

Type of Review Requested (check all that apply)

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

STAFF USE ONLY:

File number(s): Sup-16-20
Verizon Wireless Tower (Talley Tugle)
 Project name: _____
 Date filed: 12-6-16 Date complete: _____
 Related files: _____

Subject Property Information

Address: 6301 CLEVELAND BLVD., CALDWELL, ID 83607 Parcel Number(s): 30919010 0
 Subdivision: 06-3N-2W SW TX 12-C LS TX 12-C-1 & LS RD IN NWSW Block: _____ Lot: _____ Acreage: 4.928 Zoning: M-1
 Prior Use of the Property: AUTO SALVAGE YARD / USED AUTO PARTS
 Proposed Use of the Property: NO CHANGE: ADDING WIRELESS COMMUNICATION FACILITY

Applicant Information:

Applicant Name: VERIZON WIRELESS Phone: 801-260-8712
 Address: 12877 W. MCMILLAN ROAD City: BOISE State: ID Zip: 83713
 Email: YVONNE.AUTRY@VERIZONWIRELESS.COM Cell: 208-451-6930
 Owner Name: DILLON CALDWELL, LLC (CONTACT: ED SALVI) Phone: 208-861-3003
 Address: 6301 CLEVELAND BLVD. City: CALDWELL State: ID Zip: 83607
 Email: EJSALVI@GMAIL.COM Cell: 208-861-3003
 Agent Name: (e.g., architect, engineer, developer, representative) TAEC (JODIE KNOPP)
 Address: 10569 W. CAROLINA DR. City: BOISE State: ID Zip: 83709
 Email: JODIE.KNOPP@TAEC.NET Cell: 307-254-0554

Authorization

Print applicant name: JODIE KNOPP
 Applicant Signature:  Date: 11.21.16

A1

December 06, 2016

City of Caldwell Planning & Zoning
621 Cleveland Boulevard
Caldwell, Idaho 83605

Re: ID4 Jalopy Jungle – Verizon Wireless Special Use Permit application project description

To City of Caldwell Planning & Zoning:

Verizon Wireless is proposing to install a new wireless communication facility located at 6301 Cleveland Boulevard, Caldwell, Idaho. Currently, the property is zoned Light Industrial (M-1) and is developed with Pick-A-Part Jalopy Jungle and its associated structures. Commercial businesses surround the parcel on all sides as there is mainly Light Industrial and Service Commercial zones in the area.

On behalf of Verizon Wireless, the applicant is requesting a Special use Permit application review to install a new wireless communication facility in the Light Industrial (M-1) zone. Pursuant to Section 10-02-02: Table 1 Land Use Schedule of the Municipal Code for the City of Caldwell, the proposed wireless communication facility requires a Special Use Permit.

The following addresses section 10-02-11: Wireless Communications Facilities

(5) *Procedure:*

C. *Application: In addition to standard requirements for obtaining a building permit, all applications for the construction or modification of an antenna or a wireless communication facility must include the following information:*

1. *Applicant's name, address, and telephone number.*

Response: TAEC / Jodie Knopp
10569 W. Carolina Dr.
Boise, ID 83709
307-254-0554

2. *Name, address, and phone number of the carrier.*

Response: Verizon Wireless (VAW) LLC, d/b/a Verizon Wireless
12877 W. McMillan Road
Boise, ID 83713
208-451-6930

3. *Documentation from a licensed and qualified engineer showing that the proposed facility will meet or exceed all federal communications commission standards regarding radio frequency emissions and other energy considerations.*

Response: Please see the attached letters showing that the proposed facility meets or exceeds all FCC standards regarding radio frequency emissions and other energy considerations.

4. *Documentation showing that the proposed facility conforms to all regulations administered by the federal aviation administration, including light and height restrictions.*

Response: Please see the attached FAA Summary Report: Notice to the FAA is required because the height exceeds Notice Slope criteria. Verizon Wireless has filed the necessary documents with the FAA and is pending direction to mitigate any potential issues, such as height, lighting, etc.

5. *For new towers only: Caldwell grants special use permits (SUP) through legislative process to afford a land parcel additional or exceptional uses. All new WCFs must obtain an SUP prior to obtaining a building permit. In addition to all information required for an SUP application, WCFs must also include the following:*

Response: The applicant is requesting a Special use Permit application review to install a new wireless communication facility in the Light Industrial (M-1) zone. Pursuant to Section 10-02-02: Table 1 Land Use Schedule of the Municipal Code for the City of Caldwell, the proposed wireless communication facility requires a Special Use Permit.

6. *Documentation of the steps the applicant will take to avoid electromagnetic interference with other communication facilities.*

Response: Verizon Wireless has an FCC license to operate within their licensed frequency bands, which is intended to prevent interference with other frequencies. Verizon Wireless also agrees to install equipment of the type and frequency which will not cause harmful interference which is measurable in accordance with the existing industry standards to any equipment of the property owner or other tenants of the property which existed on the property prior to the equipment installation. In the event any equipment causes such interference, Verizon Wireless will follow FCC procedures to correct and eliminate the interference per their FCC license.

7. *Written evidence of compliance with all building and electrical codes.*

Response: Verizon Wireless will apply for a building permit and submit an engineered stamped structural report that adheres to the latest version of the International Building Code (IBC) and national Electric Code (NEC), along with all applicable Federal, State, County, and City of Caldwell building codes, ordinances, rules, and regulations. They are committed to meeting or exceeding local building code safety requirements, ensuring a safe facility which will not be a hazard to surrounding properties or the public.

- D. *Additional Information Provided: The city may require the applicant to provide additional information about the WCF or antenna beyond the information required above. Additionally, the city may retain a qualified consultant at the applicant's expense for review purposes.*

Response: No response necessary

E. *Notice Of Continued Operation: The owner of any tower must send a letter to the city of Caldwell community development department annually advising the municipality of the tower's continued operation.*

Response: Verizon Wireless will submit annual letters to the City of Caldwell community department advising of the tower's continued operation.

(6) *Height and Setbacks:*

A. *Residential Zones:*

1. *WCFs will be restricted to a height of eighty feet (80'). This residential limit is based on the average height of a mature tree in Caldwell.*

Response: Not applicable. The proposed facility is in a Light Industrial (M-1) Zone.

2. *The eighty foot (80') height limitation may be extended by means of a height bonus up to twenty-five percent (25%) of the residential limit as a collocation incentive, provided the height addition does not exceed the parcel's ability to meet the underlying aesthetic zone.*

Response: Not applicable. The proposed facility is in a Light Industrial (M-1) Zone.

3. *A residential parcel cannot be rezoned to a nonresidential parcel for the purpose of construction a WCF to a greater height.*

Response: Not applicable. The proposed facility is in a Light Industrial (M-1) Zone.

4. *No variance or administrative exception is available to extend the WCF beyond the noted height provision.*

Response: Not applicable. No variances or administrative exceptions are proposed as part of this application.

5. *WCFs must comply with all airport height restrictions.*

Response: The proposed wireless facility will comply with all airport height restrictions. Additionally, as stated in the response to Section 5C-4, Verizon Wireless is pending direction to mitigate any issues the FAA might have.

B. *Nonresidential Zones:*

1. *The WCFs aesthetic zone and airport height restrictions will restrict allowable heights.*

Response: The proposed facility is in a Light Industrial (M-1) Zone, which does not have a height restriction

2. *WCFs located in a nonresidential zone must be set back from any abutting residential zone a distance equal to the height of the WCF as a means to further buffer incompatible uses. (Ord. 2383, 8-20-2001)*

Response: Not applicable. The proposed facility is in a Light Industrial (M-1) Zone and is surrounded by Service Commercial (C-3) zones.

- C. *Height Restriction: Each of Caldwell's land use zones has an accompanying height restriction. The planning and zoning director has the discretion through an administrative process to increase a zone's maximum height by up to twenty-five percent (25%). If the height of the WCF is less than the permitted height within the underlying zone, to include the planning and zoning director's administrative height discretion, the WCF is not subject to the aesthetic zone provisions.*

Response: Not applicable. This Light Industrial (M-1) Zone does not have a height restriction.

- D. *Setback Restriction: Each of Caldwell's land use zones has an accompanying setback restriction. WCFs not subject to the aesthetic zone requirements shall meet the setback requirements of the underlying zone, as set forth in section 10-02-03 of this article. (Ord. 2383, 8-20-2001)*

Response: The Light Industrial (M-1) Zone has a front yard setback of 20' and the proposed facility is located at the rear of the property, which is approximately 670' from the front of the property.

- E. *Prohibition: WCFs are prohibited within three hundred feet (300') of hospitals, schools, and institutions of higher education, for purpose of allaying possible safety concerns. This restriction may be waived if written authorization for the placement of the WCF is received from the affected hospital, school, and/or institution of higher education. (Ord. 3010, 11-16-2015)*

Response: The proposed wireless communications facility is located approximately 350' south of the Head Start WICAP building and there are no other hospitals, schools, or institutions of higher education within 300' of the proposed facility.

- F. *Accessory Structures: No structure accessory to a WCF or antenna shall be more than twelve feet (12') in height and shall not contain more than two hundred fifty (250) square feet of gross floor area per carrier to a maximum of one thousand (1,000) square feet. (Ord. 2383, 8-20-2001)*

Response: The proposed wireless communications facility will have an equipment platform to hold outdoor cabinets and all associated equipment, which will be under twelve feet (12') in height and has a gross floor area of approximately 150' square feet (9'-4" x 16'-0").

- G. *Historic Properties: All WCFs must be set back four hundred feet (400') from any property listed on the national register of historic places. The planning and zoning director may reduce the setback after consultation with the historic preservation commission, provided the WCF is creatively designed so that it will not detract from its surroundings. (Ord. 2383, 8-20-2001; Ord. 2871, 3-7-2011)*

Response: According to the City maps and the State Historic Preservation Office, the existing structure is not located within 400 feet of any properties listed on the national register of historic places.

- H. *Conflict: If there is a conflict between setback requirements, the greater setback shall prevail.*

Response: The proposed facility exceeds the 20' front yard setback in the Light Industrial (M-1) Zone.

(7) Uses:

- A. *A WCF may be considered the principal or accessory use. (Ord. 2383, 8-20-2001)*

Response: The proposed small cell wireless communication facility will be accessory to the existing parcel's principal use of auto salvage.

- B. *A WCF may be placed on a land parcel with a preexisting land use if the uses are compatible. It is the responsibility of the applicant to demonstrate to the planning and zoning director's satisfaction that the uses are compatible. (Ord. 2383, 8-20-2001; Ord. 2871, 3-7-2011)*

Response: The proposed facility is a passive, unoccupied use. The facility will only generate an average of one vehicle trip a month for maintenance via Laster Lane. The monthly maintenance visit will not impact local streets or traffic. Its only interaction with the surrounding uses is providing reliable wireless telecommunication services to customers in the area. There are no activities associated with the site that will produce odor, vibration, heat, glare, radioactive materials, or noxious and toxic material. All equipment and materials needed to operate the site will be located within the fully fenced area, away from the public and others using the property.

The facility will be structurally engineered to meet or exceed local building code safety requirements, as well as FCC and FAA requirements, ensuring a safe facility which will not be a hazard to surrounding properties or the public.

Additionally, the proposed facility is designed to provide improved reliability and access to E911 and emergency services such as police and fire who serve the area, which is especially important in the growing community of Caldwell. 76% of 911 calls originate from cell phones (*National Highway Traffic Safety Administration, February, 2016*). For many Americans, the ability to call 911 for help in an emergency is one of the main reasons they own a wireless phone. Access to 911 is particularly important when traditional landline phones are inaccessible or not working which is often the case for stranded motorists, after a severe storm or earthquake, or the result of other types of emergencies.

