



# CITY OF Caldwell, Idaho

Planning & Zoning

## HEARING REVIEW APPLICATION

### Type of Review Requested (check all that apply)

- Annexation/Deannexation
- Appeal/Amendment
- Comprehensive Plan Map Change
- Design Review
- Ordinance Amendment
- Rezone
- Special Use Permit
- Subdivision- Preliminary Plat
- Subdivision- Final Plat
- Subdivision- Short Plat
- Time Extension
- Variance
- Other \_\_\_\_\_

RECEIVED  
JUN 04 2020

**STAFF USE ONLY:**

File number(s): CMP-20-04  
Zon-20-05

Project name: SUB-20P-05

Date filed: 6/5/20 Date complete: \_\_\_\_\_

Related files: AeroSky Park

### Subject Property Information

Address: 3912 Hwy 20/26 Parcel Number(s): R3530500000

Subdivision: AeroSky Park (proposed) Block: \_\_\_\_\_ Lot: \_\_\_\_\_ Acreage: 35.44 Zoning: C-4

Prior Use of the Property: agriculture

Proposed Use of the Property: commercial and light industrial

### Applicant Information:

Applicant Name: Jane Suggs / Gem State Planning Phone: 208-602-6941

Address: 9840 W. Overland Rd, Suite 120 City: Boise State: ID Zip: 83709

Email: jane@gemstateplanning.com Cell: \_\_\_\_\_

Owner Name: Heartland Townhomes Property Management, LLC Phone: \_\_\_\_\_

Address: 9839 W. Cable Car St, Suite 101 City: Boise State: ID Zip: 83709

Email: \_\_\_\_\_ Cell: \_\_\_\_\_

Agent Name: (e.g., architect, engineer, developer, representative) Jane Suggs / Gem State Planning

Address: 9840 W. Overland Rd, Suite 120 City: Boise State: ID Zip: 83709

Email: jane@gemstateplanning.com Cell: 208-602-6941

### Authorization

Print applicant name: Jane Suggs

Applicant Signature: Jane Suggs Date: 5/21/20

Viper Investments (2<sup>nd</sup> owner) Corey Barton

AI



CITY OF  
*Caldwell, Idaho*

Planning & Zoning

COMP PLAN MAP CHANGE

Project Name: AeroSky Park Subdivision	File #: <i>cmp-20-01</i>
Applicant/Agent: Jane Suggs / Gem State Planning	

Applicant (v)	Please provide the following REQUIRED documentation:	Staff (v)
✓	Completed and signed Hearing Review Application	✓
✓	Narrative fully describing the proposed map change, including the following: <ul style="list-style-type: none"> <li>➢ Total # of acres being re-classified and the new map classification</li> <li>➢ How the proposed change will complement with the surrounding area</li> </ul>	✓
✓	Warranty deed for the subject property	✓
✓	Signed Property Owner Acknowledgement (if applicable)	✓
✓	Vicinity map, showing the location of the subject property	✓
✓	Metes and bounds legal description for the site	
✓	All of the above items shall be submitted in 8 ½ x 11 paper format AND in electronic format (preferably PDF or Word) on either a jump drive or CD. Please be aware the jump drive or CD will become part of the file and will not be returned	✓
✓	Please indicate # of property owners within 300 feet: <u>17 properties/14 owners</u>	✓
✓	Fee	✓

<b>STAFF USE ONLY:</b>
Date Application Received: <u>6/4/20</u>
Received by: <u>lc</u>
Proposed Hearing Date: _____
Hearing Body: <u>P</u>

*AI*



CITY OF  
*Caldwell, Idaho*

Planning & Zoning

REZONE

Project Name: AeroSky Park Subdivision	File #: 201-20-05
Applicant/Agent: Jane Suggs / Gem State Planning	

