

Dan Lister

From: Joe Dodson <jdodson@cityofcaldwell.org>
Sent: Tuesday, May 7, 2024 4:04 PM
To: Dan Lister
Cc: Robin Collins
Subject: [External] CU2023-00026 - City of Caldwell Response

Hi Dan,

Because the above referenced application is located outside of the City of Caldwell impact area, the City does not hold a position on the approval or denial of this application. However, the property is located near Caldwell impact area to the east. Therefore, if approved, Caldwell requests that all industry standard and federal regulations are adhered to for the proposed lattice-style wireless tower.

Best Regards,



****We are moving to a new location! Effective May 6, 2024, we will be in the Nancolas Center located at 205 S. 6th Ave., Caldwell.****



Date 4/30/2024

Canyon County – Planning and Zoning
Re: Case #: CU2023-0026

Dear Canyon County, Planning & Zoning

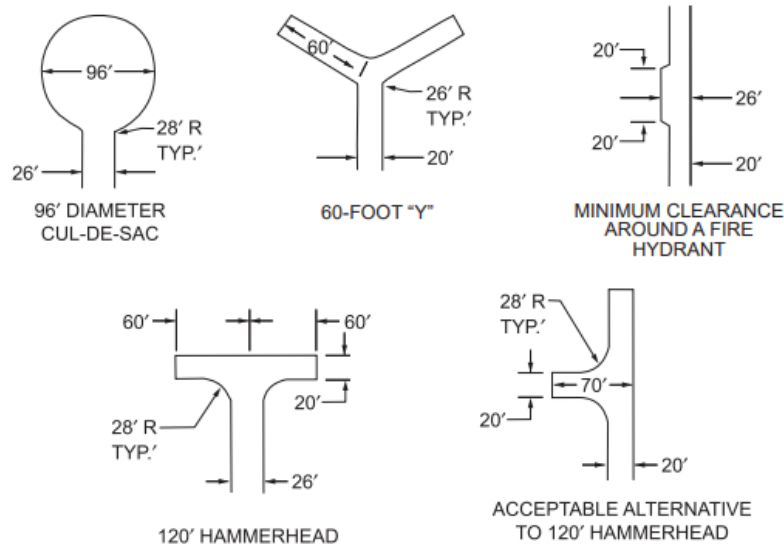
The Caldwell City Fire Department District has reviewed and can approve the application subject to compliance with all the following code requirements and conditions of approval. Any deviation from this plan is subject to Fire Department approval. Please note that unless stated otherwise, this memo represents the requirements of the 2018 International Fire Code (IFC) as adopted by the Idaho State Fire Marshal's Office.

Conditions:

1. Fire apparatus access roads shall extend to within 150 feet of all portions of the exterior walls of the first story of a building measured by an approved route around the exterior of the building or facility. (IFC 503.1.1)
2. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet and an unobstructed vertical clearance of not less than 13 feet 6 inches. (IFC 503.2.1)
3. Fire apparatus access roads shall have an approved driving surface of asphalt, concrete or other approved driving surface and can support the imposed load of fire apparatus weighing at least 80,000 pounds. Please provide documentation the road surface meets this standard. (IFC D102.1)
4. Fire apparatus access roads shall not exceed 10 percent in grade. (IFC D103.2)
5. Access gates shall comply with requirements of the IFC. If gates are electronically operated, they shall be equipped with an Eknox system. Manual gates shall be secured with a Knox brand padlock (IFC 503.6, D103.5).



6. Dead-end fire apparatus access roads exceeding 150 feet (45 720 mm) in length shall be provided with an approved area for turning around fire apparatus. (IFC 503.2.5)



7.

General Requirement:

Fire Department required fire hydrants, access, and street identification shall be installed prior to construction or storage of combustible materials on site. Provisions may be made for temporary access and identification measures.

Specific building construction requirements of the International Building Code, International Fire Code and City of Caldwell Code will apply. However, these provisions are best addressed by a licensed Architect at time of building permit application.

