## PUBLIC MEETING INFORMATION CITY OF CALDWELL

Due to the COVID-19 pandemic, we invite interested parties to participate in public hearings either electronically or in person. If you have a cough, fever, or are not feeling well, please contact Planning & Zoning staff to arrange participation remotely. The City of Caldwell follows the CDC guidelines to allow for distancing in the public meeting area and provide masks/hand sanitizer on site.

Virtual Participation Option: Register in advance to provide public comments electronically or by telephone. During the registration process, you will be asked what item on the agenda you wish to speak about. Please use the case number as listed within the written notice.

On-line registration must be submitted at least 24 hours in advance of the meeting. Click on the green "public meetings" button on the center of the page. After registration, you will receive a confirmation email containing information about joining the virtual meeting. **REGISTER HERE**: <a href="https://www.cityofcaldwell.org">https://www.cityofcaldwell.org</a>

Written comments must be received at least eight (8) days in advance of the meeting to the Planning & Zoning Department at P&Z@cityofcaldwell.org to be included within the staff report. All comments received after the staff report has been transmitted will be included in the case file and provided as late exhibits at the appropriate public hearing.

Live Stream Viewing: If you are not planning to speak, members of the public are encouraged to view the meeting via the live stream option: <a href="https://www.youtube.com/channel/UCci7S1A0UJNK6asXxxugLGA">https://www.youtube.com/channel/UCci7S1A0UJNK6asXxxugLGA</a>



# HEARING EXAMINER REGULAR MEETING AGENDA

Tuesday, September 23<sup>rd</sup>, 2025 @ 1:30 pm Caldwell City Council Chambers Room, 205 S. 6<sup>th</sup> Avenue, Caldwell, Idaho

- I. ROLL CALL
- II. REVIEW OF PROCEEDINGS
- III. CONSENT CALENDAR:
  - 1. ACTION ITEM: Approve the September 9, 2025 Hearing Examiner Meeting Minutes.
- IV. OLD BUSINESS:

None

- V. NEW BUSINESS:
  - 1. **ACTION ITEM: Public Hearing Quasi-Judicial: Case Number: SUP25-0000015:** The applicant, Maverik Inc., is requesting approval of a special use permit for the construction of two poles signs, each with a reader board in excess of 48 sq. ft., one of which is proposed to be 90 feet in height, and to exceed the allowable square footage of signage for the entire site. The approximately 4 acre site is zoned C-3 and is located at 15280 Green Rd., on the northeast side of HWY 20/26, approximately 1,000 feet west of the intersection with Interstate 84.in Caldwell, Idaho.

#### VI. ADJOURNMENT

<u>Public Information/Responsibility</u>: For public hearing cases that are scheduled to be heard by City Hearing Bodies and are not heard on the noticed date: The hearing body is required to provide a "date certain" for when that case will be heard (typically on the next hearing agenda but not always). Additional notices are not required and are <u>NOT</u> sent to property owners or posted on the site. Please check the city's website for agendas and updates or contact staff for the hearing date that the particular case is to be heard.

Next Regular Hearing Examiner Meeting is on <u>Tuesday, October 14<sup>th</sup>, 2025</u>, in the Caldwell City Council Chambers Room, 205 S. 6th Avenue, Caldwell, Idaho. Any person needing special accommodations to participate in the meeting should contact the City Office at 208-455-3021 prior to the meeting. The agenda packet and minutes can be viewed on the City of Caldwell's website: www.cityofcaldwell.org. Cualquier persona necesitando comodidades especiales para participar en la reunión debe contactar al las oficinas de la Ciudad o llame a 208-455-3021 antes de la reunión.

# HEARING EXAMINER MEETING MINUTES

## Tuesday, September 9<sup>th</sup>, 2025 @ 1:33 pm Caldwell City Council Chambers Room, 205 S. 6<sup>th</sup> Avenue, Caldwell, Idaho

**CALL TO ORDER** – Hearing Examiner, Ms. Sabrina Durtschi opened the meeting for the public hearing at 1:33 p.m.

**REVIEW OF PROCEEDINGS (OPENING STATEMENT)** – Ms. Sabrina Durtschi outlined the procedures for the public hearing.

**MEMBERS PRESENT:** Angelica Gomez (Administrative Assistant); Joe Dodson (Principal Planner); Garline Davis (Planner I); Hailie Hart (City Engineer)

**CONSENT CALENDAR:** The Hearing Examiner approved the July 22<sup>nd</sup>, 2025, Hearing Examiner Meeting Minutes as drafted.

**OLD BUSINESS: None** 

#### **NEW BUSINESS:**

1. **ACTION ITEM: Public Hearing Quasi-Judicial: Case Number:** SUP25-000014: The applicant, Connor Lindstrom of KM Engineering, LLP, on behalf of TC Property Management LTD, is requesting a special use permit to expand the existing Canyon Springs RV Park. The expansion would include 41 additional RV spaces and add a passenger vehicle parking lot. The parcels are all zoned C-3. The 6.44 acre site is located on the south side of Highway 20/26 on the east side of the intersection with Gravel Ln., and approximately 1,500 feet west of the intersection with Interstate I-84., in Caldwell, Idaho.

Garline Davis (Planner I) 205 S. 6th Avenue, provided the staff report by outlining its contents by use of a PowerPoint presentation.

In response to the Hearing Examiner's question, Ms. Davis stated there will be a pathway located in that area.

Joe Dodson (Principal Planner) 205 S. 6th Avenue, in response to the Hearing Examiner's questions stated:

- The scope of the master plan is under review so there is no requirement to do a bond for this.
- Since it is a condition of approval if it doesn't get done the SUP can be revoked.

In response to the Hearing Examiner's question Mr. Dodson agreed that the City of Caldwell or the applicant at a later time would have to put in the pathway and landscaping. He also stated that it would be coordinated between Planning and Zoning and Engineering as the corridor is figured out.

In response to the Hearing Examiner's questions, Mr. Dodson stated the improvements are in the right-of-way so even if they built out there would still be room to get that done.

In response to the Hearing Examiner's questions, Ms. Davis stated one of the conditions of approval states that the additional sod needs to be installed before the C of O is signed.

Connor Lindstrom (Applicant) 5725 N Discovery Way, Boise, signed in favor of the application and provided a description of the application by use of PowerPoint.

In response to the Hearing Examiner's questions, Mr. Lindstrom stated he is not aware of when Chicago St will be happening.

Ted Caldwell, PO Box 38, Davis CA, signed in favor of the application and stated:

- The extension of Chicago St will be done once they are obligated to.
- That will occur once the city obtains the right to cross over Rambo Ln.

Hallie Hart (City Engineer) 205 S. 6<sup>th</sup> Ave, stated they have been working closely with Ted Caldwell, Urban Renewal District, Public Works Department and Economic Development in regards to the Chicago St extension. They are still in negotiation with Mr. Caldwell and Urban Renewal District as to how and what the funding mechanism will look like for this extension.

In response to the Hearing Examiner's questions, Mr. Caldwell stated:

- They will need to be in agreement with the scope of landscaping. That has not been determined yet.
- The concept is fine.
- Everyone is cooperating both ways.

There was no public testimony There was no rebuttal

Ms. Durtschi closed the public hearing testimony at 1:59 pm.

FINDINGS OF FACT AND CONCLUSSIONS OF LAW FOR Case Numbers SUP25-000014: The Caldwell Hearing Examiner accepts the Findings of Fact and Conclusions of Law outlined in the staff report, public testimony, and the evidence list. All adopted ordinances, standards and codes were used in evaluating the application. The proposed use was conditionally permitted by the terms of the ordinance and such conditions of approval.

ORDER OF DECISION FOR CASE NUMBERS SUP25-000014: Based on the Findings of Fact and Conclusions of Law, the Caldwell Hearing Examiner hereby orders that Case Numbers SUP25-000014 for Canyon Springs RV Park Expansion is approved, subject to the conditions of approval listed in the staff report.

#### ADJOURNMENT

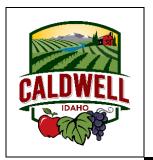
The Hearing Examiner adjourned the meeting at approximately 1:59 pm.

The next meeting for the Hearing Examiner will be on Tuesday, September 23, 2025, at 1:30 p.m. Respectfully submitted by Angelica Gomez, Administrative Assistant

MINUTES APPROVED AND SIGNED BY THE HEARING EXAMINER, SABRINA DURTSCHI, ON THE DATE NOTED BELOW:

Ms. Sabrina Durtschi	Date
ATTEST:	
Morgan Bessaw, Deputy Director	Date

A digital recording of the public hearing is available upon request.



## Caldwell Planning & Zoning Department STAFF REPORT / FINDINGS

Public Hearing Item | Hearing Examiner | 9/23/2025

Staff Planner: April Cabello, Planner 1

CASE NO(s): SUP25-000015

Project Name: Maverik Travel Center Signage Special Use Permit

## STAFF SUMMARY AND RECOMMENDATIONS:

STAFF FINDINGS: Staff finds the project IS compliant with all applicable city codes, regulations, and policies.

Staff recommends if approved, the approvals be subject to the conditions listed in the Findings of Fact, Conclusion of Law, and Decision herein.

## PROPOSED LAND USE REQUESTS:

Special Use Permit to allow for the construction of two poles signs, each with a reader board in excess of 48 sq. ft., one of which is proposed to be 90 feet in height, and to exceed the allowable square footage of signage for the entire site. The approximately 4 acre site is zoned C-3.

**NOTE:** Sign permits and building permits were submitted *prior* to the recent zoning code change and adoption and is therefore subject to the old signage and landscape code.

Applicant:	Clint Carver, on behalf of
	Maverik
Property Owner:	TC Property
	Management LTD
Parcel ID	R3495201000
Number(s):	15280 GREEN RD
School District:	Caldwell School
	District



## **DECISION BODY - REQUIRED FINDINGS & APPROVAL CRITERIA**

Before the hearing examiner <u>approves</u> any application, the hearing examiner must find and conclude the proposed applications are compliant with Caldwell City Code approval criteria as listed within I. Findings of Facts, under 20. PUBLIC HEARING.

Maverik Travel Center signage Special Use - SUP25-000015

# BEFORE THE CALDWELL HEARING EXAMINER CITY OF CALDWELL, CANYON COUNTY, IDAHO

NOTE: THIS IS NOT A PREDETERMINED DECISION.

PORTIONS OF THE FINDINGS ARE WRITTEN IN AN APPROVAL AND DENIAL FORMAT. ALL

EVIDENCE WILL BE CONSIDERED AND THE FINDINGS OF FACT, CONCLUSIONS OF LAW AND

DECISION WILL BE UPDATED PRIOR TO FINAL SIGNATURE.

IN THE MATTER OF AN APPLICATION

FOR A SPECIAL USE PERMIT TO ALLOW FOR THE

CONSTRUCTION OF TWO POLES SIGNS, EACH WITH

A READER BOARD IN EXCESS OF 48 SQ. FT., ONE OF

WHICH IS PROPOSED TO BE 90 FEET IN HEIGHT, AND

TO EXCEED THE ALLOWABLE SQUARE FOOTAGE OF

SIGNAGE FOR THE ENTIRE SITE. THE

APPROXIMATELY 4 ACRE SITE IS ZONED C-3.

Property Owner: TC PROPERTY MANAGEMENT LTD

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## FINDINGS OF FACT, CONCLUSIONS OF LAW AND DECISION

Case No. SUP25-000015

#### I. FINDINGS OF FACTS

1. **APPLICANT:** Clint Carver / Maverik

2. **PROPERTY** TC Property Management LTD **OWNER:** 

3. <u>APPLICATION</u> REQUEST:

Application for a Special Use Permit for Maverik Travel Center to allow for increased height to 90' of one pole sign, increased square footage of reader boards on two pole signs and increased total percentage of allowed signage on one parcel.

**NOTE:** Sign permits and building permits were submitted *prior* to the recent zoning code change and adoption and is therefore subject to the old signage and landscape code.

4. <u>SITE ADDRESS</u> <u>AND LOCATION:</u> 15280 Green Road. The subject site is located on the northeast side of HWY 20/26, approximately 1,000 feet west of the intersection with Interstate 84, in Caldwell, Idaho, described as a portion of land in Section 09, Township 4N, Range 3W, SE PORTION OF TX 25206 SWSE & IN NWNE 16-4N-3W (TCA 001-39)

5. <u>ASSESSOR</u> <u>PARCEL</u> <u>NUMBER(S):</u> R3495201000

6. **PROPERTY SIZE:** Approximately 4.20 acres, more or less

### 7. **JURISDICTION:** The property is currently located in the City of Caldwell

# 8. **PUBLIC NOTICING:**

The following noticing was completed in accordance with Caldwell City Code Section 10-03-12:

Neighborhood Meeting Held	7/28/2025
<b>Public Agency Notification Sent</b>	8/26/2025
(See attached exhibit for list of agencies notified) (500') Radius Notices Mailed - Hearing Examiner	9/3/2025
Hearing	<i>31312023</i>
(Min. 15 days prior to hearing) <b>Legal Ad Published - Hearing Examiner Hearing</b>	9/6/2025
(Min. 15 days prior to hearing)  Physical Site Posted - Hearing Examiner Hearing	9/8/2025
(Min. 10 days prior to hearing)	9/13/2025
Applicant Proof of Posting Received - Hearing Examiner Hearing	9/13/2023
Hearing ExaminerPublic Hearing	9/23/2025

## 9. <u>AGENCY</u> <u>COMMENTS:</u>

In accordance with Idaho Code, notice was provided to all political subdivisions providing services within the planning jurisdiction, including school districts. Public agency comments were received from the following agencies and are included in their entirety as part of the official record and the exhibits attached hereto.

- a. City of Caldwell Engineering Department No comment or concerns.
- b. City of Caldwell Mapping Department No comments or concerns.
- c. City of Caldwell Fire Department No comment or concerns.

# 10. PUBLIC COMMENTS:

Public comments received during the public hearing are part of the public record for the subject land use application. Written testimony received prior to the public hearing is also included as part of the public record. At the time of publication of this staff report, no written testimony has been received by the City.

## 11. <u>SITE/PROJECT</u> <u>BACKGROUND</u> AND HISTORY:

The subject area was annexed into the city in 2023 and 2024. The applicant/property owner is in the process of a lot line adjustments of four parcels that make up the current subject site of 4.20 acres. The historical use of the site and surrounding parcels up to recently was a trailer repair shop and vacant land. The applicant/property owner has pulled a demo permit to remove any existing structure on the 4.20 acres to allow for the new construction of the Maverik Gas Station and Convenience Store, a permitted use in the existing C-3 zoning district. The sign permits and building permits were submitted *prior* to the recent zoning code change and adoption and is therefore subject to the old signage code.

#### 12. SITE FEATURES:

**Floodplain:** The property is not within a flood zone.

Mature Trees: N/A
Streams / Creeks: None
Wildlife Habitat: None
Riparian Habitat None

Area:

Steep Slopes / None

Hillside:

Canals / Ditches /

Drains:
Other, Describe:
None
None

13. APPLICABLE REGULATIONS AND GUIDING DOCUMENTS:

a. City of Caldwell Zoning Ordinance No. 1451, as amended

b. City of Caldwell Subdivision Ordinance, as amended

c. City of Caldwell Comprehensive Plan, as amended

d. Treasure Valley Tree Selection Guide

e. Bicycle and Pedestrian Master Plan

f. Caldwell Transportation Master Plan

g. Idaho Code

14. SURROUNDING
ZONING DISTRICT
DESIGNATIONS:

Site: C-3 (General Commercial)

North: M-1 (General Industrial)
South: C-3 (General Commercial)

East: C-3 (General Commercial)
West: C-3 (General Commercial)

15. SURROUNDING
EXISTING LAND
USES:

Site: Under construction - Gas Station and Convience Store

**North:** Ranches and vacant land

South: Vacant land

East: Vacant land and Industrial Use

West: Vacant land

16. SURROUNDING
COMPREHENSIVE
PLAN MAP

**DESIGNATIONS:** 

Site: Employment Center
North: Employment Center

South: Employment Center
East: Employment Center
West: Employment Center

17. POLITICAL
SUBDIVISIONS
PROVIDING
SERVICES:

Fire: CFN Rural St 1
Police: Caldwell Police

**School** Caldwell School District

**District:** 

Water City of Caldwell (Municipal Water)

**Services:** 

**Sewer:** City of Caldwell (Municipal Sewer)

**Trash:** Republic Services

**Irrigation** City of Caldwell (Pressurized Irrigation)

**Services:** 

**Irrigation** Canyon Ditch Co.

District:

Others: n/a

### 18. STAFF ZONING ANALYSIS



Map Exhibit (Above): City of Caldwell Zoning Map

- Semi-Rural Residential-1
  Semi-Rural Residential-2
- Semi-Rural Residential-2

  Neighborhood Residential
- Community Residential

Hospital District

- Urban Residential
- Neighborhood Commercial
- General Commercial
  Service Commercial
- City Center / Central Business
- College District

- Industrial and Business Park
- General Industrial
- Heavy Industrial
- Airport District
- Mixed-Use / Regional Comm.
- Downtown Transition
  Neighborhood

### **Zoning Analysis:**

The subject site is zoned **C-3** which was annexed into the city between 2023/2024. The use of a gas/service station was permitted at time of building and sign permit submittals. The primary use of the site and what the proposed signage is for, is a permitted land use within the C-3 district at the time of building / sign permit submittals and under the current zoning ordinance.

