



Planning and Zoning Staff Report for Firefly Ranch, LLC. - PH2017-30

Hearing Date: July 6, 2017

Development Services Department

<p><u>Applicant:</u> Rebekah Forsberg/ Firefly Ranch LLC</p> <p><u>Staff:</u> Kyle McCormick, 455-5958 kmcormick@canyonco.org</p> <p><u>Tax ID:</u> R31801</p> <p><u>Current Zone:</u> “A” (Agricultural)</p> <p><u>Comprehensive Plan:</u> 2020 Canyon County Comprehensive Plan</p> <p><u>Canyon County Future Land Use Designation</u> – Residential /Commercial</p> <p><u>Impact Area:</u> City of Nampa</p> <p><u>City of Nampa Future Land Use Designation-</u> Medium Density Residential/Commercial</p> <p><u>Lot Size/Project Area:</u> Approximately 10.133</p> <p><u>Current Uses:</u> Residential/Agricultural</p> <p><u>Applicable Zoning Land Use Regulations: 16-007</u> CCZO §07-07-05, §07-10-27</p> <p><u>Notification</u></p> <ul style="list-style-type: none">• 6/6/17 Agencies• 6/20/17 Publication• 6/9/17 Radius Notice• 6/29/17 Posting (on or before) <p><u>Exhibits:</u></p> <ol style="list-style-type: none">1. FCOs2. Applicant Letter of Intent3. Site Plan4. Functional Classification Map5. Small Air Photo6. Vicinity Map7. Zoning Map8. Lot Classification9. Subdivision Map9A. Lot Report10. Soil Map11. Prime Farmland Map	<p><u>Request</u> Rebekah Forsberg of Firefly Ranch LLC is requesting a conditional use permit to operate a special events facility on parcel R31801. The subject property is approximately 10.13 acres and is currently zoned Agricultural “A”. The property is located at 3614 E. Amity Ave., Nampa, ID in a SW ¼ of Section 25, T3N, R2W, BM Canyon County, Idaho.</p> <p><u>Background</u> The subject property is currently zoned “A” (Agricultural). The subject parcel currently has one residence and one barn located on it. The barn will be used to hold events (weddings, birthdays, company parties, meeting areas) (Exhibit 2 Letter of Intent).</p> <p><u>Analysis</u> CCZO 16-001 §07-02-03: Definitions: Special Events: <i>“Any temporary event including, but not limited to, weddings, picnics, barbecues, holiday events and parties, dances, concerts, footraces, and walks, bazaars and harvest festivals.”</i></p> <p>A Special Event Facility is an allowed use with a conditional use permit in the “A” (Agricultural) zone per CCZO §07-10-27.</p> <p>The existing barn will be utilized to hold inside events. The barn was built there in 1985. A small shed will also be utilized for event preparation. The proposed events will also be held outside in the pasture area. The applicant plans to rent the facility to event holders 15 days per month with the event holder being able to start setting up events at 9 AM and they are proposing to go as late at 12:00 AM. Parking is proposed to be located in the west pasture. Renting contracts with said event holders are to be in place for the proposed event center for proper care and guidelines of holding an event. The applicant will be living on site as a caretaker for the event facility and will clean the property between events. Portable bathrooms will be used for each event (Exhibit 2, Letter of Intent).</p> <p>The hours of operation proposed are 15 days a month from 9 AM to 12 AM. Activities are expected to end at 12 A.M. Events are proposed to hold approximately 200-400 people (Exhibit 2, Letter of Intent).</p> <p>A sign is proposed for the site at the beginning of the driveway, however, additional permitting for the sign would not be required so long as the sign does not exceed 32 square feet CCZO §07-10-13 (1) B.</p> <p>Amity Road is considered a Principal Arterial on the Canyon County Functional Classification Map (Exhibit 4). A Principal Arterial is defined within the Canyon County Comprehensive Plan as “Principal arterials serve the major regional centers of activity of a metropolitan area, the higher traffic volume corridors, and the longer trips while carrying a higher proportion of the total urban areas travel on a minimum of roadway mileage. Principal arterials carry the major portion of trips entering and leaving the urban area, as well as the majority of through movements. To preserve the long term functionality of such roadways, they</p>
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<p>12. Canyon County Future Land Use</p> <p>13. City of Nampa Future Land Use Map</p> <p>14. Contour Map</p> <p>15. Intersection aerial of driveway at Amity Road</p> <p>16. Site Photos</p> <p>17. City of Nampa Engineering Department</p> <p>18. Nampa Fire Department</p> <p>19. Department of Environmental Quality</p> <p>20. Southwest District Health</p> <p>21. Large Aerial Photo</p>	<p>should have limited access with less access control than an Expressway, but more than a minor arterial” (Canyon County Comprehensive Plan, pg. 59).</p> <p>The driveway leading to the barn from Amity Road is a gravel road that is approximately 1000 feet and approximately 10 ft. wide. There are currently trees and shrubs along the driveway and on the property blocking the views of the surrounding residential subdivisions to the west of the proposed events center. There are currently no right hand turn lanes at the intersection to the driveway. There is a left hand turn lane at the intersection to the Industrial uses on the Southside of Amity lane (Exhibit 15, Intersection Aerial). Landscaping was proposed in the letter of intent (Exhibit 2) along the north side of the property to block the views of the event center from the adjacent property owners on the north. The property sits on top of a hill which blocks the view of surrounding residential neighborhoods from the proposed events center (Exhibit 14, Contour Map & Exhibit 16 Site Photos).</p> <p>On the south side of Amity, adjacent to the proposed special events facility are Industrially zoned (M-1) properties (Exhibit 7, zoning map). Immediately to the east and west of the subject property are Agricultural properties. Adjacent on the north is a residential subdivision located within the City of Nampa. Beyond the adjacent agricultural properties are residential City subdivisions. Portion of this parcel is designated as Residential while the road frontage along Amity is designated as Commercial (Exhibit 12, Canyon County Future Land Use Map). The City of Nampa has a similar projection on the 2035 City of Nampa Future Land Use Map (Exhibit 13, City of Nampa Future Land Use Map). Subdivision lots within a mile of the property have an average lot size of .5 acre. There are currently 77 plated subdivision within a mile of the proposed special events facility (Exhibit 9 & 9A).</p>
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Conditional Use Permit Criteria