Regards,

Alan Perry
Deputy Chief
Fire Marshal
Caldwell Rural Fire Protection District
Aperry@cityofcaldwell.org

FRED BUTLER
CHAIRMAN OF THE BOARD

RICHARD MURGOITIO
VICE CHAIRMAN OF THE BOARD

ROBERT D. CARTER
PROJECT MANAGER

THOMAS RITTHALER
ASSISTANT PROJECT MANAGER

APRYL GARDNER
SECRETARY-TREASURER

MARY SUE CHASE
ASSISTANT SECRETARY-
TREASURER

BOISE PROJECT BOARD OF CONTROL

(FORMERLY BOISE U.S. RECLAMATION PROJECT)

2465 OVERLAND ROAD
BOISE, IDAHO 83705-3155

OPERATING AGENCY FOR 167,000
ACRES FOR THE FOLLOWING
IRRIGATION DISTRICTS

NAMPA-MERIDIAN DISTRICT
BOISE-KUNA DISTRICT
WILDER DISTRICT
NEW YORK DISTRICT
BIG BEND DISTRICT

01 May 2024

TEL: (208) 344-1141
FAX: (208) 344-1437

Canyon County Development Services
111 North 11th Ave., Ste. 310
Caldwell, Idaho 83605

RE: Trevor Wallace
16261 Karcher Rd, Idaho
Wilder Irrigation District
Burris Lateral 01+40
Sec. 17, T3N, R3W, BM.

CU2023-0026

W-235-1

RECEIVED
MAY 07 2024
RECEIVED

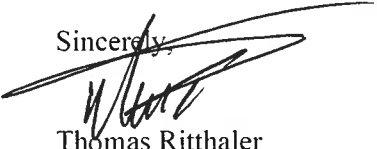
Dan Lister, Canyon County Planner:

There are no Boise Project or Wilder Irrigation District facilities located on the above-mentioned property, however it does in fact possess a valid water right.

Per Idaho Statutes, Title 42, local irrigation/drainage ditches that cross this property, in order to serve neighboring properties, must remain unobstructed and protected by an appropriate easement by the landowner, developer and contractors.

If you have any further questions or comments regarding this matter, please do not hesitate to contact me at (208) 344-1141.

Sincerely,


Thomas Ritthaler
Assistant Project Manager, BPBC

tbr/tr

cc: Tony Avermann Watermaster, Div; 4 BPBC
Lisa Sweet Secretary – Treasurer, WID
File

Dan Lister

From: Chris Hopper <chopper@hwydistrict4.org>
Sent: Tuesday, April 30, 2024 11:27 AM
To: Dan Lister
Subject: [External] FW: Agency Notification CU2023-0026 Rage Development-Wallace
Attachments: AgencyPacket.pdf

Dan-

HD4 has no comment on the attached CU2023-0026 application. The subject property does not have access to or frontage on any roadway under HD4 jurisdiction.

Respectfully,

Chris Hopper, P.E.
District Engineer



Highway District No. 4
15435 Hwy 44
Caldwell, Idaho 83607
208-454-8135

From: Pam Dilbeck <Pam.Dilbeck@canyoncounty.id.gov>
Sent: Tuesday, April 30, 2024 9:23 AM
To: 'rcollins@cityofcaldwell.org' <rcollins@cityofcaldwell.org>; 'P&Z@cityofcaldwell.org' <P&Z@cityofcaldwell.org>; dgeyer@cityofcaldwell.org; 'jdodson@cityofcaldwell.org' <jdodson@cityofcaldwell.org>; 'mbessaw@cityofcaldwell.org' <mbessaw@cityofcaldwell.org>; jenny.titus@vallivue.org; 'lisa.boyd@vallivue.org' <lisa.boyd@vallivue.org>; Joseph Palmer <joseph.palmer@vallivue.org>; mitch.kiester@phd3.idaho.gov; Anthony Lee <anthony.lee@phd3.idaho.gov>; lrichard@cityofcaldwell.org; aperry@cityofcaldwell.org; Chris Hopper <chopper@hwydistrict4.org>; Lenny Riccio <lriggio@hwydistrict4.org>; brandy.walker@centurylink.com; 'monica.taylor@intgas.com' <monica.taylor@intgas.com>; JESSICA.MANSELL@INTGAS.COM; 'eingram@idahopower.com' <eingram@idahopower.com>; Idaho Power <easements@idahopower.com>; 'mkelly@idahopower.com' <mkelly@idahopower.com>; 'contract.Administration.bid.box@ziply.com' <contract.Administration.bid.box@ziply.com>; Boise ProjectBoardofControl <tritthaler@boiseproject.org>; GAshley <gashley@boiseproject.org>; d3development.services@itd.idaho.gov; 'niki.benyakhlef@itd.idaho.gov' <niki.benyakhlef@itd.idaho.gov>; Brian Crawforth <Brian.Crawforth@canyoncounty.id.gov>; Christine Wendelsdorf <Christine.Wendelsdorf@canyoncounty.id.gov>; Michael Stowell

<mstowell@ccparamedics.com>; edward_owens@fws.gov; Assessor Website
<2cAsr@canyoncounty.id.gov>; Nichole Schwend
<Nichole.Schwend@canyoncounty.id.gov>; 'middletown.rich@gmail.com'
<middletown.rich@gmail.com>; BuildingInfo <BuildingInfo@canyoncounty.id.gov>;
'westerninfo@idwr.idaho.gov' <westerninfo@idwr.idaho.gov>; Brandon Flack
<brandon.flack@idfg.idaho.gov>; ID Agricultural Aviation Assn <idahoaaa@gmail.com>
Subject: Agency Notification CU2023-0026 Rage Development-Wallace

Please see the attached agency notice. You are invited to provide written testimony or comments by **May 29, 2024**, although as of this point, no hearing date has been set. You will receive a separate notification when the hearing date has been set for this case.

