

**Before the Caldwell Planning and Zoning Commission
City of Caldwell, Idaho
Public Hearing Held October 20, 2020**

Subject: Case No. ANN 20 04/CMP 20 06 / SUB 20P 11 (Smeed Industrial Subdivision)

The following land use action is the primary feature of this application:

- 2040 Comprehensive Plan Amendment from Institutional to Manufacturing and Production
- Annexation of parcel R35302 (3.28 acres) and parcel R35302010 (1.99 acres) with a zone designation of M-1 (Light Industrial)
- Review and Recommendation for Preliminary Plat, Smeed Industrial Subdivision

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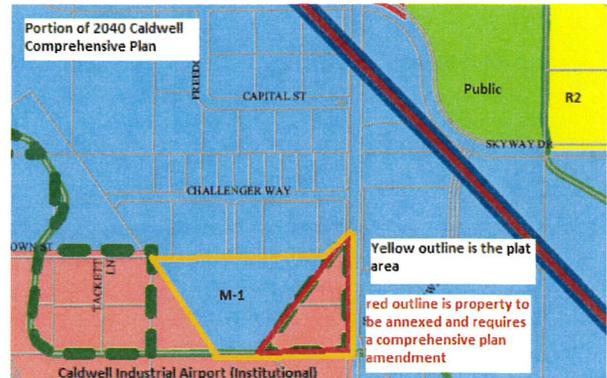
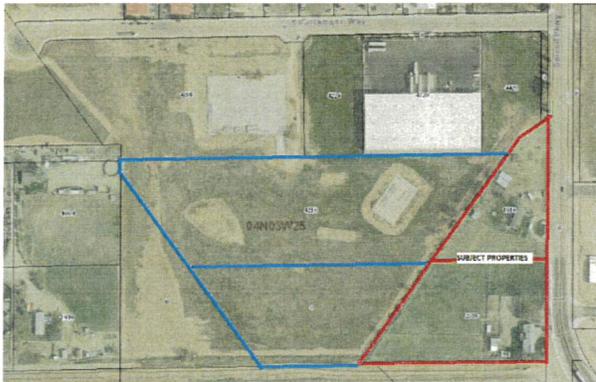
I COURSE OF PROCEEDINGS

- 1.1 The Caldwell Planning and Zoning Department issued a notice of Public Hearing on application ANN 20 04/CMP 20 06 / SUB 20P 11 to be held before the Caldwell Planning and Zoning Commission on October 20, 2020. Public notice requirements set forth in Idaho Code, Chapter 65, Local Planning Act, were met. On, or before, October 4, 2020, notice was published in the Idaho Press Tribune, and on, or before, October 2, 2020 notice was mailed to all political subdivisions providing services to the site and to all property owners within 300 feet of the project site; and on, or before, October 8, 2020 notice was posted on the site.
- 1.2 Files and exhibits relative to this application are available for review in the Planning and Zoning Department, 621 Cleveland Boulevard, Caldwell and at applicable public hearings.

II GENERAL FACTS

- 2.1 APPLICANT: Caldwell Industrial Site, LLC C/O Wolf Company, 717 W. Sprague Ave., Suite 802, Spokane, Washington, 99201
- 2.2 REPRESENTATIVE: The Land Group, Inc., Tamara Thompson, 462 E. Shoreline Drive, Suite 100, Eagle, ID 83616
- 2.3 PROPERTY OWNERS: William & Marian Crisci, 1916 Smeed Parkway, Caldwell, ID 83605
Brett Ortland, 2018 Smeed Parkway, Caldwell, ID 83605

- 2.4 **REQUEST: ANN 20 04 / CMP 20 06 / SUB 20P 11:** The Land Group, Inc., is requesting to amend the Comprehensive Plan from Institutional to Manufacturing and Production and to annex parcels R35302 and R35302010, approximately 5.22 acres, with a zone designation of “M1” (Light Industrial). Also requested is approval of a preliminary plat for Smeed Industrial Subdivision, a one lot development to combine parcels R14895117, R14895117A (Sky Ranch Business Center Lot 6, Blk 2 replat) and R35302, R35302010 (totaling 16.56 acres). The subject properties are located at 2018 and 1916 Smeed Parkway, Caldwell, Idaho and are located within the APO-1 Land Use Limitation Zone.



- 2.5 **BACKGROUND / SITE REVIEW:** The subject property to be annexed with a Comprehensive Plan map amendment and zone designation of “M-1” (Light Industrial) lies adjacent to Caldwell City Limits. The property lies within the APO-1 land use limitation zone and is currently designated ‘Institutional’ on the 2040 Comprehensive Plan Map. The Caldwell Industrial Airport is located to the south of the subject property. The City of Caldwell owns the properties immediately adjacent to the south and west of the subject properties identified as part of the Smeed Industrial Plat, a replat of two lots within the Sky Ranch Business Park Phase I along with the addition of the two proposed parcels to be annexed. Rob Oates, Airport Manager, indicated in a Round Table discussion for the project that he was not opposed to the reclassification of the property and the proposed use and development of an approximate 265,200 square foot building but indicated that FAA form 7460-1 must be completed. The proposed use and structure is consistent with the uses within the Sky Ranch Business Park. The developer has completed construction of a 87,500 square foot building (Building A) to the north of the proposed development.

2.6 **COMPREHENSIVE PLAN DESIGNATION:**

The applicant is requesting to amend the 2040 Comprehensive Plan designation from ‘Institutional’ to ‘Manufacturing and Production’. Currently the 5.27 acre properties are designated Institutional to limit development near the Caldwell Industrial Airport and within the land use limitation zone. The proposed designation of Manufacturing and Production is compatible with the APO-1 Land Use Limitation Zone and restricted uses. The removal of the existing residential structures from the property is in alignment with the Airport Master Plan and the APO-1 overlay zone.

The applicant is requesting annexation of the subject properties, approximately 5.27 acres, with a zoning designation of “M1” (Light Industrial) for the purpose of constructing a multi-user flex building on the site.

M-1 LIGHT INDUSTRIAL: The purpose of the light industrial zone is to provide areas by zoning procedures in accordance with the comprehensive plan which encourage the grouping together of light industrial uses capable of being operated under such standards as to location, appearance of

buildings, and the treatment of land about them so that they will be unobtrusive and not detrimental to surrounding commercial or residential uses.

2.7 COMPREHENSIVE PLAN COMPONENTS APPLICABLE TO THE REQUEST:

2.7.1 Land Use: The subject property (annexing properties) is surrounded by the following uses:

<u>Direction</u>	<u>Zone</u>	<u>Comprehensive Map</u>	<u>Current Use</u>
Site	County	Institutional (Airport)	Residential & Agricultural
North	M1	Manufacturing & Production	Skypark Business Center
South	AD	Institutional (Airport)	Agricultural/Airport Expansion
East	M1	Manufacturing & Production	Fresca facility
West	M1, AD, & County	Manufacturing & Production & Institutional	Proposed flex building & Rural residential development

2.7.2 Transportation/Connectivity: The subject property has frontage onto Smeed Parkway, a minor arterial roadway. Engineering Department will place all standard improvement requirements per Federal, State and local standards, policies and specifications when the applicant submits civil plans or building permits.

2.7.3 Public Services, Utilities and Facilities: The engineering department, fire marshal (Exhibit PA1), building department, police department, Caldwell Industrial Airport, Pioneer Irrigation District (Exhibit PA3), Black Canyon Irrigation District, Bureau of Reclamation, Canyon Highway District #4, ITD, COMPASS, Valley Regional Transit, Idaho Power, Intermountain Gas, Canyon County DSD were all sent a request for comment on September 18, 2020.

2.7.3.1 CITY OF CALDWELL ENGINEERING COMMENTS: (Exhibit PA-2 dated 10/14/20)

From: Robb MacDonald, City Engineer

Re: CMP-20-06/ANN-20-04/SUB-20P-11 Smeed Industrial Sub

Date: October 14, 2020

The Engineering Department provides the following comments on a request by The Land Group, Inc. to amend the Comprehensive Plan from Institutional to Manufacturing and Production and to annex parcels R35302 and R35302010, approximately 5.22 acres, with a zone designation of "M1" (Light Industrial). Also requested is approval of a preliminary plat for Smeed Industrial Subdivision, a one lot development to combine parcels R14895117, R14895117A (Sky Ranch Business Center Lot 6, Blk 2 replat) and R35302, R35302010 totaling 16.56 acres). The subject properties are located at 2018 and 1916 Smeed Parkway, Caldwell, Idaho and are located within the APO-1 Land Use Limitation Zone.

Development Plans

1. Development Plans – Prior to commencing construction, plans must be prepared by the developer’s engineer and approved by the City Engineering Department which shall include the following items:

- a. Street section and alignment (including curb and gutter);

- b. Sidewalk (sidewalk width based on street classification);
- c. Sanitary sewer (per City and DEQ requirements);
- d. Potable water (per City and DEQ requirements);
- e. Stormwater facilities (per City requirements/storm water manual);
- f. Street lighting (per City standards);
- g. Street signage (per City and MUTCD requirements);
- h. Vertical Datum based on NAVD 88 Datum.

General

1. Easements for Public Utilities shall be 10 feet wide minimum along all front lot lines. A minimum 10 feet wide easement (or larger if deemed necessary by the City Engineer in order to facilitate future maintenance operations of utilities) may be required along select interior lot lines to facilitate pressure irrigation or other utilities.
2. Appropriate easements for emergency access, transmission lines and/or other utilities shall be clearly indicated, with recorded instrument numbers provided for said easements, on the face of the final plat (visually and in writing). Existing easements shall be shown on all construction drawings.
3. All utilities on and within the boundaries of the subdivision shall be located and/or relocated underground.
4. All street, sewer, water, fire protection, and street light facilities must be dedicated to the City. Some conveyance facilities for stormwater drainage may be eligible for dedication to the City.
5. Construction of facilities to be dedicated and/or within public right-of-way shall be performed by an appropriately licensed public works contractor and shall be inspected by and constructed to City of Caldwell specifications.
6. Prior to commencement of construction in any dedicated right-of-way, or construction of any improvement intended for dedication to the City or connected to a City facility, the City Engineering staff is to be notified. This preferably will take place in a pre-construction conference scheduled by the engineer of record in which all appropriate personnel and utilities are present. Appropriate City personnel are to be notified in advance of all testing (including compaction, pressure and coliform, etc.) and given opportunity to be present during conduct of the testing. The engineer of record or his designated representative is to witness all tests (not covered by City inspectors) and a log of inspection visits and testing results is to be kept by the engineer of record or his representative.
7. The developer is to employ a responsible design professional, preferably the engineer of record, to oversee and inspect construction, to perform and/or observe all requisite testing of completed facilities, and to certify that improvements have been constructed according to approved plans and in compliance with applicable City, State, and Federal standards.

