



CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 North 11th Ave., Ste. 310, Caldwell, ID 83605 | Office: 208-454-7458

Fax: 208-454-6633 | www.canyoncounty.org/dsd.aspx

AGENCY NOTIFICATION – RESPONSE REQUESTED

Case No.:	<u>CU2022-0007</u>	Hearing Date:	<u>TBD</u>
	<u>0 Lowell Rd, Caldwell (just east of 13748</u>		
Address:	<u>Sunny Slope Rd)</u>	Hearing Body:	<u>P&Z</u>
Applicant:	<u>Symms Fruit Ranch, Inc/Todd Lakey</u>	Transmission Date:	<u>7/27/2022</u>
Planner:	<u>Jenna Petroll/Elizabeth Allen</u>	Phone :	<u>208-454-6632</u>

RESPONSE DEADLINE: 8/17/2022

Your agency is hereby notified that Canyon County Development Services has accepted an application:

Case No. CU2022-0007: The applicant, Borton-Laakey Law representing Symms Fruit Ranch, Inc, is requesting a conditional use permit to allow an Agritourism Purposed RV Resort use within an "A" (Agricultural) Zoning District. The use includes spaces for RV's to rent for temporary use, an office, fulltime resident managers, a swimming pool, pickleball courts, picnic areas and other similar amenities. The subject property is located just west of 13748 Sunny Slope Rd, Caldwell on Parcels R33566 and R33567; also referenced as a portion of the NE ¼ NE ¼ of Section 27, Township 3N, Range 4W; BM; Canyon County, Idaho.

The property is not located within a Floodplain and/or Floodway. Flood Hazard Zone:

Your agency response is critical to the evaluation of this proposal. A copy of the letter of intent and other applicable documents are enclosed for your review. If you need further information please send an email request or phone call to the planner of record listed below. Your response will be forwarded to the hearing body for consideration and will be incorporated into the staff review and report.

Please reference the Case No. listed above in responses and/or correspondence regarding this case. You may respond in the following formats:

- Mail: 111 North 11th Ave., Ste. 310, Caldwell, ID 83605
- Email: Elizabeth.allen@canyoncounty.id.gov

At a minimum, please address the following questions specific to your agency listed below and any additional concerns regarding the requested use. Information submitted will be a part of the record as evidence for the Findings of this case:

SOUTHWEST DISTRICT HEALTH DEPARTMENT

- ✓ Will adequate sewer systems be provided to accommodate the use?

HIGHWAY DISTRICTS/ITD

- ✓ Does legal access to the property exist for the requested use?
- ✓ Will there be any undue interference with existing or future traffic patterns created by the requested use?

IRRIGATION DISTRICTS

- ✓ Will adequate irrigation be provided to accommodate said use?
- ✓ Will any of the services provided by the irrigation district be negatively impacted by the requested use or require additional public funding to meet the needs created by the requested use?

IDAHO DEPARTMENT OF WATER RESOURCES

- ✓ Will adequate water be provided to accommodate said use?

SCHOOL FACILITIES

- ✓ Will essential services be provided to accommodate the requested use?
- ✓ Will any school services be negatively impacted by the requested or require additional public funding in order to meet the needs created by the requested use? (For example, what is the school's existing capacity and will it meet the demand of any additional growth created from the requested use?)

POLICE, FIRE, AND EMERGENCY MEDICAL SERVICES

- ✓ Will essential services be provided to accommodate said use?
- ✓ Will services be negatively impacted by such use or require additional public funding in order to meet the needs created by the requested use?
- ✓ What is the estimated response time to the subject property? Is this response time adequate for life safety concerns?

DEPARTMENT OF ENVIRONMENTAL QUALITY

Air Quality

- ✓ Will the use have a negative impact on air quality?

Waste Water & Drinking Water

- ✓ Will essential services accommodate said use?

Surface Water

- ✓ Will the use impact any nearby surface water sources?

Hazardous Water & Ground Water Contamination

- ✓ Will the use negatively impact ground water?
- ✓ Is there a hazardous waste concern?

If you have questions regarding the application and/or materials received, you may contact the planner assigned to the case, Jenna Petroll at jenna.petroll@canyoncounty.id.gov or by phone (208) 454-6632.

Idaho Code 37-6509(a) requires notice of a public hearing to be sent to political subdivisions of the state that provided services within the planning jurisdiction at least fifteen (15) days prior to the public hearing.

MASTER APPLICATION

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 North 11th Avenue, #140, Caldwell, ID 83605

www.canvonco.org/dsd.aspx Phone: 208-454-7458 Fax: 208-454-6633



PROPERTY OWNER	OWNER NAME: <u>Symms Fruit Ranch, Inc.</u>
	MAILING ADDRESS: <u>14068 Sunnyslope Rd., Caldwell, ID 83607</u>
	PHONE: _____ EMAIL: <u>dar@symmsfruit.com</u>
I consent to this application and allow DSB staff / Commissioners to enter the property for site inspections. If owner(s) are 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>1-24-22</u>	

(AGENT) ARCHITECT ENGINEER BUILDER	CONTACT NAME: <u>Todd Lakey</u>
	COMPANY NAME: <u>Borton-Lakey Law</u>
	MAILING ADDRESS: <u>141 E. Carlton Ave., Meridian, ID 83651</u>
	PHONE: <u>208-908-4415</u> EMAIL: <u>todd@borton-lakey.com</u>

SITE INFO	STREET ADDRESS: <u>0 Lowell Rd.</u>
	PARCEL #: <u>33566000 0/33567000 0</u> LOT SIZE/AREA: <u>36 acres +/-</u>
	LOT: <u>N/A</u> BLOCK: _____ SUBDIVISION: _____
	QUARTER: <u>NE</u> SECTION: <u>27</u> TOWNSHIP: <u>3N</u> RANGE: <u>4W</u>
	ZONING DISTRICT: <u>A</u> FLOODZONE (YES/NO): <u>NO</u>

HEARING LEVEL APPS	<input checked="" type="checkbox"/> CONDITIONAL USE	<input type="checkbox"/> COMP PLAN AMENDMENT	<input type="checkbox"/> CONDITIONAL REZONE
	<input type="checkbox"/> ZONING AMENDMENT (REZONE)	<input type="checkbox"/> DEV. AGREEMENT MODIFICATION	<input type="checkbox"/> VARIANCE > 33%
	<input type="checkbox"/> MINOR REPLAT	<input type="checkbox"/> VACATION	<input type="checkbox"/> APPEAL
	<input type="checkbox"/> SHORT PLAT SUBDIVISION	<input type="checkbox"/> PRELIMINARY PLAT SUBDIVISION	<input type="checkbox"/> FINAL PLAT SUBDIVISION

DIRECTORS DECISION APPS	<input type="checkbox"/> ADMINISTRATIVE LAND DIVISION	<input type="checkbox"/> EASEMENT REDUCTION	<input type="checkbox"/> SIGN PERMIT
	<input type="checkbox"/> PROPERTY BOUNDARY ADJUSTMENT	<input type="checkbox"/> HOME BUSINESS	<input type="checkbox"/> VARIANCE 33% >
	<input type="checkbox"/> PRIVATE ROAD NAME	<input type="checkbox"/> TEMPORARY USE	<input type="checkbox"/> DAY CARE
	<input type="checkbox"/> OTHER _____		

CASE NUMBER: <u>CU2022-0007</u>	DATE RECEIVED: <u>2/28/2022</u>
RECEIVED BY: <u>EMiller</u>	APPLICATION FEE: <input checked="" type="checkbox"/> MO <input type="checkbox"/> CC <input type="checkbox"/> CASH

BORTON - LAKEY

LAW AND POLICY

141 E. CARLTON AVE., MERIDIAN, IDAHO 83642

(208) 908-4415 (OFFICE) (208) 493-4610 (FAX)

February 26, 2022

Canyon County Development Services
111 North 11th Ave., #140
Caldwell, ID 83605

Re: Narrative/Letter of Intent Agritourism Purposed RV Resort - Conditional Use Permit

Dear Development Services,

I am submitting this letter on behalf of my client Symms Fruit Ranch, Inc. My client is requesting a conditional use permit (CUP) to develop an Agritourism RV Resort on the western portion of 36 acres adjacent to State Highway 55. As you are probably aware the Symms Family pursues fruit farming and farming in Southwest Idaho. Their headquarters is located at Lowell Road and SH 55 and has been there since 1914. The Symms are very aware of the growing importance of agritourism to the agricultural industry in this area and to Canyon County. Agritourism represents another important source of income to agricultural operators like Symms Fruit Ranch and many others. Agritourism provides a way to market their agricultural products, grow their customer base and educate consumers about the agricultural industry.

