



CITY OF STAR

LAND USE STAFF MEMO

TO: Mayor & Council

FROM: Shawn L. Nickel, Planning Director & Zoning Administrator *Shawn L. Nickel*

MEETING DATE: August 15, 2023 - Reconsideration Request

FILE(S) #: CU-23-05 Conditional Use Permit for Dude DeWalt Cellars Winery & Event Center

OWNER/APPLICANT/REPRESENTATIVE

Application Property Owner/Applicant:

Trae & Johnna Buchert
5446 Hwy 16
Eagle, Idaho 83616

Reconsideration Request Petitioner:

Keith Hill
8602 W. High Ridge Lane
Eagle, Idaho 83616

REQUEST SUMMARY

Request: The City of Star has received a request for reconsideration of the Council decision approving the Dude DeWalt Cellars Winery & Event Center Conditional Use Permit from Keith Hill (Petitioner). A copy of the Petitioners request is included as an attachment to this memo. Included in the request by the Petitioner is a list and summary of 13 requested changes, revisions, and conditions to the previously approved Conditional Use Permit application. Council approved File AZ-23-02 Annexation and Zoning, DA-23-04 Development Agreement, CPA-23-01 Comprehensive Plan Map Amendment, and CU-23-05 Conditional Use Permit on July 18, 2023. Findings of Fact, Conclusions of Law were adopted by Council on August 1, 2023. The Petitioner is only requesting reconsideration of CU-23-05, per their written request, and not the Annexation and Zoning, Development Agreement or Comprehensive Plan Map Amendment.

UNIFIED DEVELOPMENT CODE SECTION PERTAINING TO RECONSIDERATIONS

The following section of the Unified Development Code indicates the standards for reconsideration of a Council decision.

8-1A-9: REQUEST FOR RECONSIDERATION:

A. Any applicant or affected person seeking judicial review of compliance with the provisions of this section must first seek reconsideration of the final decision within fourteen (14) days, as required by Idaho Code 67-6535.

To request reconsideration, an applicant or affected person must meet the following criteria:

1. The requesting party must have been a party in the underlying action in one of the following: the city; the property owner of the subject property; the applicant for the project; or other affected party; and
2. The request must be in writing, accompanied by the appropriate fee, and presented to the City no more than fourteen (14) calendar days after the council action and final decision (findings of fact, conclusions of law) have been rendered; and
3. The request must state a basis for the request and a brief statement of issues and decision that the requesting party is asking to be reconsidered; and
4. The request must include but is not limited to: the party requesting reconsideration has relevant information; and the relevant information was not previously presented and is in response to something brought up at the previous hearing; and the information was not previously available.

B. Consideration: The council will consider the request and provide a written decision to the requesting party within sixty (60) days of receipt of the request for reconsideration.

C. If the City Council Approves the Request: The requesting party must pay the fee for a new public hearing within ten (10) calendar days of council's reconsideration. If the payment is not made to the city clerk within the specified time frame, the city council shall be notified at their next regularly scheduled meeting and the request for reconsideration shall be rescinded.

D. All Noticing Shall Be Done in The Same Manner As All Public Hearings: If the applicant for reconsideration is not the property owner, they may post the notice of hearing sign that is required by ordinance in the right of way, if they have permission of the appropriate authority. The city council may waive this requirement, excepting publication costs. The city council shall consider all relevant facts regarding the reasons the property has not been properly posted and may direct any reasonable measures it wants to assure that the public has appropriate notice. The new hearing shall be conducted in the same manner as all public hearings.

E. Public Hearing: The administrator will schedule a new public hearing for the application as allowed by this code and all noticing requirements shall be mandatory. The public hearing shall be limited to a discussion of the new information and the ultimate decision shall be a final action of

the city council. No request for reconsideration may be accepted by the administrator on the decision of the city council from this hearing.

F. Number of Requests: One request for reconsideration by any party as stated in subsection A1 of this section, may be sought on any project.

STAFF COMMENTS AND RECOMMENDATIONS

City Planning Staff has reviewed the request for reconsideration and offers the following comments for Council's consideration. Please refer to the Petitioners letter for content.

1. Reconsideration Request #1 – Regarding the Alcohol Permit, Staff **believes the request by the Petitioner was previously requested by the Petitioner in their email to Staff dated 6/30/23 and was part of Council's application packet, as well as part of the oral testimony at the July 18, 2023 public hearing, and subsequently part of the official record.** Therefore, **this information has been previously presented to Council,** and, per Section 8-1A-9A(4) of the UDC regarding Reconsideration, Council must determine that *"relevant information was not previously presented and is in response to something brought up at the previous hearing; and the information was not previously available"*.
2. Reconsideration Request #2 – Regarding making the Applicant subdivide their property to provide a 1,000 feet buffer to an existing "church", **Staff believes the request by the Petitioner is not relevant information,** as documents presented to Staff show that the use of the property as a winery was in operation in Ada County prior to the Petitioners establishment of a "church" on the neighboring property, therefore, any Ordinances requiring buffers to schools and churches would not be valid. Per Section 8-1A-9A(4) of the UDC regarding Reconsideration, Council must determine that *"the party requesting reconsideration has relevant information; relevant information was not previously presented and is in response to something brought up at the previous hearing; and the information was not previously available"*.
3. Reconsideration Request #3 – Regarding Winery and Social Hall are incompatible, and not in compliance with Idaho State Code, Local Land Use Planning Act (LLUPA), Staff believes **the request by the Petitioner is not relevant information and has been previously presented to Council as part of previous testimony.** Per Section 8-1A-9A(4) of the UDC regarding Reconsideration, Council must determine that *"the party requesting reconsideration has relevant information; relevant information was not previously presented and is in response to something brought up at the previous hearing; and the information was not previously available"*.
4. Reconsideration Request #4 – Regarding the City of Star not having "standards" used in CUPS according to LLUPA, **Staff believes the request by the Petitioner is not relevant information,** as Section 8-1B-4D 1 through 8 of the Star UDC clearly states the *Standards in approving any conditional use, the city council may prescribe appropriate conditions, bonds and safeguards in conformity with this title,* and that these standards were used in determining conditions of approval for the application. Per Section 8-1A-9A(4) of the UDC

regarding Reconsideration, Council must determine that "*the party requesting reconsideration has relevant information; relevant information was not previously presented and is in response to something brought up at the previous hearing; and the information was not previously available*".

5. Reconsideration Request #5 – Regarding the "caretakers dwelling", **Staff believes the request by the Petitioner was previously requested by the Petitioner in their email to Staff dated 6/30/23 and was part of Council's application packet and subsequently part of the official record.** Therefore, **this information has been previously presented to Council,** and, per Section 8-1A-9A(4) of the UDC regarding Reconsideration, Council must determine that "*relevant information was not previously presented and is in response to something brought up at the previous hearing; and the information was not previously available*".
6. Reconsideration Request #6 – Regarding the "tastings room" operations, Staff believes **the request by the Petitioner is not relevant information and has been previously presented to Council as part of previous testimony.** Per Section 8-1A-9A(4) of the UDC regarding Reconsideration, Council must determine that "*the party requesting reconsideration has relevant information; relevant information was not previously presented and is in response to something brought up at the previous hearing; and the information was not previously available*".
7. Reconsideration Request #7 – Regarding the "tastings room" location, Staff believes **the request by the Petitioner is not relevant information and has been previously presented to Council as part of previous testimony.** Per Section 8-1A-9A(4) of the UDC regarding Reconsideration, Council must determine that "*the party requesting reconsideration has relevant information; relevant information was not previously presented and is in response to something brought up at the previous hearing; and the information was not previously available*".
8. Reconsideration Request #8 – Regarding the preservation of the "rural feel" in Star's Land Use Maps, Staff believes **the request by the Petitioner is not relevant information and has been previously presented to Council as part of previous testimony.** Per Section 8-1A-9A(4) of the UDC regarding Reconsideration, Council must determine that "*the party requesting reconsideration has relevant information; relevant information was not previously presented and is in response to something brought up at the previous hearing; and the information was not previously available*".
9. Reconsideration Request #9 – Regarding the promotion of health, safety and general welfare of the city and impact area, Staff believes **the request by the Petitioner was previously requested by the Petitioner in their email to Staff dated 6/30/23 and was part of Council's application packet, as well as part of the oral testimony at the July 18, 2023 public hearing, and subsequently part of the official record.** Therefore, **this information has been previously presented to Council,** and, per Section 8-1A-9A(4) of the UDC regarding Reconsideration, Council must determine that "*relevant information was not previously presented and is in response to something brought up at the previous hearing; and the information was not previously available*".

10. Reconsideration Request #10 – Regarding the planting of 6ft tall trees around the existing parking lot, Staff believes **the request by the Petitioner is not relevant information and has been previously presented to Council as part of previous testimony. The Council has already placed conditions of approval on the application that references this item.** Per Section 8-1A-9A(4) of the UDC regarding Reconsideration, Council must determine that “*the party requesting reconsideration has relevant information; relevant information was not previously presented and is in response to something brought up at the previous hearing; and the information was not previously available*”.
11. Reconsideration Request #11 – Regarding the Petitioners claim that the Council’s conditions of approval were “simply rubber stamped” in order to meet the finding that the proposed use would not be detrimental to any person, property or general welfare, Staff believes **the request by the Petitioner is not relevant information and has been previously presented to Council as part of previous testimony. The Council has already placed conditions of approval on the application that references these items.** Per Section 8-1A-9A(4) of the UDC regarding Reconsideration, Council must determine that “*the party requesting reconsideration has relevant information; relevant information was not previously presented and is in response to something brought up at the previous hearing; and the information was not previously available*”.
12. Reconsideration Request #12 – Regarding the request for additional conditions of approval for the application, Staff believes **the request by the Petitioner is not relevant information and has been previously presented to Council by the Petitioner in their email to Staff dated 6/30/23 and was part of Council’s application packet, as well as part of the oral testimony at the July 18, 2023 public hearing, and subsequently part of the official record. The Council has already placed conditions of approval on the application that references these items.** Per Section 8-1A-9A(4) of the UDC regarding Reconsideration, Council must determine that “*the party requesting reconsideration has relevant information; relevant information was not previously presented and is in response to something brought up at the previous hearing; and the information was not previously available*”.
13. Reconsideration Request #13 – Regarding the City of Star violating “procedures” afforded to the Petitioner as a citizen in LLUPA, Staff believes **the request by the Petitioner does not include relevant information. Staff provided Council with proper documentation submitted by the Petitioner prior to the public hearing. Further information requested by the Petitioner was part of Council’s application packet, as well as part of the oral testimony at the July 18, 2023 public hearing, and subsequently part of the official record. The Council has already placed conditions of approval on the application that references these items.** Per Section 8-1A-9A(4) of the UDC regarding Reconsideration, Council must determine that “*the party requesting reconsideration has relevant information; relevant information was not previously presented and is in response to something brought up at the previous hearing; and the information was not previously available*”.

For the reasons described above, Staff does not believe that the Petitioner has provided relevant information, has raised a valid argument regarding deficiencies in the content within the Findings of Fact, or has proven violations to the Idaho State Code Land Use Planning Act regarding standards for conditional use permits.

Therefore, it is the recommendation from Staff that the Council **deny the request for reconsideration** and uphold the Findings of Fact that address the specific claims made by the petitioner regarding Sections 8-1B-1C and 8-6A-7, including but not limited to incorporating the staff report into the official decision and the Findings of Fact, Conclusions of Law. Staff recommends that the adopted Findings of Fact, Conclusions of Law be upheld.

If Council disagrees with this recommendation of Staff, the other alternatives would be to:

- Approve the request for reconsideration.
- Postpone the decision on request for reconsideration and consult further with the Special Legal Counsel in Executive Session at a future date.

RECEIVED

AUG 07 2023

BK

RECONSIDERATION OF CU 23-05 BY KEITH HILL 8602 W HIGH RIDGE LANE, EAGLE, IDAHO 83616

BACKGROUND

My property adjoins that of the subject property owned by Trae and Johnna Buchert and operated as a winery named Dude DeWalt Cellars. They applied for their first CUP early in 2020. It was to use the existing barn as a tasting room and to add 6 parking spaces for the winery. They were afforded 12 events of not more than 35 people. Their next CUP asked for multiple buildings including a new tasting room within 50 feet of our property line. Despite appeals and reconsideration with Ada County they were granted a CUP that afforded them 83 parking spaces, 24 events of 50 people. In 2022 they applied again asking for Social Hall status. They were granted unlimited events of 100 people, 24 events of 250 people and 150 parking spaces.

Keep in mind my property is Rural Residential and so is the subject property. Yet, they have a commercial business in this rural residentially zoned area with more parking than most businesses in Star have in commercially zoned areas.

