



**Planning and Zoning Staff Report for
Hope's Landing Special Events Facility – CU2018-0025**

Hearing Date: March 7, 2019

Development Services Department

<p><u>Owner</u> Crystal Arreola, Hope's Landing</p> <p><u>Applicant:</u> Jeff Hatch, Hatch Design Architecture</p> <p><u>Staff:</u> Dan Lister, Planner II</p> <p><u>Tax ID:</u> R33575010</p> <p><u>Current Zone:</u> "A" (Agricultural)</p> <p><u>Future Land Use Designation:</u> Agricultural</p> <p><u>Impact Area:</u> Not in Impact Area</p> <p><u>Parcel Size:</u> 7.17 acres</p> <p><u>Current Uses:</u> Vacant</p> <p><u>Applicable Zoning Land Use Regulations:</u> §07-02-03, §07-05, §07-07, §07-10-27, §07-13</p> <p><u>Notification</u></p> <ul style="list-style-type: none">- Neighborhood Meeting: 11/8/2018- Agency: 1/15/2019- Property Owners: 2/13/2019- Legal: 2/14/2019- Posting: 2/19/2019 <p><u>Exhibits:</u></p> <ol style="list-style-type: none">1. FCOs; and Attachment 1: Site Plan, Conceptual Site Plan & Pavilion Elevation Plan Attachment 2: Letter of Intent2. Neighborhood Sign-up Sheet3. Maps<ol style="list-style-type: none">a. Small Air Photob. Vicinityc. Zoning Classificationd. Subdivision and Lot Reporte. Soil Map and Reportf. Future Land Useg. Dairy, Feedlot & Gravel Pit4. Agency Comments:<ol style="list-style-type: none">a. Idaho Transportation Department;b. Department of Environmental Quality;c. Golden Gate Highway District #3d. Southwest District Health5. Ann Ledford, neighbor6. Letter of Support	<p><u>Request</u> The applicant, Jeff Hatch representing Hope's Landing, is requesting a conditional use permit to allow a special events facility on parcel R33575010. The vacant 7.17 acre parcel has 50 feet of frontage along True Road, Caldwell and described as a portion of Section 27, Township 3N, Range 4W, Canyon County, Idaho.</p> <p><u>Background</u> The 7.17 acre property is zoned "A" (Agricultural). The parcel was created through land division in 2014 and subsequently adjusted into its current configuration (AD2014-67 and AD2014-95). The parcel is currently vacant (no structures).</p> <p><u>Conditional Use Permit Criteria</u> Standard of Review for Conditional Use Permit (§07-07-05)</p> <p>A. Is the proposed use permitted in the zone by conditional use permit? CCZO §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> Special Event Facility are allowed with a conditional use permit in the "A" (Agricultural) zone per CCZO §07-10-27.</p> <p>B. What is the nature of the request? Pursuant to the letter of intent (Exhibit 1, Attachment 1 & 2), as part of the residential development of the parcel, a special events facility is requested to provide a venue for weddings, entertainment, business meetings, social gatherings and education opportunities. Future residential development will be located near the southern boundary of the parcel with gated access. The event facility includes the construction of a pavilion structure and maintenance building. All food will be from off-site catering services. Portable restrooms will be provided during events. The owner will live on-site and manage the operations of the facility. The use includes two employees. Hours of operation will be Monday through Sunday, 10am to 10pm. The maximum amount of guests per event is 500. The facility proposes 60 parking spaces near the entrance to the property and an additional 40 spaces near the eastern property boundary. To reduce traffic generated by an event, the applicant proposes that any event over 150 people will be required by contract to hire a shuttle service. To reduce impacts to neighbors, the applicant proposes landscaping and berms to reduce potential noise impacts and to not impact the visual beauty of the area. Signage is not proposed. Future signage is required to be consistent with CCZO §07-10-13.</p> <p>C. Is the proposed use consistent with the Comprehensive Plan?</p>