Standard of Review for Conditional Use Permit (§07-07-05)

A. Is the proposed use permitted in the zone by conditional use permit?

Canyon County Zoning Ordinance §07-10-27 provides opportunity for the proposed use as a conditional use permit.

B. What is the nature of the request?

The applicant is requesting a conditional use permit for a special events facility.

C. Is the proposed use consistent with the Comprehensive Plan?

The use is consistent with the following Canyon County Comprehensive Plan goals & policies:

- Property Rights Policy No.1- *“No person shall be deprived of private property without due process of law.”*
- Property Rights Policy No. 9- *“Property owners shall be responsible for maintaining their property in the best possible condition as circumstances allow.* The property owner will have rental agreements with event holders that will have guidelines for maintaining the property. Additionally, the property owner will be a caretaker for the event center, cleaning the property between events (Exhibit 2, letter of intent).
- Economic Development Policy No. 1- *“Canyon County should encourage the continued use of agricultural lands, land uses and recognize the economic benefits they provide to the community.”* The special events

facility is located on an agricultural property. The proposal of a special events facility will promote people to enjoy the agricultural character of Canyon County. Allowing special events facility in appropriate locations allows a secondary income for agricultural properties and ensures the continuance of the agricultural character.

- Economic Development Policy No 6: *“Encourage commercial and residential development in a controlled, planned, and constructive manner, which will enhance, not destroy, the existing lifestyle and environmental beauty of Canyon County.”* Portion of this parcel is designated as commercial on Canyon County’s Future Land Use Map (Exhibit 12, Canyon County Future Land Use Map). Placing an event center on this agricultural parcel will allow for the continuance of the agricultural character of this area amongst the adjacent residential/Industrial uses.