#### 19. STAFF REVIEW AND ANALYSIS

The previous zoning code outright permitted pole signage with electronic message centers (EMC) or animated reader board (ARB) in the C-3 zone, if it met the provisions of the sign code prior to April 2025. Any situation that involves increasing the square footage or height of a sign, reducing the distance a sign is set back from a property line or right of way line, increasing the maximum number of signs allowed on a property, roof signage, allowing a sign that is not permitted within a zoning district, or allowing illuminated signs in a zone where illumination is not permitted may be granted only upon the successful completion of a special use permit.

The sign code prior to April 2025, outright permitted pole signs up to fifty feet (50') in height and a forty-eight (48) square foot or less EMC or ARB board when used in conjunction with, and as part of the sign, as outlined in the sign code prior to April 2025, 10-02-06 in the C-3 zone. According to this code section, the overall square footage of the signage is determined by the length of the street frontage. The gross surface area of all signs on a lot (excluding wall signs, window signs, awning signs, animated reader boards, changeable copy signs, subdivision entry signs and monument signs) shall not exceed one times the linear feet of street frontage of such lot. One sign is permitted on a site for every eighty feet (80') of street frontage. Such signage may be externally or internally illuminated, and sign permits are required prior to installation. One EMC / ARB board may be permitted per street frontage only when it is used in conjunction with, and as a part of, a business sign identifying a permitted or approved special use and shall not exceed forty-eight (48) square feet in area per EMC / ARB. Sign permits are required prior to installation. Standalone EMC / ARB signs are prohibited.

The allowable height and square footage for a pole sign with an EMC / ARB along Green Road is fifty (50') feet in height and five hundred eighty-four (574) square feet of signage. The allowed EMC / ARB is forty-eight (48) square feet. After further review of the sign code staff determined the proposed signage square feet of the proposed pole sign along Green Road is compliant. The height and the EMC / ARB are *not* compliant as the proposed height is forty (40) feet taller than the allowed height and the EMC / ARB is one hundred eighty-three (183) square feet over the allowed square footage and requires a special use permit.

The allowable height and square footage for a pole sign with an EMC / ARB along Hwy 20/26 is fifty (50') feet in height and five hundred eighty-one (581) square feet of signage. The allowed EMC / ARB is forty-eight (48) square feet. After further review of the sign code staff determined the proposed signage square feet and height of the pole sign along Hwy 20/26 is compliant. The proposed EMC or ARB is not compliant as the proposed EMC / ARB is forty (40) square feet over the allowed square footage and requires a special use permit.

Therefore, the Applicant is submitting the subject SUP application to exceed the allowable height and EMC / ARB sign area.

Staff Comment: This is considered a large deviation and is the point of requiring an SUP for this request—the City wants to ensure the request will not adversely impact nearby residences and drivers as they pass by said sign(s). The EMC / ARB sign code clearly states the allowed illumination, required light detector for sign's brightness and the code is specific on the required hold time. Current sign code has limited the max height of signage to sixty feet (60') across the city. The applicant is allowed to request height increase but based on old and new code, staff feel that ninety-foot (90') height for a sign is a significant increase and would recommend limiting the height to eighty-feet (80') and or defer to the Hearing Examiner to make the decision on the height.

#### CCC Chapter 10, Article 2: 10-02-06 Sign Standards:

The Caldwell City Code provides zoning standards for regulating the size, height, and setback requirements for signs within a particular zoning district. Please note this application is being reviewed under the sign code standards *prior* to April 2025.

The following are the required general provisions and dimensional standards for pole signs within the C-3 zone in accordance with Caldwell City Code prior to April 2025:

Special Use Permits: Any situation that involves increasing the square footage or height of a sign, reducing the distance a sign is set back from a property line or right of way line, increasing the maximum number of signs allowed on a property, roof signage, allowing a sign that is not permitted within a zoning district, or allowing illuminated signs in a zone where illumination is not permitted may be granted only upon the successful completion of a special use permit.

Sign Height: Unless otherwise mentioned in this chapter, all signs constructed after the adoption date hereof shall comply with the following height requirements:

1. All signage in the C-2, C-3, M-1, M-2 and I-P Districts shall not exceed fifty feet (50') in height, unless approved through a special use permit.

Schedule: C-2, C-3, C-4, M-1, M-2, and I-P districts:

One animated reader board or changeable copy sign may be permitted per street frontage only when it is used in conjunction with, and as a part of, a business sign identifying a permitted or approved special use and shall not exceed forty-eight (48) square feet in area per animated reader board or changeable copy sign. Sign permits are required prior to installation

Staff Comments: The proposed signage locations are compliant with all code requirements. The proposed height and size of the EMC or ARB area is discussed in the previous zoning section and is the purpose of the submitted SUP.

## CCC Chapter 10, Article 2: 10-02-06 J & 10-07-04 (14) Landscaping Around Signs:

Landscaping: All permanent freestanding and monument signs shall be landscaped in accordance with the requirements listed in the landscaping ordinance. The required landscaped area shall be equal to or exceed the total square footage area of the face of one side of the sign(s).

The square footage of the landscaped area shall be equal to or in excess of the square footage of one side of the sign face. Two (2) shrubs shall be installed on each side of the sign, at a minimum. The remaining area shall be completely covered with a mixture of vegetative or nonvegetative ground cover to include grass, flowers, mulch, vines, etc.

Staff Comments: Landscaping shall be installed prior to final sign inspection.

#### 20. HEARING EXAMINER PUBLIC HEARING

A public hearing on the subject application(s) were held before the Hearing Examiner on 9/23/2025, at which time city staff presented a staff report along with an analysis of the application and all pertinent information on the case, followed by the applicant's presentation, and public testimony in opposition, neutral, and in favor.

NOTE: THE BELOW FINDINGS ARE ONLY USED FOR PUDS WITHOUT PLATS, SPECIAL USE PERMITS NOT REQUIRING APPROVAL BY THE CITY COUNCIL, AND VARIANCES. EXPRESS FINDINGS ARE NOT REQUIRED FOR RECOMMENDATION DECISIONS.

#### THE FINDINGS BELOW ARE WRITTEN IN BOTH APPROVAL AND DENIAL.

THE COMMISSION/HEARING EXAMINER WILL DECIDE IF THE INDIVIDUAL APPLICATIONS ARE COMPLIANT WITH THE CORRESPONDING CRITERIA AS LISTED BELOW.

**NOTE:** The findings will be updated prior to signature to represent the decision made at the hearing.

The Hearing Examiner reviewed and considered all records, evidence, testimony, and facts presented, and based upon compliance with the conditions noted below. The following findings and conclusions were made in regards to a Special Use Permit:

## **Special Use Permits**

### REQUIRED APPROVAL CRITERIA

Caldwell City Code Section 10-03-04: Special Use Permits; outlines the criteria for approving a special use permit.

Prior to approving a special use permit request, the deciding body shall find and conclude the requests have met the criteria identified.

Cuitania	Findings and	d Conclusion
use and meet all the dimensional and development regulation the district in which the use is located.  That the proposed use will be harmonious with the Caldwe Comprehensive Plan and in accord with the requirements of this chapter  That the design, construction, operation, and maintenance be compatible with other uses in the general neighborhood with the existing or intended character of the general vicinity and that such use will not adversely change the essential character of the same area  That the proposed use, if it complies with all conditions of approval imposed, will not adversely affect other propert the vicinity.  That the proposed use will be served adequately by essent public facilities and services such as highways, streets, schoparks, police and fire protection, drainage structures, redisposal, water, and sewer.  That the proposed use will not create excessive additional of for public facilities and services and will not be detrimentate economic welfare of the community.  That the proposed use will not involve activities or process materials, equipment, and conditions of operation that will detrimental to any persons, property or the general welfare.	Compliant	Not Compliant
That the site is large enough to accommodate the proposed use and meet all the dimensional and development regulations in the district in which the use is located.	X	X
That the proposed use will be harmonious with the Caldwell Comprehensive Plan and in accord with the requirements of this chapter	X	X
That the design, construction, operation, and maintenance will be compatible with other uses in the general neighborhood and with the existing or intended character of the general vicinity and that such use will not adversely change the essential	X	X
That the proposed use, if it complies with all conditions of the approval imposed, will not adversely affect other property in the vicinity.	X	X
That the proposed use will be served adequately by essential public facilities and services such as highways, streets, schools, parks, police and fire protection, drainage structures, refuse disposal, water, and sewer.	X	X
That the proposed use will not create excessive additional costs for public facilities and services and will not be detrimental to the economic welfare of the community.	X	X
That the proposed use will not involve activities or processes, materials, equipment, and conditions of operation that will be detrimental to any persons, property or the general welfare by reason of excessive production of noise, smoke, fumes, glare or odors.	X	X
That the proposed use will not result in the destruction, loss or damage of a natural, scenic or historic feature considered to be of major importance on the site in which the special use will take place.	X	X

#### II. CONCLUSIONS OF LAW

- 1. The City of Caldwell has provided for the processing of Land Use permits authorized by Chapter 65, Title 67, Idaho Code, pursuant to Chapter 10 Zoning Regulations and Chapter 11 Subdivision Regulations.
- 2. Adequate notice of the public hearing was provided, pursuant to Section 67-6512, Idaho Code and Chapter 10, Article 3, Section 10-03-12 of Caldwell City Code.
- 3. The record includes, but is not limited to all files, application documents, public notices, public comments and testimony, staff reports and memos, presented evidence and exhibits, public hearing written minutes and audio, and the signed Findings of Facts, Conclusions of Law and Decision. \*\*Findings are not required for recommendations that will be forwarded to City Council for final consideration.
- 4. The Planning and Zoning Commission and Hearing Examiner are authorized to recommend approval, recommend approval with conditions, recommend approval with modifications, or recommend denial of specific land use applications in accordance with Section 10-01-02 (3) of Caldwell City Code. The Hearing Examiner reviewed and considered all records, evidence, testimony, facts presented, applicable code standards, and the Caldwell Comprehensive Plan when making their recommendation.
- 5. The Planning and Zoning Commission and Hearing Examiner are authorized to approve, approve with conditions, approve with modifications, or deny special use permits and planned unit development requests, when said planned unit development requests are not part of a preliminary plat, in accordance with Section 10-01-02(3) of Caldwell City Code. The Hearing Examiner reviewed and considered all records, evidence, testimony, facts presented, applicable code standards, the Caldwell Comprehensive Plan, and approval criteria as specified within Caldwell City Code in making their findings and decision.

#### III. DECISION

NOTE: THIS SECTION WILL BE MODIFIED PRIOR TO FINAL SIGNATURE TO REPRESENT

THE ACTION OF THE DECIDING BODY

LANGUAGE FOR FINAL APPROVAL OF SUPS, VARIANCES, and PUDs not associated with a Plat:

## Approval Language

**THEREFORE**, the Caldwell Hearing Examiner, hereby approves of the request for a Special Use Permit to increase the allowable height for the pole sign fronting Green Road from 50 feet to 80 feet, to increase the allowable square footage of the electronic reader board from 48 square foot to 231 square foot, and to allow for the pole sign fronting Hwy 20/26 to increase the electronic reader board from 48 square feet to 88 square feet.



### **Denial Language**

**THEREFORE**, the Caldwell Hearing Examiner, hereby **denies** of the request for a Special Use Permit for Maverik Travel Center signage because....*deciding body must state the reasons for denial* 

#### **CONDITIONS OF APPROVAL**

## (This section is only applicable to recommendations for approval or approval decisions)

NOTE: Any conditions removed by the governing body will be shown in strikethrough.

Any conditions added by the governing body will be shown underlined

#### A. Site Specific Requirements:

- 1. Future development of the subject signs shall substantially comply with the approved site plan, landscape plan, and elevations of this application (SUP25-000015).
- 2. Pole Signs: Pole coverings shall be required on all new pole signs.
- 3. Shall meet the required three-foot (3') setback which shall include the footings, base, and all parts of the sign.
- 4. Landscaping shall be installed around the pole signs prior to final sign inspection.
- 5. No sign shall exceed 80 feet in height.
- 6. Electronic Reader Board / Animated Reader Board shall meet the sign code requirements for brightness control and minimum hold time for each individual frame.
- 7. Prior to receiving Certificate of Occupancy on the Maverik Gas Station and Convenience Store, the required lot line adjustment shall be completed.
- 8. Business License process shall be completed and issued by time of Certificate of Occupancy for the proposed gas station and convenience store.

#### **B.** General Requirements:

- 1. Development of the subject property shall be in conformance with all municipal codes, policies, standards, and regulations of the City of Caldwell, unless specifically stated otherwise in a Development Agreement or in the Order of Decision. NOTE: Failure to identify a code violation during the review of the plans DOES NOT give the applicant the right or permission to violate any codes, policies, standards and/or regulations.
- 2. If any term or provision of this decision, to any extent, is held invalid or unenforceable, the remaining terms and provisions hereof shall not be affected thereby, but each such remaining term and provision shall be valid and enforced to the fullest extent permitted by law.
- 3. Any nuisances existing on the property (weeds, trash, debris, etc) shall be resolved and in compliance with city codes prior to the approval of any construction drawings and/or issuance of building permits.
- 4. Any changes to the plans and specifications upon which this approval is based, other than those required by the above conditions, will require submittal of an application for modification and approval of that application prior to commencing any change.
- 5. All improvements and operations shall comply with applicable local, state and federal requirements and procedures whether specifically addressed in the analysis of this application or not.
- 6. Fencing: Fencing must comply with Caldwell City Code Section 10-02-07.
- 7. <u>Approval:</u> This approval is for the application(s) specified herein only. Additional permits, licenses and approvals may be necessary.

- 8. <u>Solid Waste Disposal:</u> All solid waste receptacles utilized during development and/or construction shall be provided by the same company with which the City of Caldwell has an exclusive contract.
- 9. <u>Business Licensing</u>: All businesses operating within the corporate limits of the city shall obtain a business permit license prior to commencing business operations.

## C. Special Use Permit Specific Requirements:

Examiner on this 23th day of September 2025.

- 1. Special Use Permit Expiration: A special use permit, when granted, shall be valid for a maximum period of two (2) years unless otherwise approved by the city. During this time, the applicant shall commence the use as permitted in accord with the conditions of approval, satisfy the requirements set forth in the conditions of approval, and acquire building permits and commence construction of permanent footings or structures on or in the ground, otherwise the special use permit approval shall become null and void. Except that if the approved special use permit is part of an annexation application, rezone application or preliminary plat application, then the applicable permit/certificate application shall be submitted within two (2) years of the date of signature of the order of decision showing approval of the annexation, rezone, or preliminary plat.
- 2. <u>Special Use Permit Conditional Approval:</u> Conditions of approval for the special use permit can be found within the Findings of Fact, Conclusions of Law and Order, signed by the Hearing Examiner on 9/23/2025.

