



CANYON COUNTY PLANNING & ZONING COMMISSION
MINUTES OF REGULAR MEETING HELD
Thursday, September 19, 2024
6:30 P.M.

1ST FLOOR PUBLIC MEETING ROOM SUITE 130, CANYON COUNTY ADMINISTRATION BUILDING

Commissioners Present : Brian Sheets, Acting Chairman
 Harold Nevill, Commissioner
 Patrick Williamson, Commissioner
 Miguel Villafana, Commissioner
 Matt Dorsey, Commissioner *Joined the hearing after item 1A.*

Staff Members Present: Sabrina Minshall, Director of Development Services
 Carl Anderson, Planning Supervisor
 Michelle Barron, Principal Planner
 Deb Root, Principal Planner
 Jennifer Almeida, Office Manager

Acting Chairman Sheets called the meeting to order at 6:35 p.m.

Commissioner Villafana read the testimony guidelines and proceeded to the first business item on the agenda.

Item 1A:

Case No. CR2022-0020 & SD2022-0030– Eels / Landing Spot: The applicant, Jeremy Eells, is requesting a conditional rezone of parcel R32703 from an “A” (Agricultural) zone to a “CR-R-R” (Conditional Rezone-Rural Residential) zone and Short Plat subdivision (The Landing Spot – 3-lot subdivision) to create two additional lots for family members to build homes on. The request will also include a Development Agreement to place conditions on the rezone. The subject parcel is located at 16695 Marshall Ln., Caldwell, ID 83607; also referenced as a portion of the SW¼ of Section 9, T3N, R3W, BM, Canyon County, Idaho.

Planner Michelle Barron reviewed the Staff report for the record.

Commissioner Williamson asked about the applicant’s suggested conditions listed in their letter of intent in regard to pressurized irrigation and whether or not that would be a rezone condition or a plat condition. Planner Michelle Barron noted the plat had been reviewed by the County Engineer and that condition would be more appropriate as a plat condition.

Commissioner Nevill discussed the plat recommended condition no. 8 and a needed correction in regard to the road. He also inquired whether or not secondary residences would be allowed after the lots were split. Planner Barron stated that it is an allowed use in the zone. If the Commission would like to place a restriction on secondary residences, and if the evidence supported it, it would require an added condition.

Commissioner Villafana asked for clarification regarding the structures on the property. Planner Barron clarified the number and type of structures.

Acting Chairman Sheets asked if there is an existing road user’s maintenance agreement for the road. Planner Barron indicated there was, and described the existing agreement.

Acting Chairman Sheets affirmed the witnesses to testify.

Testimony:

Jeremy Eells (Applicant) – IN FAVOR – 16695 Marshall Ln. Caldwell, ID 83607

Mr. Eells discussed his plans for splitting the property as part of this request. He stated he was splitting lots for his family.

Commissioner Nevill asked about the irrigation plan and number of weirs for the site. Mr. Eells stated two weirs provide water to the property. Commissioner Nevill asked if Mr. Eells had water user's agreement, Mr. Eells indicated he does not currently have one. Commissioner Nevill asked if the applicant was agreeable to the conditions recommended by staff. Mr. Eells indicated that he was.

Commissioner Williamson discussed the proposed irrigation and delivery to the subject property. Mr. Eells discussed the irrigation and existing weirs. Commissioner Williamson asked if the pressurized irrigation was currently in existence. Mr. Eells indicated that is not currently provided to the site. Commissioner Williamson referenced the applicant's letter of intent, Exhibit 2 A, and asked the applicant to provide testimony explaining why the requested zone is more appropriate than the current zoning designation. Mr. Eells stated that he wanted his family close by.

Betty Jo King – IN FAVOR – 16793 Marshall, Ln. Caldwell, ID 83607

Ms. King stated she lives next door to the applicant. Her husband used to own and farm the property. Ms. King is glad that only three additional homes would be built.

Commissioner Nevill noted that allowing secondary residences would have the potential of up to six homes.

Jacob Pruitt – IN FAVOR – 16697 Marshall Ln., Caldwell, ID 83607

Mr. Pruitt stated he would be purchasing Lot 3. He would like to build a home for his family. He would bring the shop up to code and obtain proper permits.

Commissioner Villafana asked if the shop was custom built for the current business. Mr. Pruitt stated as far as he knows it was.

Elden Winslow – IN OPPOSITION – 16752 Farmway Rd., Caldwell, ID 83607

Mr. Winslow stated his property adjoins the applicant's property. He stated that he was told that Mr. Pruitt already owned Lot 3. Stated that there are 12 property owners north of Mr. Eells property that use the irrigation water. Mr. Winslow was concerned about secondary residences and the increased number of homes. He stated he has not seen the plat or where roads would be located. Mr. Winslow indicated there was someone living in the shop on the property.

Commissioner Nevill asked Mr. Winslow to discuss the location of the irrigation lines and who along that line uses the irrigation water. Mr. Winslow verified that there is not currently a water user's maintenance agreement. Commissioner Nevill asked if a condition was added requiring a water user's maintenance agreement if the neighbors would sign it. Mr. Winslow stated not everyone would.

Commissioner Villafana noted that the applicant cannot block irrigation water from reaching other properties.

Jeanette Kroes- IN OPPOSITION – 16895 Marshall Ln., Caldwell, ID 83607

Ms. Kroes stated that Marshall Ln. is a single lane, dirt road. Ms. Kroes discussed the road user's agreement that exists for Marshall Ln. She was concerned about the increase in traffic on the road as Mr. Eells property is located at the very end of Marshall Ln. Ms. Kroes was concerned about more wells being drilled.

Commissioner Nevill asked which shop (s) had people living in them. Ms. Kroes replied, both. Discussion ensued in regard to road width and increase in traffic on the lane.

Jeremy Eells (Applicant) – REBUTTAL – 16695 Marshall Ln. Caldwell, ID 83607

Mr. Eells stated that he does try to keep everyone driving down the lane at 10 mph, but he does not have control over Amazon drivers or other delivery drivers. Mr. Pruitt did provide money to buy the property. He will not cut off irrigation water to anyone and he wants to be a good neighbor.

Commissioner Williamson asked about shops being utilized as residences. Mr. Eells noted which shops are being lived in. Commissioner Williamson asked about a condition that would not allow secondary residences and whether or not Mr. Eells would be ok with such an addition. Mr. Eells stated he would be fine with that limitation.

MOTION: Commissioner Williamson moved to close public testimony on Case CR2022-0020 & SD2022-0030, seconded by Commissioner Villafana, voice vote, motion carried.

DELIBERATION:

Commissioner Nevill suggested additional conditions may be required for this project and he had concerns regarding the water and not having a water user's agreement.

Acting Chairman Sheets reminded the Commission that the water user's agreement would only be for the additional three (3) parcels. He also noted that the applicant consented to restrict secondary residences.

Planning Supervisor, Carl Anderson, suggested an additional condition requiring that the building code violations for the accessory structures be brought into compliance.

Acting Chairman Sheets noted that the affect to the surrounding area will be low with conditions that could mitigate any potential issues.

MOTION: Commissioner Nevill moved to recommend approval to the Board of County Commissioners for Case CR2022-0020, and add Condition No. 5, which restricts lots to having one residence per lot, Seconded by Commissioner Villafana.

Discussion on the Motion:

Planner Barron asked for clarification on which lots the Commission wished to have the restriction of one residence added. Lot 1 already has an existing secondary dwelling. Acting Chairman Sheets stated the restriction would apply to lots 2 and 3.

Roll call vote: 4 in favor, 0 opposed, motion passed.

MOTION: Commissioner Nevill moved to recommend approval to the Board of County Commissioners for Case SD2022-0030, and accept staff's findings. Amend condition no. 8 to add the additional three lots to the road user's maintenance agreement. Addition of condition no. 9 to make sure accessory dwellings/buildings follow Canyon County Code. Addition of condition no. 10 that a water user's maintenance agreement be created for the three lots. Addition of condition no. 11 that pressurized irrigation be provided for the subdivision. Addition of condition no. 12, confirms the reduction of shared driveway width to 28 ft. Seconded by Commissioner Williamson.

Discussion on the Motion:

None.

Roll call vote: 4 in favor, 0 opposed, motion passed.

Item 2B:

Case No. SD2023-0011 – Sage Gate Subdivision: The applicant, Blue Terra Development, represented by Focus Engineering, is requesting approval of a preliminary plat, irrigation and drainage plan on approximately 20.8 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.

Commissioner Dorsey joined the hearing and was sworn in.

Principal Planner, Deb Root reviewed the Staff Report for the record.

Commissioner Nevill asked if anything had changed in regard to the intersection. Planner Root discussed traffic numbers based on use and information from the highway district.

Commissioner Williamson asked for clarification in regard to irrigation lines and where they are located. Planner Root depicted on the plat where the lateral and lines are.

Acting Chairman Sheets asked who would own lot 108. Planner Root deferred to the applicant. He discussed plat notes with Planner Root and clarified a public water system would be utilized.

Commissioner Williamson asked how many business lots are located on the plat. Planner Root noted there are 5 business lots.

Acting Chairman Sheets affirmed the witnesses to testify.

Testimony:**Paul Hilbig (Representative) – IN FAVOR – 1707 N. Palmer Ln., Eagle, ID 83616**

Mr. Hilbig stated there would be a business association that would maintain the road. As the lots sell they will be included in the association. The condo lots will have their own association to make sure standards are kept they will also contribute to maintenance of the road.

Commissioner Nevill asked Mr. Hilbig if he had reviewed the conditions of approval recommended by staff. Mr. Hilbig has reviewed the conditions and agrees to them all. Commissioner Nevill asked if there would be management on site. Mr. Hilbig stated there would not be management on site but there would be people to contact if there were issues.

Commissioner Williamson asked Mr. Hilbig to discuss the irrigation system and where lines are located. Mr. Hilbig used the plat map and outlined where irrigation lines are located. Commissioner Williamson asked who condo owners would contact. Mr. Hilbig stated there is a management firm to contact.

John Leatty- IN OPPOSITION- 23121 Forrest Hills Loop, Caldwell, Id 83607

Mr. Leatty is concerned about traffic and noise. He is located across the street from the project. In peak hours it is difficult to get out onto Hwy 30. Adding five businesses to the site is concerning. Jake brakes are used often in the area.

Anne Maria Leatty – IN OPPOSITION – 23121 Forrest Hills Loop, Caldwell, ID 83607

Ms. Leatty agreed with John Leatty's testimony. They were opposed to the rezone of the property to commercial. Concerned that there is no stop light at the intersection. Concerned about noise and the high-speed limit in the residential area.

Acting Chairman Sheets asked Ms. Leatty if it would be difficult to make a left hand turn into the subject property when traffic is backed up at the stop sign. Ms. Leatty stated that it would be.

Paul Hilbig (Representative) – REBUTTAL – 1707 N. Palmer Ln., Eagle, ID 83616

Mr. Hilbig stated the access was placed farther north to help when traffic is stacked.

Commissioner Dorsey asked if each condo would be individually owned and if there were legal descriptions for each one. Mr. Hilbig stated yes, but asked staff to further clarify. Planner Root stated that there are specific state statutes regarding condo developments, and there are also specific building requirements that would need to be met.

Commissioner Nevill asked Mr. Hilbig about discussions with ITD and Highway District 4 regarding impact fees and the intersection of Hwy 30 and 44. Mr. Hilbig stated the intersection is already planned for improvements. A center turn lane will be added.

Commissioner Williamson asked if there were specific hours of operation for the mini storage. Planner Root stated the property is zoned C1 and she did not see any conditions specific to hours of operation. The request before the Commission is in regard to the plat.

MOTION: Commissioner Williamson moved to close public testimony on Case SD2023-0011, seconded by Commissioner Dorsey, voice vote, motion carried.

DELIBERATION:

Acting Chairman sheets noted that the request is in regard to the design and preliminary plat. He opened up discussion on the case.

Commissioner Nevill felt the underlying case and approval was premature but understood the request was in regard to the plat.

Acting Chairman Sheets stated he had no changes to the plat or design that has been presented.

MOTION: Commissioner Williamson moved to recommend approval to the Board of County Commissioners for Case SD2023-0011. Seconded by Commissioner Villafana.

Discussion on the Motion:

Commissioner Williamson agreed with Commissioner Nevill in regard to the previous determination the P&Z Commission made on the CUP.

Roll call vote: 4 in favor, 1 opposed, motion passed.

Item 2C:

Case No. OR2021-0006 & RZ2021-0011 – Sand Creek Investments 3 LLC / Springbok

Development Inc: Is requesting a [OR2021-0006] 2020 Comprehensive Plan Map Amendment to change the designation of parcels R28988 (0.61 acres) and R28990 (40.45 acres) from "Agriculture" to "Residential." The applicant also requests a [RZ2021-0011] Conditional Rezone of parcel R28991 (73.4 acres) from "A" (Agricultural) zone to "CR-R1" (CR-Single Family Residential) zone and parcels R28988 (0.61 acres) and R28990 (40.45 acres) from "A" (Agricultural) to "CR-RR"

(CR-Rural Residential) zone. The properties shall be subject to a development agreement with the County. Parcel R28991 (73.4 acres) lies within the Nampa area of city impact. The subject properties, parcels R28991, R28988, & R28990, are located on the east side of Happy Valley Road, approximately 1542 ft. south of the intersection of E. Lewis Ln. and S. Happy Valley Rd., Nampa, Idaho, in a portion of the NW ¼ and SW ¼ of Section 18, T2N, R1W, B.M., Canyon County, Idaho.

Principal Planner, Deb Root reviewed the Staff Report for the record.

Commissioner Nevill noted for the record that he used to work with Mr. Jensen in the audience, who was not the applicant. Acting Chairman Sheets asked if there had been any discussions regarding the case. Commissioner Nevill replied, no.

Commissioner Nevill asked Planner Root if Stewart Dairy still land applies manure. Planner Root stated the last time she was in the area they were.

Commissioner Villafana asked if the applicant moved water off the property or if they are just not farming it. Planner Root stated that Nampa Meridian Irrigation did not indicate that the water had been transferred off of the property.

Acting Chairman Sheets asked who owns the property. Planner Root discussed the ownership of the property for the record.

Acting Chairman Sheets affirmed the witnesses to testify.

Testimony:

Jeffery Holt (Applicant) – IN FAVOR – 398 S. 9th St . Ste 250, Boise, ID 83702

Mr. Holt indicated that this application was submitted under the 2020 Comprehensive Plan. He has met with the neighbors extensively. They reduced the lot count to 67. Mr. Holt discussed the Nampa Comprehensive Plan and what could be allowed on the property. Mr. Holt stated that a soils report was completed and it was determined that the soil quality was insufficient for farming and ranching. Mr. Holt acquired the property in 2017 and it had not been farmed for many years with the exception of approximately 10 acres. Mr. Holt felt the property was more conducive to larger lot residential use. Mr. Holt stated there is not significant agricultural development in the area and it is more residential. Mr. Holt stated there is a lot of high density residential on Happy Valley. They want to be good neighbors and consistent with the larger lot development in the vicinity.

Commissioner Nevill asked if any part of the land had been offered for sale to a farmer or rancher. Mr. Holt replied yes when it was for sale. Commissioner Nevill asked Mr. Holt about seed and isolation and how that would be handled. Mr. Holt said the seed farm company was supportive of his project and he didn't see any issue with cross pollination. Commissioner Nevill asked about the proposal for individual well and septic rather than community systems. Mr. Holt stated that Southwest District Health has determined that well and septic could work for the site. Commissioner Nevill asked if there were any reason the property couldn't go back to farm production. Mr. Holt stated that the property is basalt rock and topography.

Commissioner Williamson asked Mr. Holt for information regard to soil depth. Mr. Holt stated that the rock is sporadic throughout the area. Commissioner Williamson discussed the dairies in the area. Mr. Holt said the nearest dairy is on Deer Flat (Stewart's) and he didn't see any impact to them. Mr. Holt said they have spent a lot of time and money to clean up the property.

Dominic Lavatti – (IN NEUTRAL) – 199 N. Capital Blvd. Ste. 200, Boise, ID 83702

Mr. Lavatti indicated that Sand Creek is not for or against this project.

Richard Jewell – (IN OPPOSITION) – 9485 S. Happy Valley Rd., Nampa, ID

Mr. Jewell discussed survey results that were gathered as part of the 2030 Comprehensive Plan outreach. Challenges to farming operations are a direct result of further encroaching residential development. Mr. Jewell noted that the respondents and comments expressed a strong concern about the continued residential development eating up farmland. The subject property is surrounded by agriculturally zoned properties and he is agreement with staff's recommendation of denial.

Commissioner Nevill noted the project would be a gated community and asked Mr. Jewell how this would impact surrounding agricultural uses. Mr. Jewell replied he had not heard that it would be a gated community in previous neighborhood meetings.

Barry Dubkowski- (IN OPPOSITION) – 9555 Happy Valley Rd., Nampa, ID

Mr. Dubkowski has lived at his residence for 31 years which is across the road from the development. Mr. Dubkowski indicated that when he met with neighbors no one was in favor of the project. Five acre lots would be better supported by the area residents. He agrees with staff's recommendation of denial and it is not compatible with the surrounding land uses. Mr. Dubkowski noted areas of the staff report that discuss agricultural production and the seed operator to the north.

Commissioner Williamson asked if the property had been farmed. Mr. Dubkowski replied that the property had historically been irrigated and farmed at least on the front part of the property.

Tim Jensen (IN OPPOSITION) – 711 N. Porter St., Kuna, ID 83634

Kuna School District has experienced rapid growth over the past ten years. The most recent bond measure in March of 2023 did not pass. Given the current approvals within City of Kuna, the school district cannot serve this development. An independent study that was completed which indicated the square feet necessary for each student within the schools as well as the associated costs. The schools this development would impact are already over capacity. Mr. Jensen discussed partnerships with developers to help mitigate the impact on the schools. This has been a process the school district has followed for approximately two years.

Commissioner Williamson asked if the busses go into subdivisions or if this would be a pick up on Happy Valley Rd. Mr. Jensen replied it would be a pick up on Happy Valley. Mr. Jensen noted for the record that he is only speaking in regard to the property that is located within Kuna School District.

Jennine Hammer-Huber- (IN OPPOSITION) -612 E. Locust Ln., Nampa, ID

Ms. Hammer- Huber is opposed to the development and stated that the additional lots would impact traffic on Happy Valley Rd. which is already busy. The property they currently own is agricultural, and they are getting ready to plant. When they purchased their property, it hadn't been farmed for many years. They have flattened the land so it could be farmed. She disagreed with the applicant's assertion that the subject property couldn't be farmed.

Rita Jo Develin – (IN OPPOSITION) – 9681 Happy Valley Rd., Nampa, ID 83686

She has lived at her residence since 1996 and she has seen the subject property farmed in wheat and there have been sheep on the property. She stated she has lava rock on her property but she does farm 12 acres. She agrees with staff's recommendation of denial because it does not fit with the agricultural area.

Commissioner Williamson asked if Ms. Devlin would be more in favor of five acre lots. She indicated no.

Julie Sipes – (IN OPPOSITION) – 4415 E. Lewis Ln., Nampa, ID 83686

Ms. Sikes is concerned about adding an additional 67 wells to the area. She is concerned about the increase in traffic. She has agriculture on her property with six acres of hay. There is farm equipment that travel the roadways. She agrees with staff's recommendation of denial.

Commissioner Williamson stated that one of staff's recommended conditions, if approved, would require a community well. He asked if that would alleviate her concern for wells. She felt it would still draw the same amount of water, but she would need to read documentation.

Robert Robinson– (IN OPPOSITION) – 9505 Happy Valley Rd., Nampa, ID 83686

Mr. Robinson stated that the area is rural. The subject property has been farmed in the past. He is concerned about the traffic on Happy Valley Rd. He is concerned about 67 additional wells to the area. The proposed lot sizes are not conducive to the area. The current owners have not taken care of the property and it has impacted those surrounding it.

Yancy Sipes- (IN OPPOSITION)- 4415 E. Lewis Ln., Nampa, ID 83686

They moved to the area to enjoy the rural area and they grow hay. Agreed with staff's recommendation of denial.

Margaret Goppini – (IN OPPOSITION)- 5528 Deer Flat Rd. Nampa, ID 83686

They farm on Canyon County and Ada County side. The Canyon County property is adjacent to the subject property. She is concerned about any change to residential development, even on larger lots. She is concerned about farm equipment on the roadways.

David Trejo – (IN OPPOSITION) – 9464 S. Happy Valley Rd., Nampa, ID 83686

Trejo farms is a 40-acre angus ranch which grows hay and pasture. The proposed development borders his property. He is concerned about irrigation and wastewater and the impacts to his property.

Jeffery Holt (REBUTTAL) – 398 S. 9th St. Ste 250, Boise, ID 83702

Mr. Holt stated that each potential lot owner will sign an affidavit that they are aware of the seed farm and other agricultural uses. The ingress/egress was located to maintain line of sight. He understands that there are impacts to traffic. He is happy to cooperate with the school district (s).

Commissioner Nevill asked Mr. Holt if the Treasure Valley needs a gated multi-million-dollar home community. Mr. Holt stated that at this location with the size of the lots there is a market. Commissioner Nevill asked if there was a market for five-acre parcels and whether or not the applicant would consider it. Mr. Holt replied that he would consider it to make the project work but five-acre parcels are large and a lot to take care of.

MOTION: Commissioner Williamson moved to close public testimony on Case OR2021-0006, RZ2021-0011 seconded by Commissioner Nevill, voice vote, motion carried.

DELIBERATION:

Commissioner Nevill concurred with the staff's findings and recommendation.

Commissioner Villafana agreed with Commissioner Nevill but added the parcel size (s) in the area do not support a comprehensive plan map change at this time.

MOTION: Commissioner Williamson moved to recommend denial to the Board of County Commissioners for Case No. OR2021-0006. Seconded by Commissioner Dorsey.

Discussion on the Motion:

Commissioner Nevill requested that staff add testimony from the Kuna School District for criteria “E”, in regard to essential services.

Acting Chairman Sheets added that the testimony received from the public that reinforces what is in the staff report.

Commissioner Dorsey discussed the testimony in regard to the five acre lots. They do impact agriculture also. The proposal is premature and city services are not available to the property.

Roll call vote: 5 in favor, motion passed.

MOTION: Commissioner Williamson moved to recommend denial to the Board of County Commissioners for Case No. RZ2021-0011, with the addition of testimony from the Kuna School District in criteria “E”, Seconded by Commissioner Nevill.

Discussion on the Motion:

None

Roll call vote: 5 in favor, motion passed.

ACTION ITEM – APPROVAL OF MINUTES- August 15, 2024:

MOTION: Commissioner Nevill moved to approve the minutes of August 15, 2024. Seconded by Commissioner Villafana. Commissioner Dorsey abstained for not being present. Voice vote, motion carried.

DIRECTOR, PLANNER, COMMISSION COMMENTS:

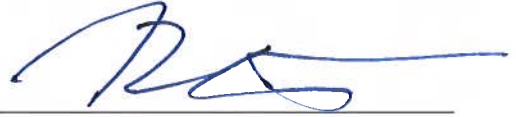
Carl Anderson, Planning Supervisor, informed the Commission that the month of October the Commission will have a total of six (6) cases. Mr. Anderson also noted that the Commission will begin seeing the new staff report templates. Commissioner Williamson requested having the checkbox table headings carry over to the next page.

ADJOURNMENT:

MOTION: Commissioner Williamson moved to adjourn, seconded by Commissioner Nevill . Voice vote, motion carried. Hearing adjourned at 10:53 PM.

An audio recording is on file in the Development Services Departments’ office.

Approved this 7th day of November, 2024

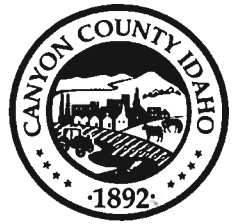


Brian Sheets, Acting Chairman

ATTEST



Jennifer Almeida – Office Manager



RECOMMENDED 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.
2. 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 construction drawings and final plat to ensure district requirements are addressed (Staff report exhibits D6, D6.1 and D6.2). 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

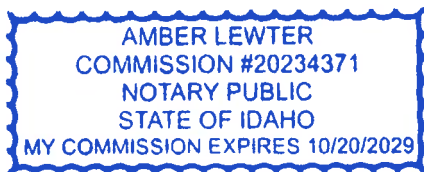
Building Design and Review

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 **recommends approval** 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 FOR APPROVAL on this 19 day of September, 2024.