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<ul style="list-style-type: none"> a. Steve Herring & Marie Lizaso; b. Carmen Boeger; c. Robb MacDonald; d. Jessica Hardman; e. Kristin Cole, Sound Wave Events; f. Brent Orton, Sunnydale Farms; g. Josh Attebery; h. Kelli Giselle, Sawtooth Winery; i. Heidi and Jonnathan Wight, IRA + Lucy; j. Bree Jaynes, Idaho Tents & Events; k. Bethany Anne DeWitt, Caldwell Transportation Company; and l. Kathy Attebery, Kathy's All About Weddings <p>7. Large Aerial Photo</p>	<p>The use is consistent with the following Canyon County Comprehensive Plan goals & policies:</p> <ul style="list-style-type: none"> • Property Rights Policy No.1- <i>“No person shall be deprived of private property without due process of law.”</i> • Property Rights Policy No. 9- <i>“Property owners shall be responsible for maintaining their property in the best possible condition as circumstances allow.</i> <ul style="list-style-type: none"> ○ As conditioned, the property owner will have rental agreements with event holders that will have guidelines for maintaining the property (Exhibit 1, Condition 4 & 6). Additionally, the property owner will be a caretaker for the event center. • Economic Development Policy No. 1- <i>“Canyon County should encourage the continued use of agricultural lands, land uses and recognize the economic benefits they provide to the community.”</i> <ul style="list-style-type: none"> ○ 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: <i>“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.”</i> <ul style="list-style-type: none"> ○ The placing of an event center on this agricultural parcel will allow for the continuance of the agricultural character of this area while enhance the amenities that continue to support the tourism within the area. The area is mainly agricultural, but has allowed commercial uses, such as winery/wine tasting rooms (Vine and Branch Ranch; Koenig; Williamson Orchard and Vineyard), event facilities (Kindred Vineyards, CU2018-0020), restaurants (Orchard House Restaurant) and market (Sunnyslope Market) that provides amenities and supports tourism in the area. • Transportation Policy #2: <i>“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:</i> <ul style="list-style-type: none"> a. <i>Frontage roads where/when appropriate.</i> b. <i>Clustering of activity or other land use planning techniques.</i> c. <i>Limiting access via private driveways and local streets.</i> d. <i>Sharing access.</i> e. <i>Sufficient setbacks from rights-of-way.</i> f. <i>Deceleration lanes.</i> g. <i>Public transit and other alternative modes.</i> h. <i>Ride-sharing, flexible scheduling and telecommuting.”</i>
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- The Golden Gate Highway District (Exhibit 4c) requires an Approach Permit, a paved approach and that gates, signs and parking not be located on the public right-of-way. ITD (Exhibit 4a) requires a traffic analysis to determine if the use will impact Highway 55 at the intersection of True Road. ITD requests that the hearing of the request be tabled until required data is submitted and reviewed by ITD, or required the following conditions of approval (Exhibit 1, Condition 18):
 - The applicant shall provide shuttle information and trip distribution information. Information shall include size of shuttles and routes used.
 - The applicant shall provide a right turn lane warrant for the intersection of SH-55 and True Road. Should the warrant identify the need for a right turn lane, the applicant shall design and construct the needed mitigation to ITD standards. Mitigation may include reducing the event size to not require a right turn warrant.