Symms Fruit Ranch operates a significant agri-business in the area and like any successful business they need to look for new and innovative ways to maintain the continued success of their business. Agritourism is underway in this part of Canyon County with successful wine region activities. Symms recognizes Agritourism is another operational activity to maintain profitability and in turn longevity for their existing agricultural operations in the area. I would like to share some information about the agritourism industry and its importance to this area and to Canyon County.

I have copied portion of an article published in the *USDA Amber Waves Publication Feature: Rural Economy & Population* dated November 04, 2019.

Agritourism Allows Farms To Diversify and Has Potential Benefits for Rural Communities

by [Christine Whitt](#), Sarah A. Low, and Anders Van Sandt

Agritourism helps U.S. farmers and ranchers generate revenue from recreational or educational activities, such as tours of a working farm or "pick-your-own fruits

and vegetables" programs. Beginning and small and mid-size farms are increasingly exploring agritourism as a strategy to remain competitive. Agritourism also has the potential to help revitalize rural economies, educate the public about agriculture, and preserve agricultural heritage. In addition, community-focused farms may find agritourism an attractive option because it provides more labor opportunities for local residents.

Farm agritourism revenue more than tripled between 2002 and 2017, according to data from the Census of Agriculture. Adjusted for inflation, agritourism revenue grew from \$704 million in 2012 to almost \$950 million in 2017. The 2017 data excluded wineries, although they were included in the 2002, 2007, and 2012 data, which suggests agritourism revenue growth may have been even greater during that period.

The Idaho Legislature recognized the importance of Agri-tourism to our state when it enacted the Agri-Tourism Protection Act ("Act"). The Act supports those that participate in agritourism by protecting them from liability regarding the normal activities that occur on the farms and ranches visited by those engaged in agritourism. The Act states in its purpose section:

The legislature finds that agriculture plays a substantial role in the economy, culture and history of Idaho. As an increasing number of Idahoans are removed from day-to-day agricultural experiences, agritourism provides a valuable opportunity for the general public to interact with, experience and understand agriculture. Inherent risks exist on farms and ranches, the elimination of which would diminish the agritourism experience. Uncertainty of potential liability associated with inherent risks has a negative impact on the establishment and success of agritourism operations.

Idaho Code 6-3002.

In 2017 the Idaho Wine Commission conducted and released an economic impact study. The information below comes from that study. In 2017 an estimated 744,000 people visited wineries in Idaho, either as part of a wine-specific vacation or a more extensive itinerary that included many other sites and activities in Idaho. These visitors spent an estimated \$108.9 million on various non-wine goods and services, or an average of approximately \$347 per visitor. Expenditures include lodging, restaurants, travel expenses, and many other purchases tied to their overall, much broader tourism itinerary. The economic impacts of this spending totaled 1,600 jobs, of which 1,100 were direct, \$42.7 million in labor income, and \$135.5 million in business revenues across the state economy. It is safe to assume that these numbers have only increased with the population growth in Idaho.

The 2017 study went on to discuss the Snake River Valley AVA which includes this area. The Snake River Valley American Viticultural Area (AVA) is Idaho's first and most significant. It extends into Oregon and is home to the majority of Idaho wineries and vineyards. There are 15 different varietals planted, including Cabernet Sauvignon,

Chardonnay, Viognier, Riesling, and Syrah. The main Idaho wine area is in the southwest of the State, primarily in Canyon County.

The Sunny Slope Wine Trail is located in this area and the following information comes from the Sunnyslope Wine Trail website. The Sunnyslope Wine Trail in Canyon County is a vital wine destination in the State of Idaho. The Sunnyslope Wine Trail boasts 17 wineries and vineyards, award winning wines, and intimate tasting and dining experiences, all framed by panoramic views. The Sunny Slope corridor is rich in resources. The four-season climate and ancient volcanic soil make this an ideal place to grow grapes and make wine. The State's heaviest concentration of wineries is within this region's Sunnyslope Wine Trail, which is part of the Snake River Valley American Viticultural Area (AVA). See the map below noting some of these wineries. The Agritourism RV Resort subject property is located near these various wineries.



Perma Ridge Winery & Bistro
19301 Paul Rd., Parma
486-846-6187
www.permaridge.com
WINE: Pinot Noir, Cabernet Sauvignon, Merlot, Chardonnay, Viognier, Riesling, Syrah, Gewürztraminer, Pinot Gris, Pinot Blanc, Pinot Meunier, Pinot d'Uz, Pinot Noir, Pinot Blanc, Pinot Gris, Pinot Meunier, Pinot d'Uz, Pinot Noir, Pinot Blanc, Pinot Gris, Pinot Meunier, Pinot d'Uz
HOURS OF OPERATION: 12-5pm, 5-8pm, 9-11pm

Kindred Vineyards
14331 Front St., Caldwell
286-564-2122
www.kindredvineyards.com
WINE: Cabernet Sauvignon, Merlot, Chardonnay, Viognier, Riesling, Syrah, Gewürztraminer, Pinot Gris, Pinot Blanc, Pinot Meunier, Pinot d'Uz
HOURS OF OPERATION: 12-5pm, 5-8pm, 9-11pm

Hat Ranch Winery
13243 Main Rd., Caldwell
328-966-6416
www.hatranchwinery.com
WINE: Cabernet Sauvignon, Merlot, Chardonnay, Viognier, Riesling, Syrah, Gewürztraminer, Pinot Gris, Pinot Blanc, Pinot Meunier, Pinot d'Uz
HOURS OF OPERATION: 12-5pm, 5-8pm, 9-11pm

Williamson Orchards & Vineyards
14833 Sunnydale Rd., Caldwell
286-820-7245
www.williamson.com
WINE: Cabernet Sauvignon, Merlot, Chardonnay, Viognier, Riesling, Syrah, Gewürztraminer, Pinot Gris, Pinot Blanc, Pinot Meunier, Pinot d'Uz
HOURS OF OPERATION: 12-5pm, 5-8pm, 9-11pm

Huston Vineyards
14833 Sunnydale Rd., Caldwell
286-820-7245
www.hustonvineyards.com
WINE: Cabernet Sauvignon, Merlot, Chardonnay, Viognier, Riesling, Syrah, Gewürztraminer, Pinot Gris, Pinot Blanc, Pinot Meunier, Pinot d'Uz
HOURS OF OPERATION: 12-5pm, 5-8pm, 9-11pm

Indian Creek Winery
1990 N. McDermott Rd., Parma
888-888-8888
www.indiancreekwinery.com
WINE: Cabernet Sauvignon, Merlot, Chardonnay, Viognier, Riesling, Syrah, Gewürztraminer, Pinot Gris, Pinot Blanc, Pinot Meunier, Pinot d'Uz
HOURS OF OPERATION: 12-5pm, 5-8pm, 9-11pm

FRIENDS OF SUNNYSLOPE WINE TRAIL

Blue View Vineyards
215 S. Main St., Parma
888-888-8888
www.blueviewvineyards.com
WINE: Cabernet Sauvignon, Merlot, Chardonnay, Viognier, Riesling, Syrah, Gewürztraminer, Pinot Gris, Pinot Blanc, Pinot Meunier, Pinot d'Uz
HOURS OF OPERATION: 12-5pm, 5-8pm, 9-11pm