Law enforcement agents, neighborhood watch programs and individuals use wireless phones in emergency situations to improve emergency service with reduced notification times, improved response times, improved knowledge for emergency response teams and an increased number of life-saving outcomes. As a result, this facility will be compatible with the Light Industrial zone and provide a net positive impact on the health, safety, and general welfare for the growing area.

- C. *If an applicant is seeking to place a WCF on a land parcel already subject to a special use permit, it may be a basis for denying the application.*

Response: Not applicable. This is a new special use permit request for the applicant on this parcel of land.

- D. *A temporary WCF or antenna erected for test purposes, emergency communication, or for broadcast remote pickup operations shall not require a building permit. The temporary time frame must be established and approved prior to the placement of the WCF or antenna.*

Response: Not applicable. No temporary facilities, test antennas, emergency communications, or broadband remote pickup operations are proposed as part of this application.

(8) *Design:*

A. *Collocation:* Collocation is encouraged for its visually enhancing attributes and its potential to minimize land use impacts.

Response: The proposed facility will be structurally engineered to allow additional carriers to collocate, pending adequate structural analysis of all proposed additional equipment. Agreements with the tower owner and land owner will also be a requirement to collocation.

B. *Materials:*

Response: The proposed facility is a single monopole installation that will be constructed with a neutral, non-reflective gray color, which will blend well with the sky and existing surroundings. All associated equipment will be constructed with the same neutral, non-reflective gray color to match. The facility will be fully fenced with 6' tall chain link and barbed wire at the top.

C. *Lighting:*

Response: No new lights are proposed as part of this application. The only light that may be included will be at the top of the tower, if required by FAA.

D. *Signage:*

Response: No advertisement signage is proposed. FCC and site identification signage will be posted per FCC requirements, near the equipment only.

E. *Access:*

Response: Access will be off Laster Lane and will be gated and locked at all times.

F. *Identification:* A sign no larger than two feet (2') in height or width shall be mounted on the outside of the security fence identifying the owner of the tower and a contact number.

Response: FCC and site identification signage will be posted per FCC requirements, near the equipment and on the exterior of the facility fence.

G. *Landscaping:* All required landscaping shall be Xeriscape tolerant or irrigated and properly maintained to ensure its good health and vitality; existing vegetation shall be maintained to the greatest extent possible.

Response: The proposed facility will be placed at the rear of the parcel and will be shielded by the existing property fence, which will retain the current inserts. Due to the minimal visual impact, the applicant requests a waiver to the landscaping requirement.

H. *Compliance:*

Response: The proposed wireless facility will comply with all applicable local, state and federal codes.

I. *Noise: The WCF and accessory structures shall not produce noise levels separate or accumulative above forty-five (45) dB as measured from the nearest property line on which the WCF is located.*

Response: The proposed wireless facility will contain a backup AC generator, which will cycle once per week and run only in the event of a power outage. If concerned of the noise, the closest residential zone to the proposed facility is approximately .4 miles away.

J. *Installation: The installation of a WCF or an antenna shall not violate any existing deed.*

Response: The proposed small cell wireless facility will not violate any existing deed, per the property owner.

(9) *Abandoned Towers:*

Response: Verizon Wireless will notify the Caldwell planning and zoning department within 30 days if the wireless communications facility is no longer operational and will remove all equipment per City requirements and lease terms with the property owner.

(10) *Preexisting WCFs And Antennas:*

Response: Not applicable. This is a proposed new small cell communications facility.

(11) *Airport:*

Response: The closest runway is approximately .65 mile to the north and, as stated in the response to Section 5C-4, Verizon Wireless is currently pending comments from FAA.

(12) *Other:*

A. *The placement of WCFs in historical designated areas and within one hundred feet (100') of future designated presentation streets is discouraged and may subject the WCF to additional requirements.*

Response: The proposed facility will be setback from Cleveland Boulevard approximately 670', which exceeds the setback distance for presentation streets.

B. *In addition to the conditions imposed by this chapter, the planning and zoning commission and the hearing examiner reserve the right to attach additional conditions, to include specific placement provisions, time durations and financial bonds.*

Response: Verizon Wireless has made a conscious effort to minimize the impact of the proposed facility to the surrounding properties, and understands the possible need for working with the City Planning and Zoning Department to review suggestions and ideas for conditions.

The proposed wireless communication facility is needed to help improve coverage and relieve overloading around the commercial businesses in the area. As illustrated in the enclosed drawings, the facility will include one new 100' monopole tower, panel antennas, microwave dishes, and an equipment platform for outdoor cabinets, which will all be fully fenced within a 6' chain link fence.

As the population of Caldwell increases, the need to provide better service and coverage throughout the surrounding area has become a priority. The amount of users in the area has begun to overload Verizon Wireless' existing wireless communication network of sites serving the area, which slows down the efficiency of service provided.

More and more household are cancelling their land line phone service, and choosing to go 100% wireless. A dozen years ago, a mere 3 percent of U.S. households used only cell phones. Given the trend, officials believe more than half of the U.S. homes will be wireless within the next year (Centers for Disease Control, December 1, 2015). Currently, more than 47 percent of American homes use only cell phones (Centers for Disease Control, December 1, 2015). Reliable wireless service is a no longer a luxury, and is increasingly an essential service that the public relies on.

In addition, emergency service personnel rely on commercial wireless providers for citizen communication, especially in the event of a major catastrophe. 76% of 911 calls originate from cell phones (National Highway Traffic Safety Administration, February, 2016). Law enforcement agents, neighborhood watch programs and individuals use wireless phones in emergency situations to improve emergency service with reduced notification times, improved response times, improved knowledge for emergency response teams and an increased number of life-saving outcomes. As a result, this facility will provide a net positive impact on the health, safety and general welfare for the area.

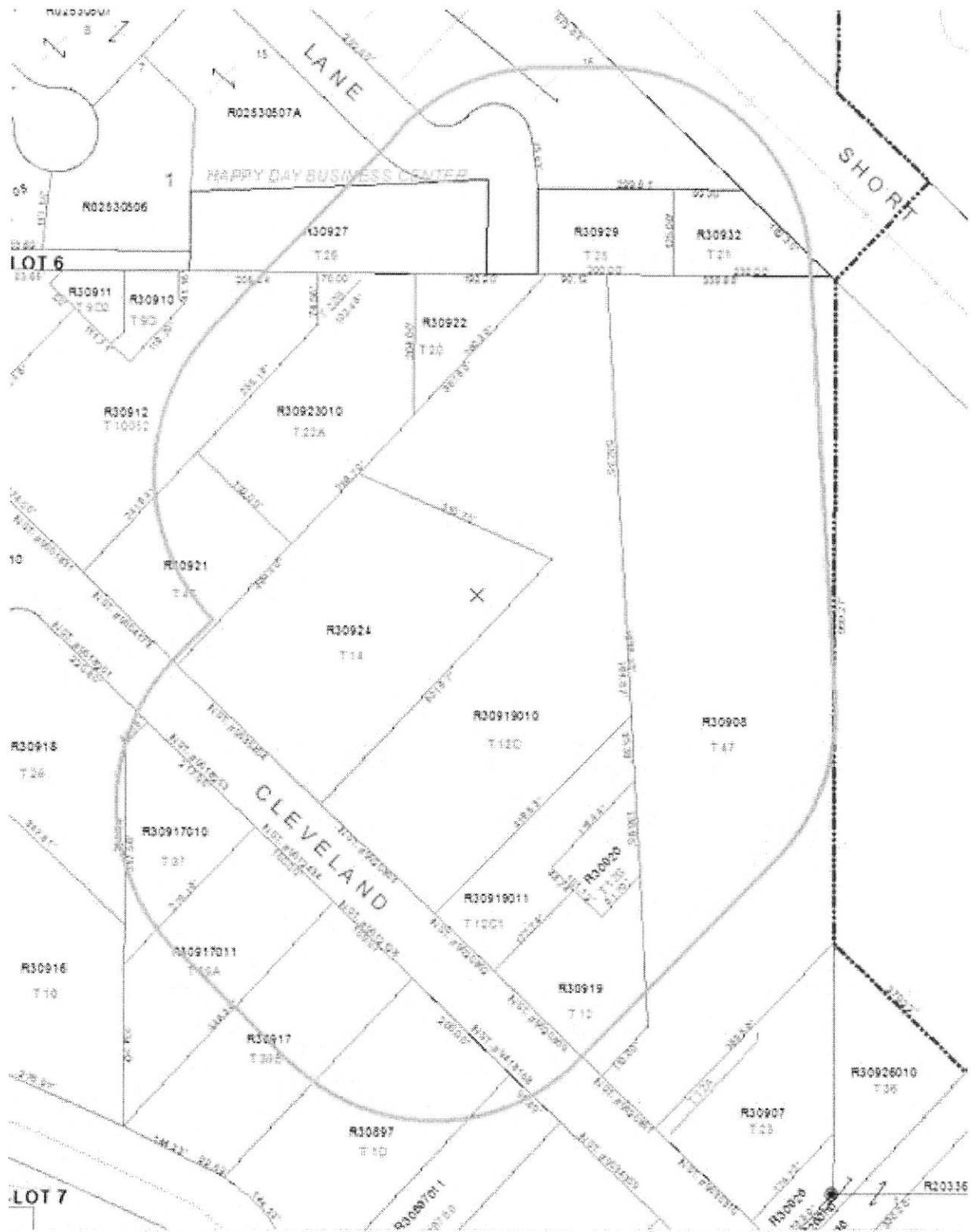
With both the demand for emergency communications as well as public demand for greater access to personal wireless services for data, movies, games, calls, etc., providers must expand the number of wireless facilities in or near commercial, residential, heavily traveled, and remote areas. This proposed site location is intended to bolster the communication and provide more reliable service in the area surrounding Cleveland Boulevard. It is important to understand the improved service provided by the proposed facility to Verizon Wireless' network and that it will provide beneficial impacts to the consumers in the area with improved wireless services and access to emergency services. This wireless communications facility will help strengthen the infrastructure to meet both the social and economic needs within Caldwell.

Please feel free to contact me with any questions or comments regarding the above information.

Thank you,



Jodie Knopp
TAEC
5710 South Green Street
Murray, UT 84123
Jodie.Knopp@taec.net
307.254.0554



A-3

LEASE SITE DESCRIPTION

A LEASE SITE (W/IN A PORTION OF GOVERNMENT LOT 6, SECTIONS 6, TOWNSHIP 3 NORTH, RANGE 2 WEST, BOISE MERIDIAN, CANYON COUNTY, IDAHO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST 1/4 CORNER OF SECTION 6, MONUMENTED BY A FOUND BRASS CAP, BEARING NORTH 89° 33'43" WEST, 1287.96 FEET FROM THE CENTER-WEST CORNER OF SECTION 6, THENCE SOUTHWEST ALONG THE CENTERLINE OF SECTION 6, 89° 33'43" EAST, 862.07 FEET TO A FOUND PAIL MONUMENTING THE NORTH-WESTERLY CORNER OF THE PARCEL DESCRIBED IN WARRANTY DEED INSTRUMENT No. 200112396 (CANYON COUNTY RECORDS); THENCE ALONG THE CENTERLINE OF SECTION 6, 89° 33'43" EAST, 862.07 FEET TO THE POINT OF BEGINNING FOR THE LEASE SITE HEREIN DESCRIBED; THENCE EAST, 30.00 FEET; THENCE SOUTH 14° 42'37" WEST, 30.00 FEET; THENCE NORTH 43° 42'37" EAST, 60.00 FEET TO THE POINT OF BEGINNING; CONTAINING 1800 SQUARE FEET, MORE OR LESS; ANY MODIFICATION OF THIS DESCRIPTION SHALL RENDER IT VOID.