8. The engineer of record shall be held responsible to ensure that subdivision improvements are in substantial compliance with said engineer's design. Following the construction of the subdivision improvements, the developers engineer shall provide the City of Caldwell Engineering Department with electronic (.dwg) format record drawings spatially referenced to the Idaho State Plane Coordinate System-West Zone, North America Datum (NAD) 83. Vertical control shall be referenced to the North America Datum (NAVD) 88 for future reference and to establish that the engineer of record has caused construction to occur in substantial compliance with the design of said engineer of record.
9. Any note, item or drawing element on the plats, construction drawings, engineering drawings and/or design drawings related to the property inconsistent with City Codes, Policies and/or Ordinances shall not be construed as approved unless specifically addressed and granted by City Council.

Rights-of-Way

1. Smeed Parkway is classified as a Collector. The applicant shall dedicate as public right-of-way a minimum thirty-five (35) foot half width right-of-way (from centerline) along the entire Smeed Road frontage (per City Standard R-810 C).
2. A note shall be placed on the Final Plat indicating that all rights-of-way are to be dedicated to the public.

Street

1. Full frontage half street improvements shall be completed to all Smeed Parkway adjacent to the proposed site in accordance with all City of Caldwell standards and specifications. Improvements shall include (but are not limited to) curb, gutter, sidewalk, asphalt, streetlights, joint trench, spare communication conduit along classified roadways, storm drainage facilities, etc.
2. All private driveways shall fully comply with City of Caldwell standards and be approved by the Engineering Department and Caldwell Fire Marshall. Both proposed Smeed access points shall align with the existing driveways on the east side of Smeed Parkway, which enter into the Fresca site. Driveway access points onto Smeed Parkway shall meet City of Caldwell Standards and details.
3. Provide a cross-access easement allowing use of approaches and cross-access of the site by both onsite and adjacent development. This requirement shall be noted on the final plat.

Traffic Mitigation

The following are the required traffic related mitigation measures for the Sky Ranch Industrial Development resulting from the traffic impact study pursuant to City Code Chapter 10, Article 10. A traffic impact study was required and has been conducted for this development by Kittleson & Associates (September 2020) because of the volume of traffic produced.

Community Planning Association of Southwest Idaho has computed the average trip length in Canyon County to be 7.3 mi. Traffic impact mitigation should presumably occur at both trip ends so ½ of the trip length should be attributed to each end. It is estimated that trips will encounter a major intersection every half mile along any given path. The capacity of an average fully improved

intersection (assumed to be the intersection of a collector and an arterial road) is estimated to be 5,080 vehicles/hour.

The estimated traffic resulting from the proposed density in this subdivision based on the Trip Generation 10th Edition Manual sets the am peak hour traffic flow at 247 vehicles for the entire subdivision. The pm peak is approximately 222 vehicles.

Following the City of Caldwell's mitigation equation $((247 \text{ veh/hr} * 7.3 \text{ mile/trip} * 0.5 \text{ trip ends} * 2 \text{ inter/mi}) / (5080 \text{ veh/hr}))$ the total contribution of this development to traffic mitigation shall be 35.5% of a fully improved intersection. This percentage represents the total capacity utilized from each intersection (once fully improved and possibly signalized) encountered by trips generated over the development's half of the generated trip length.

- a)** The owner/developer/applicant shall design and construct roughly 35.5% of the signalization improvements needed for an average intersection, as defined, at one or more nearby (within 3.5 miles of the site) deficient locations to be determined by Engineering staff. The Engineering staff shall have reasonable discretion to determine the sites of construction and what design and construction equals roughly 35.5% of the signalization improvements needed for an average intersection. Engineering staff can provide information about applications with whose mitigation efforts the owner/developer/applicant can combine to achieve even units of 100%.
 - i)** The owner/developer/applicant may be allowed, at his option, to contribute monies in lieu of construction to the City of Caldwell Roadway Trust Fund, but the basis for the obligation is for construction. Monetary contributions must be made at a level commensurate with costs to construct the same by the City and as estimated by the City. This alternate provision for payment of money is not a requirement, is for the benefit and convenience of the owner/developer/applicant only and does not constitute an Impact Fee.
 - ii)** Measures that may qualify for this purpose include:
 - (1)** Added right-of-way and widening to accommodate the turn lanes
 - (a)** Right-of-way provided for this purpose should be credited toward signal mitigation at raw land value.
 - (b)** Added Asphalt above the minimum required shall be credited based on actual cost or contract bid.
 - iii)** The average cost of intersection is estimated at \$425,000 for procurement of design services, construction, and associated costs by the City, of which 35.5% of that cost is what needs to be covered by this subdivision.

Water

1. All on site water mains will need to be looped into existing mains for fire flow and water quality purposes. Internal main sizing and construction plan approval, will be dependent upon the availability of fire flow.
2. Each buildable lot shall be supplied with potable water. If buildings are constructed to include individual units that could feasibly or will be sold separately, each unit shall be serviced separately
3. The location of water service, including sizing of mains, providing of easements, frontage construction, and offsite construction are to be decided during review of improvement plans. This development will be required to comply with the Water Master Study.

Sanitary Sewer

1. It shall be the responsibility of the applicant's engineer to verify that connection to existing sewer mainlines will not exceed the functional capacity of said mainlines. Provision for connectivity by future developments shall be met in accordance with current City standards.
2. Sewer service is currently available via a gravity sewer manhole located in Challenger Way. There is also a 21 inch sewer line in Smeed Parkway, however surface restoration restrictions will apply if applicant opts to cut into Smeed Parkway.
3. The location of sewer service, including sizing of mains, providing of easements, frontage construction, and offsite construction are to be decided during review of improvement plans.
4. Each buildable lot shall be provided with individual sewer service. If buildings are constructed to include individual units that could feasibly or will be sold separately, each unit shall be serviced separately.
5. Any easements for sewer lines not in the right-of-way should be at a width sufficient to construct same and not less than 20 feet in width. Easements for adjacent sewer and water lines not in the right-of-way shall be at a width sufficient to construct the same and shall be no less than 30 feet in width.
6. A 20' wide all-weather surfaces may be required to be constructed over mainlines that fall outside the public right-of-way. All weather surfaces shall be constructed sufficiently to support heavy equipment necessary to construct and maintain sewer under all seasonal weather conditions.

Irrigation

1. Existing easements and/or right-of-ways for any irrigation facility shall be determined and clearly indicated on the construction plans and on the final plat (excluding prescriptive easements). Construction across or re-routing of these facilities is subject to approval by the Pioneer Irrigation District and at their discretion, their assigns.
2. The Developer shall maintain any existing upstream drainage rights and downstream irrigation rights across the property. During the design phase of this project, the developer or his engineer is to contact the appropriate irrigation district to help ascertain these rights. Appropriate facilities shall be provided by the developer to convey irrigation and drainage water across the property to take care of these offsite needs. There is to be no discharge of gravity/pressure irrigation return water into the subdivision storm water system.
3. The development is to include connection to the existing non-potable water pressure irrigation system. The existing system can be extended into the site to serve landscaped areas. Applicable irrigation connection fees will be assessed at the time the building permit is pulled.
4. Each lot shall be provided with a pressure irrigation service.
5. The applicant shall transfer a proportionate share of any existing water right(s), except those held in trust by an irrigation district, to the City of Caldwell for both irrigation and domestic water supply for the subject development. If this should occur, The City shall assist in registering the transfer.

6. All plans and construction drawings submitted to the City of Caldwell for review and approval for any out-of-season irrigation work to be performed within Pioneer Irrigation Facilities shall be submitted to the Caldwell Engineering Department no later than July 1st. Submittal of plans after this date may result in Applicant not receiving plan approval in time to complete out-of-season work.

Storm Drain

1. As noted previously, provision is to be made for the disposal of stormwater drainage in accordance with the City Stormwater Management Manual and any updates adopted subsequent to this application. It is to be noted that retention designs will be denied in most instances. A copy of this policy is available upon request. The engineer of record is to provide calculations, which indicate that the assumptions in his stormwater drainage plan comply with the requirements of the stormwater manual. In this case, if a storm water system is existing, the burden of proof is on the developer to verify the capacity is sufficient for the proposed development.
2. The applicant shall identify and retain all historical drainage discharge points from the property for the purpose of draining on site storm water detention facilities.
3. The final plat drawing should indicate that storm water detention basins are to be placed in common lots in accordance with the referenced Stormwater policy. A note should be placed on the final plat indicating that all areas designated as common areas are to be operated and maintained by the business owners association.
4. There is to be no discharge of storm water overflow into any irrigation water return/discharge facility/ditch/pipe/etc.

Other Utilities

1. The Developer is responsible to relocate all frontage utilities in accordance with City standards and specifications in conjunction with this development, including but not limited to the overhead power structure along the north side of Linden Road.

Plat

1. Prior to approval of the final plat, subdivision facilities must be completed or an appropriate construction security provided. There may be temporary restrictions to the obtaining of building permits, even with acceptable construction security, depending on fire protection, emergency service requirements, and City approval of the sanitary sewer system. A 50% temporary restriction to obtaining of building permits will be enforced until all facility construction has been completed, inspected and certified by the Applicants engineer including all punch list items.
2. Upon recordation of the plat, the Engineering Department is to be provided with a reproducible Mylar copy of said document, suitable for blue line reproduction.
3. An electronic (dwg.) copy of the Final Plat suitable for mapping and addressing purposes will be required with Final Plat submittal.

2.8 Landscaping & Pathways: The development shall be required to comply with Article 7 Caldwell City Landscaping Ordinance. As per Section 10-07-02(2) of City Code, landscaping should be required for this project.

2.8.1 City Code requires a 20-foot wide street landscape buffer along Smeed Parkway, classified a minor arterial street. The applicant should be required to provide 1 Class II tree for every 35 feet of linear frontage along Smeed Parkway and 1 shrub for every 7 linear feet of frontage along this street, as well. Additionally, internal parking areas must be landscaped and differing land use buffers should be installed in accordance with the provided Site Master Plan (Exhibit A3) with the required trees, shrubs, and sod elements.

III PUBLIC TESTIMONY

3.1 Before the Planning and Zoning Commission, October 20, 2020

Reserved for Planning and Zoning Commission

IV APPLICABLE LEGAL STANDARDS

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

4.2 City of Caldwell Comprehensive Plan, as amended

4.3 Idaho Code, Title 67, Chapter 65, Local Planning Act

4.4 Idaho Code, Title 50, Chapter 2, Section 50-222 Municipal Corporations, regarding annexation

V COMPREHENSIVE PLAN ANALYSIS:

The Caldwell Planning and Zoning Commission accepts the Comprehensive Plan Components as listed below for the Comprehensive Plan Map Amendment and the Annexation request for parcels R35302 and R35302010. They also accept the analysis for the proposed Preliminary Plat for Smeed Industrial Subdivision to include parcels R35302, R35302010, R14895117 and R14895117A (aka Lot 6 Block 2 Sky Ranch Business Ph.1 Replat).