And all of this has been built upon an illegally obtained alcohol license. In rural unincorporated Ada County, you must have 75% approval from resident neighbors within 1000 feet of the subject property. They only obtained 71%. So, Johnna Buchert signed an authorization for herself on her property. She is not a neighbor of herself. By signing the application twice and attesting that everything was true she committed fraud and a violation of Ada 4-3-10 and is subject to the penalties in Ada 4-3-17. I intend to take legal action against the Ada County BOCC on this. Ada BOCC claims they can grant the permit anyway by "*a showing of good cause.*" What is the good cause to have an establishment selling alcohol in Rural Residential Ada County on the most dangerous highway in all of Idaho? And then they must show that it additionally furthers the "health, safety or welfare of the community." When I spoke this during the appeal the room erupted in laughter. Why? Because it is "*clearly erroneous*" that this alcohol permit would further the health, safety, or welfare of the community. (EXHIBIT A Pages 1 thru 17)

Reconsideration Request #1. Add to this CUP that when Dude DeWalt goes for its City of Star Alcohol Permit that it once again must obtain approval from 75% of the resident neighbors for the City of Star Alcohol Permit. This is a reasonable request in that this operation via CUPs in the County is now three and half years old. Once again let's confirm the neighbors want this. I ask this because it is a fair request of reciprocity between properties that border each other when one is in an incorporated city and the other is in the unincorporated county. If Mr. Fiorino or I applied for an alcohol permit in Ada Country, the now annexed subject property would be one of our neighbors within 1000 feet and would have the opportunity to vote for or against our permit. They would not be excluded. The pure and clear reciprocity of the use of the 75% rule is called for in the conditioning of the use of the subject property for the City of Star alcohol permit process.

Reconsideration Request #2. Make Trae and Johnna Buchert subdivide their property such that the first 1000 feet from our joint property line is defined as Rural Residential Parcel One and in

that parcel no winery or social hall activity can take place. The reason is that my property, 8602 W High Ridge Lane, is a Church. The First Church of The High Ridge was formed 7/15/2022. We did not register with the state at that time because we felt in the case of Dude DeWalt Cellars they came before us in the county. When the Buchert's notified us at the neighborhood meeting of their interest in becoming part of the city of star the Church membership voted unanimously to file with the Secretary of State our certificate of existence. That Certificate of Existence is dated May 5, 2023. That is prior to the Buchert's filing with the City of Star. Hence, Ada 8-3N-8-31 states *"The winery shall not be located within five hundred feet (500') of a church or school property. C. For properties abutting a residential district, no outside activity or event shall be allowed on the site, except as provided for in chapter 4, article L, "Temporary Use", of this title. (Ord. 703, 2-10-2010)"*

Further because of the social hall status and scope of activities allowed under this CUP we believe Ada 8-5-3-19 applies where, "The bar, brew pub, or nightclub shall not be located within one thousand feet (1,000') of a church or school property. C. For properties abutting a residential district, no outside activity or event shall be allowed on the site, except as provided for in chapter 4, article L, "Temporary Use", of this title." Ada County certainly in their CUPs called for parking spots for the brew pub, restaurant, and social hall."

By subdividing the property and taking the first 1000 feet from our mutual property line and making it Rural Residential where no CUP activities can take place these Ada County codes can be complied with. Otherwise as a single parcel we do not see how this winery can exist next to a Church at all. (EXHIBIT B Pages 1 thru 6)

Reconsideration Request #3

Winery and Social Hall are incompatible. Both LLUPA (Idaho Local Land Use Procedures Act) and Ada Code mention "Winery" many places. Wineries are specifically afforded events. Those events as your CUP correctly identifies are for the education of the viticultural activities. Dinners with the winemaker, lectures about growing grapes, wine food parings, proper glass selection for varietal etc. The "winery" status in a rural residential specifically prohibits "weddings." Your CUP's addition of weddings, concerts, car shows and the like stretch beyond the scope of what's allowed at a "winery." Much like the Boise Airport prohibits guns by patrons inside the building. If the Boise Airport applied for a "shooting range" you'd have the pure incompatibility of one designation that prohibits guns but the layered authorization that is counter to the prohibitions of the airport designation. That's what we have here. A "winery" is prohibited from having more that 25 events with 50 people in attendance. The Social Hall AND Winery status trample upon the limitations that limit the scope of a winery. Our request is that you either simply remove the Social Hall for reasons mentioned in #2 above and that you have created half Elephant half Horse with this combination. We do see the work around for the City and the Buchert's being a property zoning of three parts. (Or conditions of 3 parts). The first 1000 feet adjacent to our property have the restriction that it is not used for winery or social hall activity. The winery can operate in the next 500 feet. And that the social hall be parsed to only operate in the area 1500 feet away from our property line all the way to extend to the northern border of the Buchert's property.

Reconsideration Request #4

The City of Star must have "standards" used in CUPs according to LLUPA. While we see the minimum of 35 feet as the standard in most written code you have afforded us 125 feet set back from the property line, just as Ada County had done. We the neighbors were not happy with the 125 feet, as it was decided in an "*arbitrary and capricious manner.*" We believe that the City of Star MUST adopt "standard(s)" for Wineries and Social Halls in order to comply with LLUPA. I have offered up my suggested table of standards in the "Acres of Land" document I have included. By not having in place standards like this I believe the City of Star would be instructed in a Judicial Review that failure to have these kinds of standards required by LLUPA means that you must go back and adopt standards and rework this CUP (and others). This request is for the City of Star to solicit community input and adopt "Standard(s)" for Winery and Social Hall CUPs. As of now I feel this CUP is not in compliance with LLUPA. (EXHIBIT C Pages 1 thru 2)

Reconsideration Request #5

This CUP is within Rural Residential zoning. The wording and meaning of "caretakers dwelling" is a clever work around for the owners Trae and Johnna Buchert. They testified that this is their only residence. Mr. Fiorino told me that he was pretty sure they have a house or condo in McCaul and that it not only is an escape from big events at their own winery but that they may certainly plan to leave this property. Our request is that since this is Rural Residential and a CUP in Rural Residential that you make as a condition of operation that they must use this as their own principal residence, and that if they leave the property the CUP is no longer valid. That is certainly in the spirit of everything a conditional use permit in residential is about. That the family may do these non-residential activities via this special authorization. However, vacating and letting the residence be a caretaker's residence is not in that spirit. That would mean the applicant first lived there and obtained the CUP. Then left and allowed an employee to live in the residence. That non-owner residency is abhorrent to us. It means that no one on site has the ownership of the scope of the noise and objectional activity that we as neighbors hope to mitigate.

Reconsideration Request #6

Since they currently have 3,354 feet of tasting room (could grow to 3700) we request that this CUP have added as a condition that all "tastings" and "serving and consumption of alcohol be INSIDE the tasting room. The use of outdoor patios leads to loud intoxicated patrons that we can hear from our property. Outside alcohol is something many bars never do. And considering that this is a conditional use permit to protect us the neighbors from undue adverse impacts we request that any outside activities happen after a 1000-foot set back. Outside alcohol north of the residence and existing tasting room tent would be acceptable. However, in that first 1000 feet it subjects us to loud boisterous crowds (up to 250 people) in this a rural residential area. All we ask is the 1000-foot setback for outside alcohol.

Reconsideration Request #7

The proposed new tasting room within 125 feet of our property line is a clear detriment to our peaceable use of our property. Our property rights would be negatively impacted in severe ways. The outdoor patio there, with the allowance of the occupancy of 125 people every day and 24 events of 250 people would impact us in such a way that the findings and facts that this CUP would not negatively impact the neighbors simply untrue. We challenge the "finding" that this CUP "protects property rights" is simply absurd. When this CUP was voted on, we the neighbors received not one of the mitigation requests we asked for. Truncated hours, set backs, sound walls, no outside amplified music, no outside alcohol. Not a single additional condition was added to the application upon our requests. And now the City of Star claims that it is a fact that our property rights are protected. To properly complete that finding you must come to my property when the Buchert's have 100 people onsite and amplified music. And only then would the finding be true. As the resident neighbors WE KNOW how our peaceable use has been and continues to be negatively impacted. We reject that it is a FACT that our property rights are preserved. We have endured the assault of the noise from Dude DeWalt for three and half years. And it is a FACT that sometimes they play the music so loud that we can hear it inside our homes. And that is a FACT. This new proposed tasting room is a furtherance of the assault. Not only do we ask that you remove it from approval and provide a 1000-foot set back. We also ask that there be no outside amplified music. That is a condition that exists with the CUPs of 3100 Cellars, Rolling Hills Winery, and others. It is more common in Rural Residential that Ada County had conditioned their CUPS with no outside amplified music. Why did they not do that to Dude DeWalt? Because they have 36 acres. (Findings were such that the property is large enough to accommodate these activities.) However, currently ALL the outside patios, alcohol service and music are in the 7-8 acres closest to us the neighbors. We'd be happy if new buildings, music, and alcohol were simply north of the existing tasting room, storage garage and residence. Precisely because they have 36 acres lets, please condition that these negatively impacting activities not happen in the area closest to us the Rural Residential neighbors who do have property rights. And right now, and with this CUP as it stands our property rights are trampled upon.

Reconsideration Request #8

Star's Land Use Maps (8.2.3) are designed to help preserve Star's rural feel. How does 150 parking spaces preserve the "rural feel"? How does 125 daily and 250 people 24 times a year feel "rural"? How do car shows and concerts with 150 to 250 people in attendance preserve a "rural feel"? If I said, "you can expect to see a rural feeling place in Star" and then took you to Dude DeWalt with 150 people outside drinking wine and talking loudly much like a crowded restaurant (think what it sounds like inside the Crave restaurant). Would you think that's "a rural feel"? We believe the number of parking spaces should be truncated to 50 spaces, and be north of the residence and existing tasting room. And that all activities be inside to protect the "rural feel".

Reconsideration Request #9

The Star Comprehensive Plan calls for conditions that promote the health, safety and general welfare of the city and impact area. Then why is a condition that hours be limited on Mondays and Tuesdays to 6pm a good idea and that Wednesdays, Thursdays, Fridays, Saturdays, and Sunday operations till 10pm is allowed? Why truncate Monday and Tuesday to 6pm? Ada County did it as a false shield of protection for the neighbors. There is little doubt that servicing alcohol makes it much more likely that some patrons will leave Dude DeWalt with a blood alcohol content that will be elevated, and some patrons will leave driving with DUI levels in their blood. In the winter it gets dark between 4 and 5pm. It would enhance the "safety and welfare" of Star and the immediate area if a 6pm end of operations was to be conditioned in this CUP. Mixing alcohol and darkness on highway 16 in December is a real and present safety peril. We the neighbors ask for a uniform 6pm cut off of the service of alcohol and social hall activities.

Reconsideration Request #10

We appreciate the condition that 6ft tall trees be planted around the existing parking lot. However, we know the Buchert's well. One of the reasons they never actually got to the point of getting the benefits of Social Hall Status from Ada County is that they failed to meet over 40 plus conditions in the CUP. Without a specific deadline to have planted those trees the Buchert's will take all ten years of this CUP to even begin to plant trees. We request that those 6-foot-tall trees to screen the existing parking lot be in place no later than March 1, 2024. Further that the trees provide screening from the south line of the parking lot and the west line of the entire parking lot. Otherwise, it would be useless. (EXHIBIT D Pages 1)

Reconsideration Request #11

The Council "finds that the proposed use would involve activities that would not be detrimental to any person, property, or the general welfare by reason of excessive production of traffic, noise...etc." No, the council simply rubber stamped the existing Ada County conditions with the many increases in building, more people in attendance. If you came to my property, you would actually find that the noise is excessive. Further there is simply no way that allowing 150 parking spaces and events of 250 people would not cause an excessive production of traffic. This so called "finding" is **clearly erroneous** and a prima facie falsehood. The City of Star leaves itself wide open to civil litigation once a fatality on route 16 occurs with a DUI Dude DeWalt patron involved. We ask that if the Social Hall part of this CUP were to remain (1500 feet north of the property line from the neighbors, that it be conditioned to have hours ending at 6pm, and that no more than 50 people be allowed for these 24 events. (Ada County definition of a Winery limits events to 24 events of no more than 50 people)

Reconsideration Request #12

Remove the Social Hall designation, reduce parking to 50 spaces and allow only the winery designation with 24 events of no more than 50 people. Reduce the tasting hours to noon to 6pm. Why? What Ada County did before and what the City of Star has done with this CUP is they have subverted the designation of Rural Residential by bootstrapping a commercial business on the location. When you look at the scope of 150 parking spaces and up to 250 people on site you have created one of Star's five largest commercial businesses. McDonalds, Dickey's Bar B Q, 208 Bike Shop all appear to have parking of about 20-25 cars. Star City Hall has fewer parking spaces than what you have authorized for Dude DeWalt. There are only three businesses in Star that rival the scope of parking of Dude DeWalt. Albertsons, Ridleys, and Bi-Mart. These are three retail stores with huge inventories of food and merchandise. They also are all in "commercially zoned" areas. In fact, well over 95% of the businesses that are in commercially zoned areas in the City of Star have fewer than 50 parking spaces. Why authorize such a large scope in a Rural Residential Area? The mistake the City of Star is making is that it is simply parroting the conditions the county had authorized. There remained the opportunities of judicial review and appeals regarding the CUP from Ada County. The reason for reconsideration of this issue is it creates negative impacts on the neighbors and an undue burden on traffic when egress happens after an event or closing time at Dude DeWalt. When the City of Star states that it is a "finding" and "fact" that this CUP does not negatively impact the neighbors AND that it does not negatively impact "safety and welfare" of the community, you the City of Star are wrong. Add to all those problems with this CUP the City of Star further adds to the negative impacts by allowing "weddings, car shows and concerts." What The City of Star has done is create an "Outdoor Ford Center with Alcohol." I see no prohibitions that would prevent a circus on this site via this CUP. The intention of Ada County and Star goals has been to further agriculture. You will note I have no concerns in regards to the winery being a winery. Is this a recreational activity within walking distance? No. The inclusion of 150 parking spaces clearly makes the case that you don't expect anyone to walk here. Is getting drunk and rowdy outside a recreational use of this property? Yes. However, is it one the City of Star wants to authorize directly adjacent to rural residential? This CUP as currently written allows Star's largest outdoor bar, largest outdoor music venue, largest car show venue, and largest parking lot on a rural residential zoned parcel in the state of Idaho. Plus, the City of Star thought they were simply affirming what Ada County had authorized. That's not the case. While Ada County had written the scope of the operations, they could only be obtained if the Buchert's / Dude DeWalt Cellars complied with the conditions. They did not comply, and Ada County had rolled back the scope of Dude DeWalt's operations to not include Social Hall status. The conditions that Dude DeWalt has been under (even when they applied to City of Star) has been and continues to be that of a Winery, 83 Parking Spaces, and no more than 24 events of 50 people. What the Buchert's did was get the scope of authorization for Social Hall, unlimited events of 100 people and 24 larger events that were essentially capped at 92 people for a set time event and no more than 200 people for an all-day 10am and 10pm event with never more than 100 onsite at a time. Dude DeWalt did not complete the building of parking lots, comply with setbacks, did not comply with hours specified, used an unauthorized tent to double the size of their tasting room and more. As a result, Ada County had taken Dude DeWalt Cellars back to the 2021 CUP for Winery

only. Then they applied to Star and showed you the CUP that they never earned, never did the things needed to fully obtain its authorizations and scope. You were tricked.