- Transportation Policy #2: *“Coordinate with transportation agencies to protect and enhance the traffic-carrying capacity of principal arterial roads designed for through traffic where appropriate and not in direct conflict with other Canyon County objectives. Methods used may include:*
 - *a. Frontage roads where/when appropriate.*
 - *b. Clustering of activity or other land use planning techniques.*
 - *c. Limiting access via private driveways and local streets.*
 - *d. Sharing access.*
 - *e. Sufficient setbacks from rights-of-way.*
 - *f. Deceleration lanes.*
 - *g. Public transit and other alternative modes.*
 - *h. Ride-sharing, flexible scheduling and telecommuting.”* The City of Nampa Engineering Department comments (Exhibit 17)state that they do not oppose the development a special events facility with conditions that the driveway approach coming from Amity will need to be improved according the Access Management Policy and that the owners conduct a traffic impact study to determine if additional turn lanes are required.

D. Will the proposed use be injurious to other property in the immediate vicinity and/or negatively change the essential character of the area?

The proposed use would not be injurious to other property in the immediate vicinity and will not negatively change the essential character of the area. The subject property is currently being utilized for pasture for horses as well as residential uses. There are currently natural barriers between the proposed use and the surrounding residential subdivisions. The subject parcel is also adjacent to other agricultural uses on the west and the east which act as buffers to the residential uses. The properties on the north side have shops and accessory uses that abut the subject property. Noise created by the special events activities may be a potential issue (public nuisance) for the applicants to mitigate through limited hours of operation, volume control and good neighborly relations. Staff is recommending that conditions of approval be to limit hours of operations from 9AM to 11 PM instead of 12 PM. This will allow an hour for the event holder to clean up and vacate the property by 12:00 AM. Also, staff is recommending as a condition of approval that all sounds from stereos, live music be directed away from all residential parcels that are adjacent. Additionally, staff is recommending a condition of approval that all lights for the use shall be facing down and away from adjacent residential subdivisions. Rental agreements shall also place these as conditions so that each person that sets up for events is fully aware. The property owner shall be made available at all times during events to enforce the rental agreements and answer any questions.

E. Will adequate water, sewer, irrigation, drainage and storm water drainage facilities, and utility systems be provided to accommodate the use;

The applicant will be required to work with Southwest District Health Department to ensure that their requirements are met. Staff has recommended a condition of approval that the applicant adhere to Southwest District Health requirements.

F. Does legal access to the subject property for the development exist or will it exist at the time of development?

Access currently exists to the property from Amity Road, a public road. The applicant will be required to adhere to the City of Nampa Engineering Department for access onto the public road (Exhibit 17, City of Nampa Engineering comments).

G. Will there be undue interference with existing or future traffic patterns?

There are potential impacts to existing or future traffic patterns if not mitigated through appropriate conditions of approval. Amity Road is considered a principal arterial on the Canyon County Functional Classification Map (Exhibit 4). The City of Nampa Engineering Department has jurisdiction on access and road improvements for the subject property and stated in their comments (Exhibit 17) that they are not in opposition to granting of a special events facility with 4 conditions of approval as follows:

1. Access to site shall be improved/widened in accordance with the City of Nampa's Process and Policy Manual Section 105 – Access Management Policy including, but not limited to the following:
 - a. Modify/reconstruct existing access to a commercial style approach to include a concrete or asphalt approach apron.
 - b. Entrance shall be designed to allow an entering vehicle a minimum turning speed of 15-mph.
 - c. Curb returns shall have a minimum radius of 15-feet
2. Owners shall contact a traffic engineer and have the access evaluated to verify if an additional turn lanes are required on Amity.
3. Owners shall submit engineered designed plans of access modifications to the City of Nampa Engineering Division for review and approval.
 - a. On approval owners shall hire a public works licensed contractor to make the modifications in accordance with the approved plans. Contractor shall be responsible to applying for the required permits to perform said work.
4. Owners shall contact Nampa Fire Department, Brent Hoskins, for fire department and emergency services requirements including, but not limited to the following:
 - a. Width of access drive
 - b. Surface requirements of drive.
 - c. Load/vehicle weight requirements of drive to support fire trucks and apparatus.

