATION:

FRONT YARD SETBACK	25'-0"
SIDE YARD SETBACK	25'-0"
REAR YARD SETBACK	25'-0"

WATER DRAINAGE SHALL BE DIRECTED AWAY FROM THE BLDG. TO AN APPROVED DRAINAGE AREA. SLOPE 6" MIN. THE FIRST 10'-0" AND 1% MIN. 25'-0" THEREAFTER.

THE GENERAL CONTRACTOR WILL BE RESPONSIBLE FOR PROPER REMOVAL TECHNIQUES INCLUDING DISPOSAL OF DEBRIS. ALL APPLICABLE UTILITY COMPANIES SHALL COMPLY WITH CITY, COUNTY, AND STATE CODES FOR DISPOSAL OF DEBRIS.

THE GENERAL CONTRACTOR WILL BE RESPONSIBLE FOR IDENTIFYING AND PROTECTING ANY UTILITIES THAT ARE TO REMAIN FROM DAMAGE. ANY UTILITY LINES THAT ARE IDENTIFIED BY THE LOCAL UTILITY COMPANIES AS ACCEPTABLE FOR REMOVAL SHALL BE DONE IN ACCORDANCE WITH THE STANDARDS ESTABLISHED BY THE UTILITY COMPANY AFFECTED.

PROJECT TEAM:

BURDICK CONSTRUCTION, INC.
JUSTIN BURDICK
208.861.9669

PROJECT DESIGNER:

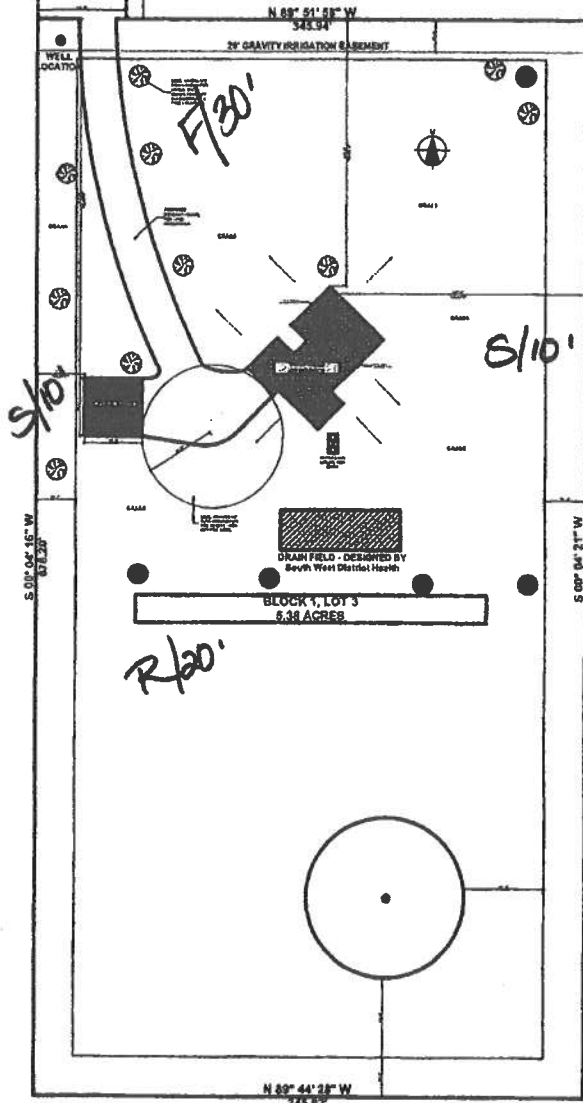
BRYAN OLIVER DESIGNS
14518 W. BARCLAY ST.
BOISE, ID. 83713
bryanoliverdesigns@live.com

(Cell) 447.8060
(Fax) 939.2984

SHEET INDEX:

- A-0.0 SITE PLAN
- A-0.1 THERMAL ANALYSIS
- A-101 1ST FLOOR PLAN BONUS RM.
- A-201 FOUNDATION PLAN
- A-301 BUILDING ELEVATIONS
- A-302 BUILDING ELEVATIONS
- A-401 ROOF FRAMING PLAN
- E-101 ELECTRICAL PLAN / BONUS RM.