The deadline for written testimony or additional exhibits is to ensure planners can consider the information as they develop their staff report and recommended findings. All items received by the deadline will also be placed in the hearing packet, allowing the hearing body adequate time to review the submitted information.

Please direct your comments or questions to Planner **Dan Lister** at Daniel.Lister@canyoncounty.id.gov

Thank you,



Pam Dilbeck

Sr. Administrative Specialist
Canyon County Development Services Department
111 N. 11th Ave., #310, Caldwell, ID 83605

Direct Line: 208-455-5964
Email: Pam.Dilbeck@canyoncounty.id.gov
Website: www.canyoncounty.id.gov

Development Services Department (DSD)

NEW public office hours

Effective Jan. 3, 2023

Monday, Tuesday, Thursday and Friday

8am – 5pm

Wednesday

1pm – 5pm

****We will not be closed during lunch hour ****

Dan Lister

From: Niki Benyakhlef <Niki.Benyakhlef@itd.idaho.gov>
Sent: Wednesday, May 8, 2024 1:14 PM
To: Dan Lister
Cc: Pam Dilbeck
Subject: [External] RE: Agency Notification CU2023-0026 Rage Development-Wallace

Hello Dan –

After careful review of the transmittal submitted to ITD on April 30, 2024, regarding CU2023-0026 Rage Development – Wallace, the Department has no comments or concerns to make at this time.

Thank you,



Niki Benyakhlef
Development Services Coordinator

District 3 Development Services
O: 208.334.8337 | C: 208.296.9750
Email: niki.benyakhlef@itd.idaho.gov
Website: itd.idaho.gov

From: Pam Dilbeck <Pam.Dilbeck@canyoncounty.id.gov>
Sent: Tuesday, April 30, 2024 9:23 AM
To: 'rcollins@cityofcaldwell.org' <rcollins@cityofcaldwell.org>; 'P&Z@cityofcaldwell.org' <P&Z@cityofcaldwell.org>; dgeyer@cityofcaldwell.org; 'jdodson@cityofcaldwell.org' <jdodson@cityofcaldwell.org>; 'mbessaw@cityofcaldwell.org' <mbessaw@cityofcaldwell.org>; jenny.titus@vallivue.org; 'lisa.boyd@vallivue.org' <lisa.boyd@vallivue.org>; Joseph Palmer <joseph.palmer@vallivue.org>; mitch.kiester@phd3.idaho.gov; Anthony Lee <anthony.lee@phd3.idaho.gov>; Irichard@cityofcaldwell.org; aperry@cityofcaldwell.org; 'chopper@hwydistrict4.org' <chopper@hwydistrict4.org>; Canyon Highway District Land Division <Iriccio@canyonhd4.org>; brandy.walker@centurylink.com; 'monica.taylor@intgas.com' <monica.taylor@intgas.com>; JESSICA.MANSELL@INTGAS.COM; 'eingram@idahopower.com' <eingram@idahopower.com>; Idaho Power <easements@idahopower.com>; 'mkelly@idahopower.com' <mkelly@idahopower.com>; 'contract.Administration.bid.box@ziplay.com' <contract.Administration.bid.box@ziplay.com>; Boise ProjectBoardofControl <tritthaler@boiseproject.org>; GAshley <gashley@boiseproject.org>; D3 Development Services <D3Development.Services@itd.idaho.gov>; Niki Benyakhlef <Niki.Benyakhlef@itd.idaho.gov>; Brian Crawforth <Brian.Crawforth@canyoncounty.id.gov>; Christine Wendelsdorf <Christine.Wendelsdorf@canyoncounty.id.gov>; Michael Stowell <mstowell@ccparamedics.com>; edward_owens@fws.gov; Assessor Website <2cAsr@canyoncounty.id.gov>; Nichole Schwend <Nichole.Schwend@canyoncounty.id.gov>; 'middletown.rich@gmail.com' <middletown.rich@gmail.com>; BuildingInfo <BuildingInfo@canyoncounty.id.gov>; 'westerninfo@idwr.idaho.gov' <westerninfo@idwr.idaho.gov>; Brandon Flack <brandon.flack@idfg.idaho.gov>; ID Agricultural Aviation Assn <idahoaaa@gmail.com>
Subject: Agency Notification CU2023-0026 Rage Development-Wallace

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Please see the attached agency notice. You are invited to provide written testimony or comments by **May 29, 2024**, although as of this point, no hearing date has been set. You will receive a separate notification when the hearing date has been set for this case.

