

**BEFORE THE CALDWELL PLANNING & ZONING COMMISSION
CITY OF CALDWELL, IDAHO
PUBLIC HEARING HELD AUGUST 14, 2018**

Subject: Staff Report -- Case No. SUP-18-10 (Temporary Female Holding Facility SUP & VAR)

THE FOLLOWING LAND USE ACTIONS ARE THE PRIMARY FEATURES OF THIS APPLICATION:

- **SPECIAL USE PERMIT REQUEST TO BUILD A TEMPORARY FEMALE HOLDING FACILITY.**
- **VARIANCE OF FOUR (4) FEET TO ALLOW 12-FOOT HIGH FENCING AROUND THE FACILITY.**

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I COURSE OF PROCEEDINGS

- 1.1 The Caldwell Planning and Zoning Department issued a notice of Public Hearing on application SUP-18-10 to be held before the Caldwell Planning & Zoning Commission on August 14, 2018. Public notice requirements set forth in Idaho Code, Chapter 65, Local Planning Act, were met. On July 29, 2018, notice was published in the Idaho Press. On July 20, 2018, notice was mailed to all political subdivisions providing services to the site. On July 27, 2018, notice was mailed to all property owners within 300 feet of the project site; and, on August 1, 2018 notice was posted on the site.
- 1.2 Files and exhibits relative to this application are available for review in the Planning and Zoning Department, 621 Cleveland, Caldwell and at applicable public hearings.

II GENERAL FACTS

- 2.1 APPLICANTS: A majority of Canyon County Commissioners, Canyon County Sheriff's Office, and Canyon County Sheriff Kieran Donahue, 1115 Albany Street, Caldwell, Idaho 83605.
- 2.2 REQUEST: Primarily due to overcrowding at the existing jail and tent facility, the applicant is seeking approval for a temporary special-use permit to create a temporary holding facility for females adjacent to the Canyon County Jail. The applicant also is requesting a four-foot variance to exceed the maximum fencing height of eight (8) feet.

2.3 BACKGROUND: Canyon County is requesting a special use permit for a temporary holding facility for females. The permit is proposed to expire seven (7) years from the date the occupancy permit is issued. A total of 28 portable trailers will be hauled to the site and placed side by side. The facility will contain showers, dormitories, shared sleeping quarters, visitation area, sally-port, outdoor recreational yard, and eating area. The temporary facility will occupy an existing parking lot. Motorists that park in this parking lot will be directed to park in a fairly new parking lot on the north side of Chicago Street to compensate for the loss of parking. As a condition of the special use permit, the County will be required, at their expense, to install a HAWK pedestrian crosswalk signal at Chicago Street.

2.4 COMPREHENSIVE PLAN DESIGNATION: The Caldwell Comprehensive Plan Map designation for the site is Public.

Public – Suitable for government office, schools, churches, community centers, and other institutions of public and semi-public gathering.

2.5 COMPREHENSIVE PLAN COMPONENTS APPLICABLE TO THE REQUEST:

Land Use: The subject property is surrounded by the following:

<u>Direction</u>	<u>Zoning</u>	<u>Comprehensive Plan Map</u>	<u>Use</u>
Site	T-N	Public	Parking Lot
North	T-N	Traditional Neighborhood	Residential
South	T-N	Public	Jail/Courthouse
East	T-N	Public	Work Release Center
West	T-N	Public	Office/Commercial/Parking

2.6 Transportation/Connectivity: The subject property has frontage on Chicago Street, a minor arterial, and 12th Avenue, a local street.

2.7 Public Services, Utilities and Facilities: The engineering department, fire marshal, building department, police department, Caldwell School District, Pioneer Irrigation, and Canyon Highway District #1 were sent a request for comment on July 20, 2018.

No comments were received at the time of the staff report.

2.8 Landscaping: The applicant is required to submit a landscaping plan that meets city code. Due to the temporary nature of the facility, the landscaping may have to be removed to accommodate the removal of the trailers.

2.9 Parking: The applicant proposes to build the facility on an existing parking lot. This parking lot contains approximately 42 parking spaces. To make up for the lost parking, the applicant will encourage employees and visitors to use a fairly new parking lot on the north side of Chicago Street and the east side of 12th Avenue that contains 48 parking spaces.

If the Commission feels more parking should be required, the County owns undeveloped property at the corner of Chicago Street and 14th Avenue. A portion of this property can be used for off-street parking and it is two blocks away from the proposed site.

2.10 Special Use Permit Conditions: Per Section 10-03-04(5) of city code, conditions of the following nature may be attached to a special use permit including, but not limited to, the following:

- A. Items that will minimize the adverse impact on other development;
- B. Controlling the sequence and time 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 city code; and
- H. Requiring mitigation of effects of the proposed development upon service delivery by any political subdivision, including school districts, providing services within the planning jurisdiction.

III PUBLIC TESTIMONY

3.1 BEFORE THE PLANNING & ZONING COMMISSION, August 14, 2018
Reserved for Planning & Zoning Commission.

IV APPLICABLE LEGAL STANDARDS

- 4.1 City of Caldwell Zoning Ordinance No. 1451, as amended
- 4.2 City of Caldwell Comprehensive Plan, as amended
- 4.3 Idaho Code, Title 67, Chapter 65, Local Planning Act

V COMPREHENSIVE PLAN ANALYSIS FOR SPECIAL USE PERMIT

The Caldwell Planning & Zoning Commission accepts the Comprehensive Plan Components as listed below.