**PLANNING AND ZONING COMMISSION
CANYON COUNTY, IDAHO**

Robert Sturgill, Chairman

Brian R. Sheets, Atty Chairman

State of Idaho)

SS

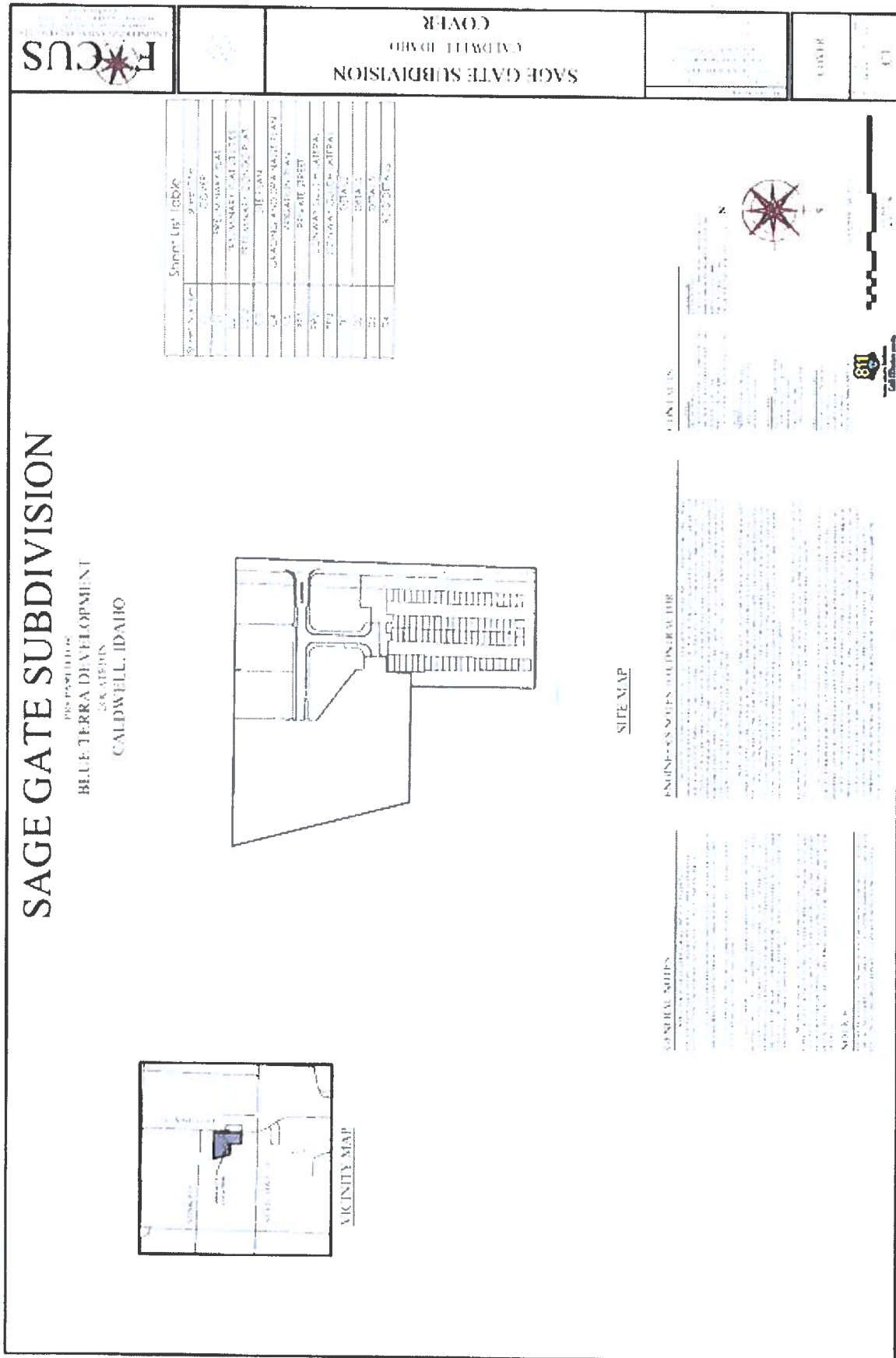
County of Canyon County)

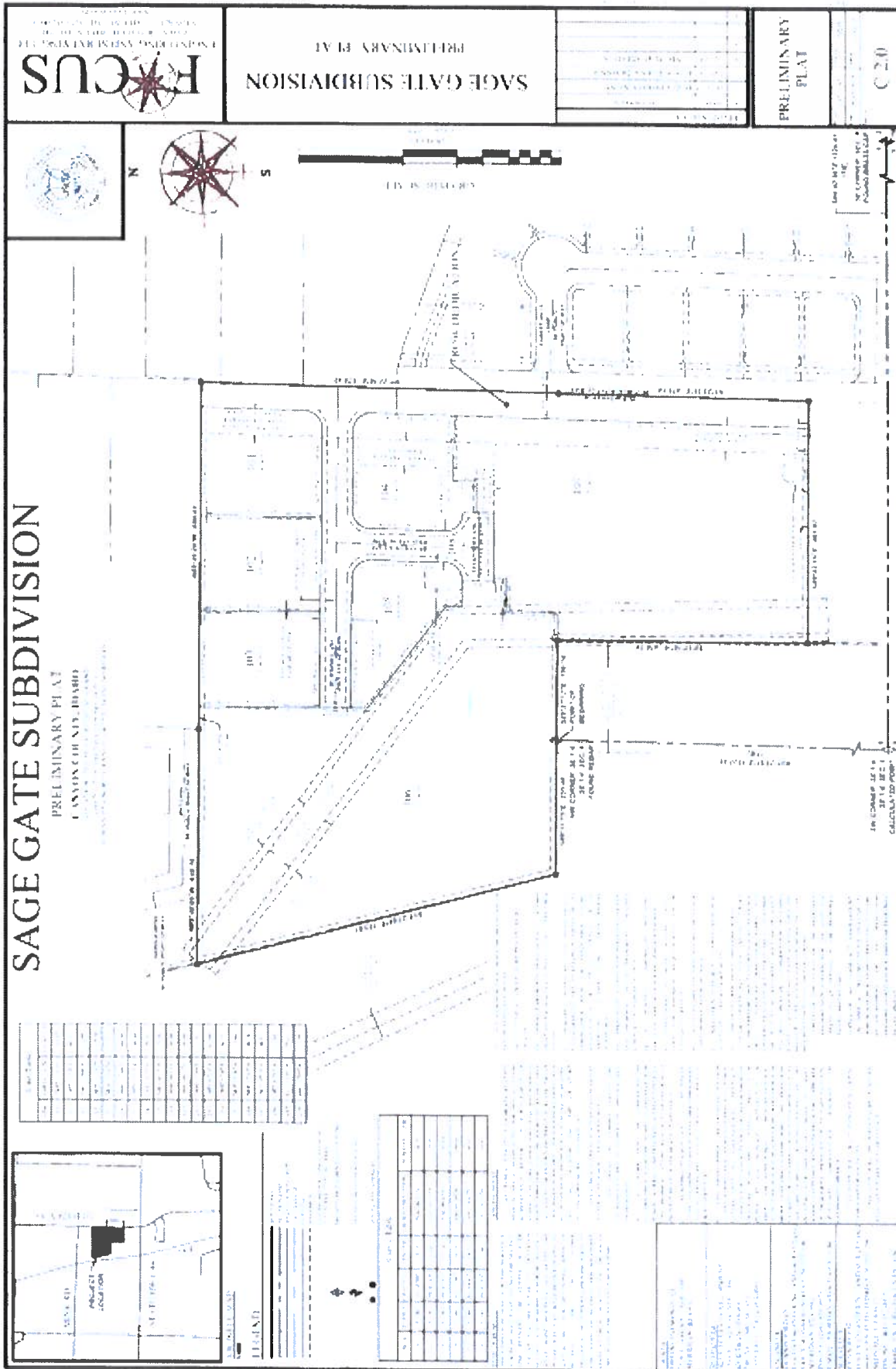
On this 19th day of September, in the year 2024, before me Amber Lewter, a notary public, personally appeared Brian Sheets, personally known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he(she) executed the same.

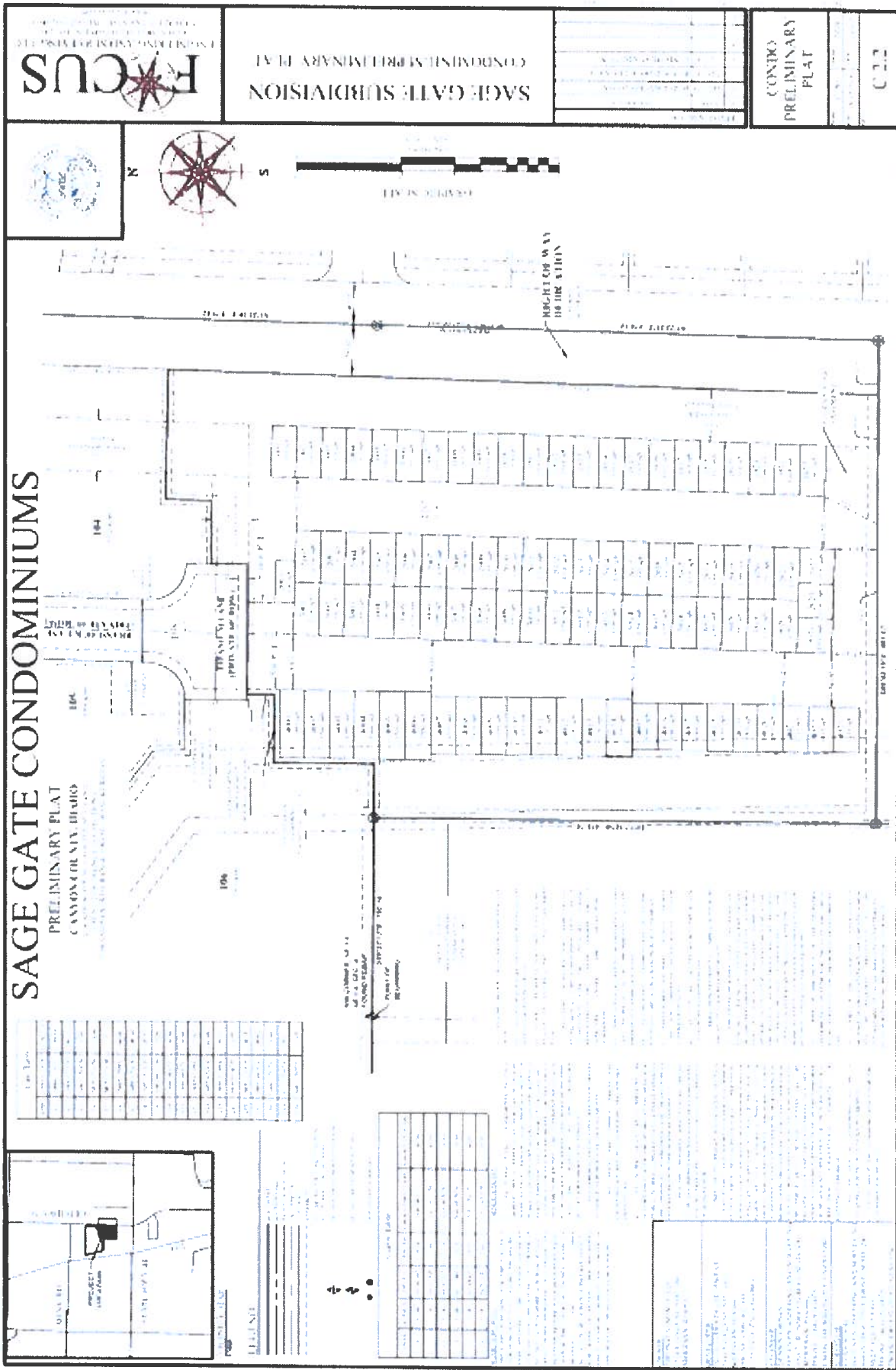
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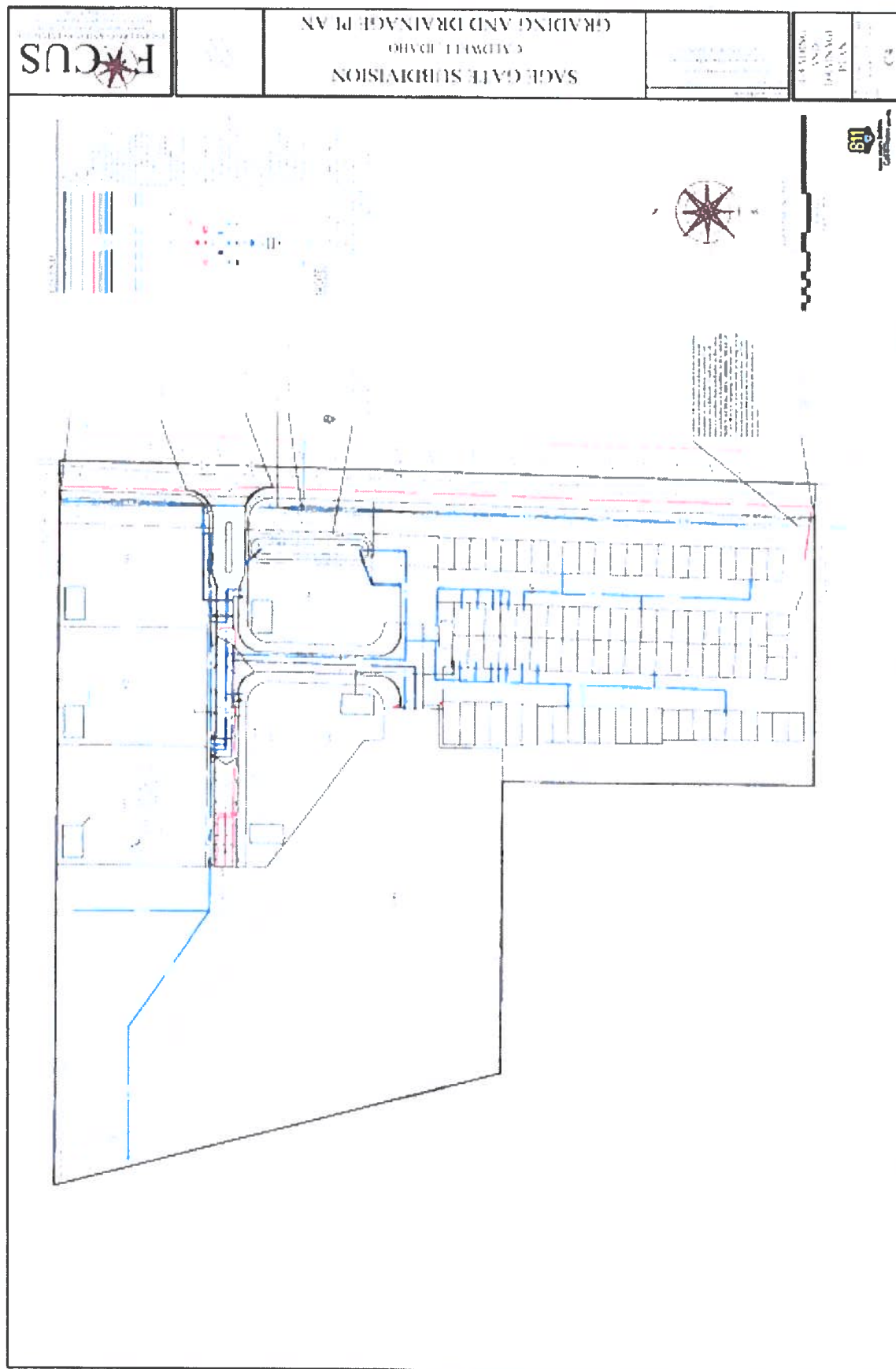
My Commission Expires:

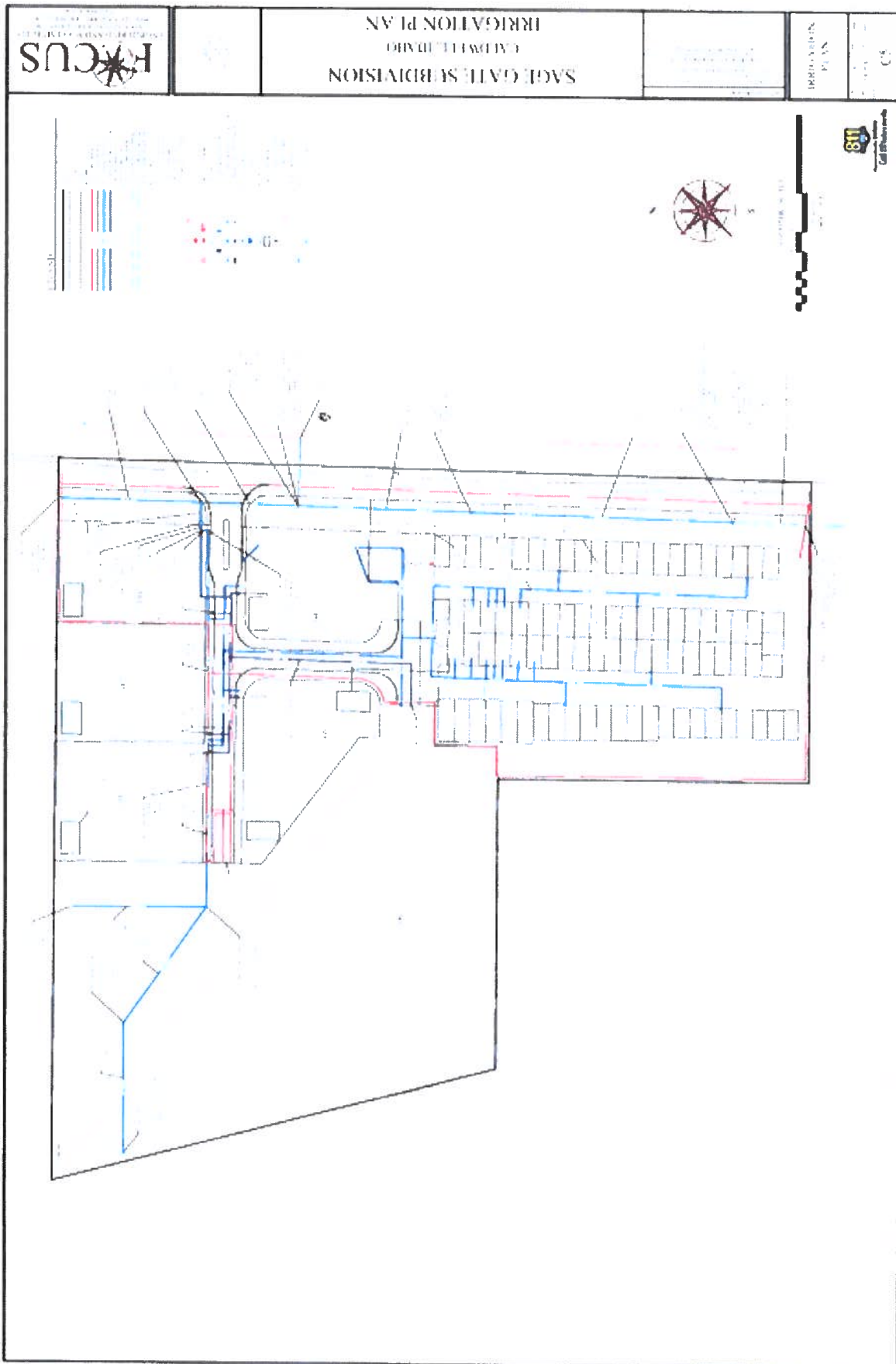
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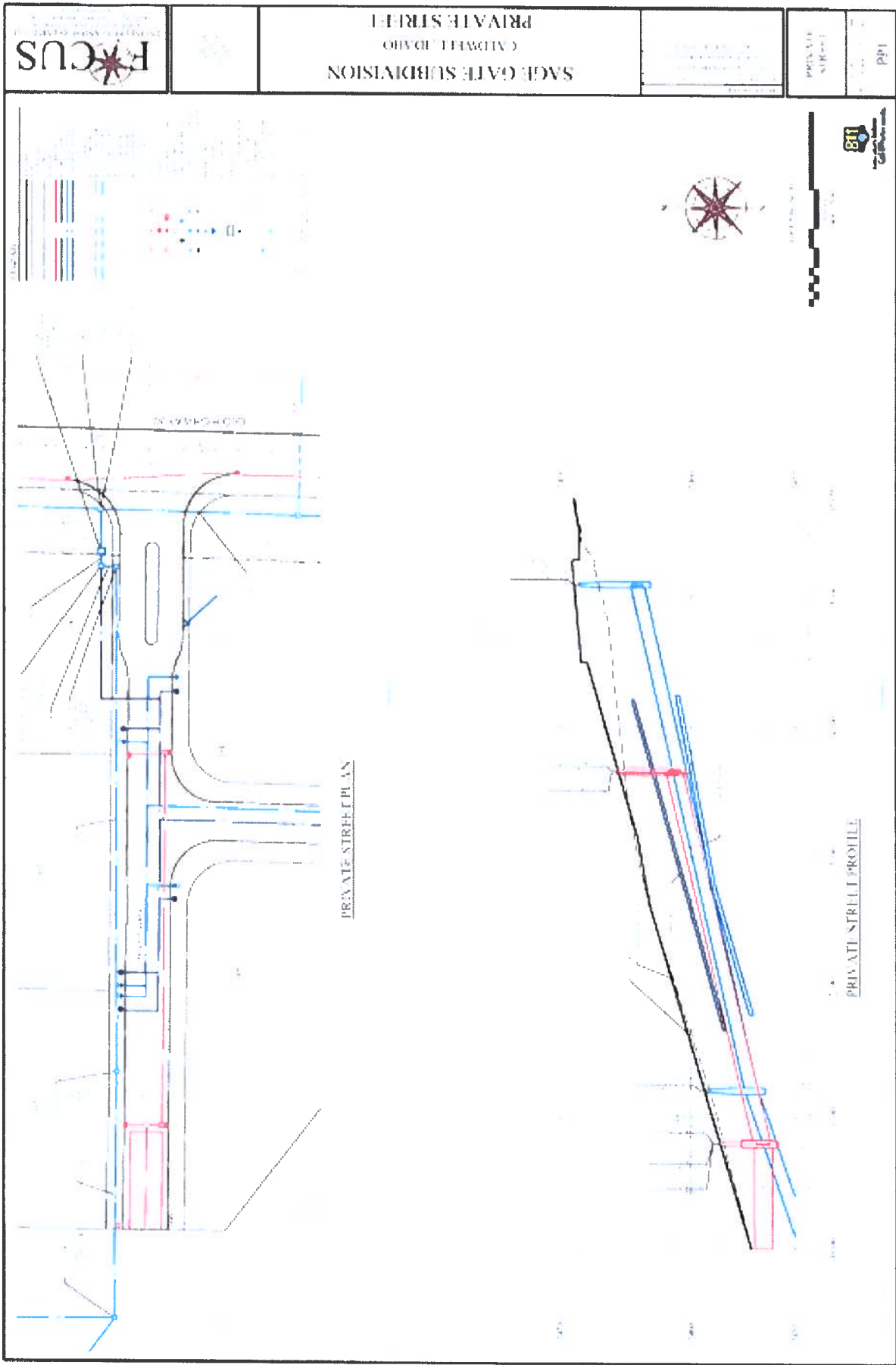


