

Planning and Zoning Commission

Canyon County Development Services Dept.

Case No. SD2023-0011

HEARING DATE September 19, 2024

OWNER/APPLICANT Blue Terra Development

PLANNER: Deb Root, Principal Planner

CASE NUMBER: SD2023-0011

LOCATION: 0 Old Hwy 30, Caldwell; Parcel R34542 and R34535

PROJECT DESCRIPTION

The subject property is located on Old Highway 30 approximately 854 feet north of the intersection of State Highway 44 and Old Highway 30. The subject property is comprised of two parcels including R34542 and R34535 containing for approximately 20.9 acres. The property is zoned "C1" (Neighborhood Commercial) via case file RZ2018-0040 (Ord. 19-043). The proposed development is approved through a conditional use permit for a Planned Unit Development as conditioned in case file CU2021-0009-APL (Exhibit B2).

The application for a preliminary plat, irrigation and drainage plan and condominium plan for Sage Gate Subdivision was submitted on 5-3-2023. Agencies were noticed on 03-20-2024. Highway District 4 requires 50 foot right-of-way dedication for future road improvements as shown on preliminary plat. Also required is a development agreement between Highway District 4 and developer for roadway improvements (Exhibits D2-D4.1). Per the current traffic generation memo provided by the developer, ITD is not requiring any recommend mitigations on the state facilities at this time (Exhibit D5 7-12-24 email). Black Canyon Irrigation District (Exhibit D6 & D6.1) and Middleton Fire (Exhibit D9) also reviewed and commented on the



proposed preliminary plat and revisions. Joe Canning of Centurion Engineers (County contract engineer) reviewed the preliminary plat (Exhibit B3 & B3.1) and recommended approval as revised.

Case No. SD2023-0011; Sage Gate Subdivision Preliminary Plat: The applicant, Blue Terra Development, represented by Focus Engineering, is requesting approval of a preliminary plat, irrigation and drainage plan on approximately 20.9 acres of "C1" (Neighborhood Commercial) zoned property. The subject properties, parcels R34535 and R34542, are located on the west side of Old Highway 30 approximately 865 feet north of State Hwy 44, Caldwell, ID in a portion of the SE quarter of Section 04, T4N, R3W, BM, Canyon County, Idaho. The development is proposed for 89 storage condominiums, a 428 unit mini-storage facility, and five lot business park with a community water system and individual septic systems and subject to conditional use permit CU2021-0009-APL conditions of approval (Exhibit B2).

PROJECT INFORMATION (See Exhibit 1 for Parcel Information)

Pursuant to CCZO Section 07-17-09(4) – Commission Review:

- The commission or hearing examiner shall hold a noticed public hearing on the preliminary plat. The hearing body shall recommend that the board approve, approve conditionally, modify, or deny the preliminary plat. The reasons for such action will be shown in the commission's minutes. The reasons for action taken shall specify:
- *The ordinance and standards used in evaluating the application;*
- Recommendations for conditions of approval that would minimize adverse conditions, if any;
- The reasons for recommending the approval, conditional approval, modification, or denial; and
- If denied, the actions, if any, that the applicant could take to gain approval of the proposed subdivision.

Sage Gate Subdivision Preliminary Plat (Exhibit A1)

Total Acreage: 20.9± acres

Type of Lot	# of Lots	Lot Area	Acreage
Business Park 5 Avg. 42,486 square fee		Avg. 42,486 square feet	4.88 acres (23.4%)
Storage Condominium Lot		253,657 square feet ≈ 89 condominium units	5.82 acres (27.8%)
Mini-Storage Lot	332,386 square feet 1 ≈ 428 mini-storage units & 56 boat/RV parking stalls		7.63 acres (36.5%)
Road Lot	1	Private road lot plus ROW dedication	2.58 acres (12.3%)

Zoning: "C1" (Neighborhood Commercial).

Roads/Access: The development will take access via a single approach to Old Hwy 30, a major collector roadway. Highway District #4 requires a 50' wide public right-of-way dedication along Old Hwy 30, a major collector road. The highway district requires a plat note prohibiting direct lot access onto Old Hwy 30, dedication(s) and additional improvements per HD4 (Exhibits D2-D4.1). The internal roads are proposed to be private roads. The road names, Burnish Lane, Brasslock Lane and Titanium Lane are approved through RD2023-0004. The private roads are located within a 60 foot wide road lot.

<u>Fire</u>: Middleton Fire District provided review comments July 27, 2023 (Exhibit D9). The preliminary plat shall be conditioned to comply with the 2018 International Fire Code as administered by Middleton Fire District. Evidence of compliance shall be written letter of approval provided to DSD from Middleton Fire District for each phase of development prior to the Board signing the Final Plat.

<u>Area of City Impact</u>: The property is located in the Middleton Impact Area. Per CCCO Section 09-09-13, County subdivision requirements apply in the impact area. The City of Middleton was noticed per CCCO Section 09-09-17. No comments were received from the City of Middleton.

<u>Water</u>: All lots will be serviced by a single well via a public drinking water system (General Plat Note #8)

Sewage Disposal: All lots will have individual septic tank and drain fields (General Plat Note #9).

<u>Irrigation</u>: Irrigation water will be provided to each lot through a pressurized irrigation system owned and maintained by developer or subsequent community association or similar organization (Exhibits A2, A4 and Plat Note 19, page C2.2). The proposed irrigation plan and installation of facilities shall comply with Black Canyon Irrigation District (Exhibit D6) as evidenced by a written letter of approval from Black Canyon Irrigation District being provided to DSD prior to the BOCC signing the final plat for each phase of the development. As a condition of approval, Black Canyon Irrigation District shall review the final plat and provide comment; and a water user's maintenance agreement for the subdivision shall be recorded and provided to DSD prior to the Board signing the final plat for phase 1 of the development.

<u>Drainage</u>: Subdivision runoff and common area storm drainage facilities will be maintained by the property owners' association. Each property owner is responsible to maintain stormwater runoff on each lot (Exhibit A1 Plat note 9).

Standard of Review for Subdivision Plat:

Idaho Code Section 67-6513 (Subdivisions);

Idaho Code Sections 50-1301 through 50-1329 (Platting);

Idaho Code Section 22-4503 (Right-to-Farm Act, Plat Note #6);

Idaho Code, Sections 31-3805 & 42-111 (Irrigation);

Canyon County Zoning Ordinance, Chapter 7, Article 17 (Subdivision Regulations); and City of Middleton – Area of City Impact Agreement (CCCO Section 09-09-17)

• The preliminary plat for Sage Gate Subdivision (Exhibit A1) was found to be consistent with the standards of review subject to conditions.

COMMENTS

Agency notice was sent to affected agencies and the City of Middleton (per CCCO Section 09-09-17) on March 20, 2024.

The following agency comments were received:

- Highway District #4 (Exhibits D2-D4.1& D10)
- Black Canyon Irrigation District (Exhibits D6 & D6.1)
- Idaho Transportation Department (Exhibit D5, D5.1 and D5.2)
- Dept. of Environmental Quality (Exhibit D8)-Public Water System

RECOMMENDATION

As conditioned, the plat meets all applicable ordinances and standards. Recommended conditions of approval ensure development meets County and affected agency requirements and standards so the development does not create adverse impacts. Therefore, staff recommends approval of the request. Draft Findings of Facts, Conclusions of Law and Order (FCOs) are included for the Commission's consideration (Exhibit F).

DECISION OPTIONS

The Planning and Zoning Commission may:

- Recommend approval of SD2022-0056 with conditions of approval (as presented or as modified);
- Recommend denial of SD2022-0056 and direct staff to return with amended FCOs supporting the decision; or
- Continue the hearing of SD2022-0056 and request additional information to be submitted.

7. EXHIBITS

A. Application Packet & Supporting Materials

- 1. Sage Gate Preliminary Plat 8-16-24
- 2. Master Application
- 3. Letter of Intent
- 4. Irrigation Plan Application
- 5. Subdivision Worksheet

B. Supplemental Documents

- 1. Parcel Tools
- 2. CU2021-0009-APL PUD Conditions of Approval
- 3. Engineering Review-Canning
 - 3.1. Canning questions & staff reply
- 4. Case Maps:
 - 4.1. Small Aerial Map
 - 4.2. Zoning and Classification Map

C. Site Visit Photos: October 2023 Google Street View

1. Slide 1

D. Agency Comments Received by: September 10, 2024

- 1. Idaho Power Co.; Received: March 26, 2022
 - 1.1. Idaho Power Co. OHP deeded easements
- 2. Highway District 4 (HD4); Received: April (9&10), 2024
- Highway District 4 review; Received December 7, 2024
- Highway District 4 additional review and follow-up; Received: June 13, 2024
 - 4.1. HD4 Memorandum 12-22-2021
- 5. Idaho Transportation Department
 - 5.1. Traffic Generation Memo; Received May 20, 2024
 - 5.2. Traffic Impact Study; dated March 14, 2022
- Black Canyon Irrigation District (BCID) 1st Review dated July 7, 2023
 - 6.1. BCID review comments dated August 22, 2024
 - 6.2. BCID review dated September 9, 2024
- 7. SWDH Review Comments dated March 22, 2024
- 8. DEQ Public Water System dated August 2, 2023
- 9. Middleton Fire District review dated July 27, 2023
- 10. Highway District 4 September 5, 2024
- E. Public Comments Received by: September 9, 2024
 - 1. NO Comments received from the public
- F. Draft—Findings of Fact, Conclusions of Law & Order (FCOs)

EXHIBIT A

Application Packet & Supporting Materials
Planning & Zoning Commission

Case#: SD2023-0011

Hearing date: September 19, 2024

SAGE GATE SUBDIVISION

PREPARED FOR:
BLUE TERRA DEVELOPMENT
LOCATED IN: CALDWELL, IDAHO







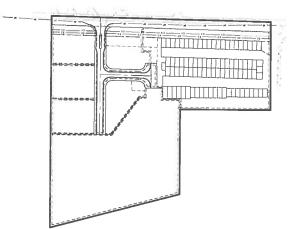


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SAGE GATE SUBDIVISION

BCID DETAILS 2 2 2 2 2



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STATE HWY 44

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SITE MAP

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CONTACT FAUL HILBIG OWNER
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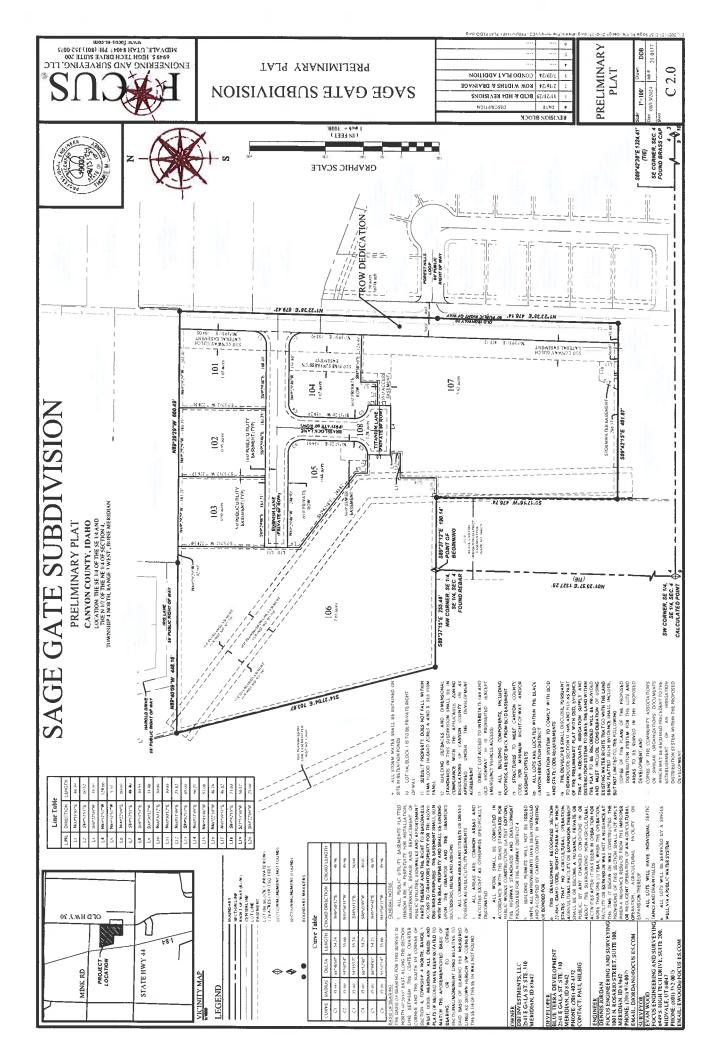
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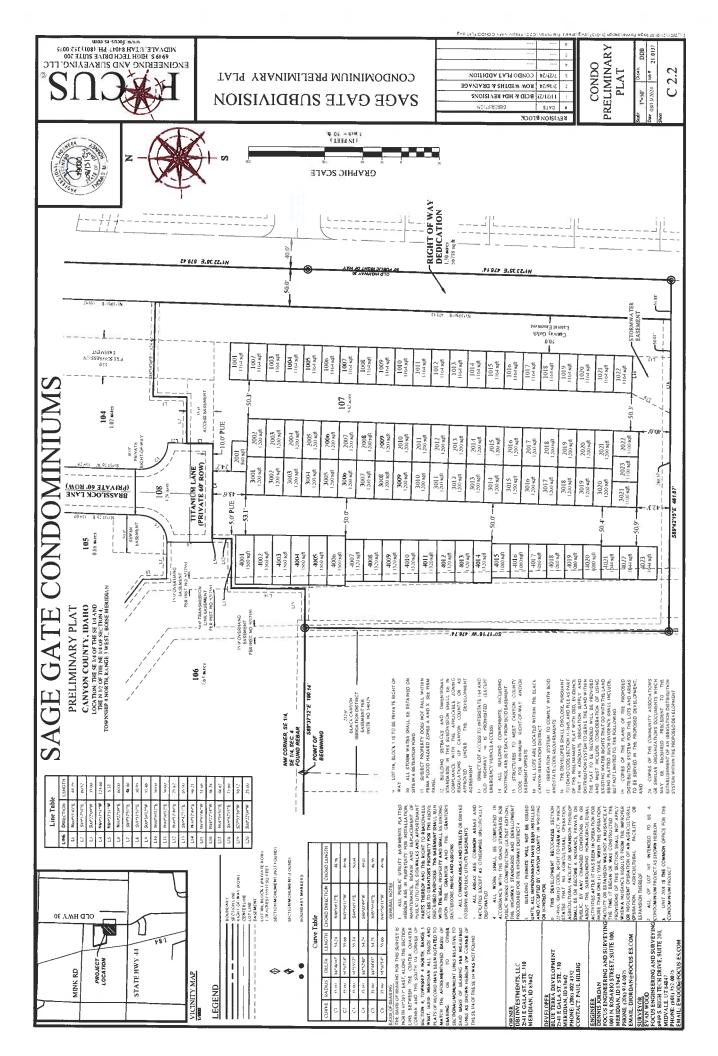
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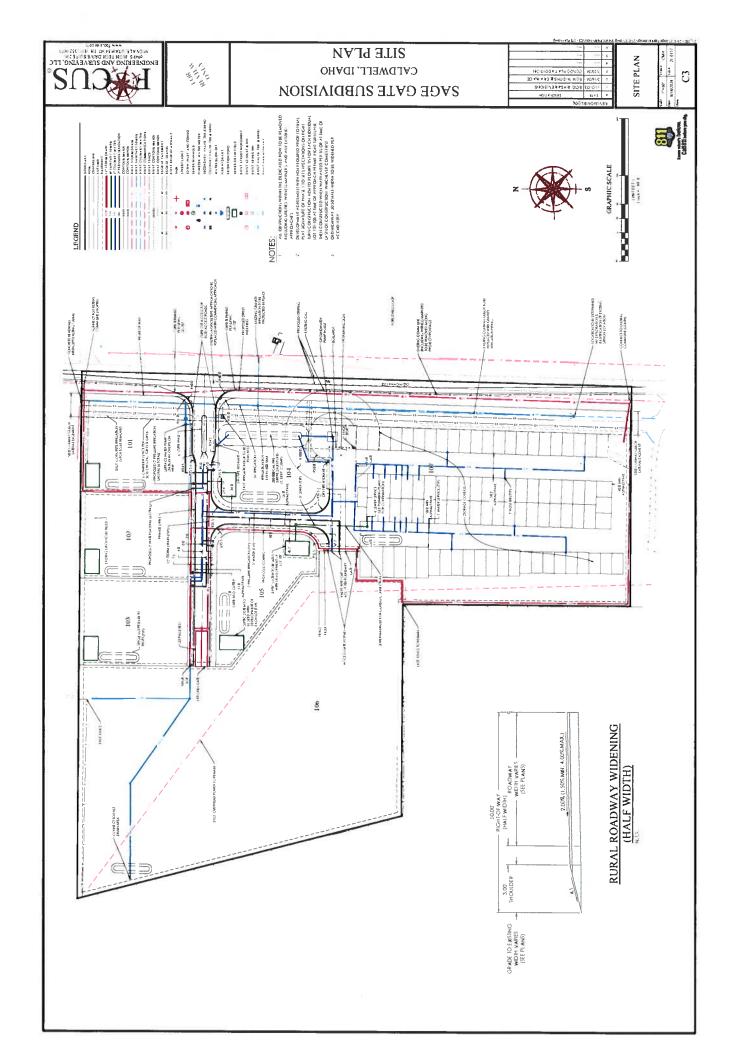
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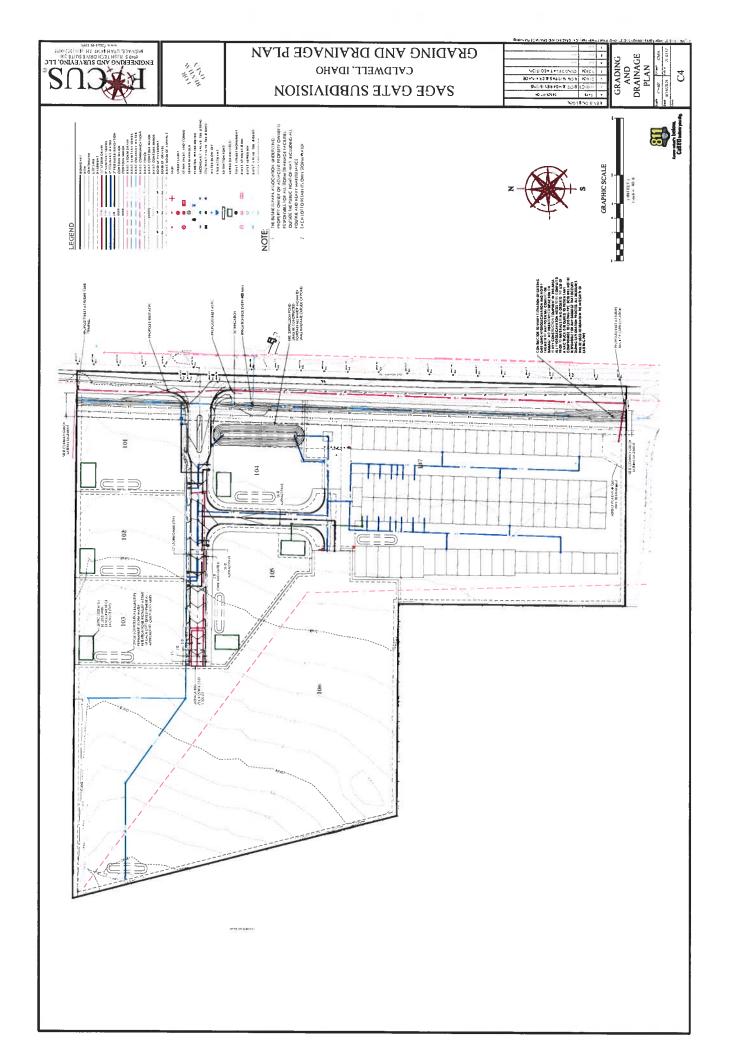
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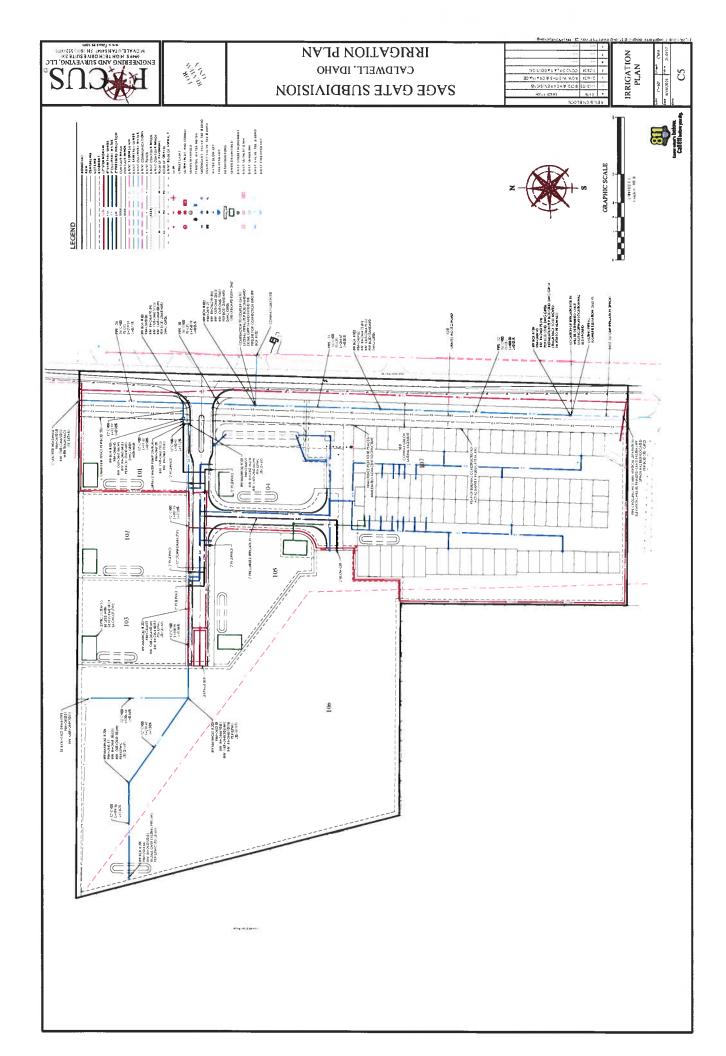
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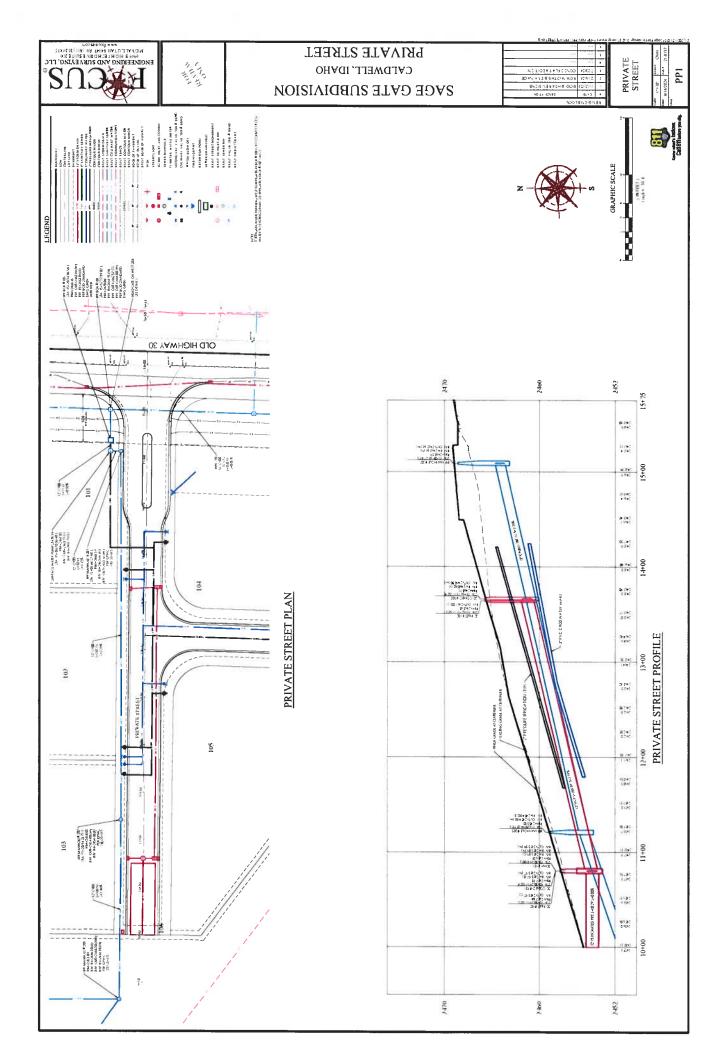












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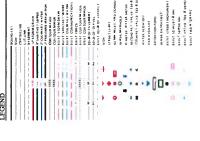


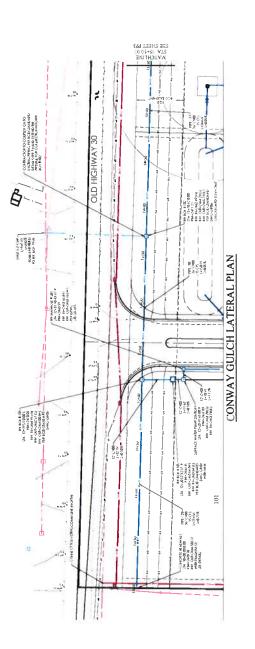


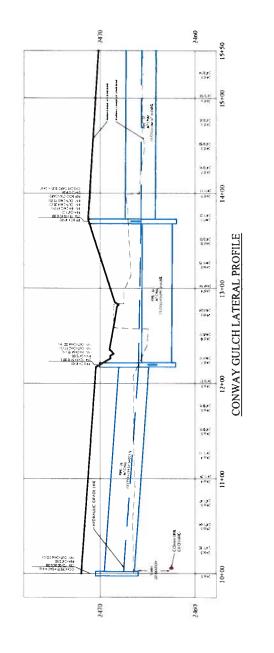


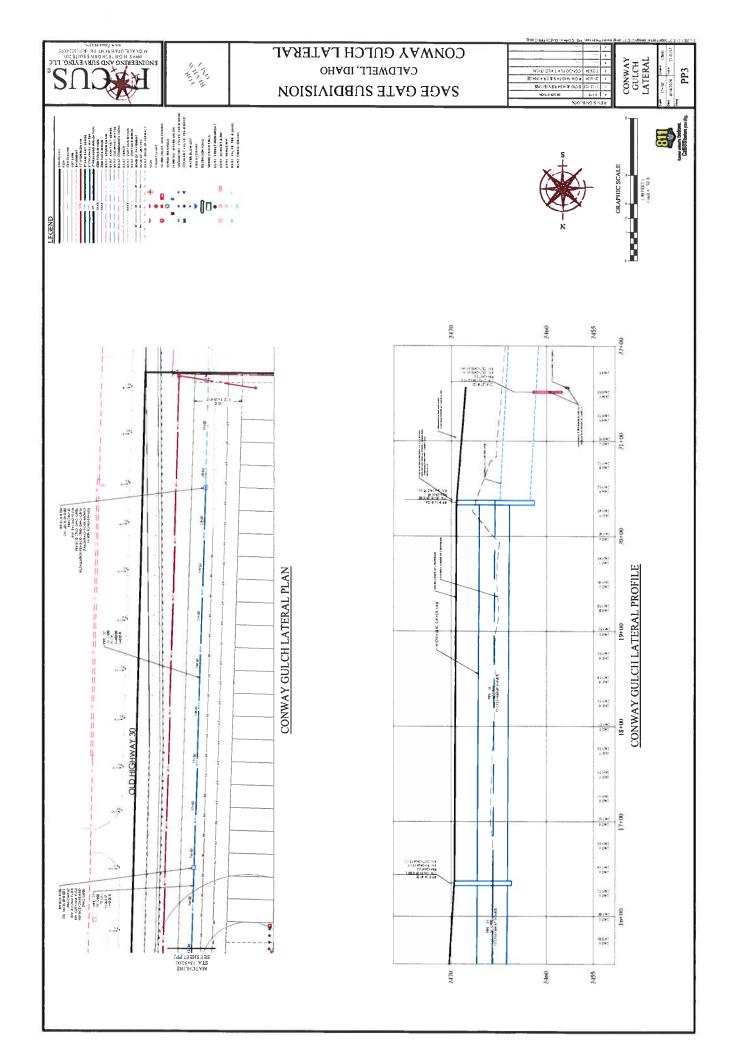


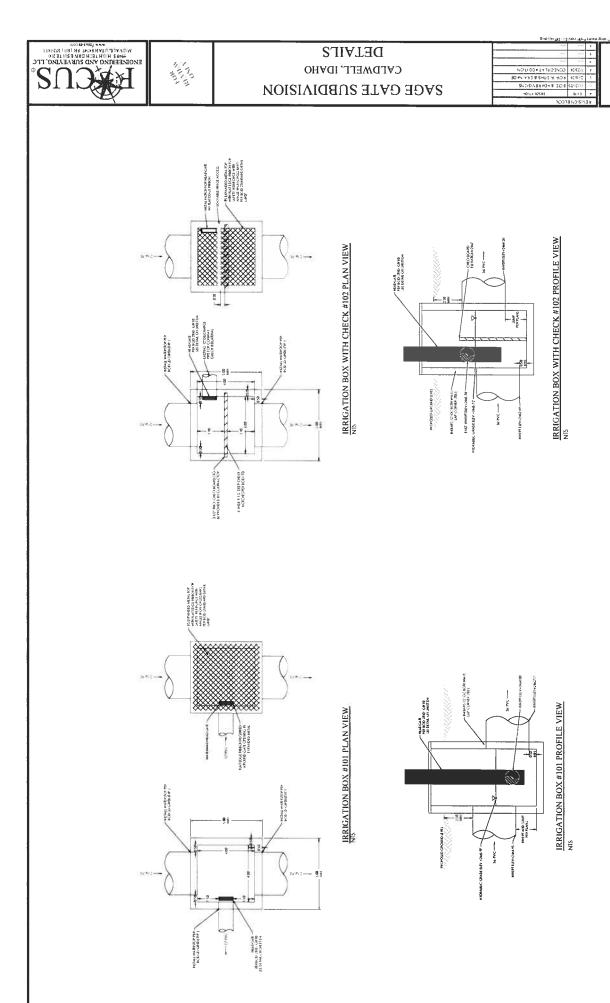






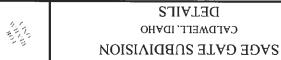






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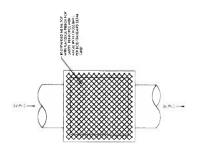


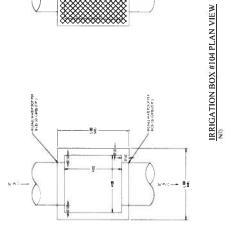
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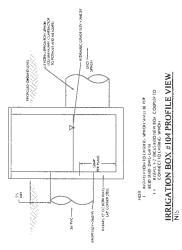