Reconsideration Request #13

The decisions by the City of Star CUP are not explained by reason as required by LLUPA. Counties and Cities are given great latitude in making decisions. They can only be found wrong in a Judicial review when they are, "arbitrary and capricious," "clearly erroneous," or operating "without standards." I was gob smacked when I heard the Council vote for this CUP. I now think I know why protections were not afforded to the neighbor homeowners. I had submitted many documents to Shawn Nickel prior to the City Council Meeting. I'm not sure he ever entered them into the record. From reading the CUP and brief conversation with the Council afterward, I do not believe you ever saw my submissions or if you did that they were even read. The City of Star violated "procedures" afforded to me as a citizen in LLUPA. While you did afford me three minutes, my submissions were never read. The recording of that Council Meeting will also show the members not listening to Sarah Keyes testimony. They were talking among themselves and not hearing the very poignant testimony of Miss Keyes. The larger number of citizens who spoke to advocate this zoning change were people the Buchert's had solicited via social media. You will note by a complete review of the record that those advocates spoke in favor the annexation into Star. We heard testimony by these citizens that claimed the good character of the Buchert's. You will note that no one spoke in advocacy for the scope of parking, outdoor alcohol, or outdoor music. Further note that all of those who spoke in advocacy do not live within 1000 feet of Dude DeWalt Cellars. Most live many miles from the winery. No wonder they spoke of liking their version of their favorite bar. They can hoot and holler, clap loudly and whistle after a musician plays a song on the amplified speakers. They can yell to each other in a friendly or drunken acrimonious way in the parking lot and then leave. We live here. My request is that you re review all the testimony and consider John Fiorino's letter, my testimony, Barbara Fairbanks testimony, Paul Hudson's testimony. These are all people who live near or directly adjacent to Dude DeWalt Cellars. Miss Keyes and a neighbor from Hillsdale also spoke about the safety issues on route 16 next to Dude DeWalt Cellars. A fair and reasoned CUP would explain why 150 parking spaces. A reasoned CUP would explain why hours are truncated to 6pm Monday and Tuesday, the lowest traffic days of the week, but not the busiest days of Friday and Saturday. A reasoned CUP would have shown a table of "standards" for a winery and a table of "standards" for a social hall. My claim is there are no reasons for 150 parking spaces. There is no reason for hours Monday and Tuesday to be 6pm and the rest of the week 10pm. In fact, the opposite would be more of a reasoned argument. There is no reason for outside music and the service of outside alcohol. In fact, there are good reasons to have them inside where they can be more controlled by staff. I testified that Johnna Buchert lied on her alcohol application with the county and that Dude DeWalt Cellars has served and sold alcohol to minors. I showed Shawn Nickel the videos from the private investigator that I hired where he captured those events. Three minutes does not afford me as a citizen to state the complete case. That's why I presented Mr. Nickel with an hour presentation and nearly 50 pages of documents showing violations of parking and hours, violations of setbacks and building permits. Councilman Nielsen said, "trust the process." I do.

For multiple reasons many conditions should be changed in this CUP. My neighbor John Fiorino called me afterwards and said, "we got nothing." Meaning we didn't a single protective provision in this CUP to protect us the neighbor homeowners. Not ONE. Yet Johnna and Trae Buchert present themselves as caring about the neighbors to you. In the homeowners meeting when we asked for protections their response was, "we could be worse neighbors." Johnna showed a presentation, and one picture was of her under vines that were more than 10 feet tall. That picture wasn't taken at Dude Dewalt Cellars. They don't have any vines that mature. The City of Star did not do their full and complete due diligence. There are "findings" that cannot be supported. There are "facts" that are not the case. You cannot take an Ada County CUP and believe that it had "standards", or was "reasoned" or that was not made in an "arbitrary and capricious" manner. The scope of the parking lot alone fails all three tests. This CUP does not further the health, safety, and welfare of the community. It is a detriment to the "safety" of the community with the service of alcohol after dark in the winter with egress onto Idaho's single most dangerous highway. The remedy would be a CUP that has actual "facts." The remedy would be to have a CUP with "standards" for wineries and social halls. The remedy would be a CUP that was reasoned. There is no way the largest outdoor bar in Idaho should be in a Rural Residential Area. A 1000 foot set back with no outdoor alcohol and no outside amplified music would be a reasoned set of conditions. (EXHIBIT E Pages 1 thru 2)

Submitted By
Keith C Hill
8602 W High Ridge Lane
Eagle, Idaho 83616
252-453-8888
unconsult@aol.com

ADA COUNTY ALCOHOL BEVERAGE LICENSE APPLICATION
(Ada County Ordinance Title 4, Ch. 3)

A 1

APPLICATION: New ☒ Transfer ☐ Renew ☐ DATE: 7/8/19

BUSINESS DBA: Dude DeWald Cellars Phone Number 208.286.0246

BUSINESS ADDRESS: 5446 Hwy 16, Eagle, ID 83616

CONTACT NAME: Johnna Buchert Phone Number Same as above

ADDRESS: Same as above

Email: dude.dewald@gmail.com

I, Johnna Buchert

(Name of applicant: for self, or on behalf of partnership, corporation or association), **UNDER OATH**, hereby make application for a license to retail:

☐ **Beer: Select one only:**

- ☐ \$ 25.00 Bottled or canned beer NOT to be consumed on premises
- ☐ \$ 75.00 Bottled or canned beer TO BE consumed on premises
- ☐ \$100.00 Draft beer and/or canned and/or bottled beer (on or off premises)

☒ **Wine: Select one only:**

- ☐ \$100.00 Retail Wine
- ☒ \$100.00 Wine by the Drink

☐ **Liquor by the Drink (Wine is included in liquor fees):**

- ☐ \$187.50 Boise City
- ☐ \$187.50 Eagle City
- ☐ \$187.50 Garden City
- ☐ \$187.50 Meridian City
- ☐ \$187.50 Kuna City
- ☐ \$187.50 Star City
- ☐ \$100.00 Racing Facility
- ☐ \$100.00 Eligible Golf Course

☐ **Transfer:**

- ☐ \$ 5.00

Further, that I am: (one of the following):

- ☒ The owner of the above-named business to be licensed
- ☐ A partner and owner of the above-named business to be licensed
- ☐ The active manager of the above-named business to be licensed as a corporation, partnership, or association
- ☐ An officer or director of the above-named corporation to be licensed

If applying for a transfer of an existing active license, complete the following:

Name of current license owner (Individual name or business):

Address of current licensed premises:

Business address of current premises (if different from above):

Name of new license owner:

IF AN INDIVIDUAL, please complete the following:

Name: _____

Address: _____

SS#: _____ Date of Birth: _____

Resident of Idaho: Yes _____ No _____ Length of residency: _____

Possess documentation of US legal residency: Yes _____ No _____

I have paid in full all court ordered fines and/or restitution in connection with said felony or any other court case within the jurisdiction of the 4th judicial district of Idaho. Yes _____ No _____

Explain: _____ (attach additional pages, as needed.)

IF A PARTNERSHIP, complete the following:

Name of Partnership: _____

Partnership agent: _____

Agent Address: _____

Name of each partner: _____

Address of each partner: _____

Name and address of one partner who has been resident of Idaho at least thirty (30) days immediately preceding the date of this application, is at least 21 years of age and has documentation of US legal residency:

Name: _____

Address: _____

IF A CORPORATION, LLC OR ASSOCIATION, complete the following:

Name of corporation/association: Dude Dewald Cellars, LLC

Type of business entity: LLC

Date of organization in Idaho: 12/5/11

Names of officers and members of the governing board and principal stockholders of the applicant corporation/association:

Name: Trae Buchert Title: owner/member

Name: John Buchert Title: owner/member

Name: _____ Title: _____

Name: _____ Title: _____

Name: _____ Title: _____

(Attach additional pages, as needed.)

AZ

IF AN INDIVIDUAL, please complete the following:

Name: _____
 Address: _____
 SS#: _____ Date of Birth: _____
 Resident of Idaho: Yes _____ No _____ Length of residency: _____
 Possess documentation of US legal residency: Yes _____ No _____

I have paid in full all court ordered fines and/or restitution in connection with said felony or any other court case within the jurisdiction of the 4th judicial district of Idaho. Yes _____ No _____

Explain: _____ (attach additional pages, as needed.)

IF A PARTNERSHIP, complete the following:

Name of Partnership: _____
 Partnership agent: _____
 Agent Address: _____

Name of each partner:	Address of each partner:
_____	_____
_____	_____
_____	_____

Name and address of one partner who has been resident of Idaho at least thirty (30) days immediately preceding the date of this application, is at least 21 years of age and has documentation of US legal residency:

Name: _____
 Address: _____

IF A CORPORATION, LLC OR ASSOCIATION, complete the following:

Name of corporation/association: Dude Dewald Cellars, LLC
 Type of business entity: LLC
 Date of organization in Idaho: 12/5/11

Names of officers and members of the governing board and principal stockholders of the applicant corporation/association:

Name: <u>Trae Buchert</u>	Title: <u>Owner/member</u>
Name: <u>Johna Buchert</u>	Title: <u>Owner/member</u>
Name: _____	Title: _____
Name: _____	Title: _____
Name: _____	Title: _____

(Attach additional pages, as needed.)

ADA COUNTY ALCOHOL BEVERAGE LICENSE APPLICATION
(Ada County Ordinance Title 4, Ch. 3)

APPLICATION: New ☒ Transfer ☐ Renew ☐ DATE: 7/8/19

BUSINESS DBA: Dude Dewald Cellars Phone Number 208.286.0246

BUSINESS ADDRESS: 5446 Hwy 16, Eagle, ID 83616

CONTACT NAME: Johnne Buchert Phone Number Same as above

ADDRESS: Same as above

Email: dude.dewald@gmail.com

I, Johnne Buchert

(Name of applicant: for self, or on behalf of partnership, corporation or association), **UNDER OATH, hereby make application for a license to retail:**

☐ **Beer: Select one only:**

- ☐ \$ 25.00 Bottled or canned beer NOT to be consumed on premises
- ☐ \$ 75.00 Bottled or canned beer TO BE consumed on premises
- ☐ \$100.00 Draft beer and/or canned and/or bottled beer (on or off premises)

☒ **Wine: Select one only:**

- ☐ \$100.00 Retail Wine
- ☒ \$100.00 Wine by the Drink

☐ **Liquor by the Drink (Wine is included in liquor fees):**

- ☐ \$187.50 Boise City
- ☐ \$187.50 Eagle City
- ☐ \$187.50 Garden City
- ☐ \$187.50 Meridian City
- ☐ \$187.50 Kuna City
- ☐ \$187.50 Star City
- ☐ \$100.00 Racing Facility
- ☐ \$100.00 Eligible Golf Course

☐ **Transfer:**

- ☐ \$ 5.00

Further, that I am: (one of the following):

- ☒ The owner of the above-named business to be licensed
- ☐ A partner and owner of the above-named business to be licensed
- ☐ The active manager of the above-named business to be licensed as a corporation, partnership, or association
- ☐ An officer or director of the above-named corporation to be licensed

If applying for a transfer of an existing active license, complete the following:

Name of current license owner (Individual name or business):

Address of current licensed premises:

Business address of current premises (if different from above):

Name of new license owner:

Name and address of Manager of the business selling alcoholic beverages who has been a resident of Idaho at least thirty (30) days immediately preceding the date of this application, is at least 21 years of age and has documentation of US legal residency:

Name: Johnna Buchert

Address: 5446 Hwy 16, Eagle, ID 83616

A 3

IF A FOREIGN CORPORATION, complete the following (In addition to Corporation or Association):

The above-named corporation is duly qualified to do business in Idaho: Yes _____ No _____

Name of Idaho agent: _____

Address of Idaho agent: _____

ALL APPLICANTS (individuals or representatives of businesses) please complete the following:

Have you or any partner or corporate officer or governing board member, within in the past five (5) years immediately preceding the filing of this application, been convicted of any felony or completed any sentence of confinement for said felony within the past five (5) years.