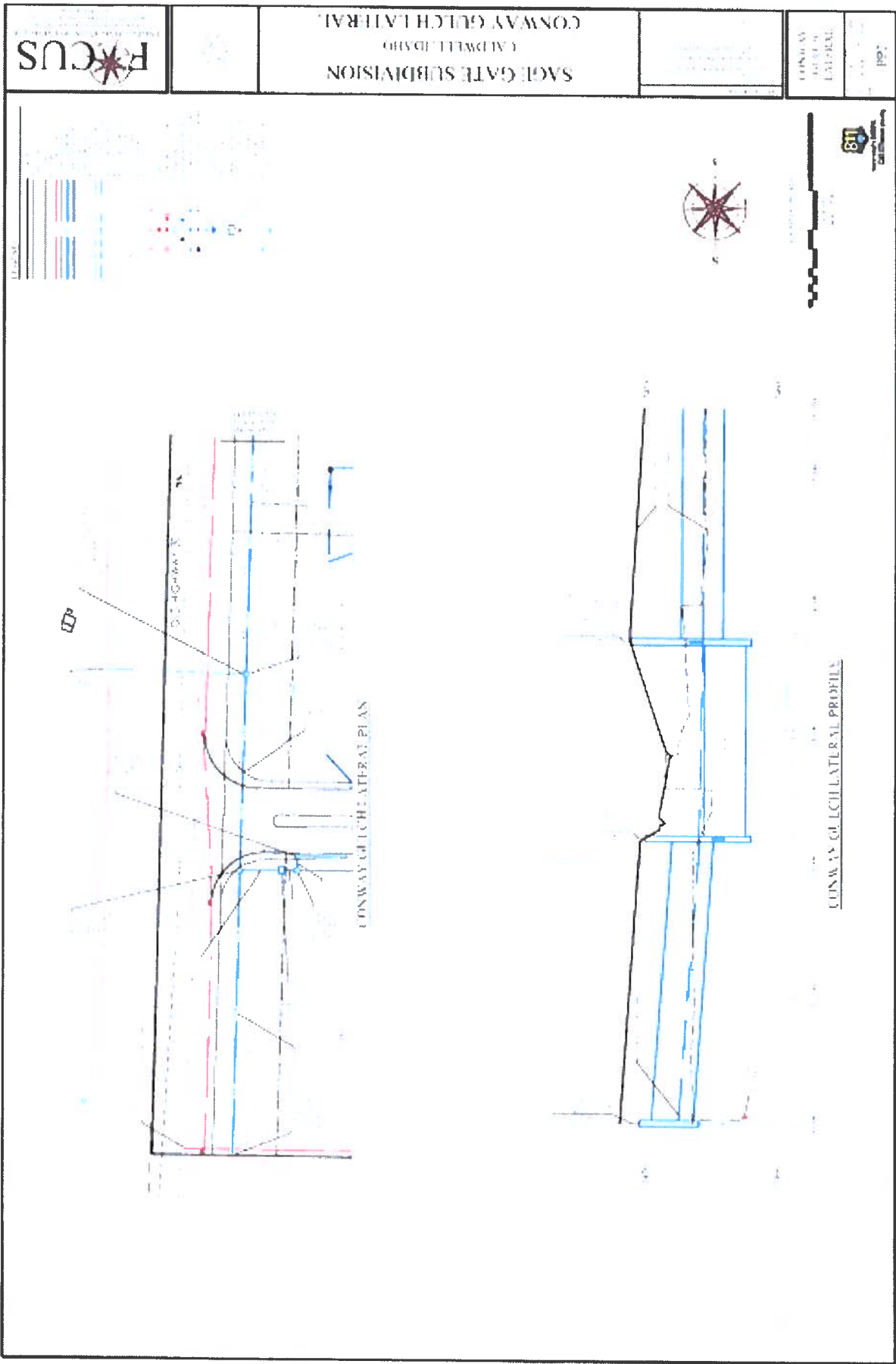


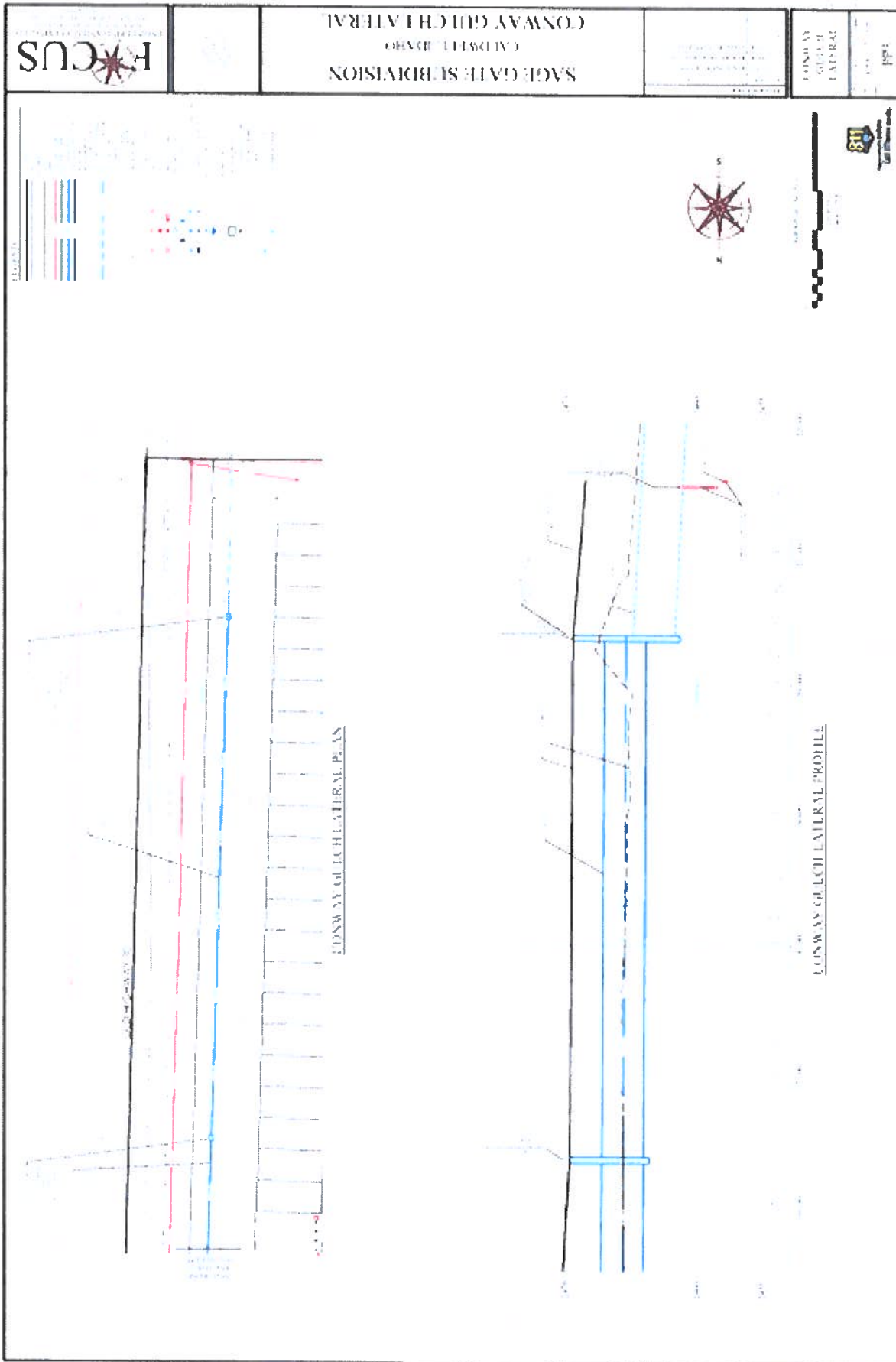


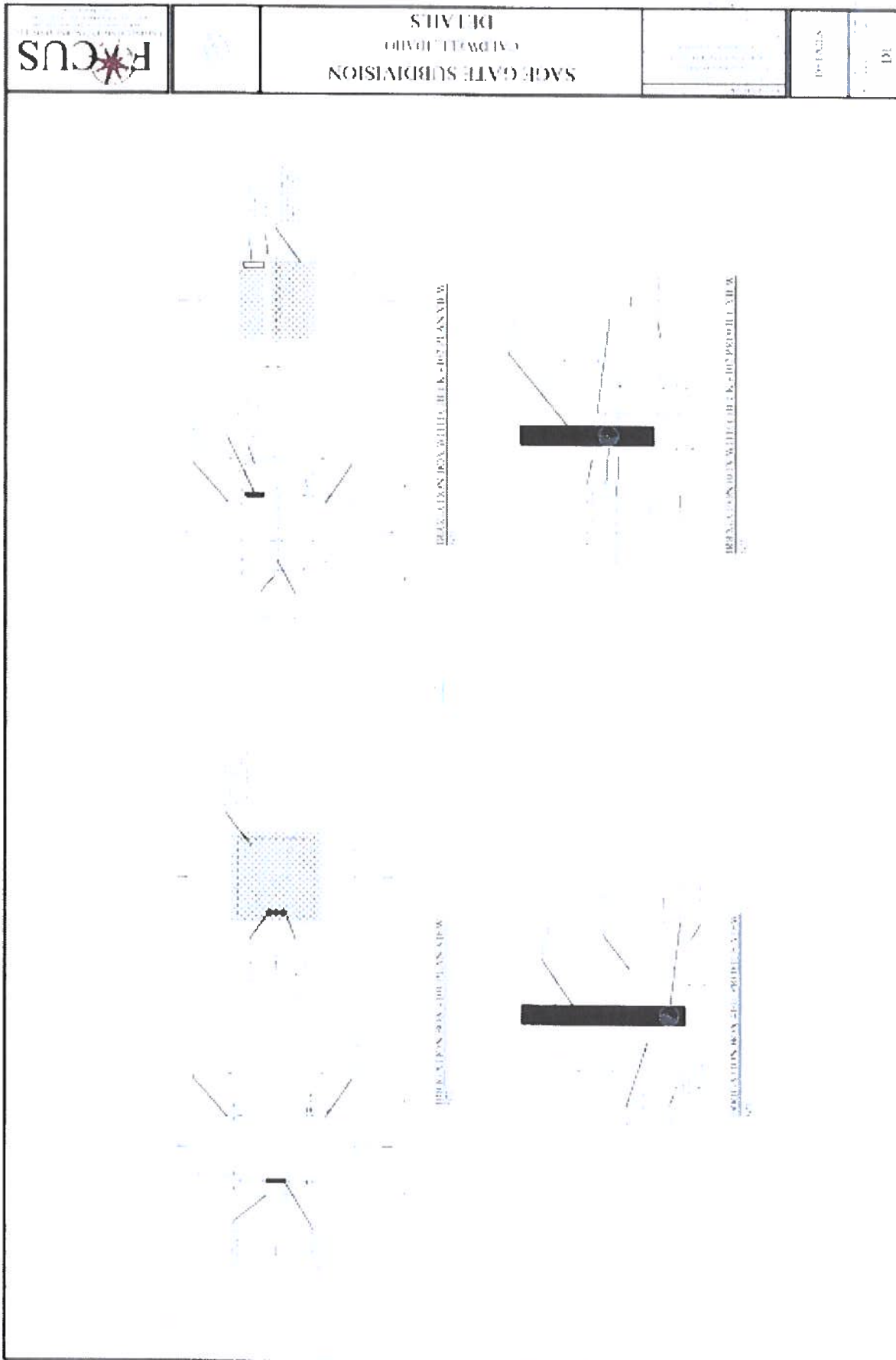


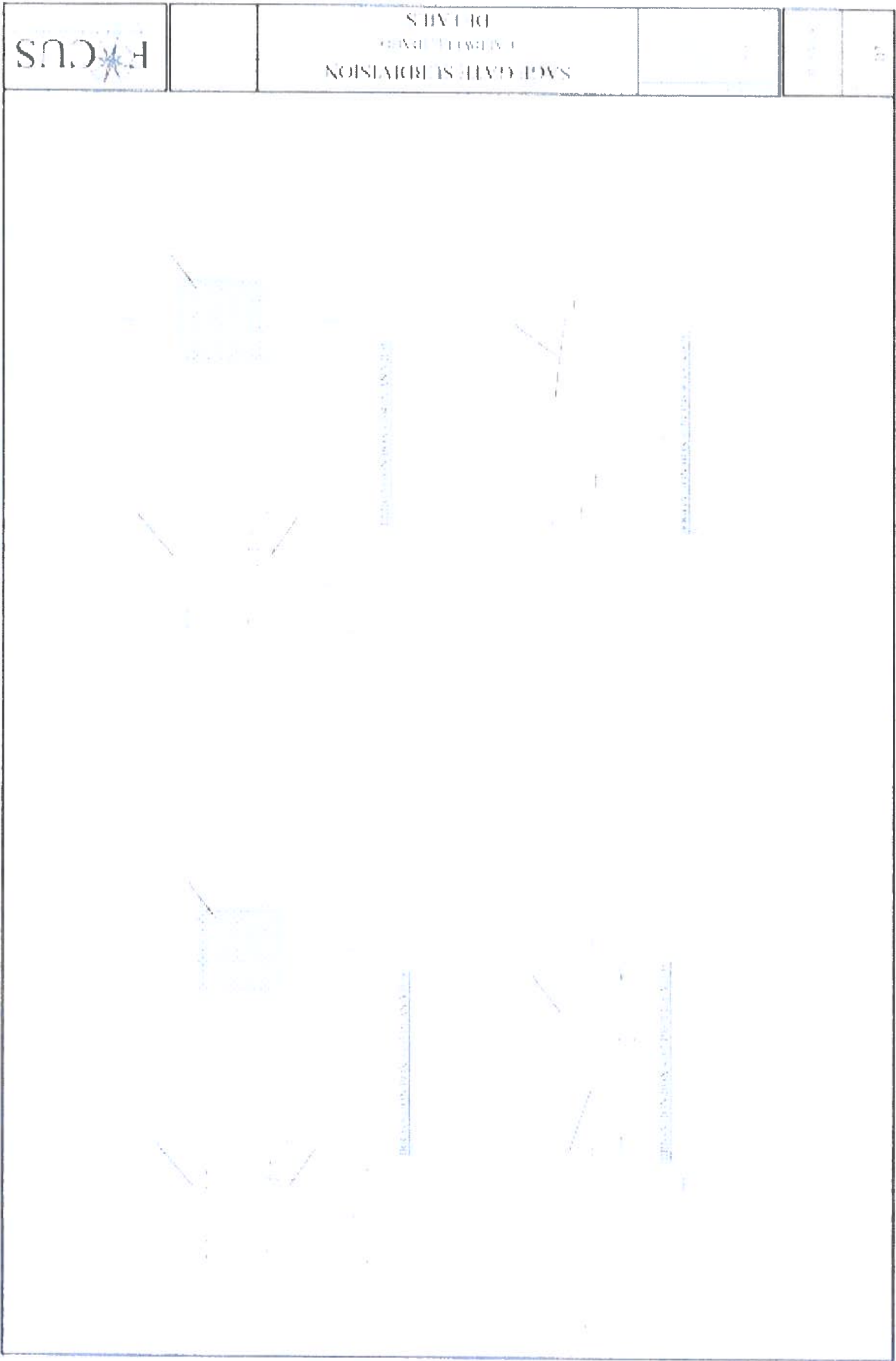


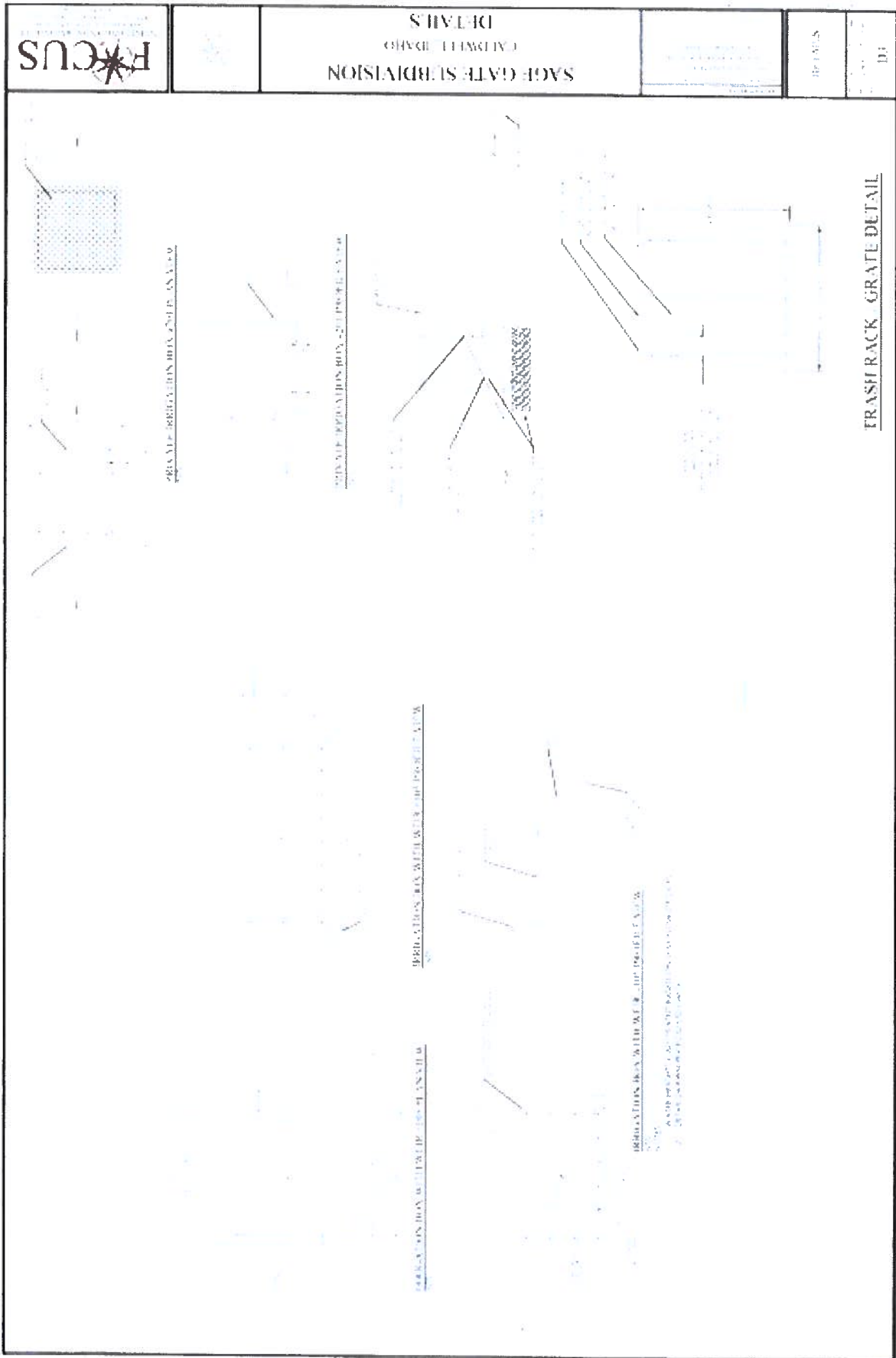


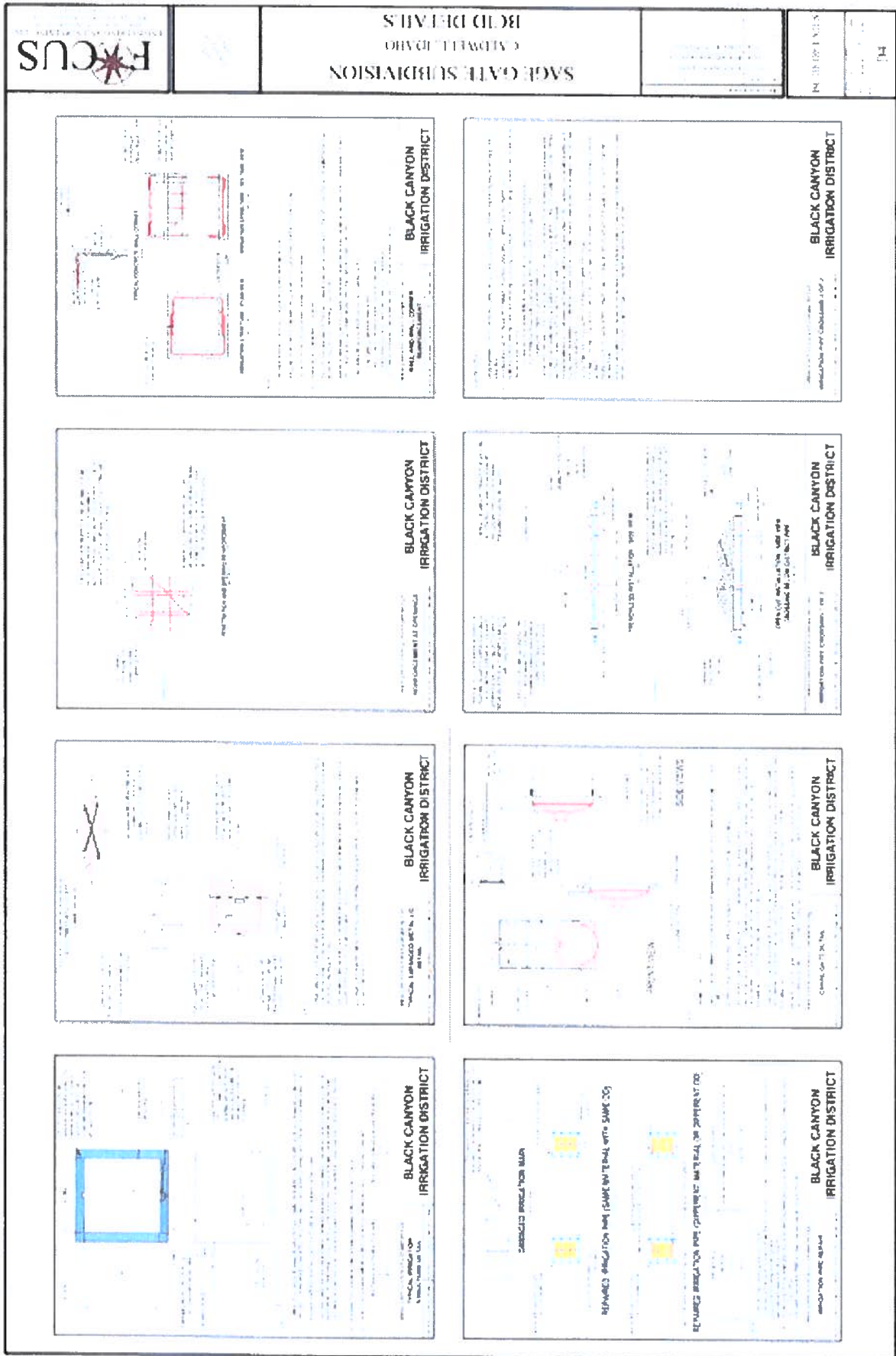




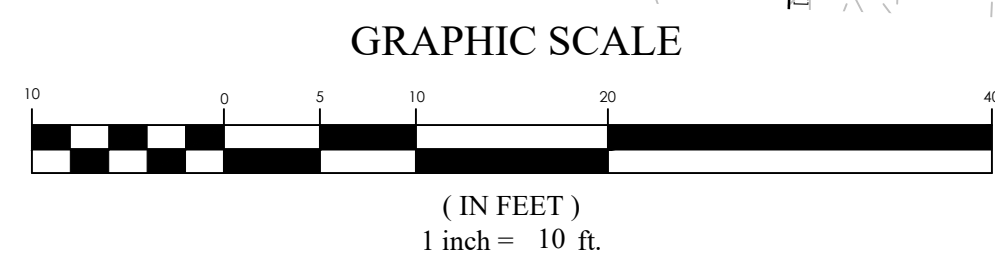




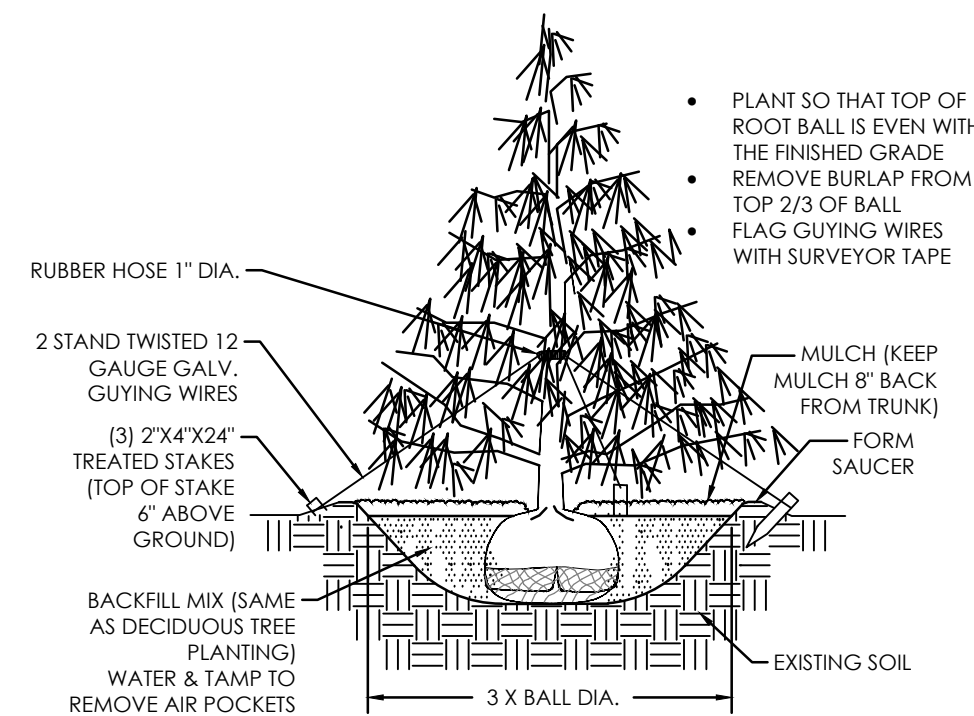
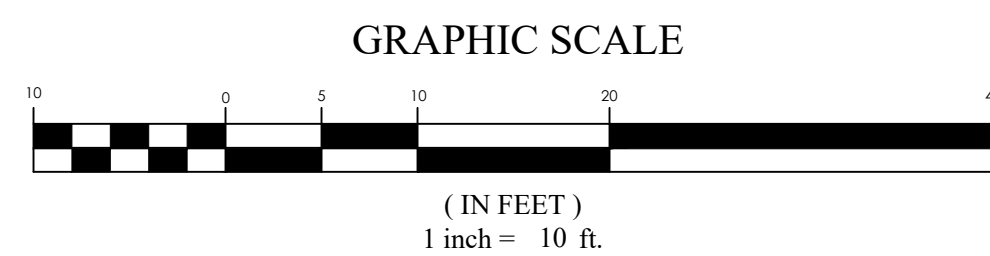




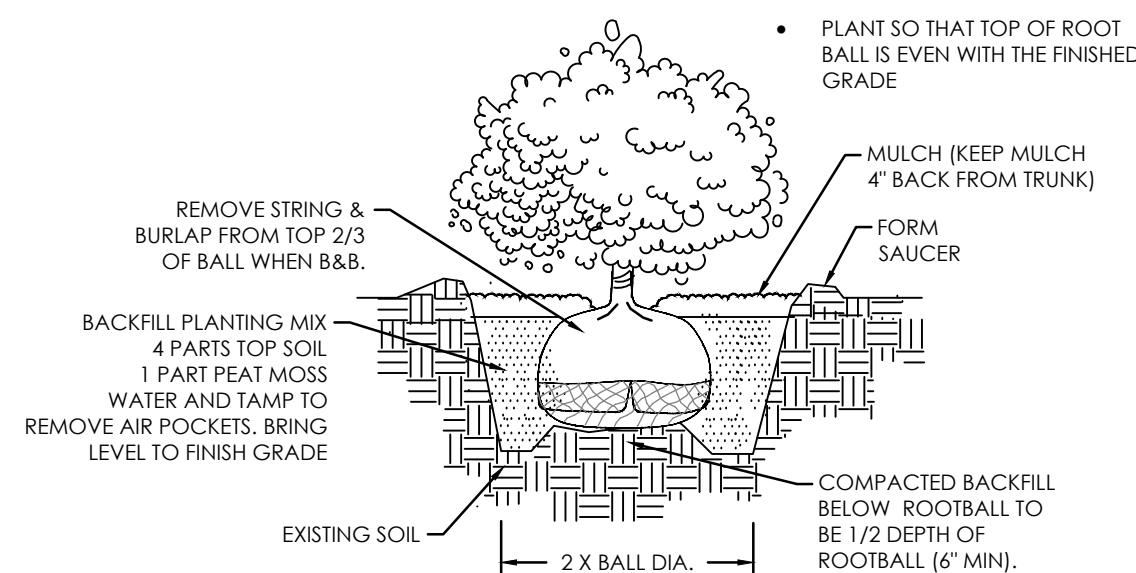
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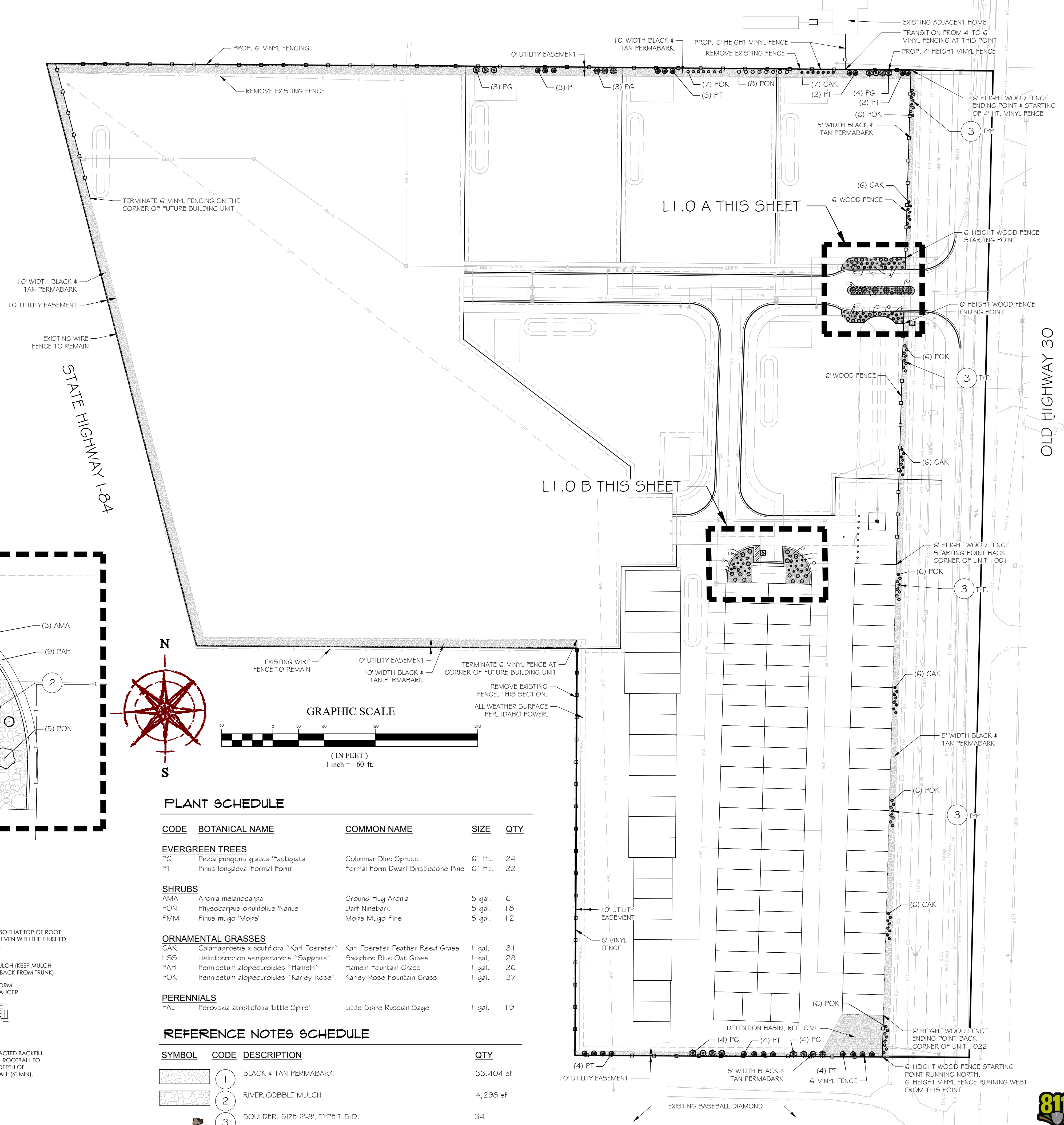
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A EVERGREEN PLANTING & GUYING
NOT TO SCALE