Staff is recommending that these be included as conditions of approval for the conditional use permit. These conditions will effectively mitigate the undue interference with existing traffic patterns.

H. Will essential services be provided to accommodate the use including, but not limited to, school facilities, police and fire protection, emergency medical services, irrigation facilities, and will the services be negatively impacted by such use or require additional public funding in order to meet the needs created by the requested use?

Canyon County Ambulance District, Nampa School District, Boise Project Board of Control, and Canyon County Sheriff, were notified of the request and did not provide responses to indicate that the proposed conditional use permit would have a negative impact.

Nampa Fire Department indicated that the access road and turnaround meet district requirements (Exhibit 18). The current driveway is 10' wide across and there are shrubs and trees that impact clearance. Staff recommends adding the recommendations from Nampa Fire Department as conditions of approval.

1. Emergency Vehicle Access: A 20 foot wide all weather access road shall be provided. Trees and shrubs need to be cleared to a height of 13 feet 6 inches above the width of the access road.
2. A fire apparatus turn around will be required at the end of the access road.
3. A water supply shall be provided for the site and for the fire sprinkler system for event center. To be determined based on building size, construction and use.

Additionally, staff is recommending a conditions of approval to add, "No parking" along the driveway to either the rental agreements or signage along the driveway unless the road is widened to still allow for 20 ft. of all weather driving surface for fire trucks. Staff is recommending that the plans submitted with a change of occupancy building permit for the barn shall have the Nampa Fire Departments stamp on the plans prior to building permit issuance.

Comprehensive Plan

This request is generally consistent with the Canyon County 2020 Comprehensive Plan see criteria review "C" above.

Comments

Public Comments

At the time this report was completed staff had not received public comment regarding the conditional use permit.

County Agency Comments

Staff informed applicable agencies of the proposal and the responses are attached as exhibits.

Alternatives

- The Planning and Zoning Commission may approve the conditional use permit, for a special events facility, as conditioned and/or amended;
- The Planning and Zoning Commission may deny the conditional use request and direct staff to make findings of fact to support this decision; or
- The Planning and Zoning Commission may continue the discussion and request additional information on specific items.

Significant Impacts

Significant impacts from this proposed use such as traffic, noise, light obstruction and fire access can be mitigated through appropriate conditions of approval as presented in Exhibit 1.

Recommendation

Staff recommends the Planning and Zoning Commission open a public hearing and discuss the proposed Conditional Use Permit.

Staff is recommending **approval** of the request for special events facility and have provided findings of fact, conclusions of law and conditions of approval for the Planning and Zoning Commission's consideration found in Exhibit 1.



Findings of Fact, Conclusions of Law, Conditions of Approval and Order

Firefly Ranch, LLC – Special Events Facility
July 6, 2016

Findings of Fact

1. The applicant is requesting a conditional use permit for a special events facility.
2. The subject property, R31801, is located at 3614 Amity Rd., Caldwell, ID, in a portion of the SW ¼ of Section 25, T3N, R2W, BM, Canyon County, Idaho.
3. The property is not located within the City of Nampa Impact area.
4. The subject property is located within the City of Nampa impact area, Nampa Fire Department, Boise Project Board of Control, and Nampa School District.
5. The subject property is designated as “Residential/ Commercial” on the 2020 Canyon County Future Land Use Map (Exhibit 12).
6. The subject property is designated as “Medium Density Residential/Commercial” on the 2035 City of Nampa Future Land Use Map (Exhibit 13).
7. The neighborhood meeting was held on 5/12/17 in accordance with CCZO §07-01-15.
8. Notice of the public hearing was provided in accordance with CCZO §07-05-01. Agency notice was provided on 6/6/17, Newspaper notice was provided on 6/20/17, property owners within 300’ were notified by mail on 6/9/17, and the property was posted on or before 6/29/17.