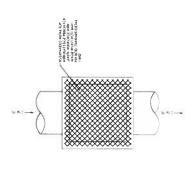


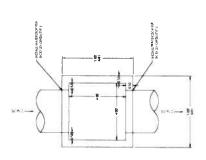




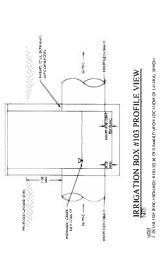


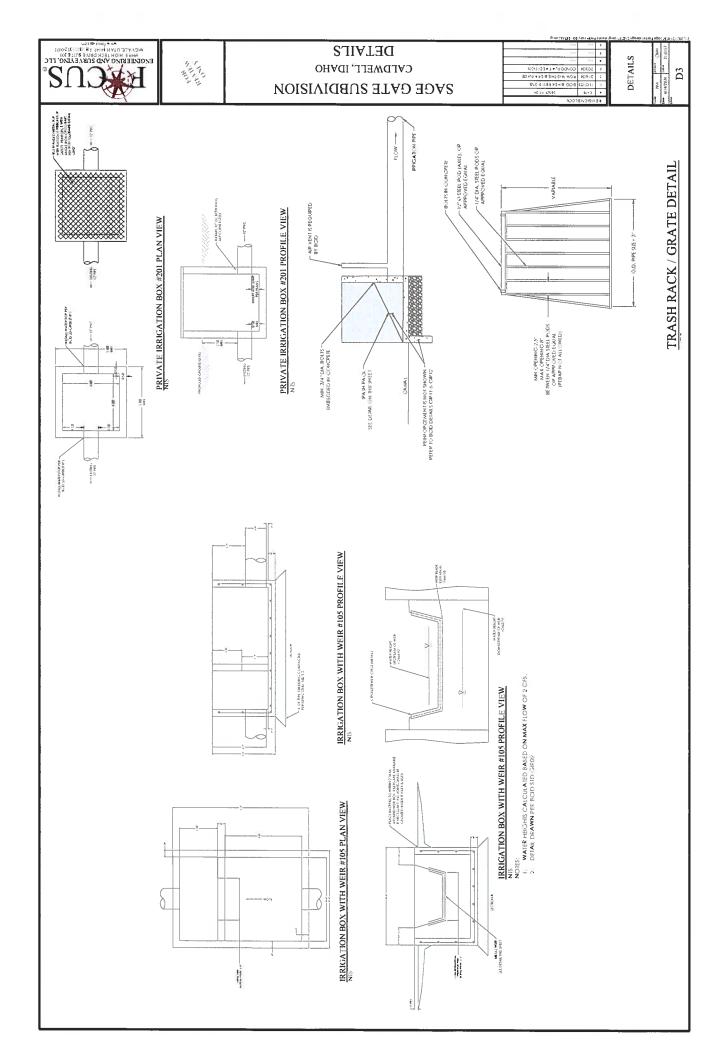






IRRIGATION BOX #103 PLAN VIEW









BCID DETAILS CALDWELL, IDAHO

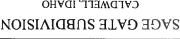


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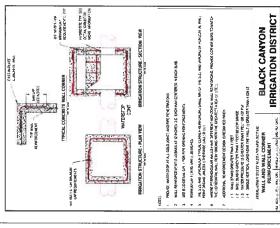
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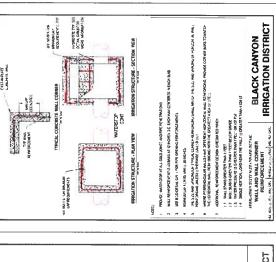
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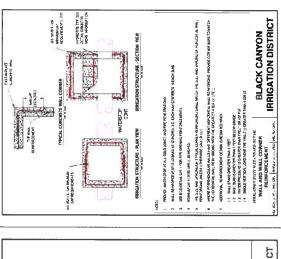
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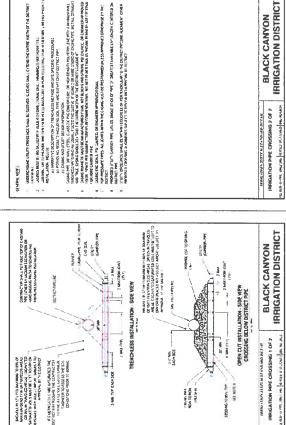
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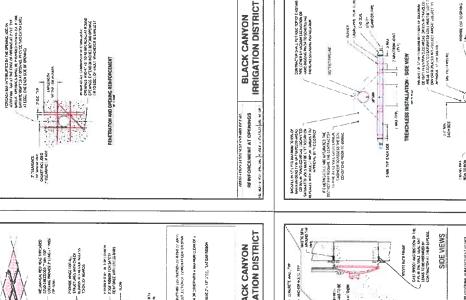
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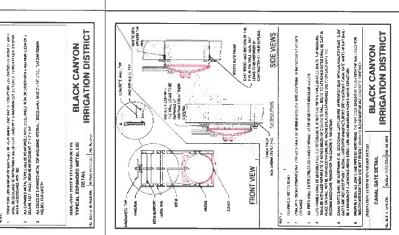




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MASTER APPLICATION

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 North 11th Avenue, #140, Caldwell, ID 83605

www.canyonco.org/dsd.aspx Phone: 208-454-7458 Fax: 208-454-6633



	OWNERNAME: Blue Terra Development, LLC
PROPERTY OWNER	MAILING ADDRESS: 2541 E Gala St. Ste. 310 Meridian, ID
OWNER	PHONE: 208-914-0663 EMAIL: Nunter Christersen Coblusterradeo Co
I consent to this	application and allow DSD staff / Commissioners to enter the property for site inspections. If owner(s) are a business entity, please include business documents, including those that indicate the person(s) who are eligible to sign.
Signature:	Date: 3/15/2023
(AGENT)	CONTACT NAME: Jacob Holmes
ARCHITECT	COMPANY NAME: Focus Engineering
ENGINEER BUILDER	MAILING ADDRESS: 1001 N. Rosano St. Ste. 100 Meridian, ID
	PHONE: 200-974-0075 EMAIL: jholmesa flavs-es.com
	PARCEL#: 34535000 DLOT SIZE/AREA: ZO. 85
SITE INFO	LOT: BLOCK: SUBDIVISION:
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SCANNED

170 EXHIBIT

A2

Blue Terra Development, LLC

March 27, 2023

Canyon County Development Services Department 111 North 11th Avenue, #140 Caldwell, ID 83605

RE: Letter of Explanation - Sage Gate Mixed Use Storage Facility & Business Park

The objective of our Conditional Use Permit application is to obtain approval to construct a mixed-use storage complex on 20.9 acres that includes 89 storage condos, 428 mini storage units, 56 boat and RV parking stalls, and a business park consisting of five lots about one acre each in size. Proximity to major roadways such as Old Highway 30, Highway 44 and Interstate 84 make this location optimal for the proposed uses. The property has no other improvements on the site.

Storage Condominiums

The 89 storage condominiums, also known as "man caves", will be subdivided and sold individually. The storage condos provide upscale, garage-type spaces for owners to store their boats, cars, personal belongings, etc. The average unit size is approximately 1,200 square feet. Businesses will not be allowed to operate out of the storage condominiums. The condo area will have its own gated access and they will be professionally managed. The condos will be governed by CCR's designed to regulate and maintain the quality, allowed uses and cleanliness of the complex. The area will also include a building for the condo owners that will include an office and a two bathrooms.

Mini Storage

The 428-unit mini storage units will be rented to the public and professionally managed. Like the storage condominiums, the storage facility will be available for 24-hour access via an automated gate. There will be a range of sizes to meet the market demand. The smallest units are 5 by 10 feet, the largest are 15 by 40 feet. As depicted on the site-plan, the mini storage units are placed on the perimeter. We feel this provides a more aesthetically pleasing view. A six-foot vinyl fence will be built at the southwest and northwest corners, and along the northern boundary, of the mini storage area since the units themselves will act as the perimeter boundary elsewhere.

Business Park

The five one-acre (+/-) lot business park will operate under its own individual CC&Rs. The lots will be sold to those who have a need for storage space or other similar uses. The buildings may include an office, showroom or retail space. A six-foot vinyl fence will be built on the north and east boundaries of the business park. Landscaping will be provided as a buffer to the northern neighbors on Lots 1, 2 and 3. We will improve the length of the canal with a landscape buffer as well.

The site plan shows a 6,500 square foot retention pond on Lot 104 that will act as a feature to the development and will provide a source of water for fire suppression. The size of this pond will adjust based on final civil engineering and fire department requirements The Middleton/Star Fire Marshal is preliminarily okay with the wider access point with a landscape strip in between the entrance and exit as this design would be considered two access points.

We have met several times with Highway District 4 regarding our proposals. Per input from the neighbors, and with the highway district's support, we located the development's entry point approximately 400' to the north of the subdivision's current entrance to avoid traffic conflict. All the internal roads will be private. We continue to work with Highway District 4 regarding a deceleration lane. We will provide the county with a traffic impact study that will indicate traffic counts and patterns. Per an emailed response from ITD, they have no jurisdiction over this project.

We have worked with Idaho Power to obtain their approval of the site plan. They have indicated certain areas within the easement where we can place roads, storage units, ponds, etc. We feel we have met those requirements and will forward Idaho Power's approval letter once we receive it.

We have obtained water rights for this project and are working with DEQ regarding the location of the well. Sewer will be handled by a septic system. Storm water will be contained in underground seepage beds. Black Canyon Irrigation District is responsible for the canal along Old HW 30 and we have been in communication with them regarding the easement, improvements and crossing. We are working with the Bureau of Reclamation to obtain a canal crossing agreement.

We expect that the storage condominiums and mini storage units will each have a full-time employee to coordinate business operations and maintain the sites. We anticipate that the users within the business park will employee an average of five employees each and that the businesses will operate during normal business hours. We hope to develop the project in one phase.

Sage Gate Storage & Business Park will provide a valuable asset to the county and surrounding community.

Thank you for your consideration for this request.

Regards, Hunter Christensen

IRRIGATION PLAN APPLICATION

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 North 11th Avenue, #140, Caldwell, ID 83605

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www.canyonco.org/dsd.aspx Phone: 208-454-7458 Fax: 208-454-6633

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Location of St	ubject Pro	perty: Old Highu	t Cross Streets or	Trong 47		
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Assessor's Ac	count Nur	nber(s): R 3453500	000	Section Townsh	nin Range	
						-
This land:						
Ø	Has wa	ter rights available to it				
П				ry, please sign this docu	ment and	
_				representative from wh		
	. C.Carri	to the bevelopment bei	vices beparamen	representative from wr	iom you received it.	
14-1 6		205 - 1 1 1 1 1				
				bdivision is "located wi		
existing	irrigation	district or canal comp	any, ditch associ	ation, or like irrigation v	water delivery entity	/ no

a. The appropriate water rights and assessment of those water rights have been transferred from said lands or excluded from an irrigation entity by the owner; or

subdivision plat or amendment to a subdivision plat or any other plat or may recognized by the city or

county for the division of land will be accepted, approved, and recorded unless:"

- b. The owner, person, firm, or corporation filing the subdivision plat or amendment to a subdivision plat or map has provided underground tile or conduit for lots of one (1) acre or less, or a suitable system for lots of more than one (1) acre which will deliver water to those land owners within the subdivision who are also within the irrigation entity with the appropriate approvals:
 - 1. For proposed subdivisions located within negotiated area of city impact, both city and county zoning authorities must approve such irrigation system in accordance with Idaho Code Section 50-1306. In addition, the irrigation entity charged with the delivery of water to said lands must be advised regarding the irrigation system.

fo!	better understand your irrigation request, we need to ask you a few questions. A list of the map requirements lows the short questionnaire. Any information missing information may result in the delay of your request before Planning and Zoning Commission and ultimately the approval of your irrigation plan by the Board of County mmissioners.
1.	Are you within an area of negotiated City Impact? Yes No If yes, please include a copy of approvals by the City Planning & Zoning Commission and City Council of your Irrigation Plan.
2.	What is the name of the irrigation and drainage entities servicing the property?
	Irrigation: Black Canyon Irrigation District
	Drainage:
3.	How many acres is the property being subdivided? 20.85
4.	What percentage of this property has water?
5.	How many inches of water are available to the property?
6.	How is the land <u>currently</u> irrigated? Sprinkler Surface Irrigation Well Underground Pipe
7.	How is the land to be irrigated <u>after</u> it is subdivided? Surface Irrigation Well Sprinkler Above Ground Pipe Underground Pipe
8.	Please describe how the head gate/pump connects to the canal and irrigated land and where ditches and/or. pipes go.
_	ppe along thing 20 frontage. There are no other pipes along the
	property
9.	Are there irrigation easement(s) on the property? Yes
10	How do you plan to retain storm and excess water on each lot? Each lot will retain its own stammeter. These are commercial lots All +1 acre so this is feasible.
11	. How do you plan to remove the storm water /excess irrigation water prior to it entering the established drainage system? (i.e. oil, grease, contaminated aggregates)

Onst On site referton paras or underground retention will hold the

2. For proposed sub usions outside of negotiated areas of city in act, the delivery system must be approved by the Planning and Zoning Commission and the Board of County Commissioners with the

	ned, agree that prior to the Development Services Dep he required information and site plans.	partment accepting this application I am responsible
	owledge that the irrigation system, as approved by the ounty Commissioners, must be bonded and/or install	
Signed:	Property Owner	Date: <u>ろ / 15 / 2つこ</u> 3 (Application Submitted)
Signed:	Applicant/Representative (if not property owner)	Date:/(Application Submitted)
Accepted By: _	Director / Staff	Date:/

SUBDIVISION WORKSHEET

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 North 11th Avenue, #140, Caldwell, ID 83605

<u>www.canyonco.org/dsd.aspx</u> Phone: 208-454-7458 Fax: 208-454-6633



GENERAL	
1. HOW MANY LOTS ARE YOU PROPOSING? Residential COMMERCIAL - 96 Non-buildable Common	
2. AVERAGE LOT SIZE OF THE RESIDENTIAL PARCELS 1.25 ACRE (BUSINESS PARK) ACRES 1221 SF (STORAGE CONDO)	
IRRIGATION	
1. IRRIGATION WATER IS PROVIDED VIA: Irrigation Well Surface Water	
2. WHAT PERCENTAGE OF THE PROPERTY HAS WATER?%	
AWAITING INFORMATE. HOW MANY INCHES OF WATER ARE AVAILABLE TO PROPERTY? FROM IRRIGATION D	
4. HOW DO YOU PLAN TO RETAIN STORM AND EXCESS WATER ON EACH LOT?	
EACH LOT TO RETAIN STORM WATER. PRIVATE STREET STORM WATER TO RETAINED IN SEEPAGE BED ON SITE.	BE
5. HOW DO YOU PLAN TO PROCESS STORM WATER / EXCESS IRRIGATION WATER PRIOR TO ESTABLISHED DRAINAGE SYSTEM? WATER ENTERING THE STORM DRAIN FACILITIES WILL BE PROCESSED BY SAND/OIL SEPARATOR	
DOADS	
1. ROADS WITHIN THE DEVELOPMENT WILL BE: Public X Private N/A	
* Private Road names must be approved by the County and the private road application submitted Plat*	d with the Preliminary
HILLSIDE DEVELOPMENT	
1. OF THE TOTAL LOTS REQUESTED, HOW MANY OF THE LOTS WILL CONTAIN SLOPES GREAT Residential 0 Non-Buildable 0 Common 0	ER THAN 15%?
2. WILL THE PROPOSED ROAD (S) BE LOCATED WITHIN ANY AREA THAT HAS SLOPES GREATE YES NO	R THAN 15%?
*If YES, a grading plan is required.	EXHIBIT

SUBDIVISION WORKSHEET

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 North 11th Avenue, #140, Caldwell, ID 83605

www.canyonco.org/dsd.aspx Phone: 208-454-7458 Fax: 208-454-6633



SUBDI	VISIONS WITHIN AN AREA OF CITY IMPACT
1.	WILL YOU BE REQUESTING WAIVERS OF SUBDIVISION IMPROVEMENT REQUIREMENTS FROM THE CITY? YES X NO
2.	IF YES, WHICH WAIVERS WILL YOU BE REQUESTING? ☐ CURBS ☐ GUTTERS ☐ SIDEWALKS ☐ STREETLIGHTS ☐ LANDSCAPING

EXHIBIT B

Supplemental Documents

Planning & Zoning Commission

Case#: SD2023-0011

Hearing date: September 19, 2024

R34535 PARCEL INFORMATION REPORT

3/20/2024 12:48:39 PM

PARCEL NUMBER: R34535

OWNER NAME: DBI INVESTMENTS 1 LLC

CO-OWNER:

MAILING ADDRESS: 2541 E GALA ST STE 310 MERIDIAN ID 83642

SITE ADDRESS: 0 OLD HWY 30

TAX CODE: 0320000

TWP: 4N RNG: 3W SEC: 04 QUARTER: SE

ACRES: 15.39

HOME OWNERS EXEMPTION: No

AG-EXEMPT: Yes

DRAIN DISTRICT: NOT In Drain Dist

ZONING DESCRIPTION: C1 / NEIGHBORHOOD COMMERCIAL

HIGHWAY DISTRICT: CANYON HWY

FIRE DISTRICT: MIDDLETON FIRE

SCHOOL DISTRICT: MIDDLETON SCHOOL DIST

IMPACT AREA: MIDDLETON

FUTURE LAND USE 2011-2022: Res/Com

FLU Overlay Zone Desc 2030:

FLU RR Zone Desc 2030: RURAL RESIDENTIAL

FUTURE LAND USE 2030: RURAL RESIDENTIAL \ Com

IRRIGATION DISTRICT: BLACK CANYON IRRIGATION DIST

FEMA FLOOD ZONE: X FLOODWAY: NOT In FLOODWAY FIRM PANEL: 16027C0230F

WETLAND: NOT In WETLAND

NITRATE PRIORITY: NO Nitrate Prio

FUNCTIONAL Classification: Major Collector

INSTRUMENT NO.: 2024006106

SCENIC BYWAY: NOT In Scenic Byway

LEGAL DESCRIPTION: 04-4N-3W SE TX 00240 IN E 1/2 SE

PLATTED SUBDIVISION:

SMALL CITY ZONING:

SMALL CITY ZONING TYPE:

. 2.

DISCLAIMER:

1. FEMA FLOOD ZONE REFERS TO THE DESIGNATED FEMA FLOOD AREAS. POSSIBLY ONE (1) OF SEVERAL ZONES - SEE FIRM PANEL NUMBER.

2. THIS FORM DOES NOT CALCULATE DATA FOR PARCELS INSIDE CITY LIMITS SO WATCH YOURSELVES.

3. WETLANDS CLASSIFICATION WILL POPULATE IF "ANY" PORTION OF SAID PARCEL CONTAINS A DELINEATED WETLAND.

4. COLLECTORS AND ARTERIALS ARE BASED ON THE SHERRIFS CENTERLINE WITH AN ADDITIONAL 100 FOOT BUFFER.

CANYON COUNTY ASSUMES NO LIABILITY FOR DIRECT, INDIRECT, SPECIAL, OR CONSEQUENTIAL DAMAGES RESULTING FROM THE USE OR MISUSE OF THIS PARCEL INFORMATION TOOL OR ANY OF THE INFORMATION CONTAINED EXHIBIT



Β1

R34542 PARCEL INFORMATION REPORT

3/20/2024 12:48:56 PM

PARCEL NUMBER: R34542

OWNER NAME: DBI INVESTMENTS 1 LLC

CO-OWNER:

MAILING ADDRESS: 2541 E GALA ST STE 310 MERIDIAN ID 83642

SITE ADDRESS: 0 OLD HWY 30

TAX CODE: 0320000

TWP: 4N RNG: 3W SEC: 04 QUARTER: SE

ACRES: 5.46

HOME OWNERS EXEMPTION: No

AG-EXEMPT: Yes

DRAIN DISTRICT: NOT In Drain Dist

ZONING DESCRIPTION: C1 / NEIGHBORHOOD COMMERCIAL

HIGHWAY DISTRICT: CANYON HWY

FIRE DISTRICT: MIDDLETON FIRE

SCHOOL DISTRICT: MIDDLETON SCHOOL DIST

IMPACT AREA: MIDDLETON

FUTURE LAND USE 2011-2022: Res/Com

FLU Overlay Zone Desc 2030:

FLU RR Zone Desc 2030: RURAL RESIDENTIAL

FUTURE LAND USE 2030: RURAL RESIDENTIAL \ Com

IRRIGATION DISTRICT: BLACK CANYON IRRIGATION DIST

FEMA FLOOD ZONE: X FLOODWAY: NOT IN FLOODWAY FIRM PANEL: 16027C0230F

WETLAND: NOT In WETLAND

NITRATE PRIORITY: NO Nitrate Prio

FUNCTIONAL Classification: Interstate

INSTRUMENT NO.: 2024006106

SCENIC BYWAY: NOT In Scenic Byway

LEGAL DESCRIPTION: 04-4N-3W SE TX 10 IN NWSE

PLATTED SUBDIVISION:

SMALL CITY ZONING:

SMALL CITY ZONING TYPE:

DISCLAIMER:

- 1. FEMA FLOOD ZONE REFERS TO THE DESIGNATED FEMA FLOOD AREAS. POSSIBLY ONE (1) OF SEVERAL ZONES SEE FIRM PANEL NUMBER.
 2. THIS FORM DOES NOT CALCULATE DATA FOR PARCELS INSIDE CITY LIMITS SO WATCH YOURSELVES.
 3. WETLANDS CLASSIFICATION WILL POPULATE IF "ANY" PORTION OF SAID PARCEL CONTAINS A DELINEATED WETLAND.
 4. COLLECTORS AND ARTERIALS ARE BASED ON THE SHERRIFS CENTERLINE WITH AN ADDITIONAL 100 FOOT BUFFER.



Board of County Commissioners Sage Gate Storage & Business Park – CU2021-0009-APL

Development Services Department

Findings of Fact, Conclusions of Law, Conditions of Approval and Order

Conditional Use Permit (Appeal) - CU2021-0009-APL

Findings of Fact

- 1. Blue Terra representing the property owner, Sage Point RV LLC., is appealing the Planning and Zoning Commission's decision regarding the denial of Case CU2021-0009, a Conditional Use Permit to allow a Planned Unit Development (PUD) for a mixed-use storage and business complex on parcels R34542 and R34535 (approximately 20.85-acres). The parcels are zoned "C-1" (Neighborhood Commercial). The uses proposed include 89 storage condos, 428 mini storage units, 56 boat and RV parking stalls, and a business park consisting of five lots approximately one (1) acre in size.
- 2. The properties are located on Old Highway 30 approximately 1,000-feet south of the Old Highway 30 and Mink Road intersection, also referenced as a portion of the SE¼ of Section 4, T4N, R3W of Canyon County, Idaho.
- 3. Parcel R34542 is approximately 5.46 acres in size and parcel R34535 is approximately 15.38 acres in size.
- 4. The subject properties are zoned "C-1" (Neighborhood Commercial).
- 5. A Planned Unit Development and mixed-use storage is allowed with the approval of a conditional use permit in a "C-1" (Neighborhood Commercial) zone.
- 6. The 2020 Canyon County Comprehensive Plan Future Land Use map designates the properties as commercial and residential.
- 7. The subject property is located within Middleton's Area of City Impact. In accordance with Canyon County Code Chapter 9 Areas of City Impact Article 9 Middleton, the application was sent to the city on May 26, 2022. No comments were received.
- 8. The subject property is located within Middleton Rural Fire District, Middleton School District, Black Canyon Irrigation District, and Canyon Highway District No. 4.
- 9. The record includes all testimony, staff report, exhibits, and documents in Case File No. CU2021-0009 and CU2021-0009-APL.
- 10. The Planning and Zoning Commission held a public hearing on September 1, 2022 and denied the request. The Findings of Fact, Conclusions of Law and Order were signed on September 15, 2022.
- 11. The applicant filed an appeal and paid the associated fee on September 16, 2022. The appeal was filed as per CCZO §07-05-05 (General Appeal Procedures).
- 12. The request was noticed in accordance with Canyon County Code §07-05-01. Property owners within 1,000 feet of the property boundaries were noticed on November 10, 2022. Agencies were noticed on November 2, 2022. Newspaper notice was published on November 15, 2022. The property was posted on November 23, 2022.

Conditional Use Permit Criteria

For case file CU2021-0009-APL, the Board of County Commissioners finds and concludes the following regarding the Standards of Review for Conditional Use Permit (§07-07-05).

1. Is the proposed use permitted in the zone by conditional use permit?

Conclusion: The proposed uses are permitted in the "C-1" (Neighborhood Commercial) zone.

Finding: The applicant is proposing storage condominiums, mini storage, and business

park which are permitted with the approval of a Conditional Use Permit for a Planned Unit Development. The site will be required to develop with a condominium plat and meet planned unit development requirements.

2. What is the nature of the request?

The applicant is proposing the following:

- 89 storage condominiums that will require platting to allow units to have individual owners.
 The use will include CCRs, an office building, and two (2) restrooms.
- A 428-unit mini storage facility.
- Five one (1) acre lots for the use of a business park. The use will include CCR's.

3. Is the proposed use consistent with the Comprehensive Plan?

Conclusion: The proposed uses are consistent with the 2020 Canyon County Comprehensive

Plan.

Finding: The proposed uses are compatible with the 2020 Canyon County Comprehensive Plan Future Land Use designation of Commercial and Residential. The proposed uses are consistent with multiple goals and policies of the Comprehensive Plan, including but not limited to:

Chapter 2. Population

Goal 2. To encourage economic expansion and population growth throughout the county plus increase economic diversity for continued enhancement of our quality of life to meet citizen needs.

Chapter 4. Economic Development

Policy 4. Encourage growth of responsible business in Canyon County by recruiting businesses based on their potential job creation and their willingness to have a positive impact on the community.

Policy 6. Encourage commercial and residential development in a controlled, planned, and constructive manner, which will enhance, not destroy, the existing lifestyle and environmental beauty of Canyon County.

Policy 7. Canyon County should identify areas of the county suitable for commercial, industrial and residential development. New development should be located in close proximity to existing infrastructure and in areas where agricultural uses are not diminished.

Chapter 5, Land Use

Goal 2. To provide for the orderly growth and accompanying development of the resources within the county that is compatible with the surrounding area.

Goal 4. To encourage development in those areas of the county which provide the most favorable conditions for future community services.

Chapter 8. Public Services, Facilities and Utilities Component

Policy 3. Encourage the establishment of new development to be located within the boundaries of a rural fire protection district.

4. Will the proposed use be injurious to other property in the immediate vicinity and/or negatively change the essential character of the area?

Conclusion: As conditioned, the proposed uses will not change the essential character of the

area. Conditions of approval will mitigate potential impacts on the area.

Finding: The subject parcels are zoned "C-1" (Neighborhood Commercial). Parcels in the

immediate area are zoned "A" (Agricultural), "C" (Commercial), "R-R" (Rural Residential), and "R-1" (Single Family Residential). The proposed uses are compatible with the character of the area. Conditions have been added to ensure the site's development will not be injurious to other properties in the immediate vicinity. Buffering along the north, east, and south boundaries will be required. Signage along Old Hwy 30 will be limited to monument signs to ensure that signage along the roadway does not exceed the height of residential fencing. Downlighting will be required in addition to a photometric plan. Upon review of the staff report and public testimony, the Board added a condition of approval requiring design review at the time of preliminary plat and the site will be required to be in substantial compliance with attachment C to protect the

5. Will adequate water, sewer, irrigation, drainage and stormwater drainage facilities, and utility systems be provided to accommodate the use?

corridor. (Conditions 1, 11, 12, 16, and 17)

Conclusion: Adequate facilities for water, sewer, irrigation, drainage, stormwater drainage,

and utility system will be provided at the time of development to accommodate

the use.

Finding: A centralized public water system, pressurized irrigation, and individual septic

are proposed to accommodate the uses. Stormwater is proposed to be retained on site as underground seepage beds and swales. Development of the site will be required to meet agency standards to ensure adequate water, sewer, irrigation, drainage, stormwater drainage, and utility systems will be provided to

accommodate the uses. (Condition 1, 9, 10, 11, 14, 15, and 16).

6. Does legal access to the subject property for the development exist or will it exist at the time of development?

<u>Conclusion</u>: Legal access for the proposed uses on the subject property will exist at the time

of development.

Finding: Existing access to the site is for agricultural uses. Access for the proposed use

will require improvements in accordance with Canyon Highway District No. 4

requirements. (Attachment B, Condition 5)

7. Will there be undue interference with existing or future traffic patterns?

<u>Conclusion</u>: The proposed uses will interfere with existing future traffic patterns and will be

mitigated through conditions.

Finding: Staff has identified the intersection to the south of the site has a Level of Service

F; however, when compared to existing allowed uses for the "C-1"

Neighborhood Commercial Zoning District versus the proposed Planned Unit Development for a mixed-use storage, the Board found the request as conditioned reduces potential traffic impacts. Therefore, upon hearing public testimony and after deliberation the Board found they are intentionally supporting the reduction

of traffic with the approval of the proposed use and improvements will be required when the site develops for mitigation. Mitigation measures are identified by Canyon Highway District No. 4 and may include but are not limited to right-of-way dedication, frontage improvements, auxiliary turn lanes, and impact fees. As conditioned, the development of the site shall be required to mitigate traffic interference as identified by Canyon Highway District No. 4 (Attachment B, Condition 6)

8. Will essential services be provided to accommodate the use, including, but not limited to, school facilities, police and fire protection, emergency medical services, irrigation facilities, and will the services be negatively impacted by such use or require additional public funding in order to meet the needs created by the requested use?

Conclusion:

Finding:

Essential services will be provided to accommodate the uses, and additional

public funding will not be required to accommodate the uses.

Canyon County Sheriff, Middleton Rural Fire District, and Middleton School District were notified of the request and did not provide responses indicating that the proposed uses would negatively impact or require additional public funding. Therefore, the proposed use will not impact essential public services and

facilities, and no measures are proposed to mitigate impacts.

Conditions of Approval

General

- 1. The development shall comply with all applicable federal, state, and county laws, ordinances, rules, and regulations that pertain to the subject properties and proposed uses.
- 2. The development of the site shall be in general conformance with the applicant's letter of intent and site plan (Attachment A).
 - a. Storage units shall only be used for storage, and no other uses shall be permitted to operate within the storage units. Warehousing shall not be permitted in any structures within the development.
- 3. The site's development shall be required to plat under Canyon County Code Zoning Ordinance Article 17 Subdivision and meet the requirements of Canyon County Code 07-17-33(2) Condominium and Planned Unit Developments.
- 4. Prior to preliminary plat approval, evidence shall be provided to DSD demonstrating approval by Southwest District Health, Idaho Division of Water Resources, Canyon Highway District #4, and Middleton Fire District. Any improvements shall be installed or bonded prior to final plat approval.
- 5. Development of the site must commence within three (3) years of the conditional use permit approval and be completed within five (5) years as per CCZO §07-07-23 Time Limitations.

Access, Traffic and Internal Circulation

- 6. Prior to preliminary plat approval, the applicant shall meet the requirements of Canyon Highway District No. 4 and Idaho transportation Department. All roadway improvements as outlined in Attachment B and any other requirements/mitigation identified by the District and Idaho Transportation Department shall be completed prior to final plat approval.
- Off-street parking shall be provided in accordance with article 13 of this chapter (CCZO §07-13-01 & 03).

Fire

8. Prior to preliminary plat approval, the applicant shall have an agreement with Middleton Rural Fire District regarding the requirements and standards that shall be applied to the development and the applicant shall provide the agreement to DSD.

Utilities

9. Development of the site shall meet all requirements of the respective utility providers (i.e., Idaho Power, telephone providers, etc.).