B SHRUB PLANTING
NOT TO SCALE



PLANT SCHEDULE

<u>CODE</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>SIZE</u>	<u>QTY</u>
<u>EVERGREEN TREES</u>				
PG	<i>Picea pungens glauca</i> 'Fastigata'	Columnar Blue Spruce	6' Ht.	24
PT	<i>Pinus longaeva</i> 'Formal Form'	Formal Form Dwarf Bristlecone Pine	6' Ht.	22
<u>SHRUBS</u>				
AMA	<i>Aronia melanocarpa</i>	Ground Hug Aronia	5 gal.	6
PON	<i>Physocarpus opulifolius</i> 'Nanus'	Darf Ninebark	5 gal.	18
PMM	<i>Pinus mugo</i> 'Mops'	Mops Mugo Pine	5 gal.	12
<u>ORNAMENTAL GRASSES</u>				
CAK	<i>Calamagrostis x acutiflora</i> 'Karl Foerster'	Karl Foerster Feather Reed Grass	1 gal.	31
HSS	<i>Helictotrichon sempervirens</i> 'Sapphire'	Sapphire Blue Oat Grass	1 gal.	28
PAH	<i>Pennisetum alopecuroides</i> 'Hamel'	Hamel Fountain Grass	1 gal.	26
POK	<i>Pennisetum alopecuroides</i> 'Karley Rose'	Karley Rose Fountain Grass	1 gal.	37
<u>PERENNIALS</u>				
PAL	<i>Ferovskia atriplicifolia</i> 'Little Spire'	Little Spire Russian Sage	1 gal.	19

REFERENCE NOTES SCHEDULE

<u>SYMBOL</u>	<u>CODE</u>	<u>DESCRIPTION</u>	<u>QTY</u>
	(1)	BLACK & TAN PERMACORK	33,404 sf
	(2)	RIVER COBBLE MULCH	4,298 sf
	(3)	BOULDER, SIZE 2'-3', TYPE T.B.D.	34



SAGE GATE SUBDIVISION
CALDWELL, IDAHO
LANDSCAPE PLAN

REVISION BLOCK	
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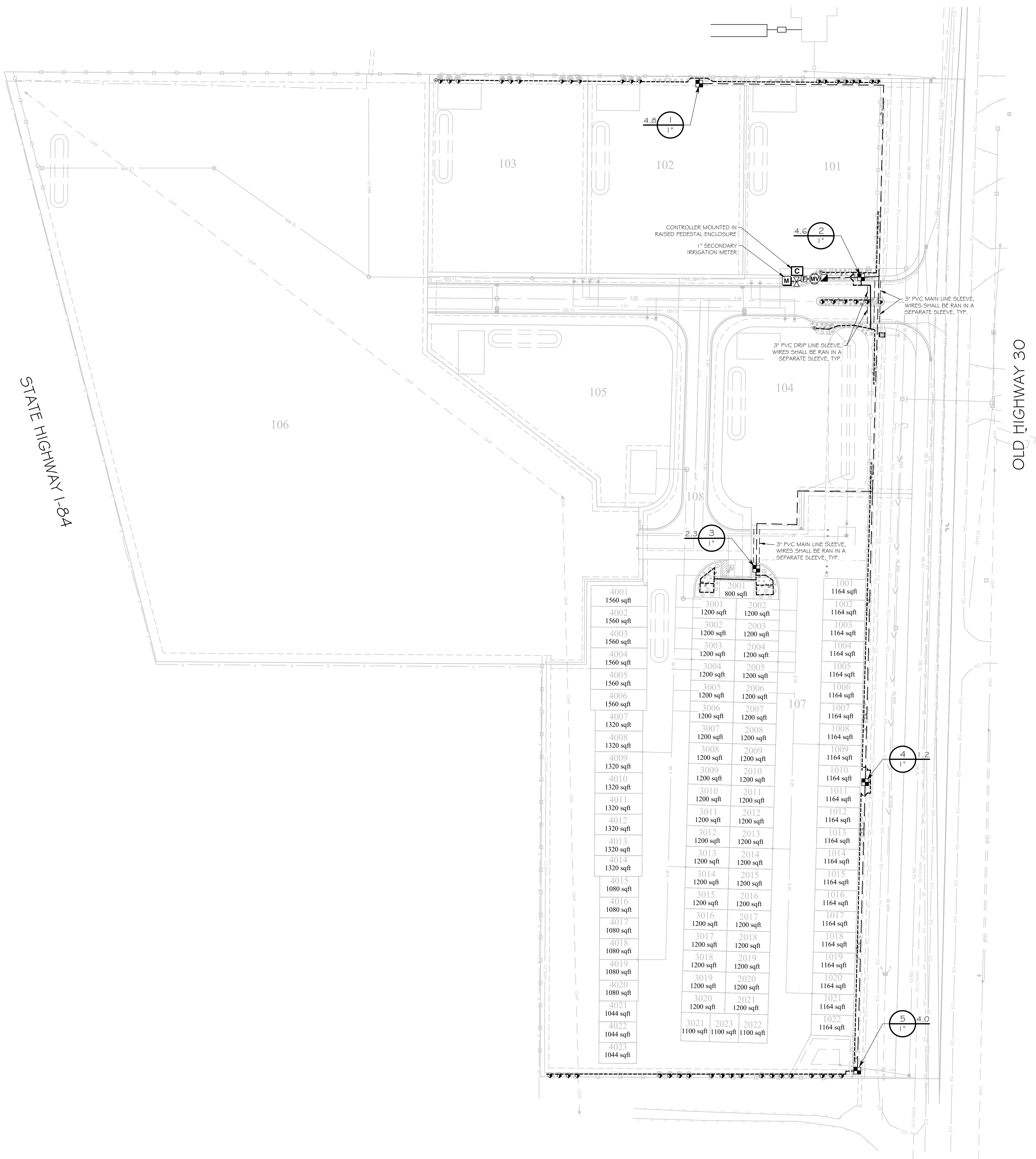
LANDSCAPE
PLAN

Scale: 1"=60'	Drawn: SB
Date: 11/19/2024	Job #: 21-0137
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L1.0



Know what's **below**.
Call **811** before you dig.



IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	Rain Bird XCZLF-100-PRF 1" Low Flow, 0.2-1.0 GPM, with 1 in. Low Flow Valve valve and 1 in. Pressure Regulating RBY filter and 40psi pressure regulator.	5
	Rain Bird XB-G Six-Outlet, Pressure Compensating, Drip Emmitter. Flow rates of 0.5 GPH=blue, 1.0 GPH=black, and 2.0 GPH=red, at each emitter outlet. Comes with Barb Inlet x Barb Outlet.	46
SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	Rain Bird 44-LRC 1" 1 in. Brass Quick-Coupling Valve, with Corrosion-Resistant Stainless Steel Spring, Locking Thermoplastic Rubber Cover, and 2-Piece Body.	1
	STOP AND WASTE VALVE 1" MUELLER MARK II ORISEAL 54W VALVE MODEL H-10288	1
	Rain Bird PESB (Master Valve) 1" 1 in., 1-1/2 in., 2 in., 3 in. Plastic Industrial Master Valves. Low Flow Operating Capability, Globe Configuration. With Scrubber Technology for Reliable Performance in Dirty Water Irrigation Applications.	1
	Rain Bird ESPLXME2-LXMM-LXMMPED 1/2 Station, Traditionally-Wired, Commercial Controller. Indoor/Outdoor, Plastic Wall-Mount Enclosure. Install in LXMM-LXMMPED Powder Coated, Metal Wall-Mounted Cabinet. w/ Pedestal.	1
	Amad 1-TAG-Steel Screen 130mm Amad 1 in. Tagline plastic filter, NPT, Stainless Steel Screen Element. Maximum working pressure 11 Gpsi.	1
	Water Meter 1"	1
	Irrigation Mainline: PVC Schedule 40 1"	1,683 l.f.
	Pipe Sleeve: PVC Class 200 SDR 21 Sleeve Shall Be Two Sizes Larger Than The Pipe Within	116.8 l.f.
	Valve Callout	
	RAINBIRD 3/4" XBS TUBING WITH 1/4" TUBING TO EMITTER	
	1" POLY PIPE CONNECTING DRIPLINE SECTIONS	
	3/4" MANUAL FLUSH VALVE IN 10" ROUND VALVE BOX	

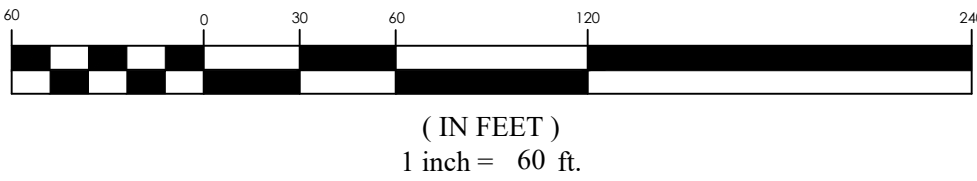
IRRIGATION NOTES

- THIS SYSTEM IS BASED UPON AN AVAILABLE STATIC PRESSURE OF 50 PSI MINIMUM. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL CONFIRM THE STATIC WATER PRESSURE AND THE SIZE OF THE POINT OF CONNECTION (POC).
- COORDINATE AND LOCATE ALL EXISTING UTILITIES ON THE SITE PRIOR TO EXCAVATION.
- THIS PLAN IS DIAGRAMMATIC. SOME EQUIPMENT MAY BE SHOWN IN PAVED AREAS AND BUILDINGS FOR PLAN CLARITY.
- INSTALL PVC SCHEDULE 40 SLEEVES UNDER ALL PAVED SURFACES WHERE LINES AND CONTROL WIRES CROSS INCLUDING ALL SIDEWALKS. SLEEVE SIZE SHALL BE 2 TIMES LARGER THAN THE LINE. EXTEND 6" BEYOND THE PAVED SURFACE ON EACH SIDE. INSTALL A SEPARATE SLEEVE FOR THE CONTROL WIRES.
- INSTALL MANUAL DRAIN VALVES AT ALL LOW POINTS ALONG IRRIGATION MAIN LINE AND EACH SIDE OF DRIVEWAY WHERE MAIN LINE CROSSES UNDER.
- ALL PIPE FITTINGS SHALL BE SCHEDULE 80 ON MAIN LINE.
- XBS TUBING SHALL BE INSTALLED UNDER ROCK MULCH.
- INSTALL 3/4" MANUAL FLUSH VALVE IN AN 10" ROUND VALVE BOX AT THE END OF ALL DRIP LINES.
- DRIP EMITTERS SHALL BE RAINBIRD XB-20PC (2 GPH)XERI-BUG EMITTER, 1 EMITTER PER PLANT FOR PERENNIALS AND ORNAMENTAL GRASSES AND 2 EMITTERS PER PLANT FOR SHRUBS.
- RAINBIRD MULTI-OUTLET XERI-BUG EMITTER XB-20-G (12 GPH) SHALL BE USED ON TREES IN PLANTING BEDS WITH DIFFUSER BUG CAP AT ENDS OF TUBING. DISTRIBUTE EMITTERS AROUND ROOTBALL OF TREE.
- CONTRACTOR TO CONDUCT THEIR OWN QUANTITY TAKE-OFFS IN THE PLAN AND VERIFY ANY DISCREPANCIES WITH THE LANDSCAPE ARCHITECT.

NOTE:
REFERENCE SHEET L2.1 FOR IRRIGATION DETAILS



GRAPHIC SCALE



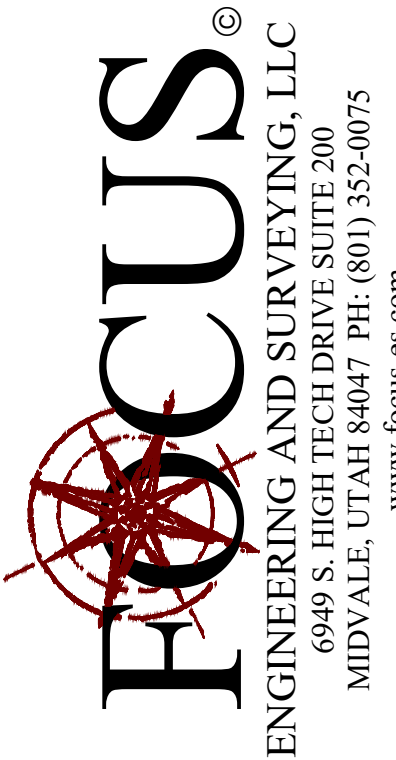
SAGE GATE SUBDIVISION
CALDWELL, IDAHO
IRRIGATION PLAN

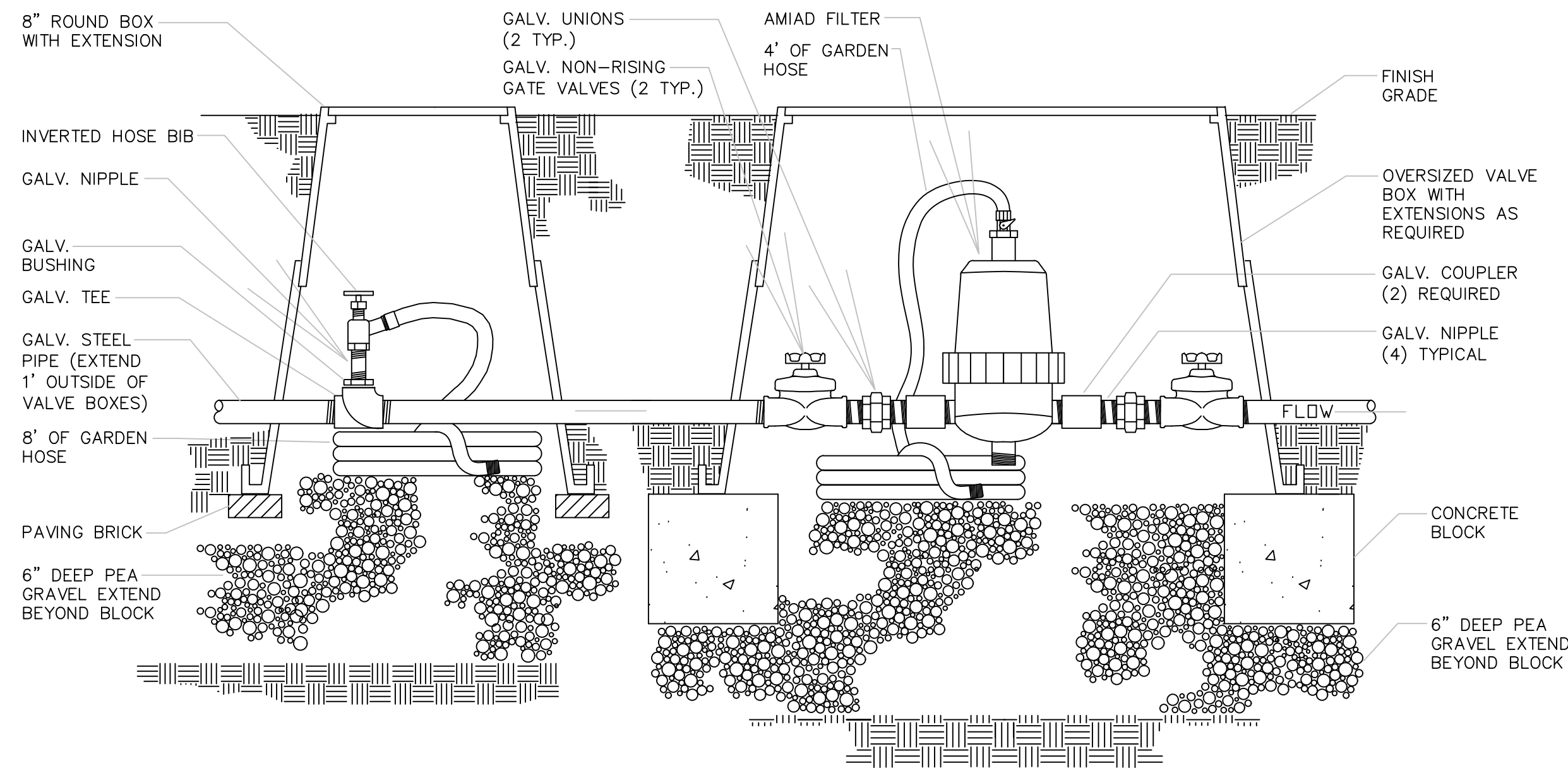
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IRRIGATION
PLAN

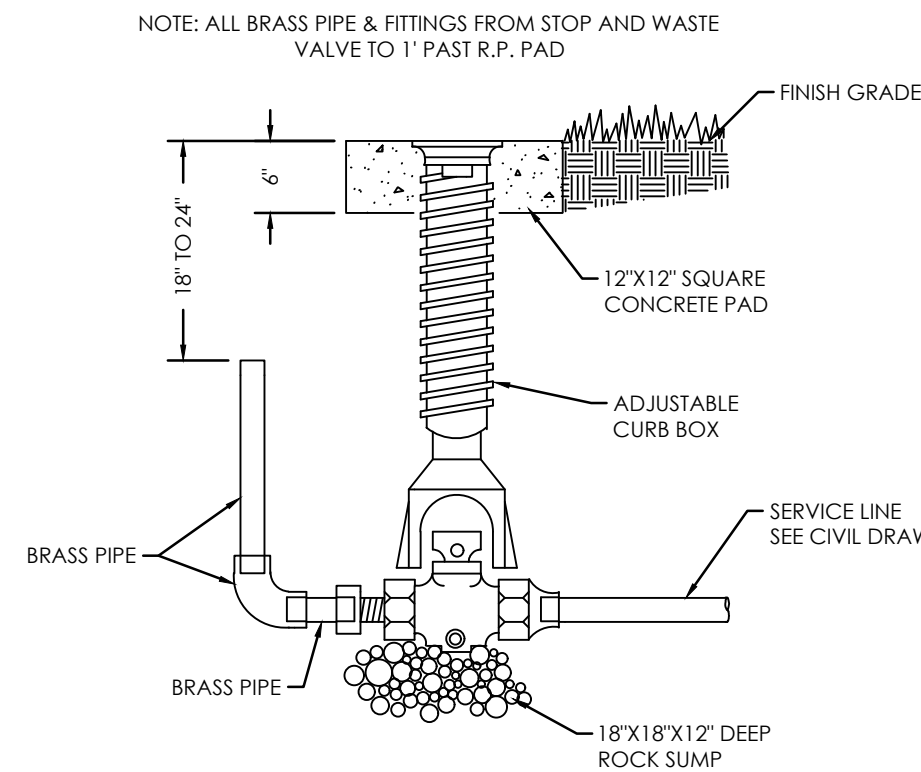
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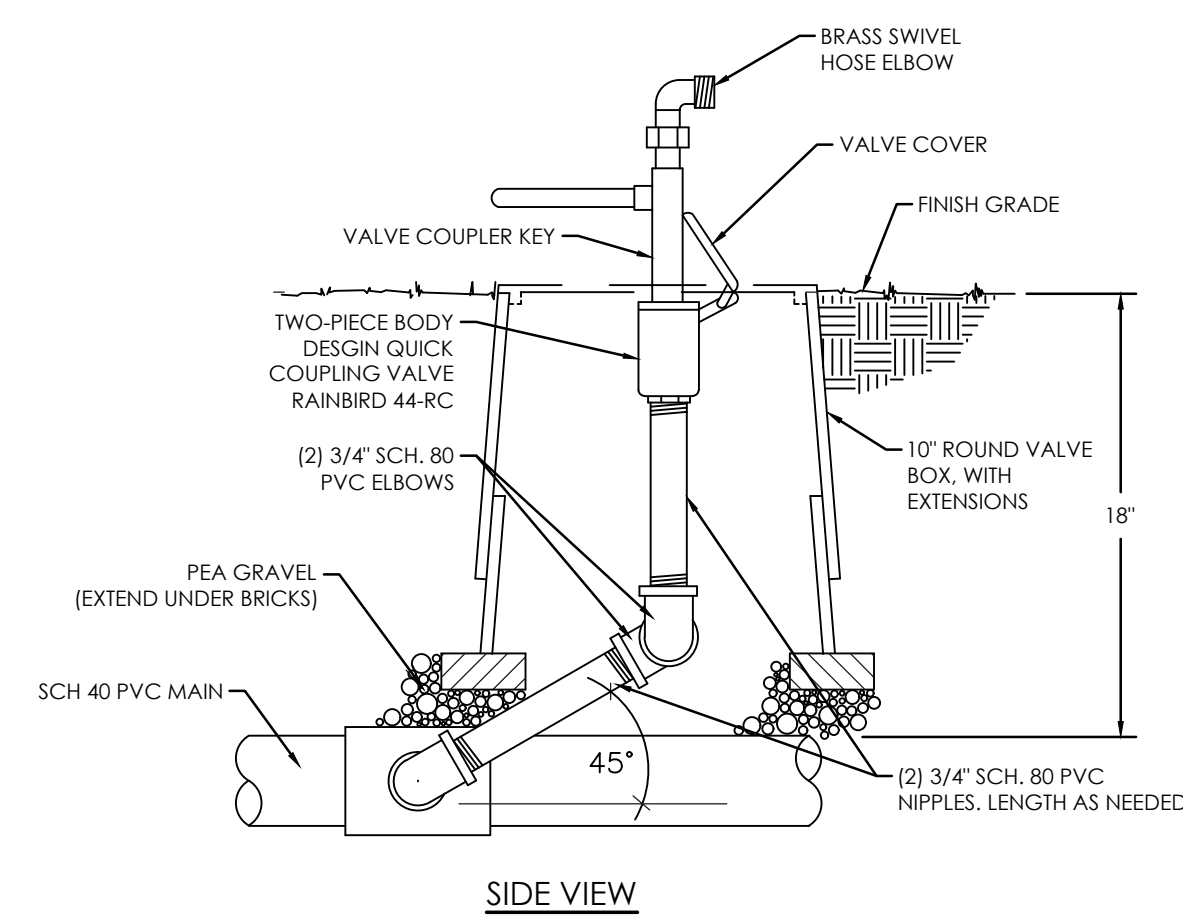