Applicant (v)	Please provide the following REQUIRED documentation:	Staff (v)
✓	Completed & signed Hearing Review Master Application	✓
✓	Narrative fully describing the proposed use/request	✓
✓	Recorded warranty deed for the subject property	✓
✓	Signed Property Owner Acknowledgement (if applicable)	✓
✓	Vicinity map, showing the location of the subject property	✓
✓	Site Plan	✓
	<b>The following are suggested items that may be shown on the site plan:</b>	
	• Property boundaries of the site	
	• Existing buildings on the site	
	• Parking stalls and drive aisles	
	• Sidewalks or pathways (proposed and existing)	
	• Fencing (proposed and existing)	
✓	Metes and bounds legal description for the site to be rezoned in WORD format	
✓	Landscape Plan (if applicable)	✓
✓	Neighborhood Meeting sign-in sheet	✓
✓	All of the above items shall be submitted in 8 ½ x 11 paper format AND in electronic format (preferably PDF or Word) on either a jump drive or CD. Please be aware the jump drive or CD will become part of the file and will not be returned	✓
✓	Fee	✓

**STAFF USE ONLY:**

Date Application Received: 6/4/20

Received by: LC

Proposed Hearing Date: \_\_\_\_\_

Hearing Body: \_\_\_\_\_

AI



CITY OF  
*Caldwell, Idaho*

Planning & Zoning

SUBDIVISION- PRELIMINARY PLAT

Project Name: AeroSky Park	File #: SUB-20P-05
Applicant/Agent: Jane Suggs / Gem State Planning	

Applicant (v)	Please provide the following REQUIRED documentation:	Staff (v)
✓	Completed & signed Hearing Review Master Application	✓
✓	Narrative fully describing the proposed use/request	✓
✓	Approved Subdivision name (please provide written verification from Mapping Department)	✓
✓	Recorded warranty deed for the subject property	✓
✓	Preliminary Plat (full size, 2 copies, folded)	✓
✓	Landscape Plan	✓
✓	Vicinity map	✓
✓	Traffic Study (if applicable)	✓
✓	Neighborhood Meeting sign-in sheet	✓
✓	All of the above items shall be submitted in full size (2 copies) 8 1/2 x 11 paper format AND in electronic format (preferably PDF or Word) on either a jump drive or CD. Please be aware the jump drive or CD will become part of the file and will not be returned	✓
✓	Fee	✓

Total # Lots  
 Residential: 0 Commercial: 6 Industrial: 14 Common: 1  
 Phased Project:  Yes  No If "yes", Phase #: \_\_\_\_\_ Total Acreage: 35.44  
 Min. Lot Size (excluding common lots): 0.9 acres Max. Lot Size (excluding common lots): 2.5 acres  
 Avg. Lot Size (excluding common lots): 1.5 acres % Useable Open Space: 0  
 List all types of useable open space: landscaped buffers on Hwy 20/26 & Aviation Way

**STAFF USE ONLY:**  
 Date Application Received: 6/4/20  
 Received by: CC  
 Proposed Hearing Date: \_\_\_\_\_  
 Hearing Body: \_\_\_\_\_

AI

Legal Description – M1 Zone  
Aerosky Park Subdivision

A parcel located in the NW ¼ of the NW ¼ of Section 25, Township 4 North, Range 3 West, Boise Meridian, Canyon County, Idaho, and more particularly described as follows:

Commencing at a point marking the northwest corner of said NW ¼ of the NW ¼, from which a 5/8 inch diameter iron pin marking the northeast corner of said NW ¼ of the NW ¼ bears N 89°49'35" E a distance of 1328.86 feet;

Thence S 0°26'50" W along the westerly boundary of said NW ¼ of the NW ¼ a distance of 649.74 feet to the **POINT OF BEGINNING**;

Thence leaving said westerly boundary S 89°40'58" E a distance of 250.23 feet to a point of curvature;

Thence a distance of 156.85 feet along the arc of a 100.00 foot radius curve left, said curve having a central angle of 89°52'12" and a long chord bearing N 45°22'56" E a distance of 141.26 feet to a point of tangency;

Thence N 0°26'50" E a distance of 77.23 feet to a point of curvature;

Thence a distance of 155.85 feet along the arc of a 100.00 foot radius curve right, said curve having a central angle of 89°17'49" and a long chord bearing N 45°05'44" E a distance of 140.55 feet to a point of tangency;

Thence N 89°44'39" E a distance of 879.28 feet to a point on the easterly boundary of said NW ¼ of the NW ¼;

Thence along said easterly boundary S 0°34'08" W a distance of 888.00 feet to a 5/8 inch diameter iron pin;

Thence leaving said easterly boundary S 89°49'35" W a distance of 1326.18 feet to a point on the westerly boundary of said NW ¼ of the NW ¼;

Thence N 0°26'50" E along said westerly boundary a distance of 613.79 feet to the **POINT OF BEGINNING**.

