



CITY OF Caldwell, Idaho

Planning & Zoning

HEARING REVIEW APPLICATION

9-12-2017 Hearing (8-9-2017 app reading)

Type of Review Requested (check all that apply)

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

STAFF USE ONLY:

File number(s): SUP-17-05

Project name: 208 Storage phase 3

Date filed: 8-9-2017 Date complete:

Related files: SUP-16-19 phase 2

Subject Property Information

Address: Oustick Parcel Number(s): R309330(0A1)

Subdivision: Block: Lot: Acreage: 5.479 Zoning: M-1

Prior Use of the Property: Storage of Equipment

Proposed Use of the Property: Covered & Open Covered RU Parkings MIN: Storage units

Applicant Information:

Applicant Name: MARTY CAMBERLANGO Phone: 208-371-9375

Address: 1110 N. Five Mile Rd. City: Boise State: ID Zip: 83713

Email: mcamberlango@gmail.com Cell: 208-371-9375

Owner Name: Phone:

Address: City: State: Zip:

Email: Cell:

Agent Name: (e.g., architect, engineer, developer, representative) MARTY Camberlango

Address: 1110 N. Five Mile Rd City: Boise State: ID Zip: 83713

Email: mcamberlango@gmail.com Cell: 308-371-9375

Authorization

Print applicant name: MARTY CAMBERLANGO

Applicant Signature: Marty Camberlango Date: 8-9-17

AI

Project Name: <i>208 Storage phase 3</i>	File #: <i>Sup-1705</i>
Applicant/Agent: <i>Marty Cambrelango</i>	

Applicant (v)	Description	Staff (v)
	Completed & signed Hearing Review Master Application	
	Narrative fully describing the proposed use/request	✓
	Recorded warranty deed for the subject property	—
	Signed Property Owner Acknowledgement (if applicable) <i>need</i>	
	Vicinity map, showing the location of the subject property (8 1/2" x 11")	✓
	Site Plan	✓
	The following are suggested items that may be shown on the site plan:	
	• Property boundaries of the site	
	• Existing buildings on the site	
	• Parking stalls and drive aisles	
	• Sidewalks or pathways (proposed and existing)	
	• Fencing (proposed and existing)	
	Floor Plan <i>need</i>	
	Landscape Plan (if applicable) <i>had</i>	
	Neighborhood Meeting sign-in sheet <i>- need</i>	
	Fee <i>628.40</i>	✓

**STAFF USE ONLY:**

Date Application Received: *8-9-2017*

Received by: *al*

Proposed Hearing Date: *9-12-2017*

Hearing Body: *HE*

*Al*

City of Caldwell Receiving Form  
Planning & Zoning, Engineering, and Fire Department.

Sales	Planning & Zoning			Engineering			Fire Department			Totals
	Qty			Qty			Qty			
Comprehensive Plan	10360		\$							\$
Ordinances	10360		\$							\$
Master Park Plan/Master Trails & Pathway Plan	10360		\$							\$
Xerox copies	1401		\$							\$
Audio Tape Duplication	10360		\$							\$
<b>Special Use Permit</b>										
Less than 2 acres	10200		\$	12530		\$	22025		\$	\$
2 to 20 acres	10200	1	\$ 230.00	12530	1	\$ 40.00	22025	1	\$ 85.00	\$ 355.00
More than 20 acres	10200		\$	12530		\$	22025		\$	\$
<b>PUD</b>										
With subdivision	10210		\$	12530		\$	22025		\$	\$
Without subdivision	10210		\$	12540		\$	22025		\$	\$
<b>Zone Change</b>										
Less than 2 acres	10220		\$				22025		\$	\$
2 to 20 acres	10220		\$				22025		\$	\$
More than 20 acres	10220		\$				22025		\$	\$
<b>Annexation</b>										
Less than 2 acres	10240		\$	12550		\$	22025		\$	\$
2 to 20 acres	10240		\$	12550		\$	22025		\$	\$
More than 20 acres	10240		\$	12550		\$	22025		\$	\$
<b>Comprehensive Plan Map</b>	10300		\$							\$
Less than 2 acres	10260		\$							\$
2 to 20 acres	10260		\$							\$
More than 20 acres	10260		\$							\$
Comprehensive Plan Text Amendment	10270		\$							\$
<b>Subdivision Plats (non PUD)</b>										
Preliminary	10180		\$	12511		\$	22025		\$	\$
Final	10180		\$	12512		\$	22025		\$	\$
Short plat	10180		\$	12513		\$	22025		\$	\$
<b>Additional Fees</b>										
Administrative Time Extension	10280		\$							\$
Appeals/Amendments to Conditions	10290		\$							\$
Business Permit (Change in Use)	11040		\$							\$
Business Permit (No Change in Use)	11040		\$							\$
Certified Mailing	10340		\$							\$
Code Enforcement Admin. Fee	64240		\$							\$
Design Review Application	10330		\$							\$
Development Agreements	10335		\$							\$
Hearing Examiner	10350	1	\$ 190.00							\$ 190.00
Legal Notice	10310	1	\$ 52.00							\$ 52.00
Lot Line Adjustments	10280		\$							\$
Lot Split	10280		\$	12520		\$	22025		\$	\$
Manufactured Home Park	10190		\$							\$
Minor Land Use Application	10216		\$				22020		\$	\$
Minor Land Use Application Renewal	10216		\$				22020		\$	\$
Ordinance Text Amendments	10230		\$							\$
P&Z Commission	10350		\$							\$
Plat Amendments	10280		\$							\$
Regular Mailing	10340	20	\$ 1.57							\$ 31.40
Subdivision Time Extension	10180		\$							\$
Variance	10250		\$							\$
<b>TOTAL:</b>			\$ 473.57			\$ 40.00			\$ 85.00	\$ 628.40
									Tax 998	
									<b>GRAND TOTAL</b>	<b>\$ 628.40</b>
208 Storage Special Use										
R30933010A1										
0 Ustick Rd										