Vizcaya Winery
8831 S. Garden Rd., Parma
286-870-4193
www.vizcayawinery.com
WINE: Cabernet Sauvignon, Merlot, Chardonnay, Viognier, Riesling, Syrah, Gewürztraminer, Pinot Gris, Pinot Blanc, Pinot Meunier, Pinot d'Uz
HOURS OF OPERATION: 12-5pm, 5-8pm, 9-11pm

Trinity Ranch Idaho B. & B. & Vineyard
14833 Sunnydale Rd., Parma
286-820-7245
www.trinityranch.com
WINE: Cabernet Sauvignon, Merlot, Chardonnay, Viognier, Riesling, Syrah, Gewürztraminer, Pinot Gris, Pinot Blanc, Pinot Meunier, Pinot d'Uz
HOURS OF OPERATION: 12-5pm, 5-8pm, 9-11pm

Destination Caldwell & Sunnyslope Welcome Center
14833 Sunnydale Rd., Parma
286-820-7245
www.destinationcaldwell.com
WINE: Cabernet Sauvignon, Merlot, Chardonnay, Viognier, Riesling, Syrah, Gewürztraminer, Pinot Gris, Pinot Blanc, Pinot Meunier, Pinot d'Uz
HOURS OF OPERATION: 12-5pm, 5-8pm, 9-11pm

The Orchard House
14833 Sunnydale Rd., Parma
286-820-7245
www.theorchardhouse.com
WINE: Cabernet Sauvignon, Merlot, Chardonnay, Viognier, Riesling, Syrah, Gewürztraminer, Pinot Gris, Pinot Blanc, Pinot Meunier, Pinot d'Uz
HOURS OF OPERATION: 12-5pm, 5-8pm, 9-11pm

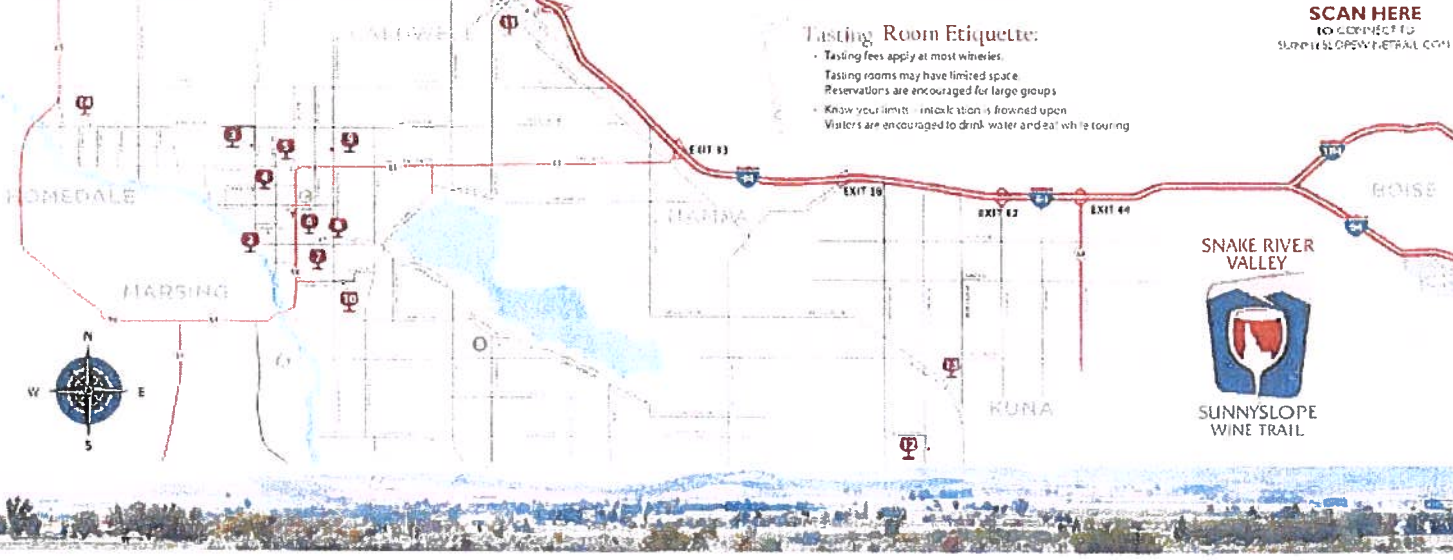
Kerry Hill Winery
17364 Hwy 161 E., Boise
326-451-3883
www.kerryhillwinery.com
WINE: Cabernet Sauvignon, Merlot, Chardonnay, Viognier, Riesling, Syrah, Gewürztraminer, Pinot Gris, Pinot Blanc, Pinot Meunier, Pinot d'Uz
HOURS OF OPERATION: 12-5pm, 5-8pm, 9-11pm

Vale Wine Company
14833 Sunnydale Rd., Parma
286-820-7245
www.valewine.com
WINE: Cabernet Sauvignon, Merlot, Chardonnay, Viognier, Riesling, Syrah, Gewürztraminer, Pinot Gris, Pinot Blanc, Pinot Meunier, Pinot d'Uz
HOURS OF OPERATION: 12-5pm, 5-8pm, 9-11pm

Ste. Chapelle Winery
13344 Lowell Rd., Caldwell
286-456-7042
www.stechapelle.com
WINE: Cabernet Sauvignon, Merlot, Chardonnay, Viognier, Riesling, Syrah, Gewürztraminer, Pinot Gris, Pinot Blanc, Pinot Meunier, Pinot d'Uz
HOURS OF OPERATION: 12-5pm, 5-8pm, 9-11pm

Sawtooth Estate Winery & Vineyard
13344 Lowell Rd., Caldwell
286-456-7042
www.sawtoothestate.com
WINE: Cabernet Sauvignon, Merlot, Chardonnay, Viognier, Riesling, Syrah, Gewürztraminer, Pinot Gris, Pinot Blanc, Pinot Meunier, Pinot d'Uz
HOURS OF OPERATION: 12-5pm, 5-8pm, 9-11pm

Peaceful Belly Farm
19933 Hudson Rd., Caldwell
286-888-8888
www.peacefulbelly.com
WINE: Cabernet Sauvignon, Merlot, Chardonnay, Viognier, Riesling, Syrah, Gewürztraminer, Pinot Gris, Pinot Blanc, Pinot Meunier, Pinot d'Uz
HOURS OF OPERATION: 12-5pm, 5-8pm, 9-11pm

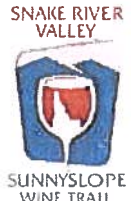


Tasting Room Etiquette:

