

YOU ARE CORDIALLY INVITED!

ADVENTURE LAND

PUMPKIN PATCH

SPRING FIELD TRIPS

MAY & JUNE 2026

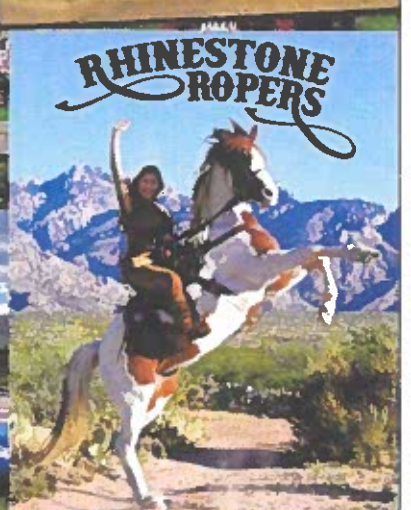
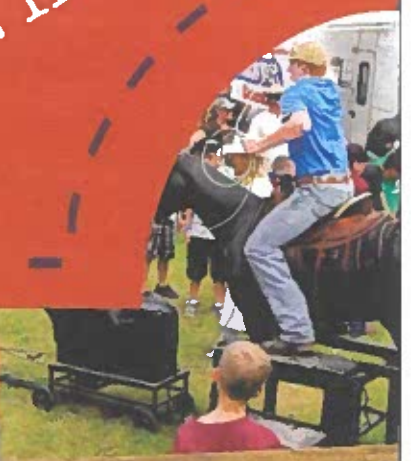