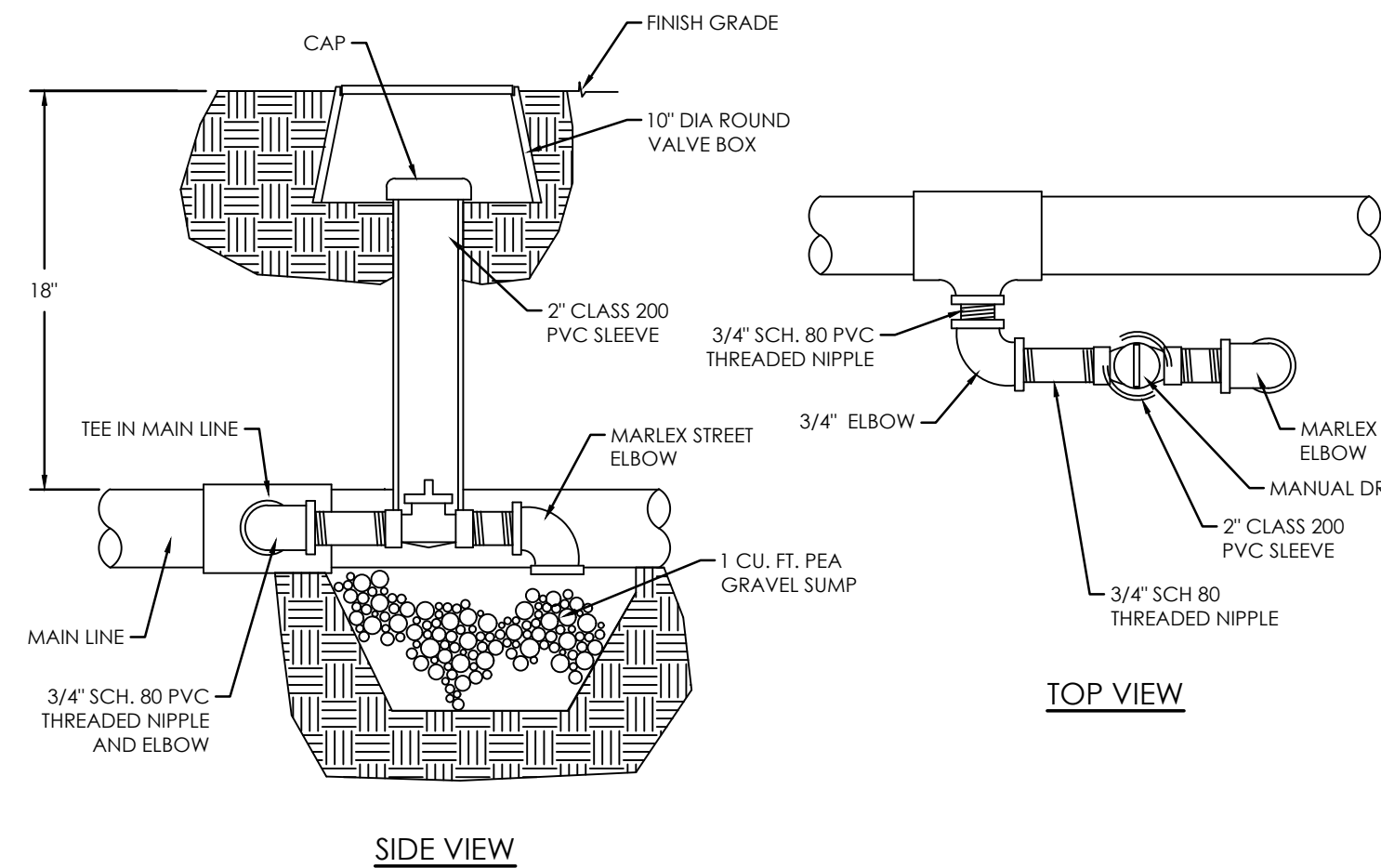
A FILTER ASSEMBLY- BELOW GRADE
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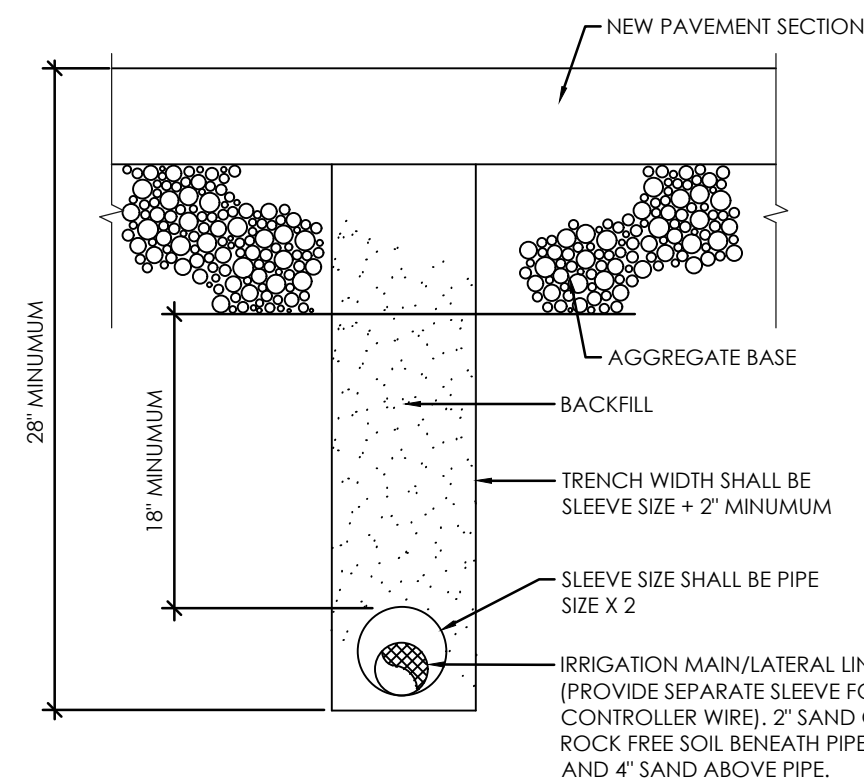
B STOP & WASTE VALVE DETAIL
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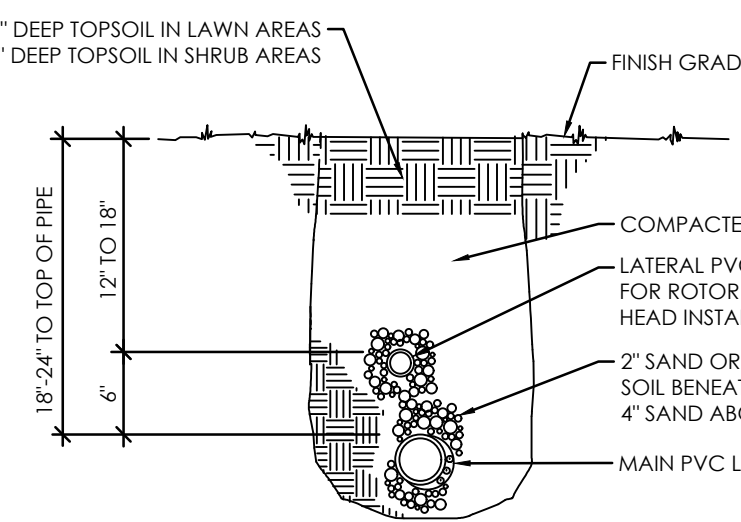
C QUICK COUPLING VALVE
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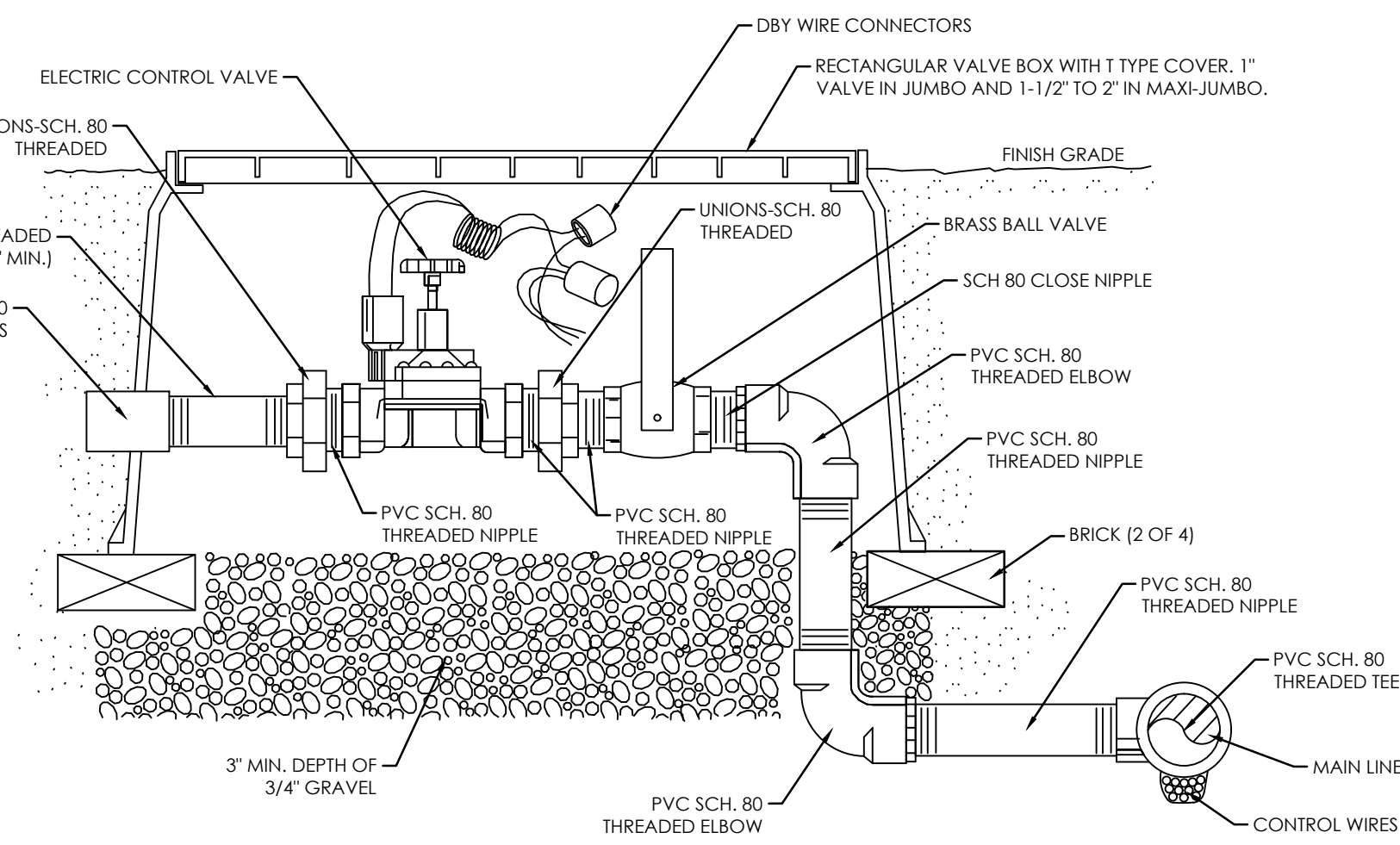
D MANUAL DRAIN VALVE
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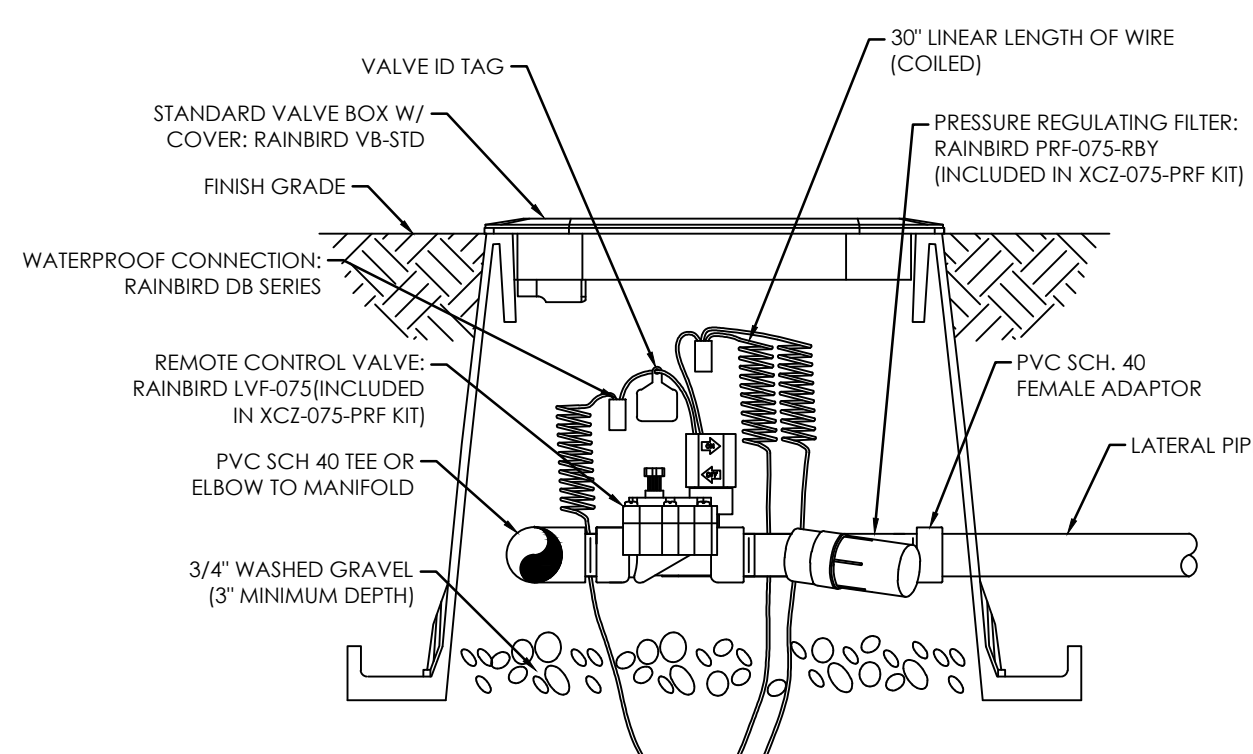
E PIPE TRENCH DETAIL (NEW PAVEMENT AREAS)
NOT TO SCALE



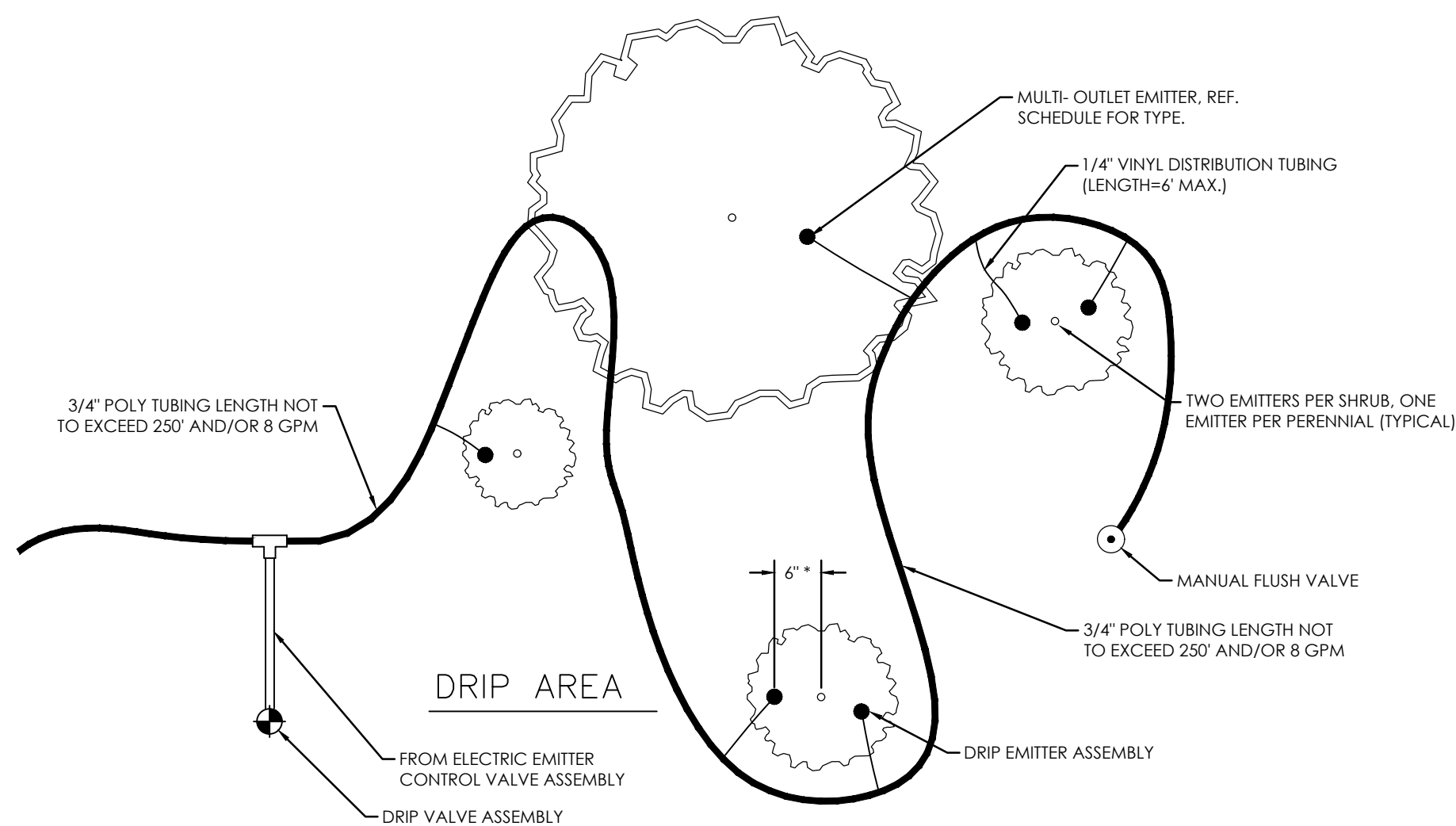
F TRENCH SECTION
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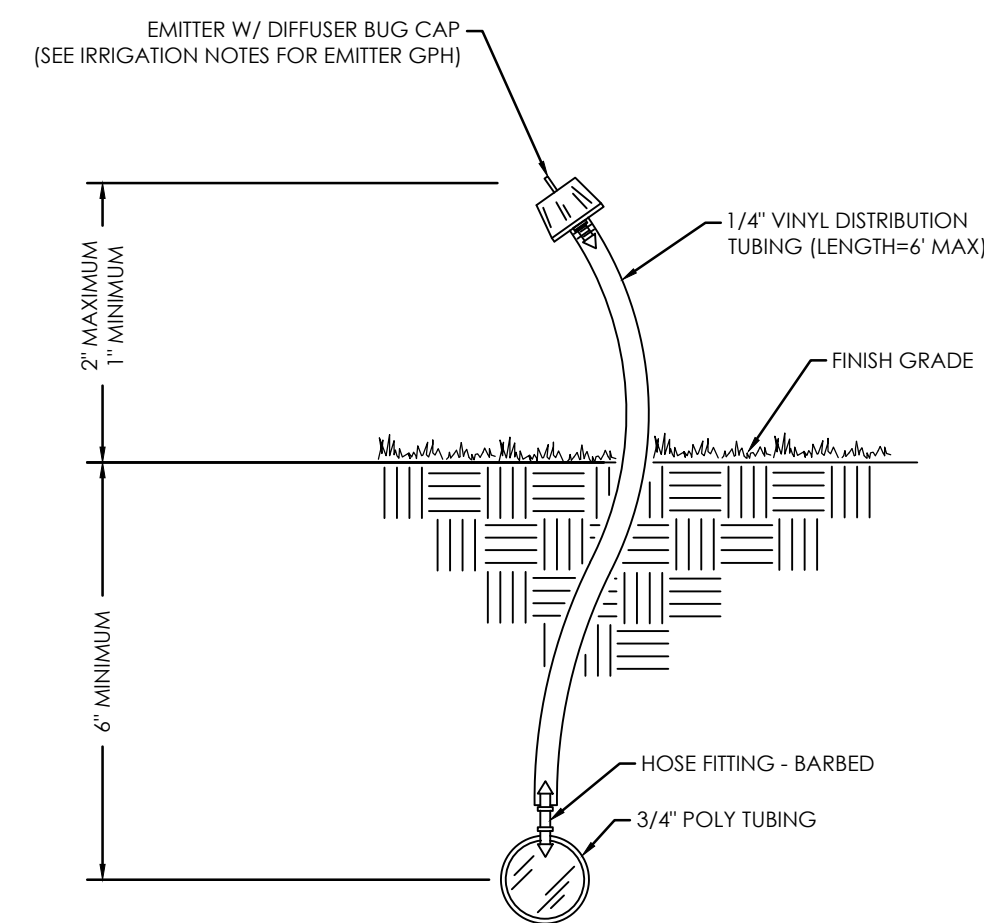
G ELECTRONIC CONTROL VALVE
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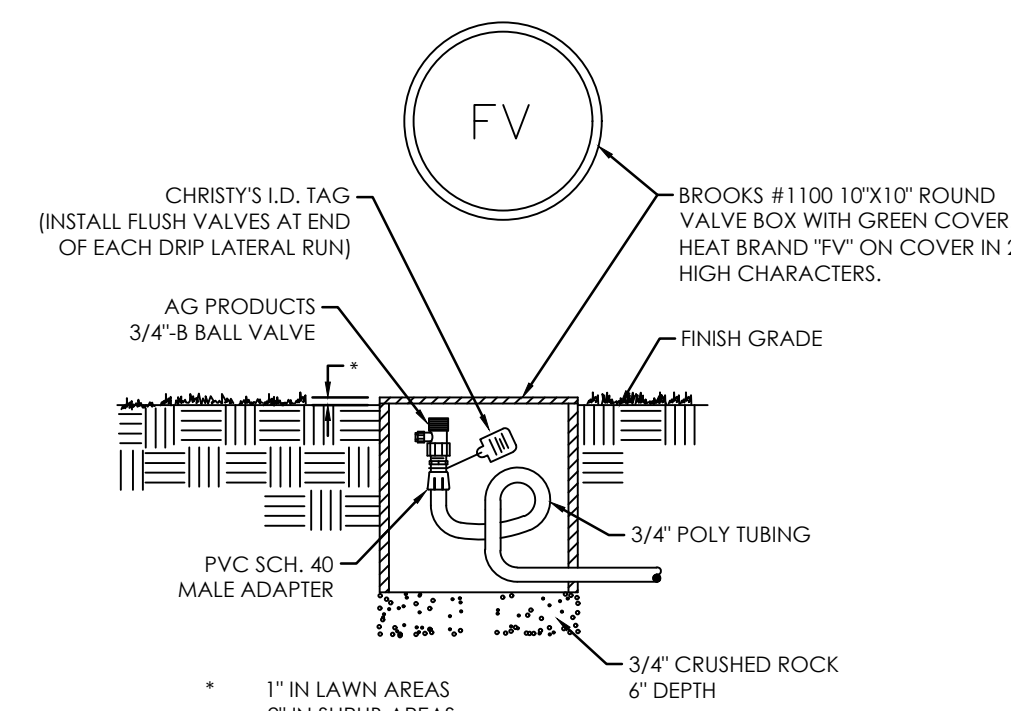
H CONTROL ZONE KIT
NOT TO SCALE



I TYPICAL DRIP EMITTER LAYOUT
NOT TO SCALE



J DRIP EMITTER ON VINYL TUBING RISER
NOT TO SCALE



K MANUAL FLUSH VALVE
NOT TO SCALE

SAGE GATE SUBDIVISION CALDWELL, IDAHO IRRIGATION DETAILS



REVISION BLOCK	DATE	DESCRIPTION
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2	11/19/2024	Drawn: BW
3	11/19/2024	Job #: 21-0137
4	11/19/2024	Sheet: L2.1
5	11/19/2024	
6	11/19/2024	

IRRIGATION DETAILS
Scale: 1"=60'
Date: 11/19/2024
Sheet: L2.1





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 feet	4.88 acres (23.4%)
Storage Condominium Lot	1	253,657 square feet ≈ 89 condominium units	5.82 acres (27.8%)
Mini-Storage Lot	1	332,386 square feet ≈ 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.

Fire: 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.

Area of City Impact: 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.

Water: 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).

Irrigation: 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.

Drainage: 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
3. Highway District 4 review; Received December 7, 2024
4. 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
6. 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

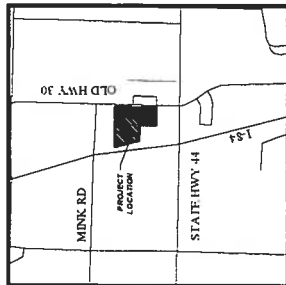
Planning & Zoning Commission

Case#: SD2023-0011

Hearing date: September 19, 2024

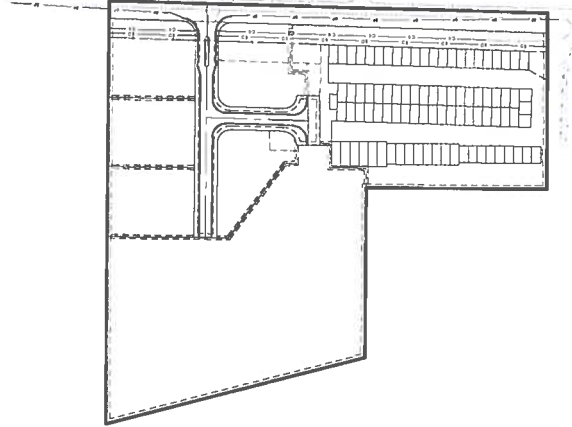
SAGE GATE SUBDIVISION

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



VICINITY MAP

Sheet Number	Sheet Title
C1	COVER
C2	PRELIMINARY PLAT
C2.1	PRELIMINARY PLAT UTILITIES
C2.2	PRELIMINARY CONDO PLAT
C3	SITE PLAN
C4	GRADING AND DRAINAGE PLAN
C5	IRRIGATION PLAN
PP1	PRIVATE STREET
PP2	CONWAY GULCH LATERAL
PP3	CONWAY GULCH LATERAL
D1	DETAILS
D2	DETAILS
D3	DETAILS
D4	BCID DETAILS



SITE MAP

GENERAL NOTES

1. CONTRACTOR TO FIELD VERIFY ALL INFORMATION AND CONDITIONS PRIOR TO CONSTRUCTION AND REPORT ANY DISCREPANCIES TO THE ENGINEER.
2. ANY AND ALL DISCREPANCIES IN THESE PLANS ARE TO BE BROUGHT TO THE ENGINEER'S ATTENTION PRIOR TO COMMENCEMENT OF CONSTRUCTION.
3. ALL CONSTRUCTION SHALL ADHERE TO THE IBC AND CALIFORNIA COUNTY STANDARDS AND SPECIFICATIONS.
4. ALL UTILITIES AND SPECIFICATIONS SHALL BE SHOWN ON THE PLANS AND SHALL BE MAINTAINED UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL ENGINEER.
5. THE STATE OF IDAHO, ANY IMPROVEMENTS INSTALLED BY ANY OTHER PARTY SHALL BE MAINTAINED AND SHALL NOT BE REMOVED OR ALTERED BY THE ENGINEER OR RECORD.
6. THIS DRAWING SET IS TO BE PRINTED ON A 36" X 48" SHEET OF PAPER (ARCH D), IF PRINTED ON A SMALLER PAPER SIZE, THE DRAWING WILL BE ENLARGED TO FIT THE PAPER. THE CONTRACTOR SHALL CAREFULLY CHECK THE SCALE AND DIMENSIONS OF ALL ELEMENTS AND MAKE ANY NECESSARY ADJUSTMENTS PRIOR TO CONSTRUCTION.

NOTICE

BEFORE PROCEEDING WITH THIS WORK, THE CONTRACTOR SHALL CAREFULLY REVIEW THESE PLANS AND SPECIFICATIONS AND MAKE ANY NECESSARY ADJUSTMENTS PRIOR TO CONSTRUCTION.

ENGINEER'S NOTES TO CONTRACTOR

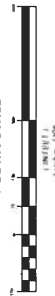
1. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO ADJACENT PROPERTIES.
2. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO ADJACENT PROPERTIES.
3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO ADJACENT PROPERTIES.
4. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO ADJACENT PROPERTIES.
5. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO ADJACENT PROPERTIES.
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7. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO ADJACENT PROPERTIES.
8. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO ADJACENT PROPERTIES.
9. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO ADJACENT PROPERTIES.
10. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO ADJACENT PROPERTIES.

CONTACTS

- ENGINEER:**
LOCALS ENGINEERING AND SURVEYING
1001 N. KODAK STREET, SUITE 100
CALDWELL, IDAHO 83405
PHONE: (208) 461-1000
FAX: (208) 461-1001
EMAIL: LOCALS@LOCALS.COM
- OWNER:**
BLUE TERRA DEVELOPMENT
201 E. GALE ST. STE. 310
CALDWELL, IDAHO 83405
PHONE: (208) 461-1000
FAX: (208) 461-1001
EMAIL: BLUE@BLUE.COM
- ADJACENT PROPERTY OWNERS:**
LOCALS ENGINEERING AND SURVEYING
1001 N. KODAK STREET, SUITE 100
CALDWELL, IDAHO 83405
PHONE: (208) 461-1000
FAX: (208) 461-1001
EMAIL: LOCALS@LOCALS.COM



GRAPHIC SCALE



COVER

SAGE GATE SUBDIVISION
CALDWELL, IDAHO

REV.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	01/15/2024
2	ISSUED FOR PERMIT	01/15/2024
3	ISSUED FOR PERMIT	01/15/2024
4	ISSUED FOR PERMIT	01/15/2024
5	ISSUED FOR PERMIT	01/15/2024
6	ISSUED FOR PERMIT	01/15/2024
7	ISSUED FOR PERMIT	01/15/2024
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10	ISSUED FOR PERMIT	01/15/2024

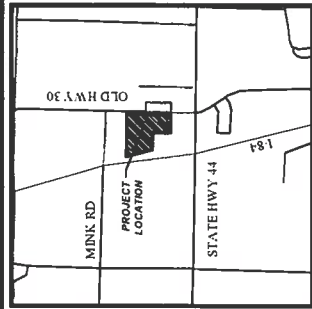
COVER

C1

EXHIBIT
A1
PP 81624

SAGE GATE SUBDIVISION

PRELIMINARY PLAT
CANYON COUNTY, IDAHO
LOCATION: THE SE 1/4 OF THE SE 1/4 AND
THE N 1/2 OF THE NE 1/4 OF SECTION 4,
TOWNSHIP 4 NORTH, RANGE 1 WEST, BOISE MERIDIAN



SECTION 1/4 CORNER (NOT FOUND)
SECTION 1/4 CORNER (NOT FOUND)
SECTION 1/4 CORNER (NOT FOUND)

Curve Table			
CURVE	RADIUS	DELTA	CHORD LENGTH
C1	55.00	18.4347°	54.24
C2	55.00	18.4347°	54.24
C3	55.00	18.4347°	54.24
C4	55.00	18.4347°	54.24
C5	55.00	18.4347°	54.24
C6	55.00	18.4347°	54.24

1. ALL PUBLIC UTILITY BASINMENTS PLATTED HEREON ARE IN FULL COMPLIANCE WITH THE REQUIREMENTS OF THE IDAHO DEPARTMENT OF TRANSPORTATION, DIVISION OF HIGHWAYS, AND THE IDAHO DEPARTMENT OF AGRICULTURE, DIVISION OF IRRIGATION. THE BASINMENTS SHALL BE MAINTAINED IN FULL COMPLIANCE WITH THE REQUIREMENTS OF THE IDAHO DEPARTMENT OF TRANSPORTATION, DIVISION OF HIGHWAYS, AND THE IDAHO DEPARTMENT OF AGRICULTURE, DIVISION OF IRRIGATION.