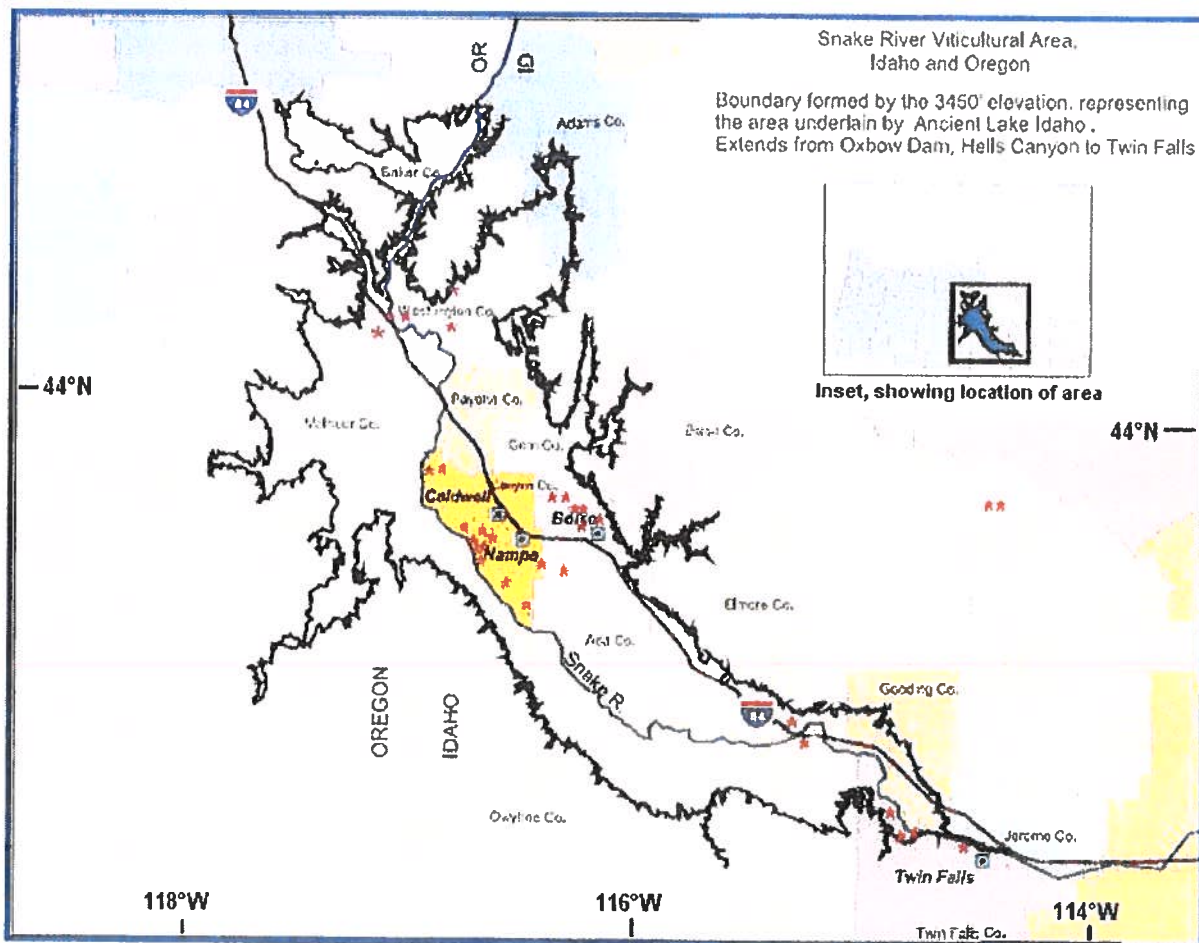
- Tasting fees apply at most wineries.
- Tasting rooms may have limited space.
- Reservations are encouraged for large groups.
- Know your limits - intoxication is frowned upon.
- Visitors are encouraged to drink water and eat while touring.



SCAN HERE TO CONNECT TO SUNNYSLOPEWINE.COM



According to the Sunny Slope Wine Trail website, the wine trail group hosts seven trail-wide events each year, giving participants the opportunity to explore the rows of grapes at every stage of the growing process, tour barrel cellars and get a taste of vintages to come, or even meet the winemaker. Nestled in the scenic Snake River Valley AVA, the Sunnyslope Wine Trail boasts 17 wineries and vineyards, award-winning wines, and intimate tasting and dining experiences, all framed by panoramic views. A map below depicts the AVA. The RV Resort proposed by the Symms would support agritourism throughout the AVA.



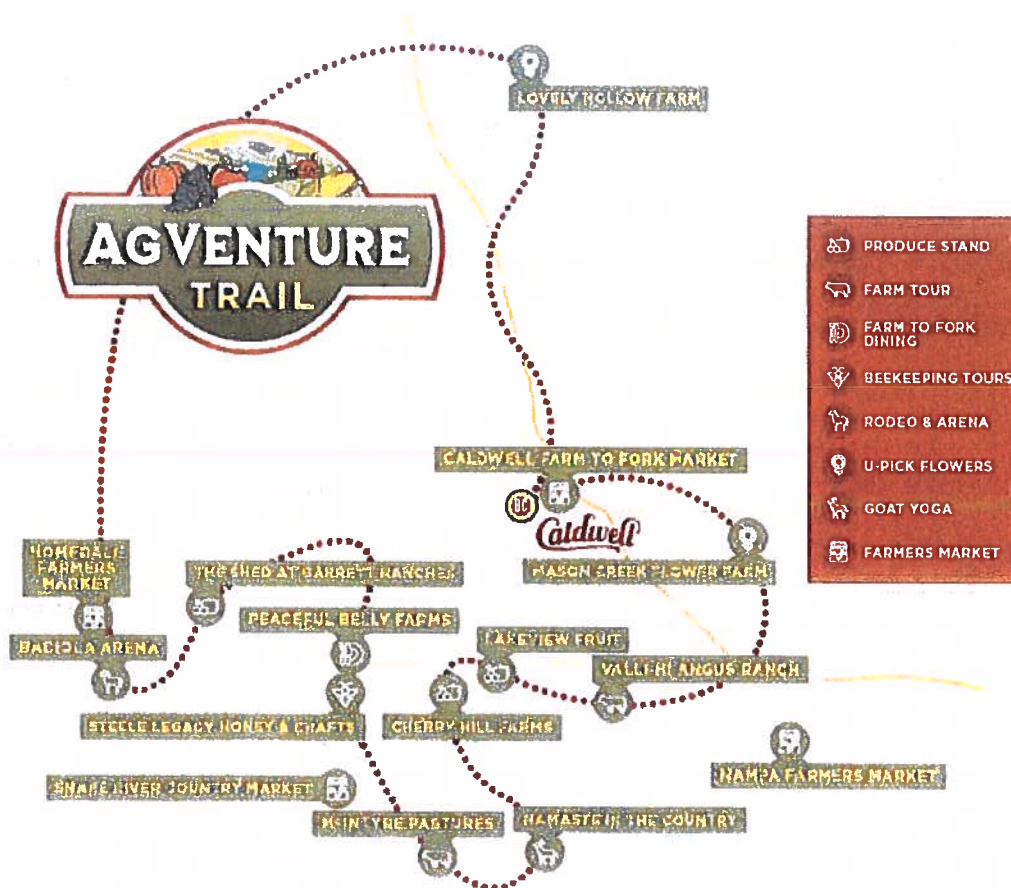
This area includes the majority of Idaho's wineries and vineyards, most of which are located this southwestern Idaho Sunny Slope region near Marsing.

The subject property is also located along the Snake River Canyon Scenic Byway. The Snake River Canyon Scenic Byway was established in 2008 to showcase the diversity of agriculture and history of Canyon County along the Snake River and provides an opportunity for agritourism to the region. The route, from south to north,

begins on Idaho 45 at Walters Ferry and continues to Map Rock Road, to Chicken Dinner Road, to Lowell Road, to Plum Road, to Homedale Road, to Allendale Road, to Ustick Road, to Fargo Road, to Dixie Road, to Wamstad Road, to Apple Valley Road, to the intersection with U.S. 20/26, and the Nyssa, Oregon, bridge. The byway is approximately 52 miles and is located, in its entirety, in Canyon County. Attractions along the route include wineries, vineyards, orchards, Fort Boise, Deer Flat National Wildlife Refuge, Map Rock Petroglyph, and scenic vistas.

In addition to the AVA and Scenic Byway the subject property is also located along the AgVenture Trail. This is another agritourism group that encompasses other agricultural operators in addition to the wineries.

The following are excerpts from the AgVenture Trail group's promotional materials and includes a map of the various participating ag operators.



Maybe you'd walk through orchards alongside the same farmer who's (family has) been tending them for generations, showing you exactly where to pick the ripest peaches. Maybe you'd see the sweet smile on your children's faces as they feel the soft ears of a newborn goat for the very first time. Maybe you'd sit under the stars and taste the fresh goodness of a meal harvested from the fields around you.

Sure, your hands might get a little dirty along the way — but isn't that how all the best adventures start?