ACCESS & UTILITY EASEMENT DESCRIPTION:

A 12.00 FOOT WIDE ACCESS AND UTILITY EASEMENT (W/IN A PORTION OF GOVERNMENT LOT 6, SECTIONS 6, TOWNSHIP 3 NORTH, RANGE 2 WEST, BOISE MERIDIAN, CANYON COUNTY, IDAHO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A 12 FOOT WIDE STRIP OF LAND LYING 6.00 FEET LEFT AND RIGHT OF THE FOLLOWING DESCRIBED CENTERLINE

COMMENCING AT THE WEST 1/4 CORNER OF SECTION 6, MONUMENTED BY A FOUND BRASS CAP, BEARING NORTH 89° 33'43" WEST, 1287.96 FEET FROM THE CENTER-WEST CORNER OF SECTION 6, MONUMENTED BY A FOUND BRASS CAP, THENCE SOUTHWEST ALONG THE CENTERLINE OF SECTION 6, 89° 33'43" EAST, 862.07 FEET TO A FOUND PAIL MONUMENTING THE NORTH-WESTERLY CORNER OF THE PARCEL DESCRIBED IN WARRANTY DEED INSTRUMENT No. 200112396 (CANYON COUNTY RECORDS); THENCE ALONG THE CENTERLINE OF SECTION 6, 89° 33'43" EAST, 862.07 FEET TO THE POINT OF BEGINNING OF THE CENTERLINE OF WALK OF LASTER LANE, THENCE EAST, 66.44 FEET, MORE OR LESS, TO THE SOUTHERLY RIGHT OF WALK OF LASTER LANE, THE POINT OF TERMINUS.

THE SIDE LINES OF THE EASEMENT ARE TO BE LEAST LINES, OR SORTERED TO MEET THE RIGHT OF WAY AT THE TERMINUS AND TO FORM A CLOSED FIGURE.

CONTAINING 655 SQUARE FEET, MORE OR LESS; ANY MODIFICATION OF THIS DESCRIPTION SHALL RENDER IT VOID.

NOTE:

THE MONUMENT TO BE SET DENOTES MONUMENTS TO BE SET AS PART OF THE PROJECT CONSTRUCTION.

BASIS OF BEARING NOTE

THE BASIS OF BEARINGS WAS ESTABLISHED BY GPS TECHNIQUES, PROJECTED TO THE IDAHO STATE DATUM (NAD 83) AND ADJUSTED TO SUPPORT THE SURVEY. THE BASIS OF BEARINGS IS SHOWN FROM RECORD INFORMATION. THIS LEASE SITE IS NOT A BOUNDARY SURVEY OF THE LESSOR'S AND LESSOR'S PARCELS. THE INFORMATION DESCRIBED IN THIS DRAWING IS NOT A WARRANTY OF TITLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES SHOWN ON THIS DRAWING. THE SURVEYOR HAS NOT ENTERED ANY COMPASS OR CONTACT DATA FOR UTILITIES SHOWN ON THIS DRAWING.

VERTICAL DATUM NOTE

THE VERTICAL DATUM (DATUM OF 1988 (NAD 83)) IS EXPRESSED IN THE HIGHER FEET.

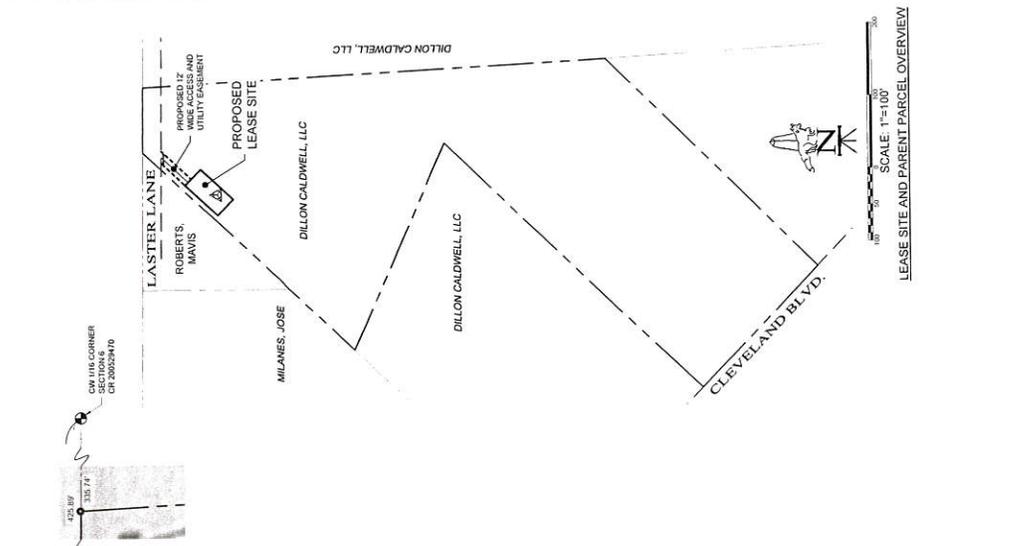
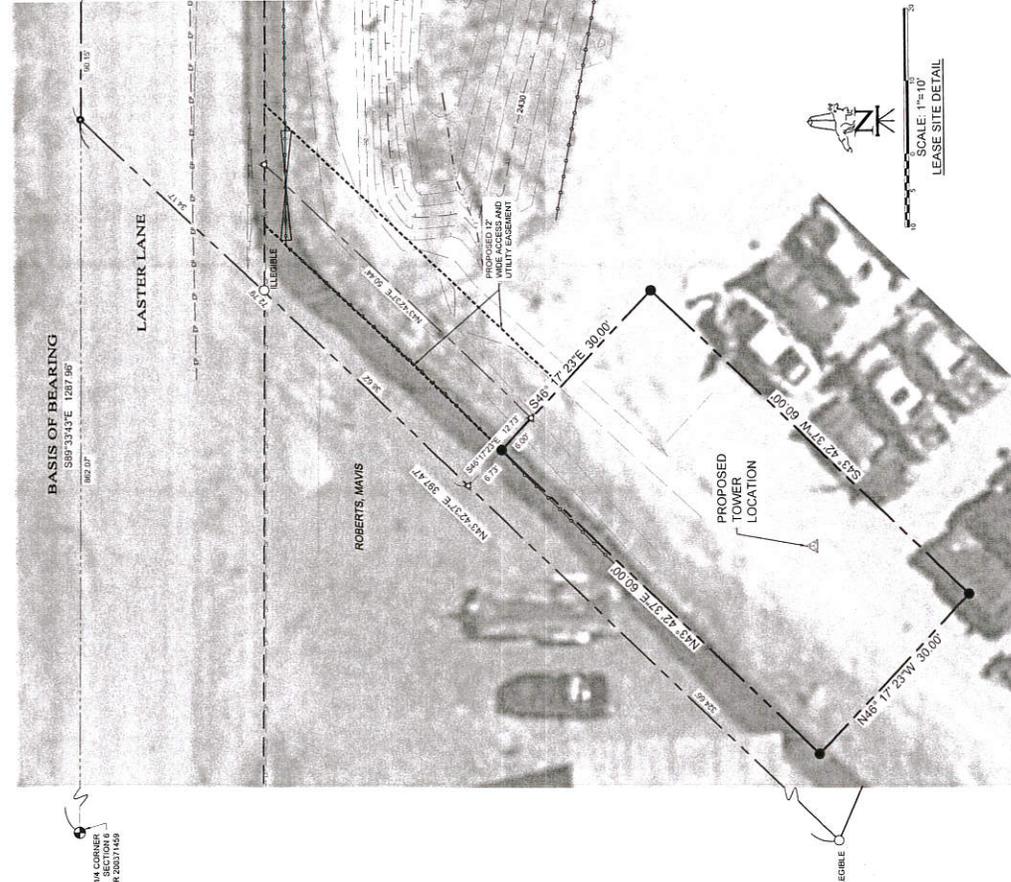
UTILITY NOTE:

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM SURFACE FIELD OBSERVATIONS AND RECORD INFORMATION. THE SURVEYOR HAS NOT ENTERED ANY COMPASS OR CONTACT DATA FOR UTILITIES SHOWN ON THIS DRAWING. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES SHOWN ON THIS DRAWING. THE SURVEYOR HAS NOT ENTERED ANY COMPASS OR CONTACT DATA FOR UTILITIES SHOWN ON THIS DRAWING.

CALL DIGLINE PRIOR TO ANY EXCAVATION.

SURVEYOR'S NOTE & CERTIFICATION: FIELD SURVEY PERFORMED BY ME OR UNDER MY SUPERVISION IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE BOARD OF SURVEYORS AND LAND SURVEYORS OF THE STATE OF IDAHO. I HEREBY CERTIFY THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DATE	BY	FOR
10-31-19	TRC	APR
10-31-19	TRC	APR
10-31-19	TRC	APR



W 1/4 CORNER OF SECTION 6, TOWNSHIP 3 NORTH, RANGE 2 WEST, BOISE MERIDIAN, CANYON COUNTY, IDAHO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST 1/4 CORNER OF SECTION 6, MONUMENTED BY A FOUND BRASS CAP, BEARING NORTH 89° 33'43" WEST, 1287.96 FEET FROM THE CENTER-WEST CORNER OF SECTION 6, THENCE SOUTHWEST ALONG THE CENTERLINE OF SECTION 6, 89° 33'43" EAST, 862.07 FEET TO A FOUND PAIL MONUMENTING THE NORTH-WESTERLY CORNER OF THE PARCEL DESCRIBED IN WARRANTY DEED INSTRUMENT No. 200112396 (CANYON COUNTY RECORDS); THENCE ALONG THE CENTERLINE OF SECTION 6, 89° 33'43" EAST, 862.07 FEET TO THE POINT OF BEGINNING FOR THE LEASE SITE HEREIN DESCRIBED; THENCE EAST, 30.00 FEET; THENCE SOUTH 14° 42'37" WEST, 30.00 FEET; THENCE NORTH 43° 42'37" EAST, 60.00 FEET TO THE POINT OF BEGINNING; CONTAINING 1800 SQUARE FEET, MORE OR LESS; ANY MODIFICATION OF THIS DESCRIPTION SHALL RENDER IT VOID.

DESIGNED FOR:

verizon wireless

PROJECT NAME: ID4 JALOPY JUNGLE

LEASE SITE SURVEY ID4 JALOPY JUNGLE

GENERAL DESCRIPTION OF LESSORS PARCEL: A TOWNSHIP 3 NORTH, RANGE 2 WEST, BOISE MERIDIAN, CANYON COUNTY, IDAHO.

PROJECT ADDRESS:

6912 CLEVELAND BLVD, CALDWELL, CANYON COUNTY, IDAHO

FIELD SURVEY DATE(S): 07-08-2019

FLSI PROJECT No. 16016-36

EASEMENT NOTE:

THE EASEMENT FOR TITLE INSURANCE COMMITMENT FOR TITLE INSURANCE FILE NO. 30960P (ISSUED 05-20-2019) HAS BEEN REVIEWED AND THOSE AFFECTING THE LEASE SITE OR SHOWN HEREON, NO ADDITIONAL EASEMENT RESEARCH WAS PERFORMED.

FOR INFORMATIONAL PURPOSES ONLY:

ORIGINAL SIGNED BY: AARON P. HARBEN, PLS

DATE: 08-31-2019

ORIGINAL ON FILE AT THE OFFICE OF FOX LAND SURVEYS, INC.



DATE	BY	FOR
10-31-19	TRC	APR
10-31-19	TRC	APR
10-31-19	TRC	APR

T.A.B.C. TECHNOLOGY ASSOCIATES

UTAH MARKET OFFICE / CORPORATE OFFICE

5411 EAST 10300 UT 1620 / GORE SAND CA 84000

FOX LAND SURVEYS, INC.