Domestic Water

10. Water shall not be made available to the public unless the applicant applied for and is approved for a community water system from Southwest District Health.

Signage

11. Signage shall comply with §07-10-13 of the Canyon County Zoning Ordinance. In addition, where signs are located in close proximity to a residential area, the sign should be designed and located so they have little or no impact on adjacent residential neighborhoods. Signage along Old Hwy 30 shall be restricted to monument signs.

Light Mitigation

12. All exterior lighting shall be shielded downward and directed away from adjacent properties. A photometric plan shall be provided at the time of platting.

Irrigation

- 13. Development of the shall not disrupt any irrigation canals, laterals, or ditches as per Idaho State Law, Title 18 Chapter 43 Irrigation Works.
- 14. Stormwater and drainage shall be retained on site and shall not be directed into existing canals/drainages and waterways.
- 15. The applicant shall comply with Black Canyon Irrigation District with regards to the installation of fencing, irrigation facilities, drainage, and stormwater run-off into any irrigation facility.

Landscaping

16. A sight-obscuring fence and landscape buffer shall be provided on the northern, eastern, and southern boundaries of the site. A fencing and landscaping plan shall be submitted to DSD with the preliminary plat application. The site shall be landscaped using a mix of xeriscape and green landscaping techniques

Building Design and Review

17. Site and development design plans shall be submitted to DSD with the preliminary plat application and shall be in substantial conformance with Attachment C.

<u>Order</u>

Based upon the Findings of Fact, Conclusions of Law and Conditions of Approval contained herein, the Board of County Commissioners approves the appeal and overturns the Planning & Zoning Commission's decision for Case #CU2021-0009, a Conditional Use Permit to allow a Planned Unit Development (PUD) for a mixed-use storage and business complex on parcels R34542 and R34535 subject to conditions of approval.

Pursuant to Section 67-6535 of the Idaho Code, the applicant has 14 days from the date of final decision to seek reconsideration prior to seeking judicial review.

to seek reconsideration briof to seeking Just	Clarication.	1	
APPEAL APPROVED this 8 da	y of Decei	MXX , 2	2022.
		OARD OF COUNTY ON COUNTY	NTY COMMISSIONERS TY,
	Yes	No	Did Not Vote
Commissioner Reri Smith	<u> </u>	***************************************	
Commissioner Bankshirte	X		**************************************
Commissioner Leslie Van Beek			
Attest Chris Yamamoto, Clerk By: LIN 2085			

ATTACHMENT A

Blue Terra Development, LLC

March 7, 2022

Canyon County Development Services Department 111 North 11th Avenue, #140 Caldwell, ID 83605

RE: Letter of Explanation - Sage Gate Mixed Use Storage Facility & Business Park

The objective of our Conditional Use Permit application is to obtain approval to construct a mixed-use storage complex on 20.9 acres that includes 89 storage condos, 428 mini storage units, 56 boat and RV parking stalls, and a business park consisting of five lots about one acre each in size. Proximity to major roadways such as Old Highway 30, Highway 44 and Interstate 84 make this location optimal for the proposed uses. The property has no other improvements on the site

Our immediate neighbors include the Oregon Trail Church of God to the south, a residential lot to the north, a subdivision across Old Highway 30 to the east, and I-84/ITD land to the west. Large power lines dissect the property. Access will be provided from Old Highway 30. We held two neighborhood meetings for this project and completely adjusted the proposed use from an RV Park to storage and business park to minimize the traffic impact, which was the primary concern of the neighbors.

The property is currently zoned C1/Neighborhood commercial. The proposed uses are allowed with a CUP and they will provide local commercial service needs without adding undue interference with existing traffic patterns. Indeed, storage uses generate some of the lowest amounts of traffic compared to other commercial and residential uses, especially during peak hours. There is adequate water (via a new well and irrigation canal) and sewer (via a new septic system). Stormwater will be contained onsite via swales and underground seepage beds.

Storage Condominiums

The 89 storage condominiums, also known as "man caves", will be subdivided and sold individually. The storage condos provide upscale, garage-type spaces for owners to store their boats, cars, personal belongings, etc. The average unit size is approximately 1,200 square feet. Businesses will not be allowed to operate out of the storage condominiums. The condo area will have its own gated access and they will be professionally managed. The condos will be governed by CCR's designed to regulate and maintain the quality, allowed uses and cleanliness of the complex. A six-foot vinyl fence will be built on the south and west boundaries of the condo area. The area will also include a building for the condo owners that will include an office and a two bathrooms.

Mini Storage

The 428-unit mini storage units will be rented to the public and professionally managed. Like the storage condominiums, the storage facility will be available for 24-hour access via an automated gate. There will be a range of sizes to meet the market demand. The smallest units are 5 by 10 feet, the largest are 15 by 40 feet. As depicted on the site-plan, the mini storage units are placed on the perimeter. We feel this provides a more esthetically pleasing view. A six-foot vinyl fence will be built at the southwest and northwest corners, and along the northern boundary, of the mini storage area since the units themselves will act as the perimeter boundary elsewhere.

Business Park

The five one-acre (+/-) lot business park will operate under its own individual CC&Rs. The lots will be sold to those who have a need for warehousing or other similar uses. The buildings may include an office, showroom or retail space. A six-foot vinyl fence will be built on the north and east boundaries of the business park. Landscaping will be provided as a buffer to the northern neighbors on Lots 1, 2 and 3. We will improve the length of the canal with a landscape buffer as well.

The site plan shows a 6,500 square foot retention pond on Lot 1 that will act as a buffer to our neighbor to the north and will provide a source of water for fire suppression. The size of this pond will adjust based on final civil engineering and fire department requirements. A second pond is designed near the storage condos in the event we need to provide further fire suppression water. The Middleton/Star Fire Marshal is preliminarily okay with the wider access point with a landscape strip in between the entrance and exit as this design would be considered two access points.

We have met several times with Highway District 4 regarding our proposals. Per input from the neighbors, and with the highway district's support, we located the development's entry point approximately 400' to the north of the subdivision's current entrance to avoid traffic conflict. All the internal roads will be private. We continue to work with Highway District 4 regarding a deceleration lane. We will provide the county with a traffic impact study that will indicate traffic counts and patterns. Per an emailed response from ITD, they have no jurisdiction over this project.

We are working with Idaho Power to obtain their approval of the site plan. They have indicated certain areas within the easement where we can place roads, storage units, ponds, etc. We feel we have met those requirements and will forward Idaho Power's approval letter once we receive it.

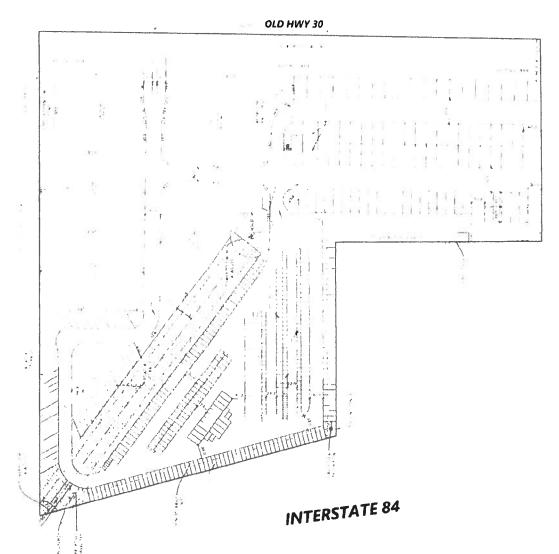
We have obtained water rights for this project and are working with DEQ regarding the location of the well. Sewer will be handled by a septic system. Storm water will be contained in underground seepage beds. Black Canyon Irrigation District is responsible for the canal along Old HW 30 and we have been in communication with them regarding the easement, improvements and crossing. We will work with the Bureau of Reclamation to obtain a canal crossing agreement.

We expect that the storage condominiums and mini storage units will each have a full-time employee to coordinate business operations and maintain the sites. We anticipate that the users within the business park will employee an average of five employees each and that the businesses will operate during normal business hours. We hope to develop the project in one phase.

Sage Gate Storage & Business Park will provide a valuable asset to the county and surrounding community.

Thank you for your consideration for this request.

Regards, Paul Hilbig



PROPERTY OVERVIEW

SAGE GATE STORAGE concept J



ATTACHMENT B

CANYON HIGHWAY DISTRICT No. 4

15435 HIGHWAY 44

CALDWELL, IDAHO 83607

TELEPHONE 208/454-8135 FAX 208/454-2008

July 12, 2022

Canyon County Commissioners, P&Z Commission. & Development Services 111 N. 11th Ave Suite 140

Caldwell, Idaho 83605

Attention: Elizabeth Allen, Planner

RE: CU2021-0009 Sage Point Storage Facility/Business Park Canyon County Parcels R34542 & R34535 aka 0 Old Hwy 30

Dear Commissioners:

Canyon Highway District No. 4 (CHD4) has reviewed the application for a Conditional Use Permit to operate a mixed-use storage facility and business park within a C-1 Commercial Zone on Parcels R34542 and R34545, located on the west side of Old Hwy 30 approximately ¼ mile north of SH 44 in the SE ¼ Section 4 T4N R3W. CHD4 offers the following comments on the proposed use:

General

The subject property consists of two parcels, totaling approximately 20.8 acres. Parcel R34545 has approximately 1,150-feet of public road frontage on Old Hwy 30 along the easterly boundary. Parcel R34542 has approximately 704-feet of frontage on I-84 (access restricted), and approximately 320-feet of frontage on Iris Drive, a closed and unimproved public right-of-way created by plat of Kable Subdivision (1966). Existing access to the subject property for agricultural use has historically been via two unimproved field approaches to Old Hwy 30, one approximately 270-feet south of the north property boundary, and one on the parcel to the south (23055 Old Hwy 30).

Old Hwy 30 is a principal arterial road classification as identified on the functional classification maps adopted by Canyon Co and CHD4. Existing r/w width is a 40-foot half width, measured from the existing road centerline or as established by existing right-of-way monumentation. Ultimate r/w width is a 50-foot half width, measured from the existing road centerline or as established by existing right-of-way monumentation.

Transportation Impacts

The current Old Hwy 30/S11 44 intersection operates as a two-way stop control on the minor Hwy 30 approaches. The intersection is currently reported to operate at LOS F (*Traffic Impact Study for Maverick. Inc by Reeve & Associates, 2021)*, with an average delay of 158 seconds per vehicle during the peak hour. Crash data from the LHTAC website indicates 31 intersection related crashes were reported at this location between 2017 – 2020, with only 2019 reporting fewer than 9 crashes per year. The additional delays predicted with the addition of new vehicle trips related to development of the subject property are expected to further increase the crash incidence at this intersection. CHD4 does not recommend approval of development at this site

until improvements to the SH 44/Old Hwy 30 intersection are made, and adequate capacity and safety can be provided. ITD has told CHD4 that these improvements may be included with reconstruction of the SH 44/ I-84 interchange programmed for 2028. Due to proximity to the freeway interchange, temporary improvements (such as a traffic signal) may not be practical, as vehicle queues waiting for the signal would back up onto the interstate.

The applicants have provided CHD4 with a Traffic Impact Study (TIS) dated March 14, 2022, prepared by CR Engineering, Inc. CHD4 provides the following comments on the TIS:

1. Based on information provided by the applicant, the following uses are proposed:

Type	ITE Code	# of Units	Total Trips	Peak Hour Trips
Storage Condos	150- Warehouse	89 units x 1,200 sf	381	34
Mini-Storage	151- Mini Warehouse	428 units	107	9
RV Storage	151- Mini Warehouse	56 units	14	1
Business Park	817- Nursery*	5 lots x 10,000 sf*	1804	190
Total			2306	234

^{*}Estimated as typical mid-range neighborhood commercial traffic generator

- 2. The TIS provided by the applicant estimates 232 total trips from the development, with 41 in the PM peak hour. The TIS estimates the trips from the 5 business park lots (C-1 Commercial zoning) using ITE code 150 Warehousing, for a total of 64 daily trips. In the table above, a typical neighborhood commercial development type is assumed to estimate average total traffic from the 5 commercial lots using ITE Code 817- Nursery (360 daily trips per 10,000 sf commercial area or 1804 daily trips for 10,000 sf commercial area per lot). This estimate is near the mid-range of commercial trips generated by uses allowed within a C-1 zone under Canyon County code.
- 3. The proposed development appears to satisfy warrants for both left- and right-turn lanes at the site entrance to Old Hwy 30 at buildout using mid-range trip estimates in the table above. Timing of construction of these auxiliary lanes will be finalized with the development agreement.
- 4. The warrant for a left-turn lane for NB Old Hwy 30 at the site access is nearly satisfied in the PM peak hour for the storage facility uses (excluding the 5 commercial lots) using the trip generation estimates from CHD4 above, and could be satisfied with adjustments to the trip distributions used in the TIS. CHD4 staff will recommend construction with the initial project phase to accommodate construction traffic.

Access for the Conditional Use

Current CHD4 access management policy prohibits any new direct access to roadways classified as arterials, except where no other access is available. The CHD4 Board reviewed the previous application for development of an RV Park at the site, and determined December 21, 2021 that the sole viable point of access to the subject property for commercial use was via a direct approach to Old Hwy 30, subject to the following conditions:

- 1. Applicant to enter into commercial access development agreement with CHD4
- 2. Traffic Impact Study (to be submitted with the access permit).
- 3. Right-of-way dedication for Old Hwy 30 (50-foot half width).
- 4. Right-of-way dedication for RHTL for SB Old Hwy 30 at site access.
- 5. Frontage improvements for Old Hwy 30, to include a LHTL for NB Old Hwy 30 at the site access.
- 6. Mitigation of traffic impacts from the development as determined by the TIS, including auxiliary turn lanes or offsite intersection improvements. This mitigation may be collected by transportation impact fees if those have been adopted by the County at the time of building permit issuance.

Final conditions of approval will be determined by the CHD4 Board of Commissioners upon consideration of the development agreement and access permit application.

Final location of the new commercial access shall provide adequate intersection sight distance, minimize the conflicts with existing and future approaches up- and down-stream from the subject property, and most closely meet current access spacing standards for a major collector.

CHD4 does not opposed the requested land use changes, but requests that the Planning & Zoning Commission and Canyon County Commissioners consider these comments, and make any conditional approval of the applicant's request subject to the requirements listed above.

Please feel free to contact me with any questions on this matter.

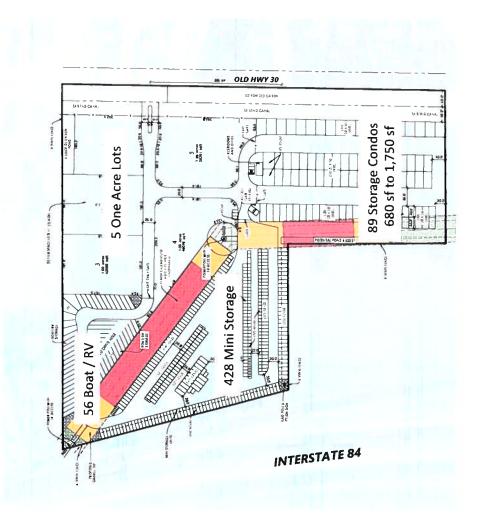
Respectfully.

Chris Hopper, P.E. District Engineer

File: Old Hwy 30- CU2021-0009 Blue Terra Storage

Sage Gate Storage & Business Park

Updated Application: Storage and Business Park



Why 15 Acres of Storage?

- Generates least amount of traffic of commercial uses
- Users come throughout the day, not at rush hour
- ~25% of users visit only once /month
- Most visits are on weekends
- No significant impacts
- Minimizes water / aquifer impact
- Does not consume significant electric or gas
- No residences
- Least disruptive use to neighbors in C-1 zone
- Does not add students to schools
- Minimal, if any, impact to police and fire departments
- Limited hours of operation
- Quiet & Secure, Protective CCR's, Professionally Managed

Attachment C



Canyon County, 111 North 11th Avenue, #310, Caldwell, ID 83605 • Engineering Division •

Preliminary Plat Check-List

Applicant: Blue Terra Development, LLC	Case Number: SD2023-0011	
Subdivision Name: Sage Gate Subdivision	Plat Review Date: 04/30/2024	
Response Letter Date (or N/A): 3/19/2024	Plat Signature Date: 03/18/2024	
Plat Review Number: 2	Comment: N/A	

CANYON COUNTY CODE OF ORDINANCES 07-17-09

The information hereinafter required as part of the preliminary plat submitted shall be shown graphically or by note on plans, and may comprise several sheets showing various elements or required data. *Italicized items are supplemental to CCZO 07-17-09*.

GENERAL REVIEW ITEMS	Meets Co	de / Comments
1. Complete initial review of all information given graphically and by note on the plat	Com	plies - JDC
2. Check for compliance with FCOs and/or Development Agreement from entitlement process if applicable		
3. Check for compliance with CCO Chapter 9 - Areas of City Impact. Chapter 9 lists requirements unless waived.		
4. Check for applicable agency comment. These comments could have been made at the entitlement stage or after.	Canyon Irrigation Highway District 10 A Provide an updat	n requirements of Black on District and Canyon it No. 4 in e-mail dated April 2024 ted TIS review/approval nail dated 26 April 2024.
5. Make note of agencies that should be noticed if not typically included on the notice list and pass information along to planner		
Items A through E below are directly from CCZO 07-17-09. Italicize requirements found in ordinance and may not b	d items are checklise e strictly required	st items related to
A. FORM OF PRESENTATION Meets Code / Comm		de / Comments
1. Scale of Drawing (No more than 1"=100' unless approved by DSD prior to submission)	Com	plies - JDC
		EXHIBIT
		B3

2. Size of Drawing (No larger than 24" x 36")Obtain electronic version of all submittals	Complies - JDC	
B. IDENTIFICATION AND DESCRIPTIVE DATA	Meets Code / Comments	
 1. Proposed name of subdivision and its location by section, township, and range Name of sub needs to be reserved through DSD GIS 	Complies – JDC	
2. Reference by dimension and bearing to a section corner or quarter section corner	Complies – JDC	
3. Name, address and phone number of developer	Complies – JDC	
4. Name address and phone number of the person preparing the plat	Please conform the two land surveyor information on sheets C1 and C2 – they should be the same. JDC	
5. North arrow	Complies – JDC	
6. Date of preparation	Complies – JDC	
7. Revision block showing dates if any revisions subsequent to the original preparation date. The revision block shall be part of the title block which shall be placed along the right edge of the drawing sheet.	Complies – JDC	
 8. Vicinity map drawn to scale, clearly showing proposed subdivision location in relationship to adjacent subdivisions, main arterial routes, collector streets, etc. Check for consistency between pre-plat and vicinity map 	Complies – JDC	

C. EXISTING CONDITIONS DATA	Meets Code / Comments
1. 2 Foot Contours shown unless otherwise approved; show all areas in excess of 15% slope	Complies – JDC
2. Location of water wells, streams, canals, irrigation laterals, private ditches, washes, lakes or other water features; direction of flow; location and extent of known areas subject to inundation.	Complies – JDC
3. Location, widths and names of all platted streets, railroads, utility rights of way of public record, public areas, permanent structures to remain including water wells and municipal corporation lines within or adjacent to the tract • Future use of remaining wells, if applicable	Complies – JDC
4. Name, book and page numbers of any recorded adjacent subdivisions having a common boundary with the tract	Added Subdivision Name, but Book and Page Number of adjoining subdivisions missing. JDC
 Existing zoning classification, by note Proposed zoning, by note, if new zoning is being proposed concurrently with pre-plat application 	Complies – JDC

6. Approximate acreage of the tract, by note	Complies – JDC	
7. Boundary dimensions of the tract	Complies – JDC	
8. Names and addresses of adjoining property owners within three hundred (300) feet of the exterior boundary of the tract	Addresses missing (APN provided instead) – JDC	
D. PROPOSED CONDITIONS DATA	Meets Code / Comments	
1. Road layout, including location, width and proposed names of roads, alleys, pathways, easements, and roadway connections, if any, to an adjoining platted tract	Road/easement layout and delineation Complies - JDC	
 Confirmation that highway district will allow proposed access if new access is on an arterial Check ownership of access location if separate lot Check alignment of stub streets with adjacent developments, if 	Notify once the HD4 conditions are met - JDC	
 applicable Private roads shall not have direct access to arterials or local roads within a platted subdivision (ACCHD 2020.040) Private road names need to be reserved through DSD GIS. Private roads require a separate application. Public road names must be checked for availability with DSD GIS If typical sections are shown make sure they are consistent with what will be required 		
 2. Typical lot dimensions including curvilinear data to scale; each lot numbered individually; total number of lots by type and grand total. A private road must be a lot. Curve table is present and matches data shown graphically. Minimum lot size 	Complies – JDC	
 Average lot size (calculated as total residential area divided by the number of residential lots) Check block numbering. Consider any phasing shown 		
 3. Location, width and use of easements Provide documentation of or reference to any existing easements, especially access easements for existing parcels that are part of the plat. Show easements for all shared infrastructure 	Complies – JDC	
4. Designation of all land to be dedicated or reserved for public use with use indicated	Complies – JDC	
5. If plat includes land for which multi-family, commercial, or industrial use is proposed, such areas shall be clearly designated together with existing zoning classification and status of zoning change, if any	Complies – JDC	
6. If the proposed subdivision is part of a larger area intended for development, a development master plan of the entire area shall be provided	N/A - JDC	

il.	1
 7. Appropriate information that sufficiently details the proposed development within any special development area such as hillside, PUD, flood plain, cemetery, manufactured home, large scale development, hazardous and unique areas of development Check mapping layers for above special development items. Include wetland and natural drainage ways. Consider recommended conditions related to special development areas and related reports 	Complies, Provided DEQ Water Right Report - JDC
8. All roads must be labeled as either "private" or "public" behind or beneath the road name	Complies - JDC
E. PROPOSED UTILITY METHODS	Meets Code / Comments
 Sewage: A statement as to the type of proposed sanitary sewage facilities Preliminary location/layout of proposed sewage facilities Nutrient-Pathogen study if required by SWDH. If sewage facilities are shared, provide preliminary arrangements for future operation and maintenance of the facilities, including financial arrangements. Also include preliminary sewer plan. DSD should complete high level feasibility review of shared utilities 	Each lot has its individual septic tank and drain field area shown except for Lot 106. E.2.Sheet C1 states that the whole site is served by one well. The community well location is shown on sheet C3. Complies. JDC
 2. Water Supply: A statement as to the type of proposed water supply facilities Preliminary location/layout of proposed potable water facilities If potable water facilities are shared, provide preliminary arrangements for future operation and maintenance of the facilities, including financial arrangements. Also include preliminary potable water plan. DSD should complete high level feasibility review of shared utilities 	Provided DEQ Water Right Report. Project documents (C,C&Rs) must outline future operation and maintenance of water system. JDC
 3. Storm Water Disposal: A statement as to the type of storm water disposal facilities which may include evidence as may be required relative to the design and operation of proposed storm water system Include statement that all storm water shall be retained on site, if appropriate Consider any required protection for roadside swales during home construction and/or long-term protection from landscaping, roadside parking, regrading/filling swale, etc. Maintenance easements for storm drain facilities treating drainage from public roads should be in place 	Project documents (C,C&Rs) must address all common lots and facilities for maintenance. JDC
 4. Irrigation System: A statement as to the proposed irrigation system, which may include evidence as may be required relative to the design and operation of any proposed irrigation system Irrigation Supply and Distribution Systems: The developer shall disclose, pursuant to Idaho Code section 31-3805, and file as part of the preliminary plat with DSD, evidence that an adequate irrigation supply and distribution system to serve the land within the plat to be recorded will be provided and must include consideration of using existing water rights that go with the land 	Project documents (C,C&Rs) must address rights and obligations for the pressure irrigation system, including requirements of the Black Canyon Irrigation District. JDC

being platted. Such evidence shall include, but not be limited to, the following:

- Copies of the plans of the proposed distribution system for the lots and areas to be served in the proposed development; and

- Copies of the community association's or similar organization's documents which may be required precedent to the establishment of an irrigation distribution system within the proposed development.

5. Utility Easement: The utility easement width shall be a minimum of ten (10) feet from the exterior boundaries and five (5) feet from the interior boundaries. Utility easements shall be shown graphically on the plat.

GENERAL RECOMMENDED CONDITIONS

Pre-Plat Sheets C2.0 and C2.1 are <u>NOT</u> stamped, signed and dated. Provide stamped, signed and dated sheets. JDC

Please label all sheets intended to be for the preliminary plat submittal as "Preliminary Plat" relate to the review of the "Preliminary Plat". These would include at least sheets C1, C2.0, C2.1, C3, C4 and C5. JDC

- 1. Finish grades at subdivision boundaries shall match existing finish grades. Runoff shall be maintained on subdivision property unless otherwise approved.
- 2. Development shall comply with requirements of the local highway district. Evidence shall include written correspondence from the highway district prior to the first public hearing held for the preliminary plat and highway district signature on the final plat.
- 3. Development shall comply with requirements of the Idaho Transportation Department (ITD). An updated Traffic Impact Study is required. Evidence of compliance shall include written correspondence from the ITD prior to the first public hearing held for the preliminary plat.
- 4. Development shall comply with irrigation district requirements. Evidence shall include written correspondence from the irrigation district prior to the first public hearing held for the preliminary plat and prior to Board of County Commissioner's signature on the final plat.
- 5. Development shall comply with Southwest District Health requirements. Evidence shall include written correspondence from the Southwest District Health prior to the first public hearing held for the preliminary plat and Southwest District Health signature on the final plat.
- 6. Development shall comply with Fire District requirements. Evidence shall include written correspondence from the Fire District prior to the first public hearing held for the preliminary plat and prior to Board of County Commissioner's signature on the final plat.
- 7. After preliminary plat approval applicant shall provide GIS data containing georeferenced lot line and roadway linework to be included in Development Services GIS mapping. (Solo pre-plats only)

FOR DEVELOPMENT SERVICES INTERNAL USE ONLY

Date Reviewed	Reviewer	COMPLIANCE WITH CONDITIONS OF APPROVAL:
4/30/2024	JD Canning	No

Pink	Planning
Blue	Planning & Engineering
Green	Engineering

Debbie Root

From: Stephanie Hailey

Sent: Tuesday, April 23, 2024 1:15 PM

To: 'Joseph Canning'

Cc: Dalia Alnajjar; Debbie Root

Subject: Sage Gate Subdivision - SD2023-0011

Hi Joe,

I'll answer your questions to my best ability. The initial preliminary plat review is completed by the planner assigned to the case, for this plat it is Deb Root. She's out of office today, but I'm sure she can answer some of your questions/comments.

- 1. We are reviewing the preliminary plat. The drawings submitted total twelve sheets, but only two sheets are labeled as the "preliminary plat" sheets (C2.0 and C2.1). I am just pointing this out as the county checklist is for the preliminary plat. I wouldn't want someone to think that the other sheets weren't included in the review. It would be best if all the sheets are labeled PP, we can request they add it.
- 2. All the sheets are sealed, signed and dated by the professional of record except for the two "preliminary plat" sheets. They should also be sealed, signed and dated by the design professional. HD4 also noted this in their email review dated 10 April 2024. Understood.
- 3. Regarding the HD4 review of 10 April 2024, they reference sheets C3.1 and C3.2 in their e-mail. These sheets were not included in the drawings or the drawing index noted on sheet C1. I am wondering what HD4 looked at? Not sure, Deb may know.
- 4. In the HD4 review dated 10 April 2024, they requested specific information be placed on the preliminary plat sheets regarding a HD4 development agreement and curb terminus notes. We do not see these on the preliminary plat or the other sheets. Deb's review of the plat was completed on 1/22/24, HD4 reviewed in April. The specific information should be a revision request.
- 5. A minor item, but sheet C1 lists the project land surveyor as Focus Engineering and Surveying, LLC in Meridian and sheet C2.0 lists the project land surveyor as Evan Wood in Utah. It seems the conflict should be corrected. Yes, this should be a required revision.
- 6. The review by the Middleton Rural Fire District is somewhat generic. We note the applicant is proposing fire protection via an open water storage pond, but the Fire District did not specifically comment on this method of fire protection in their review dated 27 July 2023. The applicant's letter of explanation dated 27 March 2023 includes some discussion on the fire suppression pond, but only notes that the Fire District is okay with the wider access point to the public road and the center landscape island. With the proposed commercial uses and storage units, it would be good to have comments on the method of fire protection. But I presume the condition of approval noting obtaining Fire District approval is adequate? Yes.
- 7. We note many of the review items listed in the preliminary plat checklist (light blue) are items to be reviewed by planning and engineering. Our comments may or not be the same as planning? How do we organize/coordinate the comment? I suggest putting your initials behind your comments, at least for now? It sounds like maybe we need to revise the format of the PP checklist to make it obvious who reviewed what.

EXHIBIT B3.1 Sorry for so many questions, but we are still figuring out how best to perform preliminary plat reviews. No worries Joe, it's a work in progress.

One comment that we might suggest is to at least have a list of the drawings reviewed for each preliminary plat review so folks looking at the review will know what edition of the drawings are being reviewed. This could be listed near the top of each preliminary plat checklist.

Best,



Stephanie Hailey, CFM
Engineering Coordinator
Floodplain Manager
Canyon County Development Services
P(208) 454-7254
stephanie.hailey@canyoncounty.id.gov

From: Joseph Canning < jdcanning@centengr.com>

Sent: Monday, April 22, 2024 11:20 AM

To: Stephanie Hailey <Stephanie.Hailey@canyoncounty.id.gov>

Cc: Dalia Alnajjar < Dalia. Alnajjar@canyoncounty.id.gov> **Subject:** [External] Sage Gate Subdivision - SD2023-0011

Stephanie,

We are finishing up our preliminary plat review of Sage Gate. We had a few procedural questions:

- 1. We are reviewing the preliminary plat. The drawings submitted total twelve sheets, but only two sheets are labeled as the "preliminary plat" sheets (C2.0 and C2.1). I am just pointing this out as the county checklist is for the preliminary plat. I wouldn't want someone to think that the other sheets weren't included in the review.
- 2. All the sheets are sealed, signed and dated by the professional of record except for the two "preliminary plat" sheets. They should also be sealed, signed and dated by the design professional. HD4 also noted this in their email review dated 10 April 2024.
- 3. Regarding the HD4 review of 10 April 2024, they reference sheets C3.1 and C3.2 in their e-mail. These sheets were not included in the drawings or the drawing index noted on sheet C1. I am wondering what HD4 looked at?
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- 7. We note many of the review items listed in the preliminary plat checklist (light blue) are items to be reviewed by planning and engineering. Our comments may or not be the same as planning? How do we organize/coordinate the comment?

Sorry for so many questions, but we are still figuring out how best to perform preliminary plat reviews.

One comment that we might suggest is to at least have a list of the drawings reviewed for each preliminary plat review so folks looking at the review will know what edition of the drawings are being reviewed. This could be listed near the top of each preliminary plat checklist.