5.1 The request may be found to be consistent with the following Comprehensive Plan Components:

GOALS AND POLICIES – Property Rights

Goal 1: Ensure that land use policies, restrictions, conditions and fees do not violate private property rights, adversely impact property values or create unnecessary technical limitations on the use of the property.

Policy 1-1: Establish a sound basis for land use and environmental regulations through comprehensive planning and adopted policies and ordinances.

GOALS AND POLICIES – Public Services, Utilities, & Facilities

GOAL 1: *Ensure that there are adequate public services and infrastructure to meet the needs of the public.*

Policy 1-2: Provide for the orderly expansion of public services to meet the needs of population growth, and ensure that adequate infrastructure is in place to serve new development.

GOALS AND POLICIES – PUBLIC SAFETY

GOAL 1: *Provide for a safe and secure community.*

Policy 1-5: Install built-in proactive fire protection systems (automatic fire sprinklers with fire alarm systems) when required by building and fire codes.

5.2 The request may be found to be inconsistent with the following Comprehensive Plan Components:

GOALS AND POLICIES – Community Design

GOAL 1: *Foster growth and redevelopment in a manner that will enhance and improve the City's visual image.*

Policy 1-6: Ensure that new development enhances rather than distracts from the visual image of surrounding areas.

GOALS AND POLICIES – PUBLIC SAFETY

GOAL 1: *Provide for a safe and secure community.*

Policy 1-4: Evaluate the design of new construction for the long term impacts on the operation and enforcement of public safety.

GOAL 2: *Provide for adequate public safety facilities and services.*

Policy 2-3: Consider the impact of public safety services when considering a development application.

VI FINDINGS OF FACT FOR SPECIAL USE PERMIT

6.1 The Caldwell Planning & Zoning Commission accepts the facts outlined in the staff report, public testimony and the evidence list. All adopted city ordinances, standards and codes were used in evaluating the application.

VII CONCLUSIONS OF LAW FOR SPECIAL USE PERMIT

7.1 The Caldwell Planning & Zoning Commission has the authority to hear this case and order that it be approved or denied. The public notice requirements were met, the hearing was legally noticed and posted and the hearing was held and conducted under the requirements of Idaho Code and City ordinances.

VIII ORDER OF DECISION FOR SPECIAL USE PERMIT

- 8.1 Based on the Findings of Fact and Conclusions of Law, the Caldwell Planning & Zoning Commission hereby orders that Case No. SUP-18-10, a request by Canyon County for a special use permit for a temporary female holding facility located at the intersection of Chicago Street and 12th Avenue in Caldwell, Idaho, is hereby **approved/denied** with the following conditions of approval (if approved):
- 8.2 All requirements of Caldwell City Code and any other officially adopted codes, manuals and/or resolutions in place at the date of submittal of any applications for the property shall be adhered to.
- 8.3 Approval is conditioned upon obtaining an occupancy permit from the Caldwell Building Department and Fire Department. The applicant shall comply with the International Building Code and all fire codes.
- 8.4 Throughout the term of the special use permit, the applicant shall follow all federal, state, and city laws, rules, regulations, and special use permit conditions or the special use permit may be revoked at the discretion of the Planning & Zoning Director.
- 8.5 The special use permit is temporary. The facility can be used for a period not to exceed seven years. The special use permit shall expire on the seventh anniversary of the issuance of the occupancy permit for said facility. Said special use permit will automatically expire when a Certificate of Occupancy is issued on a new jail facility prior to the expiration date of this special use permit.
- 8.6 The applicant is required to comply with the following exterior design elements:
- i. Skirting panels shall be installed around the exterior of the temporary holding facility. They shall be reddish/orange in color matching the trim color on the jail.
 - ii. The trailers shall be tan in color matching the primary color on the jail.
 - iii. All HVAC equipment on the roof shall be screened. Said screening shall be reddish/orange in color matching the trim color on the jail.
- 8.7 Canyon County shall pay for the installation of an "H.A.W.K." beacon signal at the intersection of 12th Avenue and Chicago Street. The County shall work with the Caldwell Engineering Department in the development of this pedestrian crosswalk. Said crosswalk and signal shall be completed no later than 90 days after the issuance of the occupancy permit.
- 8.8 The occupancy of said temporary facility shall not exceed 122 inmates.
- 8.9 The temporary facility shall be restricted to female inmates only.
- 8.10 The applicant shall submit a landscaping plan to the Planning & Zoning Department that complies with City Code. Required landscaping shall be installed prior to the issuance of a final Certificate of Occupancy.
- 8.11 Lighting shall be installed on the outside perimeter of the facility to the greatest extent possible. All exterior lighting fixtures on the perimeter of the temporary facility, on the facility itself, in parking areas, and over driveways shall utilize cutoff shields or other appropriate measures to conceal the light source from adjoining uses and rights-of-way.