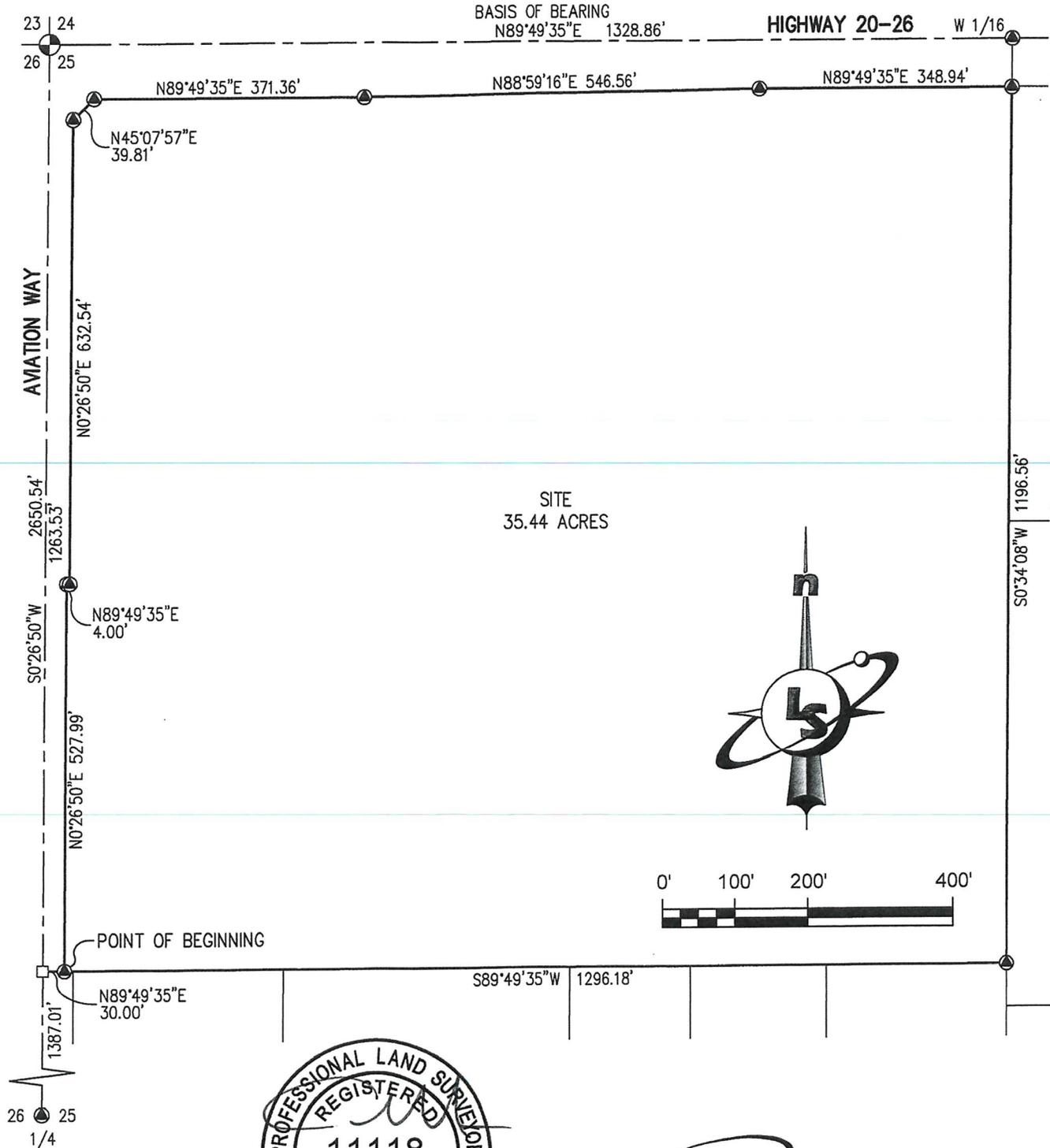
This parcel contains 24.82 acres more or less.