	ATTEST:	
Hearing Examiner		
	April Cabello, Planner I	
	City of Caldwell	

These Findings of Fact, Conclusions of Law and Decision are approved and adopted by the Caldwell Hearing

## **EXHIBITS**

### **Exhibit 1:** Application Documents

- Application(s)
- Project Narrative
- Vicinity Map
- Site Plan
- Landscape Plan
- Sign Elevations
- Neighborhood Meeting Letter
- Neighborhood Meeting Mailing List
- Neighborhood Meeting Sign-In Sheet
- Sign Code prior to April 2025

## **Exhibit 2:** City Department Conditions of Approval and Comments

- City of Caldwell Engineering Department
- City of Caldwell Fire Department
- City of Caldwell Mapping Department

## **Exhibit 3:** Agency Notification and Comments

- Copy of Public Agency Notification Sent
- List of Public Agencies Notified

# **EXHIBIT 1: APPLICATION DOCUMENTS**



Community Development Department – Planning & Zoning Division

# MASTER LAND USE APPLICATION

This Master Land Use Application and specific land use checklists must be completed, with all required supplemental documents provided and fees paid for an application to be considered complete and accepted. Once accepted, all applications go through pre-screening prior to being routed for the initial review.

Failure to submit all requested items (in legible form) may delay the processing of your application. Additional information may be required during pre-screening or after the review of your proposal.

Please note that any land use action below marked with an asterisk (\*) will require public hearing. Land use actions below marked with two asterisks (\*\*) may require public hearing depending on the scope of project.

APPLICATION REQUESTS  Note: Please check all specific land uses actions below that you are applying for				
Note: Please check all specific land uses actions bel  Accessory Dwelling Unit (ADU)  Director Determination  Administrative Development Review  *Annexation w/ Zoning  Business Permit (Business License)  *Certificate of Appropriateness  *Comprehensive Plan Amendment  *Deannexation  **Design Review  Development Agreement  *New  **Modification  *Termination  Home Occupation Permit  New  Renewal  Lot Line Adjustment  Lot Split  Administrative	w that you are applying for    *Manufactured Home Community   Outdoor Dining Permit   Parcel Consolidation   Planned Unit Development (PUD)   *New   **Modification   Public Art / Murals   *Rezone (Zoning Map Amendment)   Signs¹   Site Plan / Landscape Plan Review²   Special Use Permit (SUP)   *New   **Modification   Time Extension	□ Subdivision Plats □ *Preliminary Plat □ Final Plat □ *Short Plat (Regular) □ *Short Plat (Condo) □ **Plat Modification³ □ *Replat □ Time Extension □ Renewal □ Temporary Use Permit □ New □ Renewal □ Mobile Food Unit □ Temporary Use Facility □ Transient Merchant Facility □ Traffic Impact Study Review □ Vacation □ *Variance □ *Zoning Text Amendment		
☐ Simple				

<sup>&</sup>lt;sup>1</sup> Freestanding, post/pole, or monument signs less than 6' in height. All other signs must be submitted through the building department.

<sup>&</sup>lt;sup>2</sup> Used when not associated with other land use applications or construction drawing submissions.

<sup>&</sup>lt;sup>3</sup> Re-plats are not considered plat modifications.



Community Development Department – Planning & Zoning Division

PROJECT and SITE/PROPERTY INFORMATION					
Project or Business Name:	averik				
Site Address (s): 15280 G Caldwell	Suite #: reen Rd , ID 83607				
Parcel #(s): R349520	010, R34951, R34952, R34649011A				
Total Acres:					
General Location of Site:					
157	15280 Green Rd, Caldwell, ID 83607				
Current Zoning of Parcel(s):	□ RS-1 □ RS-2 □ R-1 □ R-2 □ R-3 □ C-1 □ C-2 □ C-3 □ C-4 □ C-C				
(check all that apply)	□ M-1 □ M-2 □ I-P □ A-D □ C-D □ H-D □ P-D □ T-N □ H-C				
	☐ County Zone:				
	□ Not Applicable				
Overlay Districts:	☐ APO-1 ☐ APO-2 ☐ HD-1 ☐ City Center Indian Creek Corridor				
(if applicable)	☐ City Center Local Historic Area ☐ None ☐ Not Applicable				
Is Parcel(s) in Floodplain:	☐ Yes ☐ No				
Description of Proposed Project / Request:					
	Install 90'Pylon, 30'Pylon,and CAT Scales Sign				



Community Development Department – Planning & Zoning Division

APPLICANT INFO	APPLICANT INFORMATION:			
Name: Cli	nt Carver			
Company Name (if				
☐ Property Owne	r 🛮 Authorized Agent 🗆 Purchaser 🗆 Petitioner (Vacations only)			
Mailing Address:	185 S State Street, Suite 800 Salt Lake City, UT 84111			
Phone:	801-499-1248			
Email:	clint.carver@maverik.com			
PROPERTY OWN (If an LLC, please provi	ERS' INFORMATION de documentation of being an authorized signer)			
☐ Not Applicable				
Name: Ma	verik			
Mailing Address:	185 S State Street, Suite 800 Salt Lake City, UT 84111			
Phone:	801-499-1248			
Email:	clint.carver@maverik.com			
DESIGNATED CONTACT PERSON (Who will receive and disseminate all correspondence from the city)				
Same as:				
☑ Applicant □	Property Owner   Other			
Name: Cl	int Carver			
Company Name (				
Mailing Address:	185 S State Street, Suite 800 Salt Lake City, UT 84111			
Phone:	801-499-1248			
Email:	clint.carver@maverik.com			



Community Development Department – Planning & Zoning Division

CONTRACTOR / DEVELOPER INFORMATION			
☐ Not Applicable			
Name: Kimb	erley Neilson		
Company Name (if app	licable): YESCO LLC		
Mailing Address:	1605 S Gramercy Rd, Salt Lake City, UT 84104		
Phone:	801-441-7648		
Email:	kneilson@yesco.com		
ARCHITECT INFORM	ATION		
☑ Not Applicable			
Name:			
Company Name (if app	licable):		
Mailing Address:	Mailing Address:		
Phone:			
Email:			
ENGINEER / SURVEYOR INFORMATION			
⊠ Not Applicable			
Name:	Name:		
Company Name (if applicable):			
Mailing Address:	Mailing Address:		
Phone:			
Email:			



Community Development Department – Planning & Zoning Division

LANDSCA	PE ARCHITECT INFORMATION				
☑ Not App	plicable				
Name:					
Company	Name (if applicable):				
Mailing Ac					
Phone:					
Email:					
ACKNOW	/LEDGEMENTS				
$\boxtimes$	By signing this application, I authorize employees/agents of the City to enter onto the property that is the subject of this application during regular business hours. The sole purpose of entry is to make an examination of the property that is necessary to process this application.				
×	I certify that I am the owner of this property, the owner's authorized agent, or the petitioner (if for a vacation). If acting as an authorized agent, I further certify that I have full power and authority to file this application and to perform, on behalf of the owner, all acts required to enable the jurisdiction to process and review such an application. I will comply with all provisions of the law and ordinance governing this type of application.				
×	I certify that the information furnished by me as part of this application is true and correct to the best of my knowledge.				
l am	I am the:   Property Owner   Authorized Agent   Petitioner (Vacations Only)				
Appli	icant Signature:				
Print	Printed Name: Clint Carver				

Date: August 6, 2025

#### To Whom It May Concern:

Maverik, Inc. is requesting approval of a Special Use Permit to install three signs at our proposed travel center location at 15280 Green Road:

- One (1) 90-foot pole sign
- One (1) 30-foot pole sign
- One (1) CAT Scales sign

These signs are essential to the operational success and public safety function of this regional travel center, which is designed to serve both local motorists and regional commercial drivers.

#### 90' Pole Sign

The 90-foot sign is intended to provide high-visibility identification for travelers approaching the site from surrounding highways and major routes. Due to the scale of the roadway network, the speed of passing traffic, and the commercial nature of the surrounding area, a sign of this height is critical to allow for safe and timely navigation. This sign will clearly mark the site as a fuel and convenience stop, reduce sudden last-minute traffic movements, and support orderly access from nearby interchanges.

### 30' Pole Sign

The 30-foot pole sign will serve as secondary identification for local traffic approaching the site. This sign will be visible from adjacent roads and help reinforce the site's brand, promote on-site amenities, and improve wayfinding. This sign also supports safe entry and exit by giving drivers a clear visual cue as they near the property.

#### **CAT Scales Sign**

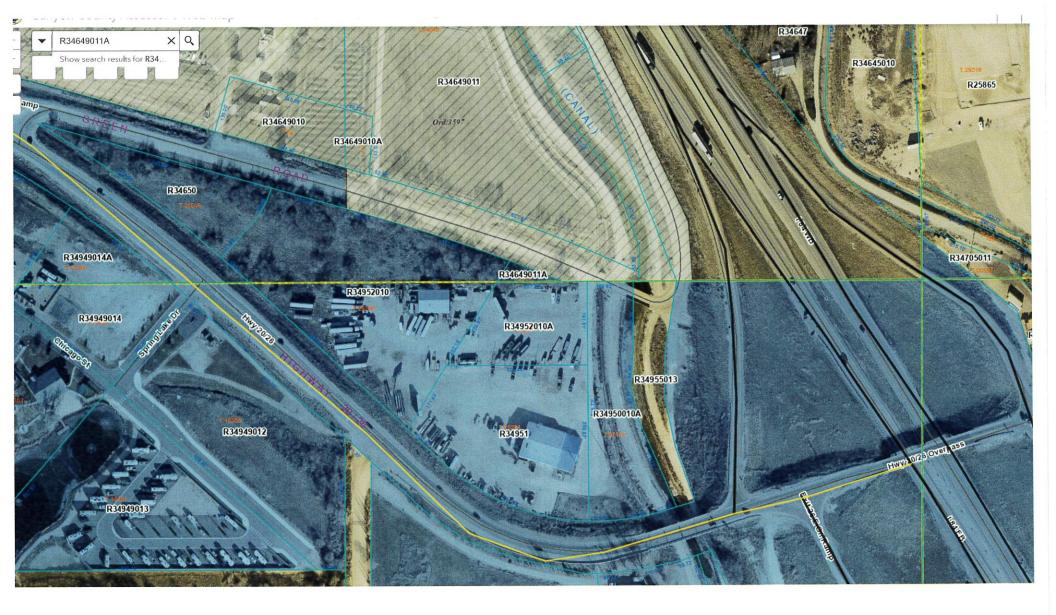
Maverik also proposes installation of a CAT Scales sign to identify the presence of a Certified Automated Truck (CAT) Scale on-site. These scales are a nationally recognized system used by commercial drivers to verify and document vehicle weight, which is a critical function for legal compliance and road safety. Visibility of this service from the road is vital so that truck drivers can safely access the site without having to make last-minute decisions or detours. CAT Scales are a highly valued amenity in the trucking industry and help attract essential traffic to the site

Together, these signs will promote safe traffic flow, support business viability, and provide critical information to a diverse range of drivers — including commercial trucks, RVs, and everyday motorists. Maverik is committed to ensuring that all signage is constructed to professional standards, adheres to all applicable codes, and complements the character of the surrounding development.

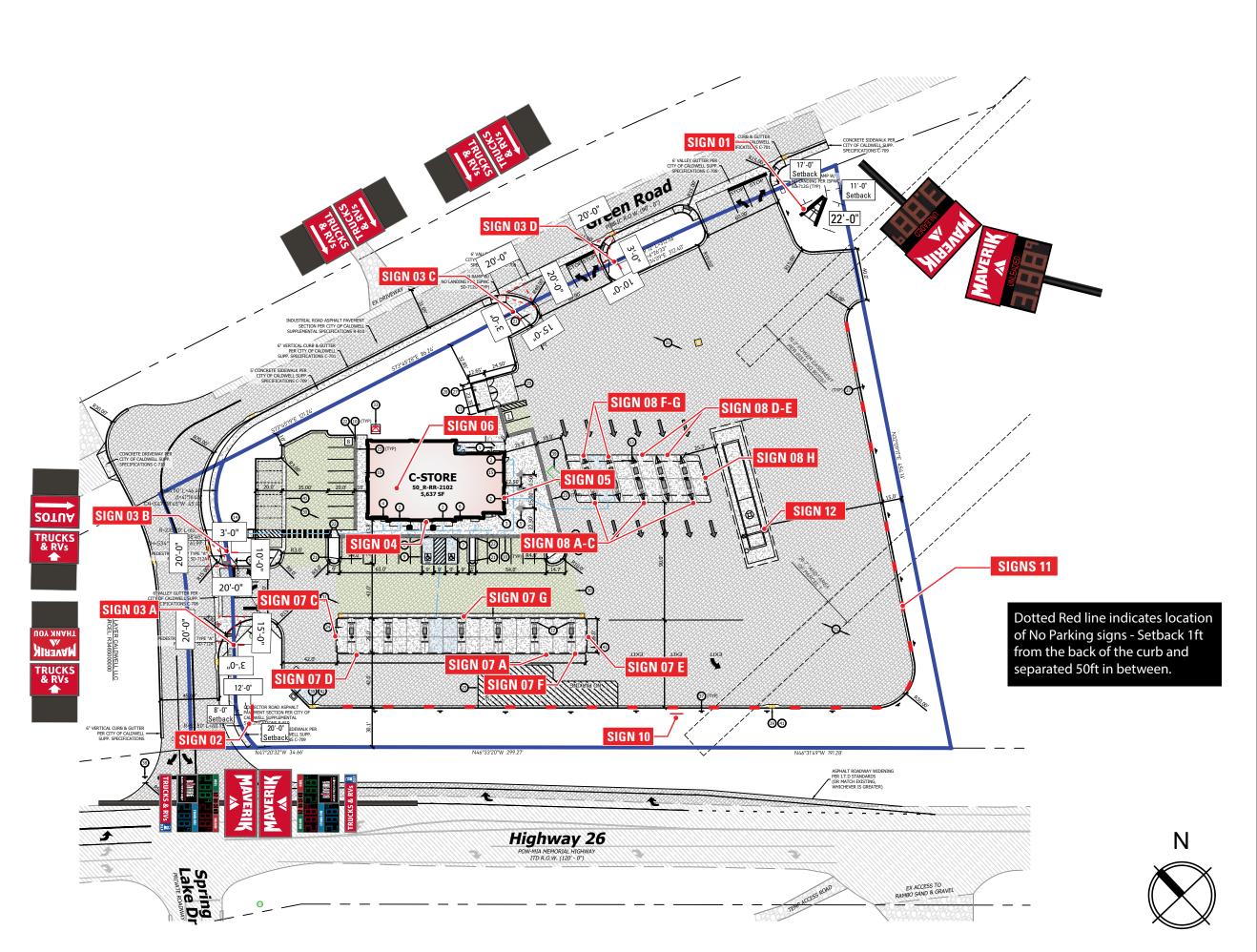
We respectfully request that the Planning Commission and/or relevant reviewing body grant a Special Use Permit for the proposed signage at 15280 Green Road.

#### Sincerely,

Kimberley Neilson Permit Specialist YESCO LLC kneilson@yesco.com 801-441-7648



IF THIS COPY IS VISIBLE ON PHYSICAL PRINTS IT MAY INDICATED THAT ARTWORK HAS BEEN PRINTED "TO FIT" - MEASUREMENTS TAKEN USING A SCALE RULER MAY NOT BE ACCURATE.





## DESIGN

## 1605 South Gramercy Rd. Salt Lake City, UT 84104 801.487.8481

### www.yesco.com

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This sign is installed in accordance with the requirements of Article 600 of the National Electrical Code and / or other applicable local codes. This includes proper grounding and bonding of the sign.