- 8.12 Lighting must be provided for all pedestrian walkways and where stairs, curbs, ramps and crosswalks occur.
- 8.13 Jail employees are prohibited from parking vehicles on residential streets north of Chicago Street.
- 8.14 Trash receptacles, recreational areas and prisoner transport locations shall not be located in the public right-of-way and shall be screened from the view of any residential neighborhood to the greatest extent possible.
- 8.15 Approval is conditioned upon obtaining a fencing height variance from the Planning & Zoning Commission. Any such variance shall expire when the special use permit expires or whenever the special use permit is revoked. Said fencing shall be completely removed by the applicant within 30 days of said special use expiring or being revoked.
- 8.16 The applicant may insert slats in the exterior chain link fencing. The slats shall be non-reflective and neutral in color (tan, grey, silver, etc.).
- 8.17 The applicant shall submit an emergency evacuation plan to the Caldwell Fire Marshal addressing ingress and egress and will comply with his judgements.
- 8.18 The applicant shall reasonably respond to any lapses in security and upgrade insecure areas as quickly as possible.
- 8.19 Reserved for additional conditions by the Planning & Zoning Commission.

IX COMPREHENSIVE PLAN ANALYSIS FOR VARIANCE

The Caldwell Planning & Zoning Commission accepts the Comprehensive Plan Components as listed below.

- 9.1 The proposed project is consistent with the following Comprehensive Plan Components:

GOALS AND POLICIES – Property Rights

Goal 1: Ensure that land use policies, restrictions, conditions and fees do not violate private property rights, adversely impact property values or create unnecessary technical limitations on the use of the property.

Policy 1-1: Establish a sound basis for land use and environmental regulations through comprehensive planning and adopted policies and ordinances.

GOALS AND POLICIES – Public Safety

Goal 2: Provide for adequate public safety facilities and services.

Policy 2-1: Maintain and improve existing level of services and response times.

GOALS AND POLICIES – Land Use

Goal 1: Establish land-use management policies that protect property rights and the environment, maintain a high quality of life, provide adequate land for all types of development, and adequately buffer non-compatible uses.

Policy 1-1: Guide the growth and development of land uses in such a way that the health, safety, and general welfare of residents will be protected.

- 9.2 The request was not found to be inconsistent with any portion of the Comprehensive Plan Components.

X FINDINGS OF FACT FOR VARIANCE

10.1 The Caldwell Planning & Zoning Commission accepts the facts outlined in the staff report, public testimony and the evidence list. All adopted city ordinances, standards and codes were used in evaluating the application. The proposed use is conditionally permitted by the terms of the ordinance and is subject to conditions of approval.

10.2 Findings on the Variance Criteria (Section 10-03-05(4)A.1-5):

This variance request has to do with the construction of a 12-foot tall security fence. The following five criteria, as set forth in Section 10-03-05(4)A.1-5 of Zoning Ordinance No. 1451 (as amended) all need to be found TRUE by the Planning & Zoning Commission in order to approve the variance request.

1. There has been a showing of undue hardship because of characteristics of the site which are size, location, configuration or dimensions of the site; or topographic or other physical site conditions which render the site unique from adjoining properties. True/False (Staff finds that the location of the temporary holding facility and the recreation yard adjacent to a residential area warrants additional fence height to prevent escapes by inmates)
2. Granting of the variance does not constitute a right or special privilege by the applicant. True/False (Staff considers this to be true.)
3. Granting of the variance is not in conflict with the public interest. True/False (Staff considers this to be true and that it will benefit the public interest.)
4. Granting of the variance will not be injurious to the property or improvements of adjacent property owners or interfere with the enjoyment of such property or improvements thereon. True/False (Staff considers this to be true.)
5. Granting of the variance will not be materially detrimental to the public health, safety or welfare. True/False (Staff considers this to be true and that it will be beneficial to public safety.)

XI CONCLUSIONS OF LAW FOR VARIANCE

11.1 The Caldwell Planning & Zoning Commission has the authority to hear this case and order that it be approved or denied. The public notice requirements were met and the hearing was conducted within the guidelines of applicable Idaho Code and City ordinances.

XII ORDER OF DECISION FOR VARIANCE

- 12.1 Based on the Findings of Fact and Conclusions of Law, the Caldwell Planning & Zoning Commission hereby orders that Case Number VAR-18-02, a request by Canyon County to vary the maximum fencing height by up to four feet to allow the installation of a twelve (12) foot tall fence surrounding the proposed temporary female holding facility located at the intersection of Chicago Street and 12th Avenue in Caldwell, Idaho, is hereby **approved/denied** with the following conditions of approval (if approved):
- 12.2 Comply with the all applicable city codes, ordinances, policies, and standards.
- 12.3 All applicable permits from the Building Department shall be obtained prior to construction and subsequent required inspections shall take place.
- 12.4 The allowable fence height shall not exceed 12 feet. Razor wire may be attached to the top of the fence, but shall not extend beyond the 12 foot height limitation.
- 12.5 Approval is conditioned upon obtaining a special use permit for a temporary female holding facility.
- 12.6 Reserved for additional conditions for the Planning & Zoning Commission.