Clinton W. Hansen, PLS  
Land Solutions, PC  
May 27, 2020



# PROPOSED AEROSKY SUBDIVISION

LOCATED IN THE NW 1/4 OF THE NW 1/4 OF SECTION 25, T.4N., R.3W., B.M.  
CALDWELL, CANYON COUNTY, IDAHO



**LandSolutions**  
Land Surveying and Consulting

231 E. 5TH ST., STE. A  
MERIDIAN, ID 83642  
(208) 288-2040 (208) 288-2557 fax  
www.landsolutions.biz

JOB NO. 19-71

AL6

Legal Description - Preliminary Plat  
Aerosky Park Subdivision

A parcel located in the NW ¼ of the NW ¼ of Section 25, Township 4 North, Range 3 West, Boise Meridian, Canyon County, Idaho, and more particularly described as follows:

Commencing at a point marking the northwest corner of said NW ¼ of the NW ¼, from which a 5/8 inch diameter iron pin marking the northeast corner of said NW ¼ of the NW ¼ bears N 89°49'35" E a distance of 1328.86 feet;

Thence S 0°26'50" W along the westerly boundary of said NW ¼ of the NW ¼ a distance of 1263.53 feet to a point;

Thence leaving said westerly boundary N 89°49'35" E a distance of 30.00 feet to a 5/8 inch diameter iron pin on the easterly right-of-way of Aviation Way and the **POINT OF BEGINNING**;

Thence N 0°26'50" E along said easterly right-of-way a distance of 527.99 feet to a 5/8 inch diameter iron pin;

Thence continuing along said easterly right-of-way N 89°49'35" E a distance of 4.00 feet to a 5/8 inch diameter iron pin;

Thence continuing along said easterly right-of-way N 0°26'50" E a distance of 632.54 feet to a 5/8 inch diameter iron pin;

Thence leaving said easterly right-of-way N 45°07'57" E a distance of 39.81 feet to a 5/8 inch diameter iron pin on the southerly right-of-way of Highway 20-26;

Thence along said southerly right-of-way N 89°49'35" E a distance of 371.36 feet to a 5/8 inch diameter iron pin;

Thence continuing along said southerly right-of-way N 88°59'16" E a distance of 546.56 feet to a 5/8 inch diameter iron pin;

Thence continuing along said southerly right-of-way N 89°49'35" E a distance of 348.94 feet to a 5/8 inch diameter iron pin on the easterly boundary of said NW ¼ of the NW ¼;

Thence along said easterly boundary S 0°34'08" W a distance of 1196.56 feet to a 5/8 inch diameter iron pin;

Thence leaving said easterly boundary S 89°49'35" W a distance of 1296.18 feet to the **POINT OF BEGINNING**.

This parcel contains 35.44 acres more or less.

Clinton W. Hansen, PLS  
Land Solutions, PC  
May 27, 2020



ACCOMMODATION  
RECORDING

**2019-044006**  
RECORDED  
**09/18/2019 04:38 PM**  
CHRIS YAMAMOTO  
CANYON COUNTY RECORDER  
Pgs=3 PBRIDGES \$15.00  
TYPE: DEED  
TITLEONE BOISE  
ELECTRONICALLY RECORDED



**TitleOne**  
a title & escrow co.

Order Number: 19339047

**Warranty Deed**

For Value Received,

**RWK Investments, LLC, a Utah limited liability company, the Grantor, does hereby grant, bargain sell and convey unto, Heartland Townhomes Property Management, LLC, an Idaho limited liability company and Viper Investments, LLC, an Idaho limited liability company, whose current address is 9839 W. Cable Car St., Ste 101, Boise, ID 83709, the Grantee, the following described premises, in Canyon County, Idaho, To Wit:**

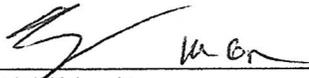
**EXHIBIT "A" ATTACHED HERETO AND MADE APART HEREOF**

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, its heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that Grantor is the owner in fee simple of said premises; that they are free from all encumbrances EXCEPT those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee; and subject to all existing patent reservations, easements, right(s) of way, protective covenants, zoning ordinances, and applicable building codes, laws and regulations, general taxes and assessments, including irrigation and utility assessments (if any) for the current year, which are not due and payable, and that Grantor will warrant and defend the same from all lawful claims whatsoever. Whenever the context so requires, the singular number includes the plural.