515 S. SHOSHONE, BOISE, IDAHO 83705

TEL: 208-342-7957

WWW.FOXLANDSURVEYS.COM

16016-36AMS

Sheet 1 of 1

A3

PREPARED FOR:

verizonwireless

9656 SOUTH PROSPERITY ROAD
WEST JORDAN, UTAH 84088

1A CERTIFICATION LETTER

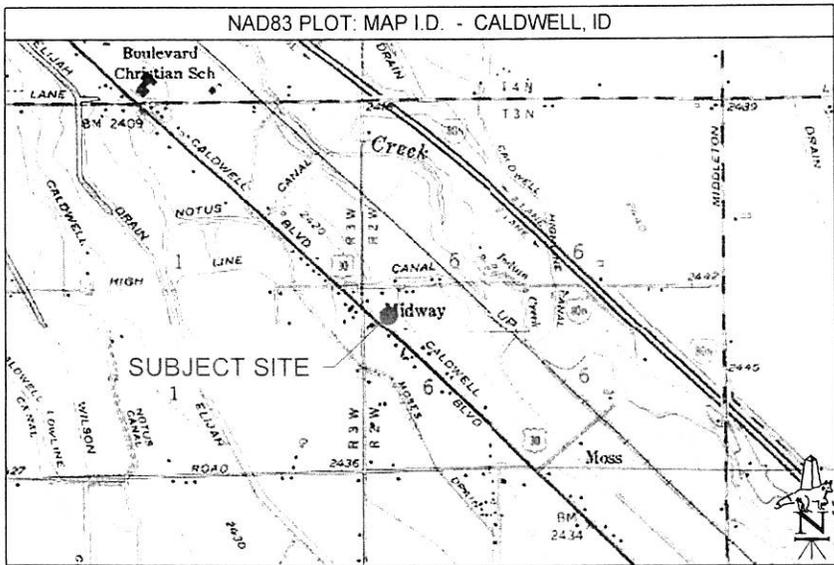
FOR

VERIZON WIRELESS

FACILITY KNOWN AS:

**ID4 JALOPY JUNGLE
CANYON COUNTY, IDAHO**

ELEVATION REPORT:	LEGAL DESCRIPTION:	SITE LOCATION:
GROUND ELEVATION: 2433'	A PORTION OF GOVERNMENT LOT 6, SECTION 6, TOWNSHIP 3 NORTH, RANGE 2 WEST, BOISE MERIDIAN, CALDWELL, CANYON COUNTY, IDAHO.	SITE IS LOCATED APPROXIMATELY 1.1 AIR MILES SOUTH AND 0.2 AIR MILES EAST OF THE CALDWELL INDUSTRIAL AIRPORT IN THE CITY OF CALDWELL, CANYON COUNTY, IDAHO.



BASIS OF GEODETIC COORDINATES:	TOWER COORDINATES:
(1) THE GEODETIC COORDINATES SHOWN HEREON WERE DERIVED FROM THE NATIONAL GEODETIC SURVEY (OPUS) UTILITY VIA STATIC GPS OBSERVATIONS UPON THE PROJECT CONTROL POINT. ALL SUBSEQUENT OBSERVATIONS WERE PROCESSED USING THE MICRO-SURVEY STAR*NET-PRO UTILITY AND/OR OTHER SOFTWARE UTILITIES. (2) HORIZONTAL DATUM: THE NORTH AMERICAN DATUM OF 1983 (NAD83)(2011)(EPOCH 2010) IS EXPRESSED IN DEGREES (°) MINUTES (') AND SECONDS (") AND ARE SHOWN TO THE 100TH OF A SECOND AND IN DECIMAL DEGREES. (3) VERTICAL DATUM: THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) (GEOID 12B) IS EXPRESSED IN U.S. SURVEY FEET AND IN METERS.	NAD 83: 43° 37' 35.252" -116° 37' 47.865" DD: 43.626459 -116.629963 NAVD 88: 2433' 741.6m

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THE GEO-
DETIC COORDINATES REPORTED
HEREON ARE ACCURATE AND
MEET FAA/FCC REPORTING RE-
QUIREMENTS OF 1A: TWENTY
FEET (20') HORIZONTALLY AND
THREE FEET (3') VERTICALLY.



FOX LAND SURVEYS INC
1515 S. Shoshone, Boise, Idaho 83705
Tel: 208-342-7957
1303-03MS.dwg

DATE OF SURVEY

JULY 08, 2016

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PROVIDED BY:

TAEC

Technology Associates Engineering Corporation Inc.
TECHNOLOGY ASSOCIATES
UTAH MARKET OFFICE / CORPORATE OFFICE
5710 SOUTH GREEN ST. / 3115 S. MELROSE DR., # 110
SALT LAKE CITY, UT 84123 / CARLSBAD, CA 92010

Aaron P. Rush ID PLS 12464 Date 10-31-2016

A3

verizon
wireless

VERIZON WIRELESS
9955 SOUTH PROSPERITY ROAD
WEST JORDAN, UTAH 84088

TAEC
Technology Associates Engineering Corporation Inc.
TECHNOLOGY ASSOCIATES

UTAH MARKET OFFICE
5710 SOUTH GREEN STREET
SALT LAKE CITY, UTAH 84143
CORPORATE OFFICE
3115 SOUTH MELROSE DRIVE, SUITE #110
CARLSBAD, CALIFORNIA 92010

DRAWN BY: SEAN T.
CHECKED BY: JODIE K.

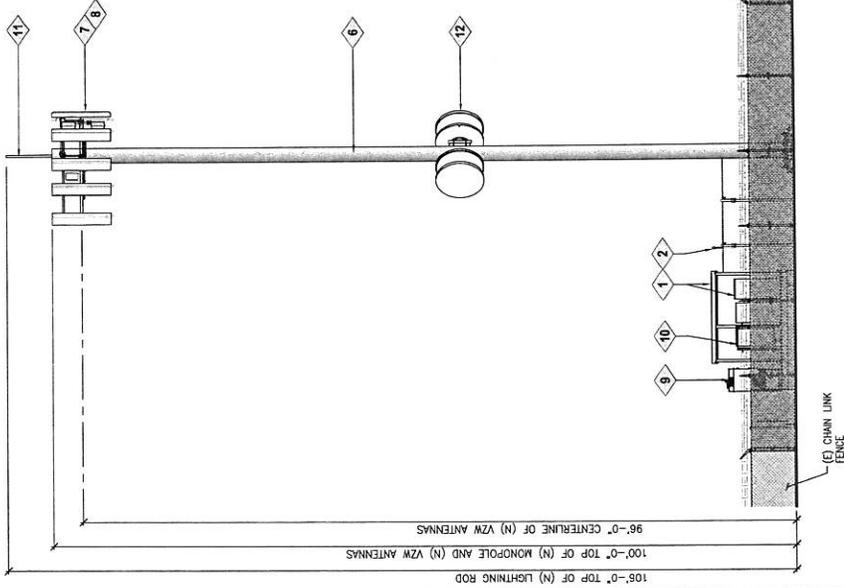
REV	DATE	DESCRIPTION
1	11/18/2016	ROTATED CABINETS
0	11/16/2016	ZONING DRAWINGS

ID4 - JALOPY JUNGLE
SEC 6, T3N, R2W
6301 CLEVELAND BLVD.
CALDWELL, ID 83607
--- RAWLAND ---

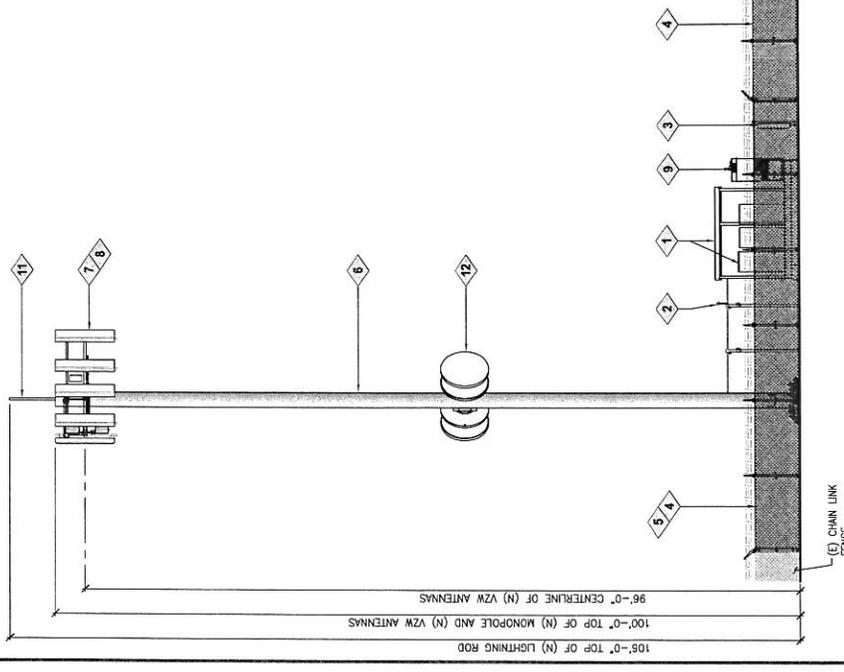
SHEET TITLE
SITE ELEVATIONS

SHEET NUMBER
C200

A3



NORTHWEST ELEVATION
SCALE: 1/8" = 1'-0" (24x30)
(OR) 1/16" = 1'-0" (11x17)
1



SOUTHEAST ELEVATION
SCALE: 1/8" = 1'-0" (24x30)
(OR) 1/16" = 1'-0" (11x17)
2

A3

KEYED NOTES

- 1 VZW EQUIPMENT CABINETS ARE TO BE INSTALLED UPON A (N) 3'-4'-4" 10'-0" STEEL PLATFORM WITH CANOPY THAT WILL SIT UPON (4) 24" SQ. CONCRETE PIER.
- 2 VZW ICE BRIDGE WITH GPS ANTENNA MOUNTED TO SUPPORT LEG.
- 3 VZW UTILITY RACK WITH 4-ONG METER BANK.
- 4 VZW 6" TALL CHAIN LINK FENCING WITH BARBED WIRES.
- 5 VZW (1) 12" WIDE CHAIN LINK SLIDING GATE.
- 6 VZW 100' TALL MONOPOLE WITH CONCRETE FOUNDATION.
- 7 VZW 8' TALL ANTENNAS, (4) PER SECTOR (12 TOTAL) AT 96' CENTERLINE WITH (12) RRH'S, AND (2) RAYCAP OIP BOXES TO BE MOUNTED TO THE ANTENNA MOUNTS.
- 8 VZW VALMONT GANP-486 ANTENNA PLATFORM WITH HANGBALL KIT #B00083 (OR APPROVED EQUAL). PLATFORM IS SUPPLIED WITH (12) 2-3/8" X 8" TALL MOUNTING PIPES.
- 9 VZW 200W AC DIESEL GENERATOR UPON A EQUIPMENT PLATFORM.
- 10 VZW POWER PANEL: GENERAC ILC CABINET WITH AUTOMATIC TRANSFER SWITCH (200A, 600 VAC, NEMA 3R RATED), 30"W X 10'D X 60"H, MOUNTED TO EQUIPMENT PLATFORM.
- 11 VZW CONTRACTOR TO INSTALL THE 6" TALL LIGHTNING ROD AS SUPPLIED BY TOWER MANUFACTURER.
- 12 VZW CONTRACTOR TO INSTALL (2) 6" MICROWAVE DISKS (HEIGHT AND ANGLE TO BE DETERMINED DURING CONSTRUCTION).