CITY OF Caldwell, Idaho

Planning & Zoning

HEARING REVIEW APPLICATION

Type of Review Requested (check all that apply)

- Annexation
- Appeal/Amendment
- Comprehensive Plan Map Change
- De-Annexation
- Ordinance Amendment
- Rezone
- Special Use Permit
- Subdivision- Preliminary Plat
- Subdivision- Final Plat
- Subdivision- Short Plat
- Time Extension
- Variance
- Other _____

STAFF USE ONLY:

File number(s): Sup-18-10
VAR-18-02
 Project name: Temp Jail
 Date filed: 7/12/18 Date complete: _____
 Related files: _____

Subject Property Information

Address: 1102, 1116 E. CHICAGO ST Parcel Number(s): 04768000-0; 05021000-0
 Subdivision: _____ Block: _____ Lot: _____ Acreage: _____ Zoning: _____
 Prior Use of the Property: PARKING LOT FOR ADJACENT JAIL FACILITIES
 Proposed Use of the Property: JAIL FACILITIES - FEMALE INMATE

Applicant Information:

Applicant Name: CANYON COUNTY SHERIFF OFFICE Phone: 208 454 7510
 Address: 1115 ALBANY ST, RM 137 City: CALDWELL State: ID Zip: 83605
 Email: SHERIFFS OFFICE @ CANYONCO.ORG Cell: NA

Owner Name: CANYON COUNTY Phone: 208 454 7300
 Address: 1115 ALBANY ST City: CALDWELL State: ID Zip: 83605
 Email: BOCC @ CANYONCO.ORG Cell: N/A

Agent Name: (e.g., architect, engineer, developer, representative) PAUL NAVARRO, FACILITIES
 Address: 1115 ALBANY ST City: CALDWELL State: ID Zip: 83605
 Email: PNAVARRO @ CANYONCO.ORG Cell: 208.550.9915

Authorization

Print applicant name: Sheriff Kieran Donahue, Paul Navarro - Facility Manager

Applicant Signature: [Signature] Date: 7-12-18



CITY OF
Caldwell, Idaho

Planning & Zoning
SPECIAL-USE PERMIT

Project Name: <u>Temp Jail</u>	File #: <u>Sup 18-10</u>
Applicant/Agent: <u>Canyon County</u>	

Applicant (v)	Description	Staff (v)
	Completed & signed Hearing Review Master Application	
	Narrative fully describing the proposed use/request	
	Recorded warranty deed for the subject property	
	Signed Property Owner Acknowledgement (if applicable)	
	Vicinity map, showing the location of the subject property	
	Site Plan	
	The following are suggested items that may be shown on the site plan:	
	• Property boundaries of the site	
	• Existing buildings on the site	
	• Parking stalls and drive aisles	
	• Sidewalks or pathways (proposed and existing)	
	• Fencing (proposed and existing)	
	Floor Plan	
	Landscape Plan (if applicable)	
	Neighborhood Meeting sign-in sheet	
	All of the above items shall be submitted in 8 1/2 x 11 paper format AND in electronic format (preferably PDF or Word) on either a jump drive or CD. Please be aware the jump drive or CD will become part of the file and will not be returned	
	Fee <u>663.20 paid by credit card</u>	<input checked="" type="checkbox"/>
	<u>SUP & VAR</u>	

STAFF USE ONLY:
Date Application Received: <u>7/12/2018</u>
Received by: <u>JW</u>
Proposed Hearing Date: _____
Hearing Body: _____

APPLICATION FOR VARIANCE

Variations allowed under Section 10-03-05

Please check one (1) of the following: (a separate application is required for each variance request)

- Minimum lot area (square feet)
- Minimum lot width
- Minimum lot frontage
- Minimum front yard setback
- Minimum rear yard setback
- Minimum interior side yard setback
- Minimum street side yard setback
- Maximum building height
- Minimum required parking spaces
- Any other zoning ordinance provision affecting the size or shape of a structure or building or the placement of a structure or building upon a lot, or the size of lots (please note this pertains only to items in the zoning ordinance and no other ordinance). Specify: FENCE HEIGHT

Please have the Senior Planner verify that the request can be processed as a Variance under Section 10-03-05.

Senior Planner

Date

VAR-18-02

Revised 04/08

APPLICATION FOR VARIANCE
City of Caldwell Planning and Zoning Department
621 E. Cleveland Blvd., Caldwell, ID 83605
Phone: (208) 455-3021

PROPERTY OWNER: Canyon County PHONE: 208.454.7473

PROPERTY OWNER ADDRESS: 1115 Albany St. - suite 136 City, State, Zip: Caldwell ID 83605

*PROPERTY OWNER EMAIL: PNAVARRO@CANYONCO.ORG
(*Requested so we may email the property owner our Staff Report)

DEVELOPER NAME: _____ PHONE: _____

DEVELOPER ADDRESS: _____ City, State, Zip: _____

*DEVELOPER EMAIL: _____
(*Requested so we may email the developer our Staff Report)

ENG/SURV/PLANNER NAME: _____ PHONE: _____

ENG/SURV/PLANNER ADDRESS: _____ City, State, Zip: _____

*ENG/SURV/PLANNER EMAIL: _____
(*Requested so we may email the engineer/surv/planner our Staff Report)

SITE PARCEL #: R 05021, R04786
(The R number is the tax ID number and is obtained from the county assessor's office)

SITE ADDRESS: 1116 E. Chicago, 1102 E. Chicago St.