Remainder of this page intentionally left blank.

Dated: August 29, 2019

RWK Investments, LLC, a Utah limited liability company

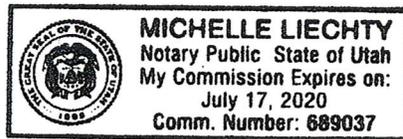
By:   
Robert W. Kelez, Manager

State of Utah, County of Salt Lake, ss.

On this 29<sup>th</sup> day of August, 2019, before me, the undersigned, a Notary Public in and for said State, personally appeared Robert W. Kelez, known or identified to me to be a Manager of the limited liability company that executed the within instrument and acknowledged to me that he executed the same for and on behalf of said limited liability company and that such limited liability company executed it.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

  
Notary Public for Utah  
My Commission Expires: 07-17-2020



## Exhibit A

A parcel located in the West half of the Northwest quarter of Section 25, Township 4 North, Range 3 West, Boise Meridian, Canyon County, Idaho, and more particularly described as follows:

Commencing at a 5/8 inch diameter iron pin marking the Northeast corner of said West half of the Northwest quarter from which a point marking the Northwest corner of said West half of the Northwest quarter bears South 89°49'35" West a distance of 1328.86 feet; thence

South 0°34'08" West along the Easterly boundary of said West half of the Northwest quarter a distance of 67.00 feet to a 5/8 inch diameter iron pin on the Southerly right-of-way of Highway 20/26 and the Point of Beginning; thence continuing along said Easterly boundary

South 0°34'08" West a distance of 1196.56 feet to a 5/8 inch diameter iron pin; thence leaving said Easterly boundary

South 89°49'35" West a distance of 1296.18 feet to a 5/8 inch diameter iron pin on the Easterly right-of-way of Aviation Way; thence

North 0°26'50" East along said Easterly right-of-way a distance of 527.99 feet to a 5/8 inch diameter iron pin; thence continuing along said Easterly right-of-way

North 89°49'35" East a distance of 4.00 feet to a 5/8 inch diameter iron pin; thence continuing along said Easterly right-of-way

North 0°26'50" East a distance of 632.54 feet to a 5/8 inch diameter iron pin; thence leaving said Easterly right-of-way

North 45°07'57" East a distance of 39.81 feet to a 5/8 inch diameter iron pin on the Southerly right-of-way of Highway 20/26; thence along said Southerly right-of-way

North 89°49'35" East a distance of 371.36 feet to a 5/8 inch diameter iron pin; thence continuing along said Southerly right-of-way

North 88°59'16" East a distance of 546.55 feet to a 5/8 inch diameter iron pin; thence continuing along said Southerly right-of-way

North 89°49'35" East a distance of 348.94 feet to the Point of Beginning.

# Gem State Planning, LLC

June 1, 2020

Mr. Jerome Mapp, Director  
City of Caldwell Planning and Zoning  
621 Cleveland Boulevard  
Caldwell, Idaho 83605

Subject: AeroSky Park – 3912 Hwy 20/26  
Applications for Comprehensive Plan Map Amendment, Rezone and Preliminary Plat

Dear Mr. Mapp:

On behalf of the property owners and the developer, Trilogy Development, Inc., please accept the attached applications and support materials for AeroSky Park, a commercial/industrial development at the southeast corner of Hwy 20/26 and Aviation Way. This 35.4 acre property, within the city limits of Caldwell, is zoned C-4 – Freeway Commercial, and is currently used for agriculture. With a location close to I-84 and just north of Sky Ranch Business Park, the AeroSky Park property has long been considered for both commercial and industrial uses, but has been overlooked due to the open A-Drain ditch that traverses the property from the southeast corner of the site to the northwest corner.