Thanks,

Joe Canning, PE/PLS Senior Engineer Centurion Engineers, Inc. 208.343.3381



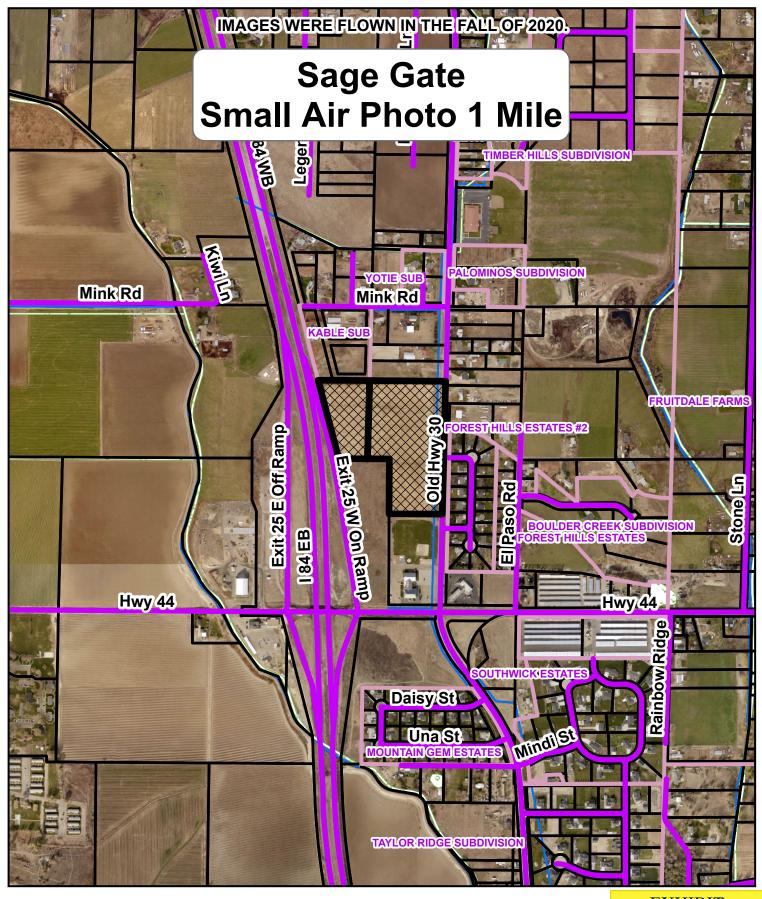






EXHIBIT B4

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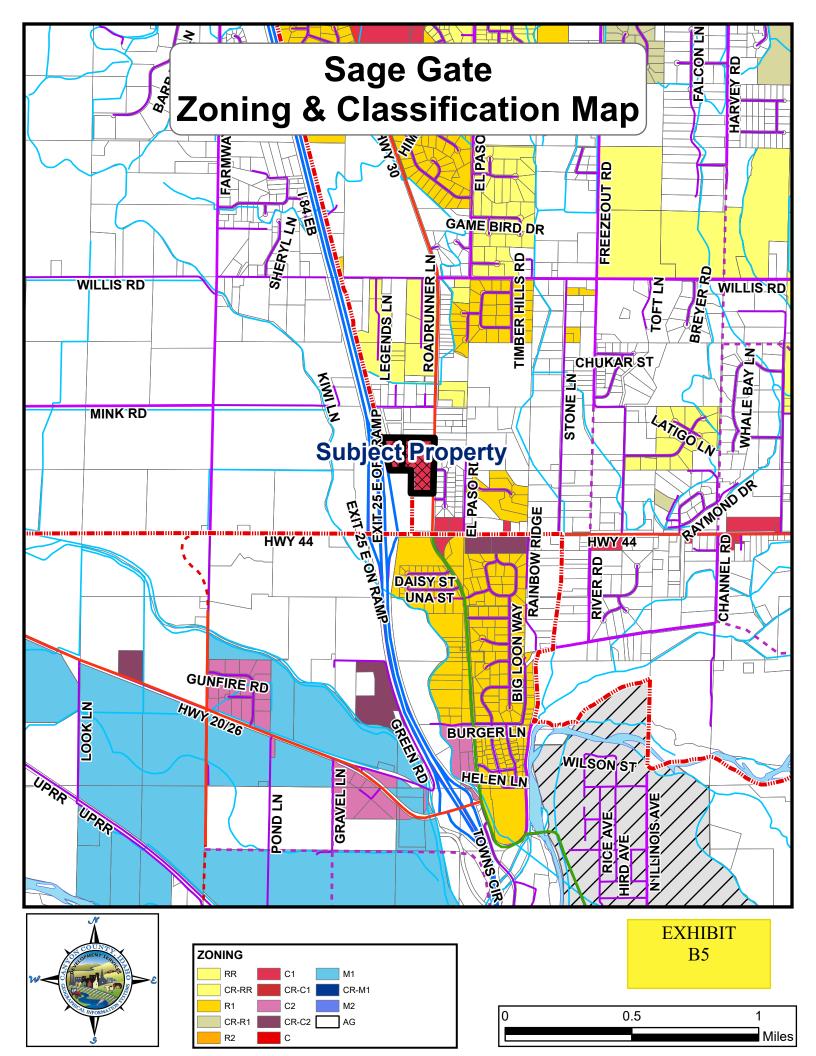


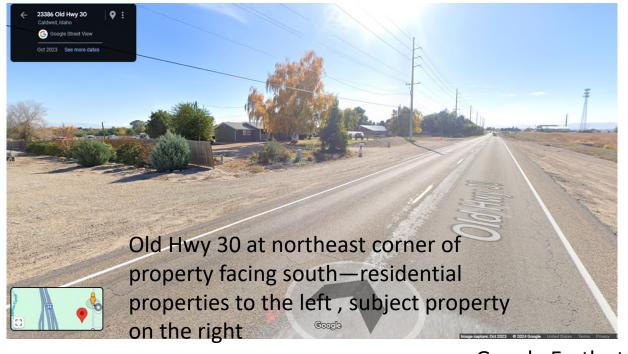
EXHIBIT C

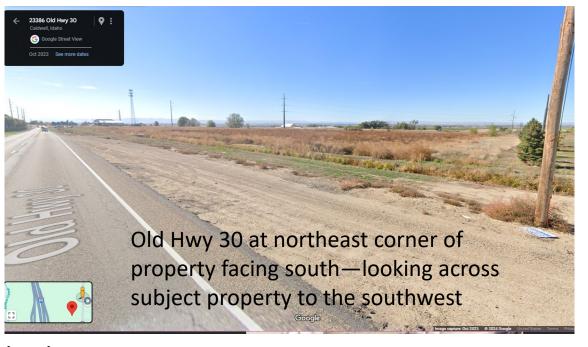
Site Visit Photos: OCTOBER 2023

Planning & Zoning Commission

Case#: SD2023-0011

Hearing date: September 19, 2024





Google Earth street view image capture





EXHIBIT D

Agency Comments Received by: Sept. 9, 2024

Planning & Zoning Commission

Case#: SD2023-0011

Hearing date: September 19, 2024



3/16/2022

Mr. Paul Hilbig Sage Gate Storage

Re: Safe Construction Near Idaho Power's Transmission Line [Line #715 - 3/1 to 3/3]; Sage Gate Storage

Dear Mr. Hilbig:

Thank you for contacting Idaho Power for additional analysis of building restrictions near our CDWL-LANG 230kV transmission line ("Transmission Line"). Attached is Idaho Power's easement for the Transmission Line dated May 20th, 1992 ("Easement") Instrument Number 9217591.

Idaho Power has reviewed your plans for development near the Transmission Line and determined your proposed improvements meet National Electric Safety Code ("NESC") clearance requirements and the specific easement requirements (Inst# 9217591). NESC clearance values are depicted in the attached drawing. It is your responsibility to alert Idaho Power for further analysis if your project's scope, location or materials change.

Restrictions on Vehicles and Equipment

NESC clearance requirements also apply to vehicles or equipment near transmission lines. The heights stated in the easement will meet NESC requirements for the Transmission Line based on current ground surface elevations. If you plan to use taller vehicles or equipment near the Transmission Line, please check with Idaho Power for applicable NESC clearance requirements.

Restrictions on Ground Surface Elevation Alterations

To maintain NESC's required ground clearances for the Transmission Line, the ground surface elevation below the Transmission Line should not be altered through excavations, grading, installation of berms or other changes without Idaho Power's prior written approval.

Restrictions on Vegetation

As set forth in the Easement, Idaho Power has the right to cut, trim and remove any vegetation that interferes with the Transmission Line. Idaho Power can provide recommendations on appropriate tree species for planting near power lines.

Idaho Power Access to Transmission Line

In addition to the Restrictions on Buildings and Structures discussed above, the Easement grants to Idaho Power all rights of ingress and egress necessary for the full and complete use, occupation and enjoyment of the easement. This right of access is essential for Idaho Power's ongoing operation and maintenance of the Transmission Line. Idaho Power requires at least a 14-foot-wide clear path or roadway to each Transmission Line structure and requests a 50-foot radius around each pole for Idaho Power's heavy vehicles and equipment to access the Transmission Line, where no buildings, structures, facilities, or obstructions are to be placed.

EXHIBIT D1

<u>Additional Legal Restrictions</u>

In making your decision regarding the design, location, and construction of your proposed improvements, it is also important to comply with the provisions of the Idaho Overhead Line Safety Act, which sets forth safety clearance requirements for activities near power lines. A pamphlet explaining the Overhead Line Safety Act is enclosed with this letter. Please review this pamphlet and follow the clearance requirements set forth in the Act whenever working near power lines.

Allowed Uses

The Easement areas described above can be used for agriculture, roads, parking, restricted-height landscaping, and other similar uses that will not interfere with the Transmission Line, so long as the above restrictions are met.

Thank you for contacting Idaho Power on this matter. If you have any further questions or need further analysis, please contact me at 208-388-2756 (work), or at wfinlay@idahopower.com.

Bill Finlay Sr Transmission Engineer Frest 4217551

POWER LINE TASTRENT

Oregon Trail Church of God, and

Grantor(s), of Caniforn County, State of Idalio Address of Street, House Holding County, State of Idalio Address of Idal

(1) The erection and continued operation, maintenance, repair, alteration, inspection and replacement of the electric transmission, distribution and telephone lines and circuits of the Grantee, attached to poles or other supports, together with guys, crossarms and other attachments and incidental equipment thereon, and appurtenances, with the right to permit the attachment of the wires and fixtures of other companies or parties, over, on and across the premises belonging to the said Grantor(s) in Canillon County, State of Idalio , as more particularly described as Tract 1 in Exhibit A attached hereto; and

(2) The overhang of Grantec's above-referenced transmission, distribution and telephone lines and circuits over and across the premises belonging to the said Grantor(s) in $\frac{Candon}{Candon}$. State of $\frac{Ida(lo)}{Ida(lo)}$, as more particularly described as Tract II in Exhibit A $\frac{Candon}{Candon}$.

logether with all rights of ingr..s and egress necessary for the full and complete use, occupation and enjoyment of the easement hereby granted, and all rights and privileges incident thereto, including the right from time to time to cut, trim and remove trees, brush, overhanging branches and other obstructions which may injure or interfere with the Grantee's use, occupation or enjoyment of this easement and the operation, maintenance and repair of Grantee's electrical system.

At no time shall any flammable material or any building of any kind be placed or erected within the boundaries of Tract I of said right-of-way, nor shall the Grantor(s) bring or permit to be brought within Tract I any equipment or material of any kind or nature within twenty-five (25) feet of any of Grantec's wires located within the easement area.

At no time shall any flammable material be placed within the boundaries of Tract II of said right-of-way, nor shall Grantor(s) construct or permit to be constructed within Tract II any buildings which are greater than twenty (20) feet in height or less than twenty (20) vertical feet from any of Grantee's wires located within the easement area, nor shall Gruntor(s) bring or permit to be brought within Tract II any equipment or material of any kind or nature within twenty-five (25) vertical feet of any of Grantee's wires located within the easement area.

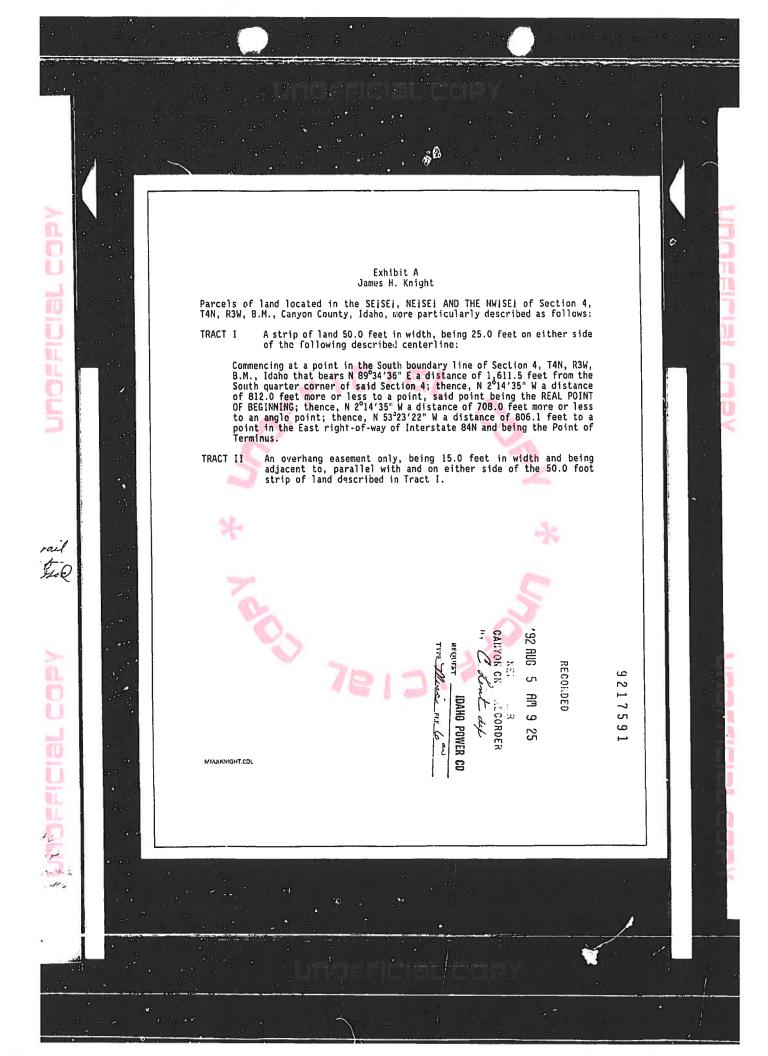
Subject to the foregoing limitations, said right-of-way may be used by Grantor(s) for roads, agricultural crops and other purposes not inconsistent with this easement.

Executed this 20 day of 1/2201	, 19 <u>7</u> 2
Dance H. Hneyli	I Larry taylor Chair is
Toren - Honger	Vary Saylor Chair is
STATE OF IDAHO	
County of Cangon) ss.	41. A.
on this do day of a little public, a day of a little public, acknowledged to me that they executed the same free mentioning.	person(s) who executed the foregoing instrument and
mentioned in Milness whereor, I have hercunto year lirst longernabove written.	set my hand and affixed my official seal the day and
COTARY NA	Notary Public for Josho
STATE OF THIS	Residing at: Stand And Hy Commission Expires: 100 - 54
County of St.	
Minhael hi Jacobs a Matary Public, and, to me pers	personally appeared 1992, before me, onaily known, who being duly sworn, did say that they
instrument, and acknowledged to me that such corporation.	receising of the corporation that executed the within ion executed the same as the free act and deed of said
IN WITHESS WHEREOF, I have hereunto year first hereinabove written.	set my hand and affixed my official seal the day and
Commence Commence	Druck Da Jack
5 . (1847A)	Residing at: My Commission Expires:

05

EXHIBIT D1.1

12





HIGHWAY DISTRICT No.4 15435 HIGHWAY 44 CALDWELL, IDAHO 83607

TELEPHONE 208.454.8135 FAX 208.454.2008

April 9, 2024

Canyon County Commissioners, P&Z Commission, & Development Services 111 N. 11th Ave Suite 140 Caldwell, Idaho 83605

Attention: Jenna Petroll

Focus Engineering and Surveying, LLC 1001 S. North Rosario St, Suite 100 Meridian, ID 83642 Attention: Thomas Romney PE.

RE: Sage Gate Storage Subdivision SD2023-0011, (RZ2018-0040; CU2021-0009) Preliminary Plat -3rd Review

Dear Commissioners:

HD4 has reviewed the preliminary plat dated 3/18/24 for Sage Gate Storage Subdivision case number SD2023-0011. Subject parcels, R345358 and R34542, are located in 4N 3W Section 4 of the Boise Meridian, and offers the following comments:

General

- 1. Revise to have all sheets, intended to be part of the Preliminary Plat approval set (including C2.0, C2.1, C3.1 & C3.2), to be sealed by a P.E.- The preliminary plat is the final work product and is intended to be relied upon to make policy decisions, therefore Idaho PE stamp required on plans.
- 2. Revise to have all sheets, intended to be part of the Preliminary Plat approval set, to include all information specified in this and the previous Highway District reviews & ACCHD HS DP policy.
- 3. Revise sheet C1, sheet list table to include C3.1 & C3.2.

Drainage

1. For reference, SD for Old Highway 30, no need for revision for Preliminary Plat approval, but improvement drawing approval will need to account/convey the borrow drainage north of the approach, it will need to be collected and conveyed to the SD facility.

Additional Review Fee (fourth submittal)

1. Provide additional plan review fee of \$200, the next submittal will be the fourth review.

HD4 has been charging additional review fees for any submittal after the 3rd review.

We recommend you perform complete in-house quality control reviews of plans and supporting reports or documents, prior to submittal to avoid additional delays or additional fees for review of this and any other project submitted.

Please submit a single hard copy and electronic copy of the plans, for Highway District 4, board approval

Please feel free to contact me with any questions on these comments or HD4 development standards.

Respectfully,

Kraig Wartman

Senior Engineering Tech. Highway District No. 4

CC Chris Hopper, District Engineer

File

Debbie Root

From:

Carl Anderson

Sent:

Wednesday, April 10, 2024 10:48 AM

To:

Debbie Root

Subject:

FW: [External] RE: Sage Gate Sub -SD2023-0011

From: Kraig Wartman < kwartman@hwydistrict4.org>

Sent: Wednesday, April 10, 2024 10:32 AM

To: Jacob Holmes < jholmes@focus-es.com>; Carl Anderson < Carl.Anderson@canyoncounty.id.gov>; Paul Hilbig

<paul@blueterradev.com>; Hunter Christensen <hunter.christensen@blueterradev.com>
Cc: Chris Hopper <chopper@hwydistrict4.org>; Thomas Romney <tromney@focus-es.com>

Subject: [External] RE: Sage Gate Sub -SD2023-0011

Jacob,

As I understand sheets C3.1 & C3.2 will not be part of the preliminary plat, so the things that needs to be added/transfered to the preliminary set from those sheets is the note pertaining to the "Development agreement prior to final plat...." note & curb terminus added to a sheet that will be in the preliminary plat submittal.

Comment #1 (above) & sheets C2.0 & C2.1 need to be signed/sealed by Idaho P.E.

Comment #2 was to clarify if any info was on sheets that were not part of the preliminary plat set, it needs to be transferred (as stated above) to PP sheets.

Comment #3- with clarification N/A

Drainage

This can be handled in improvement drawing submittals/approval, but yes borrow drainage will need to be collected on the north side of the approach, piped under the approach to convey to SD pond/basin.

Contact me if I did not answer your questions

Regards,

Kraig Wartman Sr. Engineering Tech. kwartman@hwydistrict4.org



Highway District No. 4

Highway District No. 4 (hwydistrict4.org)

15435 Hwy 44

Caldwell, ID 83607 Phone: (208) 454-8135

Fax: (208) 454-2008

HD4 Hours - Mon- Thurs 7 till 5:30

From: Jacob Holmes < jholmes@focus-es.com>
Sent: Wednesday, April 10, 2024 9:31 AM

To: Kraig Wartman < kwartman@hwydistrict4.org >; carl.anderson@canyoncounty.id.gov; Paul Hilbig

<paul@blueterradev.com>; Hunter Christensen < hunter.christensen@blueterradev.com>
Cc: Chris Hopper < chopper@hwydistrict4.org>; Thomas Romney < tromney@focus-es.com>

Subject: RE: Sage Gate Sub -SD2023-0011

Kraig,

Thank you for your review. I have a few questions that I have included as an attachment.

Thanks,



JACOB HOLMES EIT SITE CIVIL

O 208 974 C075
M 208 599 6151
COUNTS - FOLIANT FROM THE F

SUITE ICO MERIDIAN, ID 83642

From: Kraig Wartman < kwartman@hwydistrict4.org>

Sent: Tuesday, April 9, 2024 4:59 PM

To: Jacob Holmes < iholmes@focus-es.com >; carl.anderson@canyoncounty.id.gov

Cc: Chris Hopper < chopper@hwydistrict4.org; Thomas Romney < tromney@focus-es.com

Subject: Sage Gate Sub -SD2023-0011

Caution: This email originated from outside of FOCUS. Do not click links or open attachments unless you are positive of the sender's identity and have verified the content is safe.

Please find the attached Preliminary Plat review letter. Contact me with any questions.

Regards,

Kraig Wartman
Sr. Engineering Tech.
kwartman@hwydistrict4.org



Highway District No. 4
Highway District No. 4 (hwydistrict4.org)

15435 Hwy 44 Caldwell, ID 83607 Phone: (208) 454-8135 Fax: (208) 454-2008



HIGHWAY DISTRICT No.4 15435 HIGHWAY 44 CALDWELL, IDAHO 83607

TELEPHONE 208.454.8135 FAX 208.454.2008

FKA Canyon Highway District No. 4

December 7, 2023

Canyon County Commissioners, P&Z Commission, & Development Services 111 N. 11th Ave Suite 140 Caldwell, Idaho 83605 Attention: Jenna Petroll Focus Engineering and Surveying, LLC 1001 S. North Rosario St, Suite 100 Meridian, ID 83642 Attention: Thomas Romney PE.

RE: Sage Gate Storage Subdivision SD2023-0011, (RZ2018-0040; CU2021-0009; CU2021-0009) Canyon County Parcels R345358 and R34542

Dear Commissioners:

HD4 has reviewed the preliminary plat dated 11/03/23 for Sage Gate Storage Subdivision case number SD2023-0011. Subject parcels, R345358 and R34542, are located in 4N 3W Section 4 of the Boise Meridian. Total acreage of 19.64 acres. Current zoning is neighborhood commercial (C-1) and offers the following comments:

General

- 1. Provide with next submittal the Master Development application (https://www.canyonhd4.org/download/chd4-master-development-application-aug-2021/) and preliminary plat review checklist, populated by submitting representative.
- 2. Sheet C1 to provide a sheet index for sheets and description of sheets, to identify all sheets included within the record of approval.
- 3. Revise to indicate all obstructions within the dedicated ROW, to be removed, utilities/witness markers and any existing approaches.
- 4. Revise to make edge of gravel and edge of asphalt line types (_////_) noticeably different, in legend and on plan, consider including letter designation "EG" or "EP".

Sheets

- 1. Sheet C-2.0, Revise note #4 to include, "All work shall be completed in accordance with the Idaho Standards for Public Works Construction (latest edition), the Highway Standards and Development Procedures for the Highway District 4."
- 2. Sheet C2.0, Revise note #12 to include, no direct lot access to Old Highway 30.
- 3. Sheets C2.1, C3 & C3.1, Revise to show communication (phone) witness marker and potential underground utility on plan, with note to relocate (2 places ~140' & ~820' south of approach CL).
- 4. Sheet C3.1, Revise to add notation for West ½ ROW (Old Hwy 30 -50') to be dedicated to the public, revise to have a specific line type with "RW" designation or something similar.
- 5. Sheet(s) C3, C3.1 & C3.2, specify curb to be constructed per ISPWC SD-701 and terminus at end of curb per SD-707.

Traffic Impact Notation

1. Add notation on sheet C3.1; Development agreement with HD4 required prior to final plat signature of phase 1 to set expectations on right turn construction, HD4 to require TIS for each individual lot 101-105 at time of approach permit. Right turn lane then constructed when warranted per TIS or at time of last lot construction, whichever comes first.

Drainage

- 1. Revise SD for Old Highway 30, 12" SD pipe shown without any inlets or profile.
- 2. Revise, if SD piping to an approved treatment facility is utilized, locate the SD pipe to be at or behind the back of curb for the ultimate build out width (~35' west of CL)
- 3. Revise to indicate SD drainage for area north of approach as being included in the drainage facility.
- 4. Revise, *if*, infiltration bed is proposed to be part of the Old Highway 30 public drainage, per HSDP policy 3070, subsurface infiltration (seepage beds) are not allowed.
- 5. Review HSDP 3070
 - a. Convey storm water from Old Highway 30 outside of ROW and retain/detain basin on development site
 - b. Provide common lot or easement

HD4 has been charging additional review fees for any submittal after the 3rd review.

We recommend you perform complete in-house quality control reviews of plans and supporting reports or documents, prior to submittal to avoid additional delays or additional fees for review of this and any other project submitted.

Please submit a single hard copy and electronic copy of the plans, including supplementary materials requested above, for additional review. Resubmittal shall be per HS & DP 2030.050 - 2030.061 policy, also, submit a review comment sheet which explains the changes made versus the review comments provided.

Please feel free to contact me with any questions on these comments or HD4 development standards.

Respectfully,

Kraig Wartman

Senior Engineering Tech.

Highway District No. 4

CC Chris Hopper, District Engineer

File

Debbie Root

From:

Kraig Wartman < kwartman@hwydistrict4.org>

Sent:

Thursday, June 13, 2024 4:40 PM

To:

Debbie Root

Cc:

Chris Hopper

Subject:

RE: [External] FW: SD2023-0011 Blue Terra Development

Attachments:

Access Decision_CHD4 Board_12.22.21.pdf; Old Hwy 30- CU2021-0009 Baas RV Park_

12.14.21.pdf

Debbie,

Thank you,

In putting all the layers together the attached is still applicable for the Old HWY 30/HWY 44 intersection improvements. HD4 is willing to allow a phased approach to allow the least impactful developments to be constructed prior to the intersection improvements through a Development Agreement with the developer.

Regards,

Kraig Wartman
Sr. Engineering Tech.
kwartman@hwydistrict4.org



Highway District No. 4
Highway District No. 4 (hwydistrict4.org)
15435 Hwy 44

Caldwell, ID 83607 Phone: (208) 454-8135 Fax: (208) 454-2008

HD4 Hours - Mon- Thurs 7 till 5:30

From: Debbie Root < Debbie.Root@canyoncounty.id.gov>

Sent: Thursday, June 13, 2024 4:20 PM

To: Kraig Wartman < kwartman@hwydistrict4.org> **Cc:** Debbie Root < Debbie.Root@canyoncounty.id.gov>

Subject: RE: [External] FW: SD2023-0011 Blue Terra Development

Kraig,

Thank you for reaching out. This preliminary plat has been in review for a while. I believe that HD4 reviewed the plat back in December and I received an additional letter on April 9, 2024 from you with comments as well. I am attaching the County's contract engineer review comments which indicate that the applicant must comply with HD4's comments 10 April, 2024. ITD requested trip generation data be provided in a letter dated April 4, 2024 as well.

I have not scheduled this application for hearing at this time.

Deb Root, MBA
Canyon County Development Services

EXHIBIT D4

debbie.root@canyoncounty.id.gov

208-455-6034

Development Services Department (DSD)
NEW <u>public</u> office hours
Effective Jan. 3, 2023
Monday, Tuesday, Thursday and Friday
8am - 5pm
Wednesday
1pm - 5pm
**We will not be closed during lunch hour **

From: Kraig Wartman

Sent: Thursday, June 13, 2024 2:05 PM **To:** carl.anderson@canyoncounty.id.gov

Subject: SD2023-0011 Blue Terra Development

Carl,

HD4 has received Preliminary Plat drawings for Sage Gate Sub. On Old Hwy 30. AKA Cu2021-0009 What is the status of this in the county P&Z process.

Regards,

Kraig Wartman
Sr. Engineering Tech.
kwartman@hwydistrict4.org



Highway District No. 4
Highway District No. 4 (hwydistrict4.org)

15435 Hwy 44 Caldwell, ID 83607 Phone: (208) 454-8135 Fax: (208) 454-2008

HD4 Hours - Mon-Thurs 7 till 5:30

MEMORANDUM Canyon Highway District No. 4



Date:

December 22, 2021

To: From:

CHD4 Board of Commissioners Chris Hopper, District Engineer

Re:

Old Hwy 30- Baas Group LLC RV Park

Commercial Access Conditions

Staff has received a request from Canyon County to provide comment on application for a Conditional Use permit to construct and operate a 200-unit RV Park on approximately 20 acres north of SH 44 on the west side of Old Hwy 30. The subject property is located approximately ¼ mile north of the Hwy 30/SH 44 intersection.

CHD4 policy provides that no new direct access to principal arterial classifications, which include Old Hwy 30, are allowed except for public collector roads at 2,000-foot intervals, or where no other public road access is available to the property. The subject property of this application has approximately 1,150-feet of frontage on Old Hwy 30 along the easterly boundary, and 320-feet of frontage on Iris Drive, a closed and unimproved public right-of-way along the north boundary.

Iris Drive was created by plat of Kable Subdivision in 1966. Currently all lots within Kable Subdivision are under a single owner, Nick Kalafatic. This property is operated as an equine veterinary and breeding facility ("Outback Equine Reproduction Center", formerly the "Stallion Station"). Public rights-of-way within Kable subdivision are occupied by fences, corrals, and pastures, except for Emil Drive along the east boundary which has agricultural buildings encroaching into the right-of-way.

As Iris Drive/Emil/Harold Drive are platted public rights-of-way, they would be eligible for improvement to serve the proposed RV park with access to Mink Lanc and then Old Hwy 30. This means of access would be consistent with current access policy. A Reclassification hearing would be required to hear concerns from adjoining and adjacent property owners, and to establish conditions for opening these rights-of-way for public travel. Opening these rights-of-way for public use would have a significant negative impact on the existing agricultural use of the Kable Subdivision property.

Staff is requesting the Board select which of the three apparent options for determination of access location and conditions is most suitable in this case:

1. Strictly apply the District's access policy (no new commercial approach to Old Hwy 30) and require a reclassification hearing to open and improve Iris/Emil Drive rights-of-way.