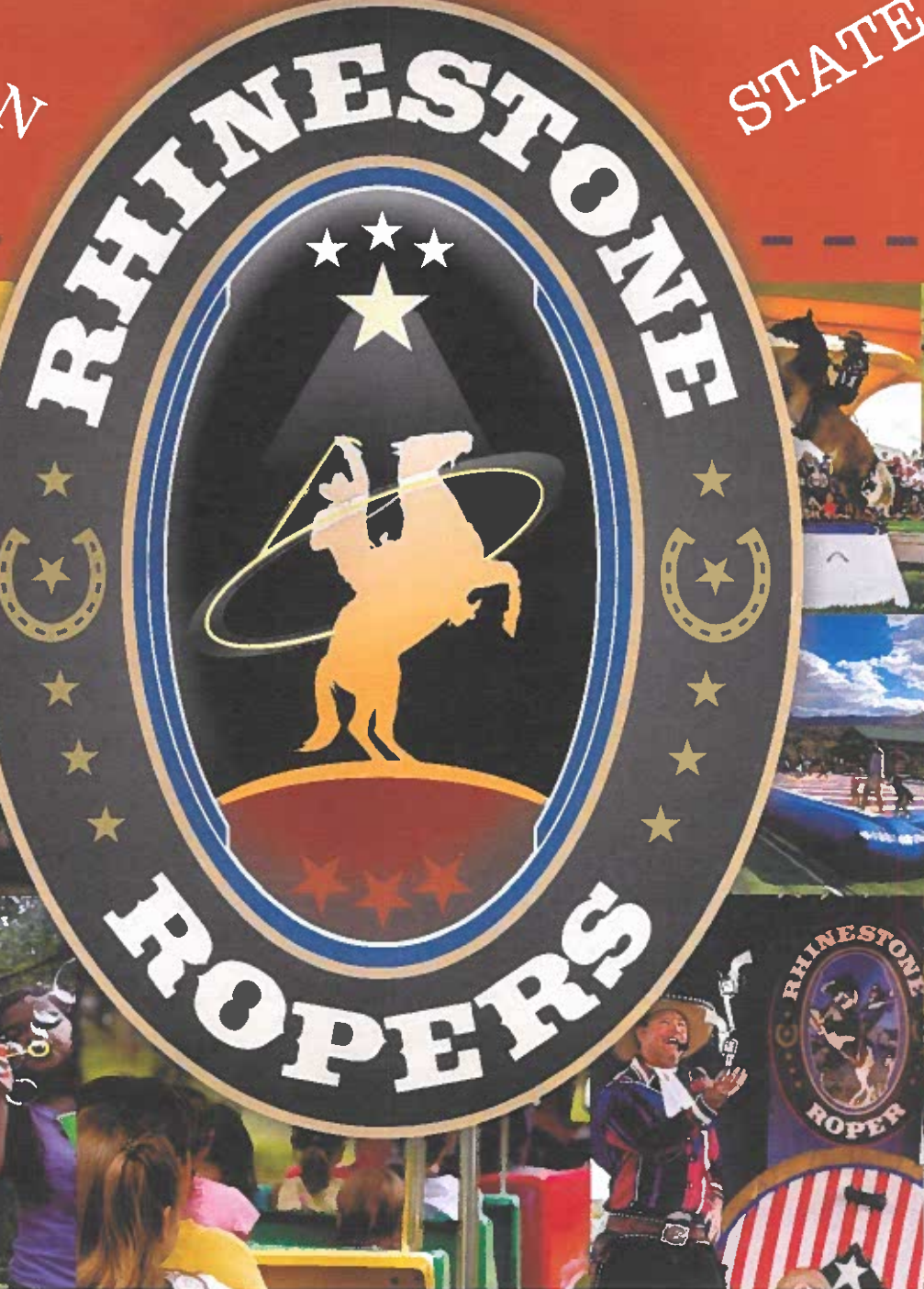
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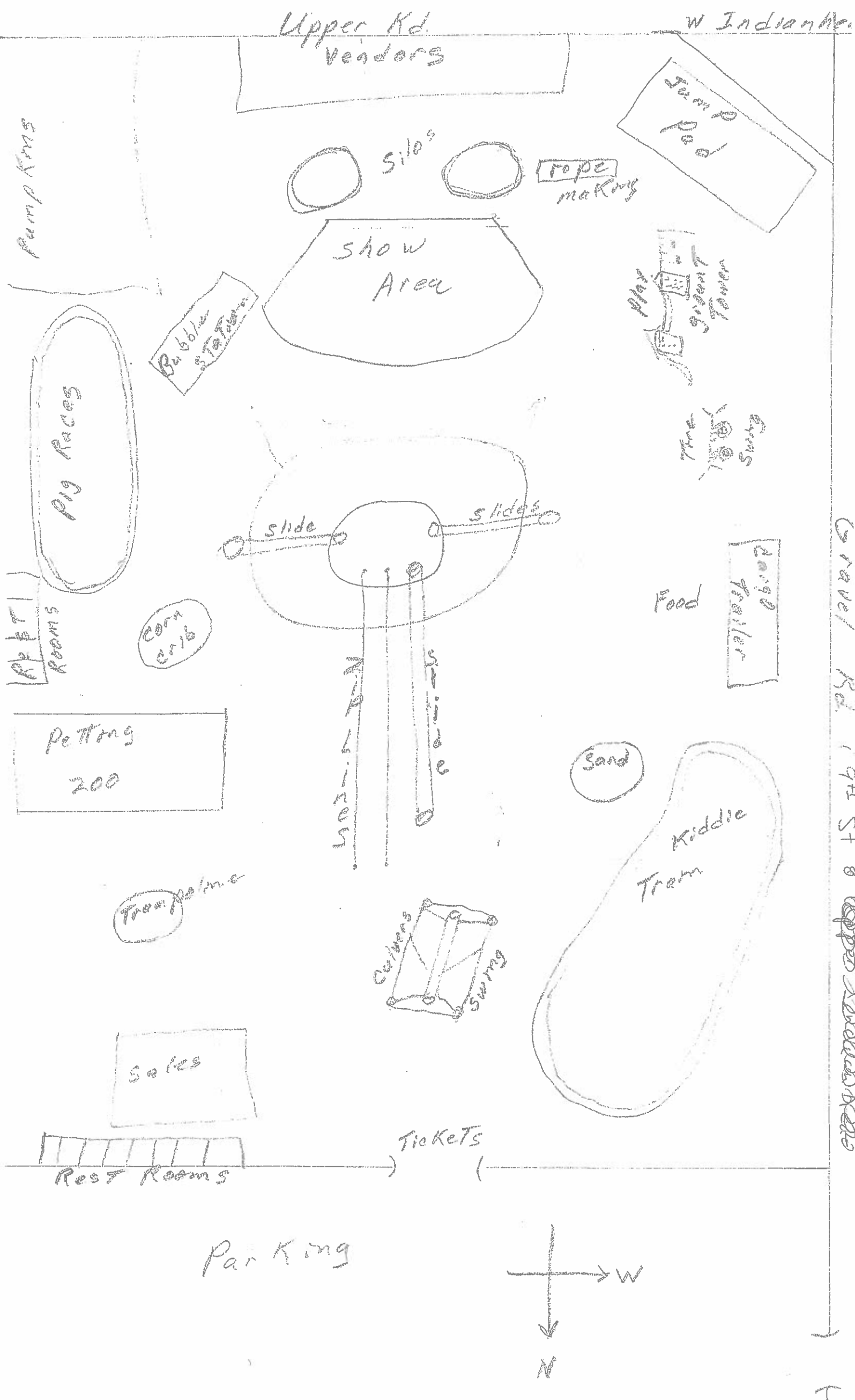
**WEISER, IDAHO. 2 BLOCKS NORTH OF THE HIGH SCHOOL
AND THE CULTURAL MUSEUM**