UPDATED: 10/3/2016

A1

City of Caldwell  
Planning and Zoning  
621 Cleveland BDVD.  
Caldwell, Idaho 83605

Quantum LTD. Inc.  
Marty Camberlango  
1110 N. Five Mile Rd.  
Boise, Idaho 83713

RE: 208 Storage Date: 08/09/2017

This property is 5.479 acres. It is proposed to be the 3<sup>rd</sup> phase of the 208 Storage complexes. The phase I has been permitted and construction has begun. Phase II is ready for us to pick up the permits. These properties are contiguous to each other. The subject parcel is to the far South of the other parcels.

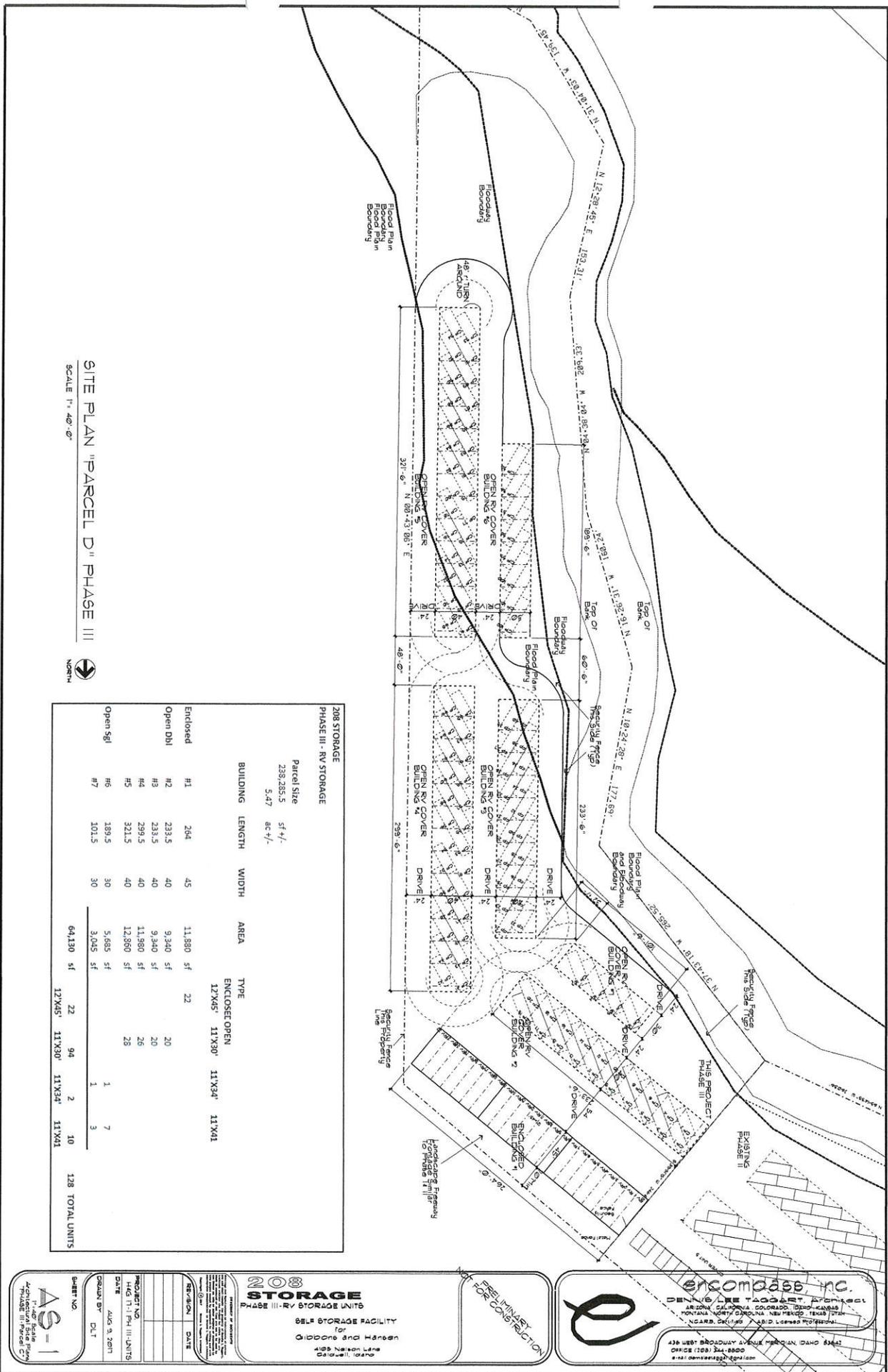
As far as I can tell this parcel does not have an address so I will use NNA East Ustick Rd. Caldwell, Idaho 83605. Parcel # R 30933010A1