5.1 The requests were found to be consistent with the following Comprehensive Plan Components:

GOALS AND POLICIES – Property Rights (Chapter 1)

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

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

GOALS AND POLICIES – Land Use (Chapter 5)

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

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

GOALS AND POLICIES – Public Services, Utilities, and Facilities (Public Works) (Chapter 8)

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

- Policy 1-1: Enforce the policies and implement the recommendations of the Public Facilities Plan. Require land developers to discuss land acquisition needs with a public agency whenever a new facility is necessary.
- Policy 1-2: Provide for the orderly expansion of public services to meet the needs of population growth, and ensure that adequate infrastructure is in place to serve new development.
- Policy 1-5: Assure that a development provides adequate water supply for fire flow.

GOALS AND POLICIES – Public Airport Facilities

GOAL 1: Maintain the viability and integrity of the Caldwell Industrial Airport.

- Policy 1-1: Protect the airport from encroachment of incompatible uses.
- Policy 1-2: Consider the Airport Master Plan when reviewing development proposals within the airport overlay zones.
- Policy 1-3: Prohibit uses in the airport overlay zones that attract birds, create visual hazards, emit transmissions, or interfere with aviation communications.
- Policy 1-4: Require an avigation easement and/or disclosure notification for new or substantial redevelopment of lots, buildings, structures and activities near the airport. The easement and disclosure should notify that the property is both near an airport and may experience low overhead flights, noise and other aviation impacts.
- Policy 1-5: Adhere to guidelines provided in the Airport Master Plan when evaluating land use compatibility issues associated with new development in areas near or influenced by operations at the airport.

Staff Note: Rob Oates, Airport Manager did not oppose the re-classification of the property nor did he oppose the construction of the proposed industrial building. He requested that the applicants complete the "FAA 7460-1 NOTICE OF PROPOSED CONSTRUCTION OR ALTERATION" and strongly suggested that the form be submitted through the FAA online portal.

- 5.2 The request for a Comprehensive Plan Map Amendment, Annexation of parcels R35302 and R35302010 and for a Preliminary Plat combining parcels R14895117 and R14895117A (aka Lot 6 Block 2 Sky Ranch Business Ph.1 Replat) was not found to be inconsistent with the Comprehensive Plan Components.

VI FINDINGS OF FACT – COMPREHENSIVE PLAN MAP AMENDMENT

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

VII CONCLUSIONS OF LAW –

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

VIII RECOMMENDATION -

- 8.1 Based on the Findings of Fact and Conclusions of Law, the Caldwell Planning and Zoning Commission hereby recommends to the Mayor and City Council that Case Number CMP 20 06, a

request to amend the Comprehensive Plan from 'Institutional' to 'Manufacturing and Production' for parcels R35302 and R35302010, approximately 5.22 acres, is recommended for **approval/denial**.

IV FINDINGS OF FACT – ANNEXATION AS “M1” LIGHT INDUSTRIAL

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

X CONCLUSIONS OF LAW –

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

XI RECOMMENDATION –

11.1 Based on the Findings of Fact and Conclusions of Law, the Caldwell Planning and Zoning Commission hereby recommends to the Mayor and City Council that Case Number ANN 20-04, a request to annex parcels R35302 and R35302010, approximately 5.22 acres, with a zone designation of “M1” (Light Industrial) is recommended for **approval/denial** with the following conditions of approval **(if approved)**:

XII FINDINGS OF FACT – PRELIMINARY PLAT for SMEED INDUSTRIAL SUBDIVISION

12.1 The Caldwell Hearing Examiner accepts the facts outlined in the staff report, public testimony and the evidence list. All adopted city ordinances, standards and codes were used in evaluating the application.

XIII CONCLUSIONS OF LAW –

13.1 The Caldwell Hearing Examiner has the authority to hear this case and recommend to the Caldwell City Council that it be approved or denied. The public notice requirements were met, the hearing was legally noticed and posted and the hearing was held and conducted under the requirements of Idaho Code and City ordinances.

XIV RECOMMENDATION –

14.1 Based on the Findings of Fact and Conclusions of Law, the Caldwell Planning and Zoning Commission hereby recommends to the Mayor and City Council that Case Number SUB-20P-11, Smeed Industrial Subdivision, a one lot development to combine parcels R14895117, R14895117A (Sky Ranch Business Center Lot 6, Blk 2 replat) and R35302, R35302010 (totaling 16.56 acres) is recommended for **approval/denial** with the following conditions **(if approved)**:

14.2 Development of the subject property shall be consistent with all requirements, codes, rules, and regulations of the City of Caldwell, unless specifically stated otherwise in the development agreement.

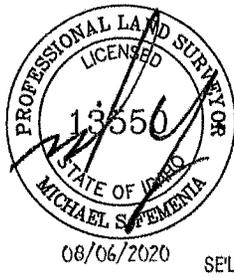
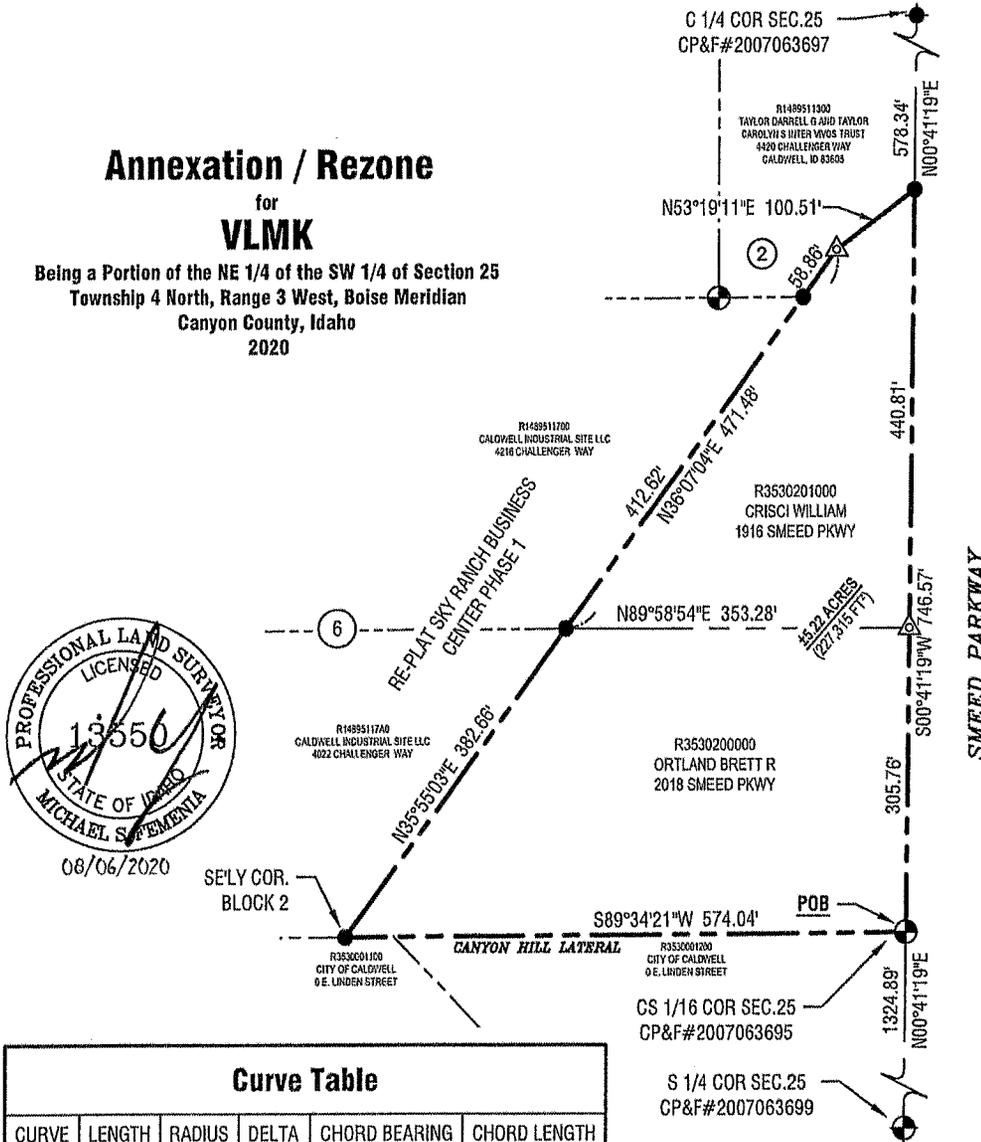
14.3 Comply with the requirements of all applicable agencies, including but not limited to Pioneer Irrigation District, City of Caldwell Engineering Department, City of Caldwell Building Department, and the City of Caldwell Fire Department.

14.4 Comply with all applicable city codes, ordinances, policies, and standards.

- 14.5 The development, design, and construction of the project shall be in substantial compliance with the submitted preliminary plat for Smeed Industrial Subdivision Exhibit A3 attached hereto. Any substantial deviations, as determined by the Planning & Zoning Director, from said Exhibit A3, shall require City Council approval, through a public hearing.
- 14.6 The development shall comply with City of Caldwell Landscape Ordinance requirements at the time of development. A revised detailed site landscape plan including dimensions, easements, road names, etc. shall be submitted to the Planning and Zoning Department prior to construction/development on the property.
- 14.7 Complete and submit the "FAA 7460-1 NOTICE OF PROPOSED CONSTRUCTION OR ALTERATION." Strongly suggested that the form be submitted through the FAA online portal.
- 14.8 All items from the Engineering Department comments Exhibit PA2 attached hereto and listed under Section 2.7.3.1 of this document shall be constructed, installed, and accomplished for each applicable phase (or an acceptable financial guarantee in place) prior to submittal of any final plat application for said applicable phase.
- 14.9 All requirements from the Fire Department for access, turnarounds, emergency access, water supply, fire hydrants, etc. shall be met in the development and/or platting of the subject property. Final approval of the location and number of fire hydrants within the development shall be determined by the Fire Marshal and take place by phase at the time of submittal of applicable construction drawings for each phase.
- 14.10 Post and maintain a "Rules and Regulations" sign at the entryways to the residential subdivision until it is fully developed. The signs would be intended for subcontractors performing work and should include: 1) no dogs; 2) no loud music; 3) no alcohol or drugs; 4) no abusive language; 5) dispose of personal trash and site debris; 6) clean up any mud and/or dirt that is deposited from the construction parcel onto streets; 7) installation of a temporary construction fence that would keep debris from being blown off site by the wind; 8) no burning of construction or other debris on the Property.
- 14.11 On the face of the subdivision final plat a note shall be placed that states that the development will conform to Idaho Code 22-4503, Right to Farm Act.
- 14.12 The property shall be maintained in keeping with the City's nuisance abatement program until such time as the development is complete. Maintenance shall include the mowing of all weeds (said mowing to take place at least monthly within the months of April, May, June, July, August, September and October) within the subdivision boundaries and the immediate removal of noxious weeds when they are identified. All appropriate dust abatement processes shall be applied as part of this development's construction.