Attractions include: Rhinestone Roper Show, zip lines, slides,
pig races, tractor tire swings, jump pad, corn bin, kids train cars,
petting zoo, sand mountain, bubble station,
climbing wall, climbing dome

PLANTING SEASON

STATE HISTORY







Emailed to BOCC - 204
9/4/2025 @ 12:01 pm



Planning & Zoning Application for Special Use

NAME: Dan, Mink, Ray Nevarez, Yvonne Mink PHONE NO: 208.320.3633
451.322.8974

ADDRESS: 4285 Hopkins Rd OTHER: _____
Dufur OR 97914
CITY STATE ZIP

PROPERTY ADDRESS & LEGAL DESCRIPTION: _____

DESCRIPTION OF PROPOSED SPECIAL USE: Agricultural Festival

ZONING CLASSIFICATION: Ag

*FEE: A \$600.00 fee must accompany this completed application.
(An application fee of \$100.00 and Deposit of \$500.00)*

1. **PLAN:** A plan for the proposed site for the special use showing the location of all buildings, parking and loading area, traffic access and traffic circulation, open spaces, landscaping, refuse and service areas, utilities, signs, and yards.
2. **NARRATIVE:** A narrative statement evaluating the effects of such elements as noise, glare, odor, fumes, and vibration on adjoining property; a discussion of the general compatibility with adjacent and other properties in the district; and the relationship of the proposed use to the Comprehensive Plan.

Prior to granting a special use permit, at least one public hearing in which interested persons shall have an opportunity to be heard shall be held. At least 15 days prior to the hearing, notice of the time and place, and a summary of the proposal shall be published in the official newspaper or paper of general circulation within the jurisdiction. Notice shall also be provided to property owners and residents within the land being considered, 300 feet of the external boundaries of the land being considered.

Upon granting of a special use permit, conditions may be attached to a special use permit including but not limited to, those:

- A. Minimizing adverse impact on other development.
- B. Controlling the sequence and timing of development.
- C. Controlling the duration of development.
- D. Assuring that development is maintained properly.
- E. Designating the exact location and nature of development.
- F. Requiring the provision for on-site or off-site public facilities or services.
- G. Requiring more restrictive standards than those generally required in an ordinance.

Prior to granting a special use permit, studies may be required of social, economic, fiscal, and environmental effects of the proposed special use. A special use permit shall not be considered as establishing a blind precedent to grant other special use permits. A SPECIAL USE PERMIT IS NOT TRANSFERABLE FROM ONE PARCEL OF LAND TO ANOTHER.