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

As conditioned, the use will not be injurious to other properties in the immediate vicinity and/or negatively change the character of the area. The property and surrounding properties are zoned “A” (Agricultural). The subject property is currently vacant, but is allowed a dwelling and accessory uses.

Although the area is mainly agricultural, but has allowed commercial uses, such as winery/wine tasting rooms (Vine and Branch Ranch; Koenig; Williamson Orchard and Vineyard), event facilities (Kindred Vineyards, CU2018-0020), restaurants (Orchard House Restaurant) and market (Sunnyslope Market) that provides amenities and supports tourism in the area. 12 letters of support were received express support of the use, the applicant’s intent to be a good neighbor and the support the use provides to tourism and local businesses (Exhibit 6).

On February 21, 2019, neighbor Ann Ledford had questions regarding the use and potential impacts (traffic, noise, use) to neighboring parcels (Exhibit 5). These concerns were generate due to the initial conceptual site plan presented at the neighborhood meeting which showed an amphitheater and other features (Exhibit 2). However, the applicant’s request with the current conceptual site plan is smaller in scale. Any modifications or expansion in use would require modification to the conditional use permit.

The use has the potential to create noise, light and traffic impacts to the surrounding area. However, the use is limited to only 500 people per event. Hours of operation will be 10am to 10pm (Exhibit 1, Condition 3). The applicant is proposing landscaping with berms to reduce potential noise impacts (Exhibit 1, Condition 14). If amplified sound is used, it will be directed away from any nearby residences (Exhibit 1, Condition 15). Exterior lighting will be directed downward and away from nearby residential uses (Exhibit 1, Condition 16). To reduce traffic generated by an event, the applicant proposes that any event over 150 people will be required by contract to hire a shuttle service (Exhibit 1, Condition 3). As conditioned, the use will not create a negative impact to the area.

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

The events will use portable restrooms. There will not be food prepared on-site. The applicant will be required to work with Southwest District Health Department (Exhibit 4d) and Idaho Department of Environmental Quality (Exhibit 4b) to ensure that their requirements are met (Exhibit 1, Condition 12).

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 True Road, a local road. Golden Gate Highway District #3 will require an Approach Permit and a paved approach (Exhibit 4c). Any future signage or entry gate must be 30’ from the pavement of True Road. Guest parking is not allow on the public right-of-way.

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

The events facility proposed access from True Road, a local road. Once on the property, 60 parking spaces near the entrance will be provided and an additional 40 spaces along the driveway on the eastern property boundary. To reduce traffic generated by an event, the applicant proposes that any event over 150 people will be required

by contract to hire a shuttle service.

Based on the capacity of guests per event, Golden Gate Highway District #3 (GGHD) did not find road improvements or traffic study was necessary (Exhibit 4c). The main concern by GGHD is adequate off-street parking and to ensure guest parking does not encroach onto the public right-of-way. Pursuant to CCZO §Section 07-13-03(6), the number of spaces shall equal 20 percent of the capacity in persons. The applicant proposes 100 parking spaces plus shuttle service. Conditions have been applied to the approval of the conditional use in compliance with GGHD comments (Exhibit 1, Condition 9).

Idaho Transportation Department (Exhibit 4a) finds that without traffic generation data at the intersection of True Road and Highway 55, the use may potential create traffic impacts. Therefore, ITD requests that the hearing of the request be tabled until require data is submitted and reviewed by ITD, or required the following conditions of approval (Exhibit 1, Condition 18):

- The applicant shall provide shuttle information and trip distribution information. Information shall include size of shuttles and routes used.
- The applicant shall provide a right turn land warrant for the intersection of SH-55 and True Road. Should the warrant identify the need for a right turn lane, the applicant shall design and construct the needed mitigation to ITD standards. Mitigation also include reducing the event size to not require a right turn warrant.

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, Vallivue School District, Wilder Irrigation District, Marsing Fire District 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.

However, based on review of similar uses approved, conditions have been applied that require fire district review to ensure emergency response will not be impacted by the use (Exhibit 1, Condition 10 & 11). As conditioned, the use will not impact emergency services.

Comments

Public Comments

On February 21, 2019, neighbor Ann Ledford had questions regarding the use, impacts (traffic, noise, use) and site proposal (Exhibit 5). 12 letters of support were received express support of the use, the applicant’s intent to be a good neighbor and the support the use provides to tourism and local businesses (Exhibit 6).

County Agency Comments

Staff informed applicable agencies of the proposal and the responses are attached (Exhibit 4).

Decision Options

- 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.