Here on the AgVenture Trail, you'll experience the simple life in the heart of Idaho's Snake River Valley. The free self-guided tour begins and ends in Canyon County and Downtown Caldwell, winding along country roads through Marsing, Homedale and Parma. During the journey, you'll travel through organic farms and orchards — where you can pick fresh produce, tend farm animals, dine on a world-class farm-to-fork meal...and so much more.

You'll experience the simple life right alongside the farmers and ranchers who live it everyday. It's a unique experience for group activities, corporate events and date night ideas

The above information provides a sample of the importance of Agritourism to the State, Canyon County and this immediate area. The subject property owned by the Symms Family is located along State Highway 55 within the heart of Idaho's strongest Agritourism area and is the ideal location for agritourists to use this RV Resort as their base of operation for Agritourism in the area.

The County Zoning Ordinance in Section 07-07-05 specifies the criteria for approval of conditional use permits. This application for a conditional use permit ("CUP") to operate an Agritourism purposed RV resort meets the criteria in 07-07-05 as follows:

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

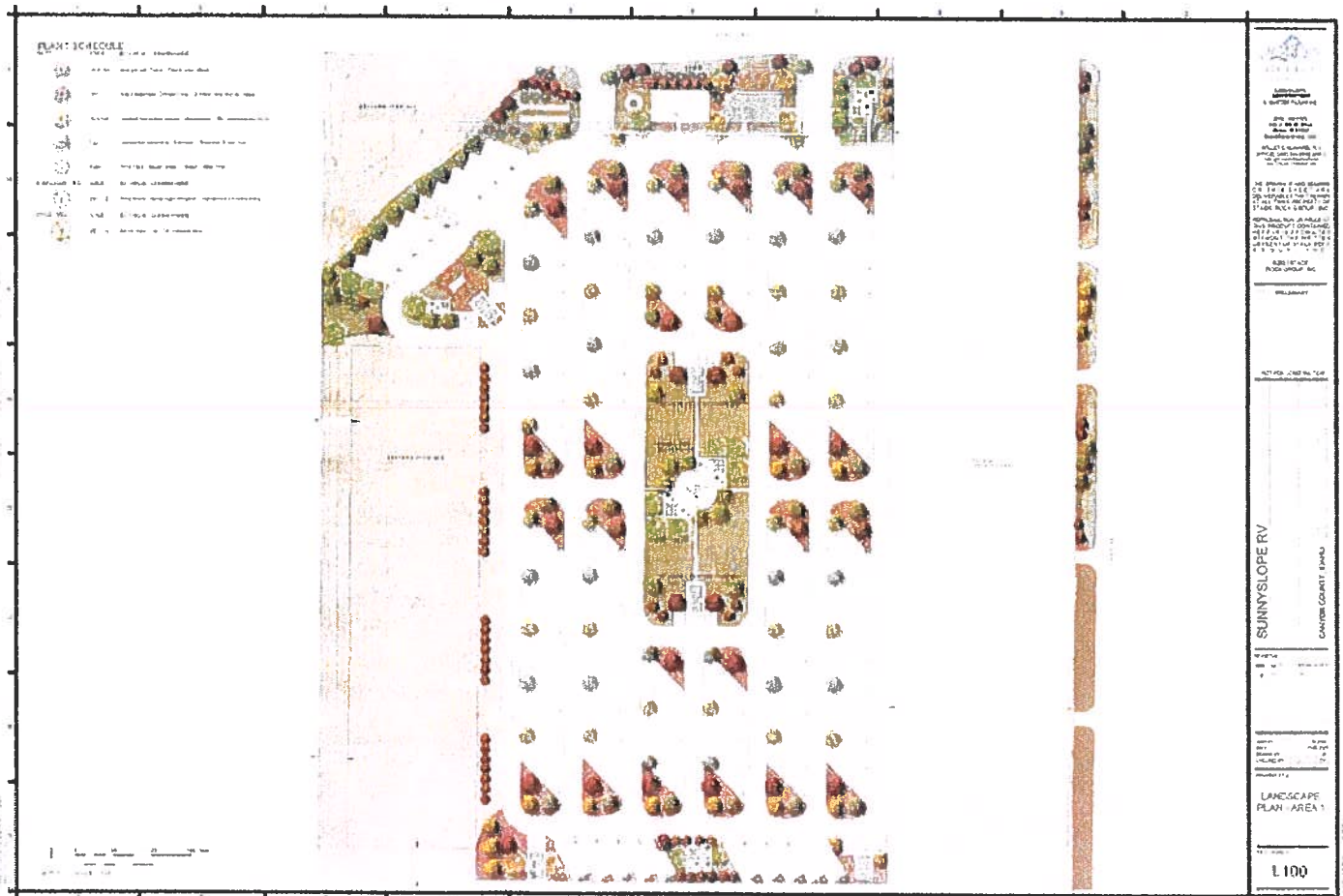
Yes. The subject property is zoned "A" agriculture. Our proposed use is allowed by CUP under CCZO 07-10-27.

2. What is the nature of the request?

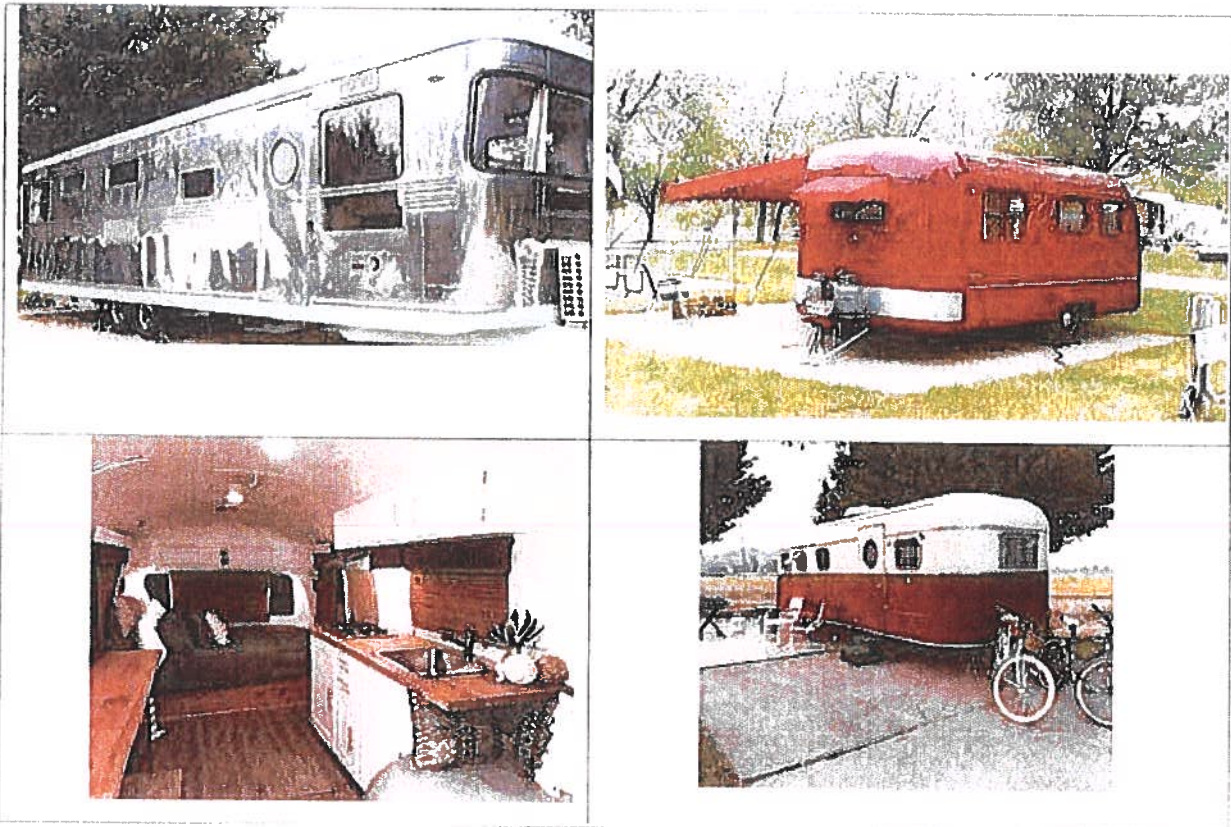
The nature of the request is to locate an agritourism RV resort on property owned by Symms Fruit Ranch Inc. The Symms Family conduct their agricultural operations on land in the immediate area. This property is located along State Highway 55 within Idaho's main agritourism region. This location will allow Symms Fruit Ranch to tap into agritourism activity revenue; as well as enhancing the efforts of other neighboring agricultural operators participating in agritourism. These include the