Conclusions of Law

For case file PH2017-30 the Planning and Zoning Commission finds and concludes the following regarding the Standards of Review for Conditional Use Permit (07-07-05).

A. Is the proposed use permitted in the zone by conditional use permit?

Conclusion: The proposed use is permitted in the zone by conditional use permit.

Finding: Canyon County Zoning Ordinance §07-10-27 provides opportunity for the proposed use as a conditional use permit.

B. What is the nature of the request?

The applicant is requesting a conditional use permit for a special events facility.

C. Is the proposed use consistent with the Comprehensive Plan?

Conclusion: The proposed use is consistent with the Comprehensive Plan.

Findings: The use is consistent with the following Canyon County Comprehensive Plan goals & policies:

- Property Rights Policy No.1- *“No person shall be deprived of private property without due process of law.”*
- Property Rights Policy No. 9- *“Property owners shall be responsible for maintaining their property in the best possible condition as circumstances allow. The property owner will have rental agreements with event holders that will have guidelines for maintaining the property. Additionally, the property owner will be a*

caretaker for the event center, cleaning it and the property between events (Exhibit 2, letter of intent).

- Economic Development Policy No. 1- *“Canyon County should encourage the continued use of agricultural lands, land uses and recognize the economic benefits they provide to the community.”* The special events facility is located on an agricultural property. The proposal of a special events facility will promote people to enjoy the agricultural character of Canyon County. Allowing special events facility in appropriate locations allows a secondary income for agricultural properties and ensures the continuance of the agricultural character of the immediate area.
- Economic Development Policy No 6: *“Encourage commercial and residential development in a controlled, planned, and constructive manner, which will enhance, not destroy, the existing lifestyle and environmental beauty of Canyon County.”* Portion of this parcel is designated as commercial on Canyon County’s Future Land Use Map (Exhibit 12, Canyon County Future Land Use Map). Placing an event center on this agricultural parcel will allow for the continuance of the agricultural character of this parcel.
- Transportation Policy #2: *“Coordinate with transportation agencies to protect and enhance the traffic-carrying capacity of principal arterial roads designed for through traffic where appropriate and not in direct conflict with other Canyon County objectives. Methods used may include:*
 - *a. Frontage roads where/when appropriate.*
 - *b. Clustering of activity or other land use planning techniques.*
 - *c. Limiting access via private driveways and local streets.*
 - *d. Sharing access.*
 - *e. Sufficient setbacks from rights-of-way.*
 - *f. Deceleration lanes.*
 - *g. Public transit and other alternative modes.*
 - *h. Ride-sharing, flexible scheduling and telecommuting.”* The City of Nampa Engineering Department comments (Exhibit 17)state that they do not oppose the development a special events facility with conditions that the driveway approach coming from Amity will need to be improved according the Access Management Policy and that the owners conduct a traffic impact study to determine if additional turn lanes are required.

D. Will the proposed use be injurious to other property in the immediate vicinity and/or negatively change the essential character of the area?

Conclusion: The proposed use will not be injurious to other property in the immediate vicinity and will not change the essential character of the area.

Finding: The proposed use will not be injurious to other property in the immediate vicinity and will not negatively change the essential character of the area. The subject property is currently being utilized for pasture for horses as well as residential uses. There are currently natural barriers between the proposed use and the surrounding residential subdivisions. The subject parcel is also adjacent to other agricultural uses on the west and the east which act as buffers to the residential uses. The properties on the north side have shops and accessory uses that abut the subject property. Noise created by the special events activities may be a potential issue (public nuisance) for the applicants to mitigate through limited hours of operation, volume control and good neighborly relations. Condition of approval #2 will limit hours of operations from 9AM to 11 PM. This will allow an hour for the event holder to clean up and vacate the property by 12:00 AM. Condition of approval #18&19 will mitigate light and noise impacts. Condition of Approval #4 shall require rental agreements that enforce conditions of approval. The property owner shall be made available at all times during events to enforce the rental agreements and answer any questions (Condition of Approval #5).