EXHIBIT "A3"
[ANN 20 04 & CMP 20 06 Subject properties]

Annexation / Rezone
 for
VLMK
 Being a Portion of the NE 1/4 of the SW 1/4 of Section 25
 Township 4 North, Range 3 West, Boise Meridian
 Canyon County, Idaho
 2020

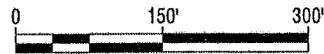


CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH



Exhibit "B"

Horizontal Scale: 1"=150'



Project No.: 120102
 Date of Issuance: August 6, 2020



Annexation / Rezone
Challenger 2 Warehouse
VLMK

1 of 1

A3

File Location: p:\2020\120102\Caldwell\warehouse\200703 annex_rezone east parcels_120102.dwg
 Date Plotted: Thursday, August 6, 2020 at 12:58 PM

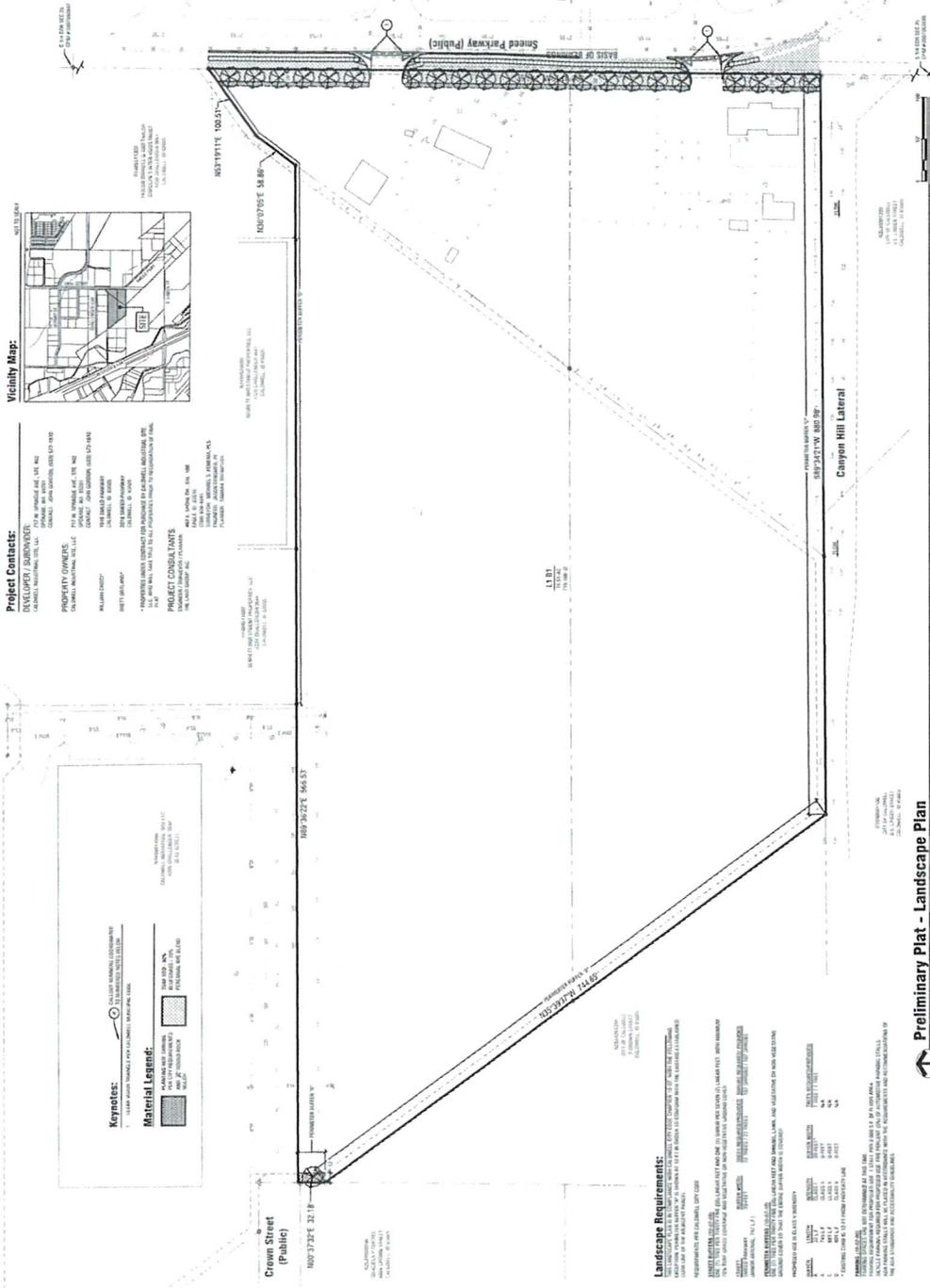
EXHIBIT "A9"
[SUB 20P-03 SMEED INDUSTRIAL SUBDIVISION LANDSCAPE PLAN]



**Smeed Industrial Subdivision
Preliminary Plat**



Preliminary
Plat
P100



Preliminary Plat - Landscape Plan

A9

EXHIBIT PA-2
CITY OF CALDWELL ENGINEERING

Memorandum

To: Debbie Root, Senior Planner
From: Robb MacDonald, City Engineer
Re: **CMP-20-06/ANN-20-04/SUB-20P-11 Smeed Industrial Sub**
Date: October 14, 2020

The Engineering Department provides the following comments on a request by The Land Group, Inc. to amend the Comprehensive Plan from Institutional to Manufacturing and Production and to annex parcels R35302 and R35302010, approximately 5.22 acres, with a zone designation of "M1" (Light Industrial). Also requested is approval of a preliminary plat for Smeed Industrial Subdivision, a one lot development to combine parcels R14895117, R14895117A (Sky Ranch Business Center Lot 6, Blk 2 replat) and R35302, R35302010 totaling 16.56 acres). The subject properties are located at 2018 and 1916 Smeed Parkway, Caldwell, Idaho and are located within the APO-1 Land Use Limitation Zone.

Development Plans

1. Development Plans – Prior to commencing construction, plans must be prepared by the developer's engineer and approved by the City Engineering Department which shall include the following items:
 - a. Street section and alignment (including curb and gutter);
 - b. Sidewalk (sidewalk width based on street classification);
 - c. Sanitary sewer (per City and DEQ requirements);
 - d. Potable water (per City and DEQ requirements);
 - e. Stormwater facilities (per City requirements/storm water manual);
 - f. Street lighting (per City standards);
 - g. Street signage (per City and MUTCD requirements);
 - h. Vertical Datum based on NAVD 88 Datum.

General

1. Easements for Public Utilities shall be 10 feet wide minimum along all front lot lines. A minimum 10 feet wide easement (or larger if deemed necessary by the City Engineer in order to

PAR

facilitate future maintenance operations of utilities) may be required along select interior lot lines to facilitate pressure irrigation or other utilities.

2. Appropriate easements for emergency access, transmission lines and/or other utilities shall be clearly indicated, with recorded instrument numbers provided for said easements, on the face of the final plat (visually and in writing). Existing easements shall be shown on all construction drawings.
3. All utilities on and within the boundaries of the subdivision shall be located and/or relocated underground.
4. All street, sewer, water, fire protection, and street light facilities must be dedicated to the City. Some conveyance facilities for stormwater drainage may be eligible for dedication to the City.
5. Construction of facilities to be dedicated and/or within public right-of-way shall be performed by an appropriately licensed public works contractor and shall be inspected by and constructed to City of Caldwell specifications.
6. Prior to commencement of construction in any dedicated right-of-way, or construction of any improvement intended for dedication to the City or connected to a City facility, the City Engineering staff is to be notified. This preferably will take place in a pre-construction conference scheduled by the engineer of record in which all appropriate personnel and utilities are present. Appropriate City personnel are to be notified in advance of all testing (including compaction, pressure and coliform, etc.) and given opportunity to be present during conduct of the testing. The engineer of record or his designated representative is to witness all tests (not covered by City inspectors) and a log of inspection visits and testing results is to be kept by the engineer of record or his representative.
7. The developer is to employ a responsible design professional, preferably the engineer of record, to oversee and inspect construction, to perform and/or observe all requisite testing of completed facilities, and to certify that improvements have been constructed according to approved plans and in compliance with applicable City, State, and Federal standards.
8. The engineer of record shall be held responsible to ensure that subdivision improvements are in substantial compliance with said engineer's design. Following the construction of the subdivision improvements, the developers engineer shall provide the City of Caldwell Engineering Department with electronic (.dwg) format record drawings spatially referenced to the Idaho State Plane Coordinate System-West Zone, North America Datum (NAD) 83. Vertical control shall be referenced to the North America Datum (NAVD) 88 for future reference and to establish that the engineer of record has caused construction to occur in substantial compliance with the design of said engineer of record.
9. Any note, item or drawing element on the plats, construction drawings, engineering drawings and/or design drawings related to the property inconsistent with City Codes, Policies and/or Ordinances shall not be construed as approved unless specifically addressed and granted by City Council.

Rights-of-Way

PAZ

1. Smeed Parkway is classified as a Collector. The applicant shall dedicate as public right-of-way a minimum thirty-five (35) foot half width right-of-way (from centerline) along the entire Smeed Road frontage (per City Standard R-810 C).
2. A note shall be placed on the Final Plat indicating that all rights-of-way are to be dedicated to the public.

Street

1. Full frontage half street improvements shall be completed to all Smeed Parkway adjacent to the proposed site in accordance with all City of Caldwell standards and specifications. Improvements shall include (but are not limited to) curb, gutter, sidewalk, asphalt, streetlights, joint trench, spare communication conduit along classified roadways, storm drainage facilities, etc.
2. All private driveways shall fully comply with City of Caldwell standards and be approved by the Engineering Department and Caldwell Fire Marshall. Both proposed Smeed access points shall align with the existing driveways on the east side of Smeed Parkway, which enter into the Fresca site. Driveway access points onto Smeed Parkway shall meet City of Caldwell Standards and details.
3. Provide a cross-access easement allowing use of approaches and cross-access of the site by both onsite and adjacent development. This requirement shall be noted on the final plat.

Traffic Mitigation

The following are the required traffic related mitigation measures for the Sky Ranch Industrial Development resulting from the traffic impact study pursuant to City Code Chapter 10, Article 10. A traffic impact study was required and has been conducted for this development by Kittleson & Associates (September 2020) because of the volume of traffic produced.

Community Planning Association of Southwest Idaho has computed the average trip length in Canyon County to be 7.3 mi. Traffic impact mitigation should presumably occur at both trip ends so ½ of the trip length should be attributed to each end. It is estimated that trips will encounter a major intersection every half mile along any given path. The capacity of an average fully improved intersection (assumed to be the intersection of a collector and an arterial road) is estimated to be 5,080 vehicles/hour.