TOTAL # OF ACRES OF SITE: .50 CURRENT ZONE DESIGNATION: T-N

I understand this application shall not be considered complete (nor shall a hearing date be scheduled) until all required information has been submitted and said information has been verified by the Senior Planner. All the information, statements, attachments and exhibits transmitted with this application are true to the best of my knowledge.

PROPERTY OWNER SIGNATURE Paul Z... DATE 7-12-18

DEVELOPER SIGNATURE _____ DATE _____

ENG/SURV/PLANNER SIGNATURE _____ DATE _____

FOR OFFICE USE ONLY			
FEES: \$ <u>415.00</u>	Date Received: <u>7/12/18</u>	Received by: <u>JW</u>	Verification of Completeness By: <u>JW</u> Date: <u>7/12/18</u>

VAR-18-02
related file sup 18-10

PLEASE ANSWER THE FOLLOWING QUESTIONS IN DETAIL. PLEASE ATTACH ADDITIONAL SHEETS IF NECESSARY.

1. PLEASE LIST THE ORDINANCE STANDARD FOR WHICH A VARIANCE IS BEING REQUESTED (each variance requested requires a separate application):

Required Standard _____

Requested Variance _____

2. EXPLAIN THE UNDUE HARDSHIP BASED UPON CHARACTERISTICS OF THE SITE (size, location, configuration or dimensions of the site; or topographic or other physical site conditions which render the site unique from adjoining properties):

_____ *PLEASE SEE Attached sheet* _____

3. EXPLAIN WHY THE GRANTING OF THE VARIANCE WOULD NOT CONSTITUTE A RIGHT OR SPECIAL PRIVILEGE:

_____ *PLEASE SEE Attached sheet* _____

4. EXPLAIN WHY THE GRANTING OF THE VARIANCE IS NOT IN CONFLICT WITH THE PUBLIC INTEREST:

_____ *PLEASE SEE Attached sheet* _____

5. WILL GRANTING OF THE VARIANCE BE INJURIOUS TO THE PROPERTY OR IMPROVEMENTS OF ADJACENT PROPERTY OWNERS OR INTERFERE WITH THE ENJOYMENT OF SUCH PROPERTY OR IMPROVEMENTS THEREON? Yes No

Why or why not? _____

6. EXPLAIN WHY GRANTING THE VARIANCE WILL NOT BE MATERIALLY DETRIMENTAL TO THE PUBLIC HEALTH, SAFETY, OR WELFARE:

_____ *PLEASE SEE Attached sheet* _____

The following attachments MUST accompany this application or the application will not be accepted:

Developer
Initials

P&Z
Verified

1. Site Plan – must show all property lines, dimensions of all property lines, existing buildings or, existing fencing, proposed fencing if any, approaches.

2. Copy of all pages of the recorded deed for the site

3. Completed Neighborhood Meeting form.

4. Application Fee (checks payable to City of Caldwell. Please ask the Senior Planner for the correct application fee).



Canyon County

FACILITIES MANAGEMENT

1115 Albany Street • Caldwell, Idaho 83605
Phone: (208) 454-7473 • Fax: (208) 454-6638
E-mail: pnavarro@canyonco.org

Paul Navarro
Facilities Manager

City of Caldwell
Planning & Zoning
621 Cleveland Blvd.
Caldwell Idaho 83605
RE: Temporary Jail Narrative

July 12, 2018

To whom it may concern:

Canyon County wishes to seek approval to locate (28) 52' long trailers on the property currently being used as one of the parking lots for the Dale Haile Detention Center, at 219 N. 12th Street, Caldwell Idaho 83605.

This temporary facility would be constructed by All Detainment Solutions, located in Seymour Missouri, and would be trucked in, and assembled on to our site to be used as a 122 bed housing facility for female inmates.

The interiors are constructed of high quality stainless steel, and once trailers are placed and utilities are connected, would be skirted in stainless steel. All units include high efficiency ventilation systems, self-contained heating and cooling systems, hot and cold water, showers, dormitory and shared cell sleeping quarters, as well as areas for visitation, sally-port, deputy stations, outdoor rec yard, ramps, eating area, and several other back of the house areas designed to handle laundry, food, utility access, etc. (please see attached photos).

We propose to locate the structures on what is now one of the parking lots for the Dale Haile Detention Center, as it gives us the best access to critical services such as food, laundry, inmate and court transportation, visitation for legal and clergy, and closest proximity to the main jail to help facilitate Sheriff's Office personnel/deputies to maximize efficiency and to minimize manpower and coverage issues, should they arise. (Please see attached proposed site map).

This facility will be leased from All Detainment Solutions, with a (7) year lease option, and will provide needed relief for growing inmate populations at the Jail. We plan to retain an Idaho based architect and engineer to help facilitate the conditions and codes required by the City, as well as to assist us with connecting utilities, site preparation and misc. construction activities on the site.

Variance from 8' fence height limit to allow a 12' fence along Chicago Street and 12th Street adjacent the proposed temporary female detention center. Variance to allow 15' height of rec yard fence structure.

4) Granting A Variance:

A. A variance shall only be granted when all of the following hold true:

1. There has been a showing of undue hardship because of characteristics of the site which are either:

(A) Size, location, configuration or dimensions of the site; or

(B) Topographic or other physical site conditions which render the site unique from adjoining properties.