2. Require a variance to consider the proposed new commercial approach to Old Hwy 30.

3. Consider Old Hwy 30 as the only viable alternative for public road access to serve the subject property, and allow administrative approval of a new commercial approach. (SUBJECT TO DEVEL. Additional)

APPROVED BY CHOY BOARD 12/22/21

EXHIBIT D4.1

MEMORANDUM Canyon Highway District No. 4

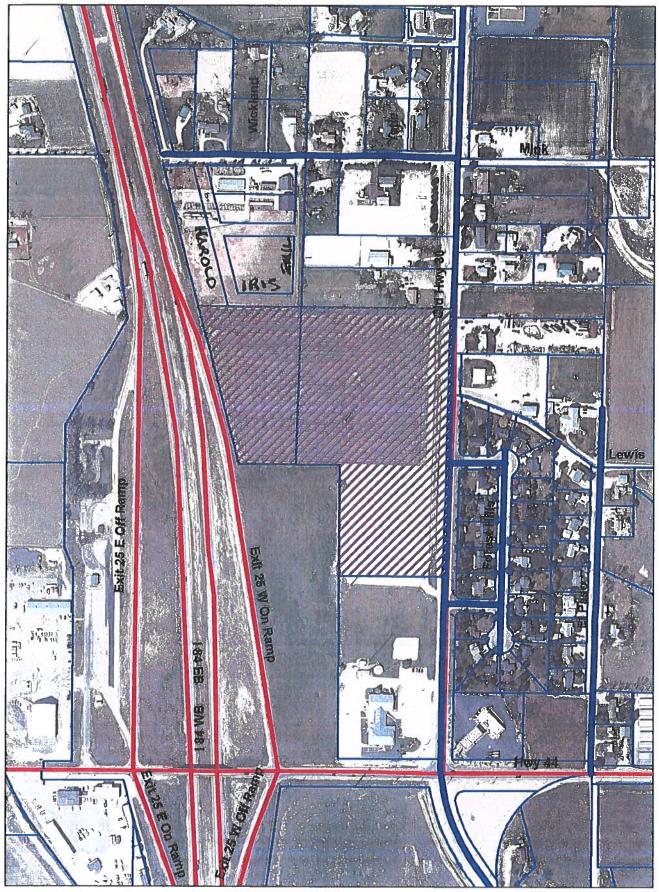


Staff also requests the Board consider and approve the following preliminary conditions of commercial access relating to the proposed development:

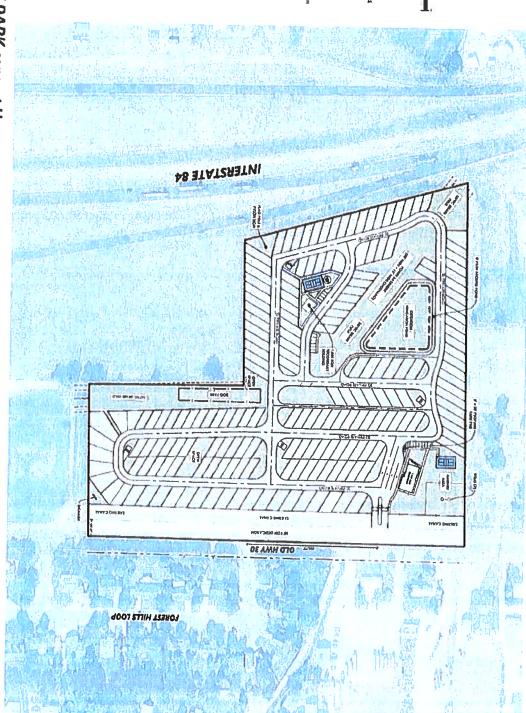
- 1. Enter into a Commercial Access Development Agreement with CHD4, providing that:
 - a. Perform a Traffic Impact Study
 - b. Dedicate right-of-way for Old Hwy 30 along frontage (50-foot half width)
 - c. Develop plans for and construct frontage improvements along Old Hwy 30 to include west half of standard 3-Lane Rural Section (ACCHD SD-101A)
 - d. Develop plans for and construct traffic mitigation improvements identified in the TIS, which may include auxiliary turn lanes, accel/deccel lanes, and offsite intersection improvements, or pay for proportionate share of mitigation improvements in lieu of construction.
 - e. Construct commercial approach at location approved by CHD4.

Final approval of development conditions would be made on consideration of the Development Agreement (DA) by the Board. These preliminary conditions would be used to guide staff in preparing the DA and in requiring submittals for the commercial access permit. The DA process is proposed to align the commercial approach permitting process with the standard platting and roadway improvement process used for subdivisions. The DA would largely reference the process established in the Highway Standards and Development Procedures Manual, and would allow the District to issue a commercial approach permit to the developer to allow for development of the site simultaneously with any roadway improvements required by the District.





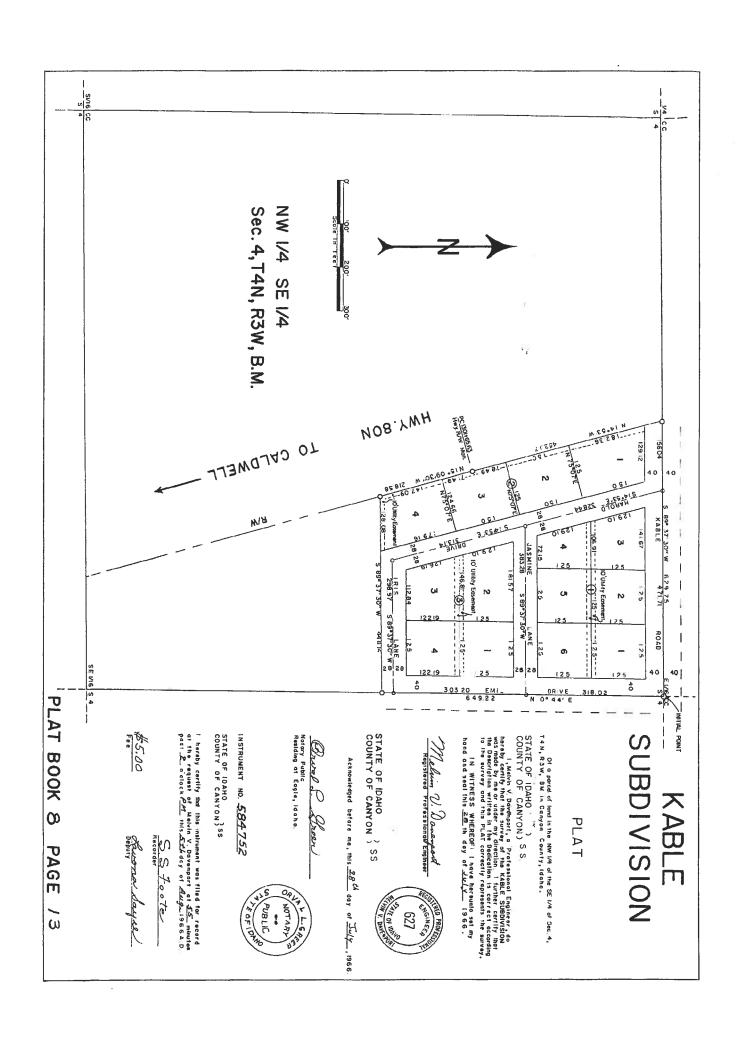
GAAPHR SAALE GAAPHR SAALE PROPERTY OVERWERN POLA ACRACE RY ACC. POLA CUMPOUSE PARENC 17 FIALLS SEPIL CHAPA PLAN SEPIL CHAPA PLAN SEPIL CHAPA PLAN AC YOUR FINCE REQUIRED AT the REAR OF LACH PERMETER STALL AC YOUR FINCE STALL AC Y



SAGE POINT RV PARK concept H

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CANYON HIGHWAY DISTRICT No. 4 15435 HIGHWAY 44 CALDWELL, IDAHO 83607

TELEPHONE 208/454-8135 FAX 208/454-2008

December 14, 2021

Canyon County Commissioners, P&Z Commission, & Development Services 111 N. 11th Avc Suite 140 Caldwell, Idaho 83605 Attention: Kate Dahl, Planner

RE: CU2021-0009 Baas Group LLC RV Park

Canyon County Parcels R34542 & R34535 aka 0 Old Hwy 30

Dear Commissioners:

Canyon Highway District No. 4 (CHD4) has reviewed the application for a Conditional Use Permit to permit for an RV Park within an Agricultural Zone on Parcels R34542 and R34545, located on the west side of Old Hwy 30 approximately ¼ mile north of SH 44 in the SE ¼ Section 4 T4N R3W. CHD4 offers the following comments on the proposed use:

General

The subject property consists of two parcels, totaling approximately 20.8 acres. Parcel R34545 has approximately 1,150-feet of public road frontage on Old Hwy 30 along the easterly boundary. Parcel R34542 has approximately 704-feet of frontage on I-84 (access restricted), and approximately 320-feet of frontage on Iris Drive, a closed and unimproved public right-of-way created by plat of Kable Subdivision (1966). Existing access to the subject property for agricultural use has historically been via two unimproved field approaches to Old Hwy 30, one approximately 270-feet south of the north property boundary, and one on the parcel to the south (23055 Old Hwy 30).

Old Hwy 30 is a principal arterial road classification as identified on the functional classification maps adopted by Canyon Co and CHD4. Existing r/w width is a 40-foot half width, measured from the existing road centerline or as established by existing right-of-way monumentation. Ultimate r/w width is a 50-foot half width, measured from the existing road centerline or as established by existing right-of-way monumentation.

Access for the Conditional Use

Current CHD4 access management policy prohibits any new direct access to roadways classified as arterials, except where no other access is available. As the closed public rights-of-way (Iris Drive & Emil Drive) are technically alternatives for direct access to Old Hwy 30, CHD4 staff will review with the highway district board the available means of access to serve the subject property, who will determine if an access to Old Hwy 30 may be granted administratively, if a variance is required to consider the direct access, or if access via Iris Drive/Emil Drive right-of-way should be considered. This determination is anticipated to be available prior to consideration of this case by the County Commissioners.

A commercial access permit will be required for any proposed access to serve the intended use. Conditions of approval for the commercial access permit may include:

1. Commercial access development agreement.

- 2. Traffic Impact Study (to be submitted with the access permit).
- 3. Right-of-way dedication for Old Hwy 30 (50-foot half width).
- 4. Frontage improvements for Old Hwy 30.
- 5. Mitigation of traffic impacts from the development as determined by the TIS, including auxiliary turn lanes or offsite intersection improvements.

Any conditions of approval will be determined by the CHD4 Board of Commissioners upon consideration of the development agreement and access permit application.

Transportation Impacts

The applicant is proposing development of a 200 lot RV park on the subject property. The trip generation manual (8th Edition, Institute of Transportation Engineers) provides an estimate of approximately 74 trips/acre of site, or approximately 1,488 trips per day from the proposed use. This estimated trip rate exceeds the minimum threshold of 500 trips per day requiring a traffic impact study (TIS) for the development. The TIS should be developed in coordination with CHD4, and include the following items at a minimum:

- 1. Old Hwy 30/SH 44 intersection, including coordination with Idaho Transportation Dept
- 2. Old Hwy 30/Willis Rd intersection
- 3. Auxiliary turn lanes at the site approach, including accel/decel and storage lengths.
- 4. Site access location (including conflicts with other existing or proposed access points).
- 5. On-site parking at office/check-in location to prevent queues on Old Hwy 30.

These minimum requirements for a TIS were communicated to the applicant by email in May 2021.

The current Old Hwy 30/SH 44 intersections operates as a two-way stop control on the minor Hwy 30 approaches. The intersection is currently reported to operate at LOS F (*Traffic Impact Study for Maverick, Inc by Reeve & Associates, 2021*), with an average delay of 158 seconds per vehicle during the peak hour. Crash data from the LHTAC website indicates 10 intersection related crashes were reported at this location in both 2017 and 2018. The additional delays predicted with the addition of approximately 1,480 trips related to development of the subject property are expected to further increase the crash incidence at this intersection. CHD4 does not recommend approval of development at this site until improvements to the SH 44/Old Hwy 30 intersection are made, and adequate capacity and safety can be provided.

CHD4 does not opposed the requested land use changes, but requests that the Planning & Zoning Commission and Canyon County Commissioners consider these comments, and make any conditional approval of the applicant's request subject to the requirements listed above.

Please feel free to contact me with any questions on this matter.

Respectfully,

Chris Hopper, P.E. District Engineer

File: Old Hwv 30- CU2021-0009 Baas Group RV Park

Chris Hopper

From:

Kate Dahl < Kate.Dahl@canyoncounty.id.gov>

Sent:

Tuesday, December 14, 2021 9:57 AM

To:

Chris Hopper

Cc:

Paul Hilbig

Subject:

RE: [External] CU2021-0009 Old Hwy 30- Baas Group RV Park

Chris.

Thanks so much for your comments.

At this point the applicant has decided to redo their site plan, so the application will be tabled at the upcoming hearing, until we receive the new plan.

Happy Holidays!

Kate M. Dahl

Planner III (208) 455-5958 (direct)

kate.dahl@canyoncounty.id.gov (Note new email address!)

Canyon County Development Services

111 North 11th Avenue, #140 Caldwell, ID 83605 www.canyonco.org/dsd

From: Chris Hopper < CHopper@canyonhd4.org>
Sent: Monday, December 13, 2021 2:17 PM
To: Kate Dahl < Kate. Dahl@canyoncounty.id.gov>

Cc: Paul Hilbig <ph@zokegroup.com>

Subject: [External] CU2021-0009 Old Hwy 30- Baas Group RV Park

Kate-

Please see the attached comments from CHD4 on the proposed conditional use application to operate an RV park on 20 acres north of SH 44 and west of Old Hwy 30.

Please let me know if there are any questions on these recommended conditions of approval.

Respectfully,

Chris Hopper, P.E.

District Engineer

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



CANYON HIGHWAY DISTRICT No. 4 15435 HIGHWAY 44 CALDWELL, IDAHO 83607

TELEPHONE 208/454-8135 FAX 208/454-2008

December 14, 2021

Canyon County Commissioners, P&Z Commission, & Development Services 111 N. 11th Ave Suite 140

Caldwell, Idaho 83605

Attention: Kate Dahl, Planner

RE: CU2021-0009 Baas Group LLC RV Park

Canyon County Parcels R34542 & R34535 aka 0 Old Hwy 30

Dear Commissioners:

Canyon Highway District No. 4 (CHD4) has reviewed the application for a Conditional Use Permit for an RV Park within an Agricultural Zone on Parcels R34542 and R34545, located on the west side of Old Hwy 30 approximately ¼ mile north of SH 44 in the SE ¼ Section 4 T4N R3W. CHD4 offers the following comments on the proposed use:

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Access for the Conditional Use

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A commercial access permit will be required for any proposed access to serve the intended use. Conditions of approval for the commercial access permit may include:

1. Commercial access development agreement.

- 2. Traffic Impact Study (to be submitted with the access permit).
- 3. Right-of-way dedication for Old Hwy 30 (50-foot half width).
- 4. Frontage improvements for Old Hwy 30.
- 5. Mitigation of traffic impacts from the development as determined by the TIS, including auxiliary turn lanes or offsite intersection improvements.

Any conditions of approval will be determined by the CHD4 Board of Commissioners upon consideration of the development agreement and access permit application.

Transportation Impacts

The applicant is proposing development of a 200 lot RV park on the subject property. The trip generation manual (8th Edition, Institute of Transportation Engineers) provides an estimate of approximately 74 trips/acre of site, or approximately 1.488 trips per day from the proposed use. This estimated trip rate exceeds the minimum threshold of 500 trips per day requiring a traffic impact study (TIS) for the development. The TIS should be developed in coordination with CHD4, and include the following items at a minimum:

- 1. Old Hwy 30/SH 44 intersection, including coordination with Idaho Transportation Dept
- 2. Old Hwy 30/Willis Rd intersection
- 3. Auxiliary turn lanes at the site approach, including accel/decel and storage lengths.
- 4. Site access location (including conflicts with other existing or proposed access points).
- 5. On-site parking at office/check-in location to prevent queues on Old Hwy 30.

These minimum requirements for a TIS were communicated to the applicant by email in May 2021.

The current Old Hwy 30/SH 44 intersections operates as a two-way stop control on the minor Hwy 30 approaches. The intersection is currently reported to operate at LOS F (*Traffic Impact Study for Maverick, Inc by Reeve & Associates, 2021*), with an average delay of 158 seconds per vehicle during the peak hour. Crash data from the LHTAC website indicates 10 intersection related crashes were reported at this location in both 2017 and 2018. The additional delays predicted with the addition of approximately 1,480 trips related to development of the subject property are expected to further increase the crash incidence at this intersection. CHD4 does not recommend approval of development at this site until improvements to the SH 44/Old Hwy 30 intersection are made, and adequate capacity and safety can be provided.

CHD4 does not opposed the requested land use changes, but requests that the Planning & Zoning Commission and Canyon County Commissioners consider these comments, and make any conditional approval of the applicant's request subject to the requirements listed above.

Please feel free to contact me with any questions on this matter.

Respectfully.

Chris Hopper, P.E.

District Engineer

File: Old Hwy 30- CU2021-0009 Baas Group RV Park

Debbie Root

From: Niki Benyakhlef < Niki.Benyakhlef@itd.idaho.gov>

Sent: Friday, July 12, 2024 6:36 AM **To:** Jason Watson; Tre Davis

Cc: Jacob Holmes (Archive); Debbie Root; paul@blueterradev.com

Subject: RE: [External] RE: Initial Agency Notification SD2023-0011 Blue Terra Development, LLC

Good morning, Jason -

We have reviewed the document and will not require any recommended mitigations on state facilities.

Please let me know if you have any further questions.



District 3 Development Services

O: 208.334.8337 | C: 208.296.9750 Email: niki.benyakhlef@itd.idaho.gov

Website: itd.idaho.gov

From: Niki Benyakhlef

Sent: Friday, July 5, 2024 1:29 PM

To: Jason Watson < jwatson@focus-es.com>; Tre Davis < tdavis@focus-es.com>

Cc: Jacob Holmes (Archive) < jholmes@focus-es.com>; Debbie.Root@canyoncounty.id.gov; paul@blueterradev.com

Subject: RE: [External] RE: Initial Agency Notification SD2023-0011 Blue Terra Development, LLC

Hi Jason!

Your Mobility

Opportunity

Your Economic

It looks like my engineer has yet to get to this yet. I've sent him a reminder and I'm making sure he knows that it is urgent.

Sorry for the delay!



Miki 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: Jason Watson < jwatson@focus-es.com>

Sent: Tuesday, June 18, 2024 4:47 PM

To: Tre Davis <tdavis@focus-es.com>; Niki Benyakhlef <Niki.Benyakhlef@itd.idaho.gov>

EXHIBIT D5 **Cc:** Jacob Holmes (Archive) < <u>iholmes@focus-es.com</u>>; <u>Debbie.Root@canyoncounty.id.gov</u>; <u>paul@blueterradev.com</u>; Erika Bowen < Erika.Bowen@itd.idaho.gov>

Subject: RE: [External] RE: Initial Agency Notification SD2023-0011 Blue Terra Development, LLC

CAUTION: This email originated outside the State of Idaho network. Verify links and attachments BEFORE you click or open, even if you recognize and/or trust the sender. Contact your agency service desk with any concerns.

Hey Niki,

I hope all is well. Just wanted to follow up on the traffic generation memo that we submitted to see if you have any questions or comments? Any updated would be appreciated.

Thanks and have a great day.





JASON WATSON
TRANSPORTATION
DEPARTMENT MANAGER

O: 801-352-0075 M: 480-540-0010 JWATSON@FOCUS ES COM

6949 S. HIGH TECH DRIVE SUITE 200 MIDVALE, UT 84047

FOCUS ES COM

From: Tre Davis < tdavis@focus-es.com>
Sent: Tuesday, May 21, 2024 11:44 AM

To: Niki Benyakhlef < Niki. Benyakhlef@itd.idaho.gov>

Cc: Jason Watson < <u>iwatson@focus-es.com</u>>; Jacob Holmes < <u>iholmes@focus-es.com</u>>; <u>Debbie.Root@canyoncounty.id.gov</u>; <u>paul@blueterradev.com</u>; <u>Erika.Bowen@itd.idaho.gov</u>

Subject: FW: [External] RE: Initial Agency Notification SD2023-0011 Blue Terra Development, LLC

Hi Niki,

Per our discussion earlier today, I have attached the Trip Generation Memo for Sage Pointe. Trip generation rates for this memo were determined using the 11th edition of the Trip Generation Manual. The number of trips generated from the site, based on said rates, are similar to the number of trips found by Chhang Ream Engineering.

Thanks

TRE DAVIS
TRANSPORATION
INTERN I

O: 801-352 0075

TOAVISE FOCUS ES COM-FOCUS ES COM-





6949 S. HIGH TECH DRIVE SUITE 200 MIDVALE: UT 84047

From: Jason Watson < <u>iwatson@focus-es.com</u>>

Sent: Tuesday, May 21, 2024 11:12 AM **To:** Tre Davis < tdavis@focus-es.com>

Subject: FW: [External] RE: Initial Agency Notification SD2023-0011 Blue Terra Development, LLC

From: Jacob Holmes <i holmes@focus-es.com>

Subject: RE: [External] RE: Initial Agency Notification SD2023-0011 Blue Terra Development, LLC

Date: April 25, 2024 at 10:22:53 AM MDT

To: Niki Benyakhlef < Niki.Benyakhlef@itd.idaho.gov >, Debbie Root < Debbie.Root@canyoncounty.id.gov >

Cc: Paul Hilbig paul@blueterradev.com, Erika Bowen <<pre>Erika.Bowen@itd.idaho.gov

Niki,

Attached is the traffic report we have for the site.

Thanks,



JACOB HOLMES EIT SITE CIVIL

O 208-974 0075 M. 208-599-6151

INDIANS MOCKS IS COM

focus Es com

1001 N. ROSARIO ST SUITE 100 MERIDIAN, ID 83642

From: Niki Benyakhlef < Niki.Benyakhlef@itd.idaho.gov>

Sent: Thursday, April 25, 2024 8:27 AM

To: Jacob Holmes < jholmes@focus-es.com>; Debbie Root < Debbie.Root@canyoncounty.id.gov>

Cc: Paul Hilbig cpaul@blueterradev.com; Erika Bowen <Erika.Bowen@itd.idaho.gov>

Subject: RE: [External] RE: Initial Agency Notification SD2023-0011 Blue Terra Development, LLC

Caution: This email originated from outside of FOCUS. Do not click links or open attachments unless you are positive of the sender's identity and have verified the content is safe.

Hello Jacob -

Thank you for sending over the email dated from May 2021 from Erika. Upon review of the email, Erika was unsure of the location and therefore did not give specific information regarding your project. As stated in my response to the county, due to the distance of approximately 865' north of SH-44, there is potential for increased impact to an existing high-volume corridor.

ITD does not have a map showing our area of impact. However, when any development falls within 2 miles to the State Highway system, connects to a public road/state highway with known safety, capacity and/or congestion concerns, ITD is able to require a TIS for review. In the case of your application, I am not requesting a full TIS without first reviewing a traffic generation report.

Please let me know if you have any other questions.



Miki 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: Jacob Holmes < jholmes@focus-es.com>

Sent: Tuesday, April 9, 2024 1:17 PM

To: Debbie Root < Debbie.Root@canyoncounty.id.gov>

Cc: Niki Benyakhlef < Niki.Benyakhlef@itd.idaho.gov >; Paul Hilbig < paul@blueterradev.com >; Erika Bowen

<Erika.Bowen@itd.idaho.gov>

Subject: RE: [External] RE: Initial Agency Notification SD2023-0011 Blue Terra Development, LLC

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Niki,

Attached is an email we received previously from Erika indicating that ITD has no comment for this project. Can you send us the area of impact map for SH-44?

Thanks,



JACOB HOLMES EIT SITE CIVIL

O 208-974-0075
M 208-599-6151
JPGLMES FOCUS ESCOM
FOCUS ESCOM
1001 N ROSARIO ST
SUITE 100

MERIDIAN, ID 83642

From: Debbie Root < Debbie.Root@canyoncounty.id.gov >

Sent: Thursday, April 4, 2024 5:14 PM
To: Jacob Holmes < jholmes@focus-es.com>

Cc: 'Niki Benyakhlef' < Niki.Benyakhlef@itd.idaho.gov>

Subject: FW: [External] RE: Initial Agency Notification SD2023-0011 Blue Terra Development, LLC

Caution: This email originated from outside of FOCUS. Do not click links or open attachments unless you are positive of the sender's identity and have verified the content is safe.

Jacob,

Please see the attached agency response from ITD and provide the requested information.

Deb Root, MBA
Canyon County Development Services
debbie.root@canyoncounty.id.gov

208-455-6034

Development Services Department (DSD)
NEW <u>public</u> office hours
Effective Jan. 3, 2023
Monday, Tuesday, Thursday and Friday
8am - 5pm
Wednesday
1pm - 5pm
**We will not be closed during lunch hour **

From: Niki Benyakhlef < Niki.Benyakhlef@itd.idaho.gov >

Sent: Thursday, April 4, 2024 2:52 PM

To: Debbie Root <Debbie.Root@canyoncounty.id.gov>

Cc: Amber Lewter < Amber.Lewter@canyoncounty.id.gov >; Chris Hopper < chopper@hwydistrict4.org >

Subject: [External] RE: Initial Agency Notification SD2023-0011 Blue Terra Development, LLC

Hello Deb -

Please see attached document for ITD's comments.

Let me know if you have any questions.

Miki 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: Amber Lewter < Amber. Lewter@canyoncounty.id.gov>

Sent: Wednesday, March 20, 2024 2:21 PM

To: 'jhutchison@middletoncity.com' <jhutchison@middletoncity.com'; 'jreynolds@middletoncity.com'

<ireynolds@middletoncity.com</pre>; 'rstewart@middletoncity.com' <rstewart@middletoncity.com</pre>;

'lgrooms@msd134.org' <lgrooms@msd134.org>; 'mgee@msd134.org' <mgee@msd134.org>;

'permits@starfirerescue.org' <permits@starfirerescue.org>; 'chopper@hwidistrict4.org' <chopper@hwidistrict4.org';

'Iriccio@hwidistrict4.org' < Iriccio@hwidistrict4.org >; 'brandy.walker@centurylink.com'

<brandy.walker@centurylink.com>; 'eingram@idahopower.com' <eingram@idahopower.com>;

'easements@idahopower.com' <easements@idahopower.com>; 'mkelly@idahopower.com'

<mkelly@idahopower.com>; 'monica.taylor@intgas.com' <monica.taylor@intgas.com>; 'jessica.mansell@intgas.com'

<jessica.mansell@intgas.com>; 'contract.administration.bid.box@ziply.com'

<contract.administration.bid.box@ziply.com>; 'developmentreview@blackcanyonirrigation.com'

<developmentreview@blackcanyonirrigation.com>; 'mitch.kiester@phd3.idaho.gov' <mitch.kiester@phd3.idaho.gov>;

'anthony.lee@phd3.idaho.gov' <anthony.lee@phd3.idaho.gov>; 'gis@compassidaho.org' <gis@compassidaho.org>; D3

Development Services < D3Development.Services@itd.idaho.gov >; Niki Benyakhlef < Niki.Benyakhlef@itd.idaho.gov >;

'webmaster@valleyregionaltransit.org' <webmaster@valleyregionaltransit.org>; Brian Crawforth

<Brian.Crawforth@canyoncounty.id.gov>; Christine Wendelsdorf < Christine.Wendelsdorf@canyoncounty.id.gov>;

Michael Stowell <mstowell@ccparamedics.com>; Dalia Alnajjar <Dalia.Alnajjar@canyoncounty.id.gov>;

'BRO.Admin@deq.idaho.gov' <BRO.Admin@deq.idaho.gov>; 'westerninfo@idwr.idaho.gov'

<westerninfo@idwr.idaho.gov>

Subject: Initial Agency Notification SD2023-0011 Blue Terra Development, LLC

CAUTION: This email originated outside the State of Idaho network. Verify links and attachments BEFORE you click or open, even if you recognize and/or trust the sender. Contact your agency service desk with any concerns.

Please see the attached agency notice. You are invited to provide written testimony or comments by **April 19, 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. If the comment deadline is on a weekend or holiday, it will move to close of business 5pm the next business day. 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 **Deb Root** at <u>debbie.root@canyoncounty.id.gov</u>.

Thank you,



Amber Lewter

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

Direct Line: 208-454-6631

Fax: 208-454-6633

1pm - 5pm

Email: amber.lewter@canyoncounty.id.gov Website: www.canyoncounty.id.gov

Development Services Department (DSD)

NEW <u>public</u> office hours

Effective Jan. 3, 2023

Monday, Tuesday, Thursday and Friday
8am – 5pm

Wednesday

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

PUBLIC RECORD NOTICE: All communications transmitted within the Canyon County email system may be a public record and may be subject to disclosure under the Idaho Public Records Act and as such may be copied and reproduced by members of the public.



To: Idaho Transportation Department

(ITD)

From: Jason Watson, PE, PTOE

FOCUS Engineering & Surveying, LLC

File:

Sage Pointe

Date: May 20, 2024

Reference: Sage Pointe Traffic Generation Memo

INTRODUCTION

This traffic statement is for the Sage Pointe development located in Caldwell, Idaho. The purpose of this memorandum is to provide the number of vehicles that will be entering and exiting the proposed Sage Pointe development during typical peak hours and on a typical week day. The proposed development is situated on roughly 17 acres of land and is located along Old Highway 30, north of Highway 44 (SH-44), south of Mink Road, and east of I-84.

The Sage Pointe development is planned for 57,000 SF of warehouse space, 517 storage units, and 56 RV and boat storage spaces. The proposed development is planned for one access. The Main Access is located to the east of the development and provides access onto Old Highway 30.

Exhibit 1 illustrates the vicinity map and surrounding roadways of the Sage Pointe development.

Exhibit 1 - Project Vicinity Map





EXISTING CONDITIONS

Residential homes and undeveloped land surround the proposed development on the north and east. To the south of the proposed development is undeveloped and agricultural land, and to the west of I-84 is agricultural land. The parcel of land for the proposed development currently consists of undeveloped land and is located within the city limits of Caldwell.

PROPOSED SITE CONDITIONS

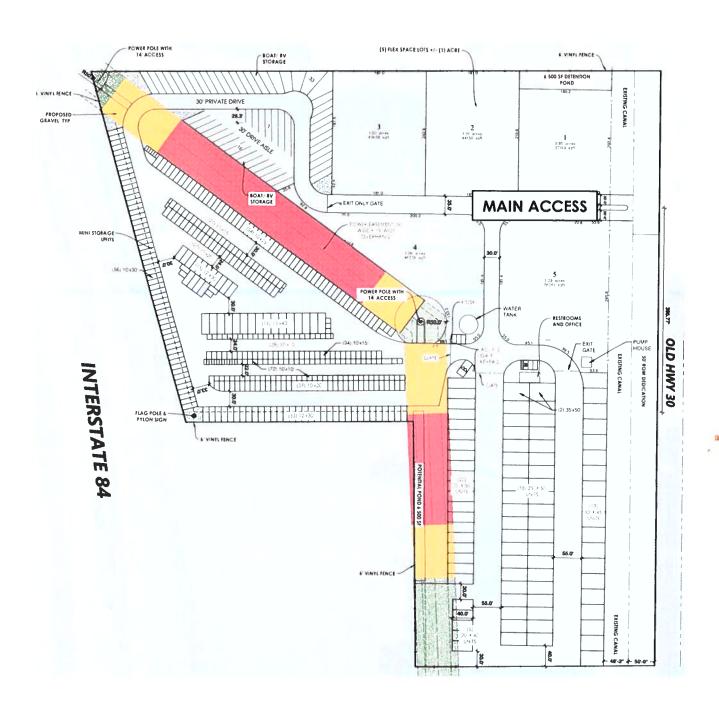
The proposed Sage Pointe development will consist of 57,000 SF of warehouse space, 517 storage units, and 56 RV and boat storage spaces. It will be situated on roughly 17 acres of land. The proposed development is planned with one access onto Old Highway 30. All traffic entering and exiting the proposed development will utilize the Main Access. For purposes of this traffic statement, the Main Access is included in the analysis.

With the proposed access to the development, it is expected 80% of traffic will enter and exit through the Main Access and go south. This is due to majority of the Caldwell population residing south of the development. Of the 80% using the Main Access, it is expected that 30% of the traffic will turn right onto SH-44 to gain access onto I-84, 5% will continue southbound past the SH-44 intersection to access the residential neighborhoods further south of the development, and 45% will turn left onto SH-44 to access the residential neighborhoods east of the development. It is expected that the remaining 20% of traffic will enter and exit the development to and from the north onto Old Highway 30 which provides connection to the local residential neighborhoods north of the development.