## Revisions

- (	No.	Date / Description
	Org.	04.12.2024
	R1	06.13.2024
	R9	01.16.2025 SP
	R10	01.27.2025 SP
	R11	01.30.2025 SP
	R12	06.16.2025 MS
	R13	
	R14	
	R15	09.09.2025 SP
	R16	
	JO	) #

## Approval

\_\_\_\_\_

A/E Sign / Date

Client Sign / Date

## Maverik #TBD

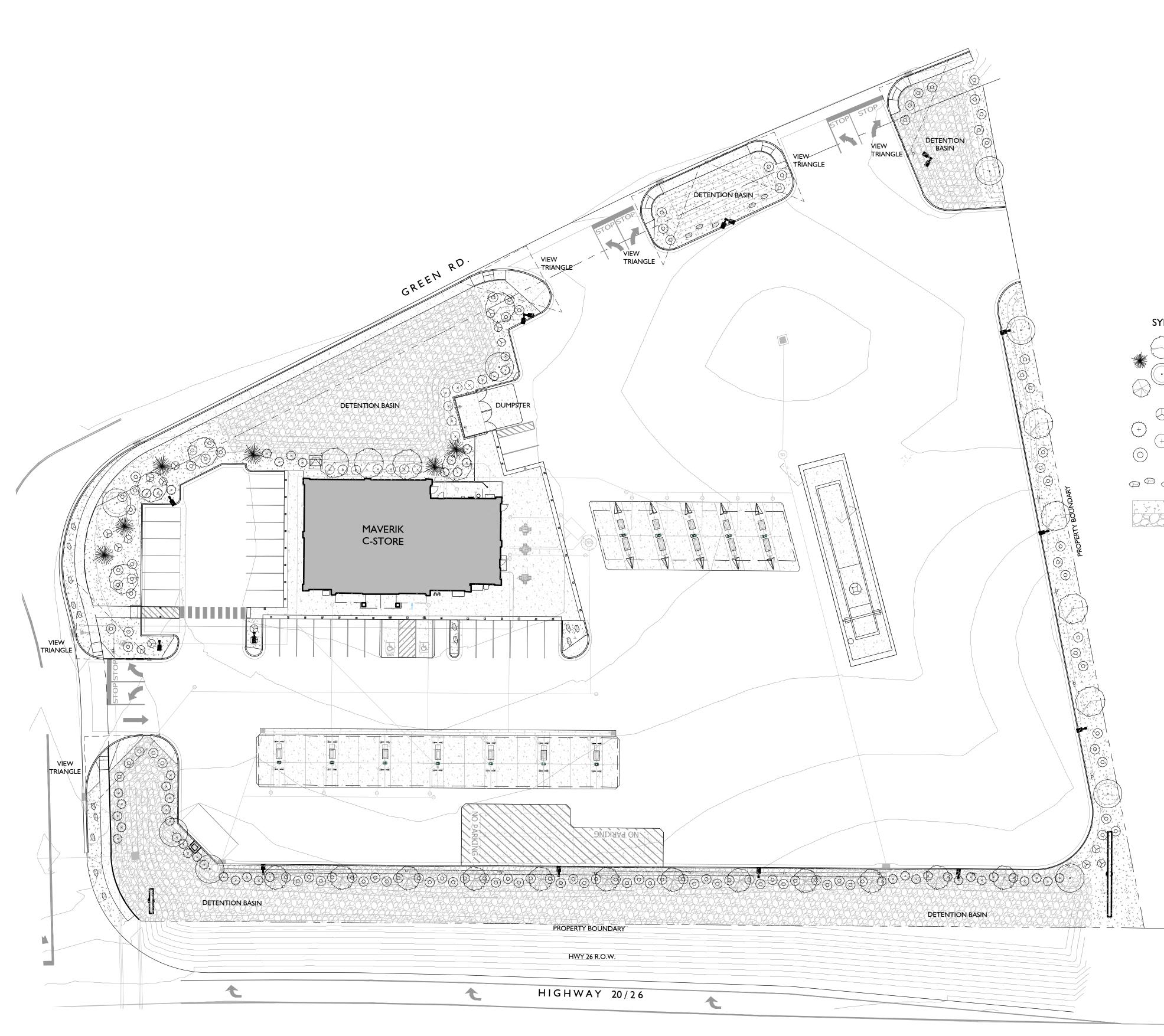
15280 Green Road Caldwell ID 83607

Acct. Exec: Matthew R Wren
Designer: Shawn Powell

**OPY-63242** 

K1

DC 0.'



# LANDSCAPE TABULATIONS

## STREET BUFFER

GREEN STREET - 557 L.F. (Does not include drive aisles)
TREES - I / 35 L.F. 16 TREES

TREES - I / 35 L.F. 16 TREES 16 TREES SHRUBS - I / 7 L.F. 80 SHRUBS 80 SHRUBS

HWY 26 - 530 L.F.

TREES - I / 35 L.F. SHRUBS - I / 7 L.F. 15 TREES 76 SHRUBS

15 TREES 76 SHRUBS

## LANDSCAPE SCHEDULE

	SYM	QNTY	SCIENTIFIC NAME	COMMON NAME	SIZE
	~~		TREES		
		П	MALUS 'SPRING SNOW'	SPRING SNOW CRABAPPLE	2" CAL.
		6	PINUS FLEXILIS GLAUA 'VANDERWOLF'S PYRAMID	LIMBER PINE	6'
	— (( · ))	8	PRUNUS VIRGINIANA 'CANADA RED'	CANADA RED CHOKECHERRY	2" CAL.
		12	PYRUS CALLERYANA	FLOWERING PEAR	2" CAL.
			SHRUBS		
		16	CARYOP. x CLANDONENSIS 'LONGWOOD BLUE'	BLUE MIST SPIREA	2 GAL.
	{+}	51	JUNIPERUS HORIZONTALIS 'BAR HARBOR'	BAR HARBOR JUNIPER	2 GAL.
	+	13	CORNUS ALBA 'BAILHALO'	IVORY HALO DOGWOOD	2 GAL.
	$\bigcirc$	104	RHUS AROMATICA 'GROW LOW'	GROW LOW SUMAC	2 GAL.
			BOULDERS		
,			DECORATIVE BOULDERS 24" - 36", COMPLEMENT	ROCK MULCH	
	<del>-</del>		MULCH	mmy	
	1 2 2 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	14,036 S.F.	DECORATIVE ROCK MULCH, I 1/2 w/ DeWitt PRO	D5 Weed Barrier 🖁	3" MIN.
		29,902 S.F.	DECORATIVE STONE COBBLE, 3", 🎶/ DeWitt PROS	Wee Barrier	3" MIN.

# LANDSCAPE GENERAL NOTES

I. Contractor shall locate and verify the existence of all utilities within project area prior to commencement of work.

Lunming

- 2. Do not commence planting operation until rough grading has been completed.
- 3. All plants shall bear the same relationship to finished grade as the original grade before digging.
- 4. Pre-emergent herbicide shall be used prior to mulch placement.
- 5. All plant materials shall conform to the minimum guidelines established by the American Standard for Nursery Stock, published by the American Nursery Association, Inc.
- 6. All plants to be balled and burlapped or container grown, unless otherwise noted on the plant list.
- 7. The contractor shall supply all plant material in quantities sufficient to complete the mulching and turf installation as shown on the drawings.
- 8. Any proposed substitutions of plant species shall be made with plants of equivalent overall form, height, branching habit, flower, leaf color, fruit and culture only as approved by the Project Representative.
- 9. All shrub, and groundcover planting pits to contain I part topsoil with I part native soil. planting pits to be twice the size



LANDSCAPE ARCHITECTURE & LAND PLANNING

1375 E. PERRYS HOLLOW ROAD SALT LAKE CITY, UTAH 84103 PH/TXT/MO 801.554.6146 SCOTT@STBDESIGNLLC.COM

185 S. State Street | Salt Lake City, Utah 84111

THESE PLANS ARE SUBJECT TO FEDERAL COPYRIGHT LAWS: ANY USE OF SAME WITHOUT THE EXPRESSED WRITTEN PERMISSION OF MAVERIK, INC IS PROHIBITED. 2018 MAVERIK, INC.

ARCHITECT/ENGINEER:

3445 Antelope Drive, St 200 Syracuse, UT 84075 PH: 801.664.4724

EM: Thomas@HuntDay.co

TAMP:



AVEKIK, INC.
ROPOSED MAVERIK C-STOR

LF OF SECTION 16 & SOUTH HALF OF RTH, RANGE 3 WEST, BOISE MERIDIAN

	ISSUANCE	
Δ	DESCRIPTION	DATE
Λ	ADDED WEED BARRIER	4.01.20
DRAV	VN BY: APPROV	/ED BY:

DRAWING ISSUE

REVIEW/PERMIT/CONSTRUCTION 11/22/2024

PROJECT NUMBER: ID-0573 STORE #: TBI

SHEET NAME

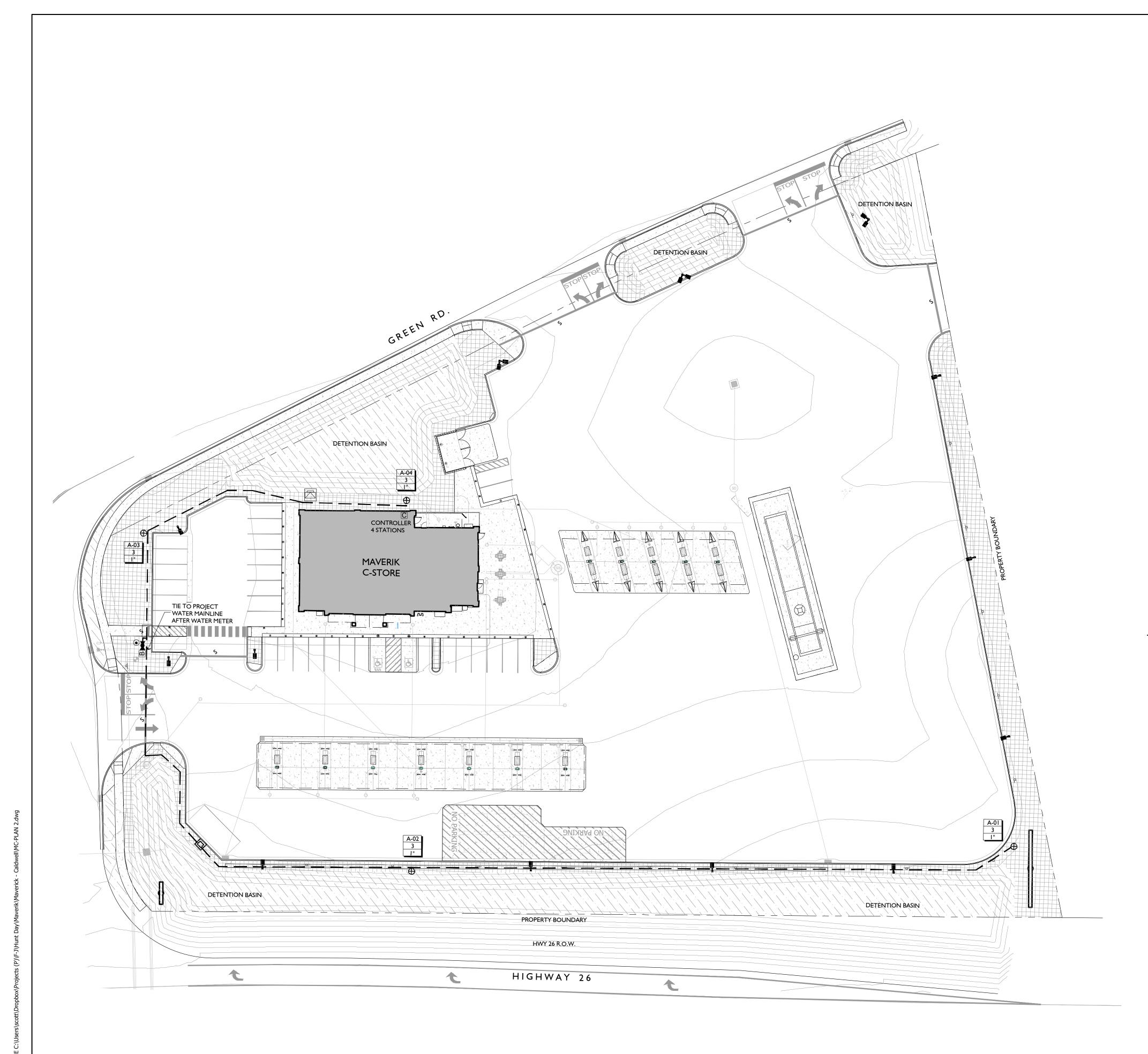
LANDSCAPE PLAN

L101

LANDSCAPE P

24" × 36" - SCALE: 1"=30'-0"

0 5 10 30 60





SYM. MODEL

Drip Emitter - Rainbird Xeri-Bug XB-20PC w/ PC-DIFF-PPL Diffuser Cap 2 / Shrub, 4 / Tree

⊕ Drip Control Zone - Rainbird XCZ-100-PRBCOM

Quick Coupling Valve Assembly

Controller - Rainbird ESP4ME3 w/ (2) ESP-SM6 Modules, LNK2 WiFi - 16 Stations w/ WR2 Rain Sensor is EPA WaterSense Certified Controller

B Backflow Preventer - I"

Stop and Waste - 1 1/2"

Master Valve - Rainbird 200-PEB - Tie to Controller

-----Lateral Pipe - Schedule 40 PVC \_\_ML\_\_\_Mainline - I" Sch 40 PVC

S Irrigation Sleeving (See Plan)

Non-Irrigated Area

A-01 Valve #

26.7 GPM

1 1/2" Valve Size

## IRRIGATION PIPE SIZEING SCHEDULE

Dist. - valve to end of lateral 0 - 160 FT. 160 - 200 FT. 200 - 250 FT. 250 - 300 FT. 300 - 350 FT. 3/4" SCH. 40 PVC PIPE 0-8 GPM 0-5 GPM 0-4 GPM 0-4 GPM 0-3 GPM 8 - 12 GPM 5 - 10 GPM 4 - 9 GPM 4 - 8 GPM 3 - 7 GPM I" SCH. 40 PVC PIPE I-I/2" SCH. 40 PVC PIPE 22 - 30 GPM 22 - 30 GPM 18 - 26 GPM 16 - 24 GPM 14 - 22 GPM 30 - 50 GPM 30 - 50 GPM 26 - 50 GPM 24 - 45 GPM 22 - 40 GPM 2 - 1/2" SCH. 40 PVC PIPE 50 - 70 GPM 50 - 70 GPM 50 - 70 GPM 45 - 70 GPM 40 - 65 GPM 3" SCH. 40 PVC PIPE 70 - 110 GPM 70 - 110 GPM 70 - 110 GPM 70 - 110 GPM 70 - 110 GPM

# IRRIGATION GENERAL NOTES

- 1. Base drawings for irrigation design have been provided by others.
- 2. Irrigation design based on schematic layout of turf-shrub areas, along with schematic depiction of buildings. Any major deviation in building design and/or turf-shrub areas may require re-design of irrigation system.
- 3. Exact locations of major irrigation components to be approved by the Owner's Representative in the field prior to
- 4. Contact the local underground utility services for utility location and identification.
- 5. Perform excavation in the vicinity of underground utilities with care and if necessary, by hand. The Contractor bears full responsibility for this work and disruption or damage to utilities shall be repaired immediately at no expense to the Owner.
- 6. Irrigation main line and/or other components are shown schematically in hardscapes for graphic clarity only. All Irrigation components shall be located in landscaped areas
- 7. Quick coupler valves in landscaped areas shall be installed as close as possible to plan locations. Quick coupler valve spacing shall not exceed 200 feet apart to allow for hand watering of plant material.
- 8. Not all sleeving necessary to complete this project may not be shown on plan. Portions of irrigation sleeving may have been previously installed by others. Coordinate location and usage with Owner's Representative.