We intend to use this parcel and combine it with the other parcels to make one parcel. This phase we plan on using for mostly large enclosed storage units and additional RV storage covered parking. Please see the Architect proposed layout. We will be happy to discuss with the Planning and Zoning department before or during the public hearing. We plan to have the neighborhood meeting in about two weeks. We have obtained from Pioneer Title Company all property owners within 300 feet of the subject property.

Sincerely



Marty Camberlango/ Applicant.



SITE PLAN "PARCEL D" PHASE III  
 SCALE 1" = 40'-0"

**208 STORAGE**  
**PHASE III - RV STORAGE**

Parcel Size  
 239,285.5 sf +/-  
 5.47 ac +/-

BUILDING	LENGTH	WIDTH	AREA	TYPE
Enclosed #1	264	45	11,880 sf	22
Open Bld #2	233.5	40	9,340 sf	20
Open Bld #3	233.5	40	9,340 sf	20
Open Bld #4	299.5	40	11,980 sf	26
Open Bld #5	321.5	40	12,860 sf	28
Open Sgl #6	189.5	30	5,685 sf	1
Open Sgl #7	101.5	30	3,045 sf	1
				2
				7
				3
			64,130 sf	22
			12,745 sf	11,930
			11,930 sf	11,934
			11,934 sf	11,941
			10	
			128 TOTAL UNITS	