The location of the female housing facility and the recreation yard adjacent to a residential area warrants additional fence height to prevent escapes by inmates.

2. Granting of the variance does not constitute a right or special privilege by the applicant.

Canyon County has a responsibility to maximize public safety and thus the granting of the taller fence at the facility and recreation yard is not a special right or privilege.

3. Granting of the variance is not in conflict with the public interest.

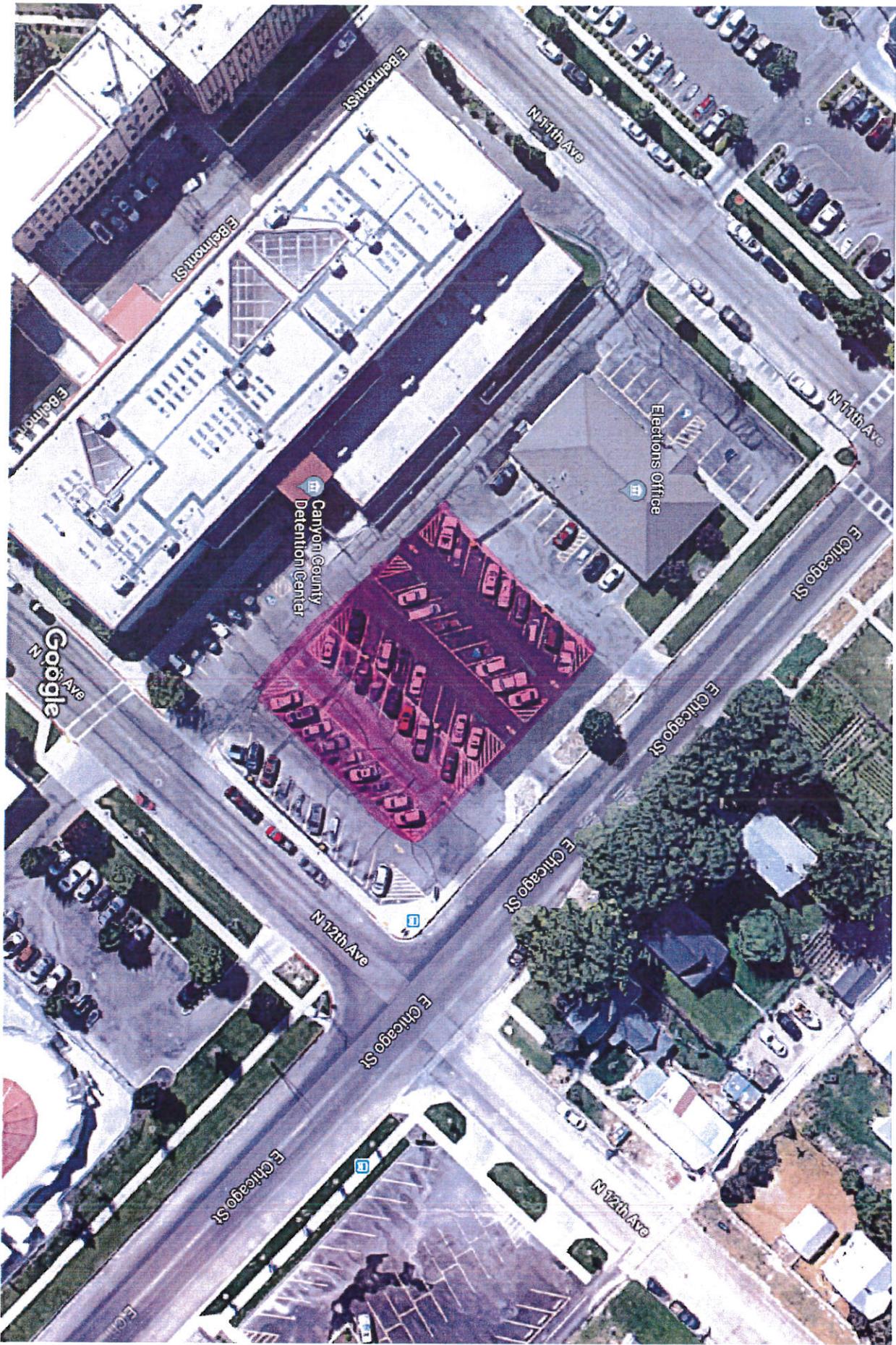
The variance is not in conflict with the public interest as the 12' fence height for the facility and the 15' fence structure at the recreation yard increases public safety by preventing the escape of jail inmates.

4. Granting of the variance will not be injurious to the property or improvements of adjacent property owners or interfere with the enjoyment of such property or improvements thereon.

The 12' fence will not negatively affect any views of the facility from other properties on Chicago Street as it is lower than the overall building height and thus will blend into the current visual background of the existing structure. The improvement to public safety from having a taller fence will benefit adjacent property owners.