LANDSCAPE ARCHITECTURE & LAND PLANNING

1375 E. PERRYS HOLLOW ROAD SALT LAKE CITY, UTAH 84103 PH/TXT/MO 801.554.6146 SCOTT@STBDESIGNLLC.COM

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LF OF SECTION 16 & SOUTH HALF OF RTH, RANGE 3 WEST, BOISE MERIDIAN

ISSUANCE				
$\Delta$	DESCRIPTION	DATE		
1	ADDED WEED BARRIER	4.01.2025		

DRAWN BY: --APPROVED BY: -

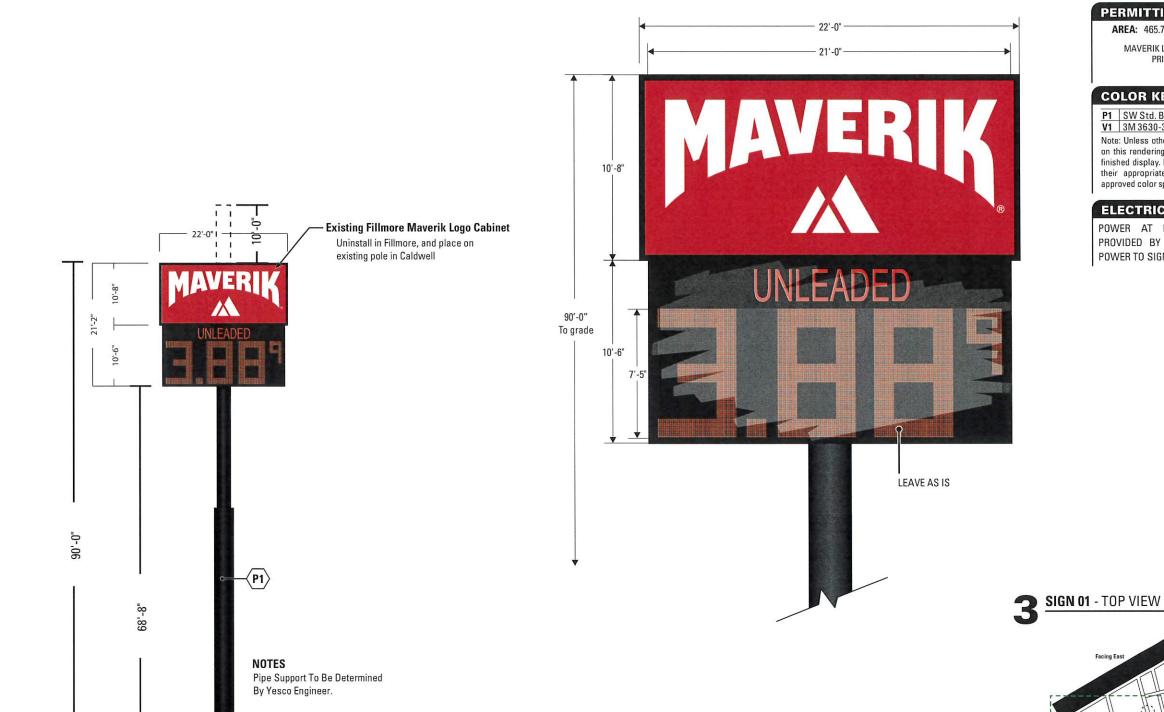
DRAWING ISSUE REVIEW/PERMIT/CONSTRUCTION

PROJECT NUMBER: ID-0573 STORE #: TBD SHEET NAME

**IRRIGATION PLAN** 

**L201** 

IRRIGATION PLAN



#### SCOPE OF WORK

UNINSTALL ONE [1] DOUBLE FACE HIGH RISE POLE SIGN IN FILLMORE, UTAH, AND MOVE TO CALDWELL, IDAHO, AND INSTALL.

#### PERMITTING INFO

AREA: 465.7 FT<sup>2</sup> (Rounded to the nearest 0.1 ft2)

MAVERIK LOGO CABINET: 234.67 FT2 PRICE CHANGERS: 231 FT<sup>2</sup>

#### **COLOR KEY**

P1 SW Std. Black V1 3M 3630-33 "Red"

Note: Unless otherwise noted, the colors depicted on this rendering may not match actual colors on finished display. Please refer to color-callouts and their appropriate vendor specified samples for approved color specifications.

#### ELECTRICAL

POWER AT DISPLAY LOCATION TO BE PROVIDED BY CLIENT. YESCO TO CONNECT POWER TO SIGN.

YESCO.

## DESIGN

1605 South Gramercy Rd. Salt Lake City, UT 84104 801.487.8481

www.yesco.com

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### Revisions

No. Date / Description Org. 04.12.2024 R1 06.13.2024 R2 11.19.2024 Replaced drawing (SP) R3 12.04.2024 No Changes (SP) R4 12.09.2024 No Changes (SP) R5 12.10.2024 No Changes (SP) **R6** 01.16.2025 SP R7 01.27.2025 SP R8 01.30.2025 SP J0 #

## Approval

A/E Sign / Date

Client Sign / Date

## Maverik #TBD

15280 Green Rd Caldwell ID 83607

Acct. Exec: Matthew R Wren Designer: Shawn Powell

**OPY-63242** 

SIGN 01 - KEFUR SCALE: 3/16" = 1'-0" SIGN 01 - REFURBISH D/F DISPLAY





## DESIGN

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R5	12.10.2024 No Changes (SP)
R6	01.16.2025 SP
R7	01.27.2025 SP
R8	01.30.2025 SP
R9	

## Approval

A/E Sign / Date

Client Sign./ Date

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15280 Green Rd Caldwell ID 83607

Acct. Exec: Matthew R Wren
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**OPY-63242** 

K

DC 0.





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R7	01.27.2025 SP
R8	01.30.2025 SP
R9	

## Approval

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Client Sign / Date

## Maverik #TBD

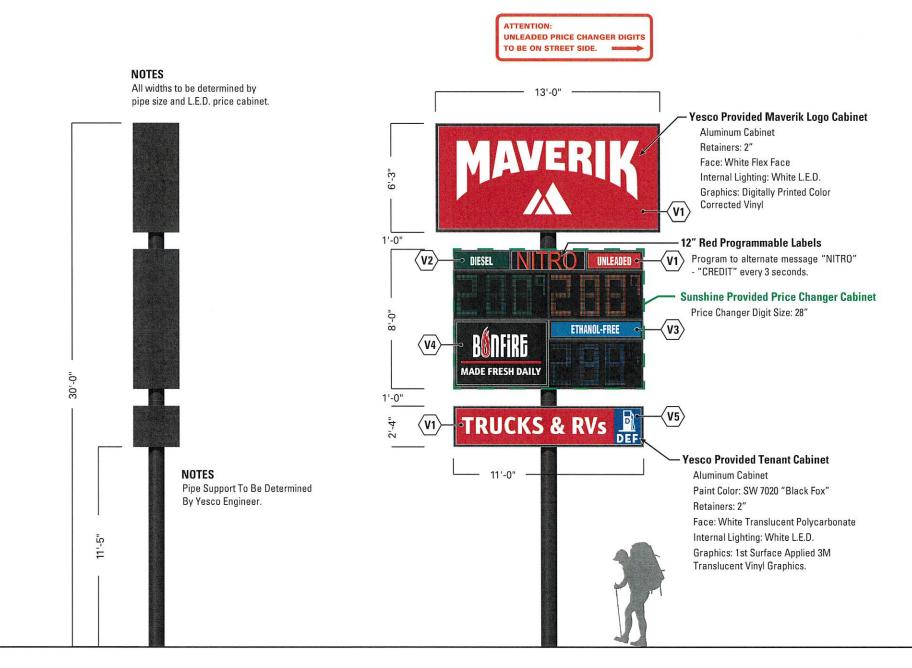
15280 Green Rd Caldwell ID 83607

Acct. Exec: Matthew R Wren
Designer: Shawn Powell

**OPY-63242** 

R

OC (



#### SCOPE OF WORK

MANUFACTURE & INSTALL **ONE [1]** DOUBLE FACE MID RISE SINGLE POLE SIGN.



YESCO.

### PERMITTING INFO

AREA: 194.91 FT<sup>2</sup> (Rounded to the nearest 0.1 ft<sup>2</sup>)

MAVERIK LOGO CABINET: 81.25 FT²
PRICE CHANGERS: 88 FT²
TENANT CABINET: 25.66 FT²

#### **COLOR KEY**

P1 SW 7020 "Black Fox"
V1 3M 3630-33 "Red"
V2 3M 3630-26 "Green"
V3 3M 3630-147 "Light European Blue"

74 3M 3630-22 "Black" 75 3M 3630-167 "Bright Blue"

Note: Unless otherwise noted, the colors depicted on this rendering may not match actual colors on finished display. Please refer to color-callouts and their appropriate vendor specified samples for approved color specifications.

#### ELECTRICAL

POWER AT DISPLAY LOCATION TO BE PROVIDED BY CLIENT. YESCO TO CONNECT POWER TO SIGN.

### DESIGN

1605 South Gramercy Rd. Salt Lake City, UT 84104 801.487.8481

www.yesco.com

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This drawing was created to assist you in visualizing our proposal. The original ideas herein are the property of YESCO LLC. Permission to copy or revise this drawing can only be obtained through a written agreement with YESCO.

The colors shown are only approximated on any computer monitor, inkjet or laser print. The final product may vary slightly in color from your computer monitor or print.

This sign is installed in accordance with the requirements of Article 600 of the National Electrical Code and / or other applicable local codes. This includes proper grounding and bonding of the sign.

## Revisions

No. Date / Description

Org. 04.12.2024

R1 06.13.2024

R2 11.19.2024 No Changes (SP)

R3 12.04.2024 No Changes (SP)

R4 12.09.2024 reorder changers SP

R5 12.10.2024 streetside note SP

R6 01.16.2025 SP

R7 01.27.2025 SP

R8 01.30.2025 SP

R9 --
J 0 #

## Approval

A/E Sign / Date

Client Sign / Date

## Maverik #TBD

15280 Green Rd Caldwell ID 83607

Acct. Exec: Matthew R Wren Designer: Shawn Powell

**OPY-63242** 

114

RT 2.0

SIGN 02 - MID RISE SINGLE POLE LAYOUT (SIDE VIEW)

SIGN 02 - MID RISE SINGLE POLE LAYOUT (FRONT VIEW)
SCALE: 3/16" = 1'-0" [1:64]



SIGN 12 - OPPOSITE CABINET FACE

SCALE: 1/4" = 1'-0"

Double face, aluminum cabinet display. Paint Black. Faces: White flexible material w/1st surface vinyl graphics as per color key. Internal lighting: White LED. Mount to tube supports.

Faces for 5 x 20 sign are 3M Panaflex 946-015 Yellow substrate with Scotchcal vinyl graphics applied to surface.

20'-0" CERTIFIED "ENTER" "DO NOT ENTER" Internally illuminated double face cabinet attached to tube support. Steel tube supports. Paint color: Black.

SIGN 12 - DOUBLE FACE CABINET DISPLAY ON METAL TUBE SUPPORTS (FRONT VIEW) SCALE: 1/4" = 1'-0" [1:48]

SIGN 12 - SIDE VIEW SCALE: 1/4" = 1'-0" [1:48]

#### SCOPE OF WORK

**NOTE:** ALL WORK SHOWN IN THIS PAGE TO BE DONE BY OTHERS.

## **PERMITTING INFO**

AREA: 107.5 FT<sup>2</sup> (Rounded to the nearest 0.1 ft<sup>2</sup>) METHOD: BOUNDING BOX

#### **COLOR KEY**

P1 SW Std. Black

V1 3M 3630-22 "Black" F2 3M 946-015 Panaflex Yellow Substrate

Note: Unless otherwise noted, the colors depicted on this rendering may not match actual colors on finished display. Please refer to color-callouts and their appropriate vendor specified samples for approved color specifications.

#### ELECTRICAL

POWER AT DISPLAY LOCATION TO BE PROVIDED BY CLIENT. YESCO TO CONNECT POWER TO SIGN.



YESCO<sub>®</sub>

## DESIGN

1605 South Gramercy Rd. Salt Lake City, UT 84104 801.487.8481

#### www.yesco.com

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This sign is installed in accordance with the requirements of Article 600 of the National Electrical Code and / or other applicable local codes. This includes proper grounding and bonding of the sign.

#### Revisions

No.	Date / Description
Org.	04.12.2024
R1	06.13.2024
R2	11.19.2024
R3	12.04.2024
R4	12.09.2024 no changes SP
R5	12.10.2024 no changes SP
R6	01.16.2025 SP
R7	01.27.2025 SP
R8	01.30.2025 SP
R9	

## Approval

A/E Sign / Date

Client Sign / Date

## Maverik #TBD

15280 Green Rd Caldwell ID 83607

Acct. Exec: Matthew R Wren Designer: Shawn Powell

**OPY-63242** 

## **NEIGHBORHOOD MEETING CERTIFICATION:**

Applicants shall conduct a neighborhood meeting for the following: special use permit applications; variance applications; annexation applications; planned unit development applications; preliminary plat applications that will be submitted in conjunction with an annexation, rezone or planned unit development application; and, rezone applications as per City of Caldwell Zoning Ordinance Section 10-03-12.

Description of the proposed project:
This project proposes the installation of an angled double-sided, 90-foot tall, illuminated pole sign at the
property located at 15280 Green Road in Caldwell, Idaho. The sign is designed to significantly improve
business visibility from Highway 26, also known as POW-MIA Memorial Highway, a major regional
the state of the second to the state of the
maximize visibility from both eastbound and westbound traffic. Due to the site's setback from the highway,
existing vegetation, and surrounding elevation, ground-level signs are insufficient for business visibility.
Date of Round Table meeting:
Notice sent to neighbors on: July 9, 2025
1 (VIVO VOID VOID 10 - 10 - 10 - 10 - 10 - 10 - 10 - 10
Date & time of the neighborhood meeting: July 28, 2025
Location of the neighborhood meeting:
15280 Green Rd. Caldwell, ID 83607
Developer/Applicant:
De totoget i signiture i si
Name: CLINT CARVER / MAVERIK
Name: DUINI CAREVEE   100000
Address City State 7in: 185 S STATE STREET, SUITE 80
Address, City, State, Zip: 186 5 STATE STREET, SUITE 80  SALT LAKE CITY, UT 64111
5401 440 014 ) 01 0111
and location noted on this form and
I certify that a neighborhood meeting was conducted at the time and location noted on this form and
in accord with City of Caldwell Zoning Ordinance Section 10-03-12.
DEVELOPER/APPLICANT SIGNATURE
DATE_ 8/6/2025
DAIL



1605 South Gramercy Road Salt Lake City, Utah 84104

07/08/2025

MAVERIK 185 S. State St. Salt Lake City, UT 84111

RE: Neighborhood Meeting Notice for Project in your Neighborhood

To whom it may concern,

You are invited to a neighborhood meeting to discuss a project we are proposing near your property. The purpose of the meeting is to discuss the project, answer any questions, and listen to your feedback and suggestions.

Meeting Date: July, 28,2025 Meeting Time: 6:00 pm

Meeting Location: 15280 Green Rd., Caldwell, ID 83607

**Project Summary**: This project proposes the installation of an angled double-sided, 90-foot tall, illuminated pole sign at the property located at 15280 Green Road in Caldwell, Idaho. The sign is designed to significantly improve business visibility from Highway 26, also known as POW-MIA Memorial Highway, a major regional transportation corridor serving high-speed through traffic. The angled double-sided sign is intended to maximize visibility from both eastbound and westbound traffic. Due to the site's setback from the highway, existing vegetation, and surrounding elevation, ground-level signs are insufficient for business visibility. The height and orientation of the proposed pole sign are essential to:

- Provide clear, early visibility to drivers in both directions on Highway 26
- Increase business recognition and support safe turning movements
- Promote economic development at the site through improved wayfinding
- Serve as a landmark sign for the area

If you would like to contact us ahead of the meeting, please feel free to reach to Kimberley at 801-441-7648 or kneilson@yesco.com.

We look forward to hearing from you.