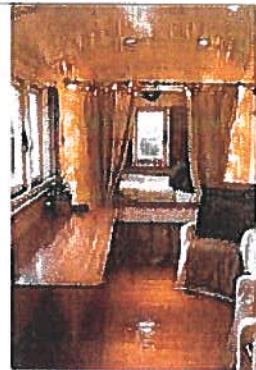
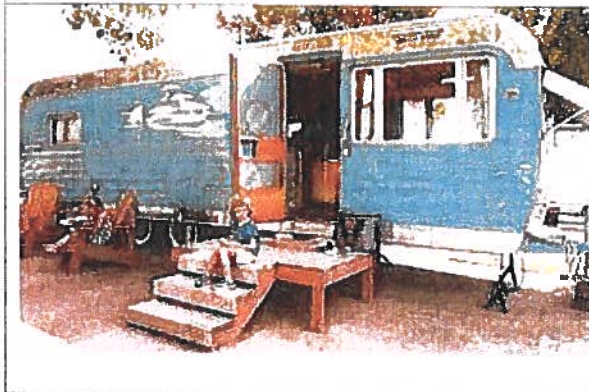
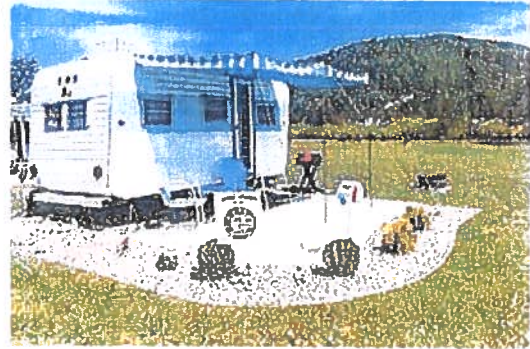
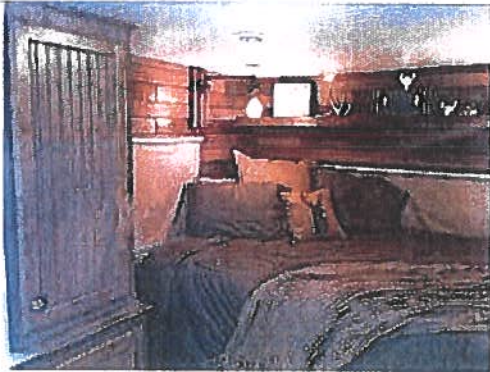
many wineries throughout the Snake River Valley AVA; and the other agricultural operators generating income from agritourism via the Agventure Trail and the Scenic Byway and the Sunnyslope Wine Trail. **This CUP will support agriculture by strengthening agritourism in the area and allow more Ag operators to engage in and benefit from agritourism and thus strengthen and support their farming and growing activities.**

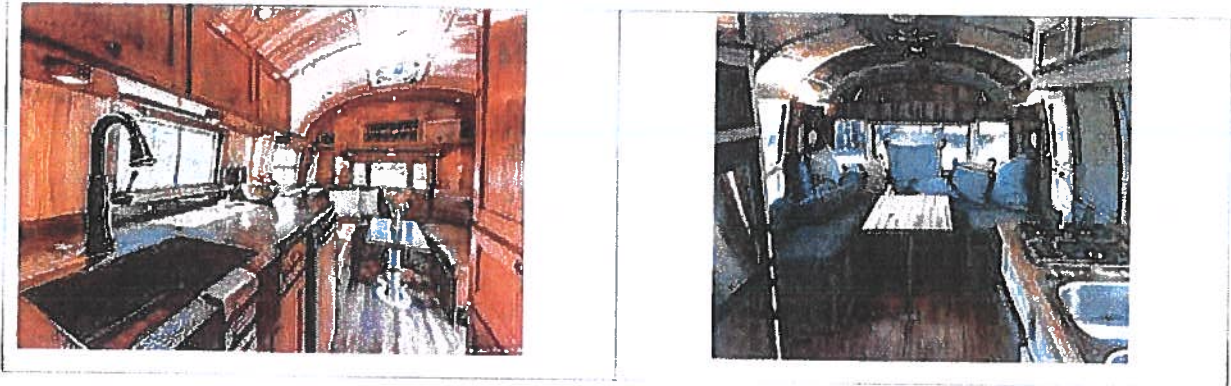
The proposal is for an agritourism RV Resort with primary accesses onto Lowell Road. The site will incorporate landscaping and buffer areas around the perimeter. It will include an office, fulltime resident managers, a swimming pool, pickleball courts, picnic area, pet area, convenience services for visitors and other amenities. The portion of the property along Highway 55 is being left open for future development that would be appropriate along Highway 55 corridor and support agriculture and agritourism in the area. See the site plan below; I have included a larger copy with the application materials.



We also plan to utilize a row or certain percentage of vintage or park model units owned by Symms. These types of vintage units have been remodeled to preserve their vintage appeal but also include modern amenities for the comfort and use of the client. These units will be located and maintained by the Symms to ensure their attractive and high quality nature and they are another amenity in this RV Resort. The Vintage units program provides an opportunity for those who do not own RV's, but who have a desire to enjoy a stay in wine country. This may be a weekend outing to the wineries with friends, a vacation in wine country, enjoying the scenic byway or AgriVenture Trail or an overnight after a wedding at Ste Chapelle. Guests will be able to enjoy the well-appointed vintage units and the amenities of the Sunny Slope RV Resort. We expect the unit count will be no more than 15 % of the overall resort. I have included some examples of these types of units below.







3. Is the proposed use consistent with the comprehensive plan?

Yes. The proposed use is consistent with the comprehensive plan and supported by the following statements, goals and policies of the Canyon County Comprehensive Plan:

Property Rights

Goals:

1. Canyon County will ensure that land use policies, restrictions, conditions and fees do not violate private property rights or create unnecessary technical limitations on the use of property.

Policies

1. No person shall be deprived of private property without due process of law.

Economic Development

Tourism and Recreation

"The county should promote tourism by being actively involved with local/county organizations that provide tourism support. It should actively promote tourism assets such as wineries, county fairs, outside recreation and annual events like the Caldwell night rodeo. The county should work to actively recruit new business that supports tourism requirements."

Goals:

1. To diversify and improve the economy of Canyon County in ways that are compatible with community values.
2. To support the agriculture industries by encouraging the maintenance of continued agricultural land uses and related agricultural activities.
3. Create new jobs that are sustainable and lasting.
4. Provide an economically viable environment that builds and maintains a diverse base of business.

Policies:

1. Canyon County should encourage the continued use of agricultural lands, land uses and recognize the economic benefits they provide to the community.
2. Support existing business and industry in the county.
3. Encourage broad-based economic development programs that include:
 - a. Natural resources such as agriculture
 - b. Commercial development
 - c. Industrial development
 - d. Tourism expansion and development
7. Canyon County should identify areas of the county suitable for commercial, industrial and residential development. New development should be located in close proximity to existing infrastructure and in areas where agricultural uses are not diminished.
8. Set aside suitable sites for economic growth and expansion that is compatible with the surrounding area.
10. Continue good coordination, cooperation, and support among economic development entities within Canyon County, plus those at the regional and state levels.