BURDICK PLACE (PRIVATE)



1 SITE PLAN
SCALE: 1" = 60'

BRYAN
SEASDEN

14518
Boise
Id.
Fax

2014.08.15
BRYAN OLIVER DESIGNS
14518 W. BARCLAY ST.
BOISE, ID. 83713
bryanoliverdesigns@live.com

Burdick Res.

BURDICK CONSTRUCTION, LLC.
JUSTIN BURDICK

SITE / COVER PLAN

A-1

SHEET 2

Canyon County Assessor



2/28/2026, 11:51:37 AM

Imagery 2025

Red: Band_1

Green: Band_2

Blue: Band_3

Taxparcels

Canyon County Roads

Sections-Adjusted for Assessment

County

Public

Maps and data are to be used for reference purposes only and Canyon County, Idaho is not responsible for any inaccuracies herein contained. No responsibility is assumed for damages or other liabilities due to the accuracy, availability, use or misuse of the information herein provided.

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: NA Height: _____

8. **STORMWATER:** ☒ Retained on site ☐ Swales ☐ Ponds ☐ Borrow Ditches
☐ Other: _____

9. **SOURCES OF SURFACE WATER ON OR NEARBY PROPERTY:** (i.e. creeks, ditches, canals, lake)
ditch

RESIDENTIAL USES

1. NUMBER OF LOTS REQUESTED:

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

2. FIRE SUPPRESSION:

- ☐ Water supply source: _____

3. INCLUDED IN YOUR PROPOSED PLAN?

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

NON-RESIDENTIAL USES

1. SPECIFIC USE: outdoor event venue

2. DAYS AND HOURS OF OPERATION: variable

- ☐ Monday _____ to _____
☐ Tuesday _____ to _____
☐ Wednesday _____ to _____
☐ Thursday _____ to _____
☐ Friday _____ to _____
☐ Saturday _____ to _____
☐ 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: 6 ft Width: 4 ft Height above ground: 5 ft

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

5. PARKING AND LOADING:

How many parking spaces? 30

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: 208-454-7458 Fax: 208-454-6633



NEIGHBORHOOD MEETING SIGN UP SHEET

CANYON COUNTY ZONING ORDINANCE §07-01-15

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

SITE INFORMATION

Site Address: 5830 Burdick Pl.	Parcel Number: 28367102 0
City: Kuna	State: ID ZIP Code: 83634
Notices Mailed Date:	Number of Acres: 5.38 Current Zoning: Ag
Description of the Request:	

APPLICANT / REPRESENTATIVE INFORMATION

Contact Name: James Duxbury		
Company Name: B and B Farms Kuna		
Current address: 5830 Burdick Pl.		
City: Kuna	State: ID	ZIP Code: 83634
Phone:	Cell:	Fax:
Email:		

MEETING INFORMATION

DATE OF MEETING: 2-27-26	MEETING LOCATION: 5830 Burdick Pl. Kuna
MEETING START TIME: 5:30pm	MEETING END TIME: 6:45 pm

ATTENDEES:

NAME (PLEASE PRINT)	SIGNATURE:	ADDRESS:
1. RANDY BLACKSHEAR		5965 Burdick Pl. Kuna
2. LORIE BLACKSHEAR		" " " "
3. Rachel Noble		5831 Burdick Pl. Kuna, ID
4. Reece Noble		" " " "
5. Jodi Larson		5954 Burdick Pl. Kuna
6. DARIN LARSON		" " " "
7.		
8.		
9.		

10.
11.
12.
13.
14.
15.
16.
17.
18.
19.
20.

NEIGHBORHOOD MEETING CERTIFICATION:

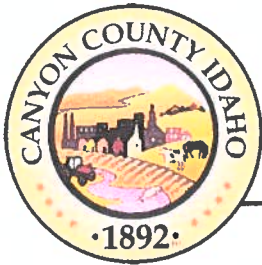
I certify that a neighborhood meeting was conducted at the time and location noted on this form and in accordance with Canyon County Zoning Ordinance § 07-01-15.