Thank you,
Kimberley Neilson
Permit Specialist
YESCO LLC
1605 S. Gramercy Rd.
Salt Lake City, UT 84104

Account	OwnerName	InCareOf	Address	City	State	ZipCode
R34648	BASE LAYER CALDWELL LLC		15258 GREEN RD	CALDWELL	ID	83607
R34949013	TC PROPERTY MANAGEMENT LTD		PO BOX 38	DAVIS	CA	95617
R34952010	TC PROPERTY MANAGEMENT LTD		PO BOX 38	DAVIS	CA	95617
R34950010	TC PROPERTY MANAGEMENT LTD		PO BOX 38	DAVIS	CA	95617
R34953	TC PROPERTY MANAGEMENT LTD		PO BOX 38	DAVIS	CA	95617
R34949010	RAMBO SAND AND GRAVEL INC		2700 S MIDDLETON RD	NAMPA	ID	83686
R34951	TC PROPERTY MANAGEMENT LTD		PO BOX 38	DAVIS	CA	95617
R34955013	STATE OF IDAHO DEPT OF HWY	DIST 3-RIGHT OF WAY SEC =	PO BOX 8028	BOISE	ID	83707-2028
R34950010A	TC PROPERTY MANAGEMENT LTD		PO BOX 38	DAVIS	CA	95617
R34650011A	TC PROPERTY MANAGEMENT LTD		PO BOX 38	DAVIS	CA	95617
R34949012	TC PROPERTY MANAGEMENT LTD		PO BOX 38	DAVIS	CA	95617
R34949014	TC PROPERTY MANAGEMENT LTD		PO BOX 38	DAVIS	CA	95617
R34949	TC PROPERTY MANAGEMENT LTD		PO BOX 38	DAVIS	CA	95617
R34650011	TC PROPERTY MANAGEMENT LTD		PO BOX 38	DAVIS	CA	95617
R34949014A	TC PROPERTY MANAGEMENT LTD		PO BOX 38	DAVIS	CA	95617
R34950010B	RAMBO SAND GRAVEL INC		2700 S MIDDLETON RD	NAMPA	ID	83687
R34649010A	BASE LAYER CALDWELL LLC	100	15258 GREEN RD	CALDWELL	ID	83607
R34955014	TWO BRIDGES ASSOCIATES LP		PO BOX 38	DAVIS	CA	95617
R34955017	TWO BRIDGES ASSOCIATES LP		PO BOX 38	DAVIS	CA	95617
R34649011	BASE LAYER CALDWELL LLC		15258 GREEN RD	CALDWELL	ID	83607
R34649	BASE LAYER CALDWELL LLC		15258 GREEN RD	CALDWELL	ID	83607
R34650	BASE LAYER CALDWELL LLC		15258 GREEN RD	CALDWELL	ID	83607
R34649010	BASE LAYER CALDWELL LLC		15258 GREEN RD	CALDWELL	ID	83607
R34649011A	TC PROPERTY MANAGEMENT LTD		PO BOX 38	DAVIS	CA	95617

CANYON COUNTY LISTING - R34952010, R34951, R34952, R34649011A - 500 feet
July 2, 2025

#### PROPERTY LISTING DISCLAIMER

This information should be used for informational use only and does not constitute a legal document for the description of these properties. Every effort has been made to insure the accuracy of these data & is subject to change without notice; however, the Assessor's Office assumes no liability nor do we imply any particular level of accuracy. The Canyon County Assessor's Office disclaims any responsibility or liability for any direct or indirect damages resulting from the use of these property listings.

## NEIGHBORHOOD MEETING SIGN-IN FORM City of Caldwell Planning and Zoning Department 621 E. Cleveland Blvd., Caldwell, ID 83605

Phone: (208) 455-3021

Start Time of Neighborhood Meeting:	6:00 pm	
End Time of Neighborhood Meeting:	7:00 pm	July 28,2025
		/

Those in attendance please print your name and address.

If no one attended, Applicant please write across this form "No one attended".

1. Clint Carver	ADDRESS, CITY, STATE, ZIP 185 S. State St., SIC, UT 8411
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#### **10-02-06: SIGN SCHEDULE:**

**Publisher's Note:** This Section has been **AMENDED** by new legislation (Ord. 3662, passed 4-21-2025). The text of the amendment will be incorporated below when the ordinance is codified.

- (1) Purpose: The city of Caldwell sign regulations are intended to achieve the following objectives:
- A. To promote a healthy economy by permitting businesses and the community to inform and direct the general public through the use of signs on buildings and sites.
- B. To encourage an attractive visual environment for businesses and the community.
- C. To protect and enhance the physical appearance of the community:
- 1. Assuring the appropriate design, architectural scale and placement of signs;
- 2. Assuring that signs are placed in an orderly and attractive manner on a building or site;
- 3. Assuring that the amount of information on the sign is legible and achieves the intended purpose.
- D. To ensure public safety along public roadways within the city by regulating the size and number of signs and assuring that all signs are in safe and appropriate locations.
- E. To provide necessary, yet reasonable and appropriate, signage for all residential, institutional, industrial, and business uses in the community.
- F. To establish and enforce a reasonable procedure for the eventual removal of nonconforming and/or abandoned signs.
- G. To ensure that the maintenance of signs continues throughout the life and display of the sign.
- (2) General Provisions:
- A. Signs Not To Obstruct Clear Vision In Public Rights Of Way: No sign of any kind shall be erected within the public right of way, unless specifically authorized by this chapter or approved by the city council. When erected in conformance with this chapter, it shall not be placed in
- such a manner as to obstruct free and clear vision of users of the right of way, or have colors or patterns which interfere, obscure or conflict with any authorized traffic sign, signal or traffic control device.
- B. Restrictions: No sign of any kind, except public traffic directing devices, public utility signs or safety signs, shall be placed within or

project over any:

- 1. Vision triangle.
- 2. Property line.
- 3. "Right of way area", which for purposes of this article, shall be defined as follows: Improved or unimproved public property owned by, dedicated to, or deeded to, the public or for the public's use, or future public property planned for future public use, for the purpose of providing vehicular, pedestrian and other public use and includes the land between the right of way lines whether improved or

unimproved and comprises the following, at a minimum: pavement, shoulders, curbs, gutters, sidewalks, parking areas, lawns and ground located between the curb and detached sidewalks.

- C. Removal Of Signs: Any signs, in any zoning district, placed illegally within a public right of way, right of way area, or vision triangle area or that are presenting an immediate vehicular or pedestrian safety hazard, may be removed and disposed of by city staff, with or without notification. Illegal temporary signs placed on private property may be removed and disposed of by city staff, with or without notification.
- D. Roadway Widening; Future Right Of Way Setback: In those cases where roadway widening is planned and officially approved, the future right of way shall be established as the setback for signage placement.
- E. Name Or Home Occupation Signs: Regardless of zoning district, one name sign or one home occupation sign is permitted per dwelling unit. One name sign is permitted per business unit. The name sign or home occupation sign shall not be more than three (3) square feet in area, shall be unlighted, and shall be attached flush to the building.
- F. Changes Of Setback/Height: (Rep. by Ord. 2865, 6-20-2011)
- G. Special Use Permits: Any situation that involves increasing the square footage or height of a sign, reducing the distance a sign is set back from a property line or right of way line, increasing the maximum number of signs allowed on a property, roof signage, allowing a sign that is not permitted within a zoning district, or allowing illuminated signs in a zone where illumination is not permitted may be granted only upon the successful completion of a special use permit.
- H. Sign Height: Unless otherwise mentioned in this chapter, all signs constructed after the adoption date hereof shall comply with the following height requirements:
- 1. All signage in the C-2, C-3, M-1, M-2 and I-P Districts shall not exceed fifty feet (50') in height, unless approved through a special use permit.
- 2. All signage in the C-4 District shall not exceed ninety feet (90') in height, unless approved through a special use permit. Except, signs located within the APO-1 overlay shall in no case exceed eighty feet (80') in height.
- 3. All signage in the RS-1, RS-2, R-1, R-2, R-3, C-1, A-D, C-D, and H-D Districts shall not be permitted above the roofline of the tallest building it serves, unless approved through a special use permit.
- I. Setbacks In All Districts: Unless otherwise mentioned in this chapter, the minimum setback shall be three feet (3') which shall include the footings, base, and all parts of the sign. The setback is measured from the back of a public sidewalk. If no public sidewalk exists the setback shall be measured from the property line.
- J. Landscaping: All permanent freestanding and monument signs shall be landscaped in accordance with the requirements listed in the landscaping ordinance. The required landscaped area shall be equal to or exceed the total square footage area of the face of one side of the sign(s).
- K. Corner Lots; Separate Frontage: On corner lots, each lot line abutting a street shall be considered separate frontage.

- L. Portable Or Temporary Signs: Portable signs or temporary signs cannot be used as permanent signage unless indicated otherwise herein.
- M. Pole Signs: Pole coverings shall be required on all new pole signs.
- N. Religious, Charitable, Educational Or Other Signs: Religious, charitable, educational or other signs determined to be similar (specifically excluding all home occupation signage and home occupations) not exceeding one square foot in area for each three (3) linear feet of frontage of the main building on the principal street shall be allowed within residential districts, provided no sign shall exceed thirty- two (32) square feet in area. Such signs may be externally illuminated and shall comply with all requirements of this article. Internal illumination and/or electronic reader boards would require special use permit approval.
- O. Sign Maintenance And Repair: All signs, regardless of type, shall be continually maintained in a state of good appearance, security, safety and repair throughout their life. Maintenance shall be such that the signage continues to conform to any conditions imposed by this article, the sign permit or any applicable special use permits. Nothing in this Code shall relieve the owner or user of any sign or owner of property on which a sign is located from maintaining the sign in a safe condition, a state of good repair and an aesthetically pleasing condition.
- P. Display Of Merchandise: Display of merchandise does not count as signage and is permitted on site provided all merchandise is not within or over any public "right-of-way area", as defined herein, or within or over any vision triangle area and all merchandise is in a clean, neat, safe, operable condition.
- Q. Easements: Signs may be placed within easements, provided the applicant coordinates sign placement with the appropriate utility service or agency having authority over the easement. It shall be understood that any required maintenance or repair within the easement shall take place regardless of any potential damage, displacement or destruction to the sign that may result as a consequence of any maintenance or repair necessary within the easement. Sign repair or replacement shall not be the responsibility of the utility or the City or any other agency having authority over the easement nor shall the utility or the City or any other agency having authority over the easement be held liable for any damage to the sign due to utility maintenance or repair or any other maintenance or repair necessary within the easement. Property owners may be required to sign and have notarized a statement, as prepared by the City, indicating as much.
- R. Sign Permits: The Planning and Zoning Department does not require sign permits for any signs. The requirement for sign permits for signs is solely regulated by the Building Department and applicable City building codes relating to permits for signage.
- S. Billboards: All billboard/off-premises signs located along I-84 freeway, highways, and principal arterials shall have a minimum separation distance of one thousand three hundred twenty feet (1,320'). This measurement shall include signs along both sides of the roadway and not only the signage along the side of the roadway where the sign is proposed to be installed.
- (3) Exempted Signs: Except as otherwise provided, the following signs shall not be subject to the provisions of this section:
- A. These signs are exempted by this Code and may be permitted in a public right-of-way upon authorization through the City Traffic Commission:

- 1. Public regulation and information signs.
- 2. Curb addresses.
- 3. Signs of public service companies for the purpose of safety.
- 4. Traffic, directional, warning, or information signs authorized by the controlling public agency.
- 5. Official notices issued by any court, public agency, or officer.
- B. These signs are exempted by this code but are not permitted within or over a public right of way and must follow all vision triangle regulations:
- 1. No trespassing and warning signs. Trespassing, private drive, or other safety warning signs placed on private property.
- 2. Flags of any country, state or unit of local government.
- 3. Flagpoles.
- 4. Political signs, provided such signs shall be posted no more than sixty (60) days prior to an election and removed within ten (10) days following election day and shall not be destructive to public property upon posting or removal. Further, prior to placement of any political signage on any private property, permission from the private property owner shall be obtained. No electric political signs shall be allowed in residential districts.
- 5. Internal traffic directional signs.
- 6. Construction signs, provided that such signs are erected no more than thirty (30) days prior to the construction, confined to the site of construction, and removed within ten (10) days of completion of the entire project.
- 7. Holiday decorations and signs of a decorative nature, incidental and commonly associated with any national, local or religious holiday.
- 8. Picket signs, provided they are hand carried.
- 9. Any sign consistent with this article as deemed appropriate by the planning and zoning director.
- (4) Prohibited Signs: The following signs are specifically prohibited unless indicated otherwise:
- A. Signs Imitating Warning Signal: No sign shall display intermittent lights resembling the flashing lights customarily used in traffic signals or in police, fire, ambulance, or rescue vehicles, nor shall any sign use the words "stop", "danger", or any other word, phrase, symbol, or character in a manner that might mislead or confuse a vehicle driver.
- B. Signs Within Street Or Highway Rights Of Way: Except as herein provided, no sign whatsoever, whether temporary or permanent, except traffic signs and signals and information signs erected by the controlling public agency, are permitted within any street or highway right of way. Signs within a street or highway right of way are subject to immediate removal and disposal by city staff without notification.

- C. Signs Attached To Trees, Utility Poles, Traffic Signage Poles, Or Streetlight Poles: Signs shall not be attached to any trees or branches unless said trees or branches are completely on private property and are outside of any street landscape buffer area or right of way area. Signs shall not be attached to any utility poles, power poles, telephone poles, traffic signage poles such as stop sign poles or street name sign or the like, or streetlight poles whatsoever. Any such signage may be removed and disposed of by city staff at any time, with or without notification.
- D. Signs Attached To Fences; Exception: Multiple signs shall not be attached to a fence. Only one permanent or one temporary sign may be securely attached to a fence, per street frontage and/or per alley frontage, such that there is no more than one sign on a fence's street or alley frontage. No trespassing and warning signs, directional and traffic signs, and temporary construction signs are exempt from this provision.
- E. Roof Supported Signs: Any sign which is erected above the roofline of a building or structure and which receives any or all of its support from such roof.
- F. Signs Attached To Trailers Or Vehicles: Signs attached to a trailer or vehicle that is permanently parked along a public highway or street.
- G. Highly Reflective And Fluorescent Signs: Signs made wholly or partially of highly reflective material unless required by the Caldwell fire department.
- H. Signs On Benches And Shelters; Exception: Signs on benches and shelters unless the benches and shelters have been established specifically for public transportation use and have been constructed/placed by or through the public transit or city authority after following the sign permitting process. Such bench/shelter signage shall be flat, professionally prepared signs permanently fastened to back support/rests or walls or painted directly on the surface. Signage may not be chained, tied, propped upon or otherwise affixed except as stated previously. Illegally attached signage or signage placed by someone other than the public transit or city authority shall be removed and disposed of by city staff. Signage on benches located in city golf courses is permitted insomuch as golf course signage requirements allow it and all such signage is coordinated through the golf course.
- I. Signs With Irrelevant Messages: Any sign which pertains to a time, event or purpose which no longer applies.
- J. Dilapidated Signs: Any sign which is in whole or in part weak, unsafe, unstable or constructed of broken, unsightly, inferior, torn, faded, peeling, old or worn materials or that is any form of disrepair.
- (5) Schedule:
- A. RS-1, RS-2, and R-1 districts:
- 1. Permitted signs: Animated reader board or changeable copy signs as incorporated into the business sign, freestanding (post) signs, hanging and suspended signs, monument signs, and subdivision entry signs subject to the provisions listed below:
- (A) One permanent freestanding (post) business sign, or hanging and suspended sign identifying any permitted use or special use, other than a residential use or home occupation, shall be permitted per street frontage. Each sign shall not exceed twelve (12) square feet in

area and may be externally illuminated. A sign permit is required prior to installation.