The P & Z Administrator reserves the right to not officially accept this application until total review is accomplished and all required information is submitted. The date of the public hearing will be established by the P & Z Administrator upon the acceptance of a complete application.

APPLICANT SIGNATURE: David F. Meinh *[Signature]* Yvonne Munte
DATE: 9-3-25

FOR OFFICE USE ONLY

DATE RECEIVED: _____
ACCEPTED BY: _____
HEARING DATE: _____

Adventure Land Pumpkin Patch

Executive Summary

For the past 30 years Dan and Yvonne Mink have been focused on family entertainment. They have entertained audiences with their wild west show in all of the lower 48 states at schools, fairs, theme parks, theaters, corporate events and in network TV appearances. They have partnered with Ray and Maria Nevarez to create a fall agricultural festival on the northern edge of Weiser where West Indianhead Rd meets Upper Rd.

They have learned that, no matter the state of the economy, people will spend money on entertainment. In fact, statistics show that people in the United States spend more on entertainment than on health care or clothing. Additionally, Parents and Grandparents have a growing concern that smart phones, computers and social media are depriving today's children of experiencing the joys of physical activity and of exploring the outdoors. The Minks have observed at County and State Fairs all over the country that, on Senior Day, their audiences are split 50/50 between Seniors and their Grandchildren. Grandparents are earnestly searching for a way to create and share a memorable experience with their Grandchildren. One that does not rely on digital technology, but rather on fresh air, grass, trees, ropes, animals, swings and maybe a John Deere tractor or two. They believe that people are more interested in buying experiences than in buying things and that the keys to providing successful experiences are authenticity, fun and participation.

The Adventure Land Pumpkin Patch will be designed to provide its guests with an All Inclusive and secure place to enjoy unique outdoor entertainment and adventure in an agricultural setting.

Objectives

The Adventure Land's objective is to build an all-inclusive, family destination that will command the approval of the community, will entertain its residents and will educate them on agricultural topics related to raising crops and livestock. Its busy time will be from the last of September to the first of November. The operating times will be daylight hours serving school field trips during the week and families of all kinds on the weekends. During other warm months Adventure Land will be available for private groups and Farmer's Market type activities. It will increase tourism to Weiser as a perfect Autumn compliment to Weiser's Spring Fiddle Fest.

Yvonne grew up in the area and many of her family members still live here. As she moves around in the community, people tend to ask what she will be doing now that she is back. When she mentions the Adventure Land, those people as well as those who are eavesdropping, invariably say, "Wow, that's fantastic! Right here in Weiser! We have nothing here for the kids. When do you open? We'll be there!"

The response is the same in Ontario and is universally positive.

The Adventure Land captures peoples imagination because it is not built on flat farm land. We have hillsides for slides and zip lines. We also raise horses here. We can offer The Rhinestone Roper Show that millions have seen on TV shows like America's Got Talent, Ripley's Believe It Or Not, and most recently, Stupid Pet Tricks as well as pig racing, petting zoo, hay rides, train rides, jump pads and pumpkins.

We also will dedicate certain weekends to honoring the various cultures that have helped to build this area from it's beginning, namely: Japanese, Basque, Hispanic, Native American and Irish. To honor these groups and to educate our customers about them, we will hire local performers who specialize in the arts from these cultures and recruit food vendors who can prepare and sell that culture's cuisine.

In order to assure that Adventure Land is an "all inclusive" family destination, we will construct pathways that will help those who require ambulatory assistance to visit all areas with their families. In the second year, we will either purchase 3 wheeled motor scooters that can be rented by those who cannot walk very far or we will recruit vendors who are in that business.

Mission

The Adventure Land's sole purpose is to establish a profitable and well managed company that creates an atmosphere of fun, excitement and togetherness for the entire family, with activities and shows designed to both entertain and educate the local residents, as well as the substantial tourist base of the Oregon Trail Country.