APPLICANT/REPRESENTATIVE (Please print):

James Duxbury

APPLICANT/REPRESENTATIVE (Signature): 

DATE: 2 / 27 / 26



AGENCY ACKNOWLEDGMENT

Date: 3-5-2026
Applicant: James Duxbury Band B Farms Kuna
Parcel Number: 283671020
Site Address: 5830 Burdick Pl. Kuna

OFFICIAL USE ONLY BELOW THIS LINE – ACKNOWLEDGMENT ACTION:

Southwest District Health:

☒ Applicant submitted/met for official review.

Date: 03/13/2026 Signed: Anthony Lee
Authorized Southwest District Health Representative
(This signature does not guarantee project or permit approval)

Fire District:

District: Melba Fire

☒ Applicant submitted/met for official review.

Date: 3-12-26 Signed: [Signature]
Authorized Fire District Representative
(This signature does not guarantee project or permit approval)

Highway District:

District: ~~Melba~~ Nampa Highway Dist. #1

☒ Applicant submitted/met for official review.

Date: 3-5-26 Signed: Edward Thiel
Authorized Highway District Representative
(This signature does not guarantee project or permit approval)

Irrigation District:

District: Boise-Kuna Irrigation District

☐ Applicant submitted/met for official review.

Date: 3-13-2026 Signed: Anna Flavel Secretary-Treasurer
Authorized Irrigation Representative
(This signature does not guarantee project or permit approval)

Area of City Impact:

City: County NA

☐ 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



PioneerTitleCo.
GOING BEYOND

100 10th Avenue South
Nampa, ID 83651

ELECTRONICALLY RECORDED-DO NOT
REMOVE THE COUNTY STAMPED FIRST
PAGE AS IT IS NOW INCORPORATED AS
PART OF THE ORIGINAL DOCUMENT

File No. 703463 BA/GC

2019-062978

RECORDED

12/26/2019 09:49 AM

CHRIS YAMAMOTO
CANYON COUNTY RECORDER

Pgs=1 PBRIDGES

\$15.00

TYPE DEED

PIONEER TITLE CANYON - CALDWELL

ELECTRONICALLY RECORDED

QUITCLAIM DEED

For Value Received James W. Duxbury, who acquired title as James Duxbury and Eileen M. Cisneros-Duxbury, who acquired title as Eileen Duxbury, husband and wife

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

James W. Duxbury and Eileen M. Cisneros-Duxbury, husband and wife

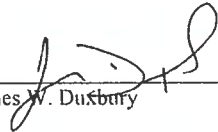
whose address is 6332 Burdick Pl., Kuna, Id 83634

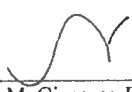
the following described premises, to-wit:

Lot 3, Block 1, Bowmont Acres Subdivision, according to the plat thereof, filed in Book 42 of
Plats at page(s) 46, records of Canyon County, Idaho.

together with their appurtenances.

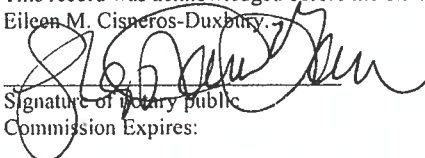
Dated: December 20, 2019


James W. Duxbury


Eileen M. Cisneros-Duxbury

State of Idaho, County of Canyon

This record was acknowledged before me on December 20, 2019 by James W. Duxbury and
Eileen M. Cisneros-Duxbury.


Signature of Notary Public
Commission Expires:

Stephanie Garner
Residing in Nampa, Idaho
My Commission Expires 7-31-2024



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: 87802

Date: 3/13/2026

Date Created: 3/13/2026

Receipt Type: Normal Receipt

Status: Active

Customer's Name: James Duxbury

Comments: CU2026-0009

Site Address: 5830 BURDICK PL, Kuna ID 83634 / Parcel Number: 28367102 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)	CU2026-0009	\$1,200.00	\$0.00	\$0.00
Planning - Notification - Public Hearing Level Cases (1 Hearing)	CU2026-0009	\$350.00	\$0.00	\$0.00
Planning - Case Mapping (Fee Per Case Set)	CU2026-0009	\$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>
Credit Card	193914726	\$1,600.00

Total Payments: \$1,600.00

ADJUSTMENTS

Receipt Balance: \$0.00