____ Explain: _____ (attach additional pages, as needed).

Have you or any partner or corporate officer or governing board member, within the three (3) years immediately preceding the filing of this application, been convicted or paid any fine, received a deferred sentence or withheld judgment, suffered the forfeiture of a bond for failure to appear, or completed any sentence of confinement for the violation of any law or regulation of the state of Idaho, any other local or state government, or of the United States regulating, governing or prohibiting the sale, manufacture, transportation or possession of alcoholic beverages or intoxicating liquors.

____ Explain: _____ (attach additional pages, as needed.)

Have you or any partner or corporate member, officer or governing board, within the three (3) years immediately preceding the filing of this application, had any license revoked, which was issued by any county or city of this state, by any state, including Idaho, or by the United States, to sell, manufacture, transport or possess alcoholic beverages or intoxicating liquors.

____ Explain: _____ (attach additional pages, as needed.)

Have you or any partner or corporate officer or governing board member, ever engaged in the operation of, or have a financial interest in, any house or place for the purpose of prostitution, or been convicted of any crime or misdemeanor opposed to decency or morality.

____ Explain: _____ (attach additional pages, as needed.)

List the names and addresses of all persons who have any financial interest in any business to be carried on, in or upon the licensed premises, whether such interest results from open loans, mortgages, conditional sales contracts, trusts or any other basis other than open trade accounts incurred in the ordinary course of business, and the amounts of such interest:

Name:	Address:	Amount of Interest:
<u>Tracie Buchert</u>	<u>5446 Hwy 16, Eagle, ID 83616</u>	\$ <u> </u>
<u>Johnna Buchert</u>	<u>5446 Hwy 16, Eagle, ID 83616</u>	\$ <u> </u>

(Attach additional pages, as needed.)

Unincorporated Areas Only:

The entrance to the premises is within three hundred (300) feet of the entrance of any public school or church or other place of worship. Yes _____ No ✓

A Certificate of Zoning has been issued by the Ada County zoning department. Yes ✓ No _____
(Attach copy)

Unincorporated Area Only:

If this application is for a new establishment, which was not licensed the previous year by Ada County, the written consent of at least 75% of the resident property owners or occupants of properties within a radius of 1,000 feet of any part of the premises upon which alcoholic beverages are to be sold for consumption, with said signatures not more than 180 days old, is submitted with this application.

Yes ☒ No ☐ Explain: _____

CONDITIONS:

1. Should a license be issued pursuant to this application, such license shall expire at 1:00 a.m., May 1, of the following year and may be renewed, upon re-application.
2. A transfer of a license for the sale of alcohol beverages shall not authorize transferee to retail sales of alcoholic beverages, except by application to and approval of the transfer by the Board of Commissioners of Ada County.
3. Application must be accompanied by requisite fees and all required documentation.
4. Application for and issuance of an Alcohol Beverage License is applicant's consent to allow the Ada County Sheriff, the Ada County Board of Commissioners, and/or the Ada County Prosecuting Attorney's Office, to conduct background investigations, to make inspections, and to determine compliance with ordinances and state laws regulating the sale of alcohol beverages.
5. Application must be accompanied by a copy of the State of Idaho Alcohol Beverage License.
6. If applicant does not own the premises, application must include copy of the premises lease agreement and a document showing that the owner consents to the sale of alcoholic beverages on such premises.
7. If premises are owned by applicant, application must include documentation of ownership.
8. If current license is being leased to third party, application by third party must include copy of the lease agreement.


(Applicant's Signature)

(Applicant's Signature)

(Applicant's Signature)

(Applicant's Signature)

Subscribed and sworn before me this

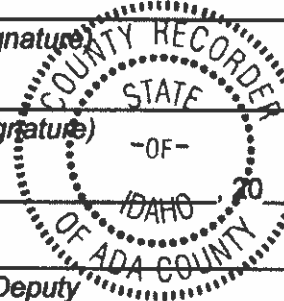


day of



Notary Public or County Recorder Deputy

Commission Expires _____



ADA COUNTY SHERIFF:

Reviewed by: _____ Date: see attached

Recommend for Licensure: Yes ☐ No ☐

ADA COUNTY CLERK:

Fees Collected and Application reviewed for completion and compliance with all applicable laws:

By:  Date: 7-23-19
Ada County Deputy Clerk

Recommend for approval by Board of Commissioners of Ada County: Yes ☒ No ☐

Unincorporated Area Only:

If this application is for a new establishment, which was not licensed the previous year by Ada County, the written consent of at least 75% of the resident property owners or occupants of properties within a radius of 1,000 feet of any part of the premises upon which alcoholic beverages are to be sold for consumption, with said signatures not more than 180 days old, is submitted with this application.

Yes ☒ No ☐ Explain: _____

A 4

CONDITIONS:

1. Should a license be issued pursuant to this application, such license shall expire at 1:00 a.m., May 1, of the following year and may be renewed, upon re-application.
2. A transfer of a license for the sale of alcohol beverages shall not authorize transferee to retail sales of alcoholic beverages, except by application to and approval of the transfer by the Board of Commissioners of Ada County.
3. Application must be accompanied by requisite fees and all required documentation.
4. Application for and issuance of an Alcohol Beverage License is applicant's consent to allow the Ada County Sheriff, the Ada County Board of Commissioners, and/or the Ada County Prosecuting Attorney's Office, to conduct background investigations, to make inspections, and to determine compliance with ordinances and state laws regulating the sale of alcohol beverages.
5. Application must be accompanied by a copy of the State of Idaho Alcohol Beverage License.
6. If applicant does not own the premises, application must include copy of the premises lease agreement and a document showing that the owner consents to the sale of alcoholic beverages on such premises.
7. If premises are owned by applicant, application must include documentation of ownership.
8. If current license is being leased to third party, application by third party must include copy of the lease agreement.

(Applicant's Signature)

(Applicant's Signature)

Subscribed and sworn before me this _____

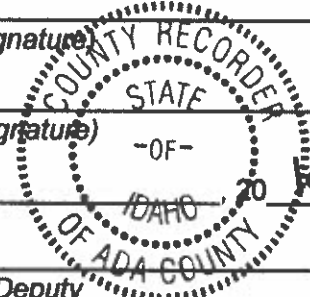
day of _____

Notary Public or County Recorder Deputy

Commission Expires _____

(Applicant's Signature)

(Applicant's Signature)



ADA COUNTY SHERIFF:

Reviewed by: _____ Date: see attached

Recommend for Licensure: Yes ☐ No ☐

ADA COUNTY CLERK:

Fees Collected and Application reviewed for completion and compliance with all applicable laws:

By: _____ Date: 7-23-19
Ada County Deputy Clerk

Recommend for approval by Board of Commissioners of Ada County: Yes ☒ No ☐

Name and address of Manager of the business selling alcoholic beverages who has been a resident of Idaho at least thirty (30) days immediately preceding the date of this application, is at least 21 years of age and has documentation of US legal residency:

Name: Johnna Buchert

Address: 5446 Hwy 16, Eagle, ID 83616

IF A FOREIGN CORPORATION, complete the following (In addition to Corporation or Association):

The above-named corporation is duly qualified to do business in Idaho: Yes _____ No _____

Name of Idaho agent: _____

Address of Idaho agent: _____

ALL APPLICANTS (Individuals or representatives of businesses) please complete the following:

Have you or any partner or corporate officer or governing board member, within in the past five (5) years immediately preceding the filing of this application, been convicted of any felony or completed any sentence of confinement for said felony within the past five (5) years.

_____ Explain: _____ (attach additional pages, as needed.)

Have you or any partner or corporate officer or governing board member, within the three (3) years immediately preceding the filing of this application, been convicted or paid any fine, received a deferred sentence or withheld judgment, suffered the forfeiture of a bond for failure to appear, or completed any sentence of confinement for the violation of any law or regulation of the state of Idaho, any other local or state government, or of the United States regulating, governing or prohibiting the sale, manufacture, transportation or possession of alcoholic beverages or intoxicating liquors.

_____ Explain: _____ (attach additional pages, as needed.)

Have you or any partner or corporate member, officer or governing board, within the three (3) years immediately preceding the filing of this application, had any license revoked, which was issued by any county or city of this state, by any state, including Idaho, or by the United States, to sell, manufacture, transport or possess alcoholic beverages or intoxicating liquors.

_____ Explain: _____ (attach additional pages, as needed.)

Have you or any partner or corporate officer or governing board member, ever engaged in the operation of, or have a financial interest in, any house or place for the purpose of prostitution, or been convicted of any crime or misdemeanor opposed to decency or morality.

_____ Explain: _____ (attach additional pages, as needed.)

List the names and addresses of all persons who have any financial interest in any business to be carried on, in or upon the licensed premises, whether such interest results from open loans, mortgages, conditional sales contracts, trusts or any other basis other than open trade accounts incurred in the ordinary course of business, and the amounts of such interest:

Name:	Address:	Amount of Interest:
<u>Tina Buchert</u>	<u>5446 Hwy 16, Eagle, ID 83616</u>	\$ <u> </u>
<u>Johnna Buchert</u>	<u>5446 Hwy 16, Eagle, ID 83616</u>	\$ <u> </u>

(Attach additional pages, as needed.)

Unincorporated Areas Only:

The entrance to the premises is within three hundred (300) feet of the entrance of any public school or church or other place of worship. Yes _____ No ☒

A Certificate of Zoning has been issued by the Ada County zoning department. Yes ☒ No _____
(Attach copy)

Cycle Tracking Number: 108621

License Year: 2020
License Number: 24665

Premise Number: Z-24665 Wholesale Alcohol Beverage License

This is to certify, that Dude DeWald Cellars, LLC
doing business as: Dude DeWald Cellars
is licensed to sell alcoholic beverages as stated below at:
5446 Hwy 16, Eagle, Ada County

Acceptance of a license by a retailer shall constitute knowledge of and agreement to operate by and in accordance to the Alcohol Beverage Code, Title 23. Only the licensee herein specified shall use this license.

Brewery	No
Brewers Pub	No
Wholesaler	No
Dealer	No
Winery	Yes <u>\$300.00</u>
Importer	Yes <u>\$0.00</u>
Distributor	Yes <u>\$0.00</u>
In-State Direct Shipper	Yes <u>\$0.00</u>

TOTAL FEE: \$300.00

Signature of Licensee, Corporate Officer, LLC Member or Partner

DUDE DEWALD CELLARS, LLC
DUDE DEWALD CELLARS
5446 HWY 16

EAGLE, ID 83616

Mailing Address

License Valid: 05/01/2019 - 04/30/2020

Expires: 04/30/2020



[Handwritten signature]

Director of Idaho State Police

Unincorporated Area Only:

If this application is for a new establishment, which was not licensed the previous year by Ada County, the written consent of at least 75% of the resident property owners or occupants of properties within a radius of 1,000 feet of any part of the premises upon which alcoholic beverages are to be sold for consumption, with said signatures not more than 180 days old, is submitted with this application.

Yes ☒ No ☐ Explain: _____


CONDITIONS:

1. Should a license be issued pursuant to this application, such license shall expire at 1:00 a.m., May 1, of the following year and may be renewed, upon re-application.
2. A transfer of a license for the sale of alcohol beverages shall not authorize transferee to retail sales of alcoholic beverages, except by application to and approval of the transfer by the Board of Commissioners of Ada County.
3. Application must be accompanied by requisite fees and all required documentation.
4. Application for and issuance of an Alcohol Beverage License is applicant's consent to allow the Ada County Sheriff, the Ada County Board of Commissioners, and/or the Ada County Prosecuting Attorney's Office, to conduct background investigations, to make inspections, and to determine compliance with ordinances and state laws regulating the sale of alcohol beverages.
5. Application must be accompanied by a copy of the State of Idaho Alcohol Beverage License.
6. If applicant does not own the premises, application must include copy of the premises lease agreement and a document showing that the owner consents to the sale of alcoholic beverages on such premises.
7. If premises are owned by applicant, application must include documentation of ownership.
8. If current license is being leased to third party, application by third party must include copy of the lease agreement.