The estimated traffic resulting from the proposed density in this subdivision based on the Trip Generation 10th Edition Manual sets the am peak hour traffic flow at 247 vehicles for the entire subdivision. The pm peak is approximately 222 vehicles.

Following the City of Caldwell's mitigation equation $((247 \text{ veh/hr} * 7.3 \text{ mile/trip} * 0.5 \text{ trip ends} * 2 \text{ inter/mi}) / (5080 \text{ veh/hr}))$ the total contribution of this development to traffic mitigation shall be 35.5% of a fully improved intersection. This percentage represents the total capacity utilized from each intersection (once fully improved and possibly signalized) encountered by trips generated over the development's half of the generated trip length.

- a) The owner/developer/applicant shall design and construct roughly 35.5% of the signalization improvements needed for an average intersection, as defined, at one or more nearby (within 3.5 miles of the site) deficient locations to be determined by Engineering staff. The Engineering staff shall have reasonable discretion to determine the sites of construction and what design and construction equals roughly 35.5% of the signalization improvements needed for an average intersection. Engineering staff can provide information about applications with whose mitigation efforts the owner/developer/applicant can combine to achieve even units of 100%.
 - i) The owner/developer/applicant may be allowed, at his option, to contribute monies in lieu of construction to the City of Caldwell Roadway Trust Fund, but the basis for the obligation is for construction. Monetary contributions must be made at a level commensurate with costs to construct the same by the City and as estimated by the City. This alternate provision for payment of money is not a requirement, is for the benefit and convenience of the owner/developer/applicant only and does not constitute an Impact Fee.
 - ii) Measures that may qualify for this purpose include:
 - (1) Added right-of-way and widening to accommodate the turn lanes
 - (a) Right-of-way provided for this purpose should be credited toward signal mitigation at raw land value.
 - (b) Added Asphalt above the minimum required shall be credited based on actual cost or contract bid.
 - iii) The average cost of intersection is estimated at \$425,000 for procurement of design services, construction, and associated costs by the City, of which 35.5% of that cost is what needs to be covered by this subdivision.

Water

- 1. All on site water mains will need to be looped into existing mains for fire flow and water quality purposes. Internal main sizing and construction plan approval, will be dependent upon the availability of fire flow.
- 2. Each buildable lot shall be supplied with potable water. If buildings are constructed to include individual units that could feasibly or will be sold separately, each unit shall be serviced separately
- 3. The location of water service, including sizing of mains, providing of easements, frontage construction, and offsite construction are to be decided during review of improvement plans. This development will be required to comply with the Water Master Study.

Sanitary Sewer

- 1. It shall be the responsibility of the applicant's engineer to verify that connection to existing sewer mainlines will not exceed the functional capacity of said mainlines. Provision for connectivity by future developments shall be met in accordance with current City standards.
- 2. Sewer service is currently available via a gravity sewer manhole located in Challenger Way. There is also a 21 inch sewer line in Smeed Parkway, however surface restoration restrictions will apply if applicant opts to cut into Smeed Parkway.

PA2

3. The location of sewer service, including sizing of mains, providing of easements, frontage construction, and offsite construction are to be decided during review of improvement plans.
4. Each buildable lot shall be provided with individual sewer service. If buildings are constructed to include individual units that could feasibly or will be sold separately, each unit shall be serviced separately.
5. Any easements for sewer lines not in the right-of-way should be at a width sufficient to construct same and not less than 20 feet in width. Easements for adjacent sewer and water lines not in the right-of-way shall be at a width sufficient to construct the same and shall be no less than 30 feet in width.
6. A 20' wide all-weather surfaces may be required to be constructed over mainlines that fall outside the public right-of-way. All weather surfaces shall be constructed sufficiently to support heavy equipment necessary to construct and maintain sewer under all seasonal weather conditions.

Irrigation

1. Existing easements and/or right-of-ways for any irrigation facility shall be determined and clearly indicated on the construction plans and on the final plat (excluding prescriptive easements). Construction across or re-routing of these facilities is subject to approval by the Pioneer Irrigation District and at their discretion, their assigns.
2. The Developer shall maintain any existing upstream drainage rights and downstream irrigation rights across the property. During the design phase of this project, the developer or his engineer is to contact the appropriate irrigation district to help ascertain these rights. Appropriate facilities shall be provided by the developer to convey irrigation and drainage water across the property to take care of these offsite needs. There is to be no discharge of gravity/pressure irrigation return water into the subdivision storm water system.
2. The development is to include connection to the existing non-potable water pressure irrigation system. The existing system can be extended into the site to serve landscaped areas. Applicable irrigation connection fees will be assessed at the time the building permit is pulled.
3. Each lot shall be provided with a pressure irrigation service.
4. The applicant shall transfer a proportionate share of any existing water right(s), except those held in trust by an irrigation district, to the City of Caldwell for both irrigation and domestic water supply for the subject development. If this should occur, The City shall assist in registering the transfer.
5. All plans and construction drawings submitted to the City of Caldwell for review and approval for any out-of-season irrigation work to be performed within Pioneer Irrigation Facilities shall be submitted to the Caldwell Engineering Department no later than July 1st. Submittal of plans after this date may result in Applicant not receiving plan approval in time to complete out-of-season work.

Storm Drain

1. As noted previously, provision is to be made for the disposal of stormwater drainage in accordance with the City Stormwater Management Manual and any updates adopted subsequent to this application. It is to be noted that retention designs will be denied in most instances. A copy of this policy is available upon request. The engineer of record is to provide calculations, which indicate that the assumptions in his stormwater drainage plan comply with the requirements of the stormwater manual. In this case, if a storm water system is existing, the burden of proof is on the developer to verify the capacity is sufficient for the proposed development.
2. The applicant shall identify and retain all historical drainage discharge points from the property for the purpose of draining on site storm water detention facilities.
3. The final plat drawing should indicate that storm water detention basins are to be placed in common lots in accordance with the referenced Stormwater policy. A note should be placed on the final plat indicating that all areas designated as common areas are to be operated and maintained by the business owners association.
4. There is to be no discharge of storm water overflow into any irrigation water return/discharge facility/ditch/pipe/etc.

Other Utilities

1. The Developer is responsible to relocate all frontage utilities in accordance with City standards and specifications in conjunction with this development, including but not limited to the overhead power structure along the north side of Linden Road.

Plat

1. Prior to approval of the final plat, subdivision facilities must be completed or an appropriate construction security provided. There may be temporary restrictions to the obtaining of building permits, even with acceptable construction security, depending on fire protection, emergency service requirements, and City approval of the sanitary sewer system. A 50% temporary restriction to obtaining of building permits will be enforced until all facility construction has been completed, inspected and certified by the Applicants engineer including all punch list items.
2. Upon recordation of the plat, the Engineering Department is to be provided with a reproducible Mylar copy of said document, suitable for blue line reproduction.
3. An electronic (dwg.) copy of the Final Plat suitable for mapping and addressing purposes will be required with Final Plat submittal.

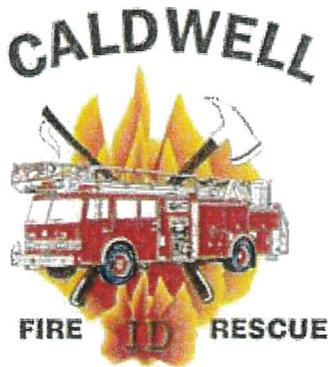
Debbie Root

From: Alan Perry
Sent: Wednesday, September 23, 2020 4:24 PM
To: Debbie Root
Subject: RE: CMP-20-06 ANN-20-04 SUB-20P-11 Smeed Industrial Sub - Public Agency Memo

The Caldwell Fire Department has no current opposition to this project. Future development of the site/construction will need to be reviewed and approved prior to construction.

From: Andy Cater
Sent: Tuesday, September 22, 2020 8:40 PM
To: Alan Perry <aperry@cityofcaldwell.org>
Subject: FW: CMP-20-06 ANN-20-04 SUB-20P-11 Smeed Industrial Sub - Public Agency Memo

For our review



Andrew Cater
Deputy Chief / Fire Marshal
208-250-4945

From: Lori Colligan
Sent: Friday, September 18, 2020 2:21 PM
To: Robb MacDonald <rmacdonald@cityofcaldwell.org>; Andy Cater <acater@cityofcaldwell.org>; Chris Bryant <cbryant@cityofcaldwell.org>; Dave Wright <dwright@cityofcaldwell.org>; Dave Marston <dmarston@cityofcaldwell.org>; Angie Hopf <ahopf@cityofcaldwell.org>; Rob Oates <roates@cityofcaldwell.org>; 'mark@pioneerirrigation.com' <mark@pioneerirrigation.com>; 'amber@pioneerirrigation.com' <amber@pioneerirrigation.com>; carl@blackcanyonirrigation.com; Black Canyon Irrigation <bcid@blackcanyonirrigation.com>; 'Carl Miller' <CMiller@compassidaho.org>; 'trichard@canyonhd4.org' <trichard@canyonhd4.org>; 'chopper@canyonhd4.org' <chopper@canyonhd4.org>; 'Sarah Arjona' <Sarah.Arjona@itd.idaho.gov>; 'shunt@valleyregionaltransit.org' <shunt@valleyregionaltransit.org>; 'jalmeida@canyonco.org' <jalmeida@canyonco.org>; 'easements@idahopower.com' <easements@idahopower.com>; 'mishelle.singleton@intgas.com' <mishelle.singleton@intgas.com>
Subject: CMP-20-06 ANN-20-04 SUB-20P-11 Smeed Industrial Sub - Public Agency Memo

Hello,

PA-1

Debbie Root

From: Mark Zirschky <mark@pioneerirrigation.com>
Sent: Wednesday, September 30, 2020 3:36 PM
To: P&Z
Cc: Kirk Meyers
Subject: FW: CMP-20-06 ANN-20-04 SUB-20P-11 Smeed Industrial Sub - Public Agency Memo
Attachments: CMP-20-06 ANN-20-04 SUB-20P-11 Smeed Industrial Sub - Public Agency Memo.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Greetings,

The above referenced project appears to impact Pioneer Irrigation District's Canyon Hill (500) Lateral.

The easements for the Canyon Hill Lateral at this location, extend to the existing toe of bank along both sides of the lateral, as it is considerably elevated above adjacent lands.

Per Idaho Code, 42-1209, written permission must be obtained from Pioneer Irrigation District, prior to any modifications or encroachment within Pioneer's lateral or corresponding easements.

Should you have any questions or comments, please let me know.