2. ALL COMMON AREAS AND STREETS OR DEWELLS TO BE SHOWN HEREON SHALL BE INSTALLED IN FULL COMPLIANCE WITH THE REQUIREMENTS OF THE IDAHO DEPARTMENT OF TRANSPORTATION, DIVISION OF HIGHWAYS, AND THE IDAHO DEPARTMENT OF AGRICULTURE, DIVISION OF IRRIGATION.

3. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE IDAHO STANDARDS FOR THE HIGHWAY STANDARDS AND DEVELOPMENT PROCEDURES FOR THE HIGHWAY DISTRICT 4.

4. BUILDING PERMITS WILL NOT BE ISSUED UNTIL ALL IMPROVEMENTS HAVE BEEN INSTALLED IN FULL COMPLIANCE WITH THE REQUIREMENTS OF THE IDAHO DEPARTMENT OF TRANSPORTATION, DIVISION OF HIGHWAYS, AND THE IDAHO DEPARTMENT OF AGRICULTURE, DIVISION OF IRRIGATION.

5. ALL LOTS SHALL BE COMPLETED WITHIN THE BLACK CANYON IRRIGATION DISTRICT.

Line Table	
LINE	LENGTH
L1	100.00
L2	100.00
L3	100.00
L4	100.00
L5	100.00
L6	100.00
L7	100.00
L8	100.00
L9	100.00
L10	100.00
L11	100.00
L12	100.00
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L96	100.00
L97	100.00
L98	100.00
L99	100.00
L100	100.00

1. ALL STORM WATER SHALL BE RETAINED ON SITE IN RETENTION PONDS.

2. SITE IN RETENTION PONDS SHALL BE MAINTAINED IN FULL COMPLIANCE WITH THE REQUIREMENTS OF THE IDAHO DEPARTMENT OF TRANSPORTATION, DIVISION OF HIGHWAYS, AND THE IDAHO DEPARTMENT OF AGRICULTURE, DIVISION OF IRRIGATION.

3. SUBJECT PROPERTY DOES NOT FALL WITHIN FIRM FLOOD HAZARD ZONES A AND X. SEE FIRM MAP FOR FLOOD HAZARD ZONES.

4. THE SUBDIVISION SHALL BE IN FULL COMPLIANCE WITH THE REQUIREMENTS OF THE IDAHO DEPARTMENT OF TRANSPORTATION, DIVISION OF HIGHWAYS, AND THE IDAHO DEPARTMENT OF AGRICULTURE, DIVISION OF IRRIGATION.

5. THE SUBDIVISION SHALL BE IN FULL COMPLIANCE WITH THE REQUIREMENTS OF THE IDAHO DEPARTMENT OF TRANSPORTATION, DIVISION OF HIGHWAYS, AND THE IDAHO DEPARTMENT OF AGRICULTURE, DIVISION OF IRRIGATION.

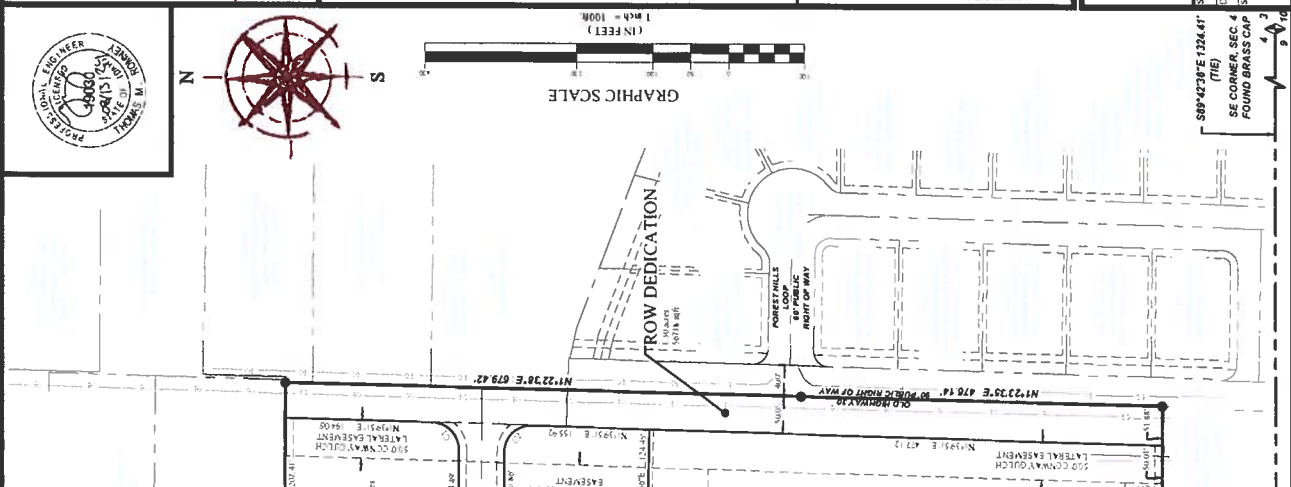
6. THE SUBDIVISION SHALL BE IN FULL COMPLIANCE WITH THE REQUIREMENTS OF THE IDAHO DEPARTMENT OF TRANSPORTATION, DIVISION OF HIGHWAYS, AND THE IDAHO DEPARTMENT OF AGRICULTURE, DIVISION OF IRRIGATION.

FOCUS
ENGINEERING AND SURVEYING, LLC
6995 HIGH TECH DRIVE SUITE 200
MIDVALE, UTAH 84047 PH: (801) 352-0075
WWW.FOCUS-ES.COM

SAGE GATE SUBDIVISION
PRELIMINARY PLAT

REVISION BLOCK	
NO.	DESCRIPTION
1	DATE
2	DATE
3	DATE
4	DATE
5	DATE
6	DATE

PRELIMINARY PLAT
Scale: 1"=100'
Date: 08/15/2023
Job #: 21-0137
Sheet: 1 of 1
C 2.0



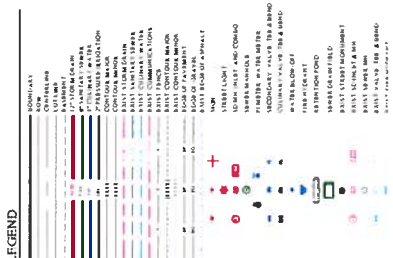
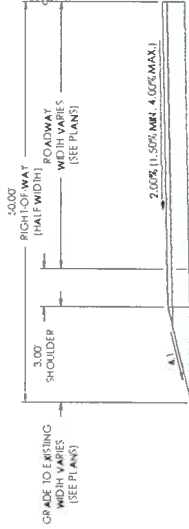
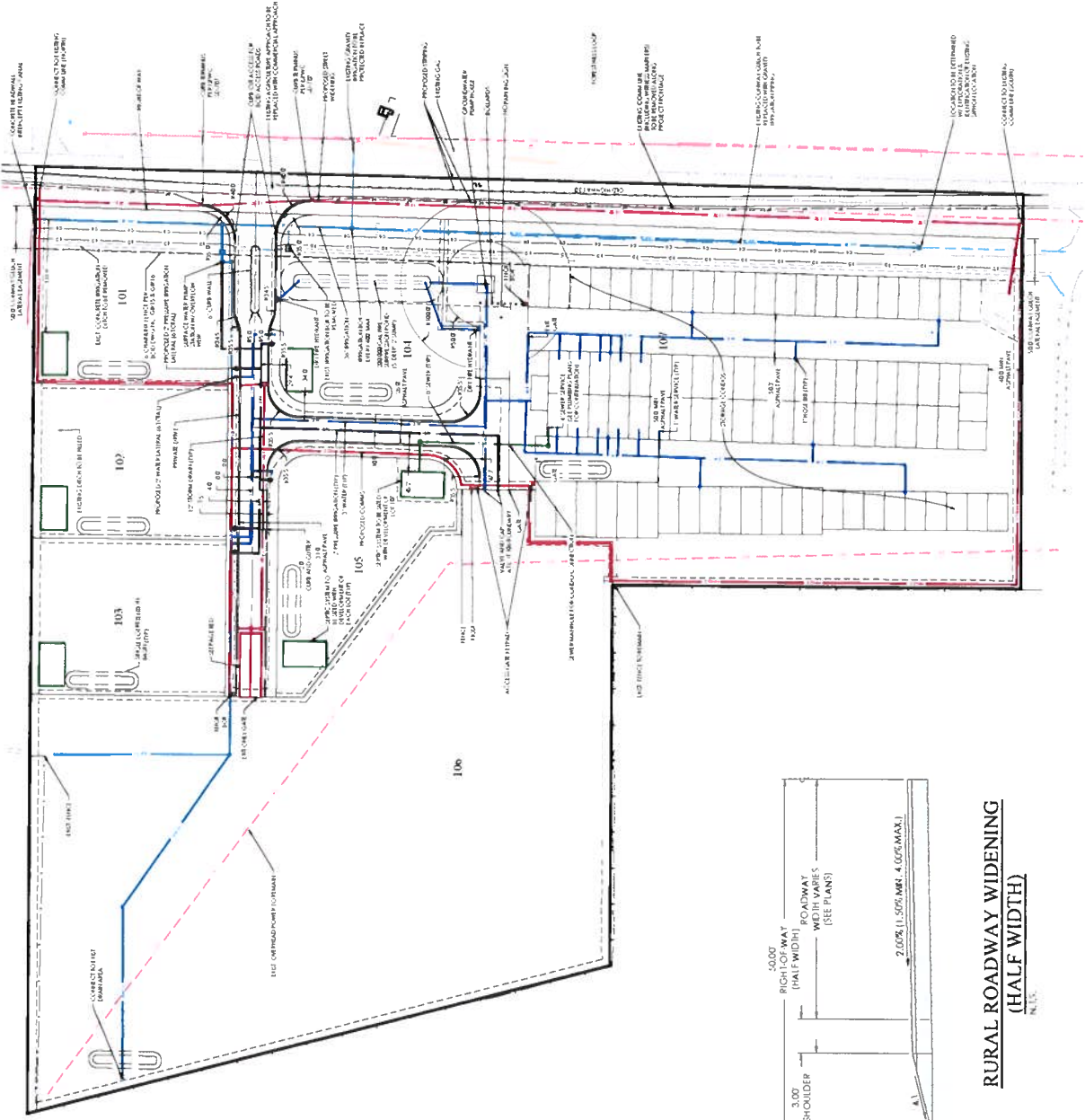
SE CORNER, SEC. 4
FOUND BRASS CAP
S89°42'36"E 122.41' (TIE)

SW CORNER, SEC. 4
FOUND BRASS CAP
S89°42'36"E 122.41' (TIE)

SE CORNER, SEC. 4
FOUND BRASS CAP
S89°42'36"E 122.41' (TIE)

SW CORNER, SEC. 4
FOUND BRASS CAP
S89°42'36"E 122.41' (TIE)

FOCUS ENGINEERING AND SURVEYING
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PHONE: (801) 352-0075
WWW.FOCUS-ES.COM
EMAIL: ESW@FOCUS-ES.COM

[illegible]

RURAL ROADWAY WIDENING (HALF WIDTH)

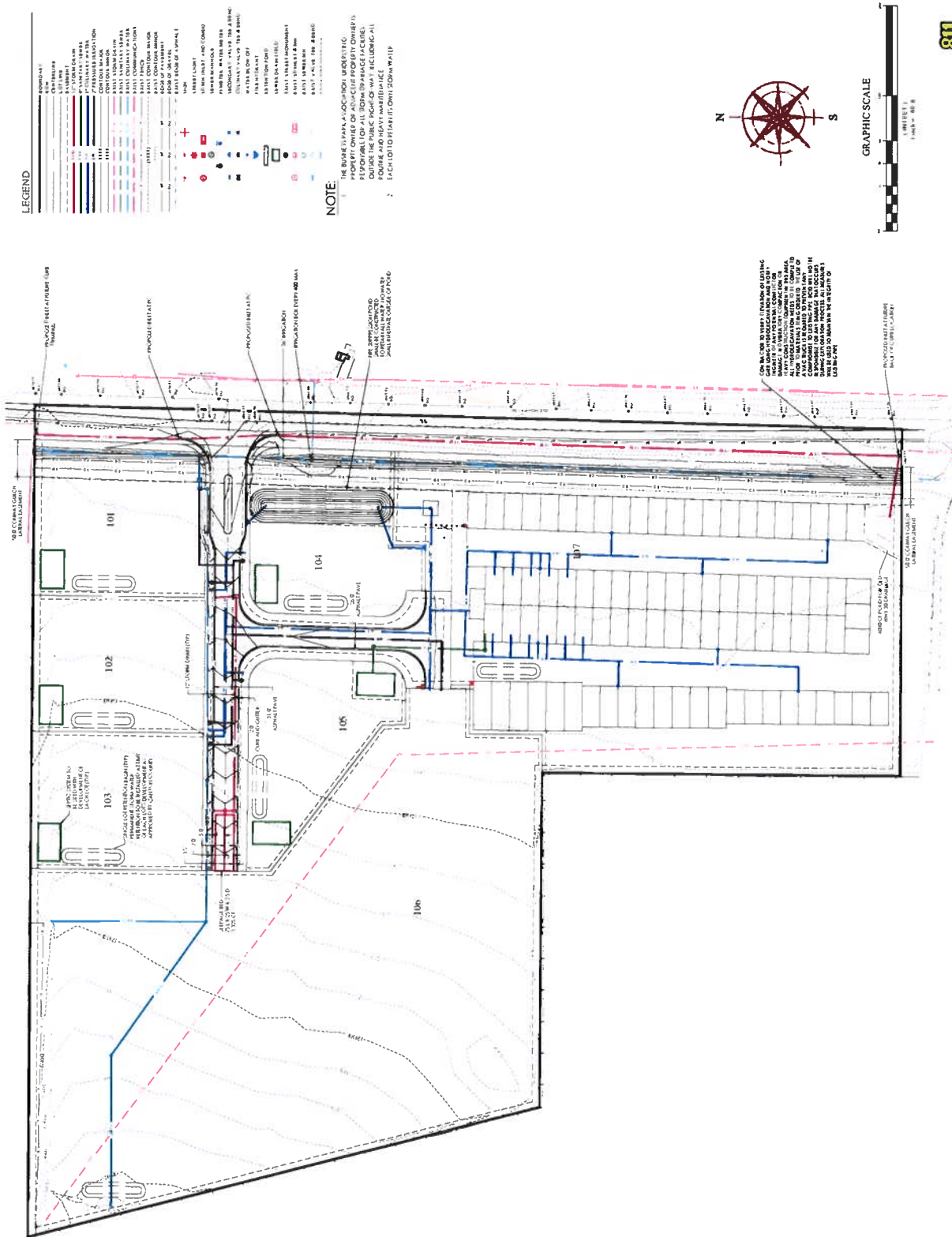
SAGE GATE SUBDIVISION
CALDWELL, IDAHO
GRADING AND DRAINAGE PLAN

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270	2259	2259	2259
271	2260	2260	2260
272	2261		

GRADING AND DRAINAGE PLAN

date	1-1-80	CM	CMH
time	20/12/24	Sub	21 0137

40

[illegible]

NOTE: THE BUILDING ASSOCIATION UNDERWRITES PROPERTY OWNED BY ADJACENT PROPERTY OWNERS RESPONSIBLE FOR ALL DOWNDRAPAGE BACKLOGS OUTSIDE THE PUBLIC RIGHT-OF-WAY INCLUDING ALL ROUTINE AND HEAVY MAINTENANCE. EACH LOT TO STABILIZE OWN DOWN WALL.

LEGEND

[illegible]

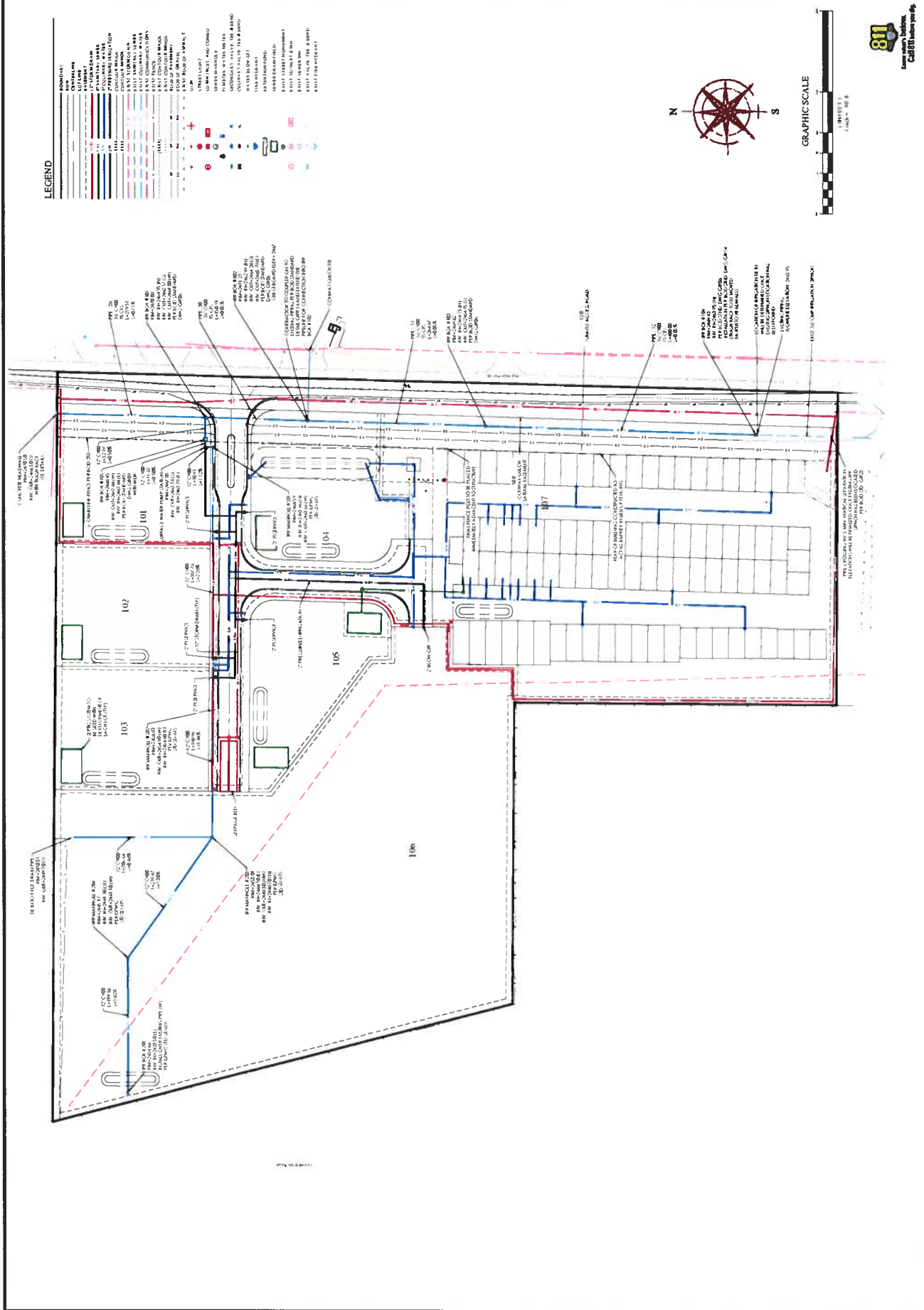
GRAPHIC SCALE

1122



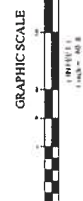
811

NO.	DESCRIPTION	DATE	BY	CHECKED
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2	REVISION	11/11/2011	J. CALDWELL	J. CALDWELL
3	REVISION	11/11/2011	J. CALDWELL	J. CALDWELL
4	REVISION	11/11/2011	J. CALDWELL	J. CALDWELL
5	REVISION	11/11/2011	J. CALDWELL	J. CALDWELL
6	REVISION	11/11/2011	J. CALDWELL	J. CALDWELL
7	REVISION	11/11/2011	J. CALDWELL	J. CALDWELL
8	REVISION	11/11/2011	J. CALDWELL	J. CALDWELL
9	REVISION	11/11/2011	J. CALDWELL	J. CALDWELL
10	REVISION	11/11/2011	J. CALDWELL	J. CALDWELL



LEGEND

SYMBOL	DESCRIPTION
[Line with dots]	1/2" POLYETHYLENE GLYCOL (PE) PIPE, 100 PSI
[Line with crosses]	1/2" POLYETHYLENE GLYCOL (PE) PIPE, 110 PSI
[Line with triangles]	1/2" POLYETHYLENE GLYCOL (PE) PIPE, 120 PSI
[Line with squares]	1/2" POLYETHYLENE GLYCOL (PE) PIPE, 130 PSI
[Line with diamonds]	1/2" POLYETHYLENE GLYCOL (PE) PIPE, 140 PSI
[Line with circles]	1/2" POLYETHYLENE GLYCOL (PE) PIPE, 150 PSI
[Line with stars]	1/2" POLYETHYLENE GLYCOL (PE) PIPE, 160 PSI
[Line with pluses]	1/2" POLYETHYLENE GLYCOL (PE) PIPE, 170 PSI
[Line with crosses]	1/2" POLYETHYLENE GLYCOL (PE) PIPE, 180 PSI
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[Line with diamonds]	1/2" POLYETHYLENE GLYCOL (PE) PIPE, 210 PSI
[Line with circles]	1/2" POLYETHYLENE GLYCOL (PE) PIPE, 220 PSI
[Line with stars]	1/2" POLYETHYLENE GLYCOL (PE) PIPE, 230 PSI
[Line with pluses]	1/2" POLYETHYLENE GLYCOL (PE) PIPE, 240 PSI
[Line with crosses]	1/2" POLYETHYLENE GLYCOL (PE) PIPE, 250 PSI
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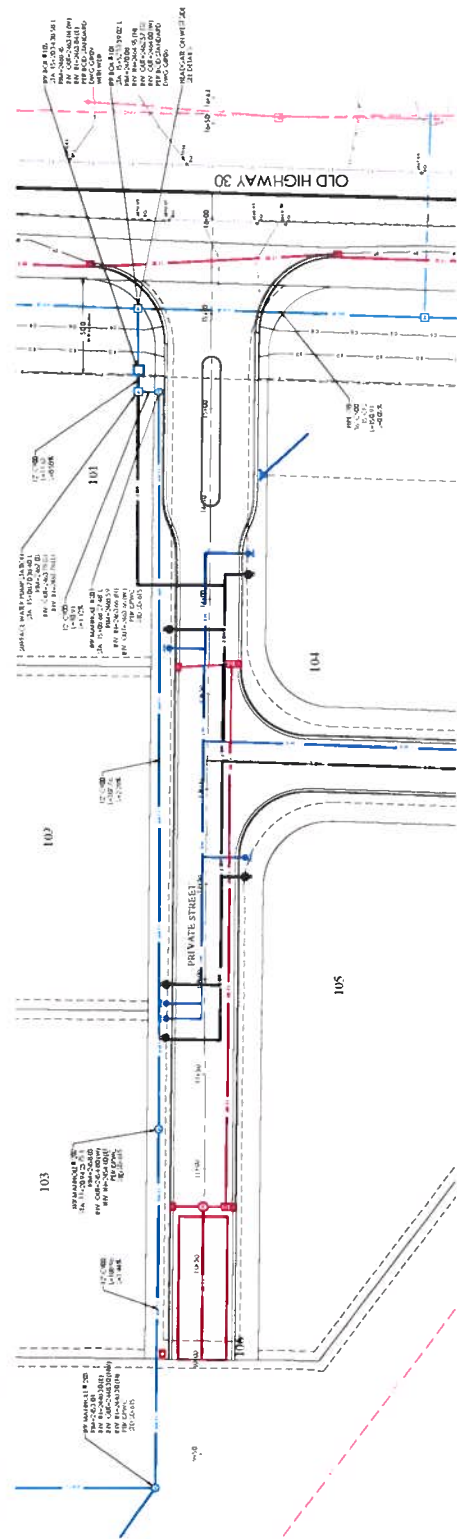


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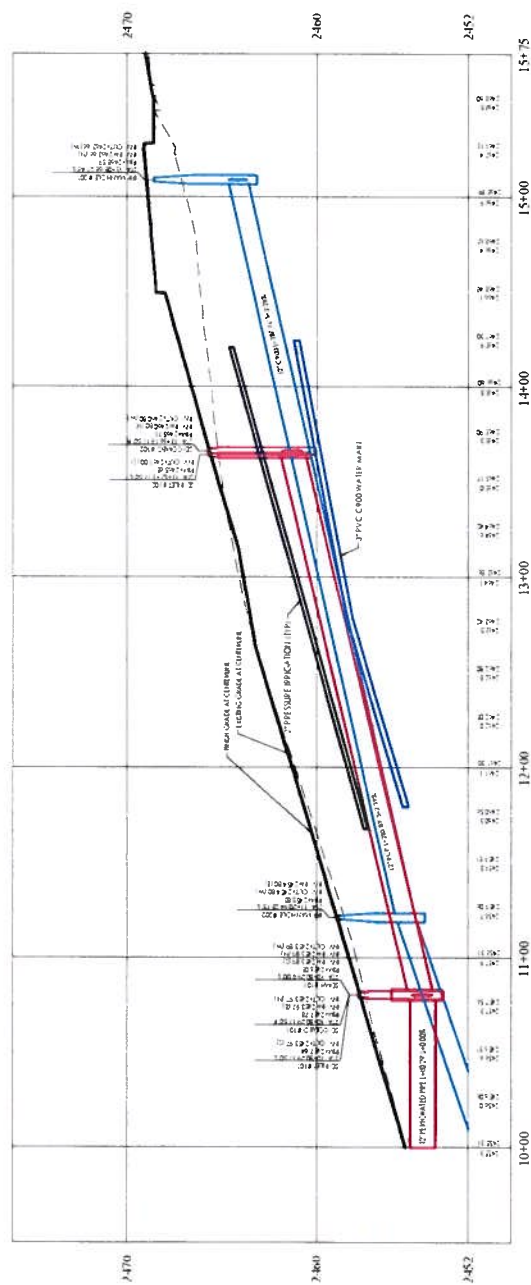
SAGE GATE SUBDIVISION
CALDWELL, IDAHO
PRIVATE STREET