(Applicant's Signature)

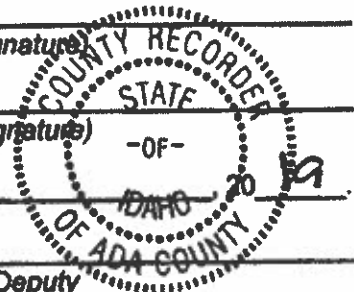
(Applicant's Signature)

Subscribed and sworn before me this 24th


Notary Public or County Recorder Deputy
Commission Expires _____

(Applicant's Signature)

(Applicant's Signature)



ADA COUNTY SHERIFF:

Reviewed by: SANTUCCI Date: 7/15/19

Recommend for Licensure: Yes ☒ No ☐

ADA COUNTY CLERK:

Fees Collected and Application reviewed for completion and compliance with all applicable laws:

By: _____ Date: _____
Ada County Deputy Clerk

Recommend for approval by Board of Commissioners of Ada County: Yes ☐ No ☐

A 6

IDaho The Gem State **DRIVER'S LICENSE**

DAVID D
1a End NONE
1b Rest NONE
1c BUCHERT
1d JOHNNA JO
2 5446 N HIGHWAY 10
EAGLE ID 83616

Iss 07/09/2018
Exp 07/19/2028
DOB [REDACTED]
SEX M

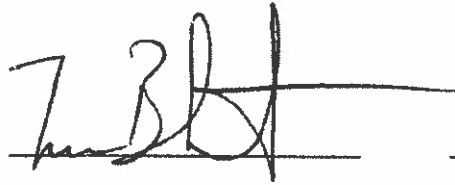
Height 5'10" Eyes BRO Hair BRO
[REDACTED]

David D

2A

Lease Agreement

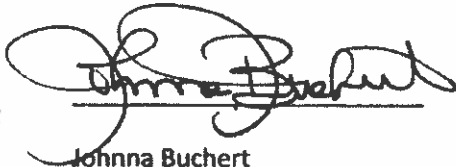
This agreement is entered into this 26th day of June, 2017 between Trae Buchert and Johnna Buchert and Dude DeWald Cellars, LLC. I certify that I am the owner of the property at 5446 Highway 16, Eagle, ID 83616 and Dude Dewald Cellars, LLC is to lease the building from me for the use of wine production and sales.



Trae Buchert

6/26/17

Date



Johnna Buchert

6/26/17

Date



Owner Signature,

Dude DeWald Cellars, LLC

Company Name

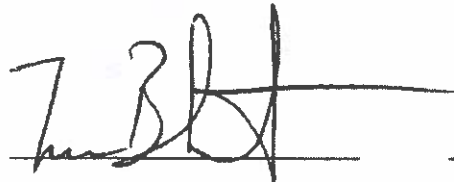
6/26/17

Date

A 7

Lease Agreement

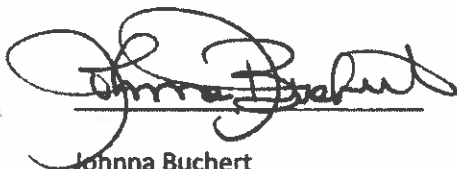
This agreement is entered into this 26th day of June, 2017 between Trae Buchert and Johnna Buchert and Dude DeWald Cellars, LLC. I certify that I am the owner of the property at 5446 Highway 16, Eagle, ID 83616 and Dude Dewald Cellars, LLC is to lease the building from me for the use of wine production and sales.



Trae Buchert

6/26/17

Date



Johnna Buchert

6/26/17

Date



Owner Signature,

Dude DeWald Cellars, LLC

Company Name

6/26/17

Date

2 A

IDAHO

The Gem State

DRIVER'S LICENSE

07/05/2018

07/19/2028

2d Exp

12 Rest

NONE

NONE

1 BUCHERT

2 JOHNNA JO

5 5448 N HIGHWAY 16

EAGLE ID 83616

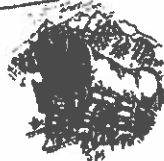
Height 5'11" Eyes 1 Blue

Sex M Hair BRO

DOB 07/19/19

Donor

712027



A Pioneer Company
PIONEER TITLE COMPANY
OF ADA COUNTY
8151 W. Rifleman Ave. / Boise, Idaho 83704
(208) 377-2700

ADA COUNTY RECORDER
J. DAVID NAVARRO
CLERK, IDAHO

2001 DE 24 PM 3:46

RECORDED - REQUEST OF
FEE 3 DEPUTY N. Olson

101136925

PIONEER TITLE

A 8

WARRANTY DEED

For Value Received James A. Little, a married man as his sole and separate property

hereinafter referred to as Grantor, does hereby grant, bargain, sell, warrant and convey unto

TB
Trae Buchert and JB
Johnna J. Buchert, husband and wife

hereinafter referred to as Grantee, whose current address is 2985 W. Deerfield Ct., Eagle, Idaho 83616

the following described premises, to-wit:

That portion of the Northwest quarter of the Southeast quarter of Section 28, Township 5 North, Range 1 West of Boise Meridian in Ada County, Idaho lying Easterly of the Easterly line of the Emmett Highway (State Highway No. 16) as conveyed by Instrument No's. 137338 in Book 188 of Deeds, Page 576 and 394248 records of Ada County, Idaho.

To HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, his heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that Grantor is the owner in fee simple of said premises; that said premises are free from all encumbrances except current years taxes, levies, and assessments, and except U.S. Patent reservations, restrictions, easements of record, and easements visible upon the premises, and that Grantor will warrant and defend the same from all claims whatsoever.

Dated: December 21, 2001

James A. Little
James A. Little

STATE OF IDAHO. County of Ada, ss.

On this 21st day of December, in the year of 2001, before me the undersign, a notary public personally appeared James A. Little known or identified to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same.

Kristie Agbeko
Kristie Agbeko
Notary Public of Idaho
Residing at Boise, ID
Commission expires: July 22, 2005



Date: 7/8/2019

Valid:

Thru:

ADA COUNTY DEVELOPMENT SERVICES

BUILDING DIVISION

200 W. Front St. - Boise, Idaho 83702

Telephone: (208) 287-7900

ZONING CERTIFICATE

201900684-ZCERT A

FEE: \$100.00

APPLICANT: BUCHERT JOHNNA - (208) 286-0246

OWNER

BUCHERT TRAE

5446 N HWY

EAGLE ID 83616-0000

PROPERTY ADDRESS

S0328427800

5446 N HWY 16

EA 83616-0000

LOT SIZE

34.602

34.602

SUBDIVISION:

LOT/BLK:

FLOOD ZONE: A Zone Unnumbered, A Zone Unnumbered, ,

SEWER:

ASSOCIATED FILES

ZONE

DIM STANDS/SETBACKS

USE DESCRIPTION:

Winery use—cannot get final occupancy until all conditions have been met, including final approval from the Idaho Department of Water Resources. They will still be coming in with a building permit to convert the barn to a tasting room.

PROPOSED USE:

Winery

Zoning X-references:

This certificate is issued subject to the regulations contained in the zoning ordinance and all other applicable laws, regulations, codes and ordinances; and that the work will be done in accordance with the plans specifications and in compliance with all such applicable laws, regulations, codes and ordinances.

Pursuant to Idaho Code § 67-6535, you are hereby given notice that to the extent a final decision has been made on a site-specific land use request, an applicant has the right to request a regulatory taking analysis under Idaho Code § 67-8003.

The Director may, in writing, suspend or revoke a certificate issued under provisions of said regulations, codes or ordinances, whenever the certificate is issued in error; or on the basis of incorrect information supplied; or in violation of the provisions of any law, regulation, code or ordinance.

I HEREBY CERTIFY THAT THE ABOVE INFORMATION IS COMPLETE AND CORRECT TO THE BEST OF MY KNOWLEDGE, AND FURTHER, I WILL ABIDE BY THE TERMS AND CONDITIONS CONTAINED IN THIS CERTIFICATE.

Date

APPLICANT OR AGENT

Kyle Bilinski
PLANNER

Date: 7/8/2019

Valid:

Thru:

ADA COUNTY DEVELOPMENT SERVICES

BUILDING DIVISION

200 W. Front St. - Boise, Idaho 83702

Telephone: (208) 287-7900

ZONING CERTIFICATE

201900684-ZCERT A

FEE: \$100.00

A 9

APPLICANT: BUCHERT JOHNNNA - (208) 286-0246

OWNER

BUCHERT TRAE

5446 N HWY

EAGLE ID 83616-0000

PROPERTY ADDRESS

S0328427800

5446 N HWY 16

EA 83616-0000

LOT SIZE

34.602

34.602

SUBDIVISION:

LOT/BLK:

FLOOD ZONE: A Zone Unnumbered, A Zone Unnumbered, ,

SEWER:

ASSOCIATED FILES

ZONE

DIM STANDS/SETBACKS

USE DESCRIPTION:

Winery use--cannot get final occupancy until all conditions have been met, including final approval from the Idaho Department of Water Resources. They will still be coming in with a building permit to convert the barn to a tasting room.

PROPOSED USE:

Winery

Zoning X-references:

This certificate is issued subject to the regulations contained in the zoning ordinance and all other applicable laws, regulations, codes and ordinances; and that the work will be done in accordance with the plans specifications and in compliance with all such applicable laws, regulations, codes and ordinances.

Pursuant to Idaho Code § 67-6535, you are hereby given notice that to the extent a final decision has been made on a site-specific land use request, an applicant has the right to request a regulatory taking analysis under Idaho Code § 67-8003.

The Director may, in writing, suspend or revoke a certificate issued under provisions of said regulations, codes or ordinances, whenever the certificate is issued in error; or on the basis of incorrect information supplied; or in violation of the provisions of any law, regulation, code or ordinance.

I HEREBY CERTIFY THAT THE ABOVE INFORMATION IS COMPLETE AND CORRECT TO THE BEST OF MY KNOWLEDGE, AND FURTHER, I WILL ABIDE BY THE TERMS AND CONDITIONS CONTAINED IN THIS CERTIFICATE.

7/8/19
Date

APPLICANT OR AGENT

Kyle Bilinski
PLANNER

212037

PA



A Pioneer Company
PIONEER TITLE COMPANY
OF ADA COUNTY
8151 W. Rifleman Ave. / Boise, Idaho 83704
(208) 377-2700

ADA COUNTY RECORDER
J. DAVID NAVARRO
CLERK, IDAHO

2001 DE 24 PM 3:46

RECORDED - REQUEST OF

FEE 3 DEPUTY N. Olson

101136925

PIONEER TITLE

WARRANTY DEED

For Value Received James A. Little, a married man as his sole and separate property

hereinafter referred to as Grantor, does hereby grant, bargain, sell, warrant and convey unto

TB
Trae Buchert and JO
Johnna J. Buchert, husband and wife

hereinafter referred to as Grantee, whose current address is 2985 W. Deerfield Ct., Eagle, Idaho 83616

the following described premises, to-wit:

That portion of the Northwest quarter of the Southeast quarter of Section 28, Township 5 North, Range 1 West of Boise Meridian in Ada County, Idaho lying Easterly of the Easterly line of the Emmett Highway (State Highway No. 16) as conveyed by Instrument No's. 137338 in Book 188 of Deeds, Page 576 and 394248 records of Ada County, Idaho.

To HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, his heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that Grantor is the owner in fee simple of said premises; that said premises are free from all encumbrances except current years taxes, levies, and assessments, and except U.S. Patent reservations, restrictions, easements of record, and easements visible upon the premises, and that Grantor will warrant and defend the same from all claims whatsoever.

Dated: December 21, 2001

James A. Little
James A. Little

STATE OF IDAHO. County of Ada, ss.

On this 21st day of December, in the year of 2001, before me the undersign, a notary public personally appeared James A. Little known or identified to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same.

Kristie Agbeko
Kristie Agbeko
Notary Public of Idaho
Residing at Boise, ID
Commission expires: July 22, 2005



CONSENT OF PROPERTY OWNERS –LICENSE TO SELL ALCOHOLIC
BEVERAGES FOR CONSUMPTION

OWNER:

SHIRLEY JAMES P RASMUSSEN KAREN S


STAR, ID 83669-0000

I consent to the issuance of a license to sell alcoholic
beverages for consumption to Dude DeWald Cellars, LLC
at 5446 Hwy 16, Eagle, ID 83616.

By Karen S Rasmussen Date: 8 July 19

Printed Name: Karen S Rasmussen

CONSENT OF PROPERTY OWNERS –LICENSE TO SELL ALCOHOLIC
BEVERAGES FOR CONSUMPTION

A 11

OWNER:

SHIRLEY JAMES P RASMUSSEN KAREN S



STAR, ID 83669-0000

I consent to the issuance of a license to sell alcoholic
beverages for consumption to Dude DeWald Cellars, LLC
at 5446 Hwy 16, Eagle, ID 83616.

By Karen S Rasmussen Date: 8 July 19

Printed Name: Karen S Rasmussen

CONSENT OF PROPERTY RESIDENT –LICENSE TO SELL
ALCOHOLIC BEVERAGES FOR CONSUMPTION


A 12

RESIDENT:



EAGLE, ID 83616

I consent to the issuance of a license to sell alcoholic
beverages for consumption to Dude DeWald Cellars, LLC
at 5446 Hwy 16, Eagle, ID 83616.

By  Date: 2/1/19

Printed Name: Rebecca Durocher

CONSENT OF PROPERTY OWNERS –LICENSE TO SELL ALCOHOLIC
BEVERAGES FOR CONSUMPTION

OWNER:

GILLEY S & L TRUST 6-7-2017 GILLEY
STEVEN D TRUSTEE

6070 N HILL POINT DR

STAR, ID 83669-0000

I consent to the issuance of a license to sell alcoholic
beverages for consumption to Dude DeWald Cellars, LLC
at 5446 Hwy 16, Eagle, ID 83616.

By Steve Gilley Date: 7-6-19

Printed Name: STEVE GILLEY

CONSENT OF PROPERTY OWNERS –LICENSE TO SELL ALCOHOLIC
BEVERAGES FOR CONSUMPTION

A 13

OWNER:

GILLEY S & L TRUST 6-7-2017 GILLEY
STEVEN D TRUSTEE

6070 N HILL POINT DR

STAR, ID 83669-0000

I consent to the issuance of a license to sell alcoholic
beverages for consumption to Dude DeWald Cellars, LLC
at 5446 Hwy 16, Eagle, ID 83616.