Mark Zirschky - Superintendent
Pioneer Irrigation District
208-459-3617
208-250-8481
www.pioneerirrigation.com

From: Lori Colligan <lcolligan@cityofcaldwell.org>
Sent: Friday, September 18, 2020 2:21 PM
To: Robb MacDonald <rmacdonald@cityofcaldwell.org>; Andy Cater <acater@cityofcaldwell.org>; Chris Bryant <cbryant@cityofcaldwell.org>; Dave Wright <dwright@cityofcaldwell.org>; Dave Marston <dmarston@cityofcaldwell.org>; Angie Hopf <ahopf@cityofcaldwell.org>; Rob Oates <roates@cityofcaldwell.org>; Mark Zirschky <mark@pioneerirrigation.com>; Amber O'Neal <amber@pioneerirrigation.com>; carl@blackcanyonirrigation.com; Black Canyon Irrigation <bcid@blackcanyonirrigation.com>; 'Carl Miller' <CMiller@compassidaho.org>; 'trichard@canyonhd4.org' <trichard@canyonhd4.org>; 'chopper@canyonhd4.org' <chopper@canyonhd4.org>; 'Sarah Arjona' <Sarah.Arjona@itd.idaho.gov>; 'shunt@valleyregionaltransit.org' <shunt@valleyregionaltransit.org>; 'jalmeida@canyonco.org' <jalmeida@canyonco.org>; 'easements@idahopower.com' <easements@idahopower.com>; 'mishelle.singleton@intgas.com' <mishelle.singleton@intgas.com>
Subject: CMP-20-06 ANN-20-04 SUB-20P-11 Smeed Industrial Sub - Public Agency Memo

Hello,

PA-3



August 11, 2020

Deb Root, MBA, PCED
Senior Planner
City of Caldwell Planning and Zoning
621 Cleveland Blvd.
Caldwell, Idaho 83605

**RE: Sky Ranch Business Park – Challenger Warehouse 2 | Smeed Parkway
Comprehensive Plan Map Change, Annexation, Zoning**

Dear Ms. Root:

We are pleased to present the enclosed applications for Comprehensive Plan Map Change, Annexation, and Zoning associated with the Sky Ranch Business Park – Challenger Warehouse 2.

Background

The project site is generally located on the west side of Smeed Parkway, approximately 300-ft south of Challenger Way. The proposed project will be an expansion of the industrial development to the immediate northwest.



Figure 1 - Vicinity Map, subject properties highlighted

The properties included in the applications are:

Parcel	Address	Acres	Current Zoning
R353020000	2018 Smeed Pkwy	3.27	Ag – Canyon County
R3530201000	1916 Smeed Pkwy	3.27	Ag – Canyon County

6.54 Total

As discussed during our “Roundtable” pre-application meeting with the City on July 9, 2020, the required applications include:

- A Comprehensive Plan Map Change (CPA) requesting the designation of the properties be changed from “Institutional” to “Manufacturing & Production”, and
- Annexation with a zoning designation of M-1.

A virtual neighborhood meeting was held on August 5, 2020 at 6:00 PM via a Microsoft Teams call where there was opportunity for neighbors to connect with the applicant and project design team to learn about the proposed development and enclosed applications.

Proposed Development

The Challenger Warehouse 1 & 2 is an approximate 22-acre industrial development. The western portion of the project site is currently located in the City of Caldwell, but the eastern portion and the subject properties for this application (highlighted in blue below) are in Canyon County and desires to be annexed to the City.

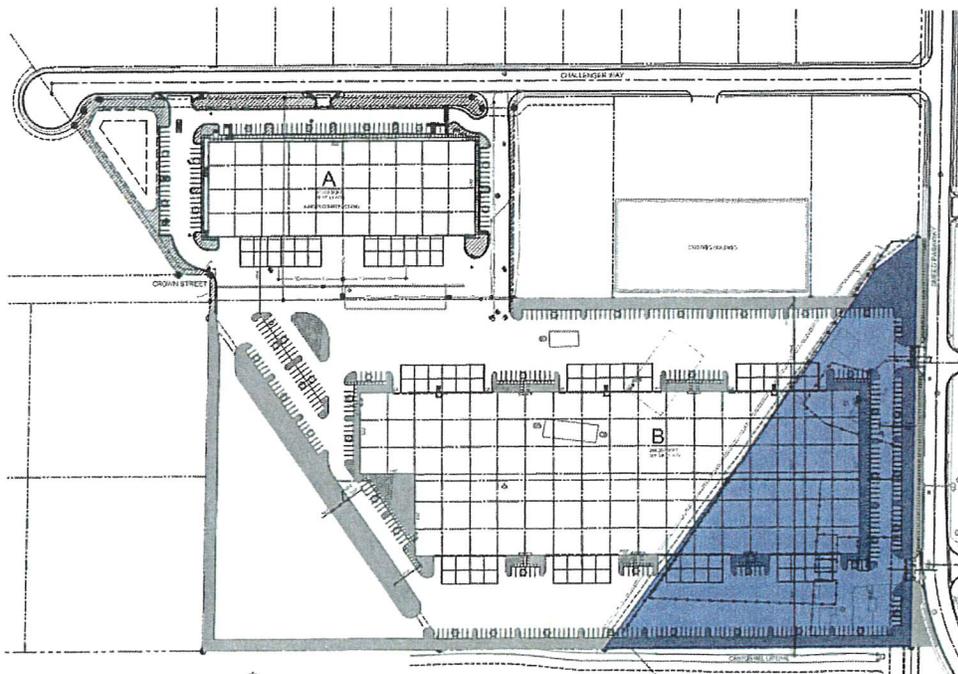


Figure 2 - Excerpt from Site Master Plan

AS2

Phase 1 has just completed construction (noted as Building A on the site plan above). The proposed CPA, Annexation, and zoning will facilitate development of Phase 2 (noted as Building B above).

The project will provide multi-tenant industrial lease space for a variety of warehousing and distribution activities. Target tenants include mid-sized light industrial-type activities up to large size distributors. Warehouse and distribution are allowed in the M-1 zone.

The development includes two new proposed driveways on Smeed Parkway which provide direct access to Building B and secondary cross-access / internal circulation to the newly completed Building A.

Public services are available to accommodate the proposed Development.

Comprehensive Plan Map Change

The applicant proposes a Comprehensive Plan Map Change of 6.54-acres from Institutional to Manufacturing & Production. The triangular shaped property is surrounded by Manufacturing & Production planned properties with the exception of the south boundary. The proposed change will complement the surrounding area.

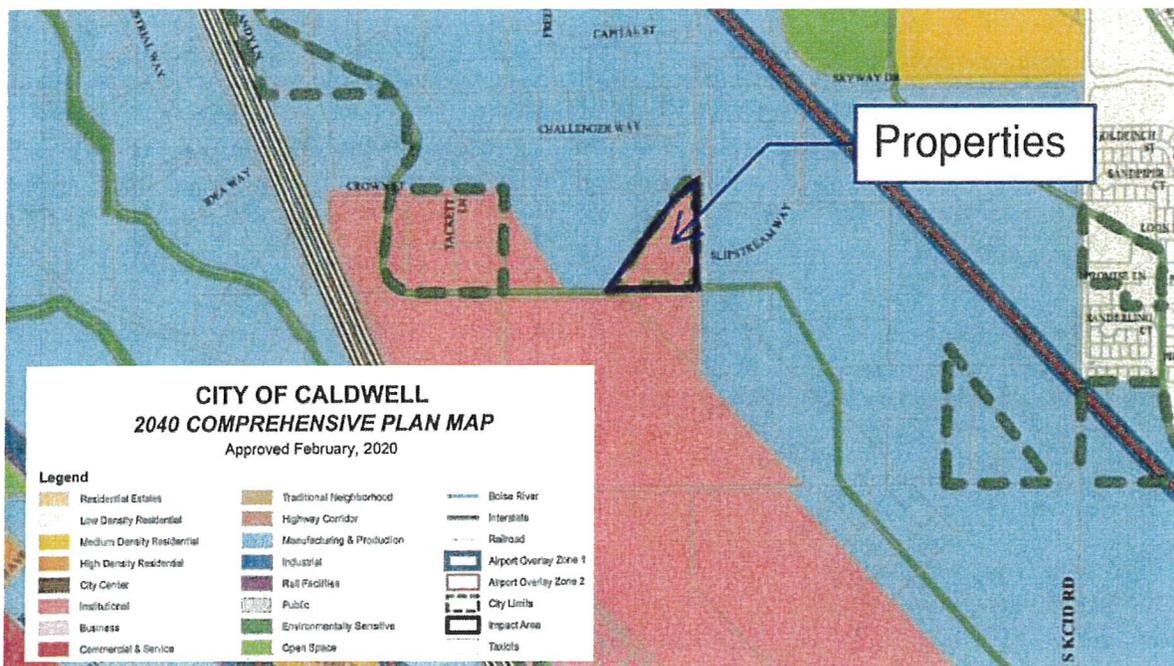


Figure 3 - Comprehensive Plan Map

Annexation & Zoning

The applicant proposes annexation of two parcels (R3530200000 and R3530201000) which total approximately 6.54-acres and are currently zoned Ag in Canyon County. The properties are within the City of Caldwell’s area of impact and are surrounded on all sides by properties already annexed to the City of Caldwell. The requested annexation will fulfill the City’s desire for orderly development.

Upon annexation, we request a zoning designation of M-1. This zone is consistent and compatible with the adjacent zoning to the north east and west.

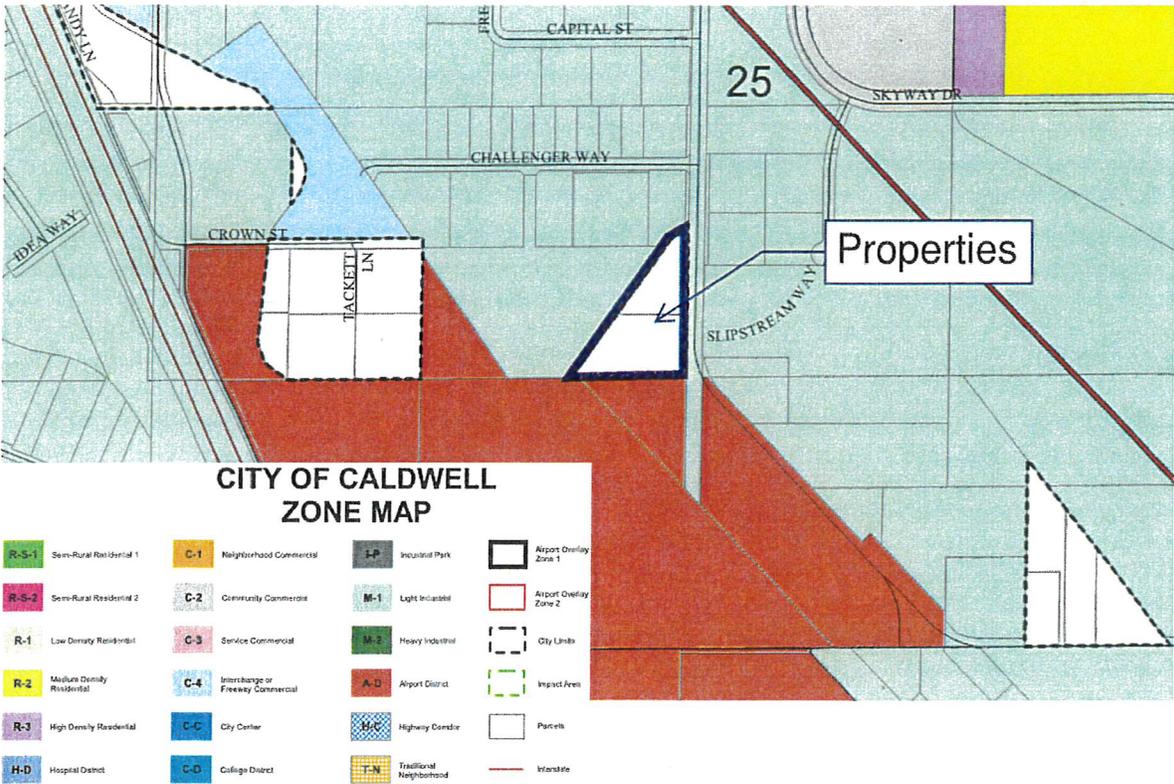


Figure 4 - Zone Map

Conclusion

The applicant’s requested Comprehensive Plan Map Change, Annexation, and Zoning of this property provides for the orderly development of the City. The M-1 Zoning continues the zoning framework already established in the immediate area.