[illegible]PRIVATE
STREET

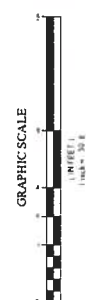
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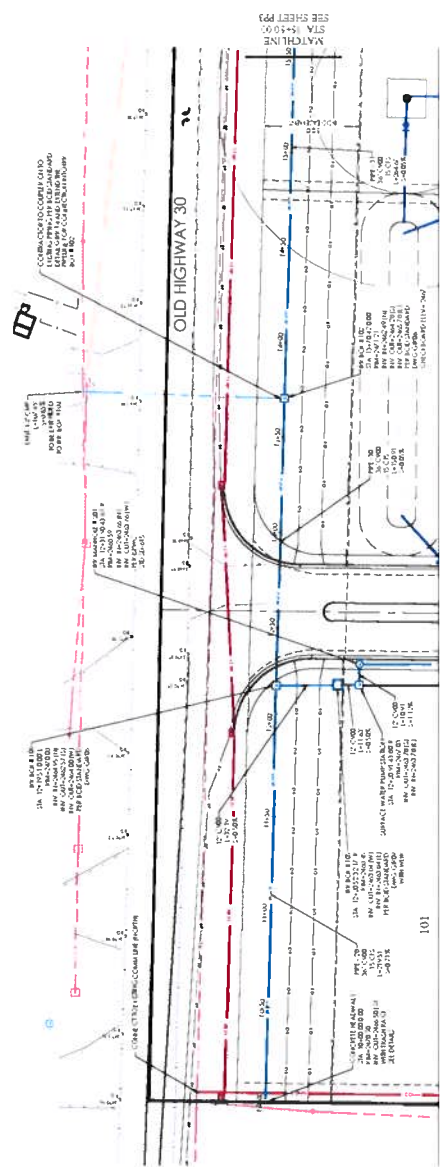


PRIVATE STREET PLAN

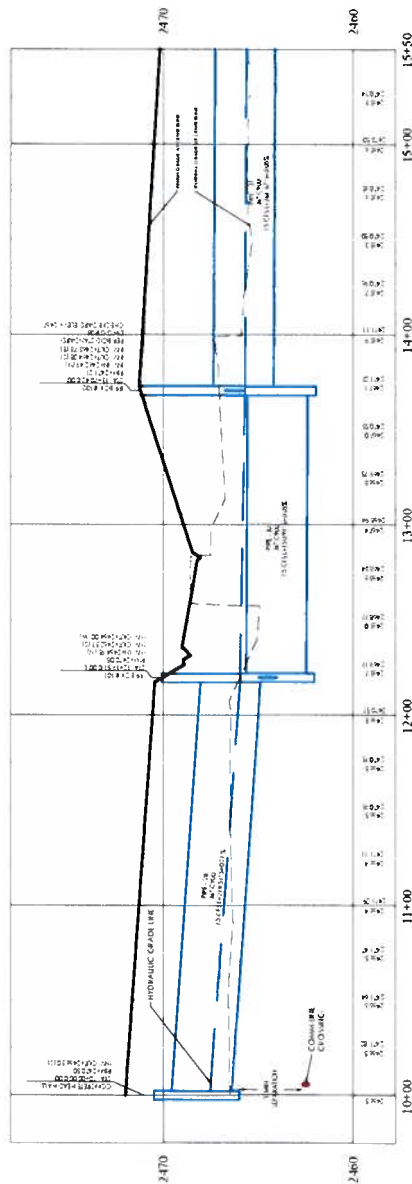


PRIVATE STREET PROFILE

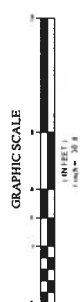




CONWAY GULCH LATERAL PLAN



CONWAY GULCH LATERAL PROFILE

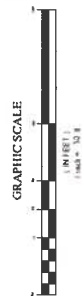


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	00-00	00-00	8
	00-00	00-00	7
	00-00	00-00	6
	00-00	00-00	5
	00-00	00-00	4

1" - 30"	5000	CMH
30/14/20/24	3000	21-0137

pp3

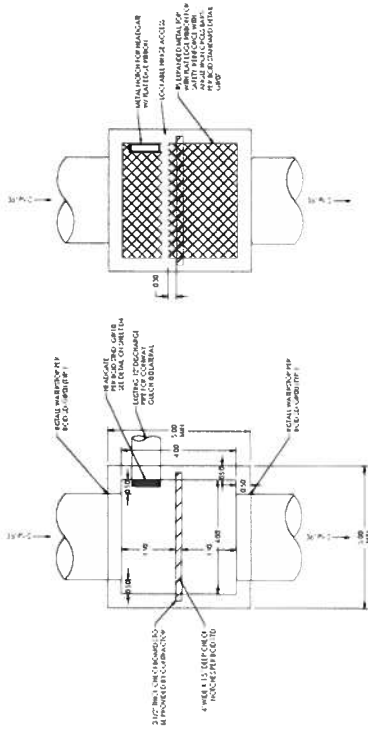
FOR
RENT
ONLY



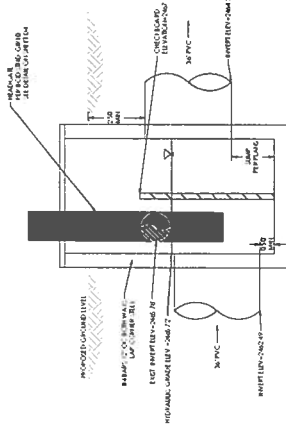
Call 811 before you dig.

REV.	DESCRIPTION	DATE
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2	FOR CONSTRUCTION	1/11/17
3	FOR CONSTRUCTION	1/11/17
4	FOR CONSTRUCTION	1/11/17
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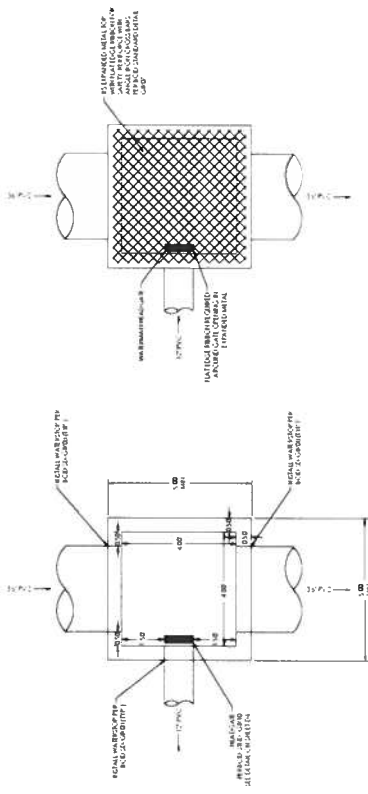
DETAILS
DI



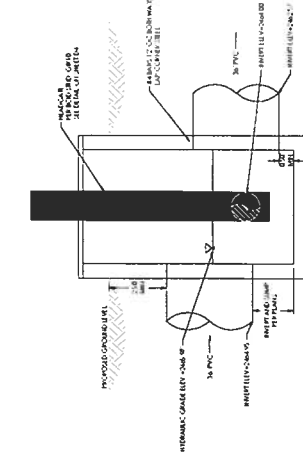
IRRIGATION BOX WITH CHECK #102 PLAN VIEW
NIS



IRRIGATION BOX WITH CHECK #102 PROFILE VIEW
NIS



IRRIGATION BOX #101 PLAN VIEW
NIS



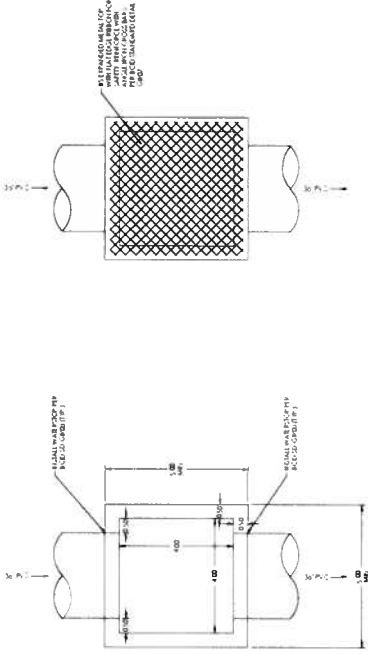
IRRIGATION BOX #101 PROFILE VIEW
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SAGE GATE SUBDIVISION CALDWELL, IDAHO DETAILS

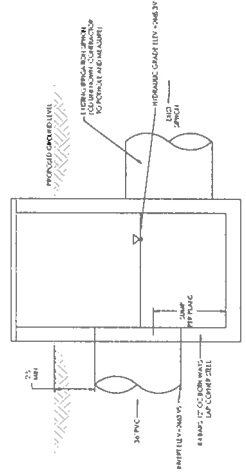
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8	05/01/2019	REVISED FOR CONSTRUCTION
9	05/01/2019	REVISED FOR CONSTRUCTION
10	05/01/2019	REVISED FOR CONSTRUCTION

DATE	BY	CHKD	APPD
05/01/2019			
05/01/2019			
05/01/2019			
05/01/2019			
05/01/2019			
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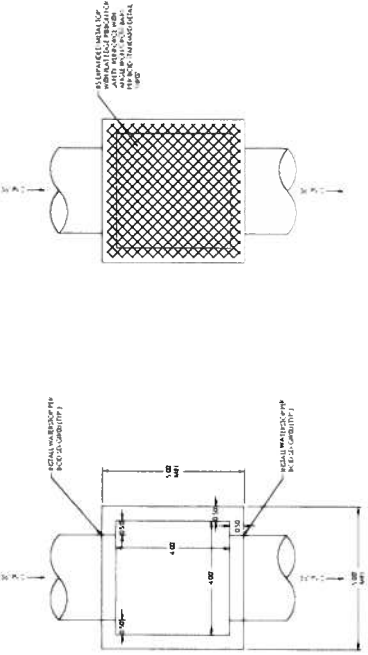
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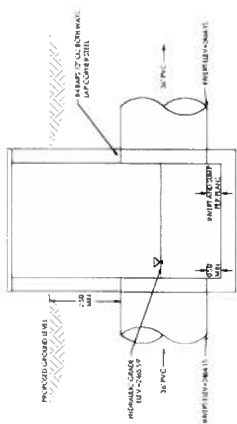
IRRIGATION BOX #104 PLAN VIEW
N/S



IRRIGATION BOX #104 PROFILE VIEW
N/S



IRRIGATION BOX #103 PLAN VIEW
N/S



IRRIGATION BOX #103 PROFILE VIEW
N/S

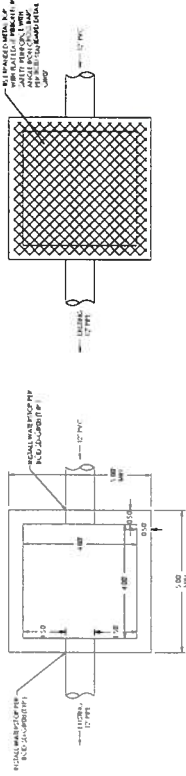
FOR
REVIEW
ONLY

SAGE GATE SUBDIVISION CALDWELL, IDAHO DETAILS

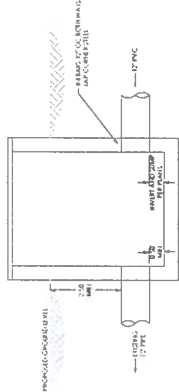
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10	10/20/24	ISSUED FOR PERMIT

DETAILS

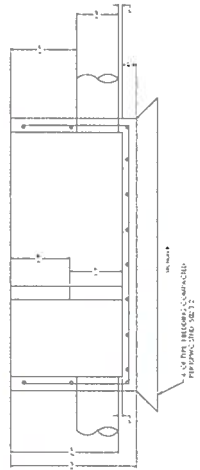
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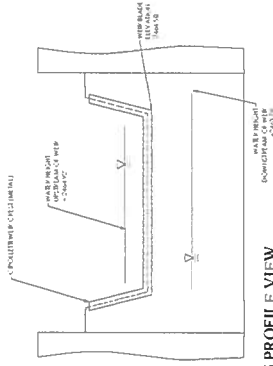
PRIVATE IRRIGATION BOX #201 PLAN VIEW
N15



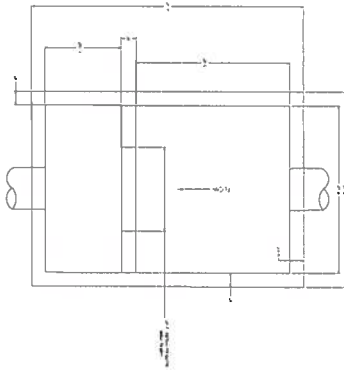
PRIVATE IRRIGATION BOX #201 PROFILE VIEW
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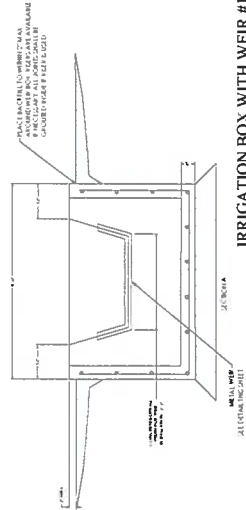
IRRIGATION BOX WITH WEIR #105 PROFILE VIEW
N15



IRRIGATION BOX WITH WEIR #105 PROFILE VIEW
N15



IRRIGATION BOX WITH WEIR #105 PLAN VIEW
N15

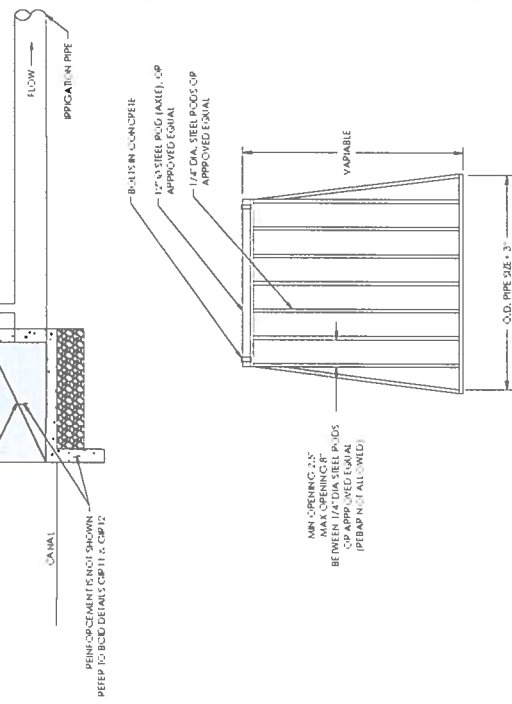


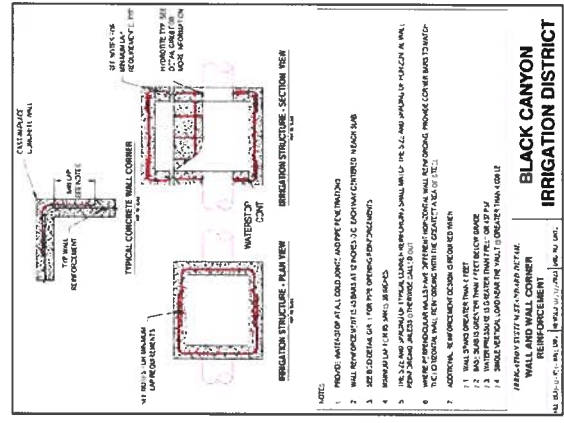
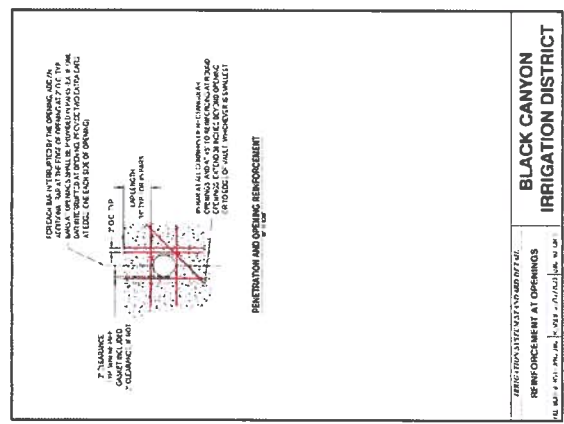
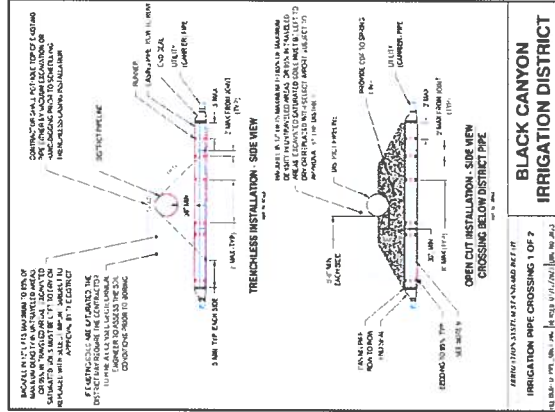
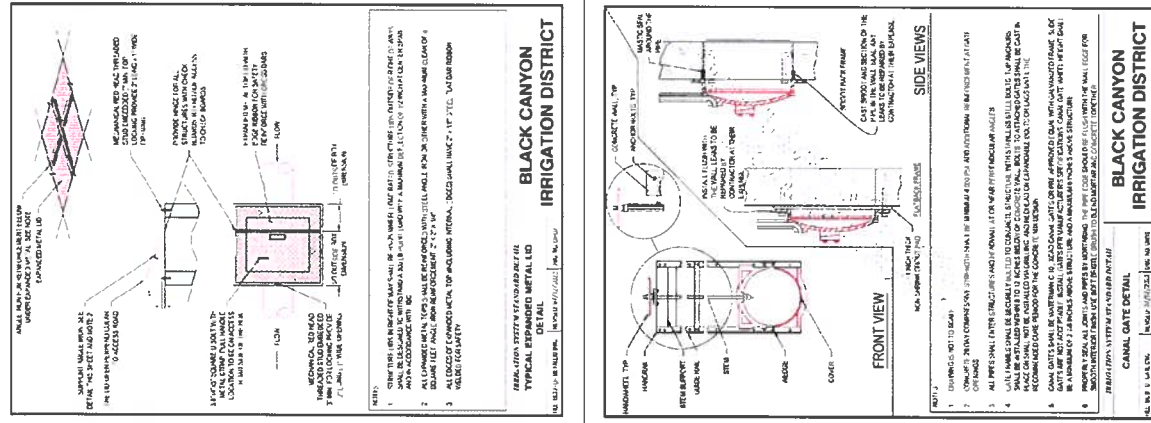
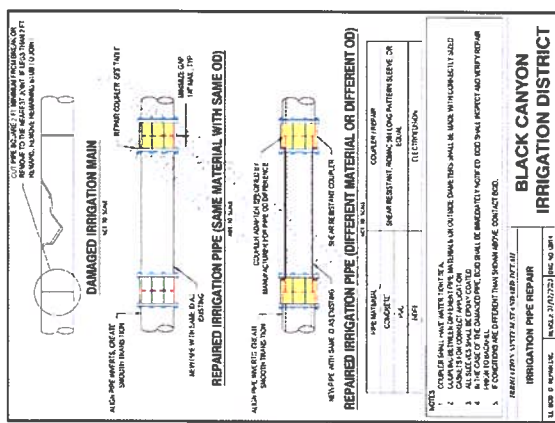
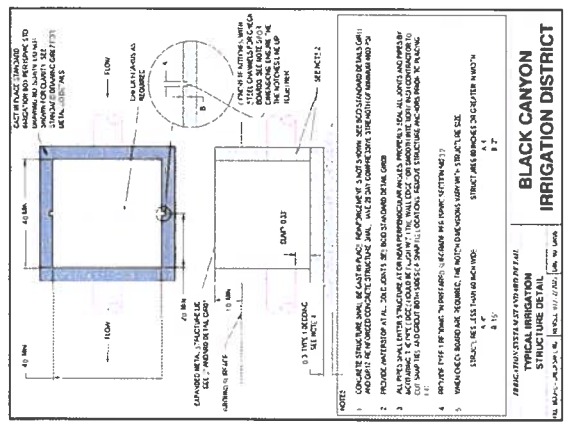
NOTES:
1. WATER HEIGHTS CALCULATED BASED ON MAX FLOW OF 2 CFS.
2. DETAIL DRAWN PER RCD STD-0307

IRRIGATION BOX WITH WEIR #105 PROFILE VIEW
N15

NOTES:
1. WATER HEIGHTS CALCULATED BASED ON MAX FLOW OF 2 CFS.
2. DETAIL DRAWN PER RCD STD-0307

TRASH RACK / GRATE DETAIL





CHAINAGE 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100 101 102 103 104 105 106 107 108 109 110 111 112 113 114 115 116 117 118 119 120 121 122 123 124 125 126 127 128 129 130 131 132 133 134 135 136 137 138 139 140 141 142 143 144 145 146 147 148 149 150 151 152 153 154 155 156 157 158 159 160 161 162 163 164 165 166 167 168 169 170 171 172 173 174 175 176 177 178 179 180 181 182 183 184 185 186 187 188 189 190 191 192 193 194 195 196 197 198 199 200 201 202 203 204 205 206 207 208 209 210 211 212 213 214 215 216 217 218 219 220 221 222 223 224 225 226 227 228 229 230 231 232 233 234 235 236 237 238 239 240 241 242 243 244 245 246 247 248 249 250 251 252 253 254 255 256 257 258 259 260 261 262 263 264 265 266 267 268 269 270 271 272 273 274 275 276 277 278 279 280 281 282 283 284 285 286 287 288 289 290 291 292 293 294 295 296 297 298 299 300 301 302 303 304 305 306 307 308 309 310 311 312 313 314 315 316 317 318 319 320 321 322 323 324 325 326 327 328 329 330 331 332 333 334 335 336 337 338 339 340 341 342 343 344 345 346 347 348 349 350 351 352 353 354 355 356 357 358 359 360 361 362 363 364 365 366 367 368 369 370 371 372 373 374 375 376 377 378 379 380 381 382 383 384 385 386 387 388 389 390 391 392 393 394 395 396 397 398 399 400 401 402 403 404 405 406 407 408 409 410 411 412 413 414 415 416 417 418 419 420 421 422 423 424 425 426 427 428 429 430 431 432 433 434 435 436 437 438 439 440 441 442 443 444 445 446 447 448 449 450 451 452 453 454 455 456 457 458 459 460 461 462 463 464 465 466 467 468 469 470 471 472 473 474 475 476 477 478 479 480 481 482 483 484 485 486 487 488 489 490 491 492 493 494 495 496 497 498 499 500 501 502 503 504 505 506 507 508 509 510 511 512 513 514 515 516 517 518 519 520
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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



PROPERTY OWNER	OWNER NAME: Blue Terra Development, LLC
	MAILING ADDRESS: 2541 E Gala St. Ste. 310 Meridian, ID
	PHONE: 208-914-0663 EMAIL: hunter.christensen@blueterradev.com
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: <u>[Signature]</u> Date: 3/15/2023	

(AGENT) ARCHITECT ENGINEER BUILDER	CONTACT NAME: Jacob Holmes
	COMPANY NAME: Focus Engineering
	MAILING ADDRESS: 1001 N. Rosario St. Ste. 100 Meridian, ID
	PHONE: 208-974-0075 EMAIL: jholmes@focus-es.com

SITE INFO	STREET ADDRESS: Approx. 23057 Old Hwy 30 Caldwell, ID		
	PARCEL #: 345350000		LOT SIZE/AREA: 20.85
	LOT:	BLOCK:	SUBDIVISION:
	QUARTER:	SECTION: 04	TOWNSHIP: 4N RANGE: 3W
	ZONING DISTRICT:		FLOODZONE (YES/NO):

HEARING LEVEL APPS	<input type="checkbox"/> CONDITIONAL USE	<input type="checkbox"/> COMP PLAN AMENDMENT	<input type="checkbox"/> CONDITIONAL REZONE
	<input type="checkbox"/> ZONING AMENDMENT (REZONE)	<input type="checkbox"/> DEV. AGREEMENT MODIFICATION	<input type="checkbox"/> VARIANCE > 33%
	<input type="checkbox"/> MINOR REPLAT	<input type="checkbox"/> VACATION	<input type="checkbox"/> APPEAL
	<input type="checkbox"/> SHORT PLAT SUBDIVISION	<input checked="" type="checkbox"/> PRELIMINARY PLAT SUBDIVISION	<input type="checkbox"/> FINAL PLAT SUBDIVISION

DIRECTORS DECISION APPS	<input type="checkbox"/> ADMINISTRATIVE LAND DIVISION	<input type="checkbox"/> EASEMENT REDUCTION	<input type="checkbox"/> SIGN PERMIT
	<input type="checkbox"/> PROPERTY BOUNDARY ADJUSTMENT	<input type="checkbox"/> HOME BUSINESS	<input type="checkbox"/> VARIANCE 33% >
	<input type="checkbox"/> PRIVATE ROAD NAME	<input type="checkbox"/> TEMPORARY USE	<input type="checkbox"/> DAY CARE
	<input type="checkbox"/> OTHER _____		

CASE NUMBER: SD2023-0011	DATE RECEIVED: 4/24/23
RECEIVED BY: JP	APPLICATION FEE: \$2610 CK MO CC CASH

+ \$160 - RD2023-0004
\$2770

SCANNED

EXHIBIT
A2



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 employ 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

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



Applicant(s) Hunter Blue Terra Development 208-914-0663
Name Daytime Telephone Number
2541 E. Oak St. Ste. 300 Mendon, ID 83642
Street Address City, State Zip

Representative Name Hunter Christensen hunter.christensen@blueterradiv.com
Daytime Telephone Number / E-mail Address
See Above
Street Address City, State Zip

Location of Subject Property: Old Highway 30 + Hwy 44
Two Nearest Cross Streets or Property Address City

Assessor's Account Number(s): R 345350000 Section _____ Township _____ Range _____

This land:



Has water rights available to it.



Is dry and has no water rights available to it. If dry, please sign this document and return to the Development Services Department representative from whom you received it.

Idaho Code 31-3805 states that when all or part of a subdivision is "located within the boundaries of an existing irrigation district or canal company, ditch association, or like irrigation water delivery entity ... **no 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:**"

- 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
- 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.

EXHIBIT
A4

2. For proposed subdivisions outside of negotiated areas of city impact, the delivery system must be approved by the Planning and Zoning Commission and the Board of County Commissioners with the advice of the irrigation entity charged with the delivery of water to said lands.

To better understand your irrigation request, we need to ask you a few questions. A list of the map requirements follows the short questionnaire. **Any information missing information may result in the delay of your request before the Planning and Zoning Commission and ultimately the approval of your irrigation plan by the Board of County Commissioners.**

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 currently irrigated? ☒ Surface ☐ Irrigation Well
☐ Sprinkler ☐ Above Ground Pipe ☐ Underground Pipe

7. How is the land to be irrigated after 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.

Currently, the system has one headgate and one concrete pipe along Hwy 20 frontage. There are no other pipes along the property.