The current owners plan to enclose the A-Drain in a pipe, allowing the property to be developed to serve the Caldwell business community and the local area. In April, the Urban Renewal Agency of Caldwell passed resolution no. 2020-15 to participate in funding of the A-Drain improvement. The resolution also recognizes the desire to develop the property in the same manner as Sky Ranch. A copy of the resolution is included with our application.

## **Comprehensive Plan Amendment and Rezone Requests**

The recently approved Comprehensive Plan Future Land Use Map designates the property as Commercial and Service. We are requesting a rezone of the property along Hwy 20/26 from the C-4 zone which is focused on travel related services to the C-3 – Service Commercial zone, which is more intense than the neighborhood commercial or community commercial designations, and provides commercial services that are regional in nature.

We are also requesting to rezone a portion of the property to M-1 or Light Industrial. That portion of the property is not adjacent to the Highway but is contiguous to the Sky Ranch Business Park which is also zoned M-1. In addition, the land to the east of AeroSky Park has recently been purchased by McCain Foods USA Inc. for a new food processing facility.

By revising the Comprehensive Plan Map and rezoning the property, Trilogy can provide commercial and light industrial businesses with shovel-ready property in a location that is convenient and compatible to surrounding properties.

**9840 W. Overland Road, Suite 120, Boise, Idaho 83709**

A2

### **Preliminary Plat**

We have submitted a preliminary plat to subdivide the AeroSky Park into 20 buildable lots. Six (6) of the lots, with visibility along Hwy 20/26, will be for commercial uses. These lots range in size from 1 acre to 2.5 acres. No users have been identified; however, the Caldwell Zoning Code will allow the following example types of businesses: retail store, pharmacy, bank, hotel, corporate office, etc.

Fourteen (14) of the lots will allow Light Industrial uses, which may include these examples from the Caldwell Code: equipment sales and service, machine shop, manufacturing, research development, distribution center, warehouse storage.

One lot along Hwy 20/26 will remain under current ownership for future highway right-of-way.

### **Streets and Utilities**

The AeroSky Park plan includes construction of two public streets. Sadler Drive runs from Aviation way to the east property boundary and then turns northward to tie into Hwy 20/26. The ITD Hwy 20/26 Corridor plan shows this access to the highway. Sadler Drive will be constructed as a 46' wide street in a 60' right of way.

A second public street also originates on Aviation Way. Kittinger Court is a 49' wide street in an 80' right of way and terminates in a cul-de-sac with a 70' radius.

There is an existing driveway access to Hwy 20/26, located between Aviation Way and the east property boundary. The driveway, located along the property boundary between Lots 3 and 4, Block 1, will remain open and will provide access to Sadler Drive via a 40' wide easement.

All utilities including water, sewer and pressurized irrigation will be available to each lot.

### **Landscaping**

We have included a landscape plan and a landscape plan rendering of AeroSky Park in our application package. The landscaping meets the Caldwell code requirements and is shown in an easement along both Hwy 20/26 and Aviation Way. The landscaping will be installed as part of the subdivision plat. A business owners association will be responsible for maintenance of the landscaping so that it remains viable and consistently sustained. Fencing for each lot will be the responsibility of the lot owner, since the fencing requirements may be different for each lot owner.

### **Neighborhood Meeting**

A virtual neighborhood meeting was held on May 18, 2020, at 6 pm, via Zoom. A letter was sent to each neighbor within 300' of the boundary of the AeroSky Park property with a Zoom meeting link and a link to download the Zoom app. The letter also included an email and phone number of the project representative, so neighbors could call with questions. No one attended the virtual neighborhood meeting; however, one neighbor did call in prior to the meeting to ask questions and discuss the proposed project. There were no specific concerns from that neighbor.

AeroSky Park will be a great asset to Caldwell and will provide opportunity for businesses and employment. Our development team looks forward to working with you and your staff through the approval process. Please contact me if you have questions about the project or applications.