**AS-1**  
 1" = 40'-0"  
 Administrative Site Plan  
 PHASE III STORAGE

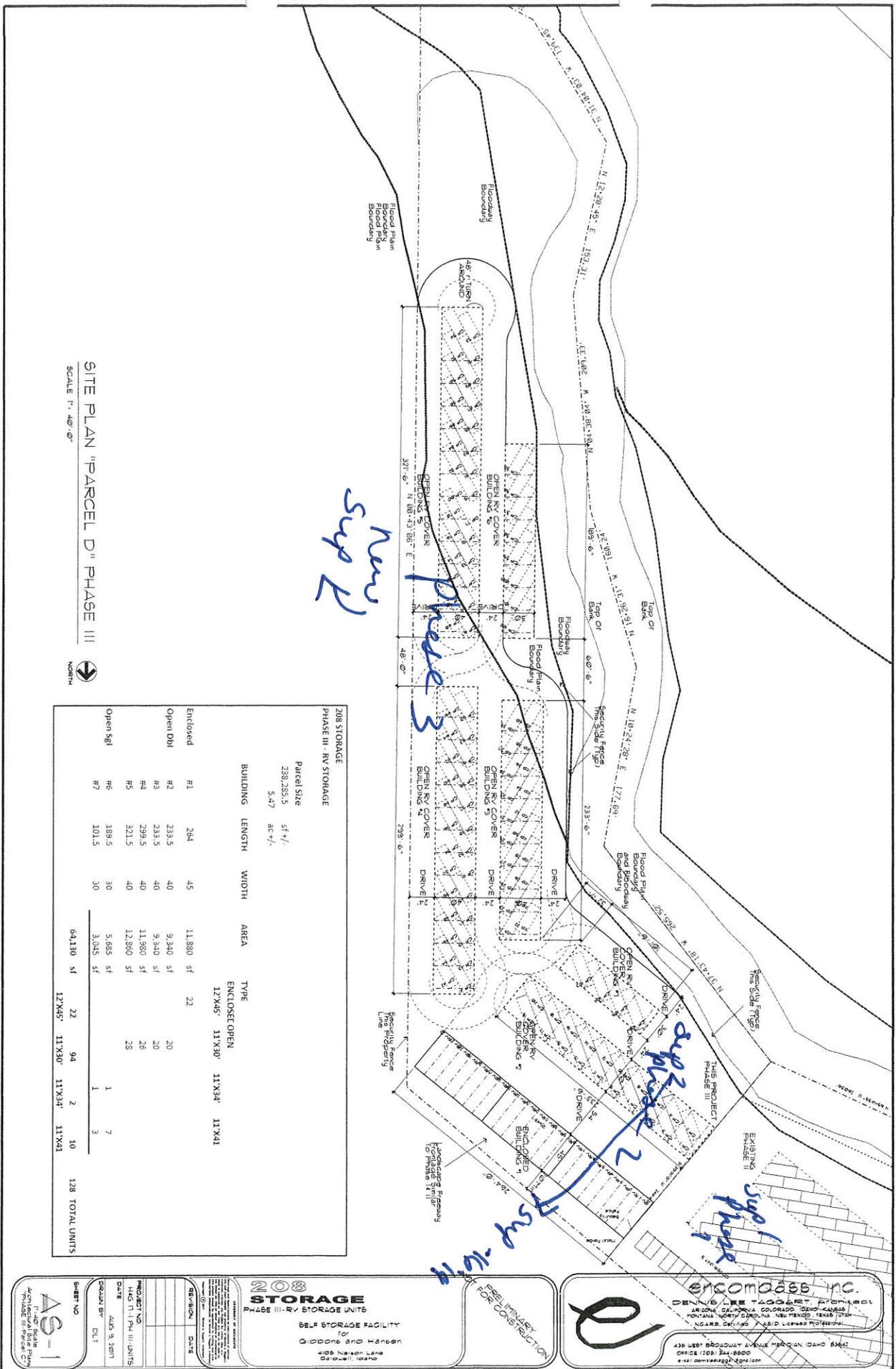
SHEET NO. \_\_\_\_\_  
 DATE AUG 3, 2011  
 DRAWN BY DLT

**208 STORAGE**  
 PHASE III - RV STORAGE UNITS

SELF STORAGE FACILITY  
 for  
 Giddens and Hansen  
 105 Nelson Lane  
 Caldwell, Idaho

**encompass inc.**  
 DENNIS LEE TAGGART, PROJECT  
 ARCHITECT, CALIFORNIA, COLORADO, IDAHO, KANSAS,  
 MONTANA, NEVADA, NEW MEXICO, NEBRASKA,  
 NEARBY STATES AND LICENSED PROFESSIONAL

430 WEST BROADWAY AVENUE, MERIDIAN, IDAHO 83442  
 OFFICE (208) 344-8800  
 FAX (208) 344-8801



SITE PLAN "PARCEL D" PHASE III  
 SCALE 1" = 40' 0"

208 STORAGE PHASE III - RV STORAGE											
Parcel Size		BUILDING LENGTH		WIDTH		AREA		TYPE			
238,285.5 SF +/-		5'-47" 8'-7-1/2"		30'		64,130 SF		22 ENCLOSED OPEN			
Enclosed	#1	264	45	11,880 SF	22						
Open Bld	#2	233.5	40	9,340 SF	20						
	#3	233.5	40	9,340 SF	20						
	#4	299.5	40	11,980 SF	26						
	#5	321.5	40	12,860 SF	28						
Open Bld	#6	189.5	30	5,685 SF	1						
	#7	101.5	30	3,045 SF	1						
						64,130 SF	22	94	2	10	128 TOTAL UNITS