Land Use

Goals:

5. Achieve a land use balance, which recognizes that existing agricultural uses and non-agricultural development may occur in the same area.

Agriculture. The county recognizes that agricultural uses contribute to our economic base, and that the retention of agricultural land should be encouraged.

Policies:

2. Consider the use of voluntary mechanisms for the protection of agricultural land.

Commercial and Industrial

1. Encourage commercial and industrial development where there is adequate access to the following services, if applicable:
 - a. sufficient water;
 - b. a system to discharge used water;
 - c. power;
 - d. transportation.
3. Consider commercial and industrial development outside the impact areas, when located along major roadways or transportation infrastructure and with approval from the appropriate regulatory agencies concerning sewer and water.

Natural Resources

A. Agricultural Land

Goals:

1. To support the agricultural industry and preservation of agricultural land.

Water

Policies:

5. Require that new development has adequate water supply to ensure fire protection for the development.

Utilities

Policies:

3. Encourage the establishment of new development to be located within the boundaries of a rural fire protection district.

Transportation

Goals:

5. Help coordinate and integrate land use and transportation planning and development to ensure that it mutually supports overall community goals and uses resources in an efficient and cost-effective manner.

13. Ensure that all new development is accessible to regularly maintained roads for fire protection and emergency service purposes.

Special Areas Sites and Recreation

Goals:

1. To encourage the preservation of recreational, historical, archeological and architectural landmark areas of the county for the beneficial use of future generations.

2. Encourage the development of recreational opportunities and facilities.

Policies:

The following policies apply to all special areas and recreation:

1. Encourage the continuation of existing and encourage the creation of new recreational areas and the opportunity for outdoor public recreation areas and activities.

3. Recognize the special areas in the county and encourage land use patterns in and around them that promote their integrity and purposes.

6. Encourage activities and events that will celebrate the cultural heritage of Canyon County.

Agriculture

Goals:

1. Acknowledge, support and preserve the essential role of agriculture in Canyon County.

2. Support and encourage the agricultural use of agricultural lands.

Policies:

1. Preserve agricultural lands and zoning classifications.

2. Develop and implement standards and procedures to ensure that development of agricultural land is compatible with agricultural uses in the area.

Comprehensive Plan Summary

The weight of the comprehensive plan and its statements, goals and policies as noted above supports this application for an agritourism RV Resort. This application supports tourism generally and more specifically it supports and promotes agriculture in the region as it creates additional opportunities to generate income. The Symms Family have communicated with other Ag operators and Agritourism interests in the area regarding this proposal and many of them recognize the benefit of Agritourism and this supportive proposed use. Agritourism, and in turn this RV Resort, is an economic driver that supports agriculture as it helps diversify and strengthen the economy of the county and the area by creating new employment opportunities, strengthening the traditional agricultural uses and promoting additional diversification and development of crop production targeted toward Agritourism. This Agritourism RV Resort will facilitate new related job growth because it will support growth of other Agritourism supportive businesses such as local restaurants, produce markets, tasting rooms and other Agritourism supportive commercial uses by bringing potential customers for all of those other businesses in the area. This request is part of a broad-based recognition of the importance of Agritourism and a corresponding economic development effort in Canyon County and in Idaho. This Agritourism RV Resort encourages beneficial use the AVA, the scenic byway, wine trail and the regional Agritourism trail. Not only does it support Agritourism, but it supports outdoor public recreation and activities as noted in the comprehensive plan. This proposed use supports our agricultural and recreational heritage and history by educating those that come to participate in these experiences at the same time providing the economic benefit from these individuals contributing to the financial success of the agricultural and recreational sectors of our economy.

This RV resort will be frequented by agritourists that specifically come to the area to experience a taste of agriculture and all those things that come with Ag uses. For those customers that may not be aware of the full spectrum of agritourism and recreational activities in the area the RV Resort will have information available in their business office and links to these agritourism and recreation locations and businesses on their website. The RV Resort customers are not there to complain about Ag uses or try to change or restrict them; they are there to enjoy them as part of the purpose of their travel to the area. We recognize that this Ag supportive use is akin to a commercial use and Symms is proposing buffer areas and conditions of approval that will help minimize impacts and ensure compatibility while this Agritourism use supports agricultural operators in the immediate and larger area. The comprehensive plan supports the use of voluntary mechanism to preserve agricultural uses. This use provides voluntary support to the agricultural economy rather than mandating continued agricultural uses. It provides other opportunities for farmers to generate income through voluntary and mutually beneficial economic activity. Increasing the profitability of existing agricultural uses enhances their viability and longevity for the current and future generation and I believe supports expansion of those Ag operations.

The site is located adjacent to major transportation infrastructure in State Highway 55 and as has been stated this use supports agriculture and does not diminish it. The applicant will work with ITD and the highway district to meet their requirements

and will conduct and comply with a properly scoped traffic study as determined by those agencies before commencing operations. The property is located within the Marsing Rural Fire District so response times should be favorable and better than many other areas of the county. The facility will utilize a community well and community wastewater system that meets DEQ and SWDH stringent standards to ensure the protection of groundwater quality.

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

No. The main use in the overall area is primarily agriculture and this use supports that use. This agricultural area is recognized as an Agritourism area. The property is immediately adjacent to State Highway 55. The Highway 55 corridor is an excellent location for commercial uses that support the agricultural uses and Agritourism in the area. This proposed Agritourism RV Resort supports and strengthens the existing agricultural activities in the area. The site is properly located adjacent to State Highway 55 so most traffic from the property will come and go onto Highway 55 and then disperse throughout the area. I have attached a general site plan with this letter of intent. We are proposing that the resort be subject to conditions of approval that will help mitigate any impacts. These include but may not be limited to:

- a. Landscaping and buffer areas will be required around the property boundary and open space and amenities will be included on the property.
- b. A condition of approval that will limit the amount of time a user may park their RV or utilize a resort owned vintage or park model on the premises to twenty (20) days to ensure that the resort is used by those visiting the area and not by those looking for alternative housing and long-term residency.
- c. A traffic study will be performed as determined by ITD and the highway district and the applicant will comply with the results of the study and construct any required improvements before commencing operations.
- d. The entrance/exit into the facility will be designed so that traffic leaving the site will turn right toward State Highway 55.
- e. That the resort will utilize community water and wastewater systems that meet the requirements of the governing agencies such as Southwest District Health, DEQ and Idaho Department of Water Resources.
- f. Irrigation for landscaping, buffer areas and open space will be pressurized.
- g. Quiet hours from 2200 hours to 0700 hours.

- h. Covenants or policies for the property will note the support for the agricultural uses and zoning in the area and the right to farm.
- i. On-site Resident managers.

There are other commercial type uses along Highway 55 in the vicinity of the subject property and this proposed use is one that uniquely supports the current and future agricultural operations in the area. We anticipate that additional uses that support Ag operations, Agritourism and the sale and use of local Ag commodities and products will flourish and grow along this Highway 55 transportation corridor and this use will support that business growth.

5. Will adequate water, sewer, irrigation, drainage and stormwater drainage facilities, and utility systems be provided to accommodate the use?

Yes. The RV resort will utilize community water and wastewater systems that meet SWDH, DEQ and IDWR regulatory standards and requirements. The property has irrigation water rights and the irrigation system will be pressurized. Stormwater will be retained on site.

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

Yes. The property has frontage on Lowell Road.

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

No. The applicant will perform a traffic study as determined and in cooperation with ITD and the highway district. Any required improvements will be constructed prior to commencing operations. The traffic leaving the site will be directed back toward Highway 55. The applicant will also coordinate shuttle services for wine tours and Agritourism site tours which will lessen individual vehicle trips. Therefore, there will be no undue interference with existing or future traffic patterns.

8. 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?