Sincerely,

*Jane Suggs*

Jane Suggs

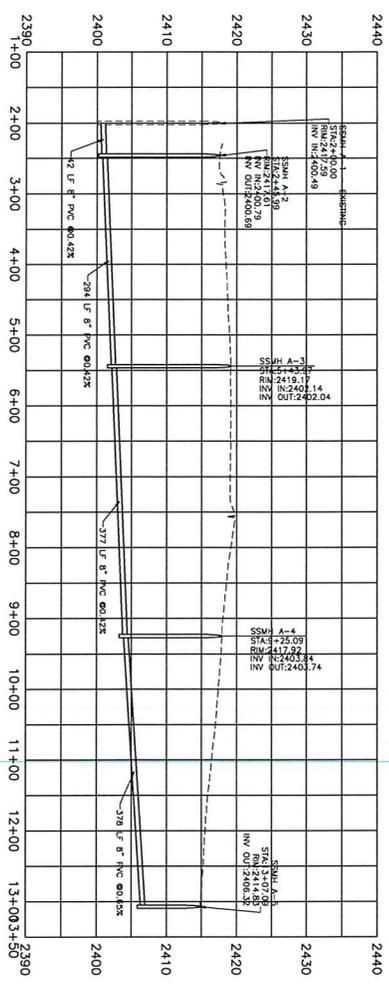
cc: Shawn Brownlee, Trilogy Development



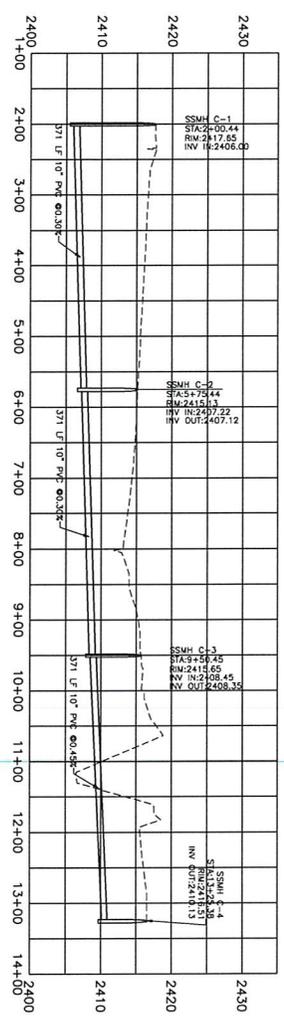


CONCEPTUAL SEWER PROFILES FOR  
AEROSKY PARK SUBDIVISION

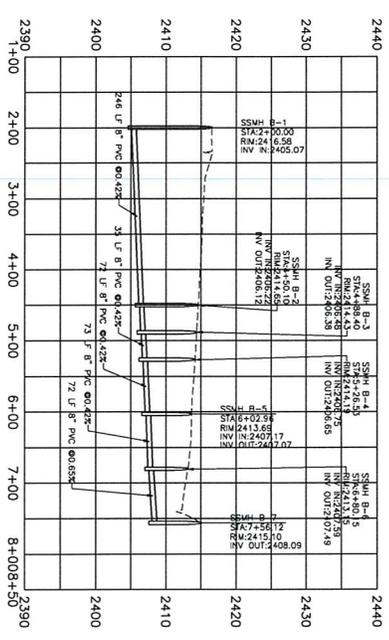
SEWER LINE-A PROFILE



SEWER LINE-C PROFILE



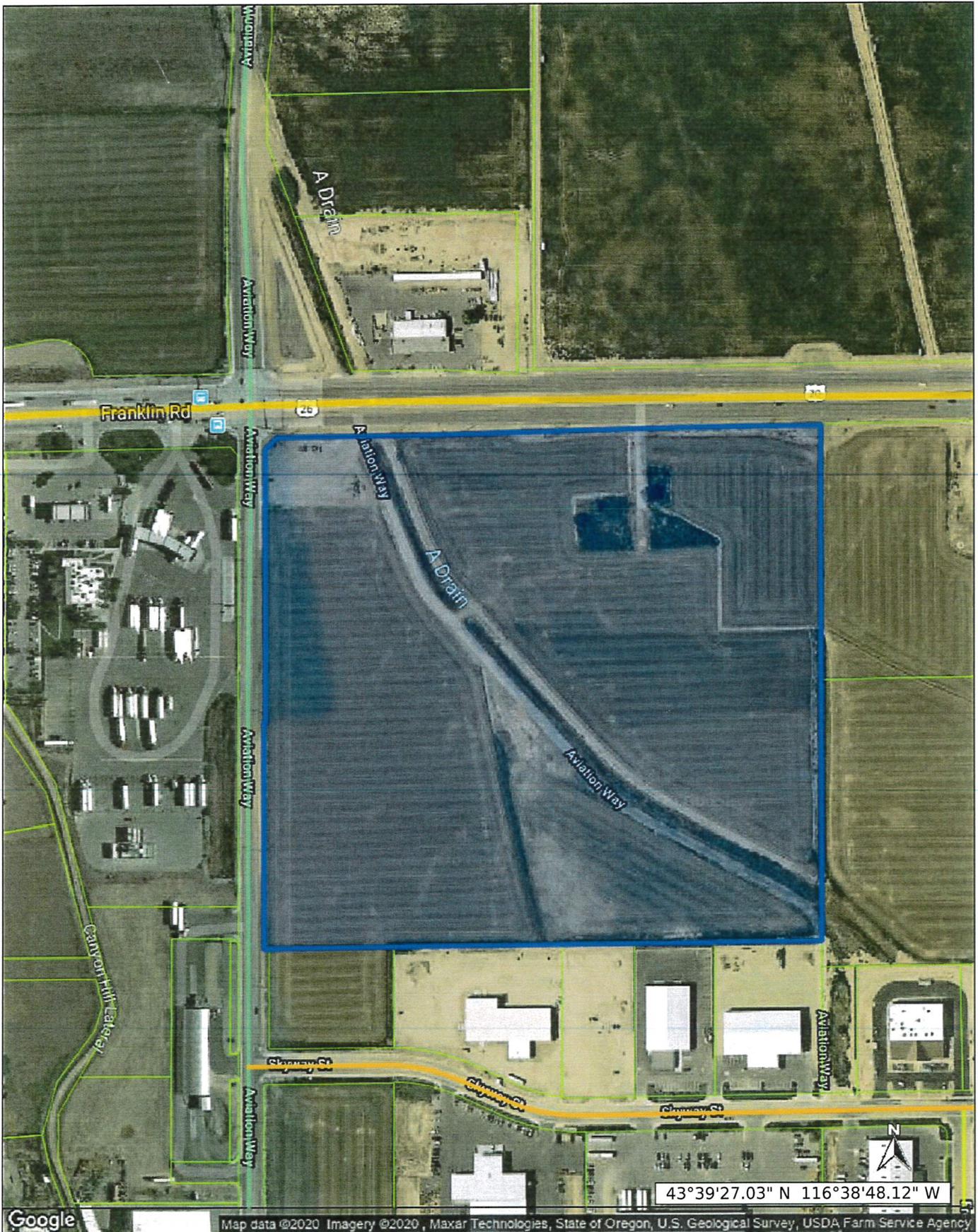
SEWER LINE-B PROFILE



	<p style="text-align: center;"><b>CONCEPTUAL SEWER PROFILES</b> <b>AEROSKY PARK SUBDIVISION</b> <b>TRILogy DEVELOPMENT, INC.</b></p>												
<p><b>PP-3</b></p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 5%;">NO.</th> <th style="width: 10%;">DATE</th> <th style="width: 85%;">DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	NO.	DATE	DESCRIPTION									
NO.	DATE	DESCRIPTION											
<p><b>DATE:</b> 08/20/20 <b>PROJECT:</b> AEROSKY PARK SUBDIVISION <b>SHEET:</b> SHEET 1</p>	<p style="text-align: right;"><b>Bailey Engineering, Inc.</b> CIVIL ENGINEERING   PLANNING   CADD 1118 E. STATE ST., SUITE 210 TEL: 208-838-0013 GALDI, ID. 83816 www.baileyengineering.com</p>												

A3

# AeroSky Park Vicinity Map



A4