It is anticipated the proposed Sage Pointe development will be built-out and occupied by 2026. Refer to Exhibit 2 for the proposed layout of Sage Pointe.



Exhibit 2 – Site Plan for Sage Pointe





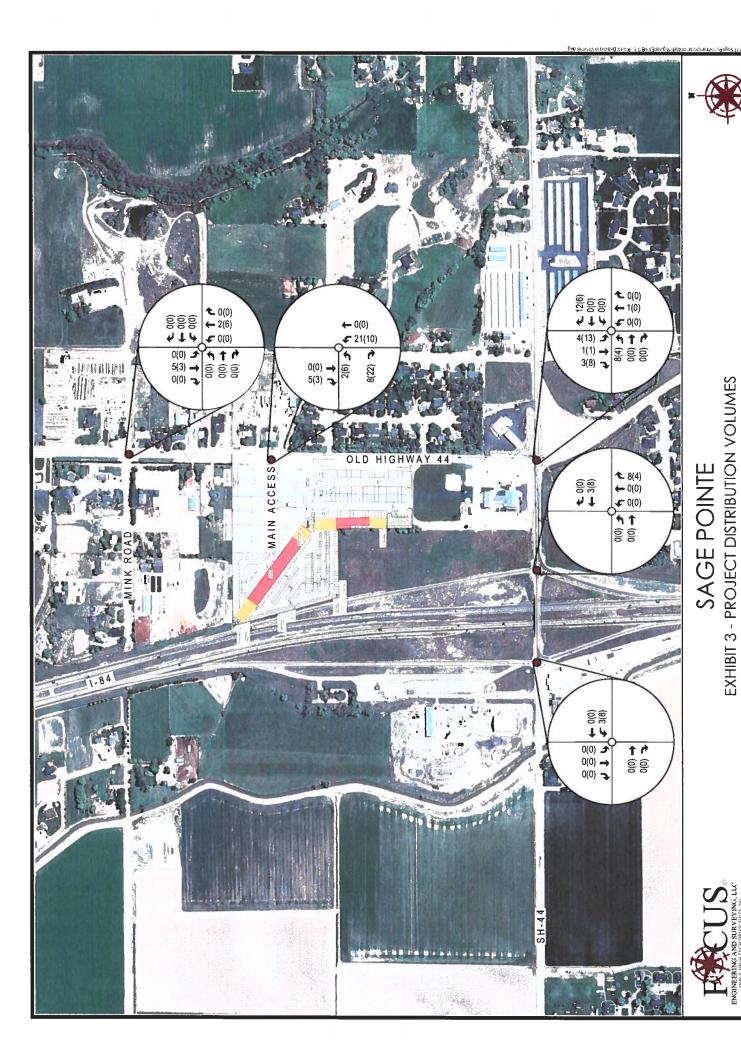
TRIP GENERATION

The proposed Sage Pointe development will consist of 57,000 SF of warehouse space, 517 storage units, and 56 RV and boat storage spaces. Using land use code 150 for Warehousing and 151 for Mini-Warehousing, trip generation rates were determined using the 11th Edition of the Trip Generation Manual. This manual is an information report, published by the *Institute of Transportation Engineers (ITE)*. The Peak Hour of Adjacent Street Traffic rates are used to generate the AM and PM peak traffic volumes. The trip generation for Warehousing is typically determined based on the square footage and for Mini-Warehousing on the number of storage units. The trips generated from the proposed development are presented in Table 1.

Table 1 - Trip Generation - Average Weekday Traffic Volumes

ITE Land Use Code	Land Use	Land Use Description	Size	Daily (AADT)	Trip Generation (AM)		Trip Generation (PM)	
					Enter	Exit	Enter	Exit
150	Warehousing	1000 Sq. Ft. GFA	57	128	23	7	9	24
151	Mini- Warehouse	Storage Units (100s)	5.73	104	3	3	4	4
	Total			232	26	10	13	28

As illustrated in Table 1, it is anticipated the total number of trips generated during the AM peak hour will be 36. It is anticipated of these 26 trips during the AM peak hour, 26 will be entering the development and 10 will be exiting the development. During the PM peak hour, it is anticipated 41 trips will be generated, with 13 entering and 28 exiting the development. It is anticipated on a typical weekday; the Sage Pointe development will generate 232 total daily trips (ADT). Using the project distribution percentage explained previously in this traffic statement, Exhibit 3 illustrates the projected traffic volumes the proposed development will add to the surrounding roadways and the anticipated direction these trips will be traveling to and from as they enter and exit the development.



XX(XX) = AM(PM) PROJECT DISTRIBUTION PERCENTAGES



CONCLUSION

The new proposed Sage Ponte development will consist of 57,000 SF of warehouse space, 517 storage units, and 56 RV and boat storage spaces. It is anticipated to generate roughly 36 vehicles in the AM peak hour, with 26 entering and 10 exiting the proposed development. In the PM peak hour, the Sage Pointe development is anticipated to generate 41 vehicles with 13 entering and 28 exiting the development. The Sage Pointe developments is anticipated to generate 232 daily trips on a typical weekday.

Please feel free to contact me with any questions or comments.

Sincerely,

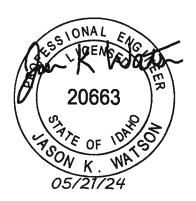
FOCUS ENGINEERING & SURVEYING, LLC

Jason Watson, PE, PTOE

Transportation Department Manager

801.352.0075

iwatson@focusutah.com



Debbie Root

From:

Paul Hilbig <paul@fsonedev.com>

Sent:

Tuesday, April 9, 2024 12:45 PM

To:

Jacob Holmes

Hunter Christensen

Cc: Subject:

Fwd: [EXTERNAL] Legacy Expansion - ITD Development Condition Memo

Caution: This email originated from outside of FOCUS. Do not click links or open attachments unless you are positive of the sender's identity and have verified the content is safe.

Jacob, here is the email from ITD stating they don't have comment on Sage Gate.

Begin forwarded message:

From: Erika Bowen < Erika. Bowen@itd.idaho.gov >

Subject: RE: [EXTERNAL] Re: Legacy Expansion - ITD Development Condition Memo

Date: May 7, 2021 at 1:27:46 PM MDT **To:** Paul Hilbig paul@fsonedev.com>

Hi Paul-

Do you plan on annexing into a city? What's your location?

ITD does not currently have an agreement with Canyon County like we do with Star and (working on) with Eagle. I have been working with Highway District 4 to review other studies that they have coming through their office.

If you're providing analysis to the Highway District we're appreciate a copy too. If ITD were to make comments it would be just that you have impacts to the State Highway, there is a corridor plan for SH-44 with XXX said improvement and intersection XXX. And you're proportionate share would be \$\$\$.

To be honest...I don't' think Canyon County would require you to contribute any mitigation. You and ITD can enter into a voluntary agreement to contribute proportionate share directly to ITD if that's something you choose. I have had a few developers enter into agreements with ITD without it being a requirement of the local land use agency. The money is used on accelerating projects on the state highway within the development's area of impact.

Thanks,

Erika R. Bowen, P.E.

ITD District 3 (Acting) Development Services Manager

From: Paul Hilbig paul@fsonedev.com>
Sent: Friday, May 7, 2021 12:21 PM

To: Erika Bowen < <u>Erika.Bowen@itd.idaho.gov</u>>

Subject: [EXTERNAL] Re: Legacy Expansion - ITD Development Condition Memo

Erika, quick question for you on another project we have in Canyon County. We are proposing a 195 stall RV Park on Old HW 30. We are not adjacent to any state highway, but HW44 is to the south of us a little bit. Would we need to coordinate anything with ITD on our proposal, or do we only deal with HW District 4?

Debbie Root

From:

Niki Benyakhlef < Niki.Benyakhlef@itd.idaho.gov>

Sent:

Thursday, April 25, 2024 8:27 AM

To:

Jacob Holmes; Debbie Root

Cc:

Paul Hilbig; Erika Bowen

Subject:

RE: [External] RE: Initial Agency Notification SD2023-0011 Blue Terra Development, LLC

Hello Jacob -

Thank you for sending over the email dated from May 2021 from Erika. Upon review of the email, Erika was unsure of the location and therefore did not give specific information regarding your project. As stated in my response to the county, due to the distance of approximately 865' north of SH-44, there is potential for increased impact to an existing high-volume corridor.

ITD does not have a map showing our area of impact. However, when any development falls within 2 miles to the State Highway system, connects to a public road/state highway with known safety, capacity and/or congestion concerns, ITD is able to require a TIS for review. In the case of your application, I am not requesting a full TIS without first reviewing a traffic generation report.

Please let me know if you have any other questions.



Miki 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: Jacob Holmes < jholmes@focus-es.com>

Sent: Tuesday, April 9, 2024 1:17 PM

To: Debbie Root < Debbie.Root@canyoncounty.id.gov>

Cc: Niki Benyakhlef < Niki.Benyakhlef@itd.idaho.gov>; Paul Hilbig < paul@blueterradev.com>; Erika Bowen

<Erika.Bowen@itd.idaho.gov>

Subject: RE: [External] RE: Initial Agency Notification SD2023-0011 Blue Terra Development, LLC

CAUTION: This email originated outside the State of Idaho network. Verify links and attachments BEFORE you click or open, even if you recognize and/or trust the sender. Contact your agency service desk with any concerns.

Niki,

Attached is an email we received previously from Erika indicating that ITD has no comment for this project. Can you send us the area of impact map for SH-44?

Thanks.





JACOB HOLMES EIT

O: 208 974 0075
M: 208 599 6151
PROTMES: FOCUS ES COMFOCUS ES COM-

1001 N. ROSARIO ST SUITE 100 MERIDIAN, ID 83642

From: Debbie Root < Debbie.Root@canyoncounty.id.gov >

Sent: Thursday, April 4, 2024 5:14 PM **To:** Jacob Holmes < <u>iholmes@focus-es.com</u>>

Cc: 'Niki Benyakhlef' < Niki.Benyakhlef@itd.idaho.gov>

Subject: FW: [External] RE: Initial Agency Notification SD2023-0011 Blue Terra Development, LLC

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Jacob,

Please see the attached agency response from ITD and provide the requested information.

Deb Root, MBA
Canyon County Development Services
debbie.root@canyoncounty.id.gov
208-455-6034

Development Services Department (DSD)
NEW <u>public</u> office hours
Effective Jan. 3, 2023
Monday, Tuesday, Thursday and Friday
8am – 5pm
Wednesday
1pm – 5pm
**We will not be closed during lunch hour **

From: Niki Benyakhlef < Niki.Benyakhlef@itd.idaho.gov>

Sent: Thursday, April 4, 2024 2:52 PM

To: Debbie Root < <u>Debbie.Root@canyoncounty.id.gov</u>>

Cc: Amber Lewter < Amber.Lewter@canyoncounty.id.gov>; Chris Hopper < chopper@hwydistrict4.org>

Subject: [External] RE: Initial Agency Notification SD2023-0011 Blue Terra Development, LLC

Hello Deb -

Please see attached document for ITD's comments.

Let me know if you have any questions.



IDAHO TRANSPORTATION DEPARTMENT

P.O. Box 8028 • Boise, ID 83707-2028 (208) 334-8300 • itd.idaho.gov

April 4, 2024

Debbie Root, MBA Principal Planner Canyon County Development Services Department 111 North 11th Ave., Ste. 310 Caldwell, Idaho 83605

VIA EMAIL

Development Application	SD2023-0011
Project Name	Sage Gate Subdivision
Project Location	Approx 865' North of SH-44 MP 0.25 on Old Hwy 30
Project Description	89 Storage Condos, 428 unit mini-storage facility, and a 5 lot business park
Applicant	Blue Terra Development, LLC

The Idaho Transportation Department (ITD) reviewed the referenced application(s) and has the following comments:

- 1. The section of SH-44 that will be impacted by this proposed development has an existing high volume of trips as well as is near the SH-44/I-84 Interchange. Due to these reasons, ITD respectfully requests to review traffic generation numbers for the proposed uses. After reviewing the traffic generation numbers, ITD will determine if further review of a TIS will be necessary.
 - a. ITE Trip Generation Manual (11th Edition) must be used to run acceptable traffic generation numbers.
- 2. Please provide a copy of the email correspondence in which ITD stated that we did not have any jurisdiction over the proposed development.
 - a. The proposed development sits within the impact area of SH-44 which allows us the ability to review any project that may have a potential impact onto the state highway system.
- 3. Idaho Code 40-1910 does not allow advertising within the right-of-way of any State Highway.
- 4. All signing shall meet the requirements of IDAPA 39.03.60 rules, which govern advertising along the State highway system. The applicant may contact Tony Bixby, ITD District 3 Right of Way Agent, at 334-8832 for more information.

If you have any questions, you may contact me at 208-334-8330.

Sincerely,

Niki Benyakhlef

Niki Benyakhlef

Development Services Coordinator Niki.Benyakhlef@itd.idaho.gov

Debbie Root

From: Niki Benyakhlef < Niki.Benyakhlef@itd.idaho.gov>

Sent: Wednesday, May 29, 2024 12:23 PM

To: Tre Davis

Cc: Jason Watson; Jacob Holmes; Debbie Root; paul@blueterradev.com; Erika Bowen

Subject: RE: [External] RE: Initial Agency Notification SD2023-0011 Blue Terra Development, LLC

Thanks, Tre! I've updated your file, and will get back with you soon on our findings.



Miki 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: Tre Davis <tdavis@focus-es.com>
Sent: Tuesday, May 21, 2024 11:44 AM

To: Niki Benyakhlef < Niki. Benyakhlef@itd.idaho.gov>

Cc: Jason Watson < jwatson@focus-es.com>; Jacob Holmes < jholmes@focus-es.com>;

Debbie.Root@canyoncounty.id.gov; paul@blueterradev.com; Erika Bowen < Erika.Bowen@itd.idaho.gov>

Subject: FW: [External] RE: Initial Agency Notification SD2023-0011 Blue Terra Development, LLC

CAUTION: This email originated outside the State of Idaho network. Verify links and attachments BEFORE you click or open, even if you recognize and/or trust the sender. Contact your agency service desk with any concerns.

Hi Niki,

Per our discussion earlier today, I have attached the Trip Generation Memo for Sage Pointe. Trip generation rates for this memo were determined using the 11th edition of the Trip Generation Manual. The number of trips generated from the site, based on said rates, are similar to the number of trips found by Chhang Ream Engineering.

Thanks





TRE DAVIS
TRANSPORATION
INTERN I

O 801 352 0075

TDAVISIEFOCUS ES COM. FOCUS ES COM.

6949 S. HIGH TECH DRIVE SUITE 200 MIDVALE, UT 84047 From: Jason Watson < jwatson@focus-es.com>

Sent: Tuesday, May 21, 2024 11:12 AM **To:** Tre Davis <tdavis@focus-es.com>

Subject: FW: [External] RE: Initial Agency Notification SD2023-0011 Blue Terra Development, LLC

From: Jacob Holmes < iholmes@focus-es.com>

Subject: RE: [External] RE: Initial Agency Notification SD2023-0011 Blue Terra Development, LLC

Date: April 25, 2024 at 10:22:53 AM MDT

To: Niki Benyakhlef < Niki.Benyakhlef@itd.idaho.gov >, Debbie Root < Debbie.Root@canyoncounty.id.gov >

Cc: Paul Hilbig <paul@blueterradev.com>, Erika Bowen <Erika.Bowen@itd.jdaho.gov>

Niki,

Attached is the traffic report we have for the site.

Thanks,



JACOB HOLMES EIT

O 208 974 0075

M, 208-599-6151 HIGHMEST FORUS ENDOM

FUCUS ESCOM

1001 N ROSARIO ST SUITE 100 MERIDIAN, ID 83642

From: Niki Benyakhlef < Niki.Benyakhlef@itd.idaho.gov>

Sent: Thursday, April 25, 2024 8:27 AM

To: Jacob Holmes < iholmes@focus-es.com >; Debbie Root < Debbie.Root@canyoncounty.id.gov >

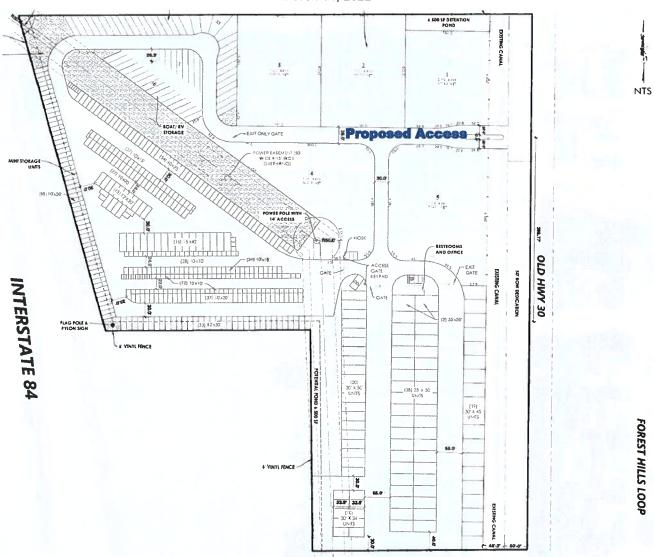
Cc: Paul Hilbig cpaul@blueterradev.com; Erika Bowen <<pre>Erika.Bowen@itd.idaho.gov

Subject: RE: [External] RE: Initial Agency Notification SD2023-0011 Blue Terra Development, LLC

TRAFFIC IMPACT STUDY

SAGE GATE STORAGE

Canyon County, Idaho March 14, 2022



Prepared For:

ZOKE GROUP

Prepared By:



181 East 50th Street Garden City, ID 83714 (208) 841-4996



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EXECUTIVE SUMMARY

CR Engineering, Inc. has been retained to prepare a traffic impact study (TIS) for the proposed Sage Gate Storage located west of Old Highway 30 between SH 44 and Mink Road in Canyon County, Idaho as in **Figure 1.1**. The scope of this TIS was determined through coordination with the Canyon Highway District No. 4 (CHD4) and the Idaho Transportation Department (ITD) and was prepared in accordance with their requirements. The TIS evaluates the potential traffic impacts resulting from background traffic growth, in-process developments in the area, and the proposed development, and identifies the improvements to mitigate the impacts if needed. Traffic impacts were evaluated under weekday AM and PM peak hour traffic conditions. **Table 1** summarizes the improvements needed to mitigate the traffic impacts for the following analysis years traffic conditions:

- 2021 Existing traffic
- 2023 Build-out year background traffic
- 2023 Build-out year total traffic

Table 1 - Proposed Intersection Improvements Summary

Intersection		2021	2023 Build-Out Year				
		Existing	Background	Total			
1	Purple Sage Rd and Old Highway 30	None	None	None			
2	Willis Rd and Old Highway 30	Northbound right-turn lane ¹	None beyond prior improvements ¹	None beyond prior improvements 1			
3	SH 44 and Old Highway 30	Traffic signal	None beyond prior improvements ²	None beyond prior improvements ²			
4	Site Access and Old Highway 30	N/A	N/A	Stop-controlled T-intersection			

¹ Warranted based on NCHRP Report 457 turn lane guidelines; intersection meets minimum thresholds without turn lanes

1.0 Proposed Development

- 1.1 Sage Gate Storage is estimated to contain 57,000 square feet of warehousing space, 517 storage units, and 56 RV/boat storage spaces with an expected 2023 build-out year.
- 1.2 Based on the Institute of Transportation Engineers (ITE) Trip Generation Manual, 11th Edition, the proposed development is estimated to generate approximately 232 trips per weekday, 36 trips during the AM peak hour, and 41 trips during the PM peak hour
 - All trips generated by the site were assumed to be made by personal and commercial vehicles
 - No internal capture trips or pass-by trips were assumed in the traffic analysis
 - The estimated site traffic distribution patterns are:
 - 20% traveling on Old Highway 30 north of the site
 - o 5% east on Willis Road
 - o 5% east on Purple Sage Road
 - o 5% west on Purple Sage Road
 - o 5% north on Old Highway 30

March 2022

1

² Exceeds minimum thresholds with no-build



To: Idaho Transportation Department From:

From: Jason Watson, PE, PTOE

(ITD)

FOCUS Engineering & Surveying, LLC

File: Sage Pointe

Date: May 20, 2024

Reference: Sage Pointe Traffic Generation Memo

INTRODUCTION

This traffic statement is for the Sage Pointe development located in Caldwell, Idaho. The purpose of this memorandum is to provide the number of vehicles that will be entering and exiting the proposed Sage Pointe development during typical peak hours and on a typical week day. The proposed development is situated on roughly 17 acres of land and is located along Old Highway 30, north of Highway 44 (SH-44), south of Mink Road, and east of I-84.

The Sage Pointe development is planned for 57,000 SF of warehouse space, 517 storage units, and 56 RV and boat storage spaces. The proposed development is planned for one access. The Main Access is located to the east of the development and provides access onto Old Highway 30.

Exhibit 1 illustrates the vicinity map and surrounding roadways of the Sage Pointe development.

Exhibit 1 - Project Vicinity Map





EXISTING CONDITIONS

Residential homes and undeveloped land surround the proposed development on the north and east. To the south of the proposed development is undeveloped and agricultural land, and to the west of I-84 is agricultural land. The parcel of land for the proposed development currently consists of undeveloped land and is located within the city limits of Caldwell.

PROPOSED SITE CONDITIONS

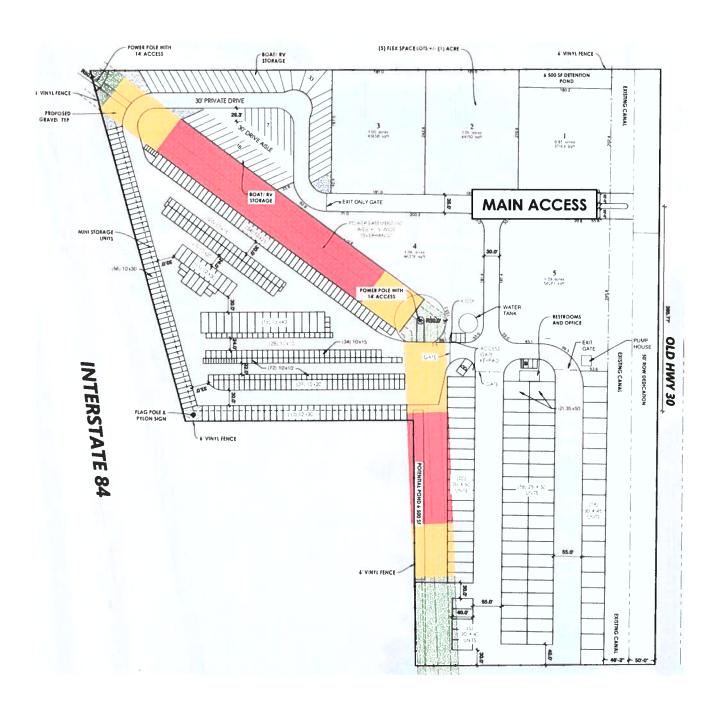
The proposed Sage Pointe development will consist of 57,000 SF of warehouse space, 517 storage units, and 56 RV and boat storage spaces. It will be situated on roughly 17 acres of land. The proposed development is planned with one access onto Old Highway 30. All traffic entering and exiting the proposed development will utilize the Main Access. For purposes of this traffic statement, the Main Access is included in the analysis.

With the proposed access to the development, it is expected 80% of traffic will enter and exit through the Main Access and go south. This is due to majority of the Caldwell population residing south of the development. Of the 80% using the Main Access, it is expected that 30% of the traffic will turn right onto SH-44 to gain access onto I-84, 5% will continue southbound past the SH-44 intersection to access the residential neighborhoods further south of the development, and 45% will turn left onto SH-44 to access the residential neighborhoods east of the development. It is expected that the remaining 20% of traffic will enter and exit the development to and from the north onto Old Highway 30 which provides connection to the local residential neighborhoods north of the development.

It is anticipated the proposed Sage Pointe development will be built-out and occupied by 2026. Refer to Exhibit 2 for the proposed layout of Sage Pointe.



Exhibit 2 – Site Plan for Sage Pointe





TRIP GENERATION

The proposed Sage Pointe development will consist of 57,000 SF of warehouse space, 517 storage units, and 56 RV and boat storage spaces. Using land use code 150 for Warehousing and 151 for Mini-Warehousing, trip generation rates were determined using the 11th Edition of the Trip Generation Manual. This manual is an information report, published by the *Institute of Transportation Engineers (ITE)*. The Peak Hour of Adjacent Street Traffic rates are used to generate the AM and PM peak traffic volumes. The trip generation for Warehousing is typically determined based on the square footage and for Mini-Warehousing on the number of storage units. The trips generated from the proposed development are presented in Table 1.

Table 1 - Trip Generation - Average Weekday Traffic Volumes

ITE Land Use Code	Land Use	Land Use Description	Size	Daily (AADT)	Trip Generation (AM)		Trip Generation (PM)	
					Enter	Exit	Enter	Exit
150	Warehousing	1000 Sq. Ft. GFA	57	128	23	7	9	24
151	Mini- Warehouse	Storage Units (100s)	5.73	104	3	3	4	4
Total			232	26	10	13	28	

As illustrated in Table 1, it is anticipated the total number of trips generated during the AM peak hour will be 36. It is anticipated of these 26 trips during the AM peak hour, 26 will be entering the development and 10 will be exiting the development. During the PM peak hour, it is anticipated 41 trips will be generated, with 13 entering and 28 exiting the development. It is anticipated on a typical weekday; the Sage Pointe development will generate 232 total daily trips (ADT). Using the project distribution percentage explained previously in this traffic statement, Exhibit 3 illustrates the projected traffic volumes the proposed development will add to the surrounding roadways and the anticipated direction these trips will be traveling to and from as they enter and exit the development.



SAGE POINTE

EXHIBIT 3 - PROJECT DISTRIBUTION VOLUMES XX(XX) = AM(PM) PROJECT DISTRIBUTION PERCENTAGES





CONCLUSION

The new proposed Sage Ponte development will consist of 57,000 SF of warehouse space, 517 storage units, and 56 RV and boat storage spaces. It is anticipated to generate roughly 36 vehicles in the AM peak hour, with 26 entering and 10 exiting the proposed development. In the PM peak hour, the Sage Pointe development is anticipated to generate 41 vehicles with 13 entering and 28 exiting the development. The Sage Pointe developments is anticipated to generate 232 daily trips on a typical weekday.

Please feel free to contact me with any questions or comments.

Sincerely,

FOCUS ENGINEERING & SURVEYING, LLC

Jason Watson, PE, PTOE

Transportation Department Manager

801.352.0075

iwatson@focusutah.com







RH2 ENGINEERING

Nampa

16150 N High Desert Street, Suite 201 Nampa, ID 83687 1.800.720.8052 / rh2.com

July 7th, 2023

Carl Hayes
District Manager
Black Canyon Irrigation District
PO Box 226
Notus, ID 83656

Sent via: Email

Subject: BCID SUB23-03 – Sage Gate Storage - Blue Terra Development

Preliminary Plat Review - Approval

Dear Mr. Carl Hayes:

Revised Plat 11-03-23

RH2 Engineering, Inc. (RH2) has reviewed the preliminary plat plan sheets (5 plan sheets, C1-C4), dated March 27, 2023, prepared by Focus Engineering and Surveying, LLC for Sage Gate Subdivision. We are recommending approval of the preliminary plat with the following conditions:

Pre-Plat Conditions:

- 1. Piping design and piping installation of the Conway Gulch Lateral will be required per District policy. Design and installation of the connection to the C.G. 8.0 will also be required. A siphon is located on the south end of the property and will need to be incorporated into the design. Design plans will need to be provided to the District for their review and approval prior to any construction occurring.
- A 12' wide gravel access road will need to be designed and installed within
 the District's easement and parallel to the irrigation line per District policy.
 Access to this road will need to be provided across the proposed
 development's entrance.
- 3. Fencing will be required on the west side of the District's easement. Fencing will need to be per District standard.
- 4. The Developer will need to review that all minimum separation distances are met between the lateral and any proposed septic drain fields, domestic water wells, stormwater facilities, and fire suppression facilities per IDAPA rules. In particular please review the pond located on Lot 104 and any proposed facilities on Lot 101.

WASHINGTON LOCATIONS

Bellingham Bothell (Corporate) East Wenatchee Issaquah Richland

OREGON LOCATIONS

Medford Portland

Tacoma

IDAHO LOCATIONS Nampa



- 5. A license agreement with the Bureau of Reclamation to work within the District's ROW and have a permanent access crossing over the District's easement will be required prior to any work being performed. This agreement will need to be applied for by the Developer once design plans have been approved locally by the District.
- 6. A review of the Historical water rights on this parcel will be required, including a determination of where water will be placed within the parcel(s), and where any excess will be moved to. The District will perform this task. A digital (CAD) drawing of parcels will be required by the Developer for this task.

Final Plat Conditions (Prior to Final Plat Approval):

- 1. Prior to approval of final plat, a standalone easement will need to be recorded for the Conway Gulch Lateral. The developer will be required to provide the District with a legal exhibit and legal description. These documents will need to be signed by a licensed professional surveyor within the State of Idaho. Once recorded, the instrument number will need to be included on the final plat.
- 2. A Parcel Division Fee will be applied for each newly created lot per District policy.
- 3. All Development fees will need to be paid prior to the District approving final plat.
- 4. A final as-constructed drawing will be required per District Standards.

General Pre-plat Notes and Design Comments:

- 1. Please show and callout the "Conway Gulch Lateral Easement" width on all plan views.
- 2. When preparing and providing gravity irrigation design plans for the District's review, please make sure to include all pertinent gravity irrigation design information such as flow rate, pipe profile views with pipe information, HGL, structure details, etc. This will help expedite the development review process.

Sheet C1:

1. Please include Black Canyon Irrigation District (BCID) contact information on this sheet or sheet C2.0

Sheet C2.0

- 1. Please make sure that roadway easement for Old Highway 30 road does not overlap 50.0' canal easement. Easement should be completely outside of Old Highway 30.
- 2. Note 9 on Sheet C2.0 states that Lot 107 is intended to be a condominium project. Our understanding is that this project is a storage project. Septic systems for a condominium project does not seem feasible or is not shown on the current plan. Please provide clarification as this may affect irrigation facilities.

Sheet C2.1:

- 1. Please add the 12' District Access road profile to the other road profiles shown.
- 2. Please clarify how lot table "578 Lots" corresponds with Lot 107 shown on C2.0? Not consistent. Will each "lot" require irrigation?



Sheet C3:

- 1. This sheet shows a surface water pump station within BOR easement. This needs to be relocated outside of the easement. Only District facilities are allowed within District's easements. The District does not allow any private irrigation systems on District easements. If a pump station is proposed, an overflow will be required.
- 2. A 6-foot-tall chain link fence will need to be installed along BOR easement. No gates allowed.
- 3. Access road and entrances required.
- 4. Desing of CG 8.0 connection will be required.
- 5. Siphon will need to be incorporated into the design.
- 6. Headwall required at north end.

Sheet C4:

- 1. Add District access road entrances to plans.
- 2. Please show 12' gravel access road along the irrigation line. Make sure that irrigation boxes are placed outside of this access road.
- 3. The maximum (not minimum) distance between irrigation boxes/manholes is 400 feet.
- 4. The relocated pump station will require a drain.