Keys to Success

We believe that our main keys to success include:

- Our prices will be reasonable. We will charge a \$15 entrance fee, half of what our nearest competitors charge. We will also sell a hamburger, fries and a drink for \$12 rather than \$18.
 - New attractions and improved facilities each year will assure continued attendance
 - Providing unique entertainment activities that require physical participation
 - Ample and secure Parking
 - The use of state-of-the-art technology for ticket sales and advertising
 - The use of old-time technology in building the attractions and displays
 - Easy access
 - Our 30 year experience in the outdoor entertainment industry
 - We are The Rhinestone Ropers
 - Hiring weekend entertainers that highlight the cultures that comprise this community
 - Providing pumpkins in a field that customers can walk among and choose from
 - Providing employment for members of the community
-

- The Property has plenty of relatively flat ground for parking, both gentle and steep slopes for gravity attractions
- Our Location is on the north side of Weiser at the confluence of West Indianhead Rd. and Upper Rd.

Employees

The Adventure Land expects to hire approximately 20 employees. Happy and well paid employees will act as our customer ambassadors. We will need helpers of all ages. High Schoolers can help care for the animals in our petting zoo and run errands. Retired men and women can help drive the trains, sell merchandise, food and tickets and care for animals during the off season. We will also need cooks and food handlers. We will require 6 employees to arrive early at 7:00 to police the grounds, get food started and dry the dew and rain from any surface that requires it. They will also assist with the parking rush. These employees will be done at 2:00. The second shift will arrive at 10:00 to handle the attractions and merchandise. This group will stay until 4:00. The third group will arrive at 2:00 and stay until closing.

Ray Nevarez, Dan Mink, & Yvonne Mink
TBD Upper Rd
Weiser ID 83672

The Washington County Board of County Commissioners met on October 27, 2025 and approved your application for a special use permit, #259 "Agricultural Festival". This is a seasonal event including activities such as wild west show, agricultural education, zipline, slides, pumpkin patch, pig races, and occasional music entertainment on your property known as 800 Upper Rd Weiser ID 83672. Listed below are the conditions of permit #259.

- 1) Months of operation to be May 1st – November 15th.
- 2) Yearly review in May to see if there is a need to make changes
- 3) An adequate number of porta potties and garbage containers will be provided for number of visitors
- 4) Hours of operation will be 10 am to 9 pm
- 5) Outdoor lighting shall have a shield
- 6) Music levels are to stay under 75 decibels at 100 feet beyond the event area.
- 7) Entrance to be approximately 100 yds north from the corner of Upper Rd and the gravel road running north and south along the property 800 Upper Rd.

Sincerely,

Bridget Felmley
Washington County
Planning & Zoning Administrator



**CITY OF WEISER
PLANNING & ZONING MEETING
55 WEST IDAHO
WEISER, IDAHO 83672**

**MONDAY
March 16, 2026
7:00pm
REGULAR MEETING AGENDA**

Roll Call
PRESENT: John Jensen, Tony Edmondson and Rebecca Hale.
ABSENT: Clarence Stark and Ken Lukehart.
STAFF: Brianna Chaney and Dave Loos.
GUESTS: Cindy Lackey, Yvonne Mink, Dan Mink, Reyna Vaugh, Ray Nevarez, Dylan Brown and Sean Maloney.

MINUTES

Minutes of Planning and Zoning Meeting-Action Item

Moved by Rebecca Hale and seconded by John Jensen to approve the minutes from the February 17, 2026 meeting.

AYES: John Jensen, Rebecca Hale and Tony Edmondson.
NAYES: None.
ABSTAINED: None
MOTION CARRIED.

UNFINISHED BUSINESS

1. None.

NEW BUSINESS

1. Public Hearing-Nevarez/Mink Special Use Application

Tony Edmondson went over the procedure of the hearing.

Dan Mink, 4285 Hopkins Rd Ontario OR, 97914, introduced himself and stated they are wanting to build an agricultural entertainment center. He passed pictures around to the Commissioners and more discussion followed about parking and what they will offer.