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 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

Hope's Landing – Special Events Facility

March 7, 2019

Findings of Fact

1. The applicant, Jeff Hatch representing Hope's Landing, is requesting a conditional use permit to allow a special events facility on parcel R33575010. The vacant 7.17 acre parcel has 50 feet of frontage along True Road, Caldwell and described as a portion of Section 27, Township 3N, Range 4W, Canyon County, Idaho.
2. The 7.17 acre property is zoned "A" (Agricultural). The parcel was created through land division in 2014 (AD2014-67) and subsequently adjusted into its current configuration (AD2014-67 and AD2014-95).
3. The subject property is designated as "Agricultural" on the 2020 Canyon County Future Land Use Map.
4. The neighborhood meeting was held on November 8, 2018 in accordance with CCZO §07-01-15.
5. Notice of the public hearing was provided in accordance with CCZO §07-05-01. Agency notice was provided on November 20, 2018. Property owners within 300' were notified by mail on December 6, 2018. Newspaper notice was provided on January 20, 2019 and the property was posted on or before January 29, 2019.

Conclusions of Law

For case file CU2018-0025, 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?

Pursuant to the letter of intent (Attachment 1 and 2), as part of the residential development of the parcel, a special events facility is requested to provide a venue for weddings, entertainment, business meetings, social gatherings and education opportunities. Future residential development will be located near the southern boundary of the parcel with gated access. The event facility includes the construction of a pavilion structure and maintenance building. All food will be from off-site catering services. Portable restrooms will be provided during events. The owner will live on-site and manage the operations of the facility. The owner will require two employees to assist with the operations.

Hours of operation will be Monday through Sunday, 10am to 10pm. The maximum amount of guests per event is 500.

The facility proposes 60 parking spaces near the entrance to the property and an additional 40 spaces near the eastern property boundary. To reduce traffic generated by an event, the applicant proposes that any event over 150 people will be required by contract to hire a shuttle service.

To reduce impacts to neighbors, the applicant proposes landscaping and berms to reduce potential noise impacts and to not degrade the visual beauty of the area. All amplified music will cease at 10pm.

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.*
 - As conditioned, 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.
- 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.”*
 - The placing of an event center on this agricultural parcel will allow for the continuance of the agricultural character of this area while enhance the amenities that continue to support the tourism within the area. The area is mainly agricultural, but has allowed commercial uses, such as winery/wine tasting rooms (Vine and Branch Ranch; Koenig; Williamson Orchard and Vineyard), event facilities (Kindred Vineyards, CU2018-0020), restaurants (Orchard House Restaurant) and market (Sunnyslope Market) that provides amenities and supports tourism in the area.
- 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 Golden Gate Highway District requires an Approach Permit, a paved approach and that gates, signs and parking not be located on the public right-of-way. Idaho Transportation Department (ITD) requires a traffic analysis to determine if the use will impact Highway 55 at the intersection of True Road. ITD requests that the hearing of the request be tabled until require data is submitted and reviewed by ITD, or required the following conditions of approval (Exhibit 1, Condition 18):
 - The applicant shall provide shuttle information and trip distribution information. Information shall include size of shuttles and routes used.
 - The applicant shall provide a right turn lane warrant for the intersection of SH-55 and True Road. Should the warrant identify the need for a right turn lane, the applicant shall design and construct the needed mitigation to ITD standards. Mitigation may include reducing the event size to not require a right turn warrant.

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: As conditioned, 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: As conditioned, the use will not be injurious to other properties in the immediate vicinity and/or negatively change the character of the area. The property and surrounding properties are zoned “A” (Agricultural). The subject property is currently vacant, but is allowed a dwelling and accessory uses.

Although the area is mainly agricultural, but has allowed commercial uses, such as winery/wine tasting rooms (Vine and Branch Ranch; Koenig; Williamson Orchard and Vineyard), event facilities (Kindred

Vineyards, CU2018-0020), restaurants (Orchard House Restaurant) and market (Sunnyslope Market) that provides amenities and supports tourism in the area. 12 letters of support were received express support of the use, the applicant's intent to be a good neighbor and the support the use provides to tourism and local businesses.

On February 21, 2019, neighbor Ann Ledford had questions regarding the use and potential impacts (traffic, noise, use) to neighboring parcels. These concerns were generate due to the initial conceptual site plan presented at the neighborhood meeting which showed an amphitheater and other features. However, the applicant's request with the current conceptual site plan is smaller in scale. Any modifications or expansion in use would require modification to the conditional use permit.