By Steve Gilley Date: 7-6-19

Printed Name: STEVE GILLEY

81 A

CONSENT OF PROPERTY RESIDENT –LICENSE TO SELL
ALCOHOLIC BEVERAGES FOR CONSUMPTION

RESIDENT:

[REDACTED]

EAGLE, ID 83616

I consent to the issuance of a license to sell alcoholic
beverages for consumption to Dude DeWald Cellars, LLC
at 5446 Hwy 16, Eagle, ID 83616.

By  Date: 2/1/19

Printed Name: Rebecca Durocher

CONSENT OF PROPERTY OWNERS –LICENSE TO SELL ALCOHOLIC
BEVERAGES FOR CONSUMPTION

A 14

OWNER:

HAZEN JOHN PAUL



EAGLE, ID 83616-0000

I consent to the issuance of a license to sell alcoholic
beverages for consumption to Dude DeWald Cellars, LLC
at 5446 Hwy 16, Eagle, ID 83616.

By John P. Hazen Date: 7-3-2019
Printed Name: John P. Hazen

CONSENT OF PROPERTY OWNERS –LICENSE TO SELL ALCOHOLIC
BEVERAGES FOR CONSUMPTION


OWNER:

BUCHERT TRAE BUCHERT JOHNNA J

5446 N HWY

EAGLE, ID 83616-0000

I consent to the issuance of a license to sell alcoholic
beverages for consumption to Dude DeWald Cellars, LLC
at 5446 Hwy 16, Eagle, ID 83616.

By  Date: 7/6/19
Printed Name: Johnna J. Buchert

CONSENT OF PROPERTY OWNERS –LICENSE TO SELL ALCOHOLIC
BEVERAGES FOR CONSUMPTION

A15

OWNER:

KRESS THOMAS J VANEVERA-KRESS
ROSELYN E



EAGLE, ID 83616-0000

I consent to the issuance of a license to sell alcoholic
beverages for consumption to Dude DeWald Cellars, LLC
at 5446 Hwy 16, Eagle, ID 83616.

By Thomas J Kress Rose Van Evera-Kress Date: 7-7-2019

Printed Name: Thomas Kress
Rose Van Evera-Kress

ADA COUNTY RECORDING
200 W. Front Street
Room 1207
Boise ID 83702

Receipt #: 373669

Receipt Date: 07/08/2019 10:05 AM

Station: 13

Cashier: BONNIE OBERBILLIG

Comments:

Receipt Name: DUDE DEWALD CELLARS

LIQUOR LICENSE

Item #	Item Date	Doc Type	Beer	Wine	Liquor	Other	Total
2020-000877	07/08/2019 10:05:19 AM	LIC-LN: LIQUOR LICENSE - NEW		100.00			\$100.00
Totals:			\$0.00	\$100.00	\$0.00	\$0.00	\$100.00

Thank You

Receipt Total	\$100.00
CHECK	3129
	\$100.00

CONSENT OF PROPERTY OWNERS –LICENSE TO SELL ALCOHOLIC
BEVERAGES FOR CONSUMPTION

A 16

OWNER:

BUCHERT TRAE BUCHERT JOHNNA J

5446 N HWY

EAGLE, ID 83616-0000

I consent to the issuance of a license to sell alcoholic
beverages for consumption to Dude DeWald Cellars, LLC
at 5446 Hwy 16, Eagle, ID 83616.

By  Date: 7/6/19
Printed Name: Johnna J. Buchert

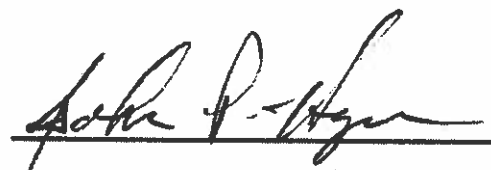
CONSENT OF PROPERTY OWNERS –LICENSE TO SELL ALCOHOLIC
BEVERAGES FOR CONSUMPTION

OWNER:

HAZEN JOHN PAUL


EAGLE, ID 83616-0000

I consent to the issuance of a license to sell alcoholic
beverages for consumption to Dude DeWald Cellars, LLC
at 5446 Hwy 16, Eagle, ID 83616.

By  Date: 2-3-2019
Printed Name: John P. Hazen

OF THE OWNER-OCCUPIED PROPERTIES THESE ARE THE ONES THAT COULD QUALIFY AS NEIGHBORS WITHIN 1000 FEET AND OWNER OCCUPIED OR RENTER OCCUPIED

SHIRLEY JAMES P	SIGNED	A 17	OWNER OCCUPIED
AR BOISE LLC	SIGNED		RENTER OCCUPIED
GILLEY S & L TRUST	SIGNED		OWNER OCCUPIED
FIORINO, JOHN T			OWNER OCCUPIED
HUDSON FAMILY TRUST			OWNER OCCUPIED
HAZEN JOHN PAUL	SIGNED		OWNER OCCUPIED
KRESS THOMAS	SIGNED		OWNER OCCUPIED

THERE ARE 7 PROPERTIES THAT QUALIFY AS RESIDENT OWNER OCCUPIED AND ONE RENTER OCCUPIED PROPERTY THAT WERE WITHIN 1000 FEET OF DUDE DEWALT CELLARS AT THE TIME OF THE APPLICATION FOR ALCOHOL PERMIT.

5 SIGNED OUT OF THE 7 SUBJECT PROPERTIES. THAT'S 71.42%. NOT 75%.

JOHNNA BUCHERT SIGNED FOR HERSELF. SHE IS NOT A RESIDENT NEIGHBOR WITHIN 1000 FEET OF HERSELF

Hence Johnna Buchert (Dude DeWalt / Dude DeWalt Cellars) never achieved 75% approval from qualified neighbors. Attached find her signed documents applying for the license with the Ada County Clerk and twice indicated that she had 75% approval. Johnna Buchert lied on the application and submitted her own signature. She makes a materially false statement by signing the application and commits Fraud in doing so.

This is reason to revoke the license as per 4-3-10 of Ada County Code. Further, the applicant Johnna Buchert is subject to the penalties identified in 4-3-11 of Ada County Code.

Ada County points out the Commissioners can grant the permit anyway. However, the guidance language is that they can "upon a showing of good cause." And that the issuance of the permit will "further the health, safety and welfare." My claim is there is no "good cause." That the issuance of the permit is a detriment to "health, safety and welfare." Further, it is clear Johnna Buchert submitted a materially false application.

Keith Hill
8602 W High Ridge Lane
Eagle, Idaho 83616
252-453-8888

B1



STATE OF IDAHO

Phil McGrane | Secretary of State

Business Office

450 North 4th Street

PO Box 83720

Boise, ID 83720

May 5, 2023

Request Type: Certificate of Existence/Filing

Request #: 0005224626

Receipt #: 000820079

Issuance Date: 05/05/2023

Copies Requested: 0

Regarding: The First Church Of God On High Ridge Company

Filing Type: Non-Profit Corporation (D)

Formation/Qualification Date: 05/04/2023

Status: Active-Good Standing

Duration Term: Perpetual

File #: 5223991

Formation Locale: IDAHO

Inactive Date:

Certificate of Existence

I, Phil McGrane, Secretary of State of the State of Idaho, do hereby certify that effective as of the issuance date noted above

The First Church Of God On High Ridge Company

is a Corporation duly incorporated under the law of this State with a date of incorporation and duration as given above.

A handwritten signature of Phil McGrane, enclosed in an oval.

Phil McGrane

Idaho Secretary of State

Processed By: Business Division

Verification #: 023570116

BZ

FIRST CHURCH OF GOD ON THE HIGH RIDGE

8602 W HIGH RIDGE LANE, EAGLE IDAHO 83616

FIRST CHURCH OF GOD ON THE HIGH RIDGE

BYLAWS

Members-This church is comprised of persons who profess a personal faith and believe in the Lord Jesus Christ, have received baptism in a church according to the New Testament, and actively follow the Lord Jesus Christ in discipleship.

Voting Rights of Members-Every member of the church is entitled to one vote in all elections and on all questions submitted to the church in conference, provided the member is present. Proxy voting is prohibited.

Voting Rights of Church Leadership (Pastor, Assistant Pastor, Secretary and Treasurer) all get 750 votes each in each and all elections.

Reception-A person shall be considered a member upon approval of the church membership. A person may be received for membership by any of the following ways:

1. **By profession of faith.** A person publicly confessing personal faith in the Lord Jesus Christ, giving evidences of a regenerate heart and adopting the covenant and the articles of faith and practices held by the church, shall, upon baptism be admitted into the fellowship of the church.
2. **By statement.** Any person who has been baptized upon profession of faith in a church of like faith and order but who, because of loss of records or similarly unavoidable circumstances, has no regular letter of dismissal, may be received into membership after giving satisfactory evidence of a regenerate heart, Christian conduct and scriptural faith. Any person presented for membership who has been baptized by immersion in a church of like faith and order shall be received by statement.
3. **By letter.** Any person from another church of like faith and order may be received into membership upon receipt of letter of transfer from that respective church.
4. **By baptism from another denomination.** Any person who professes a personal faith and belief in the Lord Jesus Christ and actively follows the Lord Jesus Christ in discipleship but has been baptized by any method other than immersion in another church must be immersed to become a member of this body.

New Member Orientation-New church members will be expected to participate in the church's new member orientation program as developed and implemented by the church.

Rights of Members-Every member of the church is entitled to vote at all elections and on all questions submitted to the church in conference, provided the member is present. Every member of the church is eligible for consideration by the membership as candidates for the elective offices in the church. Every member of the church may participate in the ordinances of the church as administered by the church.

63

Termination of Membership-Membership shall be terminated in the following ways: (1) death, (2) transfer by letter to another church of like faith and order, (3) acknowledgement when a member has joined a church of another faith and order and requested such action, (4) exclusion by action of this church.

Article II – Church Staff and Officers

All church officers and staff, excluding nonelected staff, must be members of the church. The officers of this church shall be as follows:

Section 1. Section 2. Section 4. Section 5. Section 7.

Pastor

Church Staff Section 3 Deacons Moderator

Church Clerk Section 6 Trustees Treasurer

Article III – Church Employment

When a vacancy occurs in the position of pastor a Search Committee is to be formed by the by the Nominating Committee and elected by the church. Nominations can be made from the floor for the youth and at-large positions.

The committee will present only one candidate at a time. For election a candidate must receive 85 percent of the votes cast. Ministerial Pastoral Church Staff will be recommended by the pastor, the deacons and appropriate committee. The individual will be called with an 85 percent vote. Should dismissal of a pastor or ministerial staff members become necessary, a majority vote will be necessary. This consideration can only be done when all possible attempts at reconciliation have been exhausted. Proper notice of this vote will be made known to members of the congregation at least two (2) weeks in advance of the vote. Support staff work at the call of the Personnel Committee or Deacons with recommendation of the pastor. Residents of High Ridge Lane who are up for election start with 84.9% vote. All remaining votes comprise the .01 portion of the vote.

Article IV – Church Meetings

Worship Services-The church shall meet regularly each Sunday morning, Sunday evening, and Wednesday evening for preaching, instruction, evangelism and for the worship of almighty God. These meetings will be conducted under the direction of the pastor.

B 4

Special Services-All church meetings which are essential to the promotion of the objectives of the church shall be placed on the church calendar, published in the church newsletter at least once prior to the meeting being held and announced at all services on the Sunday prior to the special service being held.

Regular Business Meetings-Regular business meetings shall be held quarterly on the second Wednesday night of the month. Matters of significant nature must be publicized as in section 4.

Special Business Meetings-A specially called business meeting may be held to consider matters of a significant nature. **Quorum**-A quorum consists of those who attend the business meeting, provided it is a regular meeting or one that has been properly called.

Parliamentary Rules-The current edition of *Robert's Rules of Order* shall be the authority for parliamentary rules of procedure for all business meetings of the church in areas not addressed by this Constitution and Bylaws. The

Moderator, who will be the Chairman of Deacons, shall appoint a parliamentarian whose responsibility it will be to assure compliance with *Robert's Rules of Order*, the constitution, and the bylaws when it is in the best interest of the fellowship.

Article V – Ordinances

Baptism-Baptism is a symbolic act of obedience. A person who receives Jesus Christ as Savior by personal faith, who professes Him publicly at any worship service, and who indicates a commitment to follow Christ as Lord, shall be received for baptism. (1) Baptism shall be by immersion in water. (2) Baptism may be administered by the pastor or whomever he shall authorize. (3) Baptism shall be administered as an act of worship during any worship service. (4) Baptism shall be as soon as possible after the public confession of faith.

The Lord's Supper-The Lord's Supper is a symbolic act of obedience whereby members of the church, through partaking of the bread and fruit of the vine, commemorate the death of Jesus Christ and anticipate His second coming. (1) The Lord's Supper shall be observed at least quarterly, preferably on the first Sunday of the quarter. (2) The pastor, church staff, and deacons shall be responsible for administration of the Lord's Supper.

Article VI – Program Organizations

All program organizations of the church shall be under church control, all officers being elected by the church and reporting regularly to the church.