A3

verizon
wireless

VERIZON WIRELESS
1625 SOUTH PROSPERITY ROAD
WEST JORDAN, UTAH 84088

TAEC
Technology Associates Engineering Corporation Inc.
TECHNOLOGY ASSOCIATES

UTAH MARKET OFFICE
5710 SOUTH GREEN STREET
SALT LAKE CITY, UTAH 84123

CORPORATE OFFICE
3115 SOUTH WELLS DRIVE, SUITE #110
CARLSBAD, CALIFORNIA 92010

DRAWN BY: SEAN T.
CHECKED BY: JOEIE K.

REV	DATE	DESCRIPTION
1	11.18.2016	ROTATED CABINETS
0	11.16.2016	ZONING DRAWINGS

ID4 - JALOPY JUNGLE
SEC 6, T3N, R2W
6301 CLEVELAND BLVD.
CALDWELL, ID 83607
-- RAWLAND --

SHEET TITLE
OVERALL SITE PLAN

SHEET NUMBER
C100

172



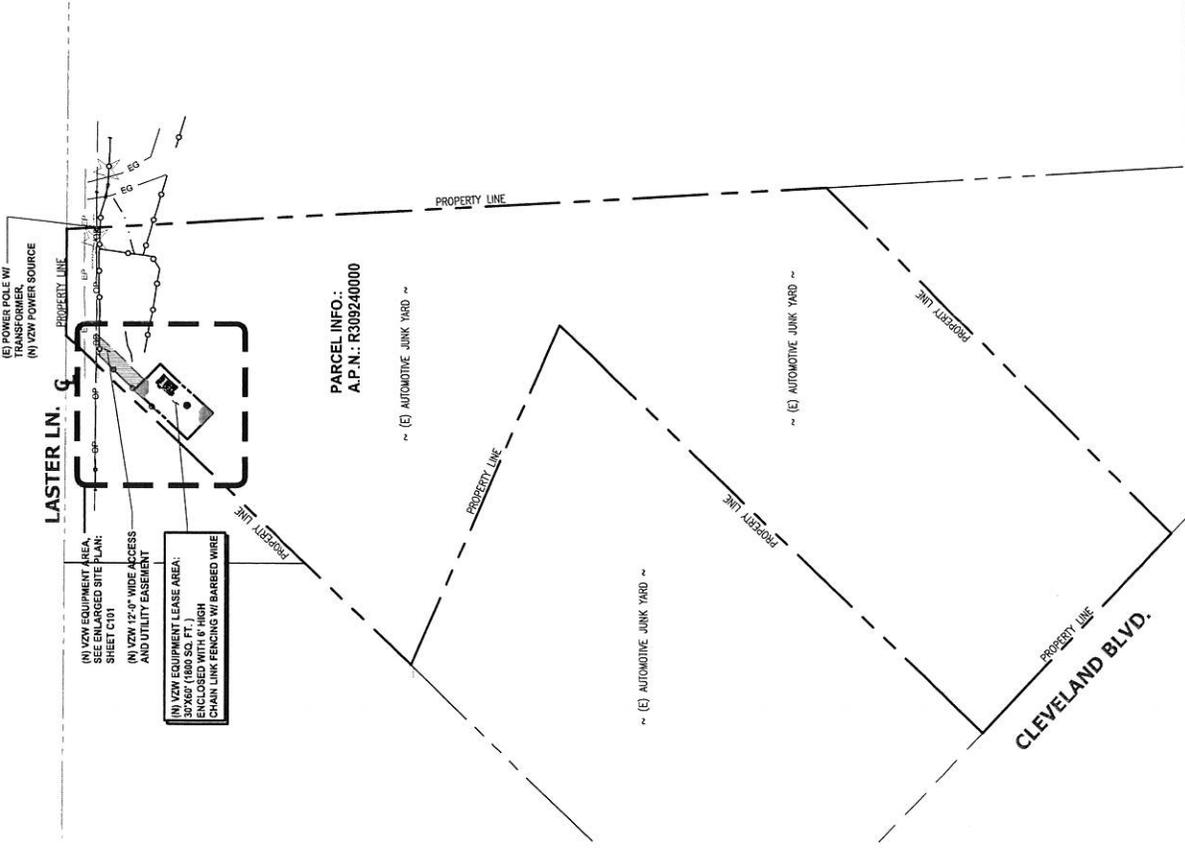
SCALE: 1" = 50'-0" (24x36)
OR: 1/2" = 50'-0" (11x17)



50'

0 25' 50'

1



OVERALL SITE PLAN

A3

verizon
wireless

VERIZON WIRELESS
945 SOUTH WASHINGTON ROAD
WEST JORDAN, UTAH 84088

TAEC
Technology Associates Engineering Corporation Inc.
TECHNOLOGY ASSOCIATES

UTAH MARKET OFFICE
5710 SOUTH GREEN STREET
SALT LAKE CITY, UTAH 84123

CORPORATE OFFICE
3115 SOUTH MERIDIAN DRIVE, SUITE #110
CARLSBAD, CALIFORNIA 92015

DRAWN BY: SEAN T.
CHECKED BY: JOBBE K.

REV	DATE	DESCRIPTION
1	11.18.2016	ROTATED CABINETS
0	11.16.2016	ZONING DRAWINGS

IDA - JALOPY JUNGLE
SEC 6, T3N, R2W
6301 CLEVELAND BLVD.
CALDWELL, ID 83607
-- RAWLAND --

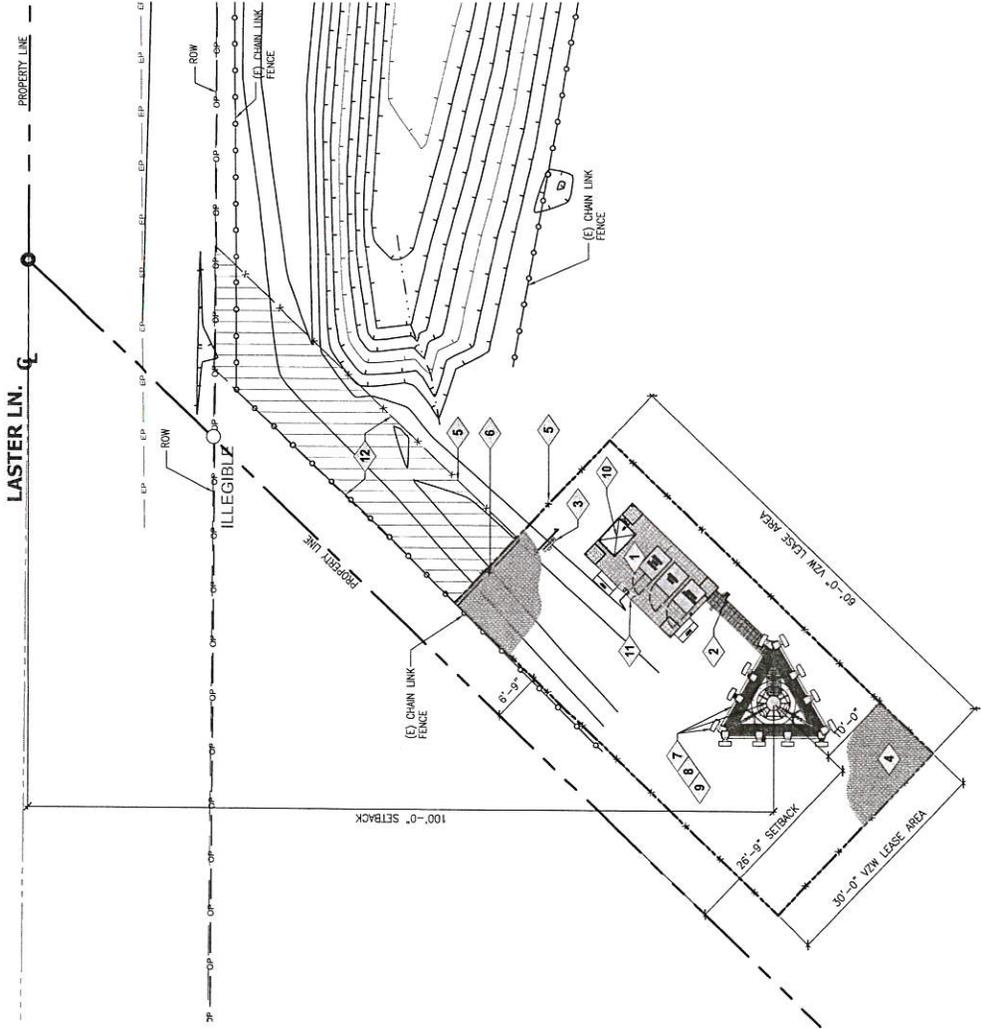
SHEET TITLE
ENLARGED SITE PLAN

SHEET NUMBER
C101

A-3

KEYED NOTES

1. 12" W EQUIPMENT CABINETS ARE TO BE INSTALLED UPON A (N) 8'-4" X 12" V-GAL CEMENT CONCRETE WITH CURB CUT THAT WILL SIT UPON (A) 24" SQ. CONCRETE FEES.
2. 12" W ICE BRIDGE WITH GPS ANTENNA MOUNTED TO SUPPORT LEG.
3. 12" W UTILITY RACK WITH 4-GANG METER BANK.
4. 12" W TO FINISH THE SITE WITH 6" OF 3/4" CLEAN WASHED CRUSHED ROCK WITH NO FINES.
5. 12" W 6' TALL CHAIN LINK FENCING WITH BARBED WIRES.
6. 12" W (1) 12' WIDE CHAIN LINK SLIDING GATE.
7. 12" W 100' TALL MONOPOLE WITH CONCRETE FOUNDATION.
8. 12" W 8' TALL ANTENNAS (A) PER SECTOR (12 TOTAL) AT 95' GENERATOR WITH (12) FEEDS, AND (2) RAYCAP OIP BOXES TO BE MOUNTED TO THE ANTENNA MOUNTS.
9. 12" W MOUNT RINGS AND ANTENNA PLATFORM WITH HORIZONTAL FEEDHOSES (OR APPROXIMATELY EQUAL PLATFORM IS SUPPLIED WITH (12) 2-3/8" X 8' TALL MOUNTING PPES.
10. 12" W 20KW AC DIESEL GENERATOR UPON A EQUIPMENT PLATFORM.
11. 12" W POWER PANEL: GENERAC LC CABINET WITH AUTOMATIC TRANSFER SWITCH (200A, 600 VAC, NEMA 3R RATED), 30"W X 10"D X 60"H, MOUNTED TO EQUIPMENT PLATFORM.
12. 12" W 12' WIDE ACCESS AND UTILITY EASEMENT.



SCALE: 1/8" = 1'-0" (ARCH)
(CON.) 1/16" = 1'-0" (TEXT)

ENLARGED SITE PLAN

A-3

A-3



ID4 - JALOPLY JUNGLE

SITE INFORMATION

APPLICANT:
VERIZON WIRELESS
9656 SOUTH PROSPERITY ROAD
WEST JORDAN, UTAH 84088

SITE ADDRESS:
6301 CLEVELAND BLVD.
CALDWELL, IDAHO 83607

PROPERTY OWNER:
DILLON CALDWELL, LLC
CONTACT: ED SALVI
PHONE: 208-851-3003

ZONING JURISDICTION:
CITY OF CALDWELL

PROJECT DESCRIPTION:
VZW IS PROPOSING TO CONSTRUCT AN UNMANNED COMMUNICATIONS FACILITY CONSISTING OF ANTENNAS MOUNTED TO A NEW MONOPOLE WITH EQUIPMENT LOCATED ON GROUND LEVEL.