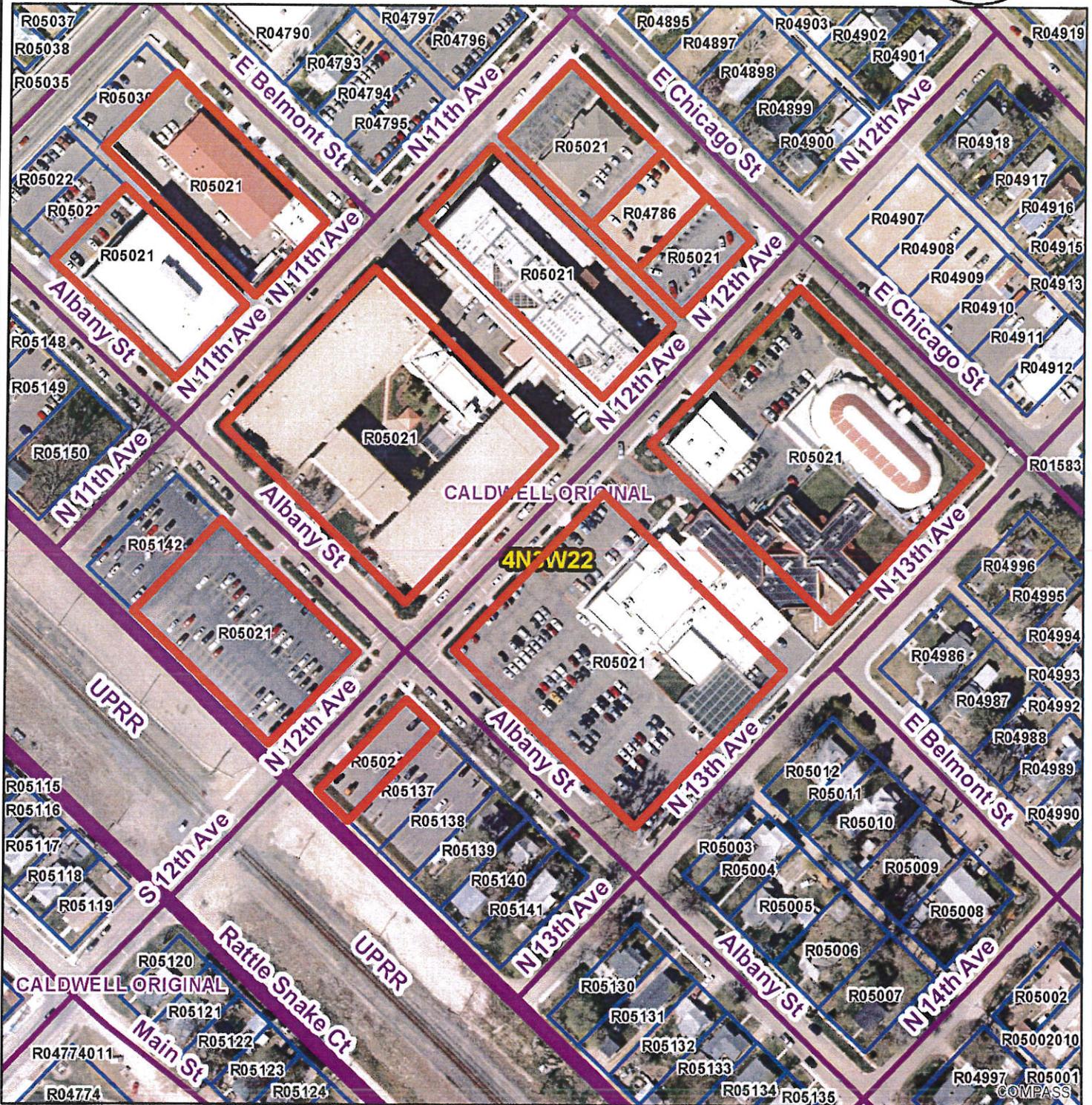
5. Granting of the variance will not be materially detrimental to the public health, safety or welfare.

The variance will improve public safety by preventing the escape of jail inmates.



Imagery ©2018 Google, Map data ©2018 Google 50 ft

A-3



- Legend**
- Address Point
 - Caldwell
 - City Limits
 - Nampa
 - Highway
 - Interstate
 - Roads

SCALE
 1 in = 166 feet
 1:1,988

The maps are provided "as-is" without warranty or any representation of accuracy, timeliness or completeness. The burden for determining accuracy, completeness, timeliness, merchantability and fitness for or the appropriateness for use rests solely on the user accessing this information. Canyon County, ID makes no warranties, express or implied, as to the use of the maps. There are no implied warranties of merchantability or fitness for a particular purpose. The user acknowledges and accepts all inherent limitations of the maps, including the fact that the maps are dynamic and in a constant state of maintenance, correction and revision. The maps do not represent a survey. Neither Canyon County, ID nor its officers and employees assume any liability for the accuracy of the data delineated on any map. In no event shall the Canyon County, ID or its officers or employees be liable for any damages arising in any way out of the use of this information.

NEIGHBORHOOD MEETING FORM
City of Caldwell Planning and Zoning Department
621 E. Cleveland Blvd., Caldwell, ID 83605
Phone: (208) 455-3021

Start Time of Neighborhood Meeting: July 27, 2018 6:00 pm

End Time of Neighborhood Meeting: July 27, 2018 6:30 pm

Those in attendance please print your name and address. If no one attended, Applicant please write across this form "No one attended."