**NO 8 STORAGE**  
 PHASE III - RV STORAGE UNITS  
 SELF STORAGE FACILITY OF  
 GIDDONS AND HANSEN  
 4108 N. 16TH AVE.  
 GLENDALE, ARIZONA

PRELIMINARY FOR CONSTRUCTION

**ENCLOSURES INC.**  
 DENNIS LEE TAGGART, ENGINEER  
 ARIZONA PROFESSIONAL CORPORATION  
 430 WEST BROADWAY AVENUE, MESA, ARIZONA 85201  
 PHONE: (480) 962-2200  
 FAX: (480) 962-2205  
 WWW: WWW.ENCLOSURESINC.COM



CITY OF CALDWELL  
CALDWELL HEARING EXAMINER MINUTES  
Community Room, Caldwell Police Department  
110 South 5<sup>th</sup> Avenue, Caldwell, Idaho  
September 12, 2017, 7:00 P.M.

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I. **Call to Order** – Hearing Examiner, Mr. Jerome Mapp, opened the meeting for the public hearing at 7:08 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); Lori Colligan (Administrative Secretary)

Members Absent: Brian Billingsley (Planning Director)

**Old Business:**

III. Mr. Mapp approved the Minutes of the July 11, 2017 meetings as previously signed by Hearing Examiner Mapp.

IV. **New Business:**

1. **Case Number SUP-17-05:** A request by Marty Camberlango for a special-use permit to construct a mini storage facility along with outdoor covered storage for RV's and other vehicles within the M-1 (Light Industrial) Zone. The subject property is located at 0 E. Ustick Road (Parcel # R30933010A1) in Caldwell, Idaho.

Testimony:

Jarom Wagoner, Senior Planner, 621 Cleveland Blvd., Caldwell, ID 83605, presented the staff report and stated that the applicant is requesting special use permit approval to construct a mini storage facility and an outdoor area for RV parking. There are proposed to be 22 mini-storage units and 106 covered RV parking stalls. This is an addition to a previously approved SUP for mini storage in the same area. The applicant proposed a 6 ft fence along the north side property line, staff is recommending an 8 ft fence to add additional visual obstruction to the site.

Mr. Mapp asked what type of fence staff recommends.

Mr. Wagoner stated that city code requires for all storage areas to have a solid site obscuring fence. Our code stipulates that means there are no cavities, breaks, or openings. We recommend wood, vinyl or something of that nature.

Mr. Mapp asked if lighting from this location would be an issue.

Mr. Wagoner replied a 6 or 8 ft fence would take care of the lighting issue.

Mr. Lucas Hansen, 14763 Willis Road, Caldwell, Idaho 83605 testified that he does not agree with the 8 foot fence requirement. Vinyl would have to be special ordered and when it reaches 8 ft it gets pretty wobbly. There isn't enough anchoring in the ground to keep it stable at 8 ft. A wood fence is heavier so it does the same thing. 2 ft is not going to make that big of a difference. Other than that he is in agreement with everything else in the staff report.

**MR. MAPP CLOSED THE PUBLIC TESTIMONY.**

**ORDER OF DECISION FOR SUP-17-05:** The Hearing Examiner **RECOMMENDED** that Case Number ZON-17-03 BE APPROVED with the following conditions: 8.2 through 8.6; modify 8.7 to require a 6 foot fence instead of an 8 foot fence; 8-8 through 8.12

2. **Case Number ZON-17-06:** A request by the City of Caldwell and Dana Vance to rezone two parcels totaling 9.1 acres, more or less, from M-1 (Light Industrial) to C-3 (Service Commercial). The subject properties are located at 120 and 124 N. 21<sup>st</sup> Avenue in Caldwell, Idaho.

Testimony:

Jarom Wagoner, Senior Planner, 621 Cleveland Blvd., Caldwell, ID 83605, presented the staff report and stated that the applicants are requesting to rezone approximately 9 acres from M-1 (Light Industrial) to C-3 (Service Commercial). The City of Caldwell owns the majority of the property, there is a small piece, .8 acres, that is owned by Dana Vance, Superior Signs. They recently constructed a new sign shop at this location. This request is being brought forward to bring us into compliance with what the current Comprehensive Plan shows.