Sincerely,

Don Popoff, PE

Nampa Office Manager

CC: Tyler Chamberlain - Black Canyon Irrigation District

Paul Hilbig – Developer

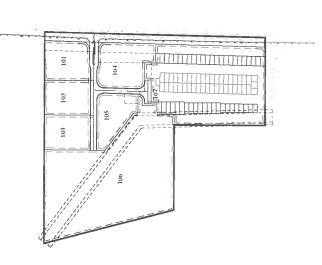
Ponul 6. Posoft

Dan Lister - Canyon County Planning Official

Enclosures or Attachments: RH2 PP_SUB23-03 Sage Gate Storage (with RH2 Comments)

SAGE GATE STORAGE

PREPARED FOR:
BLUE TERRA DEVELOPMENT
LOCATED IN:
CALDWELL, IDAHO



VICINITY MAP

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CONEK

САГРWЕГГ, ІРАНО

SAGE GATE STORAGE

SITE MAP

ENGINEER'S NOTES TO CONTRACTOR

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CONTACTS

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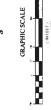
MERLLIN R. K.AH. U.SAS.

PROJECT MANAGER IN U.SHILLARING IN

OWNER/DEVELORMENT
BUILD TEKKA LEVELORMENT
PALE GALA ST SUITE TO
MER IZINA RICHAGO SANZ
(No. 402-433,
CONTACT PAUL HILBIG

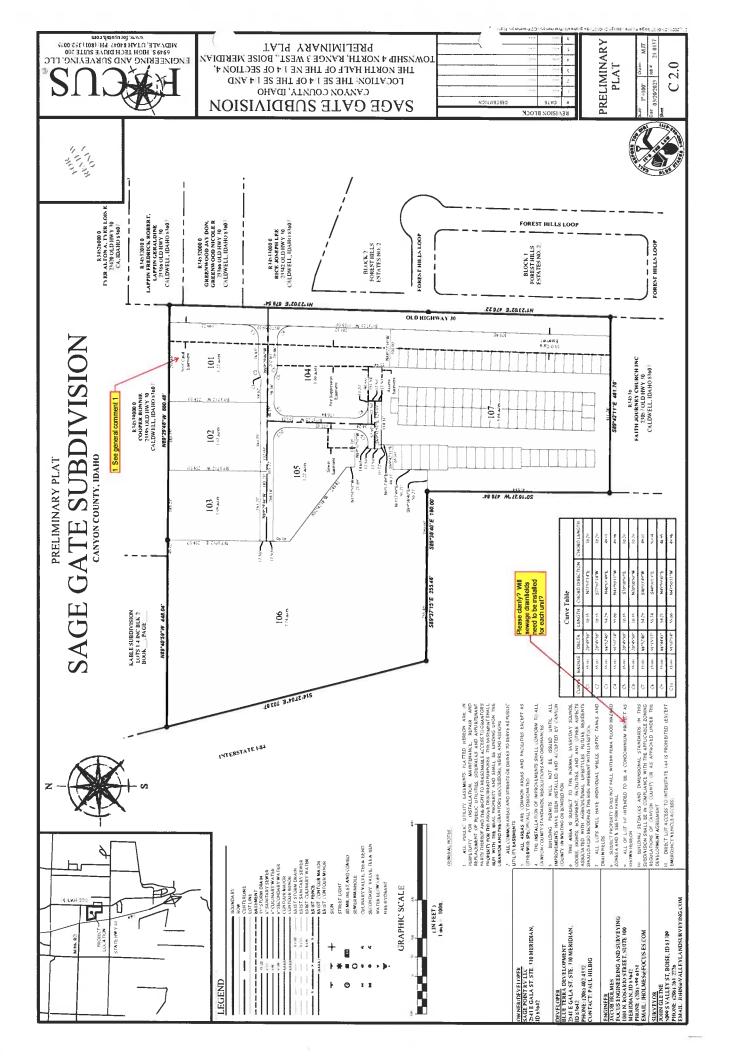


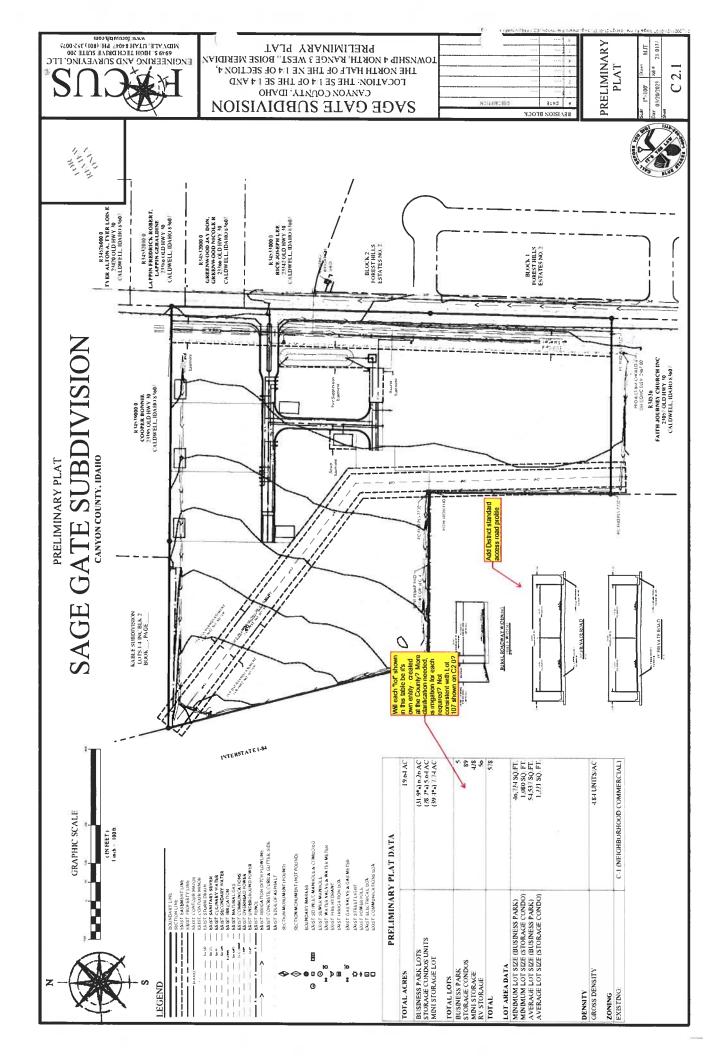


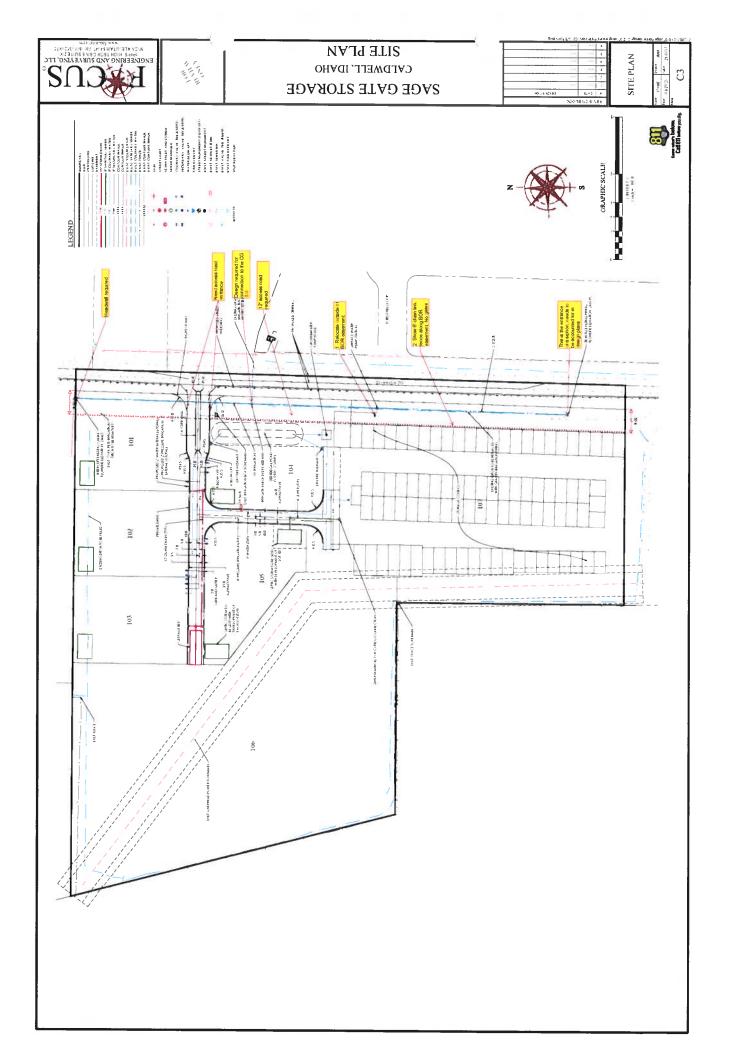


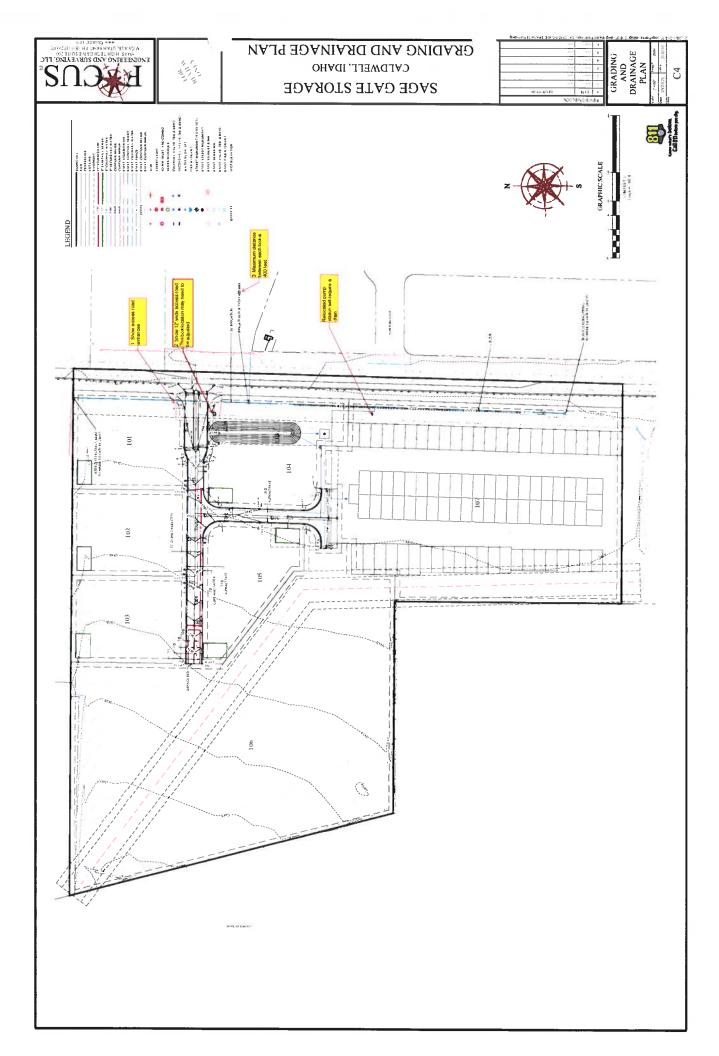
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J









Debbie Root

From:

Don Popoff <dpopoff@rh2.com>

Sent:

Thursday, August 22, 2024 10:02 AM

To:

Debbie Root

Cc:

Derick Corell; Mike Meyers

Subject:

[External] SD2023-0011 Blue Terra Development / BCID SUB23-03

Attachments:

2023.07.30-Ltr-SUB23-11_R4_MMeyers_SageGate.pdf; SageGateBlueTerra_DevelopmentReview_Tracking.pdf

Good morning Deb -

Circling back around on this development and responding to your email.

We have been reviewing and revising plans for this development over the past several months.

This developer has been really good to work with / responsive / etc.

Quick answers/update -

- Pre-plat layout has been updated / is acceptable to District.
- We are almost ready to provide concurrence letter for construction drawings regarding irrigation improvements (last minor review occurring now.)
- I've included the last review letter we sent to the Developer. (For your information)
- Once plans are acceptable, the license agreement application will occur with BOR. (Needs to be in place prior to construction should be ready for construction this irrigation offseason.)
- I've attached our Development Tracking Sheet for this project (we have one of these for each project if you ever need a status update from us.)
- We will cc you once we have concurrence on construction drawings and BOR license agreement is in place. (Step 12 on DRT)

Please let us know if you have any other questions regarding this development or if you need something more formal from us.

We appreciate the communication!!

Thanks
Don
District Engineer
Black Canyon Irrigation District



Donald Popoff PE

Nampa Office Manager | RH2 Engineering, Inc.

16150 N. High Desert Street Suite 201 Nampa, Idaho 83687 C: 208.807.0015

O: 208.563.2280 dpopoff@rh2.com

www.rh2.com

From: Debbie Root <Debbie.Root@canyoncounty.id.gov>

Sent: Tuesday, August 13, 2024 2:19 PM **To:** Don Popoff <dpopoff@rh2.com>

Subject: FW: [External] FW: SD2023-0011 Blue Terra Development

Don and team,

I have a letter dated July 7, 2023 from you guys on this development. There have been modifications to the preliminary plat and I wanted to ensure that the letter was current or that the revision items had been addressed.

Thank you,

Deb Root, MBA
Canyon County Development Services
debbie.root@canyoncounty.id.gov
208-455-6034

Development Services Department (DSD)
NEW <u>public</u> office hours
Effective Jan. 3, 2023
Monday, Tuesday, Thursday and Friday
8am – 5pm
Wednesday
1pm – 5pm
**We will not be closed during lunch hour **

From: Dylan Bowser < dbowser@focus-es.com>

Sent: Tuesday, July 23, 2024 9:48 AM

To: Debbie Root < Debbie.Root@canyoncounty.id.gov>

Cc: Dennis Jordan < djordan@focus-es.com >; Trenton Smith < tsmith@focus-es.com >; Paul Hilbig < paul@fsonedev.com >

Subject: RE: [External] FW: SD2023-0011 Blue Terra Development

Deb,

Attached is the full preliminary plan set for the Sage Gate Subdivision including the updated condominium plat we last spoke about.

We have been in communication with HD4 and they are still in their review process. In the meantime, is there anything else you needed from us? Hopefully this gets us one step closer to finalizing your report and the September 5th hearing.

Thank you!

DYLAN BOWSER SURVEY CREW CHIEF!

Debbie Root

From: Derick Corell <dcorell@rh2.com>

Sent: Monday, September 9, 2024 9:21 AM

To: Debbie Root

Cc: Mike Meyers; tyler@blackcanyonirrigation.com; Dennis Jordan; Catherine Hall; Paul

Hilbig; Don Popoff; Development Review

Subject: [External] SD2023-0011 Blue Terra (BCID SUB23-03 Sage Gate) Agency Response

Attachments: Ltr_2023.07.07-CHayes_PP_SUB23_03_BlueTerra_SageGate.pdf;

BCID_LTR_Response_SD2023-0011_Blue Terra_9.9.2024.pdf

Deb -

Please see the attached Black Canyon Irrigation District response to SD2023-0011 Sage Gate Subdivision. As the letter states these folks have received pre-plat concurrence from the District on July 7, 2023. See attached. I have included the applicant and representative for ease of communication.

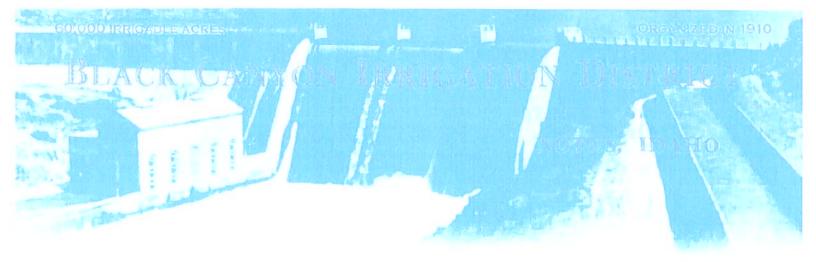
Thanks, Derick



Civil Staff Engineer 3 | RH2 Engineering, Inc.

16150 N. High Desert Street, Suite 201 Nampa, Idaho 83687 C: 986.777.0464

O: 208.907.0520 dcorell@rh2.com www.rh2.com



September 9, 2024

Canyon County Development Services Department 111 North 11th Avenue Suite 140 Caldwell, ID 83605 (208) 454-7458

RE: Preliminary Plat, Irrigation, and Drainage Plan, Parcel Nos. R34542 and R34535

Case Number: SD2023-0011

Applicant: Blue Terra Development

Planner: Deb Root

The property is located on Old Highway 30, approximately 1,000 feet south of the Old Highway 30 and Mink Road intersection. It is referenced as a portion of the SE ¼ of Section 4, T4N, R3W of Canyon County, Idaho. The Black Canyon Irrigation District (District) has the following comments regarding this proposed land use change.

- Blue Terra Development's Sage Gate Subdivision (<u>BCID SUB23-03 Sage Gate</u>) received concurrence from the District for preliminary plat on July 7, 2023.
- Sage Gate Development irrigation and drainage plans have <u>NOT</u> been approved by the District and are currently under review. The District received updated plans from the Developer on September 2, 2024.
- The District anticipates this review being the final review for the development and will provide a follow-up letter to the County once the irrigation and drainage plans have been formally approved.

***Prior to Final Plat Concurrence:

- A standalone easement will need to be recorded for the Conway Gulch Lateral. Once recorded, the
 instrument number will need to be included on the final plat.
- A Parcel Division Fee will be applied for each newly created lot per District policy.
- All Development improvements complete and associated fees paid.
- A final as-constructed drawing set will be required per District standards.

All of the above requirements shall be met, including any others that arise during future review.

Thank You,

Donald Popoll

Donald Popoff P.E.
District Engineer
Black Canyon Irrigation District

EXHIBIT D.6.2.

Debbie Root

From:

Anthony Lee <Anthony.Lee@swdh.id.gov>

Sent:

Friday, March 22, 2024 3:40 PM

To:

Debbie Root

Cc:

Mitch Kiester

Subject:

[External] RE: Initial Agency Notification SD2023-0011 Blue Terra Development, LLC

Hi Debbie,

Please see response below:

- 1.) Will a Nutrient Pathogen Study be required? The property is NOT in a designated Nitrate Priority Area.
- 2.) Will adequate sanitary systems be provided to accommodate the use? Test holes have been conducted on site and SER has been submitted for approval. SER has not been approved at this time. The Public Water System has not been approved.
- 3.) Any concerns about the use or request for rezoning? SWDH does not have concerns with the rezoning to C1 (Neighborhood Commercial).

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: Amber Lewter < Amber. Lewter@canyoncounty.id.gov>

Sent: Wednesday, March 20, 2024 2:21 PM

To: 'jhutchison@middletoncity.com' <jhutchison@middletoncity.com'; 'jreynolds@middletoncity.com'

<jreynolds@middletoncity.com>; 'rstewart@middletoncity.com' <rstewart@middletoncity.com>;

'lgrooms@msd134.org' <lgrooms@msd134.org>; 'mgee@msd134.org' <mgee@msd134.org>;

'permits@starfirerescue.org' <permits@starfirerescue.org>; 'chopper@hwidistrict4.org' <chopper@hwidistrict4.org>;

'Iriccio@hwidistrict4.org' <Iriccio@hwidistrict4.org>; 'brandy.walker@centurylink.com'

<brandy.walker@centurylink.com>; 'eingram@idahopower.com' <eingram@idahopower.com>;

'easements@idahopower.com' <easements@idahopower.com'; 'mkelly@idahopower.com'

<mkelly@idahopower.com>; 'monica.taylor@intgas.com' <monica.taylor@intgas.com>; 'jessica.mansell@intgas.com'

<jessica.mansell@intgas.com>; 'contract.administration.bid.box@ziply.com'

<contract.administration.bid.box@ziply.com>; 'developmentreview@blackcanyonirriga

<developmentreview@blackcanyonirrigation.com>; Mitch Kiester < Mitch.Kiester@swd</pre>

<Anthony.Lee@swdh.id.gov>; 'gis@compassidaho.org' <gis@compassidaho.org>;

'D3Development.services@itd.idaho.gov' <D3Development.services@itd.idaho.gov>; 'n

EXHIBIT D7 <niki.benyakhlef@itd.idaho.gov>; 'webmaster@valleyregionaltransit.org' <webmaster@valleyregionaltransit.org>; Brian Crawforth <Brian.Crawforth@canyoncounty.id.gov>; christine.wendelsdorf@canyoncounty.id.gov; Michael Stowell <mstowell@ccparamedics.com>; Dalia Alnajjar <Dalia.Alnajjar@canyoncounty.id.gov>; 'BRO.Admin@deq.idaho.gov' <BRO.Admin@deq.idaho.gov>; 'westerninfo@idwr.idaho.gov' <westerninfo@idwr.idaho.gov>
Subject: Initial Agency Notification SD2023-0011 Blue Terra Development, LLC

CAUTION: This email originated outside the State of Idaho network. Verify links and attachments BEFORE you click or open, even if you recognize and/or trust the sender. Contact your agency service desk with any concerns.

Please see the attached agency notice. You are invited to provide written testimony or comments by **April 19, 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. If the comment deadline is on a weekend or holiday, it will move to close of business 5pm the next business day. 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 **Deb Root** at debbie.root@canyoncounty.id.gov.

Thank you,



Amber Lewter

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

Direct Line: 208-454-6631

Fax: 208-454-6633

Email: amber.lewter@canyoncounty.id.gov

Website: www.canyoncounty.id.gov

Development Services Department (DSD)

NEW <u>public</u> office hours

Effective Jan. 3, 2023

Monday, Tuesday, Thursday and Friday

8am – 5pm

Wednesday

1pm – 5pm

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

PUBLIC RECORD NOTICE: All communications transmitted within the Canyon County email system may be a public record and may be subject to disclosure under the Idaho Public Records Act and as such may be copied and reproduced by members of the public.



August 2, 2023

Paul Hilbig Blue Terra Development, LLC 2541 E. Gala St., #310 Meridian, ID 83642 ph@zokegroup.com

Subject: Sage Pointe Storage Complex – Public Water System Well (Canyon County)

- a. Well Site Conditional Approval
- b. Groundwater Under Direct Influence of Surface Water Determination

Dear Mr. Hilbig:

I. WELL SITE CONDITIONAL APPROVAL

Your consultant has submitted the required information on the well site and has certified that the sites are generally acceptable for a new Public Water System well. We have reviewed that information and are approving the sites per the "Idaho Rules for Public Drinking Water Systems" (IRPDWS) (IDAPA 58.01.08), subject to the following conditions:

PROJECT SPECIFIC CONDITIONS

- A. The approval is for the <u>well site only</u>. Construction of the well, pump house, and distribution system components cannot begin until plans and specifications are approved by the Department of Environmental Quality (DEQ). The plans, specifications, and related documents will have to verify and augment the data provided in the initial Well Site Evaluation, ensuring full conformance to the IRPDWS.
- B. Preliminary Engineering Reports for any water system components such as a storage reservoir, booster station(s), and the well pump house must be approved by DEQ prior to the submittal of plans and specifications for the water system components.
- C. New source monitoring will need to be collected by the owner, tested by an Idaho certified laboratory, and approved by DEQ, before the water may be distributed to the public.
- D. You <u>must receive written authorization from DEQ before you are allowed to serve water to</u>
 the public from this well. Approvals of other portions of this project, and/or the lifting of
 sanitary restrictions, shall not be interpreted as authorization to serve the public.

Paul Hilbig 8/2/2023 Page 2 of 2

E. This approval will be voided if: 1) well construction is not completed by August 2, 2024; 2) the well is improperly constructed, operated, or maintained; or 3) the site conditions change before well construction has commenced.

GROUNDWATER UNDER DIRECT INFLUENCE OF SURFACE WATER

Idaho is required by federal drinking water regulations to determine whether ground water sources serving public drinking water systems are directly influenced by surface water. "Groundwater Under the Direct Influence of Surface Water" (GWUDI) may contain disease causing organisms which are normally found only in surface water and may require additional treatment including filtration and/or disinfection and contact time.

From our review of the materials submitted for this project, we have classified these sources as:

"Groundwater" - No further action is necessary

Please call Steve Staufer of the Boise Regional Office at (208) 373-0301 with any questions on the classification.

If you have any other questions about this approval, please feel free to call me at (208) 373-0477 or contact me via e-mail at tom.burnham@deg.idaho.gov.

Sincerely,

Tom Burnham, PE T1 Staff Engineer

Enclosures:

Stamped and Approved Well Site Evaluation, Well Preliminary Engineering Report and

Steve Hannula, PE, HDR Engineering, steve-hannula@hdrinc.com (with attachments) ec: Clint Lindow, Idaho Department of Water Resources, clint.lindow@idwr.idaho.gov

Valerie Greear, PE, DEQ Boise Regional Office Dan Smith, PE, DEQ Boise Regional Office Steve Staufer, DEQ Boise Regional Office Michael Stambulis, PE, DEQ State Office EDMS 2023AGD4589

Well Plan & Specs Cover Sheets

PUBLIC WATER SYSTEM PRELIMINARY ENGINEERING REPORT, WELL SITE EVALUATION, AND WELL SPECIFICATIONS

SAGE GATE STORAGE PUBLIC WATER SYSTEM

Prepared for

Owner/Developer

Blue Terra Development, LLC c/o Paul Hilbig 2541 E. Gala St. #310 Meridian, ID 83642

Prepared by

HDR Engineering, Inc

412 E. Parkcenter Blvd, Suite 100 Boise, ID 83706

July 20, 2023

Date	Version	Reason
June 6, 2023	0	Initial submission
July 20, 2023	1	Include ownership document and Approved CUP

APPROVED

Tom Burnham, PE

State of Idaho
Department of Environmental Quality

Date: ____August 2, 2023







Tom Burnham, PE

State of Idaho
Department of Environmental Quality

Date: August 2, 2023

TECHNICAL SPECIFICATIONS NEW PUBLIC WATER SUPPLY WELL SAGE GATE STORAGE



PART 1 - GENERAL

1.01 THE REQUIREMENT

- A. The Contractor shall furnish all materials, labor, plant, equipment, tools, supplies, transportation, and appurtenances for drilling, casing, developing, completing, and testing of one public water system well capable of 30 gpm at the Sage Gate Storge facility in Canyon County, Idaho for Blue Terra Development (Owner) as specified herein and in accordance with the requirements of the Contract Documents.
- B. Approximate depths of drilling and lengths of well casings and liners are to be used for the purpose of price estimation only. Exact depths and lengths may be adjusted by the Engineer depending on subsurface conditions.
- C. Work requirements for each well are summarized below. Each item is discussed in subsequent sections of the Specifications.
 - (1) Mobilize to and demobilize from the work site.
 - (2) Drill a nominal 12-inch diameter borehole to a depth of 300 feet.
 - (3) Collect cutting samples every 5 feet below 200 feet.
 - (4) Conduct geophysical survey.
 - (5) Furnish and install 10 feet of 6-inch stainless steel well screen (final size TBD) in select intervals between 260 to 300 feet.
 - (6) Furnish and install 6-inch steel well casing (0.280-inch wall) from +2 to 260 feet and between the screen intervals.
 - (7) Install Colorado silica sand (final size TBD) filter pack from 250 to 300 feet.
 - (8) Install surface seal from top of sand pack to ground surface.
 - (9) Develop the well mechanically and by surging with the test pump or air-lift.
 - (10) Furnish, install, operate, and remove test pump.
 - (11) Disinfect well.
- D. All well construction work not specifically addressed in these specifications shall conform to IDAPA 58.01.08, the Idaho Rules for Public Drinking Water Systems (IRPDWS), enforced by the Idaho Department of Environmental Quality, IDAPA 37.03.09, Well Construction Standards enforced by the Idaho Department of Water Resources, appropriate sections of "Recommended Standards for Water Works", and AWWA A100 - Standards for Water Wells. Plastic casing shall meet or exceed ASTM Standard F480-02 and ANSI/NSF Standard 61.
- E. All materials used for well construction, including drilling fluids, shall be certified to NSF Standard 60, NSF Standard 61, or equivalent.
- F. All casing, screens, and materials shall be handled with care to avoid damage. The Contractor's methods of loading, transporting, and unloading materials shall conform to manufacturer recommendations. Casing and screen shall be kept free from dirt and foreign matter. Foreign material, including manufacturer labels, shall be removed from pipe interior prior to installation.

These plans and/or specifications have been reviewed for compliance with Department of Environmental Quality rules. This review does not relieve the owner, engineer, or the contractor of the responsibility to design or construct these facilities in compliance with all current applicable federal, state, and local laws, rules, regulations, or ordinances. Plans and/or specifications must be resubmitted for review if construction is not completed within one year from approval date.

TOP OF CASING 18 INCHES ABOVE

NATURAL GRADE; WATERTIGHT
SANITARY WELL CAP



Tom Burnham.PE August 2, 2023

Reviewing DEQ Engineer: Approval Date:

12-INCH DIAMETER BOREHOLE: 0 TO 300-FEET

Refer to approval conditions in letter to

100

200

300

Bud Bowman

6-INCH I.D. CASING 0.280-INCH WALL THICKNESS +2 TO 260 FEET

STATIC WATER LEVEL: ≈70 FEET

SURFACE SEAL: CEMENT OR BENTONITE GROUT;

0 TO 250 FEET

CENTRALIZERS ON 60-FOOT SPACING

BENTONITE CHIP LAYER TO PROTECT SAND PACK

SILICA SAND FILTER PACK (TBD): 250 TO 300 FEET

5-FEET OF 6-INCH, 30-SLOT STAINLESS STEEL WELL

SCREEN PLACEMENT: TBD

40-FEET OF 6-INCH, CASING 0.280-INCH WALL THICKNESS

5-FEET OF 6-INCH, 30-SLOT STAINLESS STEEL WELL

SCREEN PLACEMENT: TBD

STAINLESS STEEL PLATE BOTTOM AT 300 FEET

TOTAL DEPTH 300 FEET

<u>Design Notes:</u>

Minimum Production Capacity = 30 gpm Total Depth = 300 feet Casing Diameter = 6-inch Screen = Stainless steel, 10 feet, 30-slot

PWS WELL PRELIMINARY DESIGN

DRAWN BY: SRH SCALE: NTS

PROJECT: Blue Terra – 10339764

FJS

FIGURE 1. SAGE GATE STORAGE

PUBLIC WATER SYSTEM PRELIMINARY ENGINEERING REPORT, WELL SITE EVALUATION, AND WELL SPECIFICATIONS

SAGE GATE STORAGE PUBLIC WATER SYSTEM

Prepared for

Owner/Developer

Blue Terra Development, LLC c/o Paul Hilbig 2541 E. Gala St. #310 Meridian, ID 83642

Prepared by

HDR Engineering, Inc

412 E. Parkcenter Blvd, Suite 100 Boise, ID 83706

July 20, 2023

Date	Version	Reason
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State of Idaho
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Date: August 2, 2023







Tom Burnham, PE

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NATURAL GRADE; WATERTIGHT
SANITARY WELL CAP



Tom Burnham.PE

August 2, 2023

Reviewing DEQ Engineer

Approval Date:

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Refer to approval conditions in letter to

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STAINLESS STEEL PLATE BOTTOM AT 300 FEET

TOTAL DEPTH 300 FEET

Design Notes:

200

300

Minimum Production Capacity = 30 gpm Total Depth = 300 feet Casing Diameter = 6-inch Screen = Stainless steel, 10 feet, 30-slot **FJS**

FIGURE 1.