The use has the potential to create noise, light and traffic impacts to the surrounding area. However, the use is limited to only 500 people per event. Hours of operation will be 10am to 10pm (Exhibit 1, Condition 3). The applicant is proposing landscaping with berms to reduce potential noise impacts (Exhibit 1, Condition 14). If amplified sound is used, it will be directed away from any nearby residences (Exhibit 1, Condition 15). Exterior lighting will be directed downward and away from nearby residential uses (Exhibit 1, Condition 16). To reduce traffic generated by an event, the applicant proposes that any event over 150 people will be required by contract to hire a shuttle service (Exhibit 1, Condition 3). As conditioned, the use will not create a negative impact to the area.

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

Conclusion: Adequate facilities will be provided. The use will not impact existing drainage, irrigation or utility systems.

Finding: The events will use portable restrooms. There will not be food prepared on-site. The applicant will be required to work with Southwest District Health Department and Idaho Department of Environmental Quality to ensure that their requirements are met (Exhibit 1, Condition 12).

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 Frost Road, a public road.

Finding: Access currently exists to the property from True Road, a local road. Golden Gate Highway District #3 will require an Approach Permit and a paved approach. Any future signage or entry gate must be 30' from the pavement of True Road. Guest parking is not allow on the public right-of-way.

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

Conclusion: As conditioned, the use will no create undue interference with existing or future traffic patterns.

Finding: The events facility proposed access from True Road, a local road. Once on the property, 60 parking spaces near the entrance will be provided and an additional 40 spaces along the driveway on the eastern property boundary. To reduce traffic generated by an event, the applicant proposes that any event over 150 people will be required by contract to hire a shuttle service.

Based on the capacity of guests per event, Golden Gate Highway District #3 (GGHD) did not find road improvements or traffic study was necessary. The main concern by GGHD is adequate off-street parking and to ensure guest parking does not encroach onto the public right-of-way. Pursuant to CCZO §Section 07-13-03(6), the number of spaces shall equal 20 percent of the capacity in persons. The applicant proposes 100 parking spaces plus shuttle service. Conditions have been applied to the approval of the conditional use in compliance with GGHD comments (Exhibit 1, Condition 9).

Idaho Transportation Department finds that without traffic generation data at the intersection of True Road and Highway 55, the use may potential create traffic impacts. Therefore, ITD requests that the hearing of the request be tabled until require data is submitted and reviewed by ITD, or required the following conditions of approval (Exhibit 1, Condition 18):

- The applicant shall provide shuttle information and trip distribution information. Information shall include size of shuttles and routes used.
- The applicant shall provide a right turn land warrant for the intersection of SH-55 and True Road. Should

the warrant identify the need for a right turn lane, the applicant shall design and construct the needed mitigation to ITD standards. Mitigation also include reducing the event size to not require a right turn warrant.

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: Prior to commencement of use, essential services will be provided and this application will not negatively impact existing services or require additional public funding.

Finding: Canyon County Ambulance District, Vallivue School District, Wilder Irrigation District, Marsing Fire District 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.

However, based on review of similar uses approved, conditions have been applied that require fire district review to ensure emergency response will not be impacted by the use (Exhibit 1, Condition 10 & 11). As conditioned, the use will not impact emergency services.

Order

Based upon the Findings of Fact, Conclusions of Law and Conditions of Approval contained herein, the Planning and Zoning Commission **approves** Case # CU2018-0020 for a Conditional Use Permit to operate a special events facility on parcel R33466010 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. All conditions requiring compliance prior to commencement of use shall mean prior to any events on the parcel.
2. The special events facility shall be in substantial compliance with the conceptual site plan and letter of intent (Attachment 1 and 2). All proposed structures shall obtain a building permit.
3. Hours of operations shall be limited to 10AM to 10 PM, Monday - Sunday. The use is limited to no more than 500 people per event. Events with guests over 150 people shall require shuttle transportation services.
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 special events facility shall be limited to parcel R33575010. This permit is not transferable to any other property or individual and is not valid for any business or use other than that specifically approved by Canyon County.
6. The property shall be well maintained and remain compliant with Chapter 2, Article 1 of the Canyon County Code (Public Nuisance).
7. All signage shall comply with Canyon County Zoning Ordinance §07-10-13 (1) B.
8. This conditional use permit must follow land use time limitation as states in CCZO 07-07-23: "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.