TYPE OF CONSTRUCTION:
OUTDOOR EQUIPMENT, MONOPOLE, AND ANTENNAS

HANDICAP REQUIREMENTS:
FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION, HANDICAP ACCESS REQUIREMENTS DO NOT APPLY

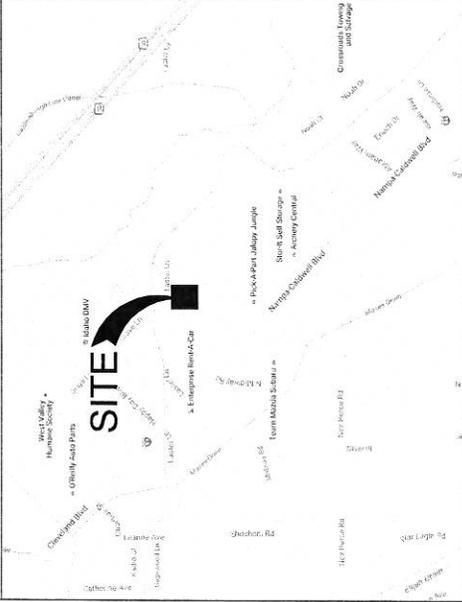
POWER COMPANY:
IDAHO POWER, 1-208-386-2323

CONTACT INFORMATION

SITE ACQUISITION:
ED SALVI
5750 S PROSPERITY STREET
SALT LAKE CITY, UTAH 84123
CONTACT: JOE KANIPP
PHONE: 307-254-0554

CONSTRUCTION COORDINATION:
ELECTRICAL ACCESS, INC.
1000 S 1000 WEST
SALT LAKE CITY, UTAH 84123
CONTACT: DAVID WOODMANSEE
PHONE: 208-789-3386

LOCATION MAP



DO NOT SCALE DRAWINGS

CONTRACTOR SHALL VERIFY ALL PLANS, AND EXISTING DIMENSIONS, AND CONDITIONS ON THE JOB SITE, AND SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.

DRIVING DIRECTIONS

FROM BOISE AIRPORT:
HEAD NORTH ONTO S VISTA AVE USE THE 2 LAKES TO TURN ONTO I-84, MERGE ONTO I-84 W RAMP TO NAMPY/CALDWELL. FOLLOW I-84 APPROX. 18.1 MILES AND TAKE EXIT 33A TOWARD ID-55N/NAMPY/JAWASING. MERGE ONTO I-55S/IDAHO 200. TAKE THE RIGHT OFF-RAMP ONTO NAMPY/CALDWELL BLVD AND CALDWELL BLVD AND TAKE THE RIGHT OFF-RAMP ONTO NAMPY/CALDWELL BLVD AND FOLLOW FOR APPROX. 1.7 MILES. THE SITE WILL BE ON THE RIGHT.

APPROVALS

VERIZON WIRELESS REPRESENTATIVE:
VERIZON WIRELESS RF ENGINEER:
TAPC SITE ACQUISITION:
TAPC CONSTRUCTION MANAGER:
SITE OWNER:

DRAWING INDEX

SHEET NO.	TITLE SHEET, VICINITY MAP, GENERAL SITE INFORMATION	REV	DATE
T100	TITLE SHEET, VICINITY MAP, GENERAL SITE INFORMATION		
SURV	SITE SURVEY		
C100	OVERALL SITE PLAN		
C101	ENLARGED SITE PLAN		
C200	SITE ELEVATIONS		



UNDERGROUND SERVICE ALERT, CALL 'DIG ALERT' OF IDAHO @ 811 OR 1-800-342-1565
THREE WORKING DAYS BEFORE YOU DIG



verizon wireless

VERIZON WIRELESS
9656 SOUTH PROSPERITY ROAD
WEST JORDAN, UTAH 84088

TAPC
Technology Associates Engineering Corporation Inc.
TECHNOLOGY ASSOCIATES

UTAH MARKET OFFICE
5710 SOUTH GREEN STREET
SALT LAKE CITY, UTAH 84123

CORPORATE OFFICE
3115 SOUTH MELROSE DRIVE, SUITE #110
CARLSBAD, CALIFORNIA 92010

DRAWN BY: SEAN T.
CHECKED BY: JODIE K.

REV	DATE	DESCRIPTION
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0	11.16.2016	ZONING DRAWINGS

ID4 - JALOPLY JUNGLE
SEC 6 T3N, R2W
6301 CLEVELAND BLVD.
CALDWELL, ID 83607
-- RAWLAND --

SHEET TITLE
**TITLE SHEET
VICINITY MAP**
GENERAL INFORMATION

SHEET NUMBER
T100

AH

AH

November 21, 2016

City of Caldwell Planning & Zoning
621 Cleveland Boulevard
Caldwell, Idaho 83605

Re: ID4 Jalopy Jungle – Verizon Wireless SUP application: Documentation concerning FCC standards

Project: ID4 Jalopy Jungle
Project Address: 6301 Cleveland Boulevard
Caldwell, ID 83607

To City of Caldwell Planning & Zoning:

This letter is to certify that Verizon Wireless' proposed wireless telecommunications facility, located at 6301 Cleveland Boulevard, shall meet the International Building Code 2012, EIA/TIA 222(g), NEC, and shall not pose a hazard to the public or property.

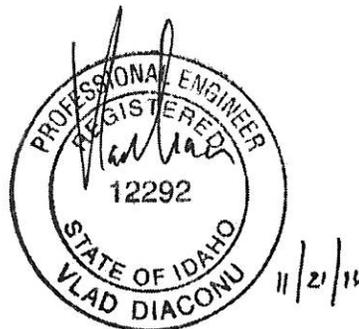
The Verizon Wireless signal spectrum used at this facility for the propagation of telecommunication services is owned by Verizon and registered with the Federal Communication Commission. The proposed facility shall not interfere with public safety communications or the reception of radio and television signals.

If you have any questions or need further assistance on this or any other project, please give us a call.

Respectfully submitted by:



Vlad Diaconu, PE





November 21, 2016

City of Caldwell,

I am working as the RF Engineer on this proposed unmanned wireless communication facility located at 6301 Cleveland Boulevard, for Verizon Wireless. Verizon Wireless will ensure that all FCC standards and requirements are met including compliance with the Commission's regulations regarding human exposure to radio frequency emissions and transmit levels. Access to the site and the appropriate signage will be in compliance with the FCC guidelines.

A handwritten signature in black ink, appearing to read "KC Gibson", with a long horizontal flourish extending to the right.

KC Gibson

RF Engineer, Idaho

208-251-7505 (mobile)

208-346-9954 (office)

VeriZon Wireless

**BEFORE THE HEARING EXAMINER
CITY OF CALDWELL, IDAHO
PUBLIC HEARING HELD JANUARY 10, 2017**

Subject: Staff Report – Case No. SUP-16-20 (Verizon Cell Tower)

THE FOLLOWING LAND USE ACTION IS THE PRIMARY FEATURE OF THIS APPLICATION:

- **SPECIAL USE PERMIT REQUEST TO CONSTRUCT A CELL TOWER IN AN M-1 (LIGHT INDUSTRIAL) ZONE**

TABLE OF CONTENTS:

I	COURSE OF PROCEEDINGS
II	GENERAL FACTS
III	TESTIMONY
IV	APPLICABLE LEGAL STANDARDS
V	COMPREHENSIVE PLAN ANALYSIS
VI	FINDINGS OF FACT
VII	CONCLUSIONS OF LAW
VIII	ORDER OF DECISION

I COURSE OF PROCEEDINGS

- 1.1 The Caldwell Planning and Zoning Department issued a notice of Public Hearing on application SUP-16-20 to be held before the Caldwell Hearing Examiner on January 10, 2017. Public notice requirements set forth in Idaho Code, Chapter 65, Local Planning Act, were met. On, or before, December 25, 2016, notice was published in the Idaho Press Tribune, and on, or before, December 23, 2016 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, December 29, 2016 notice was posted on the site.
- 1.2 On January 10, 2017 the Caldwell Hearing Examiner ordered the **APPROVAL** of the special-use permit request.
- 1.3 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: Verizon Wireless, 12877 W. McMillan Road, Boise, ID, 83713.
- 2.2 REPRESENTATIVE: Jodie Knopp, TAEC, 10569 W. Carolina Drive, Boise, ID, 83709.
- 2.3 REQUEST: The applicant is requesting special use permit approval to construct a 100-foot tall monopole cell tower with 12 antennas.
- 2.4 LEGAL DESCRIPTION: A legal description for the site was not necessary for the application.
- 2.5 COMPREHENSIVE PLAN DESIGNATION: The Caldwell Comprehensive Plan Map designation for the site is Commercial.

Commercial – Suitable for a wide range of retail and service uses including more intense commercial uses such as those that require large amounts of land for sales, storage or parking, light production or repair of consumer goods, and which may be less compatible with residential uses due to traffic, noise and other impacts.

2.6 COMPREHENSIVE PLAN COMPONENTS APPLICABLE TO THE REQUEST:

Land Use: The subject property is zoned R-1 (Low Density Residential) and is surrounded by the following uses:

<u>Direction</u>	<u>Zone</u>	<u>Comprehensive Map</u>	<u>Use</u>
Site	M-1	Commercial	Jalopy Jungle Salvage Yard
North	C-3	Commercial	Railroad Tracks, Junk Yard
South	C-3	Commercial	Auto Sales, New & Used
East	County	Commercial	Salvage Yards
West	C-3	Commercial	Junk Yard

2.7 Transportation/Connectivity: The subject property has frontage onto Cleveland Boulevard and Laster Lane. The applicant is proposing to utilize a small portion of the property that fronts only onto Laster Lane.

2.8 Public Services, Utilities and Facilities: The engineering department, fire marshal, building department, police department, Pioneer Irrigation District, Canyon Highway District #4, and Nampa Highway District #1 were all sent a request for comment on December 14, 2016.

III PUBLIC TESTIMONY

3.1 BEFORE THE HEARING EXAMINER, January 10, 2017

Jarom Wagoner, Senior Planner/Development Team Leader, 621 Cleveland Blvd., Caldwell, ID 83605, presented the staff report and stated that the applicant is requesting a special use permit to install a new wireless communication facility. The existing use is the Jalopy Jungle Salvage Yard and the tower will be located along the back portion of the property which is along Laster Lane. Laster Lane is a dead end street with very limited traffic. This request is in compliance with the Comprehensive Plan and Comprehensive Plan Map and staff sees no issues with the request. However, we do have some conditions of approval. We would strike Condition 8.3 for the fire apparatus access road. We took that condition from a different, recent Verizon proposal; they will not have 20 feet to get through to the tower. The difference is the prior proposal where we did have that condition was the cell tower was on the back of the property without a road fronting it. Therefore, the fire department did need that access. This tower will be along the frontage and the fire department will have access so the condition is not needed. We do ask for conditions 8.2 and 8.4; that they comply with all applicable city codes, ordinances, policies and standards. And also the dedication of 35 feet of right-of-way measured from the centerline of Laster Lane, abutting the site. The right-of-way dedication shall be completed prior to issuance of any building permit for the subject property. One other condition that could take the place of 8.3 is completion of the written property acknowledgment form. Due to miscommunication between the applicant and property owner (the owner is out of state) this has not been completed. The property owner is aware of this proposal and is in agreement we just need the signed form. We request that this form be completed within 2 weeks.

Mr. Mapp has no questions.

Jodie Knopp, 5710 S. Green Street, Murray, UT stated that as the population throughout Caldwell increases each communications facility accommodates a certain amount of users and it was determined by a collaborate effort between customers and Verizon Wireless that this particular area needs more support and more efficient service which the proposed facility is intended to provide. The facility will include a 100 foot tower with an equipment platform at the base of the tower to hold outdoor cabinets which will all be located in a fully fenced and gated area. The proposed facility is a passive, unoccupied use. The facility will only generate the average of one vehicle trip per month for maintenance. The facility will be structurally engineer to meet or exceed local building codes, safety requirements as well as FCC and FAA requirements, ensuring a safe facility which will not be hazardous to surrounding properties or public. She has read through the facts and findings and is discussed with Mr. Wagoner about striking Condition 8.3 and as well as adding the additional Condition and is in agreement with all Conditions of Approval.