Sunday School
Discipleship Training

Article VII – Ministries

The church shall evaluate, plan, organize, and implement such ministries as the church deems necessary.

BS

Article VIII – Committees

The church shall elect such committees as the church deems necessary. Committee members must be members of the church and will serve on a rotating basis for a three- year term.

BYLAWS ADOPTED 7/15/2022

POSITIONS SELECTED BY VOTE FOR 10 YEAR TERMS ON 7/15/2022

Keith Hill Pastor

Barbara Fairbanks Asst Pastor / Secretary / Treasurer

Shane Finch Deacon

Joseph Knapp. Deacon

Robert Wood. Deacon

Vernon Hill. Directory of Ceremonies

B 6

Date of this notice: 05-04-2023

Employer Identification Number:
92-3869375

Form: SS-4

Number of this notice: CP 575 E

KEITH HILL
8602 W HIGH RIDGE LANE
EAGLE, ID 83616

For assistance you may call us at:
1-800-829-4933

IF YOU WRITE, ATTACH THE
STUB AT THE END OF THIS NOTICE.

WE ASSIGNED YOU AN EMPLOYER IDENTIFICATION NUMBER

Thank you for applying for an Employer Identification Number (EIN). We assigned you EIN 92-3869375. This EIN will identify your entity, accounts, tax returns, tax returns, and documents, even if you have no employees. Please keep this notice in your permanent records.

Taxpayers request an EIN for business and tax purposes. Some taxpayers receive CP575 notices when another person has stolen their identity and are operating using their information. If you did **not** apply for this EIN, please contact us at the phone number or address listed on the top of this notice.

When filing tax documents, making payments, or replying to any related correspondence, it is very important that you use your EIN and complete name and address exactly as shown above. Any variation may cause a delay in processing, result in incorrect information in your account, or even cause you to be assigned more than one EIN. If the information is not correct as shown above, please make the correction using the attached tear-off stub and return it to us.

When you submitted your application for an EIN, you checked the box indicating you are a non-profit organization. Assigning an EIN does not grant tax-exempt status to non-profit organizations. Publication 557, Tax-Exempt Status for Your organization, has details on the application process, as well as information on returns you may need to file. To apply for recognition of tax-exempt status, organizations must complete an application on one of the following forms: Form 1023, Application for Recognition of Exemption Under Section 501(c)(3) of the Internal Revenue Code; Form 1023-EZ, Streamlined Application for Recognition of Exemption Under Section 501(c)(3) of the Internal Revenue Code; Form 1024, Application for Recognition Under Section 501(a); or Form 1024-A, Application for Recognition of Exemption Under Section 501(c)(4) of the Internal Revenue Code.

Nearly all organizations claiming tax-exempt status must file a Form 990-series annual information return (Form 990, 990-EZ, or 990-PF) or notice (Form 990-N) beginning with the year they legally form, even if they have not yet applied for or received recognition of tax-exempt status.

If you become tax-exempt, you will lose tax-exempt status if you fail to file a required return or notice for three consecutive years, unless a filing exception applies to you (search www.irs.gov for Annual Exempt Organization Return: Who Must File). We start calculating this three-year period from the tax year we assigned the EIN to you. If that first tax year isn't a full twelve months, you're still responsible for submitting a return for that year. If you didn't legally form in the same tax year in which you obtained your EIN, contact us at the phone number or address listed at the top of this letter. For the most current information on your filing requirements and other important information, visit www.irs.gov/charities.

ACRES OF LAND

C1

ACRES PLANTED IN VINEYARD

PARKING SPACES BASED ON ACRES PLANTED

AMOUNT OF AUTHORIZED BUILDING / TASTING ROOM / PRODUCTION FACILITY

AUTHORIZED EVENTS

ACRES OF PROPERTY	0-10 ACRES	11-40 ACRES	41-100	100+
ACRES PLANTED	1-5	1-5	1-5	1-5
PARKING SPACES	10	10	10	10
TASTING ROOM	500 SQ FT	500 SQ FT	500 SQ FT	500 SQ FT
PARKING SPACES	20	20	40	80

ACRES OF PROPERTY	0-10 ACRES	11-40 ACRES	41-100	100+
ACRES PLANTED	5.1-10	5.1-10	5.1-10	5.1-10
TASTING ROOM	750 SQ FT	750 SQ FT	750 SQ FT	750 SQ FT
PARKING SPACES	20	20	20	20

ACRES OF PROPERTY	0-10 ACRES	11-40 ACRES	41-100	100+
ACRES PLANTED	N/A	11.1+	11-25	11-25
TASTING ROOM	N/A	1500 SQ FT	2500 SQ FT	4000 SQ FT
PARKING SPACES	N/A	40	60	80

GRID FOR PRODUCTION FACILITY

ACRES OF PROPERTY	0-10 ACRES	11-40 ACRES	41-100	100+
-------------------	------------	-------------	--------	------

PLANTED ACRES X 1200 = SQ FT ALLOWED FOR PRODUCTION FACILITY

EXAMPLE 3 ACRES = 3600 SQ FT ALLOWED FOR PRODUCTION FACILITY

EXAMPLE 5 ACRES = 6000 SQ FT ALLOWED FOR PRODUCTION FACILITY

EXAMPLE 10 ACRES = 12000 SQ FT ALLOWED FOR PRODUCTION FACILITY

C2

SCOPE OF EVENTS BASED UPON PLANTED ACRES OF VINEYARD

RR AND RUT ZONED LAND MAY ONLY HAVE A WINERY CUP. THEY CANNOT HAVE BOTH A WINERY CUP AND SOCIAL HALL EVENTS CENTER CUP.

THE EVENTS FOR WINERIES ARE HANDLED AS FOLLOWS:

2 INDOOR EVENTS FOR EVERY ACRE PLANTED.

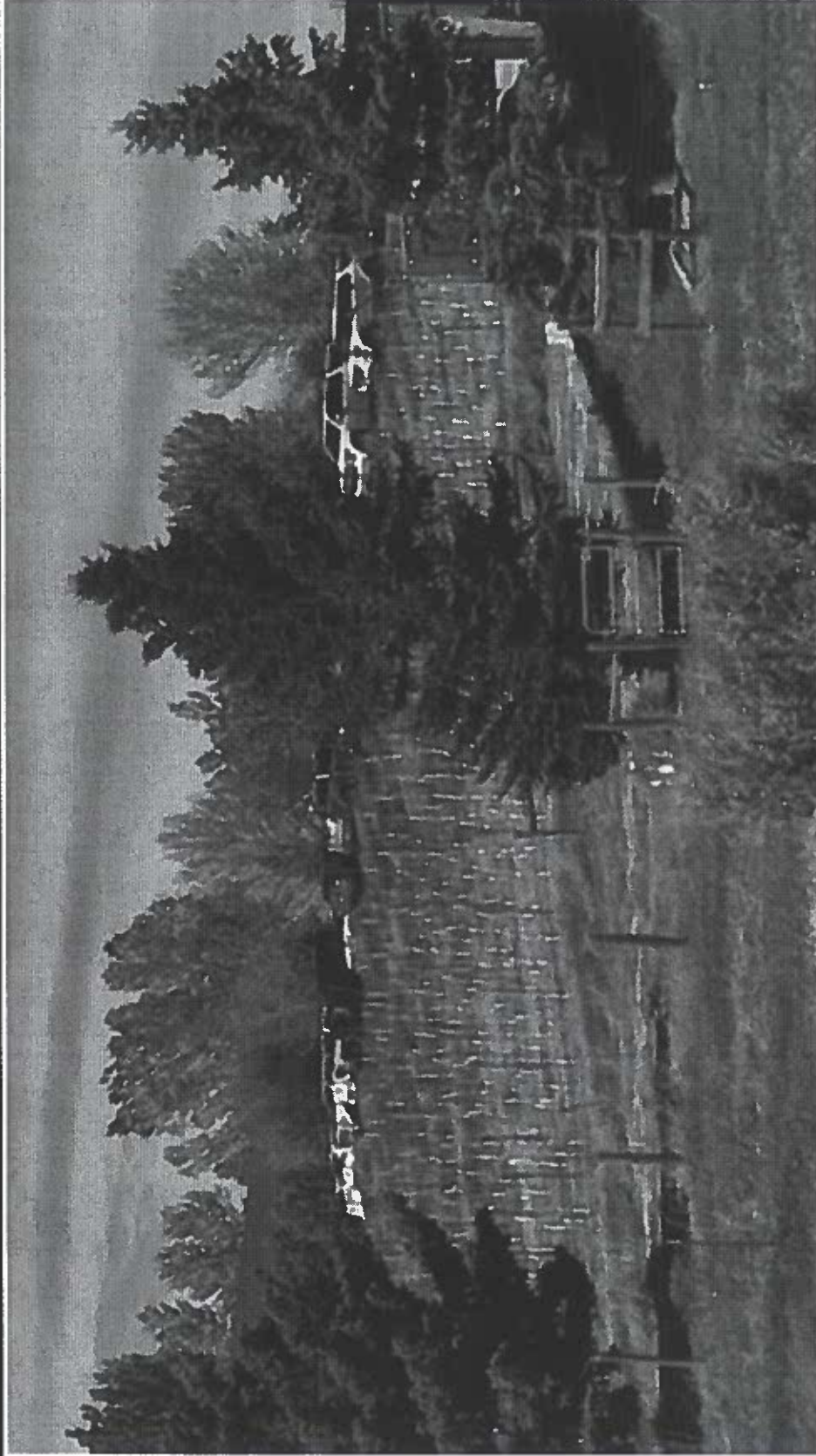
EVENTS MUST BE "AGRI" EVENTS. CLASSES ON WINE TASTING, GROWING, PAIRINGS, DINNERS WITH WINEMAKER ETC. CARS SHOWS, WEDDINGS, FOOD TRUCKS, CHILI FEATIVALS, ART SHOWS, CANDLES MAKING AND SALES ARE NOT VITICULURAL "AGRI" EVENTS AND ARE PROHIBITED.

WINERIES UNDER 10 ACRES OF VINEYARD MAY NOT HAVE OUTDOOR SEATING

WINERIES OVER 10 ACRES OF MAY HAVE OUTDOOR SEATING (ACERS PLANTED X 4 SEATS) WITH 1000 FOOT SETBACK FROM ANY PROPERTY LINE

ALL MUSIC MUST BE ACOUSTIC AND INSIDE CLOSED BUILDINGS / NO OPEN DOORS.

D 1



DOES THIS COMPLY WITH ADA COUNTRY CODE 8-4 F-7? NO IT DOES NOT

Aol Mail.

Search your mail or the web

KEITH

Home

Compose

AOL Today on AOL

• [EXTERNAL] DUDE DEWALT CELLARS 1 YEAR REVIEW
PROMISED ONE YEAR AGO IN CUP 2

AOL Inbox ☆

Inbox

Unread

Starred

Drafts

Sent

Spam

Trash

^ Less

Views Hide

Contacts

Photos

Documents

Subscriptions

Travel

Folders Hide

+ New Folder

Saved Mail

218 Kings

2766 N WILLOWSID...

8602 High Ridge

AirPlay Intel

Alarm System

Allstate

Amazon

American Airlines

Apollo

apple

Apple TV

Archive

ARDISAM TILLER

Ascensus (Expert Pl...

Audible

BCBS

BLUE GREEN VACA...

Books

BOOM



Richard Beck <rbeck@adacounty.id.gov>

Thu, May 25 at 3:05 PM ☆

To: Keith Hill

Cc: jfior313@aol.com, cfior313@aol.com,

idahazens@gmail.com, idahohazens@gmail.com,

paul@paulhudson.com and 4 more...

Dear Mr. Hill:

We acknowledge the information you have provided regarding the 1-year review of the 2022 approval for Dude DeWalt Cellars.

On June 28, 2022, the winery's expanded operation was affirmed with The Board of Ada County Commissioners decision on the appeal applications. As per Condition of Approval 46, a review of the project is required after one year from the start of the expanded use. However, as we approach the one-year anniversary of the conditional approval, it is important to note that the countdown for the mandatory 1-year review has not begun due to the expanded use not yet being initiated. The applicant has not fulfilled all the necessary Conditions of Approval and is therefore not authorized to operate under the 2022 approval. The 1-year timeframe will commence once all the applicable conditions of approval have been met, and the County has issued a Zoning Certificate to certify compliance.

Should you have any further questions or concerns, please do not hesitate to contact our planning staff.

Sincerely,

**Richard Beck****Director****Ada County Development Services**

200 W. Front St., Boise, ID 83702

(208) 287-7915 office

(208) 287-7909 fax

From: Keith Hill <unconsult@aol.com>**Sent:** Wednesday, May 24, 2023 10:02 AM**To:** Leon Letson <lletson@adacounty.id.gov>; Rod Beck

<rbeck@adacounty.id.gov>; BOCC <BOCC1@adacounty.id.gov>

Cc: jfior313@aol.com; cfior313@aol.com; idahazens@gmail.com;

idahohazens@gmail.com; paul@paulhudson.com; barbara@blfairbanks.com

Subject: [EXTERNAL] DUDE DEWALT CELLARS 1 YEAR REVIEW PROMISED ONE YEAR AGO IN CUP

CAUTION: This email originated from outside Ada County email servers. Do not click on links or open attachments unless you recognize the sender and know the content is safe. Verify the sender by mouse-hovering over their display name in order to see the sender's full email address and confirm it is not suspicious. If you are unsure an email is safe, please report the email by using the 'Phish Alert' button in Outlook.