Access

9. Prior to the commencement of use, the applicant must provide Canyon County DSD with an approved access/approach permit and any required traffic studies and event permits from Golden-Gate Highway District #3. Access shall meet all applicable Highway District standards.

Fire

10. Prior to commencement of use, a fire access and water supply permit shall be obtained from Marsing Fire District.

11. Prior to commencement of use, Marsing Fire District shall review and approve the access and parking plan to ensure consistency with fire district requirements.

Septic/Water/Food Service

12. Applicant must meet with Southwest District Health and Idaho Department of Environmental Quality to obtain all appropriate permits prior to commencement of use and provide evidence of permit approval to Canyon County DSD. The quantity of portable restrooms and maintenance shall be as recommended by Southwest District Health.
13. Food preparation is prohibited on-site.

Noise/Light Mitigation

14. Prior to the commencement of use, a landscaping plan shall be submitted to Canyon County DSD with the following information:
 - a. All tree and plant types and location;
 - b. Berm widths and heights;
 - c. Demonstrate how the landscape and berm will be maintained (irrigation, maintenance).
15. All amplified sound shall be directed away from adjacent residence and shall not exceed 65db at the property line. All amplified sound shall cease at 10PM.
16. All exterior lighting shall be shielded downward and directed away from residential properties.

Parking

17. Prior to the commencement of use, all parking spaces shall met all applicable off-street parking requirements (CCZO 07-13-01 and 07-13-03). Evidence of consistency shall be submitted to Canyon County DSD.

Traffic

18. Prior to the commencement of use, the Idaho Transportation Department requires the following:
 - a. The applicant shall provide event trip generation, shuttle information and trip distribution information. Sufficient information shall be provided to allow ITD to determine how the proposed use will impact the State highway system. Information shall include the size of shuttles and routes used by shuttles to arrive at the event.
 - b. The applicant shall provide a right turn lane warrant for the intersection of SH-55 and True Road. Should the warrant identify the need for a right turn lane, the applicant shall design and construct the needed mitigation to ITD standards. If the applicant needs to construct a right tune lane, ITD will not require a dedication of 12 feet as part of the right turn lane construction. If the applicant chooses to limit their event size in order to not construct a right turn lane, documentation shall be provided to ITD that proves a right turn land is not warranted.

APPROVED this _____ day of _____, 2019.

**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 2019, 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: _____



ATTACHMENT 2



**HATCH
DESIGN
ARCHITECTURE**

6126 w. state st., boise, idaho 83703 • phone 208.475.3204 • fax 208.475.3205 • email info@hatchda.com

February 5, 2018

Statement of Explanation

Planning and Development Services
Canyon County Development Services
111 N. 11th Ave RM 140
Caldwell, ID 83605

Re: **Conditional Use Application for Hope's Landing
Parcel # 335750100, True Road, Caldwell, ID, 83767**

Dear Planning Staff,

The owners of the property located at Parcel # 335750100, off True Rd. are requesting a Conditional Use permit for the construction of a 4,340 s.f. dwelling, a two-story 1,470 s.f. shop, and a small event pavilion. The proposed use of the dwelling is a private residence for the owners. The shop will be used to maintain the grounds; the small event pavilion shall be used for events. For the proposed landscape, low maintenance vegetation.

Request:

- Site development of parcel #33575010 on True Lane in Canyon County, Idaho.
- The owner plans to construct a single story private residence. This portion of the project will be occupied by the owners as their primary residence.
- A northern portion of the parcel shall be a small wedding & event venue.
 - Construct a two-story shop adjacent to the main residence for grounds maintenance equipment.
 - Landscape and hardscapes
 - Parking lot to serve up to 40 vehicles with additional optional parking for up to 60 vehicles.
 - Additional parking will be provided off site.