- (B) Freestanding (post) business signage or hanging and suspended sign signage in these districts may be expanded to twenty-four (24) square feet in area and/or may be internally illuminated through a special use permit. A sign permit is required prior to installation.
- (C) One permanent freestanding (post) sign or hanging and suspended sign identifying any use defined as public and/or semipublic in section 10-02-02, table 1 of this article shall be permitted per street frontage. Each sign shall not exceed twenty-four (24) square feet in area and may be externally illuminated. These signs may be expanded to thirty-six (36) square feet in area and/or may be internally illuminated through a special use permit. A sign permit is required prior to installation. (D) One permanent freestanding (post) sign or hanging or suspended sign identifying any public or private elementary or secondary school shall be permitted per street frontage. Each sign shall not exceed fifty (50) square feet in area, unless approved through a special use permit. The sign may be externally or internally illuminated. One permanent freestanding (post) sign or hanging or suspended sign identifying any religious facility shall be permitted per street frontage. Each sign shall not exceed thirty-two (32) square feet in area, unless approved through a special use permit. The sign may be externally or internally illuminated. A sign permit is required prior to installation.
- (E) One animated reader board or changeable copy sign per building may be permitted only when it is used in conjunction with, and as a part of, a business sign identifying a permitted use or an approved special use and shall not exceed twenty-four (24) square feet in area. One animated reader board or changeable copy sign per building may be permitted only when it is used in conjunction with, and as a part of a use defined as public and/or semipublic in section 10-02-02, table 1 of this article and shall not exceed thirty-six (36) square feet in area. Such signage shall be approved through a special use permit in these districts prior to installation. A sign permit is required prior to installation. Stand alone animated reader boards or changeable copy signs are prohibited, excepting that a changeable copy sign may be allowed as a stand alone sign provided all of the temporary sign requirements are met as outlined in subsection (9) of this section. A sign permit is required prior to installation.
- (F) One subdivision entry sign or monument sign may be placed at each entrance of a subdivision, shall not exceed thirty-two (32) square feet, and may be externally illuminated.

A sign permit is required prior to installation.

### B. R-2, R-3, and C-1 districts:

- 1. Permitted signs: Animated reader board or changeable copy signs as incorporated into the business sign, window signs, awning signs, directory signs, freestanding (post) signs, hanging and suspended signs, monument signs, projecting signs, subdivision entry signs, and wall signs subject to the provisions listed below:
- (A) One permanent freestanding (post), hanging and suspended, projecting or directory sign identifying a permitted or special use, other than a single-family dwelling or home occupation, is permitted per street frontage. Each sign shall not exceed thirty-six (36) square feet in area, and may be externally illuminated. One permanent freestanding (post) sign or hanging or suspended sign identifying any public or private elementary or secondary school shall be permitted per street frontage. Each sign shall not exceed fifty

(50) square feet in area, unless approved through a special use permit. Signs identifying any public or private elementary or secondary school may be externally or internally illuminated.

A sign permit is required prior to installation.

- (B) Freestanding (post), hanging and suspended, projecting and directory business signage in these districts may be expanded to fifty (50) square feet in area and/or may be internally illuminated through a special use permit. A sign permit is required prior to installation.
- (C) One animated reader board or changeable copy sign per building may be permitted only when it is used in conjunction with, and as a part of, a business sign identifying a permitted or approved special use and shall not exceed thirty- six (36) square feet in area. Such signage shall be approved through a special use permit in these districts prior to installation. A sign permit is required prior to installation. Stand alone animated reader boards or changeable copy signs are prohibited, excepting that a changeable copy sign may be allowed as a stand alone sign provided all of the temporary sign requirements are met as outlined in subsection (9) of this section.
- (D) Wall signs affixed to a building are permitted on nonresidential uses. Multiple signs are permitted, but the total signage area shall not exceed twenty percent (20%) of the total wall square footage upon which the sign(s) is placed. Wall signs in these districts may be externally illuminated. Sign permits are required prior to installation.
- (E) One subdivision entry sign or monument sign may be placed at each entrance of a subdivision or business park, the actual signage area (exclusive of the monument portion of the structure) shall not exceed one hundred (100) square feet, and may be externally illuminated in a residential development or externally or internally illuminated in a commercial development or a mixed use development. Sign permits are required prior to installation.
- (F) One awning sign may be permitted per street frontage. The awning sign shall be located completely on the awning valance. Awnings shall be a minimum of eight feet (8') above sidewalk grade. Awning valances shall have an eighteen inch (18") maximum height. Sign permits are required prior to sign and awning installation.
- 2. Window signs are permitted in any window with street or alley frontage. There are no minimum or maximum requirements for window signs.
- C. C-2, C-3, C-4, M-1, M-2, and I-P districts:
- 1. Permitted signs: Animated reader board, awning signs, changeable copy signs, directory signs, freestanding (post) signs, hanging and suspended signs, monument signs, pole signs, projecting signs, rotating signs, subdivision entry signs, wall signs, and window signs subject to the provisions listed below:
- (A) Freestanding (post) permanent business, directory, hanging and suspended, pole, projecting, and rotating signs identifying a permitted or special use permit are allowed. The overall square footage of the signage is determined by the length of the street frontage. The gross surface area of all signs on a lot (excluding wall signs, window signs, awning signs, animated reader boards, changeable copy signs, subdivision entry signs and monument signs) shall not exceed one times the linear feet of street frontage

of such lot. One sign is permitted on a site for every eighty feet (80') of street frontage. Such signage may be externally or internally illuminated and sign permits are required prior to installation.

- (B) Wall signs affixed to a building are permitted on nonresidential uses. Multiple signs are permitted, but the total signage area of wall signs shall not exceed forty percent (40%) of the total wall square footage upon which the sign(s) is placed. Wall signs in these districts may be externally or internally illuminated. Sign permits are required prior to installation.
- (C) One animated reader board or changeable copy sign may be permitted per street frontage only when it is used in conjunction with, and as a part of, a business sign identifying a permitted or approved special use and shall not exceed forty-eight (48) square feet in area per animated reader board or changeable copy sign. Sign permits are required prior to installation. Stand alone animated reader board signs or changeable copy signs are prohibited, excepting that a changeable copy sign may be allowed as a stand alone sign provided all of the temporary sign requirements are met as outlined in subsection (9) of this section.
- (D) A billboard or off premises sign may be permitted only in these districts upon the successful completion of a special use permit.

Billboards shall be set back at least thirty feet (30') from all property lines. Sign permits are required prior to installation. Exceptions:

- 1. The city of Caldwell may provide permanent off premises signage for the following purposes: highlighting landmarks and entry points to downtown or specific districts; highlighting the history of Caldwell; providing maps and geographical information; on central locations, listing businesses within the city of Caldwell for advertising purposes; and providing a designated place for posting fliers, posters for upcoming events, and public notices. Such signage shall be placed on city property, shall have to receive approval from city council prior to placement, and shall be owned, operated, and maintained by and through the city of Caldwell.
- 2. Billboards located along I-84 freeway, and federal or state highways that meet the required separation distances as listed in Section 10-02-06(2)S of this chapter shall be outright permitted.
- (E) One subdivision entry sign or monument sign may be placed at each entrance of a subdivision or business park, the actual signage area (exclusive of the monument portion of the structure) shall not exceed two hundred (200) square feet, and may be externally or internally illuminated. Sign permits are required prior to installation.
- (F) One awning sign may be permitted per street frontage. The awning sign shall be located completely on the awning valance. Awnings shall be a minimum of eight feet (8') above sidewalk grade. Awning valances shall have an eighteen inch (18") maximum height. Sign permits are required prior to sign and awning installation.
- (G) Window signs are permitted in any window with street or alley frontage. There are no minimum or maximum requirements for window signs.

#### D. C-C district:

1. See section 10-12-04 of this chapter, except that rules and requirements, as listed in this article, for temporary signs and real estate signs apply to the city center district.

#### E. A-D, C-D, and H-D districts:

- 1. Permitted signs: Animated reader board, awning signs, changeable copy signs, directory signs, freestanding (post) signs, hanging and suspended signs, monument signs, projecting signs, subdivision entry signs, window signs, and wall signs subject to the provisions listed below:
- (A) Freestanding (post) permanent business, directory, hanging and suspended and projecting signs identifying a permitted or special use permit are allowed. The overall square footage of the signage is determined by the length of the street frontage. The gross surface area of all signs on a lot shall not exceed one-half (0.5) times the linear feet of street frontage of such lot (excluding wall signs, window signs, awning signs, animated reader boards, changeable copy signs, subdivision entry signs and monument signs). One sign is permitted on a site for every one hundred feet (100') of street frontage. Such signage may be externally or internally illuminated and sign permits are required prior to

#### installation.

- (B) Wall signs affixed to a building are permitted on nonresidential uses. Multiple signs are permitted, but the total signage area of wall signs shall not exceed ten percent (10%) of the total wall square footage facing a street. Wall signs in these districts may be externally or internally illuminated. Sign permits are required prior to installation.
- (C) One animated reader board or changeable copy sign may be permitted per street frontage only when it is used in conjunction with, and as a part of, a business sign identifying a permitted or approved special use and shall not exceed thirty-two (32) square feet in area per animated reader board or changeable copy sign. Sign permits are required prior to installation. Stand alone animated reader board signs or changeable copy signs are prohibited, excepting that a changeable copy sign may be allowed as a stand alone sign provided all of the temporary sign requirements are met as outlined in subsection (9) of this section.
- (D) One subdivision entry sign or monument sign may be placed at each entrance of a subdivision or business park, shall not exceed forty-eight (48) square feet, and may be externally or internally illuminated. Sign permits are required prior to installation.
- (E) One awning sign may be permitted per street frontage. The awning sign shall be located completely on the awning valance. Awnings shall be a minimum of eight feet (8') above sidewalk grade. Awning valances shall have an eighteen inch (18") maximum height. Sign permits are required prior to sign and awning installation.
- (F) Window signs are permitted in any window with street or alley frontage. There are no minimum or maximum requirements for window signs.

#### (6) Sign Standards:

A. Height Measurements: The height of a sign shall be measured from the ground, adjacent to the sign, to the top of the sign and support structure. If the ground under the sign slopes, the height shall be measured from the average grade under the sign itself.

B. Area Measurement: The sign area is calculated by determining the number of square feet of the smallest rectangle(s) within which a sign face can be enclosed. In determining the area of an individual sign that has more than one face, the single sign face with the greatest area shall be used. The total sign

area is the sum of all individual sign areas. Wall signage does not count towards the total allowable sign area calculated on a parcel of land.

- C. Setbacks: Setbacks shall be measured from interior property lines or right of way lines. Signs taller than three feet (3') shall not be located within the vision triangle.
- D. Wall Signs: (Rep. by Ord. 2911, 9-4-2012)
- E. Illumination: Where illumination of signs is permitted, the following standards shall apply:
- 1. Lighting for signs shall not create a hazardous glare for pedestrians or motorists either in a public street or on any private premises.
- 2. The light source, whether internal to the sign or external, shall be shielded from view. This requirement is not intended to preclude the use of diffused exposed neon.
- 3. Sign illumination for externally illuminated signs shall utilize focused light fixtures that do not allow light or glare to shine above the horizontal plane of the top of the sign or onto any public right of way or adjoining property.
- 4. No electronic reader board sign shall be erected without a light detector/photocell by which the sign's brightness can be dimmed when ambient light conditions darken.
- 5. An electronic reader board sign shall maintain a minimum hold time of one second for each individual frame for on premises displays.
- 6. An electronic reader board sign shall maintain a minimum hold time of eight (8) seconds for each individual frame for off premises (billboard) displays.
- F. Design, Preparation And Construction: All signage, including temporary signage, shall be designed, prepared and constructed by a professional (e.g., architect, building designer, landscape architect, interior designer, or others whose principal business is the design, manufacture, or sale of signs) or others capable of producing professional results.
- (7) Nonconforming Signs: Any permanent sign existing at the time of the enactment of this section which does not conform to its provisions but which was originally erected in accordance with previously adopted regulations shall be deemed a legal nonconforming sign. Such a sign, if properly maintained, may be continued under the following conditions:
- A. Whenever a nonconforming sign has been damaged to more than one-half (1/2) of its replacement value, it shall be totally removed, not be repaired or replaced.
- B. Whenever a nonconforming sign has been structurally altered, relocated or replaced, it shall immediately conform to the provisions of this chapter.
- (8) Abandoned Signs:

A. Abandoned Nonconforming Sign: Except as otherwise provided in this code, any sign located on property which pertains to a use which no longer applies to that property and that has been continuously vacant for a period of time exceeding six (6) months shall be deemed as abandoned. A

nonconforming abandoned sign is prohibited and shall be immediately removed upon notice by the city or brought into full compliance by the owner of the sign or owner of the property.

- B. Abandoned Conforming Sign: Except as otherwise provided in this code, any sign located on property which pertains to a use which no longer applies to that property and that has been continuously vacant for a period of time exceeding six (6) months should be deemed as abandoned. A conforming abandoned sign structure may remain, but all sign advertising, logos, names, etc., should be removed. Such sign structures must be maintained in an aesthetically pleasing manner.
- (9) Temporary Signs: Requirements and regulations for temporary signs apply to all zoning districts in the city, including the city center zoning district. Temporary signs shall be regulated as follows:
- A. Types: Temporary signs shall be limited to only the following: banners, yard signs, plywood signs, certain changeable copy signs, and portable signs.
- 1. Animated reader boards and changeable copy signs are not permitted as temporary signs; rather, they are only permitted as permanent signs if, and only if, they are incorporated into the regular business sign as part of the post, pole, wall or monument sign following the requirements for the underlying zoning district. They are not allowed on their own, separate from the regular business sign. They are prohibited as stand alone signs.
- (A) Excepting that one changeable copy sign per business may be permitted as a stand alone sign provided that all of the following criteria are met:
- i. There shall be no more than one stand alone changeable copy sign per business.
- ii. The face of a stand alone changeable copy sign cannot exceed twenty-four (24) square feet in area.
- iii. A stand alone changeable copy sign cannot be internally illuminated or animated in any way nor capable of having any type of electrical functions.
- iv. A stand alone changeable copy sign must adhere to all other requirements of temporary signs.
- v. Portable changeable copy signs, regardless of what is being advertised be it real estate for lease, sale or rent; goods and/or services either wholesale or retail; and/or any type of event, that are transportable with wheels, trailers or similar that have a thickness of more than one inch (1") are prohibited.
- B. Illumination: Temporary signs shall not be illuminated.
- C. Number: Temporary signs shall be limited to three (3) per business, regardless of the type of temporary sign, meaning that a property may have up to three (3) of any of the following at any one given time: a banner, a yard sign, a plywood sign, certain changeable copy signs or a portable sign.
- 1. Excepting that more than one temporary banner sign is allowed in instances where businesses sell/provide goods and services for more than one franchise and each franchise requires its own banner sign.
- D. Size: Temporary signs shall not exceed twenty-four (24) square feet in area.
- E. Right Of Way Areas: Temporary signs are not allowed in any right of way area and are subject to removal and disposal by city staff.

However, the area between the curb and a detached sidewalk shall not count toward right of way area for purposes of this article and temporary signs may be placed in said area provided all other provisions of this article are adhered to.

- F. Banner Signs: Banner signs shall comply with the following provisions in addition to all other provisions for temporary signs:
- 1. Banner signs must be professionally prepared and maintained in a neat, clean, repaired condition.
- 2. Banner signs that are tattered, torn or in disrepair or allowed to blow freely shall not be allowed under any circumstances and shall be removed immediately.
- 3. One banner sign may count as a permanent business sign provided it meets all of the requirements for permanent signage for the zoning district in which it is located and provided a sign permit has been obtained.
- G. Temporary Signs Pertaining To Certain Events: Temporary signs pertaining to events of civic, philanthropic, educational or religious organizations, are permitted provided said signs are placed no more than fifteen (15) days prior to the beginning of and removed within seven (7) days after the end of the event. Said signs do not count against the one allowed temporary sign for the business or dwelling. Said temporary signs may be placed off premises. Said temporary signs must comply with all other requirements for temporary signs.
- H. Temporary Sign Placement:
- 1. Temporary signs shall be placed on the property of the business which is being advertised. Off premises temporary signs are not permitted, unless specifically stated otherwise in this article.
- 2. The five foot (5') wide sidewalk area shall always remain free of all temporary signage.
- 3. Temporary signs shall not be placed at locations which impede the vision or travel of vehicular traffic or pedestrian traffic.
- 4. Temporary signs shall not be placed within ten feet (10') of a street corner or pedestrian ramp.
- 5. Any temporary sign placed illegally may be removed by city staff with or without notification.
- I. Temporary Sign Construction:
- 1. Temporary signs shall have no moving parts.
- 2. Temporary signage shall be designed, prepared and constructed by a professional (e.g., architect, building designer, landscape architect, interior designer, or others whose principal business is the design, manufacture, or sale of signs) or others capable of producing professional results.
- (10) Permits: (Rep. by Ord. 2865, 6-20-2011)
- (11) Real Estate Signs: Requirements for real estate signage apply to all zoning districts within the city, including the city center zoning district, and are as follows:
- A. Real estate signs advertise property and/or buildings on property that are for sale, lease, rent or trade.