We appreciate the opportunity to formally present these applications to the Caldwell Planning and Zoning Commission and City Council. As you complete your review, please let me know if we can provide any additional information to clarify the project’s vision. I can be reached via email to tamara@thelandgroupinc.com or at 208-939-4041.

Sincerely,
Tamara Thompson
Tamara Thompson
Director of Client Services
The Land Group, Inc.



A2



September 10, 2020

Deb Root, MBA, PCED
Senior Planner
City of Caldwell Planning and Zoning
621 Cleveland Blvd.
Caldwell, Idaho 83605

**RE: Sky Ranch Business Park – Challenger Warehouse 2 | Smeed Parkway
Short Plat / Combined Preliminary & Final Plats**

Dear Ms. Root:

We are pleased to present the enclosed application for a combined Preliminary and Final Plat, aka Short Plat associated with the Sky Ranch Business Park – Challenger Warehouse 2. These materials are intended to supplement other applications recently submitted for the same parcel and project.

Background

The project site is generally located on the west side of Smeed Parkway, approximately 300-ft south of Challenger Way. The project will be an expansion of the industrial development to the immediate north.



Figure 1 - Vicinity Map, subject properties highlighted

AR
Revised

The properties included in the application are:

Parcel	Address	Acres	Current Zoning
R14895117A0	0 Challenger Way	7.55	M-1
R1489511700	4216 Challenger Way	3.74	M-1
R3530200000	2018 Smeed Pkwy	3.27	Ag – Canyon County
R3530201000	1916 Smeed Pkwy	1.95	Ag – Canyon County

16.51 Total

The properties currently zoned Ag in Canyon County are included in concurrent applications for a Comprehensive Plan Amendment, and Annexation with a Zoning designation of M-1.

A virtual neighborhood meeting was held on August 5, 2020 at 6:00 PM via a Microsoft Teams call where there was opportunity for neighbors to connect with the applicant and project design team to learn about the proposed development and enclosed applications.

Short Plat

Included with our application are both the preliminary plat and final plat drawings. The short plat is being used to consolidate 4 parcels into one 16.51-acre parcel. The short plat will facilitate development of an industrial warehouse project.

Per City Code, the Short Plat process can be used if the following criteria are met. We meet the criteria for the short process:

A. A subdivision application for property may be processed as a short plat if all of the following exist:

1. The proposed subdivision does not exceed four (4) buildable lots;

Our application consolidates 4 parcels to 1 parcel.

2. No right of way dedication is necessary as required by city code;

No right of way dedication is required. Smeed Parkway adjacent to the site provides an 80-ft wide existing right of way.

3. No installation of public improvements or infrastructure improvements is necessary as required by city code;

No public improvements or infrastructure improvements are necessary. Needed utilities to serve the proposed lot are readily available at the property frontage with Smeed Parkway, and also stubbed into the lot from the adjacent property in the northwest corner.

4. No street widening is necessary as required by city code;

No street widening is necessary. Frontage sidewalks and landscaping are planned with development.

5. There are no impacts on the health, safety or general welfare of the city and the subdivision is in the best interest of the city.

There are no impacts on health, safety, or general welfare of the city and the subdivision is in the best interest of the city.

Conclusion

The Short plat request continues the framework already established in the immediate area.

We appreciate the opportunity to formally present these applications to the Caldwell Planning and Zoning Commission and City Council. As you complete your review, please let me know if we can provide any additional information to clarify the project's vision. I can be reached via email to tamara@thelandgroupinc.com or at 208-939-4041.

Sincerely,

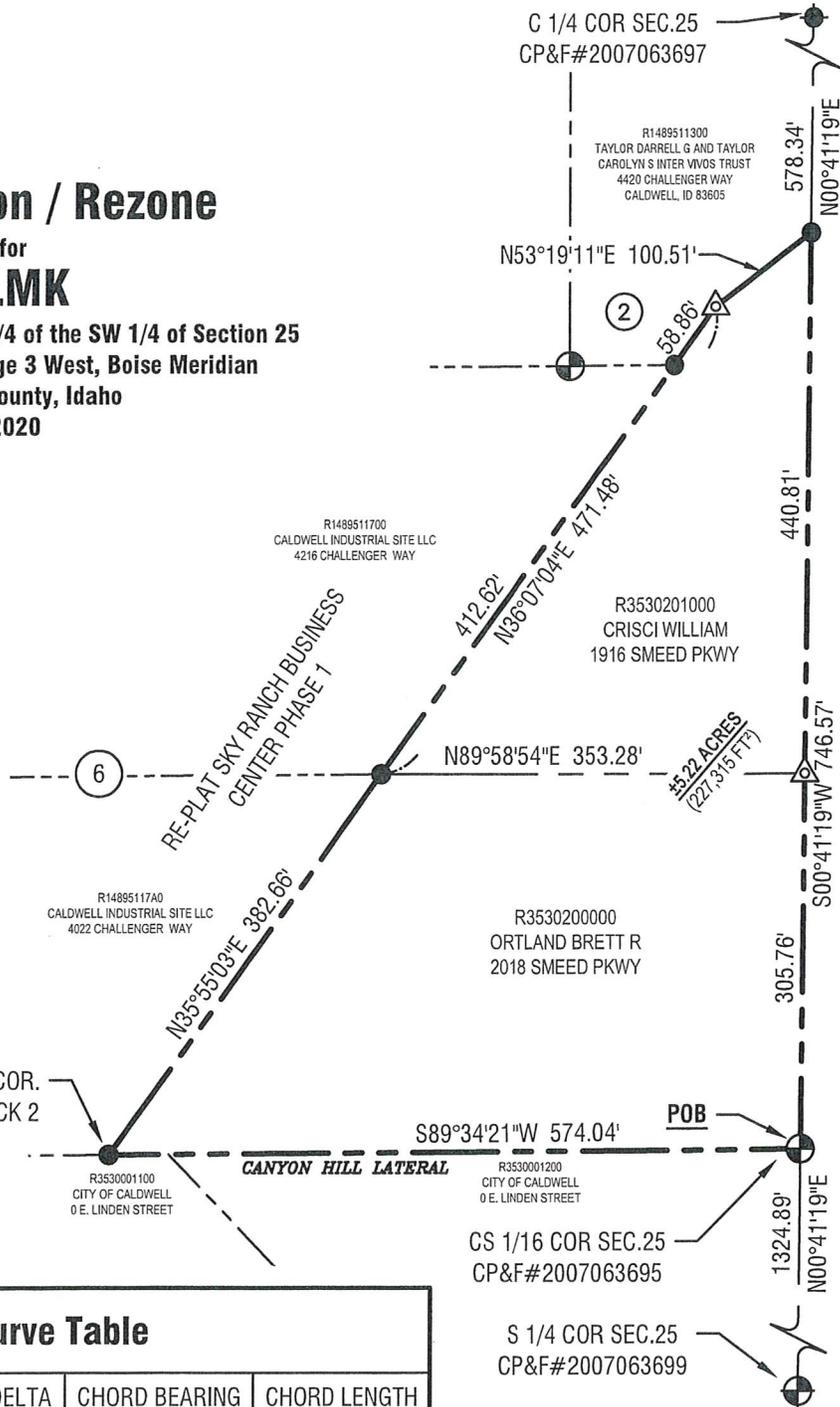


Tamara Thompson
Director of Client Services
The Land Group, Inc.

Annexation / Rezone

for
VLMK

Being a Portion of the NE 1/4 of the SW 1/4 of Section 25
Township 4 North, Range 3 West, Boise Meridian
Canyon County, Idaho
2020



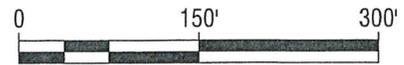
Curve Table

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH



Exhibit "B"

Horizontal Scale: 1" = 150'



Project No.: 120102
Date of Issuance: August 6, 2020



**Annexation / Rezone
Challenger 2 Warehouse
VLMK**

1 of 1

A3

File Location: q:\2020\120102\cad\survey\exhibit\ex 200729 annex_rezone east parcels 120102.dwg
Last Plotted By: mike femenia
Date Plotted: Thursday, August 6 2020 at 12:56 PM

SMEED INDUSTRIAL SUBDIVISION

Certificate of Owners:

KNOW ALL PERSONS BY THESE PRESENTS, THAT THE UNDERSIGNED, IS THE OWNER OF THE REAL PROPERTY HEREAFTER DESCRIBED:

A PARCEL OF LAND BEING A PORTION OF LOT 6, BLOCK 2, OF RE-PLAT SKY RANCH BUSINESS CENTER PHASE 1, AS SAME IS SHOWN ON THE CERTIFICATE OF OWNERSHIP AND SURVEY MAP, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH ONE QUARTER CORNER OF SAID SECTION 25; THENCE ON THE NORTH-SOUTH MID-SECTION LINE OF SAID SECTION 25, NORTH 09°41'19" EAST, 1324.88 FEET TO THE CENTER-SOUTH ONE SIXTEENTH CORNER OF SAID SECTION 25 AND THE POINT OF BEGINNING;

THENCE LEAVING SAID MID-SECTION LINE, SOUTH 89°24'21" WEST, 574.04 FEET, TO THE SOUTHEASTERLY CORNER OF SAID LOT 6;

THENCE ON THE BOUNDARY LINE OF SAID LOT 6, THE FOLLOWING 4 COURSES:

THENCE SOUTH 89°34'21" WEST, 305.94 FEET;

THENCE NORTH 09°39'29" EAST, 32.18 FEET;

THENCE NORTH 89°22'22" EAST, 1288.43 FEET, TO THE SOUTHEASTERLY CORNER OF LOT 2,

BLOCK 2, OF SAID RE-PLAT SKY RANCH BUSINESS CENTER PHASE 1;

THENCE ON THE SOUTH BOUNDARY LINE OF LOT 2 AND LOT 1 OF SAID RE-PLAT SKY RANCH BUSINESS CENTER PHASE 1, NORTH 36°07'09" EAST, 58.86 FEET;

THENCE NORTH 53°19'11" EAST, 1100.51 FEET, TO A POINT ON SAID NORTH-SOUTH MID-SECTION LINE,

FROM WHICH THE CENTER ONE QUARTER CORNER OF SAID SECTION 25 BEARS, NORTH 09°41'19" EAST,

574.04 FEET;

THENCE ON SAID MID-SECTION LINE, SOUTH 09°41'19" WEST, 746.57 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS ± 16.51 ACRES, MORE OR LESS.