SAGE GATE STORAGE

PWS WELL PRELIMINARY DESIGN

DRAWN BY: SRH

SCALE: NTS

PROJECT: Blue Terra - 10339764

IDAHO DEPARTMENT OF WATER RESOURCES

WATER RIGHT REPORT

6/16/2022

IDAHO DEPARTMENT OF WATER RESOURCES

Water Permit Report

WATER RIGHT NO. 63-35098

Owner Type Name and Address

Current Owner BLUE TERRA DEVELOPMENT LLC

2541 E GALA ST STE 310 MERIDIAN, ID 83642-5330

2089212506

Representative HDR

300 E MALLARD DR STE 350

BOISE, ID 83706-6660

2083834140

Priority Date: 08/09/2021

Status: Active

Source Tributary

GROUND WATER

Beneficial Use	<u>From</u>	<u>To</u>	Diversion Rate	<u>Volume</u>
DOMESTIC	01/01	12/31	0.23 CFS	
FIRE PROTECTION STORAGE	01/01	12/31		3 AFA
FIRE PROTECTION FROM STORAGE	01/01	12/31		3 AFA
AESTHETIC STORAGE	01/01	12/31		4.3 AFA
DIVERSION TO STORAGE	01/01	12/31	0.23 CFS	
Total Diversion			0.23 CFS	

Location of Point(s) of Diversion:

GROUND WATER NESE Sec. 04 Township 04N Range 03W CANYON County GROUND WATER NESE Sec. 04 Township 04N Range 03W CANYON County

Place(s) of use:

Place of Use Legal Description: DOMESTIC CANYON County

<u>Township</u>	<u>Range</u>	<u>Section</u>	<u>Lot</u>	<u>Tract</u>	<u>Acres</u>	<u>Lot</u>	<u>Tract</u>	<u>Acres</u>	<u>Lot</u>	<u>Tract</u>	<u>Acres</u>	<u>Lot</u>	Tract	Acres
04N	03W	4		NESE			NWSE			SESE				

Place of Use Legal Description: FIRE PROTECTION STORAGE CANYON County

<u>Township</u>	Range	Section	<u>Lot</u>	<u>Tract</u>	Acres	<u>Lot</u>	<u>Tract</u>	<u>Acres</u>	<u>Lot</u>	<u>Tract</u>	<u>Acres</u>	<u>Lot</u>	Tract	Acres
04N	03W	4		NESE										

Place of Use Legal Description: FIRE PROTECTION FROM STORAGE CANYON County

<u>Township</u>	Range	Section	<u>Lot</u>	<u>Tract</u>	<u>Acres</u>									
04N	03W	4		NESE			NWSE			SESE				

Place of Use Legal Description: AESTHETIC STORAGE CANYON County

<u>Township</u>	Range	<u>Section</u>	<u>Lot</u>	<u>Tract</u>	<u>Acres</u>	<u>Lot</u>	<u>Tract</u>	<u>Acres</u>	<u>Lot</u>	<u>Tract</u>	<u>Acres</u>	<u>Lot</u>	Tract	Acres	
04N	03W	4		NESE											

Conditions of Approval:

- 1. WB5 Domestic use is for RV spaces and associated laundry and bathroom facilities and does not include lawn, garden, landscape, or other types of irrigation.
- 2. 077 Water shall not be used for fire protection from storage use under this right except to fight or repel an existing fire.
- 3. 221 The right holder shall install and maintain an impermeable liner in the pond to eliminate seepage losses.
- 4. 220 The pond established by the storage of water under this right shall not exceed a total capacity of 3.0 acre-feet or a total surface area of 0.5 acres.
- 8. Right 63-35098 authorizes a total annual storage volume of 4.3 acre-feet, 3.0 acre-feet to be used for the initial filling or carryover storage of the pond and 1.3 acre-feet for the replacement of losses caused by evaporation.
- 6. 046 Right holder shall comply with the drilling permit requirements of Idaho Code § 42-235 and applicable Well Construction Rules of the Department.
- 7. 121 The Director retains jurisdiction to require the right holder to provide purchased or leased natural flow or stored water to offset depletion of Lower Snake River flows if needed for salmon migration purposes. The amount of water required to be released into the Snake River or a tributary, if needed for this purpose, will be determined by the Director based upon the reduction in flow caused by the use of water pursuant to this permit.

Dates:

Proof Due Date: 11/01/2026

Proof Made Date:

Approved Date: 10/28/2021

Moratorium Expiration Date:

Enlargement Use Priority Date:

Enlargement Statute Priority Date:

Application Received Date: 08/09/2021

Protest Deadline Date: 09/20/2021

Number of Protests: 0

Field Exam Date::

Date Sent to State Off:

Date Received at State Off:

Other Information:

State or Federal: S

Owner Name Connector:

Water District Number: EXC

Generic Max Rate per Acre:

Generic Max Volume per Acre:

Swan Falls Trust or Nontrust:

Swan Falls Dismissed:

DLE Act Number:

Cary Act Number:

Mitigation Plan: False

MIDDLETON RURAL FIRE DISTRICT



STAR FIRE PROTECTION DISTRICT

DATE: July 27, 2023

TO: Blue Terra Development, LLC

Hunter Christensen

FROM: Victor Islas, Deputy Chief

SUBJECT: Preliminary Plat Fire District Review 23MS-093

PROJECT NAME: Sage Gate

23057 Old Hwy 30, Caldwell, ID

Fire District Summary Report:

1. Overview

- a. This development can be serviced by the Middleton Rural Fire District. This development shall comply with the 2018 International Fire Code (IFC) and any codes set forth by the Canyon County, Idaho.
- b. Scope = New Commercial Construction
- c. Construction Type TBD
- d. Total Sq. Ft. 46,724
- e. Occupancy Group Moderate-hazard storage, Group S-1 (Self-service storage facility) & Business
- f. Any overlooked hazardous condition and/or violation of the International Building and/or Fire Code does not imply approval of such condition or violation.

2. Fire Response Time:

- a. Primary This development will currently be served by the Middleton Rural Fire District, located at 302 E. Main St., Middleton, ID 83644. Station 53 is 3.9 miles with a travel time of 5 minutes under ideal driving conditions.
- b. Future Coverage Middleton Rural Fire District Station 54 will be located at 26476 Harvey Rd., Caldwell. When construction is complete, and the station is in service, the development entrance will be 5 miles with a travel time of 6 minutes under ideal driving conditions.

3. Accessibility: Roadway Access, Traffic, Radio Coverage

- a. Access roads shall be provided and maintained following Appendix D and Section 503 of the IFC. Access shall include adequate roadway widths, signage, turnarounds, and turning radius for fire apparatus.
 - i. Autoturn models are required to verify radius
- b. All access roads in this development shall remain clear and unobstructed during construction. Additional parking restrictions may be required as to always maintain access for emergency vehicles.
- c. Access, parking, and circulation plan meets intent of code.
- d. All access lanes are considered fire lanes. Reflective Fire Lane Signs to be posted as per IFC Appendix D.
- e. Electronic Gates shall be equipped with KnoxBox Switch #3500 Series. In addition to the KnoxBox switch the main gate shall be equipped with an Automatic Traffic Control device. An example that has been tested by the Fire District is the Fire Strobe 2000.
 - i. Knox Orders via Authorized Local Trusted Partner (775) 385-3596
 - ii. Contractor to contact Fire District for location approval.

Project: Sage Gate (23MS-093)

EXHIBIT D9

MIDDLETON RURAL FIRE DISTRICT



STAR FIRE PROTECTION DISTRICT

- f. Entry gates shall be set back from the nearest curb line of any public or private street to provide a minimum 30 feet from face of curb or back of sidewalk when there is a sidewalk, as to not obstruct vehicular or pedestrian traffic. In cases where the gate swings in the direction of the staged fire apparatus the additional distance shall be accounted for, and the setback increased.
- g. Gate Power Fail Safe Operations
 - i. In the event of a power failure, including battery back-up, the gate(s) shall automatically open, by spring tension or other non-electric method, or the gate must be capable of being pushed open without additional steps having to be performed.
- h. This project will require two entrances for the storage units.
 - i. The purposed entrances for the storage units meet the intent of the code.

4. Addressing/Street Signs:

- a. Addressing/building identification sign shall be placed in a position that is plainly legible and visible from the street or road fronting the property.
 - i. Building owner to working with fire code official to design building identification for site.
- b. Upon commencement of initial construction of a new structure, a clear visible freestanding sign or post shall be erected and maintained in place until the permanent address numerals are attached or otherwise displaced upon the premises at completion.
- 5. <u>Water Supply:</u> Water supply requirements will be followed as described in Appendix B of the 2018 International Fire Code unless agreed upon by the Fire District.
 - a. Purposed waters supply to be designed and comply with NFPA 1142 and AHJ requirements.
 - b. Fire Flow: Fire flow requirements will be based on largest total sq. ft. and building construction type.
 - c. An approved water supply for fire protection, shall be made available as soon as combustible material arrives on the site.

6. Inspections:

a. Inspection shall take place before building permits are issued.

7. Additional Comments:

- a. Additional review and permitting will be required during the building permit phase of each building on this site.
- b. Fire protection systems may be required on future buildings depending on building occupancy.
- c. Required signs attached.

GATE TO REMAIN KEEP CLEAR AT ALL TIMES



NO PARKING



DRY HYDRANT

FIRE DEPARTMENT
USE ONLY

NOTICE ALL ROADS ARE FIRE LANES

PARK IN MARKED STALLS ONLY

VIOLATING VEHICLES WILL BE TOWED AT THE OWNERS EXPENSE AND OR CITED

Per International Fire Code



HIGHWAY DISTRICT No.4 15435 HIGHWAY 44 CALDWELL, IDAHO 83607

TELEPHONE 208.454.8135 FAX 208.454.2008

September 5, 2024

Canyon County Commissioners, P&Z Commission, & Development Services 111 N. 11th Ave Suite 140 Caldwell, Idaho 83605

Attention: Elizabeth Allen, Planner

RE: SD2023-0011 Sage Gate Subdivision (Storage Facility/Business Park) Canyon County Parcels R34542 & R34535 aka 0 Old Hwy 30

Dear Commissioners:

Highway District No. 4 (HD4) has reviewed the application for preliminary plat for Sage Gate Subdivision, for construction of a mixed-use storage facility and business park within a C-1 Commercial Zone on Parcels R34542 and R34545, located on the west side of Old Hwy 30 approximately 1/4 mile north of SH 44 in the SE 1/4 Section 4 T4N R3W. HD4 offers the following comments on the proposed use:

General

The subject property consists of two parcels, totaling approximately 20.8 acres. Parcel R34545 has approximately 1,150-feet of public road frontage on Old Hwy 30 along the easterly boundary. Parcel R34542 has approximately 704-feet of frontage on I-84 (access restricted), and approximately 320-feet of frontage on Iris Drive, a closed and unimproved public right-of-way created by plat of Kable Subdivision (1966). Existing access to the subject property for agricultural use has historically been via two unimproved field approaches to Old Hwy 30, one approximately 270-feet south of the north property boundary, and one on the parcel to the south (23055 Old Hwy 30).

Old Hwy 30 is a principal arterial road classification as identified on the functional classification maps adopted by Canyon Co and HD4. Existing r/w width is a 40-foot half width, measured from the existing road centerline or as established by existing right-of-way monumentation. Ultimate r/w width is a 50-foot half width, measured from the existing road centerline or as established by existing right-of-way monumentation.

Preliminary Plat

HD4 has reviewed the preliminary plat and provided comment to the applicants. The preliminary plat dated June 7, 2024 is acceptable to the District, subject to the general conditions established below:

Right-of-Way Dedication:

- 1. Right-of-way dedication for Old Hwy 30 (50-foot total half width).
- 2. Additional right-of-way dedication for RHTL for SB Old Hwy 30 at site access.

Access:

1. Utilize 1 approach onto Old Highway 30 located approximately 900' south of Mink Road (approximately 1,155-feet north of SH 44)

- 2. Develop plans for and construct frontage improvements along Old Hwy 30 to include west half of standard 3-Lane Rural Section (ACCHD SD-101A)
- 3. Develop plans for and construct traffic mitigation improvements identified in the TIS, which may include auxiliary turn lanes, accel/deccel lanes, and offsite intersection improvements, improvements must be made prior to signing of the final plat.

Public Roadway Improvements:

- 1. Construct commercial approach at location approved by HD4.
- 2. Frontage improvements for Old Hwy 30:
 - a. Provide two-way left turn lane for Old Hwy 30 at the commercial approach with Phase 1 (Storage Units).
 - b. Enter into a development agreement with HD4 for construction of a SB right-hand turn lane on Old Hwy 30 required prior to final plat signature of phase 1.
- 3. Impact fees apply at time of building permit issuance.

Development and Access Agreement

The applicants and HD4 will enter into an agreement to provide details of access, required system improvements, site-specific traffic improvements, reimbursement, and timing of construction.

All other platting and improvement requirements to be in accordance with the current edition of the Highway Standards and Development Procedures Manual in effect at the time of improvement drawing submittal.

Transportation Impacts

The current Old Hwy 30/SH 44 intersection operates as a two-way stop control on the minor Hwy 30 approaches. The intersection is currently reported to operate at LOS F. The applicants have provided HD4 with a Traffic Impact Study (TIS) dated March 14, 2022, prepared by CR Engineering, Inc. HD4 provided the following comments on the TIS:

1. Based on information provided by the applicant, the following uses are proposed:

Type	ITE Code	# of Units	Total Trips	Peak Hour Trips
Storage Condos	150- Warehouse	89 units x 1,200 sf	381	34
Mini-Storage	151- Mini Warehouse	428 units	107	9
RV Storage	151- Mini Warehouse	56 units	14	1
Business Park	817- Nursery*	5 lots x 10,000 sf*	1804	190
Total			2306	234

^{*}Estimated as typical mid-range neighborhood commercial traffic generator

2. The TIS provided by the applicant estimates 232 total trips from the development, with 41 in the PM peak hour. The TIS estimates the trips from the 5 business park lots (C-1 Commercial zoning) using ITE code 150 Warehousing, for a total of 64 daily trips. In the table above, a typical neighborhood commercial development type is assumed to estimate

average total traffic from the 5 commercial lots using ITE Code 817- Nursery (360 daily trips per 10,000 sf commercial area or 1804 daily trips for 10,000 sf commercial area per lot). This estimate is near the mid-range of commercial trips generated by uses allowed within a C-1 zone under Canyon County code.

- 3. The proposed development appears to satisfy warrants for both left- and right-turn lanes at the site entrance to Old Hwy 30 at buildout using mid-range trip estimates in the table above. Timing of construction of these auxiliary lanes will be finalized with the development agreement.
- 4. The warrant for a left-turn lane for NB Old Hwy 30 at the site access is nearly satisfied in the PM peak hour for the storage facility uses (excluding the 5 commercial lots) using the trip generation estimates from HD4 above, and could be satisfied with adjustments to the trip distributions used in the TIS. HD4 staff will recommend construction with the initial project phase to accommodate construction traffic.

HD4 included the following comments regarding transportation impacts in a letter to Canyon County dated December 14, 2021:

"The current Old Hwy 30/SH 44 intersection operates as a two-way stop control on the minor Hwy 30 approaches. The intersection is currently reported to operate at LOS F (Traffic Impact Study for Maverick, Inc by Reeve & Associates, 2021), with an average delay of 158 seconds per vehicle during the peak hour. Crash data from the LHTAC website indicates 10 intersection related crashes were reported at this location in both 2017 and 2018. The additional delays predicted with the addition of approximately 1,480 trips related to development of the subject property are expected to further increase the crash incidence at this intersection. CHD4 does not recommend approval of development at this site until improvements to the SH 44/Old Hwy 30 intersection are made, and adequate capacity and safety can be provided."

There are distinctions in the types of trips associated with the varying uses proposed on the site. Storage units typically generate a low number of trips per unit (1 trip per month per unit by some studies), and attract trips from a relatively small radius (people don't typically travel 10 miles to rent a storage unit). Storage unit facilities can therefore be expected to have a large percentage of pass-by trips (vehicle trips that would be using the roadway anyway), and would not be expected to significantly impact the existing SH 44 / Old Hwy 30 intersection. HD4 expects development of the storage unit facility could be permitted without material impacts to traffic volume at the adjacent intersection.

The proposed 6 additional commercial pad sites are subject to a large variance in how much new traffic they would generate, depending on the type and size of the business. The commercial lots are expected to add additional trips to the SH 44/Hwy 30 intersection, with some uses permitted under the current zoning having potential for significant negative impacts. HD4 reserves the right to delay issuance of access permits for uses that would significantly degrade existing traffic operations until capacity and/or safety improvements have been provided at this intersection.

HD4 does not opposed the requested land use changes, but requests that the Planning & Zoning Commission and Canyon County Commissioners consider these comments, and make any conditional approval of the applicant's request subject to the requirements listed above.

Please feel free to contact me with any questions on this matter.

Respectully,

0

Chris Hopper, P.E. District Engineer

Debbie Root

From: Chris Hopper <chopper@hwydistrict4.org>

Sent: Thursday, September 5, 2024 2:30 PM

To: Trenton Smith; Kraig Wartman; Debbie Root

Cc: Paul Hilbig

Subject: [External] Old Hwy 30- SD2023-0011 Sage Gate Subdivision

Attachments: Old Hwy 30- SD2023-0011 Sage Gate Subdivision_HD4 Comments 9.5.24.pdf

Debbie-

Please see comments from HD4 on the Sage Gate Subdivision.

Staff will review the preliminary plat and draft development agreement for the project with the HD4 Board on Sept 11, 2024. The plat is acceptable as presented subject to the conditions described.

Please let me know if you have questions.

Respectfully,

Chris Hopper, P.E.

District Engineer



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

From: Trenton Smith <tsmith@focus-es.com>
Sent: Tuesday, September 3, 2024 8:38 AM

To: Kraig Wartman < kwartman@hwydistrict4.org>

Cc: Paul Hilbig <paul@blueterradev.com>; Chris Hopper <chopper@hwydistrict4.org>

Subject: RE: Sage Gate

Kraig,

Following up on this to see where you are at with drafting the development agreement and getting this to the commissioners. Let me know if you need anything.

Thanks

TRENTON SMITH
PRODUCTION MANAGER

O 208 974 0075 M 208 599 6149

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1001 N ROSARIO ST SUITE ICO MERIDIAN, ID 83642

From: Kraig Wartman < kwartman@hwydistrict4.org>

Sent: Tuesday, July 23, 2024 12:58 PM **To:** Trenton Smith < tsmith@focus-es.com>

Cc: Paul Hilbig cpaul@blueterradev.com; Chris Hopper chopper@hwydistrict4.org

Subject: RE: Sage Gate

Caution: This email originated from outside of FOCUS. Do not click links or open attachments unless you are positive of the sender's identity and have verified the content is safe.

Trenton,

HD4 does not have it scheduled, at this time, we are drafting a development agreement.

Regards,

Kraig Wartman
Sr. Engineering Tech.
kwartman@hwydistrict4.org



Highway District No. 4
Highway District No. 4 (hwydistrict4.org)

15435 Hwy 44 Caldwell, ID 83607 Phone: (208) 454-8135 Fax: (208) 454-2008

HD4 Hours - Mon- Thurs 7 till 5:30

From: Trenton Smith < tsmith@focus-es.com>
Sent: Tuesday, July 23, 2024 12:05 PM

To: Kraig Wartman < kwartman@hwydistrict4.org>

Cc: Paul Hilbig <paul@blueterradev.com>

Subject: RE: Sage Gate

Kraig,

Thankyou for the update. Do you have a meeting set up to present to the commissioners and if so, what is that date? This will help us with our plans moving forward.

I appreciate your help!



TRENTON SMITH PRODUCTION MANAGER

O. 208 974 C075 M. 208 599 6149 TSV 156 FARSA BARRADA

1001 N. ROSARIO ST SUITE 100 MERIDIAN, ID 83642

From: Kraig Wartman < kwartman@hwydistrict4.org >

Sent: Tuesday, July 23, 2024 11:54 AM **To:** Trenton Smith < tsmith@focus-es.com >

Subject: Sage Gate

Caution: This email originated from outside of FOCUS. Do not click links or open attachments unless you are positive of the sender's identity and have verified the content is safe.

Trent,

The submitted preliminary plat is acceptable, we are drafting up a Development agreement to have in place when we present to the HD4 commissioners for approval.

Regards,

Kraig Wartman
Sr. Engineering Tech.
kwartman@hwydistrict4.org



Highway District No. 4
Highway District No. 4 (hwydistrict4.org)

15435 Hwy 44 Caldwell, ID 83607 Phone: (208) 454-8135 Fax: (208) 454-2008

HD4 Hours - Mon-Thurs 7 till 5:30

EXHIBIT E

Public Comments Received by: Sept. 9, 2024

Planning & Zoning Commission

Case#: SD2023-0011

Hearing date: September 19, 2024

EXHIBIT F

DRAFT – Findings of Faction, Conclusions of Law & Order (FCOs)

Planning & Zoning Commission

Case#: SD2023-0011

Hearing date: September 19, 2024

Planning & Zoning Commission Sage Gate Storage - SD2023-0011

Development Services Department

DRAFT FINDINGS OF FACT, CONCLUSIONS OF LAW, & ORDER

Findings

- 1. The applicants, Blue Terra Development, requests approval for Sage Gate Subdivision Preliminary Plat, Irrigation, Drainage Plan, and Storage Condominium Plan for a seven-lot multi-use subdivision served by a private road lot (Attachment A). The subject property is located at 0 Old Hwy 30, approximately 854 feet north of the intersection of State Highway 44 and Old Highway 30, Caldwell; also referenced as a portion of the SE ¼ of Section 04, T4N, R3W, BM, Canyon County, Idaho.
- The subject properties, R34535 and R34542, containing approximately 20.9-acres are zoned "C1" (Neighborhood Commercial) and are subject to conditions of a PUD conditional use permit (CU2021-0009-APL) (Exhibit B2 of the staff report).
- 3. The Sage Gate Storage and Business Park is subject to compliance with CU2021-0009-APL conditions of approval (Exhibit B2 of staff report).
- 4. Water will be provided to each lot by a single community well located on Lot 104 (Attachment A, Plat Note 8).
- 5. Each lot will be served by individual septic systems (Attachment A, Plat Note 7).
- 6. Middleton Fire District provided comment (see staff report Exhibit D9). Fire district review and approval of the access and turnaround is required per CCZO Section 07-10-03(2).
- 7. The property is located in the Middleton Impact Area. Per CCCO Section 09-09-13, County subdivision requirements apply in the impact area. The City of Middleton was noticed per CCCO Section 09-09-17. No comments were received from the City of Middleton.
- 8. Irrigation water will be provided to each lot through a pressurized irrigation system. Black Canyon Irrigation District requirements shall be addressed before the final plat signature (see staff report BCID comments Exhibits D6-D6.2).
- 9. Subdivision runoff and storm drainage facilities will be maintained by the business owners' association and/or each lot owner.
- 10. Access will be provided by a single access to Old Hwy 30. The private road is located within a 60 foot road lot identified as Lot 108 on the preliminary plat. The road names have been approved by addressing and application RD2023-0004.
- 11. The development must comply with HD4 requirements prior to the Board's approval of the final plat(s). See Condition No. 6. Highway District #4 requires a number of conditions to be met inclusive of dedication of right of way to achieve a 50 foot public right-of-way along Old Hwy 30, a principal arterial road. The development also requires right of way dedication for a right hand turn lane for southbound Old Hwy 30 at the site access. The highway district requires a plat note prohibiting direct lot access onto Old Hwy 30 and no direct access to Interstate 84 (see Preliminary Plat Note #13).
- 12. The development is not located within a mapped floodplain (Flood Zone X).
- 13. The record includes all testimony, the staff report, exhibits, and documents in Case File No. SD2023-0011.
- 14. Notice of the public hearing was provided in accordance with CCZO §07-05-01. Agency notice was provided on March 20, 2024, and August 20, 2024. JEPA notice was sent to the City of Middleton on March 20, 2024. The newspaper notice was published on August 20, 2024. Property owners were sent a notice on August 20, 2024. The property was posted on August 23, 2024.

Conclusions of Law

Section 07-17-09(4)A of the Canyon County Zoning Ordinance (CCZO) states, "The commission or hearing examiner shall hold a noticed public hearing on the preliminary plat. The hearing body shall recommend that the board approve, approve conditionally, modify, or deny the preliminary plat. The reasons for such action will be shown in the commission's minutes. The reasons for action taken shall specify:

- 1. The ordinance and standards used in evaluating the application;
- 2. Recommendations for conditions of approval that would minimize adverse conditions, if any;
- 3. The reasons for recommending the approval, conditional approval, modification, or denial; and
- 4. If denied, the actions, if any, that the applicant could take to gain approval of the proposed subdivision."

Upon review of the preliminary plat, the Planning and Zoning Commission finds that the plat is consistent with the following subject to conditions of approval:

- A. Idaho Code Section 67-6513 (Subdivisions);
- B. Idaho Code Sections 50-1301 through 50-1329 (Platting);
- C. Idaho Code Section 22-4503 (Right-to-Farm Act, Plat note #6 page C2.0);
- D. Idaho Code, Sections 31-3805 & 42-111 (Irrigation);
- E. Canyon County Zoning Ordinance, Chapter 7, Article 17 (Subdivision Regulations); and
- F. City of Middleton Area of City Impact Agreement (CCCO Section 09-09-17).

The preliminary plat was found to be consistent with the standards of review subject to conditions.

Conditions of Approval

- 1. The development shall comply with all applicable federal, state, and county laws, ordinances, rules, and regulations that pertain to the subject properties and proposed uses.
- 2. All subdivision improvements (public roads, shared access, irrigation, and drainage swales/basins) and amenities shall be bonded or completed prior to the Board of County Commissioner's signature on the final plat.
- 3. Historic irrigation lateral, drain, and ditch flow patterns shall be maintained and protected.
 - a. Black Canyon Irrigation District shall review the final plat to ensure all concerns in their comment letters (Staff report exhibits D6, D6.1 and D6.2) are addressed. Evidence of compliance from BCID shall be submitted to DSD prior to the Board's signature on the final plat.
- 4. Finish grades at subdivision boundaries shall match existing finish grades. Stormwater runoff shall be maintained on the subject property.
- 5. The development shall comply with Southwest District Health (SWHD) requirements. Evidence shall be SWDH's signature on the final plat.
- 6. The development shall comply with the requirements of the Highway District #4 (Staff report exhibits D2-D4.1 and D10). Evidence shall be the Highway District's signature on the final plat.
- 7. The private roads throughout the development shall have a recorded road user's maintenance agreement in accordance with CCZO Section 07-10-03(1)B3. The agreement with the instrument number shall be added as a plat note on the final plat.
- 8. A water user's maintenance agreement for the irrigation serving all lots shall be recorded. The agreement with the instrument number shall be added as a plat note on the final plat.
- 9. Compliance with the international fire code and Fire district review of the access and turnaround is required. Evidence of compliance shall be submitted to DSD prior to the Board's signature on the final plat.
- 10. The development shall be served by a public drinking water system.

11. The development shall comply with the following conditions of approval for CU2021-0009-APL:

General

- 1. The development shall comply with all applicable federal, state, and county laws, ordinances, rules, and regulations that pertain to the subject properties and proposed uses.
- 2. The development of the site shall be in general conformance with the applicant's letter of intent and site plan (Attachment A).
 - a. Storage units shall only be used for storage, and no other uses shall be permitted to operate within the storage units. Warehousing shall not be permitted in any structures within the development.
- 3. The site's development shall be required to plat under Canyon County Code Zoning Ordinance Article 17 Subdivision and meet the requirements of Canyon County Code 07-17-33(2) Condominium and Planned Unit Developments.
- 4. Prior to preliminary plat approval, evidence shall be provided to DSD demonstrating approval by Southwest District Health, Idaho Division of Water Resources, Canyon Highway District #4, and Middleton Fire District. Any improvements shall be installed or bonded prior to final plat approval.
- 5. Development of the site must commence within three (3) years of the conditional use permit approval and be completed within five (5) years as per CCZO §07-07-23 Time Limitations.

Access, Traffic and Internal Circulation

- 6. Prior to preliminary plat approval, the applicant shall meet the requirements of Canyon Highway District No. 4 and Idaho transportation Department. All roadway improvements as outlined in Attachment B and any other requirements/mitigation identified by the District and Idaho Transportation Department shall be completed prior to final plat approval.
- 7. Off-street parking shall be provided in accordance with article 13 of this chapter (CCZO §07-13-01 & 03).

Fire

8. Prior to preliminary plat approval, the applicant shall have an agreement with Middleton Rural Fire District regarding the requirements and standards that shall be applied to the development and the applicant shall provide the agreement to DSD.

Utilities

9. Development of the site shall meet all requirements of the respective utility providers (i.e., Idaho Power, telephone providers, etc.).

Domestic Water

10. Water shall not be made available to the public unless the applicant applied for and is approved for a community water system from Southwest District Health.

Signage

11. Signage shall comply with §07-10-13 of the Canyon County Zoning Ordinance. In addition, where signs are located in close proximity to a residential area, the sign should be designed and located so they have little or no impact on adjacent residential neighborhoods. Signage along Old Hwy 30 shall be restricted to monument signs.

Light Mitigation

12. All exterior lighting shall be shielded downward and directed away from adjacent properties. A photometric plan shall be provided at the time of platting.

Irrigation

- 13. Development of the shall not disrupt any irrigation canals, laterals, or ditches as per Idaho State Law, Title 18 Chapter 43 Irrigation Works.
- 14. Stormwater and drainage shall be retained on site and shall not be directed into existing canals/drainages and waterways.
- 15. The applicant shall comply with Black Canyon Irrigation District with regards to the installation of fencing, irrigation facilities, drainage, and stormwater run-off into any irrigation facility.

Landscaping

16. A sight-obscuring fence and landscape buffer shall be provided on the northern, eastern, and southern boundaries of the site. A fencing and landscaping plan shall be submitted to DSD with the preliminary plat application. The site shall be landscaped using a mix of xeriscape and green landscaping techniques

Building Design and Review

17. Site and development design plans shall be submitted to DSD with the preliminary plat application and shall be in substantial conformance with CU2021-0009-APL-Attachment C.

Order

Based upon the Findings of Fact, Conclusions of Law contained herein for Case No. SD2023-0011, the Planning and Zoning Commission <u>recommends approval</u> of the Preliminary Plat, Irrigation, Drainage Plan, and Storage Condominium Plan for Sage Gate Subdivision to the Board of County Commissioners subject to the Conditions of Approval as enumerated herein.

RECOMMENDED FOI	R APPROVAL on this	day of	, 2024.
		PLANNING AND CANYON COUNT	ZONING COMMISSION TY, IDAHO
			turgill, Chairman
State of Idaho) SS		
County of Canyon County)		
			, a notary public, personally
appeared	, personally k	nown to me to be the persor	whose name is subscribed to the within
instrument, and acknowledged	d to me that he(she) executed th	e same.	
		Notary:	
		My Commission Expire	oc.

ATTACHMENT A