- B. Real estate signs do not require a permit.
- C. Real estate signs must be located on the lot or building that is for sale, lease or rent and must be placed completely on or within the property being advertised.
- D. Real estate signs may remain on the property until said property has been sold, leased, traded, or rented at which time all real estate signage must be immediately removed.
- E. One real estate sign is allowed per street frontage.
- F. Real estate signs are prohibited from being placed:
- 1. On any site or property other than what is being sold, leased, rented or traded.
- 2. In any right of way or right of way area, except that placement in the area between the curb and a detached sidewalk is allowed for real estate signs, including real estate open house signs and directional real estate signs.
- 3. On anything located in right of way or right of way area.
- 4. On park/transit/public benches or shelters.
- 5. On telephone, power or utility poles.
- 6. On street or traffic light poles.
- 7. On street or traffic sign poles.
- 8. On trailers or vehicles permanently parked along public highways or streets.
- 9. Off premises, except as outlined in subsection (11)G of this section.
- G. Off premises real estate signs or off premises directional real estate signs are prohibited unless approval has been obtained through the special use permit process, except that off premises real estate open house signs shall be allowed provided the signs are not in any right of way area, the signs comply with all vision triangle rules, the signs do not exceed six (6) square feet in area and the signs are not displayed permanently but are put up and taken down on a daily basis; and excepting that off premises directional real estate signs shall be allowed provided: the signs are not in any right of way area; the signs comply with all vision triangle rules; the signs do not exceed four feet (4') in height; the signs are no larger than four (4) square feet in area; the signs only state "property for sale" with an arrow and no other information including agent name, agency name, phone number or address listed on the sign; and, there shall only be one off premises directional real estate sign allowed per street corner.
- H. A developed or developing subdivision or development is permitted one real estate sign per street frontage in the street landscape buffer area/common lot to advertise the subdivision or development as a whole.

#### (12) Enforcement:

A. The planning and zoning director and/or his/her duly authorized representatives are authorized and directed to enforce all the provisions of this article. Said director and/or representatives may enter at reasonable times any building, structure or premises in the city to make

inspection of a sign, its structural and electrical connections and ensure compliance with any provisions of this article, including repair or structural alteration for safety of signs which present a hazard to the public. City staff is authorized to immediately remove any signs located in the right of way or vision triangle area without notification.

B. Violations shall be handled through the process outlined in section 10-03-13 of this chapter, with the option of being prosecuted for a misdemeanor as set forth in section 10-01-09 of this chapter at the discretion of the planning and zoning director.

(13) Definitions: For the purposes of these regulations, a sign shall include any device that is intended to identify, inform, direct or advertise, and may be represented by words, letters, figures, symbols and/or other characterizations, insignia, or devices. Signs shall further be classified by the following definitions:

ABANDONED SIGN: A sign that no longer identifies or advertises a business, lessee, service, owner, product, or activity currently existing on the property for which the sign is intended to refer.

ANIMATED READER BOARD SIGN: Any sign which uses continuous, or nearly continuous movement, an intermittent or sequential flashing of the light source, or other visual change, which is clearly intended to depict action, create a special effect or scene, or otherwise attract attention or electronically change the advertised message.

AWNING OR CANOPY SIGN: A sign that is mounted, painted, or attached to an awning, canopy, or marquee.

BANNER SIGN: Any sign of lightweight fabric or similar material with no enclosing framework, that is mounted to a building or other structure at one or more edges, but not including those representing a nation, state or other officially recognized public body or institution, or any legitimate public purpose.

BILLBOARD: Any sign, regardless of size, used to direct attention to, or to provide directions to, a business, commodity, service, any real estate for lease, sale or rent, or entertainment conducted, sold, or offered at any location other than the premises on which the sign is located. Also known as an off premises sign.

BLADE SIGN: A sign six (6) square feet or smaller, which is suspended from an overhang, canopy, marquee, or is suspended from a mounting attached directly to the building wall, and hangs perpendicular to the building wall.

BUSINESS SIGN: A sign that directs attention to a business or profession conducted, or to a commodity or service sold, offered, or manufactured, or to an entertainment offered on the premises.

CENTRAL BUSINESS DISTRICT: The area located between 5th Avenue, 10th Avenue, Union Pacific Railroad and Indian Creek in downtown Caldwell.

CHANGEABLE COPY SIGN: A sign, such as a bulletin board or public announcement device, where the message or graphics is not permanently affixed to the structure, framing or background, where the message may be replaced periodically, either manually or mechanically and provided such sign does not constitute an animated or flashing sign as defined herein.

DIRECTORY SIGN: A sign that is compatible with the design theme of the development, may include multiple tenants, and is located at the entrance of the development.

FREESTANDING (POST) SIGN: A sign supported from the ground or any nonmovable sign not affixed to a building.

HANGING AND SUSPENDED SIGNS: A sign that is used to help define entries and identify business names to pedestrians. They are small and hang over the building entry if the appropriate clearance is provided.

ILLUMINATED SIGN: A sign with an artificial light source incorporated internally or externally for the purpose of illuminating the sign.

MONUMENT SIGN: A sign that is made entirely of marble, granite, stone, concrete, or similar material with a continuous at grade base, unattached to a pole, and independent of any structure. Supporting elements, including bases, may not exceed three feet (3') in height and are included in measurement of sign height. Supporting elements, including bases, shall be constructed with materials that are architecturally compatible with the principal structure.

NAMEPLATE: A permanent, fixed copy sign indicating only the name, address and/or profession of the resident or residents, or the name and/or address of the site or building user(s).

NONCONFORMING SIGN: A sign which was erected legally, but no longer complies with subsequently enacted sign restrictions and regulations.

PERMANENT SIGN: A name, identification, description, display, illustration or device which is intended for a permanent period of display. Any sign that is not considered a temporary sign or a real estate sign within this section shall be considered permanent.

POLE SIGN: A sign that is intended to communicate with people in automobiles. The sign structure is typically located on a single pole, but other types of supports may be used.

PORTABLE SIGN: Any sign designed to be transported, not permanently attached to the ground or other permanent structure, including, but not limited to:

- A. Signs with wheels, either attached or removed on site;
- B. Signs with transportable chassis or support constructed without wheels;
- C. Signs designed to be transported by trailer on wheels or manually;
- D. A-frame, sandwich board signs;
- E. Signs on balloons and umbrellas.

PROJECTING SIGN: A sign greater than six (6) square feet other than a wall sign or blade sign that projects from and is supported by the wall of a building or structure.

PUBLIC REGULATION AND INFORMATION SIGN: A sign erected by a public authority, or by a public service organization granted permission by a public authority, within a public right of way, or on private property when required by law, and intended to control traffic, direct, identify or inform the public, or provide a needed public service as determined by the rules and regulations of the sponsoring public authority.

ROTATING SIGN: A sign in which the sign itself or any portion of the sign moves in a revolving or similar manner.

SIGN: Any object, device, display, type of material, or structure, or part thereof, situated outdoors or indoors, that is used to advertise, identify, display, direct, or attract attention to an object, person, institution, organization, business, product, service, event, or location by any means, including words, letters, figures, design, symbols, fixtures, colors, illumination, or projected images. Excludes national or state flags, window displays (but not window signs) or official announcements or signs of government. Excludes merchandise.

SUBDIVISION ENTRY SIGN: A sign that identifies the name of a residential, industrial, or commercial subdivision. This sign is usually a monument sign placed near a vehicular entrance or a wall sign placed on a community facility of the development.

TEMPORARY SIGN: A sign which is designed to be used only for a limited period of time, as regulated in this section, and is not, nor intended to be, permanently attached to a building, structure, or the ground. A "banner sign", plywood sign, "portable sign", certain changeable copy signs, yard sign all as regulated and defined in this section.

WALL SIGN: A sign erected parallel with the surface of a wall or other vertical or nearly vertical surface of a structure, and not extending more than what is necessary for the construction and support of that affixed wall sign. A wall sign also includes any signage, advertising, murals, etc., painted directly on the surface of any wall.

WINDOW SIGN: A sign affixed to a window, including windows within doors or any sign sufficiently near the inside of a window as to make such sign clearly and/or intentionally visible, and easily read, by motorists and pedestrians outside of the building. A sign that is painted or mounted onto a windowpane, or that is hung directly inside a window, solely for the purpose or effect of identifying any premises from the sidewalk or street.

(14) Banner Permit Application; Certificate Of Insurance: Each street banner permit application shall be accompanied by a certificate of insurance at the time of application submittal for public liability and property damage coverage with policy limits equal to or greater than the minimum designated by council resolution.

(Ord. 2779, 3-2-2009; Ord. 2805, 11-2-2009; Ord. 2820, 3-1-2010; Ord. 2865, 6-20-2011; Ord. 2911, 9-4-2012; Ord. 2967, 7-21-2014; Ord. 2971, 6-16-2014; Ord. 3010, 11-16-2015; Ord. 3090, 4-17-2017; Ord. 3102, 9-5-2017; Ord. 3156, 7-16-2018; Ord. 3237, 10-7-2019; Ord. 3560, 12-19-2023)

# EXHIBIT 2: CITY DEPARTMENT COMMENTS AND CONDITIONS OF APPROVAL

No image found for this file, click here to upload an image.

PERMIT PROJECT
FILE #: 25-003409
15280 GREEN RD CALDWELL ID 83607
MAVERIK SIGNS
INSTALL 90' PYLON, 30' PYLON, AND CAT SCALES SIGN

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Assign To Amber Abel		A CONTRACT OF THE PROPERTY OF
Permit #: SUP25-0000	15 Maverik Signs Install	<b>.</b>
Created On 08/26/2025	by Morgan Bessaw	
Notes This SUP is a	associated with SP25-000009 and SP25-000010	

	DATES Start Date 08/26/2025
	Due Date 09/10/2025
:	Completion Date 09/02/2025
	Status Approved

## **≡** REVIEW COMMENTS

# STATUS		COMMENTS		
1	Approved as noted	~	Engineering has no comments	

No Image found for this file, click here to upload an image. PERMIT PROJECT
FILE #: 25-003409
15280 GREEN RD CALDWELL ID 83607
MAVERIK SIGNS
INSTALL 90' PYLON, 30' PYLON, AND CAT SCALES SIGN



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## **≡** REVIEW COMMENTS

# STATUS

**COMMENTS** 

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PERMIT PROJECT
FILE #: 25-003409
15280 GREEN RD CALDWELL ID 83607
MAVERIK SIGNS
INSTALL 90' PYLON, 30' PYLON, AND CAT SCALES SIGN



<b>4</b>	REVIEW INFORMATION		
•	Department Manning	••	
	Mapping  [Activity Type]		
	Mapping Review (Final Staff Report/Memo)	~	
	Assign To Trevor Farris	<b>~</b>	
	Permit #: SUP25-000015 Maverik Signs Install	<b>~</b>	•••
	Created On 08/26/2025 by Morgan Bessaw		
	Notes This SUP is associated with SP25-000009 and SP25-000010		

	<b>DATES</b> Start Date 08/26/2025
	Due Date 09/10/2025
	Completion Date 09/04/2025
	Approved V

## **≡** REVIEW COMMENTS

O Approved as noted • Mapping has no comments.

## **EXHIBIT 3:**

# COPY OF AGENCY NOTIFICATION LETTER SENT, LIST OF AGENCIES NOTIFIED, AND AGENCY COMMENTS

## **OUTSIDE AGENCY WRITTEN TESTIMONY**

**Outside Agency Response Deadlines:** 

9/10/2025



# CITY OF CALDWELL PLANNING AND ZONING DEPARTMENT

205 S 6<sup>th</sup> Avenue, Caldwell, ID 83605 | Office: 208-455-3021 https://www.cityofcaldwell.org/departments/planning-and-zoning

## PUBLIC AGENCY NOTIFICATION – RESPONSE REQUESTED

Transmittal Date: 8/26/2025

1 <sup>ST</sup> HEARING DATE:	9/23/2024	HEARING BODY:	Hearing Examiner	
Application Case No(s):	SUP25-000015			
Project Name:	Maverik Signs			
Site Address:	15280 Green Rd.			
Site Parcel ID:	R3495201000			
Site Location:	On the northeast	side of HWY 20/26, app	proximately 1,000 feet west of the	
	intersection with	Interstate 84.		
Applicant: Clint Carver, of Maverik				
	185 S. State St. Suite 800 Salt Lake City, UT 84111			
	801-499-1248, <u>cl</u>	int.carver@maverik.con	<u>n</u>	
Property Owner:	Same as applican	t		
Agent Name:	Same as applican	t		

You are hereby notified, pursuant to the Local Land Use Planning Act, Idaho Code 67-6509, that the City of Caldwell has accepted the following application(s).

You are invited to provide written testimony by the date specified below to ensure planners can consider the information as they develop their staff report and recommended findings. All items received by the deadline will be placed in the hearing packet, allowing the hearing body adequate time to review the submitted information.

**REQUEST SUMMARY:** The applicant, Maverik Inc., is requesting approval of a special use permit for the construction of two poles signs, each with a reader board in excess of 48 sq. ft., one of which is proposed to be 90 feet in height, and to exceed the allowable square footage of signage for the entire site. The approximately 4 acre site is zoned C-3 and is located at 15280 Green Rd., on the northeast side of HWY 20/26, approximately 1,000 feet west of the intersection with Interstate 84.in Caldwell, Idaho.



**APPLICATION PACKET:** The complete application packet can be found on the City of Caldwell website under "Planning and Zoning Department/Current Case Files" or by clicking here.

<u>OUTSIDE AGENCY COMMENTS:</u> Your agency's comments are an important part of our decision-making process. When submitting comments, please reference Case No. listed above in responses and/or correspondence regarding this case. Comments received by the deadline date will be added to the Staff Report and to the hearing body's packet. Comments may be submitted by mail or email as follows:

Mail: Caldwell Planning and Zoning Department, P.O. Box 1179, Caldwell, ID 83605

Email: April Cabello, Planner I at <a href="mailto:acabello@cityofcaldwell.org">acabello@cityofcaldwell.org</a>

<u>Please Note</u>: We will assume that your agency has no objections or concerns if we do not receive written testimony or comments within the requested timeframe.

## **PUBLIC AGENCY NOTIFICATION LIST**

The following political subdivisions, including schools, were notified of the application requests. A link to the full application packet was provided to each agency.

City of Caldwell Engineering Department City of Caldwell Engineering Inspections

City of Caldwell Fire Chief City of Caldwell Fire Marshall

City of Caldwell Building Department

City of Caldwell Police Chief
City of Caldwell Lieutenant Wright
City of Caldwell Mapping Department
City of Caldwell Code Compliance Division
City of Caldwell Economic Development

City of Caldwell Airport

City of Caldwell Water Department Vallivue School District #139 Caldwell School District #132 Pioneer Irrigation District Riverside Irrigation District Canyon Hill Irrigation Franklin Ditch Co.

Nampa-Meridian Irrigation Dist. Black Canyon Irrigation District

Golden Gate Irrigation Caldwell Lateral Irrigation Wilder Irrigation District

Compass Idaho

Caldwell Transportation

Brown Bus Company

Canyon Highway District #4 Nampa Highway District #1 Idaho Transportation Department

Valley Regional Transit

Canyon County Development Services

Canyon County Plat Room

City of Nampa Planning and Zoning Boise Project Board of Control Southwest District Health

Idaho Power Intermountain Gas

DTG Maps (only for final plats) Boise River Flood Control Dist. #10

Bureau of Land Management

Bureau of Reclamation - Snake River Area Office

Corps of Engineers Idaho Fish and Game

Department of Water Resources

College of Idaho Department of Lands USPS Caldwell

Union Pacific Railroad

Hilty, Bower, Haws & Seable