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Please direct your comments or questions to Planner **Dan Lister** at Daniel.Lister@canyoncounty.id.gov

Thank you,



Pam Dilbeck

Sr. Administrative Specialist
Canyon County Development Services Department
111 N. 11th Ave., #310, Caldwell, ID 83605

Direct Line: 208-455-5964

Email: Pam.Dilbeck@canyoncounty.id.gov

Website: www.canyoncounty.id.gov

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8am – 5pm

Wednesday

1pm – 5pm

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Dan Lister

From: Anthony Lee <Anthony.Lee@swdh.id.gov>
Sent: Wednesday, May 1, 2024 8:57 AM
To: Dan Lister
Subject: [External] RE: Agency Notification CU2023-0026 Rage Development-Wallace

Hi Dan,

See request for comment:

- 1.) Will a Nutrient Pathogen Study be required? **No, a N-P study will not be required.**
- 2.) Any concerns about the use impacting wells or septic systems? If so, are there any conditions or mitigations measure recommended to ensure the use minimizes potential impact. **The existing septic system will not impact or encroach on the proposed telecommunications facility.**

Let me know if you have any questions.

Thank you,



Check out our new online self-service portal here! [PORTAL](#)

Anthony Lee, RS/BS | Land Development Senior

o 208.455.5384 | c 208.899.1285 | f 208.455.5300

anthony.lee@swdh.id.gov | SWDH.org

13307 Miami Ln., Caldwell, ID 83607

From: Pam Dilbeck <Pam.Dilbeck@canyoncounty.id.gov>

Sent: Tuesday, April 30, 2024 9:23 AM

To: 'rcollins@cityofcaldwell.org' <rcollins@cityofcaldwell.org>; 'P&Z@cityofcaldwell.org' <P&Z@cityofcaldwell.org>; dgeyer@cityofcaldwell.org; jdodson <jdodson@cityofcaldwell.org>; 'mbessaw@cityofcaldwell.org' <mbessaw@cityofcaldwell.org>; jenny.titus@vallivue.org; 'lisa.boyd@vallivue.org' <lisa.boyd@vallivue.org>; joseph.palmer@vallivue.org; Mitch Kiester <Mitch.Kiester@swdh.id.gov>; Anthony Lee <Anthony.Lee@swdh.id.gov>; lrichard@cityofcaldwell.org; aperry@cityofcaldwell.org; 'chopper@hwydistrict4.org' <chopper@hwydistrict4.org>; Canyon Highway District Land Division <lriccio@canyonhd4.org>; brandy.walker@centurylink.com; 'monica.taylor@intgas.com' <monica.taylor@intgas.com>; JESSICA.MANSELL@INTGAS.COM; 'eingram@idahopower.com' <eingram@idahopower.com>; Idaho Power <easements@idahopower.com>; 'mkelly@idahopower.com' <mkelly@idahopower.com>; 'contract.Administration.bid.box@ziply.com' <contract.Administration.bid.box@ziply.com>; Boise ProjectBoardofControl

<tritthaler@boiseproject.org>; GAshley <gashley@boiseproject.org>;
d3development.services@itd.idaho.gov; 'niki.benyakhlef@itd.idaho.gov'
<niki.benyakhlef@itd.idaho.gov>; Brian Crawford
<Brian.Crawforth@canyoncounty.id.gov>; christine.wendelsdorf@canyoncounty.id.gov;
Michael Stowell <mstowell@ccparamedics.com>; edward_owens@fws.gov; Assessor
Website <2cAsr@canyoncounty.id.gov>; Nichole Schwend
<Nichole.Schwend@canyoncounty.id.gov>; 'middletown.rich@gmail.com'
<middletown.rich@gmail.com>; BuildingInfo <BuildingInfo@canyoncounty.id.gov>;
'westerninfo@idwr.idaho.gov' <westerninfo@idwr.idaho.gov>; Brandon Flack
<brandon.flack@idfg.idaho.gov>; ID Agricultural Aviation Assn <idahoaaa@gmail.com>
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Pam Dilbeck

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