Dear Ada County Planning And Zoning, and Ada County
Comissioners 5-24,2023

My name is Keith Hill. I am a direct neighbor to Trae and Johnna
Buchert and Dude DeWalt Cellars.

We were told one year ago that there would be a one year "review" of

E1

BUDGET RENTA A ...

CDX

Christmas

CIGNA BCBS

Consumer Reports

Coupons

Dick Broadcasting

Dropbox

Dude DeWalt

Eagle Idaho

EASTLAN

ECU Loan

Electrolux

FARGO

Female Voice Over ...

Florino

FIT GENO

Fun

GO DADDY

Greenhouse

GREGG CO

Home Depot

HSI

ICCU

Insurance

IRS PIN

IRS TAXES

JARED DAVIS

Jersey Mikes

JUNK

Kat Country

KCON

KFIN

Kindle

KLAZ

KLBL

KLXQ

KQUS

KTRQ

KTWB

KWYN

KXRV

KZNG

Dude DeWalt Cellars.

I wish to enter this into the record for that review that would be at the one year mark.

In 2019 The Bucchert's obtained their first CUP to use an existing barn as a tasting room for up to 39 patrons and 6 parking spaces. That CUP afforded them 12 events of not more than 35 people. In 2020 they were back asking for more. They received and CUP that gave them buildings of 23,800 + square feet. Events went up to 24 events of no more than 50 people. That CUP authorized 83 parking spaces. Hours authorized were 7 days 10am to 10pm. There were several appeals by me and my neighbors John & Chris Fiorino. The only mitigation we received was a 125-foot setback. The Fiorinos and myself were concerned that parking was taking place right up to our property border. We felt the 125-foot setback would be helpful. We were also trying to get the new proposed tasting room pushed back.

In 2022 the Bucchert's applied for Event Center Status. Something we were opposed to. They claimed they were unable to complete their wine club pick-ups under the existing conditions.

They received a new CUP allowing the Social Hall Status which authorized unlimited number of events of 100 people and 25 events of no more than 250 people. 150 Parking spaces were authorized. There was a limit to hours on Monday and Tuesday to 6pm. They also were not supposed to have more than 100 people on site until the parking spaces were built out.

I appealed, went to reconsideration and judicial review.

I think it's important to understand the violations of law, code, and conditions of the CUP that we have been subjected to.

- 1) The occupancy of the tasting room has always (3+ years) been exceeded by an illegal and unauthorized event tent added to the back of the tasting room. The Buchert's doubled the area of the tasting room without any authorization of it.
- 2) The Ag exempt garage storage has a condition that it never be used for production of wine. Instead, that's all it has been used for. A pure and continuous violation of that ag exempt building permit.
- 3) Set Back is regularly violated. The Buchert's have extended their upper parking lot well into the 125 set back. They allow cars to park in the set back. Have now added to the parking spaces beyond the scope of what is authorized AND violates the set back. (pictures at end of this letter)
- 4) They allow cars to park on their lawn grass in places that are not parking spaces. A clear violation of the CUP. (pictures at end of this letter)
- 5) The parking lot is supposed to be screened. Latest CUP asks for 6-foot-tall trees planting to screen parking. Bucchert's told me they have made plantings. I do not see any. It needs screening to also comply with Ada 8-4 F7. Recently they told me they had planted 6 inch seedlings. That was not what the CUP conditions called for.
- 6) They have sold Alcohol to underage patrons. Three times a private investigator I hired filmed underage patrons working for the agency were served and paid for alcohol.
- 7) All these activities are built upon an illegal alcohol permit. Ada 4-3-1 thru 4-3-17 require 75% approval of resident neighbors for alcohol permit. They did not achieve 75%. So, Johnna Buchert signed a form for herself. She is not a neighbor of herself. Ada County Clerk and Sheriff both made an error in not catching this deception and falsehood. Johnna signed the permit application indicating she had achieved 75% approval from "neighbors." This is materially false. And now we have experienced 3 + years of activity that is built upon a permit that should never have been issued by Ada County. I have informed Comissioner Beck as per Ada 4-3-16 and he has done nothing. Not even respond to me. The occupied properties with residents and renters

E2

Little Rock trip
 Local
 Longview Kilgore C...
 Makers Shop Boise
 Marie Hale
 Mayan Palace
 MD Live
 Microsoft
 Musicmaster
 MWC
 NC Houses
 NC ROOF
 Nicole
 Nielsen Login
 Norton
 Notes
 Office Build
 Palace Resort Rates
 Passport
 Peter Parenti
 PHH MORTGAGE
 PNC
 Pool Build
 Possible Clients
 PPP
 PROVIDENT
 Purchases 1
 Qubuz
 RCI
 Resumes
 RETIREMENT VALU...
 ROLLING HILLS
 Schwab
 Screens And Gutters
 Shane Finch
 Signature Networks
 Simply Safe
 SONICARE
 Spam
 Spring Valley
 ST JUDE DREAM H...
 Taxes
 TD AMERITRADE
 TELOS ALLIANCE

were 8 locations. (1 Shirley/Rasmussen. 2 Equest Lane Durocher. 3 Gilley Trust. 4 Hazen. 5 Buchert (the subject property) 6) Thomas Kress. 7)Hudson 8)Fiorino. The signatures used were 1) Shirley Kress 2) Equest Durocher 3) Hazen 4)Kress 5) Buchert. Not signing were Hudson and Fiorino. The Ada Clerk and Sheriff both erred by saying that 75% had been achieved. It was if you count Buchert herself. But she is not a neighbor within 1000 feet of HERSELF. And her signature should never have been counted. The actual percentane is 62.5%. not 75%. Yes, the Ada County Comissioners can grant a permit with a showing of good cause and if it furthers health safety or welfare. That would be a stretch because I have showed they serve alcohol to minors, and lied on the application. I request the commissioners revoke the existing alcohol permit. (documentation of her materially false affirmation at end of this letter)

8) They are authorized to serve cheese and crackers. They now serve pizza. They are a defacto restaurant without applying for and obtaining central district health authorizations. (pictures at end of this letter)

9) They violate the hours restrictions. On Feb 14th this year a Tuesday when they are supposed to close at 6pm.... Instead, they held a 6-8pm Valentine's dinner in violation of the CUP's hours restrictions. (picture at end of this letter)

10) In their second CUP they had to notify P&Z of events. They failed to notify P&Z of all events. And THEY counted 2 days wine pickups as ONE event.

11) When their parking exceeds parking lots capacity plus, they allow parking on their driveway. Star Fire would have a major problem with this in the event of an emergency. (pictures at end of this letter)

The key problems we have as neighbors are noise and parking lot.

A few conditions would solve most of the undue adverse impacts. If the alcohol served were limited to "tastings" that would go towards ensure our "health safety and welfare" and reduce the likelihood of impaired drivers.

No outside alcohol and no outside music would be helpful. It's also important to note the way the Buchert's operate now is to put the music in the tasting room, open the doors and turn up the amplification so the patrons outside on the patio can hear the music. The Fiorinos are afforded some protection with the berm.... Me and my wife are subjected to music so loud we cannot have conversations on our own deck 700 feet away. Their tasting room with amplified music and open door's function and operate as a horn projecting the sound towards our house.

The blood alcohol elevated patrons are loud on the patios and in the parking lot.

We will be vigilant asking for and pursuing conditions that protect us legally from "undue adverse effects."

Plus, I question the Social Hall Status. In LLUPA Social Halls are defined as for nonprofit organizations. VFW, American Legion, and the like are mentioned.

A 1000-foot setback would mitigate most of the adverse impacts. Remove the existing parking lot and make it not usable for parking.

No outside alcohol.

Possible consideration to limiting them to "tastings" only. (Not full glass

E3

The First Church Of ...

Toyota Parts

TRASH

TV SPOTS

U Haul

United Airlines

Universal Audio

USPS

Vanguard Pest Control

Victorinox

Voice Over Equip

Voice Tracking

Wall Street Journal

Water Rower

WATZ

WBRF

WCOE

WDBC

WDGY

WDWG

Wells Fargo

WFMZ

WHMS

Wine Enthusiast

WKHS

WLYD

WNWN

WOLF

Woodcraft

WRSF

WSJ WINE

WTCM

WXCL

WYKX

XHBK

pours and no sale of bottles to be consumed onsite.

Events limited to "WINE" events. No weddings, no concerts, no cars show etc. Instead to comply with Ada County Comprehensive Plan as "hiking, hunting and fishing and other secondary recreational activities." Does this mean Ferris wheels and roller coasters? Does this mean concerts? If it does this "rangeland" CUP would allow Disney World and the Ford Center. Is that the intention of "hiking, hunting, fishing and other secondary recreational activities?"

I believe when written it was not to limit the activities to hunting, hiking, and fishing. They meant it to allow the latitude for sport shooting, birding, photography, perhaps rodeo. But NOT concerts, cars shows, Shakespearian Festivals, air shows, food trucks, busses, Olympics etc.

WINE events are events themed around viticulture, wine production, wine appreciation etc. Dinners with the WINE maker, lectures about wine making, vineyard and production tours, glass selection based on varietal, wine food parings. This is what was intended for events afforded wineries.

The Buchert's have shown they will ask for more and more in terms of what they can do under a CUP. And they have shown that they do not respect the conditions. They have exceeded capacities, permit limitations, number of people (they have exceeded capacities before the required parking lot build outs). They play loud music and have created UNDUE ADVERSE CONDITIONS.

The vineyard and winery are fine. The issues are noise from patrons and music. I will have several letters from realtors claiming that the Winery itself does not hurt property values HOWEVER, the events cause a reduction in property values at the upcoming hearing. That is not allowed under Ada County code and Ada County Comprehensive Plan.

Sincerely,

Keith C Hill
Barbara Lynn Fairbanks
8602 W High Ridge Lane
Eagle, Idaho 83616
252-453-8888
unconsult@aol.com
barbara@blfairbanks.com

CARS PARKED DOWN THEIR DRIVEWAY... THAT THEY HAVE YET TO WIDEN TO COMPLY WITH STAR FIRE AS REQUIRED BY CUP

E4

E5



**DDC IS REQUESTING ANNEXATION
TO STAR SO THAT WE CAN GET THE
SIZE AND LOCATION OF THE
BUILDINGS WE NEED TO CONTINUE
TO SERVICE AND GROW THE WINERY.
WE NEED YOUR SUPPORT!**

**PLEASE SUPPORT US AT
THE STAR CITY HALL ON
JULY 18TH AT 7PM.
SEE YOU THERE!**

👍❤️ 27

1 comment

👍 Like

💬 Comment

📩 Send



Lizzy Em
You bet

Like Reply



Home



Watch



Marketplace



Notifications



Menu

Shawn Nickel

From: Keith Hill <unconsult@aol.com>
Sent: Friday, June 30, 2023 11:36 AM
To: Shawn Nickel
Cc: barbara@blfairbanks.com; paul@paulhudson.com; idhazens@gmail.com; jfior313@aol.com; cfior313@aol.com
Subject: Dude DeWalt Cellars / City of Star
Attachments: Dude DeWalt Star Shawn Nickel.docx

Shawn Nickel,

Thanks for the hour of your time yesterday along with Ryan and Ryan.

Your question was what conditions or mitigations to adverse effects would be acceptable to us as neighbors.

First, we have no issues with the vineyard and wine production.

The issues are the collateral that Dude DeWalt Cellars wants in this rural residentially zoned area. Their request makes them an events center, bar and restaurant.

We would want:

1000 Foot set back. That includes parking. Their current parking lot has been expanded beyond the scope of anything they applied for with Ada County. Further we expected that parking lot would follow the setbacks Ada County had for buildings as well. A simple 1000 foot set back on this 34.60 acres is reasonable as it would protect the neighbors from noise in the parking lot, and two existing patios would be not allowed. The current parking lot should be used for building or vineyard and not a parking lot.

All Wine Tastings and Music be indoors.

Daily capacity of 50 people.

12 events of 75 people.

Hours 10am – 6pm Monday through Saturday. No operations on Sundays.

I have no problems with the Operational Winery Activities described in application. I have trouble with all the activities described as events. This is rural residential and weddings, car shows, and concerts are not what needs to happen in residential.

Additionally, the plan takes the residence and calls it the caretaker location. CUPs in residential must fundamentally remain residential and that residence must not in my opinion every be used as part of the winery. If the Bucchert's leave and it is not a residence for them then the CUP should be null and void. Part of the reason now they do not think they are bad neighbors are they are not there to experience what goes on often enough.

Lastly, I want Star to recognize that the Ada County Alcohol permit is illegal in that they never achieved the 75% neighbor approval outlined in Ada 4-3-1 thru 4-3-17. Further this applicant made material false statements on that application by submitting her own signature. The evidence I have collected that they regularly sold alcohol to underage patrons should be taken into consideration. I'd like as a condition in this CUP that Star makes Dude DeWalt (applicant) go thru the 75% approval process again in 2023 as a condition of getting the Star alcohol permit.

Sincerely,

Keith Hill

Keith Hill
The World's Leading Authority On Music Scheduling
252-453-8888
unconsult@aol.com