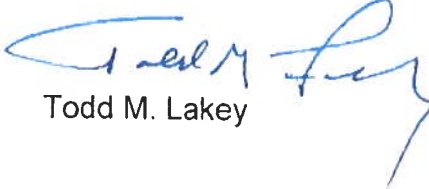
Yes. With the short term Agritourism nature of the use there will be no impact on schools. We do not anticipate a significant impact on other services as the facility will be internally managed with on-site resident managers on a 24/7 basis as well as additional regular staff during the day. The property will generate revenue as a

commercial property and will contribute to the tax base while creating less demand for services from public entities than traditional permanent residential uses.

We would respectfully request your approval of this Agritourism RV Resort and would be happy to provide any additional information or answer any questions.

Sincerely,

BORTON-LAKEY LAW AND POLICY



Todd M. Lakey

PLANT SCHEDULE

SYMBOL	TREE CODE	BOTANICAL / COMMON NAME
	422 SH	Acer glabrum / Smooth Bark Maple
	APC	Acer palmatum / Common Maple / Common City Norway Maple
	QLS SH	Quercus laevis var. prinus / White Oak
	LS2	Liquidambar styraciflua / Sweetgum
	PHO	Pinus strobus / Shortleaf Pine
	EVN	Evonymus alatus / Burning Bush
	SPR	Spirea alba / White Spirea
	BIT	Betula nigra / Black Birch



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NOT FOR CONSTRUCTION

LAND USE WORKSHEET

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 North 11th Avenue, #140, Caldwell, ID 83605

www.canyonco.org/dsd.aspx Phone: 208-454-7458 Fax: 208-454-6633



Required for Conditional Use Permit, Comprehensive Plan and Zoning Ordinance Amendment Applications

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)

ditch/canal

RESIDENTIAL USES

1. NUMBER OF LOTS REQUESTED: N/A

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

2. FIRE SUPPRESSION:

Water supply source: Central Water System

3. INCLUDED IN YOUR PROPOSED PLAN?

- Sidewalks Curbs Gutters Street Lights None
Entrance & Internal Intersections

NON-RESIDENTIAL USES

1. SPECIFIC USE: Agri tourism RV Resort

2. DAYS AND HOURS OF OPERATION: See Narrative

- Monday _____ to _____
 Tuesday _____ to _____
 Wednesday _____ to _____
 Thursday _____ to _____
 Friday _____ to _____
 Saturday _____ to _____
 Sunday _____ to _____

3. WILL YOU HAVE EMPLOYEES? Yes If so, how many? 6-10 No

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

Height: _____ ft Width: _____ ft. Height above ground: _____ ft

What type of sign: _____ Wall _____ Freestanding X Other Per ITD standards

5. PARKING AND LOADING:

How many parking spaces? 20

Is there is a loading or unloading area? No

ANIMAL CARE RELATED USES

1. MAXIMUM NUMBER OF ANIMALS: N/A

2. HOW WILL ANIMALS BE HOUSED AT THE LOCATION?

Building Kennel Individual Housing Other _____

3. HOW DO YOU PROPOSE TO MITIGATE NOISE?

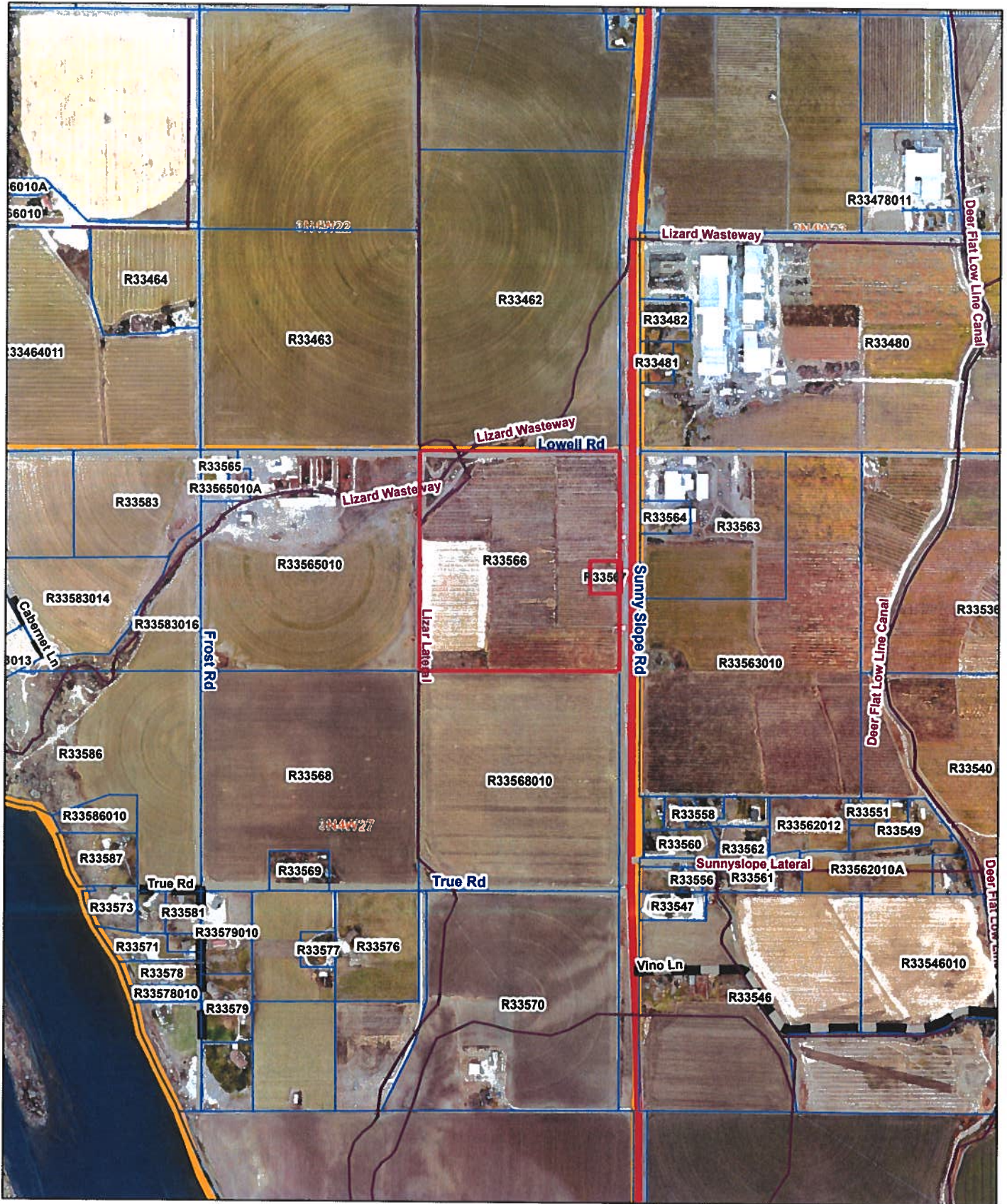
Building Enclosure Barrier/Berm Bark Collars

4. ANIMAL WASTE DISPOSAL

Individual Domestic Septic System Animal Waste Only Septic System

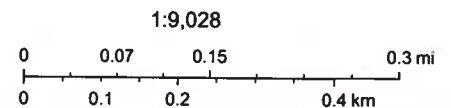
Other: _____

Canyon County, ID Web Map



7/26/2022, 2:00:27 PM

- Parcel Number Search_Query result
- Hydro_NHDFlowline
- PARCELTOOL_FINAL
- CC_PrivateRoads
- CanyonCountyRoads
- Hwy
- Roads
- Roads
- Roads
- County Boundary
- Current Impact Area
- City Limits
- Sections
- Canyon County Imagery_2019
- Red: Band_1
- Green: Band_2
- Blue: Band_3



Bureau of Land Management, State of Oregon, State of Oregon DOT, State of Oregon GEO, Esri Canada, Esri, HERE, Garmin, GeoTechnologies, Inc., Intermap, USGS, METI/NASA, EPA, USDA