PRINTED NAME

ADDRESS, CITY, STATE, ZIP

1. Releigh K. Mahler 1010 MAIN ST. CALDWELL 83605-3842
2. Minda Polyz 1306 E. Belmont street Caldwell ID 83605
3. Ocario Vasquez 1223 main st Caldwell ID 83605
4. Niles + Ronda Harlow 1212 E Denver ST Caldwell ID 83605
5. _____
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7. _____
8. _____
9. _____
10. _____
11. _____
12. _____
13. _____
14. _____
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16. _____
17. _____
18. _____
19. _____

A-5



PIN: **05021000 0** TAG: **001-12** Current owner: **CANYON COUNTY**
 AIN: **C1210031001A** TIF: **CALDWELL E URBAN** Ownership type: **Fee Simple Ownership**
 Status: **Active** County: **14-Canyon** Situs address: **1115 ALBANY ST(more)**
 Geocode: Case: Description: **22-4N-3W SE CALDWELL ORI(...)**
 Rev acct: **0000005350** Pmt pln: Class: **681 Exempt property**
 Tax sale: ACH pln: Roll type: **Real Property**

Tax Year

Parcel Area		
Type	Amount	Unit of Measure
Recorded	8.9200	Acres
Type	<input type="text"/>	<input type="text"/>

Description

Metes and Bounds: 22-4N-3W SE CALDWELL ORIGINAL LTS 1-15 & 19-24 BLK 31, LTS 5-22 BLK 63, LTS 1&2 BLK 85, LTS 4-12 BLK 86, & ALL BLKS 61, 62 & 57

A-11

THOMSON REUTERS
AUMENTUM CANYON

PIN: **04786000 0**

TAG: **001-12**

Current owner: **CANYON COUNTY**

AIN: **C1210031016A**

TIF: **CALDWELL E URBAN**

Ownership type: **Sole Ownership**

Status: **Active**

County: **14-Canyon**

Situs address: **1116 E CHICAGO ST CA ID**

Geocode:

Case:

Description: **22-4N-3W SE CALDWELL ORI(...)**

Rev acct: **0000726226**

Pmt pin:

Class: **681 Exempt property**

Tax sale:

ACH pin:

Roll type: **Real Property**

Tax Year ▼

Parcel Area

Type	Amount	Unit of Measure
Recorded	0.2100	Acres

Type ▼

Description

Metes and Bounds: **22-4N-3W SE CALDWELL ORIGINAL LOTS 16-18 INC BLK 31**

THOMSON REUTERS
AUMENTUM CANYON

1

PIN: **05021000 0** TAG: **001-12** Current owner: **CANYON COUNTY**
 AIN: **C1210031001A** TIF: **CALDWELL E URBAN** Ownership type: **Fee Simple Ownership**
 Status: **Active** County: **14-Canyon** Situs address: **1115 ALBANY ST(more)**
 Geocode: Case: Description: **22-4N-3W SE CALDWELL ORI(...)**
 Rev acct: **0000005350** Pmt pin: Class: **681 Exempt property**
 Tax sale: ACH pin: Roll type: **Real Property**

Situs Addresses

Address	City	State	Postal code	Primary
111 N 11TH AVE	CALDWELL	Idaho	83605	
219 N 12TH AVE	CALDWELL	Idaho	83605	
1102 E CHICAGO ST	CALDWELL	Idaho	83605	
1014 E BELMONT ST	CALDWELL	Idaho	83605	
304 N 12TH AVE	CALDWELL	Idaho	83605	
1214 E CHICAGO ST	CALDWELL	Idaho	83605	
222 N 12TH AVE	CALDWELL	Idaho	83605	
1115 ALBANY ST	CALDWELL	Idaho	83605	X



Canyon County

FACILITIES MANAGEMENT

1115 Albany Street • Caldwell, Idaho 83605
Phone: (208) 454-7473 • Fax: (208) 454-6638

Neighborhood Meeting Notification Letter

July 12, 2018

To the Adjoining Property Owners of the Dale Haile Detention Center, located at 219 N. 12th Avenue, Caldwell Idaho 83605.

As you may know, the Board of County Commissioners and the County Sheriff are applying to the City of Caldwell for a Special Use Permit to construct a temporary female housing jail pod located at 1116 E. Chicago Street, Caldwell Idaho 83605. In addition, and in conjunction with the requirements of the City of Caldwell's Planning and Zoning Variance application process, we will be applying for a variance for additional security fencing.

In accordance with the procedures of the City of Caldwell Planning and Zoning Department, we have been directed to invite you to discuss this proposal. This will be an informal meeting to give you the opportunity to review the proposed plan and discuss the project with representatives from the County. This meeting will be held in addition to the established public meeting procedures of the city of Caldwell Planning & Zoning Department, and city of Caldwell City Council Hearing.

The meeting to discuss the proposed female housing unit, Special Use Permit, and Planning and Zoning Variance Applications will be held on:

Friday July 27, 2018 at 6:00 p.m. in the Public Meeting Room at the Canyon County Administration Building, located at 111 N. 11th Street in Caldwell Idaho, 83605

At this meeting, the County, will explain the proposed female housing unit, and our request for a Special Use Permit, and the Planning and Zoning Variance Applications, and then discuss any concerns you have. We encourage you to attend this meeting and to share your thoughts.

Thank You,

Paul Navarro
Facility Manager
Canyon County
(208) 454-7473
pnavarro@canyonco.org

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A-12



A-12