Specific Uses:

- Private residence to be used by property owners.
- Small event pavilion is to serve for weddings, entertainment, business meetings, social gatherings and educational opportunities.

Hours of Operation:

- Proposed hours are: 10am to 10pm daily (Please note that actual hours would vary by event.)
- Hours reflect the hours that are not to be exceeded.

Staff On-site:

- A minimum of 2 employees shall be hired on to the facility, one of which will be full time employment.

Size of events:

- Events shall range in attendance from 10 to as many as 500 guests. The average wedding consists of approximately 250 guests.



**HATCH
DESIGN
ARCHITECTURE**

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Access Allowance:

- All public access is strictly by appointment only and shall be hosted by a member of the on-site staff.

Waste Disposal:

- An on-site receptacle in a trash enclosure shall be provided and shall be emptied weekly.

Area Impact:

- Parking shall be limited to 100 spaces on-site to mitigate noise concerns.
 - Larger events will require that guests are shuttled to event center.
- Noise mitigation shall be achieved in a series of ways:
 - Music shall be kept at reasonable levels.
 - Berms shall be constructed to contain noise.
 - All music will be required to cease at 10 pm per County Regulations.

Safety and Security:

- Closed circuit security cameras shall be placed throughout the property to monitor activity on campus.
- On-site security shall be provided for events having more than 80 guests.
- Parking and roadways shall be constructed to allow/accommodate emergency vehicle access.
- Staff shall be trained on an annual basis in life safety and first responder protocol and procedures.

Please contact our office with any questions you may have in reviewing the application materials.

Sincerely,

Jeff Hatch, AIA LEED AP
Hatch Design Architecture

Dan Lister

From: Jeffery Hatch <jeff@hatchda.com>
Sent: Tuesday, February 12, 2019 12:11 PM
To: Dan Lister
Cc: Crystal Arreola
Subject: Re: Follow-up on CUP for Hope's Landing
Attachments: Hidden Hills Pavilion Plans - A-2.0 Floor Plan.pdf; Hidden Hills Pavilion Plans - A-4.0 Elevations.pdf

Good afternoon Dan,

Here is a response to your inquiries:

PaPavilion: Is the event pavilion a permanent structure or temporary structure? Most pavilions include some sort of roofing/shading structure. Please provide more details regarding the pavilion area.

Att Response: *Attached are the proposed floor plan and elevations for the pavilion. It will be a permanent structure with a solid roof above. Please let us know if you have any additional requests on this item.*

2. **Off-site parking:** Parking must accommodate at least 20% of the capacity in persons (Section 07-13-03). The 60 parking spaces for the potential of 500 people is inconsistent with Zoning Ordinance requirements. Either limit the capacity to 300 people per event or meet the 100 space requirement. I believe a variance can be requested, but I believe it is an additional fee of \$850.

The Response: *The intent is to have events up to 500 person capacity. The contract with each event will stipulate that any event over 150 people will require use of an offsite parking and shuttle service. We have listed Caldwell Transportation Company as a preferred vendor, this service will not be provided or coordinated by us. We require use of an event planner to manage these conditions and work with our onsite coordinator to ensure compliance. Dan, would it be possible to have this contract stipulation as a condition of approval? Otherwise, we would be interested in the variance.*

3. **Shuttle service:** How will the shuttle service work/ be managed? Is it a service the event center is providing or is it something required by the person(s) booking the event to hire a service to provide the shuttle service? If the event center is providing the service, please provide the pick-up/drop-off locations. How will those locations be affected by the parking of your patron?

Response: *We intent to have an approved list of location with venues that are aware of the request and authorize the use of their parking lots in this manner. Again if this is something the county would like to add as a condition of approval. We are fine providing the County the list for review and approval of the proposed locations.*

P *Please let us know if this satisfies your questions or let us know if you have any other requests.*

*Best regards,
Jeff*

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