John Jensen asked how many months they would plan to open. Dan said they plan to open in May through June for the Fiddle Festival and then be open for a pumpkin patch. They might have a farm stand open in the summer. They would also open for private parties. Their main season would be in the fall. John asked how many people they planned to have there per day. Dan said they hoped for 500-1000 people. They would like to have permission to go into mid-December to be able to have a Santa attraction.

Rebecca Hale asked what parking they would have on site and if it will be in a designated spot. Dan said there will be parking in a specific area. Ray Nevarez owns the property behind this property as well, so if they need to open that up to more parking they can. Rebecca said they talked about going around the institute to get to this property, and the other side of it is West 9th. She said that it is a really narrow road and asked how they would channel traffic to not jam up the area. Dan said signs would be all they could do. If necessary, they could have someone direct traffic.

Tony Edmondson stated that he had shared the requirements in order to make a recommendation, and he does not feel that they have all the information in order to make a decision. He said that he still wanted to try to help move the application along and not delay their process any more.

Ray Nevarez, 1665 Pioneer rd, said they provided all the information to the County, and that they had been told that the County would send over the information. He said they will try to get that information sent over from them.

Tony Edmondson asked if there was any testimony in support of the application. There was none. He asked if there was anyone neutral to the application.

Sean Maloney 1242 Indianhead rd, showed the Commissioners maps of the area. He said he wanted to be in support of the application, but he is struggling because he is the adjoining property and will be greatly affected. He stated he will have to post no trespassing signs and patrol his property. He stated conditional use permits should have conditions. The conditions that the county has put forward are very vague and broad. He said the area is already dangerous and congested at times. West bound traffic has poor sight distance if they are traveling too fast. Farm to market traffic congests the area. West 9th street is already tiny and congested and Upper rd has kids parking for practices and the traffic has to squeeze tight when going by the institute. The current plan is ingress and egress along his property. Once you invite the public in you can't control them. The dust is another concern. His equipment and tools will be exposed, and he will have to gate and fence them off. He feels like they should test it out for a year and see how things go. He feels like they could also move the entry point. He is neutral mostly, but wants to make sure that all these things are taken into consideration.

Tony asked if there was any testimony opposed. There was none.

Tony invited the applicant to rebut. Dan Mink said the roadway past Sean Maloneys will not have any parking on it. There will be a cargo container with signage for parking. They plan to keep the dust down on that road. Their food court will be close to there also, so if there is dust they will figure out a water truck to keep it down. The county told them to keep the noise down

to a certain decibel. Between the silos and the sound system that they do have, the sound will be kept down to a minimum. He doesn't blame Sean for being concerned about his property. But they did just put up a fence, there will be no parking signs, and you won't get to park until you go down around and into this property. The county has put a provision in saying that they will review the application every year.

Rebecca Hale said she wished they had the information in front of them that was supposed to be with the application. She is having a hard time without being able to know the information was thought out and addressed.

Tony Edmondson asked if there was any written testimony.

Dave Loos read written testimony from Sandy Porter, she said she lives directly north of the property. She has serious concerns about the permit that was issued and the lack of clarity in the process. The only access point to this property will be the private dirt road. Residents on that road have the right to ease of access to their property. The county has stated that West 9th should be avoided for access. Beyond the needs of the residents in that area, that road has a significant amount of harvest traffic and that should be prioritized. For the safety of all involved access to the pumpkin patch should not be shared with farm-to-market traffic.

There was no further written testimony.

Hearing Closed.

2. Nevarez/Mink Special Use Application-Action Item

John Jensen stated he didn't believe they had enough information. The use of the roadway would be a problem.

Rebecca Hale stated she agreed with the lack of information being a sticking point. She would like to see the intersection more controlled to be safer.

Tony Edmondson said that in the future land use map that area is designated for mostly residential. He shares their concerns. He feels like he wishes they had more information, but he wants to keep the application moving and not hold the process up anymore. They can pass it along to City Council and share their concerns about the lack of information, or they could table a decision.