IV APPLICABLE LEGAL STANDARDS

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

V COMPREHENSIVE PLAN ANALYSIS

The Caldwell Hearing Examiner accepts the Comprehensive Plan Components as listed below.

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

GOALS AND POLICIES – Property Rights

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

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

Policy 1-4: Assure that development pays its fair share by establishing a rational, equitable basis for calculating the type of any exaction, or the amount of any impact fee.

GOALS AND POLICIES – Population

Goal 1: Maintain a high quality of life and livability in the community.

Policy 1-1: Plan for anticipated population and households that the community can support with adequate services and amenities.

GOALS AND POLICIES – Land Use

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

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

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

Based upon these items, staff recommends APPROVAL of the special use permit request with the conditions of approval as outlined in Section 8 of this report.

VI FINDINGS OF FACT

6.1 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. The proposed use is conditionally permitted by the terms of the ordinance and is subject to conditions of approval.

VII CONCLUSIONS OF LAW

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

VIII ORDER OF DECISION

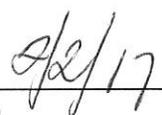
8.1 Based on the Findings of Fact and Conclusions of Law, the Caldwell Hearing Examiner hereby orders that Case Number SUP-16-20 a request by Verizon Wireless and Jodie Knopp for a special-use permit to construct a 100-foot monopole Wireless Communications Facility within the M-1 (Light Industrial) Zone for the property located at 6301 Cleveland Boulevard in Caldwell, Idaho, is **approved** with the following conditions of approval:

- 8.2 Comply with the all applicable city codes, ordinances, policies, and standards.
- 8.3 Provide the City with a signed Property Owner Acknowledgment within 2 weeks.
- 8.4 Dedicate 35 feet of right-of-way measured from the centerline of Laster Lane, abutting the site. The right-of-way dedication shall be completed prior to issuance of any building permit for the subject property.

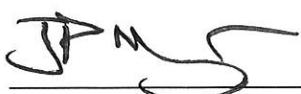
CASE NUMBER SUP-16-20 WAS HEARD BY THE CALDWELL HEARING EXAMINER AT A PUBLIC HEARING HELD JANUARY 10, 2017.

THE FINDINGS OF FACT, CONCLUSIONS OF LAW, AND ORDER OF DECISION WERE ADMINISTRATIVELY APPROVED AND SIGNED BY THE CALDWELL HEARING EXAMINER ON THE DATE NOTED BELOW.


M. Jerome Mapp, Hearing Examiner


Date

ATTEST:


Jarom Wagoner, AICP
Senior Planner

CALDWELL HEARING EXAMINER MINUTES

January 10, 2017

- I. **Call to Order** – Hearing Examiner, Mr. Jerome Mapp, opened the meeting for the public hearing at 7:37 p.m.
- II. **Review of Proceedings** – Mr. Jerome Mapp outlined the procedures for the public hearing.

Members Present: Jarom Wagoner (Senior Planner/Development Team Leader); Robb MacDonald (City Engineer); April Cabello (Planning Technician)

Members Absent: Brian Billingsley (Planning Director)

III. **Old Business:**

Mr. Mapp approved the Minutes of the November 8, 2016 meeting as previously signed by Hearing Examiner Mapp.

IV. **New Business:**

Case Number ANN-16-07 A request by Rodney Mack to annex 2.06 acres, more or less, with an R-1 (Low Density Residential) zoning designation. The subject property is located at 16130 S. Florida Avenue (Parcel # R3273900000) in Caldwell, Idaho.

Jarom Wagoner, Senior Planner/Development Team Leader, 621 Cleveland Blvd., Caldwell, ID 83605, presented the staff report and stated that the applicant is requesting annexation into the city limits with a designation of R-1 (Low Residential) zoning. The site is currently location in the County and the Comprehensive Plan Map indicates the property as medium density residential. Staff finds this request does comply with the comprehensive plan. The only conditions of approval we are requesting are that the applicant dedicate right of way for Florida Avenue. This is a standard request; the property line currently goes to the center of the road. Also, we'd like to enter into a deferral agreement for construction of street improvements and sidewalk. There is sidewalk on the west side of Florida but there is none on the east side where this property is located, so we felt a deferral agreement would be better than requiring the applicant to do that at this time. Another condition is the access point at Florida Avenue needs to be in compliance with current City collector street standards and any development in the future would require connecting to city services potable water and sanitary sewer.

Mr. Mapp asked for clarification regarding the parcels. There were originally 2 parcels and now there is only 1 coming in for annexation.

Mr. Wagoner stated that at one point this parcel was part of the property contiguous to the east. There was a lot split in the early 2000s but there is not documentation for that with the county. Therefore, that created what the county refers to as an unrecognized lot. There are 2 separate owners now and the owners to the east are not interested in working together with the applicant. By annexing into the City we would recognize it as a legal parcel in the City limits

and that way they could build on that parcel or they could divide the parcel – this gives them different options.

Mr. Rodney Mack, 1028 W. Victory Road, Meridian, ID stated that 2.6 acres into the City of Caldwell was part of a land sale of 35 acres in 2001. At that time all the land was zoned agriculture. The 2.6 acres was set aside by the original owner, John Brooks, (now deceased). He built a shop and included living quarters in the back of the shop. I am John Brooks' personal representative and I am inheriting the 2.6 acres. The larger 33 acres was sold without a wide enough access road which made this an illegal split. Therefore, the 2.6 acres is not recognized by the County. I have tried to correct this issue with the current owner of the 33 acres but he is not interested in doing so. My only option is to annex this land into the City.

Mr. Mapp asked Mr. Mack if he has reviewed the staff report.

Mr. Mack indicated he has reviewed the staff report and does not have any issues with the report.

MR. MAPP CLOSED THE PUBLIC TESTIMONY.

Comprehensive Plan Analysis for **ANN-16-07 (Annexation)**: The Hearing Examiner accepted the comprehensive plan analysis as listed in the staff report.

Findings of Fact for **ANN-16-07 (Annexation)**: The Hearing Examiner accepted the general facts as outlined in the staff report, public testimony, and the evidence list.

Conclusions of Law for **ANN-16-07 (Annexation)**: The Hearing Examiner accepted the Conclusions of Law as outlined in the staff report.

RECOMMENDATION FOR ANN-16-07 (Annexation): The Hearing Examiner **RECOMMENDED** that Case Number ANN-16-07 BE APPROVED with conditions: 8.2 through 8.6 as written

Case Number SUP-16-20: A request by Verizon Wireless and Jodie Knopp for a special-use permit to construct a Wireless Communications Facility within the M-1 (Light Industrial) Zone. The subject property is located at 6301 Cleveland Boulevard in Caldwell, Idaho.

Jarom Wagoner, Senior Planner/Development Team Leader, 621 Cleveland Blvd., Caldwell, ID 83605, presented the staff report and stated that the applicant is requesting a special use permit to install a new wireless communication facility. The existing use is the Jalopy Jungle Salvage Yard and the tower will be located along the back portion of the property which is along Laster Lane. Laster Lane is a dead end street with very limited traffic. This request is in compliance with the Comprehensive Plan and Comprehensive Plan Map and staff sees no issues with the request. However, we do have some conditions of approval. We would strike Condition 8.3 for the fire apparatus access road. We took that condition from a different, recent Verizon proposal; they will not have 20 feet to get through to the tower. The difference is the prior proposal where we did have that condition was the cell tower was on the back of the property without a road fronting it. Therefore, the fire department did need that access. This

tower will be along the frontage and the fire department will have access so the condition is not needed. We do ask for conditions 8.2 and 8.4; that they comply with all applicable city codes, ordinances, policies and standards. And also the dedication of 35 feet of right-of-way measured from the centerline of Laster Lane, abutting the site. The right-of-way dedication shall be completed prior to issuance of any building permit for the subject property. One other condition that could take the place of 8.3 is completion of the written property acknowledgment form. Due to miscommunication between the applicant and property owner (the owner is out of state) this has not been completed. The property owner is aware of this proposal and is in agreement we just need the signed form. We request that this form be completed within 2 weeks.

Mr. Mapp has no questions.

Jodie Knopp, 5710 S. Green Street, Murray, UT stated that as the population throughout Caldwell increases each communications facility accommodates a certain amount of users and it was determined by a collaborate effort between customers and Verizon Wireless that this particular area needs more support and more efficient service which the proposed facility is intended to provide. The facility will include a 100 foot tower with an equipment platform at the base of the tower to hold outdoor cabinets which will all be located in a fully fenced and gated area. The proposed facility is a passive, unoccupied use. The facility will only generate the average of one vehicle trip per month for maintenance. The facility will be structurally engineer to meet or exceed local building codes, safety requirements as well as FCC and FAA requirements, ensuring a safe facility which will not be hazardous to surrounding properties or public. She has read through the facts and findings and is discussed with Mr. Wagoner about striking Condition 8.3 and as well as adding the additional Condition and is in agreement with all Conditions of Approval.

Mr. Mapp has no questions.

MR. MAPP CLOSED THE PUBLIC TESTIMONY.

Comprehensive Plan Analysis for **SUP-16-20 (Special-Use)**: The Hearing Examiner accepted the comprehensive plan analysis as listed in the staff report.

Findings of Fact for **SUP-16-20 (Special-Use)**: The Hearing Examiner accepted the general facts as outlined in the staff report, public testimony, and the evidence list.

Conclusions of Law for **SUP-16-20 (Special-Use)**: The Hearing Examiner accepted the Conclusions of Law as outlined in the staff report.

ORDER OF DECISION FOR SUP-16-20 (Special-Use Permit): The Hearing Examiner **ORDERED** that Case Number SUP-16-20 IS APPROVED with the following conditions: 8.2 & 8.4 striking 8.3 and replacing it with the Condition that they will provide the City with the Written Property Acknowledgement Form within 2 weeks.

Case Number ZON-16-07: A request by Jackson's Food Stores to rezone three parcels totaling 0.57 acres, more or less, from R-2 (Medium Density Residential) to C-2 (Community Commercial) with a Development Agreement. The subject properties are located at 2406, 2414, and 2422 S. Montana Avenue in Caldwell, Idaho.

Jarom Wagoner, Senior Planner/Development Team Leader, 621 Cleveland Blvd., Caldwell, ID 83605, presented the staff report and stated that the applicant is requesting to rezone three parcels totaling 0.57 acres, more or less, from R-2 (Medium Density Residential) to C-2 (Community Commercial). There are three properties as part of this rezone request. There is an existing Jackson's convenience store/gas station at this location that has been there for years. This would be a legal, non-conforming use. They are looking at relocating their fuel islands to the South, which would give them the ability to increase the number of fuel islands as well as make the site more manageable coming in and going out. The owner, Mr. Jackson, recently went through a big remodel project at this convenience store making several improvements. The majority of the recommended Conditions of Approvals have to do with the two lower parcels as their sidewalk was recently constructed along Montana and some landscaping improvements were done along that street. There are two residential homes on the lower parcels that will be removed. The subject property has frontage on Linden Street which is a minor arterial roadway and also on Montana which is a collector roadway. This request is within the confines of the Comprehensive Plan Map. Staff does have a number of recommended Conditions of Approval in accordance with the City Code; improving the site, the access points to the site, and the access standards for the City of Caldwell. Given that Montana is a collector roadway and Linden is an arterial roadway, staff is recommending a modification to allow a right in /right out access. Currently, there are 2 access points on the North, the applicant is asking for a 3rd on the South portion. Staff is recommending they just have the 2 accesses and essentially relocate the central access just a little further to the south to be able to utilize the alley right-of-way and then extend it further along the property. This would still maintain access on the north end.