E. Will adequate water, sewer, irrigation, drainage and storm water drainage facilities, and utility systems be provided to accommodate the use;

Conclusion: Applicants will be required to meet all requirements of Southwest District Health and the Department of Environmental Quality.

Finding: The applicant will be required to work with Southwest District Health Department to ensure that their requirements are met (Condition of Approval #17).

F. Does legal access to the subject property for the development exist or will it exist at the time of development?

Conclusion: Legal access exists for the subject property from Amity Road, a public road.

Finding: Access currently exists to the property from Amity Road, a public road. The applicant will be required to adhere to the City of Nampa Engineering Department for access onto the public road (Exhibit 17, City of Nampa Engineering comments)(Conditions of approval 9-11).

G. Will there be undue interference with existing or future traffic patterns?

Conclusion: Evidence has not been provided that indicates interference with existing or future traffic patterns. However, traffic on Amity Road will be increased when events are held on site.

Finding: There are potential impacts to existing or future traffic patterns if not mitigated through appropriate conditions of approval. Amity Road is considered a principle arterial on the Canyon County Functional Classification Map (Exhibit 4). The City of Nampa Engineering Department has jurisdiction on access and road improvements for the subject property and stated in their comments (Exhibit 17) that they are not in opposition to granting of a special events facility with 4 conditions of approval as follows:

1. Access to site shall be improved/widened in accordance with the City of Nampa's Process and Policy Manual Section 105 – Access Management Policy including, but not limited to the following:
 - a. Modify/reconstruct existing access to a commercial style approach to include a concrete or asphalt approach apron.
 - b. Entrance shall be designed to allow an entering vehicle a minimum turning speed of 15-mph.
 - c. Curb returns shall have a minimum radius of 15-feet
2. Owners shall contact a traffic engineer and have the access evaluated to verify if an additional turn lanes are required on Amity.
3. Owners shall submit engineered designed plans of access modifications to the City of Nampa Engineering Division for review and approval.
 - a. On approval owners shall hire a public works licensed contractor to make the modifications in accordance with the approved plans. Contractor shall be responsible to applying for the required permits to perform said work.
4. Owners shall contact Nampa Fire Department, Brent Hoskins, for fire department and emergency services requirements including, but not limited to the following:
 - a. Width of access drive
 - b. Surface requirements of drive.
 - c. Load/vehicle weight requirements of drive to support fire trucks and apparatus.

These conditions of approval will be required as conditions of approval 9-11.

H. Will essential services be provided to accommodate the use including, but not limited to, school facilities, police and fire protection, emergency medical services, irrigation facilities, and will the services be negatively impacted by such use or require additional public funding in order to meet the needs created by the requested use?

Conclusion: Essential services will be provided and this application will not negatively impact existing services or require additional public funding.

Finding: Canyon County Ambulance District, Nampa School District, Boise Project Board of Control, and Canyon County Sheriff, were notified of the request and did not provide responses to indicate that the proposed conditional use permit would have a negative impact.

Nampa Fire Department indicated that the access road and turnaround must meet district requirements (Exhibit 18). The current driveway is 10' wide across and there are shrubs and trees that impact clearance. Recommendations from Nampa Fire Department were added as conditions of approval 13-15.

Order

Based upon the Findings of Fact, Conclusions of Law and Conditions of Approval contained herein the Planning and Zoning Commission **approves** Case # PH2017-30, a request by Firefly Ranch LLC for a Conditional Use Permit to operate a special events facility on R31801 subject to the following conditions of approval:

General

1. The development shall comply with all applicable federal, state, and county laws, ordinances, rules and regulations that pertain to the property.
2. Hours of operations shall be limited from 9AM to 11 AM during events. This will allow an hour for the event holder to clean up and vacate the property by 12:00 AM.
3. The proposed development shall be in general conformance with the applicant's site plan (Exhibit 3).
4. Rental Agreements shall be in place with each event holder that limits them to the same conditions of approval as this conditional use permit.
5. The property owner shall be made available at all times during events to enforce the rental agreements and the conditions of approval of this case PH2017-30.
6. This conditional use permit must follow land use time limitation as states in CCZO 7-07-23: "When a conditional use permit is granted, the land use or construction of its facility proposed in the application must have commenced within three (3) years of the date of the final decision by the presiding party or a court of appropriate jurisdiction. The improvements for the approved use must be completed within five (5) years of the same date.
 - a. Commencement for this project shall be considered as the application for a building permit for the change of occupancy of the barn.
 - b. Completion for this project shall be defined as obtaining a certificate of occupancy for the change of occupancy building permit.

Building Permits

7. The applicant's architect shall schedule a pre-application meeting with Development Services Department Building Official and/or his appointed representative to identify a plan for bringing all venue structures into compliance with the current building code requirements.
8. Applicant shall obtain a building permit for the change of occupancy of the barn.

Access

9. Upon application for a building permit, the applicant must provide Canyon County DSD with an approach permit from the City of Nampa. Access to site shall be improved/widened to the City of Nampa's standards prior to a certificate of occupancy being issued. Receipt of a final as built approach from the City of Nampa Engineering Department shall be returned to Canyon County DSD prior to the issuance of a certificate of occupancy.
10. Prior to a building permit being applied for the owners shall submit a traffic impact study to the City of Nampa Engineering Department to determine if additional turn lanes are warranted. Receipt of review from the City of Nampa Engineering department must be submitted to Canyon County DSD upon application for a building permit.
11. The owners shall submit engineered designed plans of access modifications to the City of Nampa Engineering Division for review and approval. Receipt of review shall be returned to DSD upon application for the change of occupancy building permit for the barn.
 - a. On approval owners shall hire a public works licensed contractor to make the modifications in accordance with the approved plans. Contractor shall be responsible to applying for the required permits to perform said work.

Fire

12. Prior to the certificate of occupancy being issued, A 20 foot wide all weather driveway from Amity Road to the event center shall be provided. Trees and shrubs need to be cleared to a height of 13 feet 6 inches above the width of the access road (Exhibit 18, Nampa Fire Department).
13. Prior to the certificate of occupancy being issued, a fire apparatus turn around will be required at the end of the driveway (Exhibit 18, Nampa Fire Department.)
14. The applicant shall obtain a Nampa Fire Department stamp of approval on the building plans prior to the building permit being issued.
15. “No parking” signs shall be located along the driveway or it shall be entered into the rental agreements and enforced by the property owner unless the road is widened to still allow for 20 ft. of all weather driving surface for fire trucks.

Septic/Water/Food Service

16. Applicant must meet with Southwest District Health and obtain all appropriate permits prior to applying for a building permit.

Noise/Light Mitigation

17. All amplified sound shall be directed away from all residential parcels that are adjacent.
18. All outdoor lights for the use shall be facing down and away from adjacent residential subdivisions or have shade shields that direct light down and away from residential properties.

Signs

19. The applicant shall obtain administrative approval for signs that exceed 32 sq. ft. or if it is illuminated as required in the Canyon County Zoning Ordinance (07-10-13)

Parking

20. A parking plan shall be submitted with the building permit application that shows the following requirements are met:
 - a. A minimum number of parking spaces that is equal to 20 percent of the capacity in persons. For the purpose of this section, "capacity in persons" shall mean the gross floor area used by the public divided by 15 square feet.
 - b. Parking spaces shall be hard surfaced.
 - c. Lighting used to illuminate off street parking areas shall be directed away from residential properties.

APPROVED this _____ day of _____, 2017.

**PLANNING AND ZONING COMMISSION
CANYON COUNTY, IDAHO**

Chairman, Richard Hall

State of Idaho)

SS

County of Canyon County)

On this _____ day of _____, in the year of 2017, before me _____, a notary public, personally appeared _____, personally known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he (she) executed the same.

Notary: _____

My Commission Expires: _____