IT IS THE INTENTION OF THE UNDERSIGNED TO HEREBY INCLUDE THE ABOVE DESCRIBED PROPERTY IN THIS PLAT, AND THAT EASEMENTS AS SHOWN ON THIS PLAT ARE NOT DESIGNATED TO THE PUBLIC USES. THE RIGHT TO USE SAID EASEMENTS IS HEREBY PERPETUALLY RESERVED FOR PUBLIC UTILITIES AND SUCH OTHER USES AS DESIGNATED WITHIN THIS PLAT AND NO PERMANENT STRUCTURES ARE TO BE ERRECTED WITHIN THE LINES OF SAID EASEMENTS. ALL LOTS WITHIN THIS PLAT WILL BE ELIGIBLE TO RECEIVE WATER SERVICE FROM THE CITY OF CALDWELL, AND THE CITY OF CALDWELL HAS AGREED IN WRITING TO SERVE ALL OF THE LOTS WITHIN THIS SUBDIVISION.

CALDWELL INDUSTRIAL SITE, LLC

BY: ALVIN J. WOLFF, JR.
MANAGER, CALDWELL INDUSTRIAL, LLC

Acknowledgement:

STATE OF _____)
COUNTY OF _____) SS

ON THIS _____ DAY OF _____, 20____, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED ALVIN J. WOLFF, JR., MANAGER, CALDWELL INDUSTRIAL, LLC, AS THE MANAGER OF CALDWELL INDUSTRIAL, LLC, AN IDAHO LIMITED LIABILITY CORPORATION, AND ACKNOWLEDGED TO ME THAT SUCH LIMITED LIABILITY CORPORATION EXECUTED THE SAME.

IN WITNESS WHEREOF, I HAVE HERETOFORE SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC IN _____
RESIDING IN _____

Certificate of Surveyor:

I, MICHAEL S. FEMINA, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR LICENSED BY THE BOARD OF PROFESSIONAL LAND SURVEYORS OF THE STATE OF IDAHO. THE SURVEY DESCRIBED IN THIS ACTUAL SURVEY MAP, ON THE ABOVE DESCRIBED PROPERTY, ACCURATELY REPRESENTS THE POINTS PLATTED THEREON, AND IS IN CONFORMITY WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.



09/10/2020



482 East Shosh Drive, Suite 100
Eagle, ID 83616 PH: (208) 533-4041

A3

SMEED INDUSTRIAL SUBDIVISION

Health Certificate:

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 59, CHAPTER 13 HAVE BEEN SATISFIED BASED ON A REVIEW BY A QUALIFIED ENGINEER (CITY ENGINEER) REPRESENTING THE CITY OF CALDWELL. PUBLIC WORKS AND THE O&P APPROVAL OF THE DESIGN PLANS AND SPECIFICATIONS FOR THE PROPOSED CONSTRUCTION OF THE SANITARY SEWER SYSTEM HAS BEEN OBTAINED. THESE RESTRICTIONS, HOWEVER, IS CAUTIONED THAT AT THE TIME OF THIS APPROVAL, NO OTHER RESTRICTIONS OR CONDITIONS HAVE BEEN CONSTRUCTED. BUILDING CONSTRUCTION CAN BE ALLOWED WITH APPROPRIATE BUILDING PERMITS IF DRINKING WATER EXTENSIONS OR SEWER EXTENSIONS HAVE SINCE BEEN CONSTRUCTED OF IF THE DEVELOPER US SIMULTANEOUSLY CONSTRUCTING THOSE FACILITIES. IF THE DEVELOPER FAILS TO CONSTRUCT FACILITIES, THEN SANITARY RESTRICTIONS MAY BE RE-IMPOSED, IN ACCORDANCE WITH SECTION 59-1303, IDAHO CODE. BY THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL, AND NO CONSTRUCTION OF ANY BUILDING OR SHELTER REQUIRING DRINKING WATER OR SEWERSEPTIC FACILITIES SHALL BE ALLOWED.

SOUTHWEST DISTRICT HEALTH DEPARTMENT

DATE

Approval of the City Engineer:

I, THE UNDERSIGNED CITY ENGINEER IN AND FOR THE CITY OF CALDWELL, CANYON COUNTY, IDAHO, HEREBY APPROVE THE FOREGOING PLAT.

CITY ENGINEER - CALDWELL, IDAHO

DATE

Certificate of County Surveyor:

I, THE UNDERSIGNED, A LICENSED PROFESSIONAL LAND SURVEYOR FOR CANYON COUNTY, IDAHO, DO HEREBY CERTIFY THAT I HAVE CHECKED THIS PLAT AND THAT IT COMPLIES WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.

CANYON COUNTY SURVEYOR

DATE

Certificate of County Treasurer:

I, THE UNDERSIGNED, COUNTY TREASURER IN AND FOR THE COUNTY OF CANYON, STATE OF IDAHO, PER THE REQUIREMENTS OF I.C. 56-1308, DO HEREBY CERTIFY THAT ANY AND ALL CURRENT AND OR DELINQUENT COUNTY PROPERTY TAXES FOR THE PROPERTY INCLUDED IN THIS SUBDIVISION HAVE BEEN PAID IN FULL. THIS CERTIFICATION IS VALID FOR THE NEXT THIRTY (30) DAYS ONLY.

CANYON COUNTY TREASURER

DATE

Approval of the City Council:

I, THE UNDERSIGNED CITY CLERK IN AND FOR THE CITY OF CALDWELL, CANYON COUNTY, IDAHO, HEREBY CERTIFY THIS PLAT, OF SMEED INDUSTRIAL SUBDIVISION, WAS DULY ACCEPTED AND APPROVED AT A REGULAR MEETING HELD BY THE CITY COUNCIL ON _____

CLERK

DATE



MICHAEL S. FEMENIA

IDAHO P.L.S. 13350



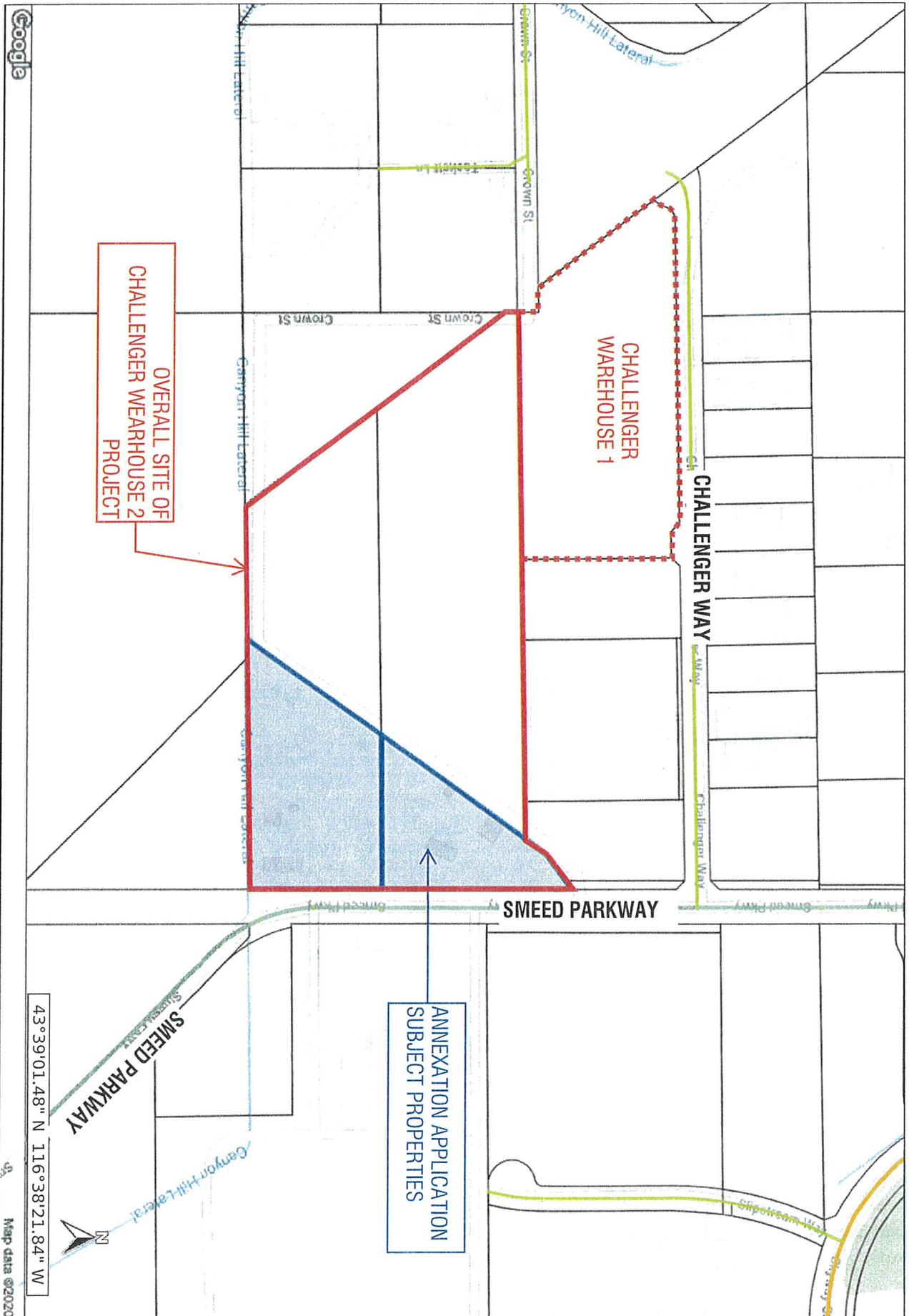
482 East Shore Drive, Suite 100
Eagle, ID 83616 PH (208) 938-4041

AB

Vicinity Map - Challenger Warehouse 2

Sky Ranch Business Park

AL



Comprehensive Plan

Challenger Warehouse 2

Handwritten initials