Moved by John Jensen and seconded by Rebecca Hale to forward the application on to city

council without a recommendation, and for the City Council to get the missing information that is pertinent to this application from the County.

AYES: John Jensen, Rebecca Hale and Tony Edmondson.

NAYES: None.

ABSTAINED: None

MOTION CARRIED.

3. Committee Reports

Rebecca Hale stated they have been serving on a zoning committee and working on commercial zoning on the zoning map, specifically anything designated C.

4. Adjournment-Action Item

"Any person needing special accommodations to participate in the above noticed meeting should contact the Weiser City Clerk four(4) days prior to the meeting at Weiser City Hall, 55 West Idaho, Weiser, Idaho 83672."

Public Hearing by the City of Weiser Planning & Zoning Commission

03/16/2026

Nevarez/Mink-Special Use Application

Findings of Fact:

Washington County P&Z Special Use Application dated 09/03/2025 describing proposed use as "Agricultural Festival" to be located at 800 Upper Road in Weiser, Idaho and more fully elaborated in a narrative attached to application entitled "Adventure Land Pumpkin Patch". Topics therein included an "Executive Summary", "Objectives", "Mission", "Keys to Success", and "Employees". The Application listed current zoning classification as simply "Ag", which is not a valid land use classification found in Washington County Code.

Upon opening the hearing, the chairman provided a brief explanation of the hearing format, then explained the procedural process for land use applications within the city impact area, and concluded with a review of Washington County Special Use Permits Code 5-9-1, subsection F requirements which states:

"A plan of the proposed site for the special use showing the location of all buildings, parking and loading area, traffic access and traffic circulation, open spaces, landscaping, refuse and service areas, utilities, signs, yards, and such other information..."

and subsection G which states: "A narrative statement evaluating the effects on adjoining property; the effect of such elements as noise, glare, odor, fumes, and vibration on adjoining property; a discussion of the general compatibility with adjacent and other properties in the zone, and the relationship of the proposed use to the comprehensive plan".

The applicant Daniel Mink proceeded to explain his project, providing few tangible details supported by letter sized, photocopied images of various locations and from various angles on the property with no identifying labels which were waved before the commission. When questioned about the history of this dated application, Mr. Mink stated their first public hearing was with the Board of County Commissioners late last year which was later determined to be the incorrect procedure. He explained they were hopeful to be operational by May of 2026. When asked for his site plan and all the detailed information required by subsection "F" and "G" above, he stated he "provided that to the Washington County Planning & Zoning Department and assumed it was provided in our packets". Further questions were addressed before opening the floor for public testimony.

Speaking in support of the applicant: Actual property owner Ray Nevarez who endorsed the applicant's presentation.

Speaking neither in favor nor against: Tom Maloney who owns the property due west of proposed site, stated he had questions which needed answers before he could determine if he was in support or opposition. Among them were traffic, safety, parking management, signage, dust control, security issues, hours of operation, and who will enforce compliance of whatever restrictions are placed on the operation. He also suggested it might be wise to approve it for a year and then review. He also had concerns about future ownership.

Speaking in opposition: None.

Written testimony: Only one letter from Sandy Porter who lives near the site and expressed concerns like those of Mr. Maloney.

The Weiser Building Inspector confirmed this property is identified for low density residential development on the City's future land use map nor were there any concerns about this development expressed by city staff.

The hearing closed following a final statement by the applicant.

Conclusions:

The application and presentation lacked vital information required by code to fully assess concerns, timelines, or recommend special conditions. Considering the delays experienced with this application and the commission's inability to question the applicant outside of a public hearing, a motion to table a decision pending presentation of the required documents was not offered. Instead, a motion to forward the application to the City Council with no recommendation for approval or denial, but a directive to city staff to obtain the required information from Washington County P&Z and provide it to the Council for their own public hearing, was approved unanimously.

Submitted respectfully by commissioner Tony Edmondson