Mr. Mapp asked about fencing along the southeast portion of the property. His concern is people crossing across the tracks into the parking area.

Mr. Wagoner stated that they will put up a fence along the tracks. The railroad actually requires a fence for safety reasons.

Mr. MacDonald stated that in this case that area is already being used for parking and there have been a lot of people crossing the tracks. The railroad has concerns and so the type of fence that would be installed with that parking lot is a very specific type that the railroad requires. It is an expanded metal fence that is 6 ft tall. It would go all the way from the south corner to 21<sup>st</sup> Avenue. Inside of the fence we would have a sidewalk so that everyone that parks there would trickle down the side walk and that would funnel them up 21<sup>st</sup> Avenue to cross.

Ms. Keri K. Smith-Sigman, 411 Blaine St., Caldwell, Idaho stated she is in agreement with everything Mr. Wagoner stated and would like to add they have received a letter of intent from a restaurant to open at this location and that would not be possible with the current zoning classification.

Mr. Mapp asked if the lot would be improved.

Ms. Smith-Sigman stated that yes; the entire space is planned for improvement. The restaurant will take the land north of this piece. That will require landscaping and improvements. The remainder of the parcel would be fully developed. The RV parking will be hard surface and the RV dump will be relocated from the existing fairground site to this area. That will allow for future fair expansion.

Mr. Mapp asked if the restaurant would be along 21<sup>st</sup> Street.

Ms. Smith-Sigman replied yes, it will have frontage along 21<sup>st</sup> Street.

**MR. MAPP CLOSED THE PUBLIC TESTIMONY.**

Comprehensive Plan Analysis for **ZON-17-06 (Rezone)**: The Hearing Examiner accepted the comprehensive plan analysis as listed in the staff report.

Findings of Fact for **ZON-17-06 (Rezone)**: The Hearing Examiner accepted the general facts as outlined in the staff report, public testimony, and the evidence list.

Conclusions of Law for **ZON-17-06 (Rezone)**: The Hearing Examiner accepted the Conclusions of Law as outlined in the staff report.

**ORDER OF DECISION FOR ZON-17-06**: The Hearing Examiner **RECOMMENDED** that Case Number ZON-17-06 BE APPROVED with the following conditions: 8.2 through 8.4

**V. Planning Issues – None**

- a. The next regularly scheduled Hearing Examiner meeting is scheduled for November 14, 2017.

**VI. Adjournment**

The Hearing Examiner adjourned the meeting at approximately 7:35 p.m.

Respectfully submitted by Lori Colligan,

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

 10/14/17 ATTEST:  
Mr. Jerome Mapp Date

 10-14-17  
Jarom Wagoner, Senior Planner / Development Team Leader Date

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

**ORDER OF DECISION**  
**BY THE HEARING EXAMINER**  
**CITY OF CALDWELL, IDAHO**  
**PUBLIC HEARING HELD SEPTEMBER 12, 2017**

**Subject:** Case No. SUP-17-05 (RV & Mini Storage SUP)

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

- **Special Use Permit request to construct a mini-storage facility with an outdoor storage area for RV parking within the M-1 (Light Industrial) Zone.**

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<b>IV</b>	<b>APPLICABLE LEGAL STANDARDS</b>
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<b>VIII</b>	<b>ORDER OF DECISION</b>

**I COURSE OF PROCEEDINGS**

- 1.1 The Caldwell Planning and Zoning Department issued a notice of Public Hearing on application SUP-17-05 to be held before the Caldwell Hearing Examiner on September 12, 2017. Public notice requirements set forth in Idaho Code, Chapter 65, Local Planning Act, were met. On, or before, August 27, 2017, notice was published in the Idaho Press Tribune, and on, or before, August 25, 2017 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, August 31, 2017 notice was posted on the site.
- 1.2 On September 12, 2017 the Hearing Examiner **approved** 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: Marty Camberlango, 1110 N. Five Mile Road, Boise, Idaho, 83713.

2.2 REQUEST: The applicant is requesting special use permit approval to construct a mini storage facility and an outdoor storage area for RV parking. There are proposed to be 22 mini-storage units and 106 covered RV parking stalls.