Mr. Mapp asked for clarification on where the exits currently exist and where the curb cuts are located and where they will be located in the future.

Mr. Wagoner pointed out on the map where curb cuts and ingress and egress will be located. The applicant is asking for 3 curb cuts on Montana and 1 on Linden.

Mr. Wagoner stated the City Engineer wanted him to mention that the reason for the allowance of the curb cut on Linden is to facilitate truck circulation for gasoline delivery.

Mr. Doug Racine, BRS Architects, 1010 Allante Place #100, Boise, ID testified that the existing Jackson's store has been at that location for a long time. It's currently a non-conforming use. The fuel island is the essential reason they are seeking re-zone on the parcels to the south. They currently have an existing curb cut along Walnut Street, and 2 existing curb cuts along Montana Avenue that service the existing store. This store has recently been remodeled; the sidewalk

has been reconstructed as well as the 3 approaches. With the parcel to the South we would be locating a new fuel island canopy, eliminating the existing fuel island canopy. We would be crossing the alley right-of-way with an electrical conduit from the store to the pumps. We have reviewed this with Engineering and there is no issue with that. We will be paving and improving that alley way with hard surface material to the westerly property line of the 2 adjoining parcels.

Mr. Wagoner stated that regarding Conditions 8.7 and 8.11 and the 13 foot wide landscape buffer, this is a reduction of the 20 feet required by ordinance. Regarding Condition 8.9 after discussing this with the City Engineer we would be comfortable leaving the right-of-way as it is and striking Condition 8.9.

Mr. John Jackson, 3450 Commercial Court, Meridian, ID stated he would like to address the curb cuts. The northern piece of the project is completed; the curb cuts and sidewalks are all brand new. On the southern portion of the property they are in agreement with the requests for landscaping. One issue he has is the right in/right out only. They would be the only property on Linden that has a median. It would limit their access considerably which would be a detriment to their customers. They respectfully request full access off Linden.

Mr. Mapp indicated the right in/right out is so close to the intersection and he would request that there are no curb cuts on that side of the street.

Mr. Jackson indicated it was 100 feet from the corner to their property line not 50 feet. Mr. Jackson believes a median would restrict his customers and reduce their business. They would only be able to turn right on Linden.

Scott Stom, 3450 E Commercial Street, Meridian, ID stated he would like to discuss the right-of-way the City is requiring in Condition 8.5. They were planning to place their fuel sign on that corner. In discussions with the City they thought they might be able to enter into a license agreement that possibly some of the right-of-way could be encroached to locate our sign.

Mr. Mapp asked Mr. Wagoner about the sign on the property.

Mr. Wagoner indicated that if they adopt the right-of-way changes it would affect the sign placement because then it would be within the right-of-way. Typically there is a 3 ft setback from the right-of-way for the sign location.

Mr. Wagoner has no issue striking Condition 8.9. The right-of-way that is existent will be sufficient for what they need. But they would still like to have the right-of-way on Linden Street as is required by code.

Mr. Mapp asked Mr. Jackson if the main reason for the right in/right out was to move the gasoline trucks in and out.

Mr. Jackson explained that the right in/right out will not inhibit the gasoline trucks from making their deliveries. The main reason they are asking to not have the right in/right out is for customer access.

MR. MAPP CLOSED THE PUBLIC TESTIMONY.

Comprehensive Plan Analysis for **ZON-16-07 (Zoning)**: The Hearing Examiner accepted the comprehensive plan analysis as listed in the staff report.

Findings of Fact for **ZON-16-07 (Zoning)**: The Hearing Examiner accepted the general facts as outlined in the staff report, public testimony, and the evidence list.

Conclusions of Law for **ZON-16-07 (Zoning)**: The Hearing Examiner accepted the Conclusions of Law as outlined in the staff report.

RECOMMENDATION FOR ZON-16-07 (Zoning): The Hearing Examiner **RECOMMENDED** that Case Number ZON-16-07 BE APPROVED with the following conditions: 8.1 through 8.8, 8.10, and 8.11 as written, delete 8.9 and modifying 8.12 to allow 3 curb cuts, the 2 existing curb cuts plus one new curb cut that will commence at the alley and move to the South as stated on the site plan.

V. Planning Issues – None

VI. Adjournment

The Hearing Examiner adjourned the meeting at approximately 8:57 p.m.

MINUTES APPROVED AND SIGNED BY THE HEARING EXAMINER, M. JEROME MAPP, ON THE DATE NOTED BELOW:


Mr. Jerome Mapp _____ 2/2/17 _____ ATTEST:
Date


Jarom Wagener, Senior Planner / Development Team Leader _____ 2-2-17 _____
Date

For detailed Minutes, please request a copy of the digital recording.

**BEFORE THE HEARING EXAMINER
CITY OF CALDWELL, IDAHO
PUBLIC HEARING HELD JANUARY 10, 2017**

Subject: ~~Staff Report~~ *order of decision* – Case No. SUP-16-20 (Verizon Cell Tower)

THE FOLLOWING LAND USE ACTION IS THE PRIMARY FEATURE OF THIS APPLICATION:

- SPECIAL USE PERMIT REQUEST TO CONSTRUCT A CELL TOWER IN AN M-1 (LIGHT INDUSTRIAL) ZONE

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II	GENERAL FACTS
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VI	FINDINGS OF FACT
VII	CONCLUSIONS OF LAW
VIII	ORDER OF DECISION

I COURSE OF PROCEEDINGS

- 1.1 The Caldwell Planning and Zoning Department issued a notice of Public Hearing on application SUP-16-20 to be held before the Caldwell Hearing Examiner on January 10, 2017. Public notice requirements set forth in Idaho Code, Chapter 65, Local Planning Act, were met. On, or before, December 25, 2016, notice was published in the Idaho Press Tribune, and on, or before, December 23, 2016 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, December 29, 2016 notice was posted on the site.
- 1.2 On January 10, 2017 the Caldwell Hearing Examiner ordered the **APPROVAL** of the special-use permit request.
- 1.3 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: Verizon Wireless, 12877 W. McMillan Road, Boise, ID, 83713.
- 2.2 REPRESENTATIVE: Jodie Knopp, TAEC, 10569 W. Carolina Drive, Boise, ID, 83709.
- 2.3 REQUEST: The applicant is requesting special use permit approval to construct a 100-foot tall monopole cell tower with 12 antennas.
- 2.4 LEGAL DESCRIPTION: A legal description for the site was not necessary for the application.
- 2.5 COMPREHENSIVE PLAN DESIGNATION: The Caldwell Comprehensive Plan Map designation for the site is Commercial.

Commercial – Suitable for a wide range of retail and service uses including more intense commercial uses such as those that require large amounts of land for sales, storage or parking, light production or repair of consumer goods, and which may be less compatible with residential uses due to traffic, noise and other impacts.

2.6 COMPREHENSIVE PLAN COMPONENTS APPLICABLE TO THE REQUEST:

Land Use: The subject property is zoned R-1 (Low Density Residential) and is surrounded by the following uses:

<u>Direction</u>	<u>Zone</u>	<u>Comprehensive Map</u>	<u>Use</u>
Site	M-1	Commercial	Jalopy Jungle Salvage Yard
North	C-3	Commercial	Railroad Tracks, Junk Yard
South	C-3	Commercial	Auto Sales, New & Used
East	County	Commercial	Salvage Yards
West	C-3	Commercial	Junk Yard

2.7 Transportation/Connectivity: The subject property has frontage onto Cleveland Boulevard and Laster Lane. The applicant is proposing to utilize a small portion of the property that fronts only onto Laster Lane.

2.8 Public Services, Utilities and Facilities: The engineering department, fire marshal, building department, police department, Pioneer Irrigation District, Canyon Highway District #4, and Nampa Highway District #1 were all sent a request for comment on December 14, 2016.

III PUBLIC TESTIMONY

3.1 BEFORE THE HEARING EXAMINER, January 10, 2017

Jarom Wagoner, Senior Planner/Development Team Leader, 621 Cleveland Blvd., Caldwell, ID 83605, presented the staff report and stated that the applicant is requesting a special use permit to install a new wireless communication facility. The existing use is the Jalopy Jungle Salvage Yard and the tower will be located along the back portion of the property which is along Laster Lane. Laster Lane is a dead end street with very limited traffic. This request is in compliance with the Comprehensive Plan and Comprehensive Plan Map and staff sees no issues with the request. However, we do have some conditions of approval. We would strike Condition 8.3 for the fire apparatus access road. We took that condition from a different, recent Verizon proposal; they will not have 20 feet to get through to the tower. The difference is the prior proposal where we did have that condition was the cell tower was on the back of the property without a road fronting it. Therefore, the fire department did need that access. This tower will be along the frontage and the fire department will have access so the condition is not needed. We do ask for conditions 8.2 and 8.4; that they comply with all applicable city codes, ordinances, policies and standards. And also the dedication of 35 feet of right-of-way measured from the centerline of Laster Lane, abutting the site. The right-of-way dedication shall be completed prior to issuance of any building permit for the subject property. One other condition that could take the place of 8.3 is completion of the written property acknowledgment form. Due to miscommunication between the applicant and property owner (the owner is out of state) this has not been completed. The property owner is aware of this proposal and is in agreement we just need the signed form. We request that this form be completed within 2 weeks.

Mr. Mapp has no questions.

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IV APPLICABLE LEGAL STANDARDS

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

V COMPREHENSIVE PLAN ANALYSIS

The Caldwell Hearing Examiner accepts the Comprehensive Plan Components as listed below.

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

GOALS AND POLICIES – Property Rights

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

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

Policy 1-4: Assure that development pays its fair share by establishing a rational, equitable basis for calculating the type of any exaction, or the amount of any impact fee.

GOALS AND POLICIES – Population

Goal 1: Maintain a high quality of life and livability in the community.

Policy 1-1: Plan for anticipated population and households that the community can support with adequate services and amenities.

GOALS AND POLICIES – Land Use

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

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

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

Based upon these items, staff recommends APPROVAL of the special use permit request with the conditions of approval as outlined in Section 8 of this report.

VI FINDINGS OF FACT

6.1 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. The proposed use is conditionally permitted by the terms of the ordinance and is subject to conditions of approval.

VII CONCLUSIONS OF LAW

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

VIII ORDER OF DECISION

8.1 Based on the Findings of Fact and Conclusions of Law, the Caldwell Hearing Examiner hereby orders that Case Number SUP-16-20 a request by Verizon Wireless and Jodie Knopp for a special-use permit to construct a 100-foot monopole Wireless Communications Facility within the M-1 (Light Industrial) Zone for the property located at 6301 Cleveland Boulevard in Caldwell, Idaho, is **approved** with the following conditions of approval:

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

8.3 Provide the City with a signed Property Owner Acknowledgment within 2 weeks.

8.4 Dedicate 35 feet of right-of-way measured from the centerline of Laster Lane, abutting the site. The right-of-way dedication shall be completed prior to issuance of any building permit for the subject property.

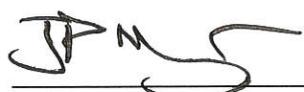
CASE NUMBER SUP-16-20 WAS HEARD BY THE CALDWELL HEARING EXAMINER AT A PUBLIC HEARING HELD JANUARY 10, 2017.

THE FINDINGS OF FACT, CONCLUSIONS OF LAW, AND ORDER OF DECISION WERE ADMINISTRATIVELY APPROVED AND SIGNED BY THE CALDWELL HEARING EXAMINER ON THE DATE NOTED BELOW.


M. Jerome Mapp, Hearing Examiner

ATTEST:


Date


Jarom Wagoner, AICP
Senior Planner