2.3 COMPREHENSIVE PLAN DESIGNATION: The Caldwell Comprehensive Plan Map designation for the site is Industrial.

**Industrial** – Suitable for the manufacturing, processing, assembling, packaging or fabricating of previously prepared materials; research and development activities; and warehousing. Also suitable for limited commercial activities involving large areas for storage/display and limited residential uses such as manufactured home parks.

2.4 COMPREHENSIVE PLAN COMPONENTS APPLICABLE TO THE REQUEST:

Land Use: The subject property is zoned M-1 (Light Industrial) and is surrounded by the following uses:

<u>Direction</u>	<u>Zone</u>	<u>Comprehensive Map</u>	<u>Use</u>
Site	M-1	Industrial	Trucking Yard/Storage
North	A-D	Institutional	I-84/Airport
South	C-3	Commercial	Railroad/Government Uses
East	County	Industrial	Agricultural
West	M-1	Industrial	Covered Storage/Min-Storage

2.5 Transportation/Connectivity: The subject property gains access from Ustick Road a principal arterial roadway and Nelson Lane, a private lane.

2.6 Public Services, Utilities and Facilities: The engineering department, fire marshal, building department, police department, Pioneer Irrigation District, Canyon Highway District #4, ITD, Bureau of Reclamation, Army Corp of Engineers, Department of Water Resources, and Idaho Fish & Game were all sent a request for comment on August 13, 2017.

### III PUBLIC TESTIMONY

3.1 BEFORE THE HEARING EXAMINER, September 12, 2017

Jarom Wagoner, Senior Planner, 621 Cleveland Blvd., Caldwell, ID 83605, presented the staff report and stated that the applicant is requesting special use permit approval to construct a mini storage facility and an outdoor area for RV parking. There are proposed to be 22 mini-storage units and 106 covered RV parking stalls. This is an addition to a previously approved SUP for mini storage in the same area. The applicant proposed a 6 ft fence along the north side property line, staff is recommending an 8 ft fence to add additional visual obstruction to the site.

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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 1-2: Identify potential takings of private property prior to a regulatory or administrative action on specific property.

**GOALS AND POLICIES – Economic Development**

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

Policy 1-3: Encourage development that generates new job opportunity.

**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 1-2: Encourage commercial and industrial uses in areas that are readily accessible to regional and principal arterials and/or public transit.

**GOALS AND POLICIES – Public Services, Utilities, & Facilities**

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

Policy 1-5: Assure that a development provides adequate water supply for fire flow.

- 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-17-05 a request by Marty Camberlango for a special-use permit to construct a mini storage facility along with outdoor covered storage for RV's and other vehicles within the M-1 (Light Industrial) Zone for the property located at 0 E. Ustick Road (Parcel # R30933010A1) 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 Install a 20-foot wide landscape buffer along I-84, abutting the site. The buffer shall contain a minimum of 21 Class II trees as shown on the submitted site plan (see Exhibit A-3), along with turf grass ground cover. All landscaping must be maintained in a living and weed-free condition.
- 8.4 All accesses and drive aisles shall either be paved or utilize recycled asphalt pavement (RAP). Those areas designated specifically for the parking of RV's may be gravel.
- 8.5 The RV parking areas shall contain covered parking, as shown on the submitted site plan (see Exhibit A-3).
- 8.6 Comply with all requirements of the Pioneer Irrigation District, Bureau of Reclamation, Army Corp of Engineers, and Idaho Transportation Department.
- 8.7 Install a minimum 6-foot tall solid sight obscuring fence along the entire east property line, said property line beginning, more or less, at the I-84 right-of-way and ending at Indian Creek. The fence shall be constructed of substantial, rigid material without a pattern of holes, cavities, breaks or openings.
- 8.8 Comply with all requirements of the City Engineer Department.
- 8.9 There shall be no storage of hazardous materials on the site.

- 8.10 There shall be no auto repair taking place on the site, whether for commercial and/or private use.
- 8.11 All lighting shall be directed into the site so as to not impact the neighbors.
- 8.12 No other business activity shall occur on site, other than for the storage facility itself.

CASE NUMBER SUP-17-05 WAS HEARD BY THE CALDWELL HEARING EXAMINER AT A PUBLIC HEARING HELD SEPTEMBER 12, 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

10/14/17  
Date

ATTEST:

  
Jarom Wagoner, AICP  
Senior Planner