9. Are there irrigation easement(s) on the property? ☒ Yes ☐ No

10. How do you plan to retain storm and excess water on each lot?

Each lot will retain its own stormwater. These are commercial lots all 1/4 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)

On site retention ponds or underground retention will hold the

===== Applicant Acknowledgement =====

I, the undersigned, agree that prior to the Development Services Department accepting this application I am responsible to have all of the required information and site plans.

I further acknowledge that the Irrigation system, as approved by the Planning and Zoning Commission and ultimately the Board of County Commissioners, must be bonded and/or installed prior the Board's signature on the final plat.

Signed:  Date: 3 / 15 / 2023
Property Owner (Application Submitted)

Signed: _____ Date: ____/____/____
Applicant/Representative (if not property owner) (Application Submitted)

Accepted By: _____ Date: ____/____/____
Director / Staff

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



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 INFORMATION
3. HOW MANY INCHES OF WATER ARE AVAILABLE TO PROPERTY? FROM IRRIGATION DISTRICT
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 BE
RETAINED IN SEEPAGE BED ON SITE.
5. HOW DO YOU PLAN TO PROCESS STORM WATER / EXCESS IRRIGATION WATER PRIOR TO IT ENTERING THE ESTABLISHED DRAINAGE SYSTEM?
WATER ENTERING THE STORM DRAIN FACILITIES WILL BE PROCESSED BY A
SAND/OIL SEPARATOR

ROADS

1. ROADS WITHIN THE DEVELOPMENT WILL BE:
☐ Public ☒ Private ☐ N/A

* Private Road names must be approved by the County and the private road application submitted with the Preliminary Plat*

HILLSIDE DEVELOPMENT

1. OF THE TOTAL LOTS REQUESTED, HOW MANY OF THE LOTS WILL CONTAIN SLOPES GREATER THAN 15%?
Residential 0 Non-Buildable 0 Common 0
2. WILL THE PROPOSED ROAD (S) BE LOCATED WITHIN ANY AREA THAT HAS SLOPES GREATER THAN 15%?
☐ YES ☒ NO

*If YES, a grading plan is required.

EXHIBIT
A5

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



SUBDIVISIONS WITHIN AN AREA OF CITY IMPACT

1. WILL YOU BE REQUESTING WAIVERS OF SUBDIVISION IMPROVEMENT REQUIREMENTS FROM THE CITY?
☐ YES ☒ 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:



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 SHERIFFS 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
B1**

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 SHERIFFS 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 HEREIN.



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).

**EXHIBIT
B2**

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

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

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?

Conclusion: 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?

Conclusion: 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: Essential services will be provided to accommodate the uses, and additional public funding will not be required to accommodate the uses.

Finding: 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.
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 Attachment C.





Order

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.

APPEAL APPROVED this 8th day of December, 2022.

**BOARD OF COUNTY COMMISSIONERS
CANYON COUNTY,**

	Yes	No	Did Not Vote
 Commissioner Keri Smith	<u>X</u>	_____	_____
 Commissioner Dana White	<u>X</u>	_____	_____
 Commissioner Leslie Van Beek	<u>✓</u>	_____	_____
Attest Chris Yamamoto, Clerk			
By: 	_____	_____	_____

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 employ 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.

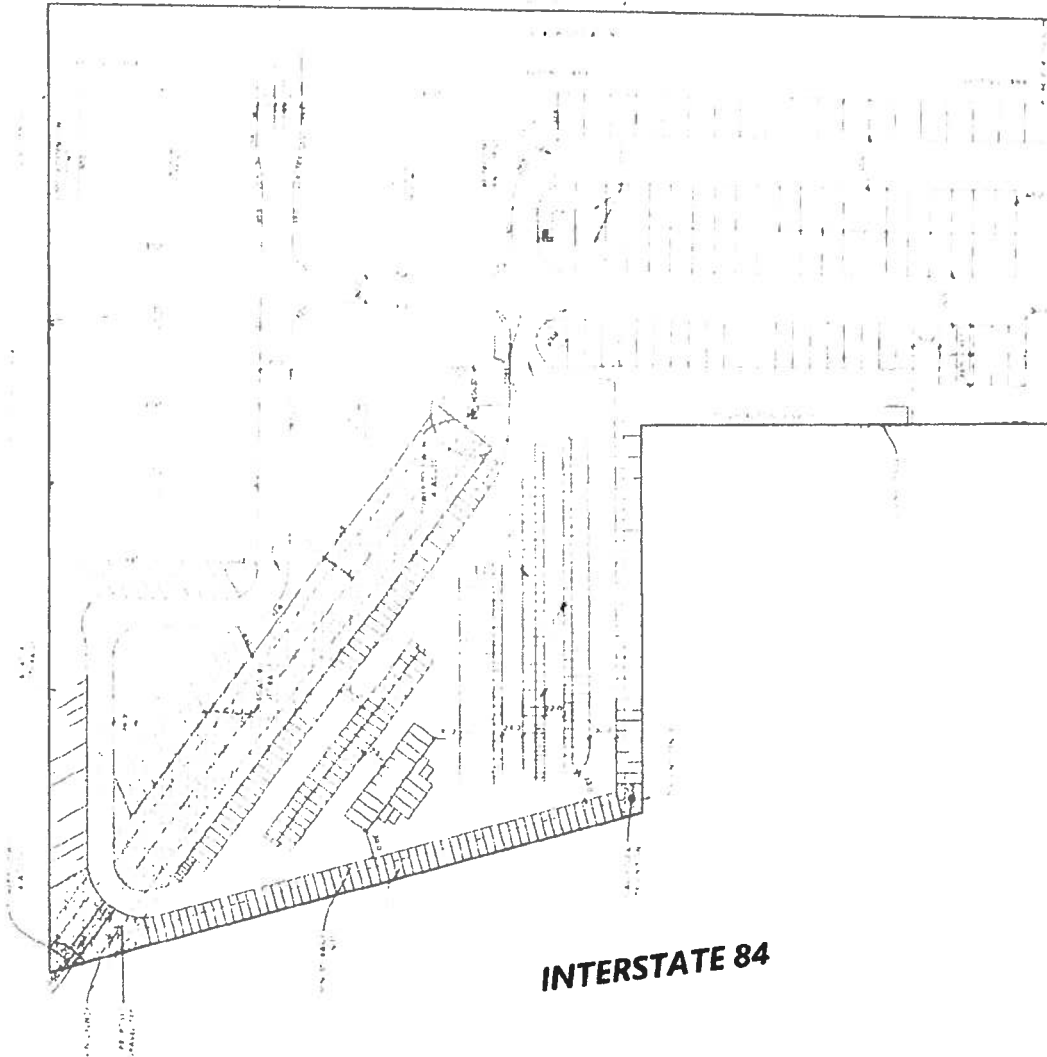
Thank you for your consideration for this request.

Regards,
Paul Hilbig

FOREST HILLS LOOP

F*CL'S

OLD HWY 30



INTERSTATE 84



PROPERTY OVERVIEW

© No Storage Units #28

SAGE GATE STORAGE concept J

WALDIE LUTY, SHERMAN, TEXAS
11/14/2008



CANYON HIGHWAY DISTRICT No. 4
ATTACHMENT B

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/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 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 oppose 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

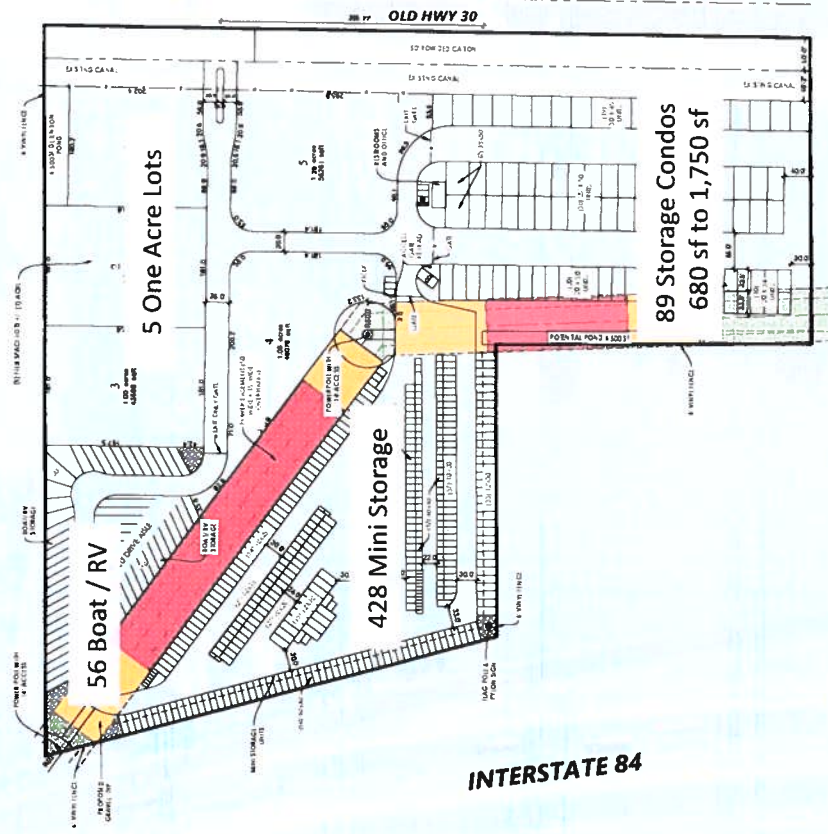
File: Old Hwy 30- CU2021-0009 Blue Terra Storage

Sage Gate Storage & Business Park

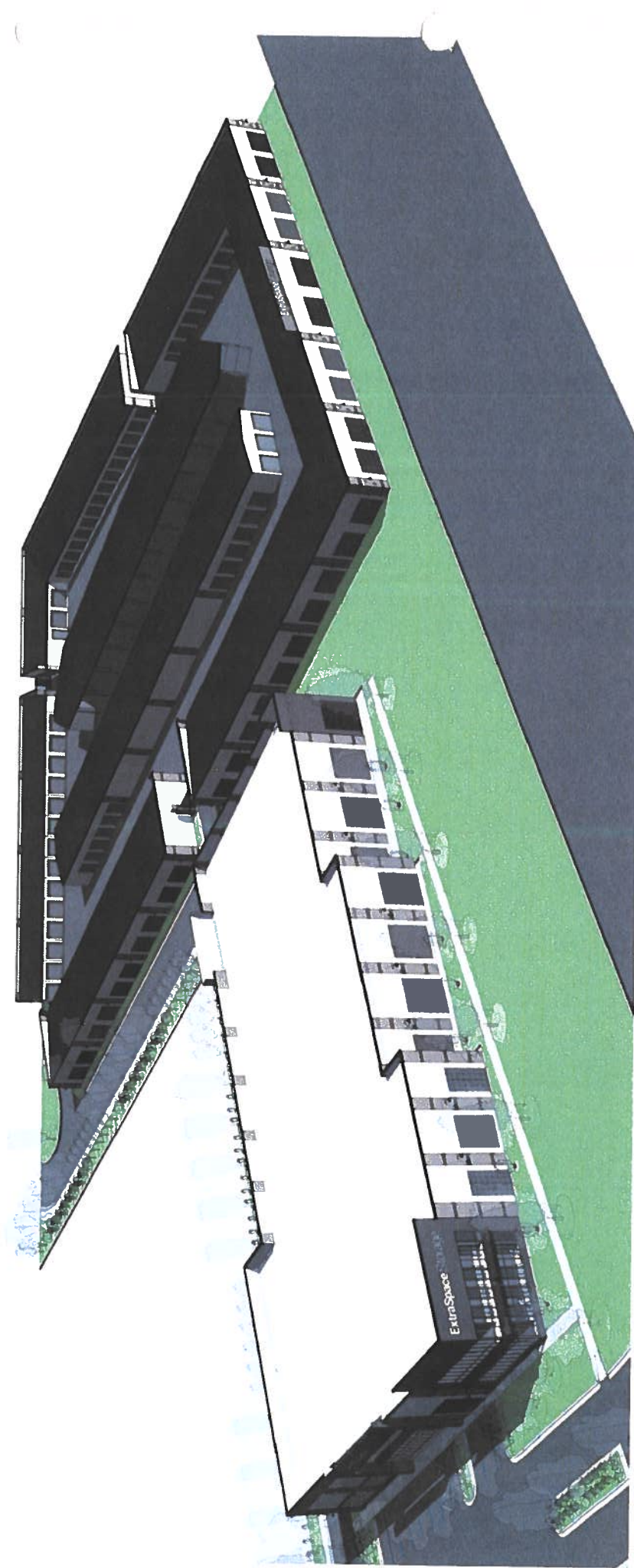
Updated Application: Storage and Business Park

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





Development Services Department

Engineer Review
Joe Canning

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

Preliminary Plat Check-List

Applicant: <u>Blue Terra Development, LLC</u>	Case Number: SD2023-0011
Subdivision Name: <u>Sage Gate Subdivision</u>	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 Code / Comments
1. Complete initial review of all information given graphically and by note on the plat	Complies - 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.	Must comply with requirements of Black Canyon Irrigation District and Canyon Highway District No. 4 in e-mail dated 10 April 2024 Provide an updated TIS review/approval from ITD per e-mail dated 26 April 2024. JDC
5. Make note of agencies that should be noticed if not typically included on the notice list and pass information along to planner	N/A – JDC
Items A through E below are directly from CCZO 07-17-09. Italicized items are checklist items related to requirements found in ordinance and may not be strictly required.	
A. FORM OF PRESENTATION	Meets Code / Comments
1. Scale of Drawing (No more than 1"=100' unless approved by DSD prior to submission)	Complies - JDC

EXHIBIT
B3

2. Size of Drawing (No larger than 24" x 36") <ul style="list-style-type: none"> Obtain electronic version of all submittals 	Complies - JDC
B. IDENTIFICATION AND DESCRIPTIVE DATA	<u>Meets Code / Comments</u>
1. Proposed name of subdivision and its location by section, township, and range <ul style="list-style-type: none"> 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. <ul style="list-style-type: none"> Check for consistency between pre-plat and vicinity map 	Complies – JDC

C. EXISTING CONDITIONS DATA	<u>Meets Code / Comments</u>
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 <ul style="list-style-type: none"> 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
5. Existing zoning classification, by note <ul style="list-style-type: none"> 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	<u>Meets Code / Comments</u>
<p>1. Road layout, including location, width and proposed names of roads, alleys, pathways, easements, and roadway connections, if any, to an adjoining platted tract</p> <ul style="list-style-type: none"> • <i>Confirmation that highway district will allow proposed access if new access is on an arterial</i> • <i>Check ownership of access location if separate lot</i> • <i>Check alignment of stub streets with adjacent developments, if applicable</i> • 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 • <i>If typical sections are shown make sure they are consistent with what will be required</i> 	<p>Road/easement layout and delineation Complies - JDC</p> <p>Notify once the HD4 conditions are met - JDC</p>
<p>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.</p> <ul style="list-style-type: none"> • <i>Curve table is present and matches data shown graphically.</i> • <i>Minimum lot size</i> • <i>Average lot size (calculated as total residential area divided by the number of residential lots)</i> • <i>Check block numbering.</i> • <i>Consider any phasing shown</i> 	Complies – JDC
<p>3. Location, width and use of easements</p> <ul style="list-style-type: none"> • <i>Provide documentation of or reference to any existing easements, especially access easements for existing parcels that are part of the plat.</i> • <i>Show easements for all shared infrastructure</i> 	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

<p>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</p> <ul style="list-style-type: none"> • <i>Check mapping layers for above special development items. Include wetland and natural drainage ways.</i> • <i>Consider recommended conditions related to special development areas and related reports</i> 	Complies, Provided DEQ Water Right Report - JDC
<p>8. All roads must be labeled as either "private" or "public" behind or beneath the road name</p>	Complies - JDC
E. PROPOSED UTILITY METHODS	<u>Meets Code / Comments</u>
<p>1. Sewage: A statement as to the type of proposed sanitary sewage facilities</p> <ul style="list-style-type: none"> • <i>Preliminary location/layout of proposed sewage facilities</i> • <i>Nutrient-Pathogen study if required by SWDH.</i> • <i>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</i> 	<p>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.</p> <p>Complies. JDC</p>
<p>2. Water Supply: A statement as to the type of proposed water supply facilities</p> <ul style="list-style-type: none"> • <i>Preliminary location/layout of proposed potable water facilities</i> • <i>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</i> 	<p>Provided DEQ Water Right Report. Project documents (C,C&Rs) must outline future operation and maintenance of water system. JDC</p>
<p>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</p> <ul style="list-style-type: none"> • <i>Include statement that all storm water shall be retained on site, if appropriate</i> • <i>Consider any required protection for roadside swales during home construction and/or long-term protection from landscaping, roadside parking, regrading/filling swale, etc.</i> • <i>Maintenance easements for storm drain facilities treating drainage from public roads should be in place</i> 	<p>Project documents (C,C&Rs) must address all common lots and facilities for maintenance. JDC</p>
<p>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</p> <ul style="list-style-type: none"> • <i>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</i> 	<p>Project documents (C,C&Rs) must address rights and obligations for the pressure irrigation system, including requirements of the Black Canyon Irrigation District. JDC</p>

<p>being platted. Such evidence shall include, but not be limited to, the following:</p> <ul style="list-style-type: none"> - 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. 	
<p>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.</p>	<p>Complies – JDC</p>
<p style="text-align: center;">GENERAL RECOMMENDED CONDITIONS</p> <p>Pre-Plat Sheets C2.0 and C2.1 are <u>NOT</u> stamped, signed and dated. Provide stamped, signed and dated sheets. JDC</p> <p>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</p> <ol style="list-style-type: none"> 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

4/30/2024	JD Canning

COMPLIANCE WITH CONDITIONS OF APPROVAL:

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 e-mail 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 e-mail review dated 10 April 2024.
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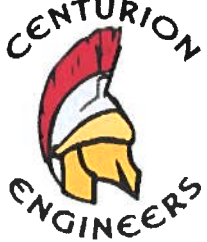
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7. We note many of the review items listed in the preliminary plat checklist (light blue) are items to be reviewed by planning and engineering. Our comments may or not be the same as planning? How do we organize/coordinate the comment?

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



IMAGES WERE FLOWN IN THE FALL OF 2020.

Sage Gate Small Air Photo 1 Mile

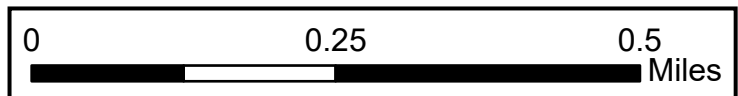
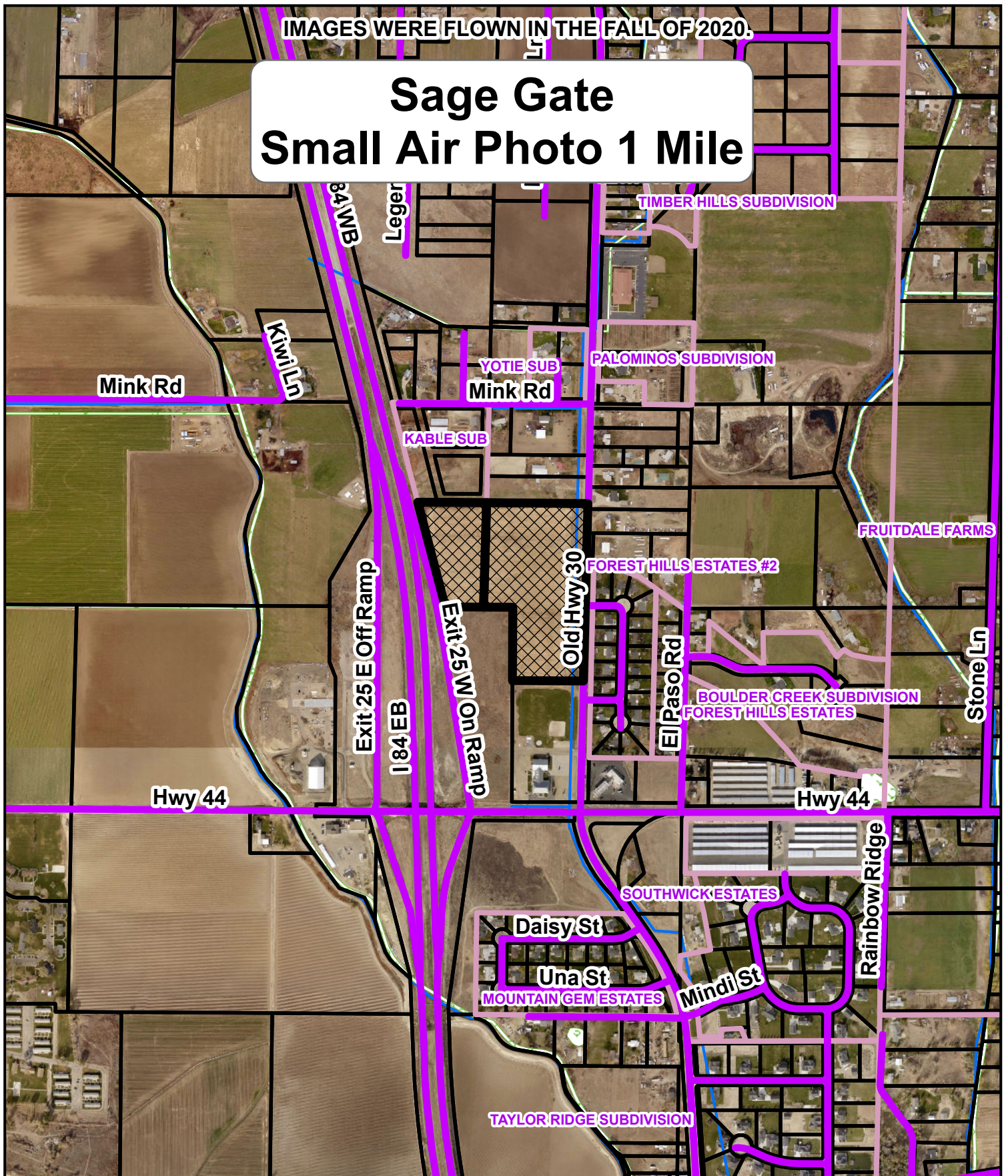
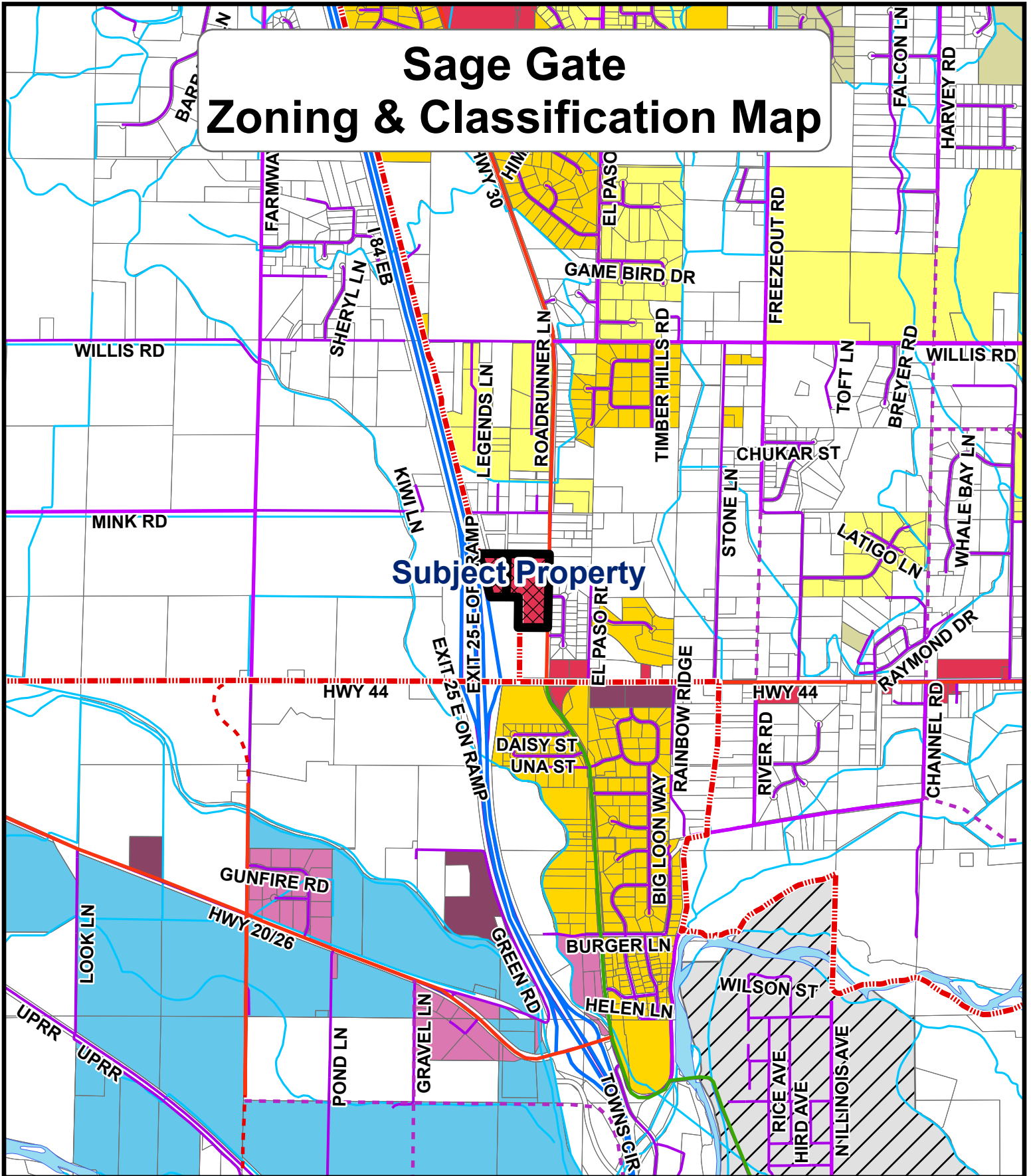
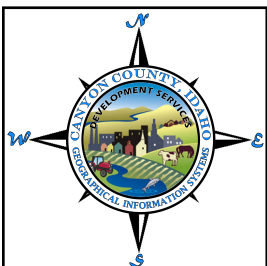


EXHIBIT
B4

Sage Gate Zoning & Classification Map



Subject Property



ZONING					
RR	C1	M1	CR-RR	CR-C1	CR-M1
R1	C2	M2	CR-R1	CR-C2	AG
R2	C				

**EXHIBIT
B5**

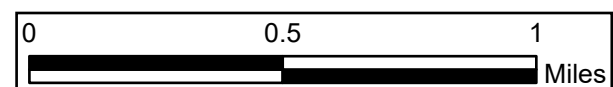


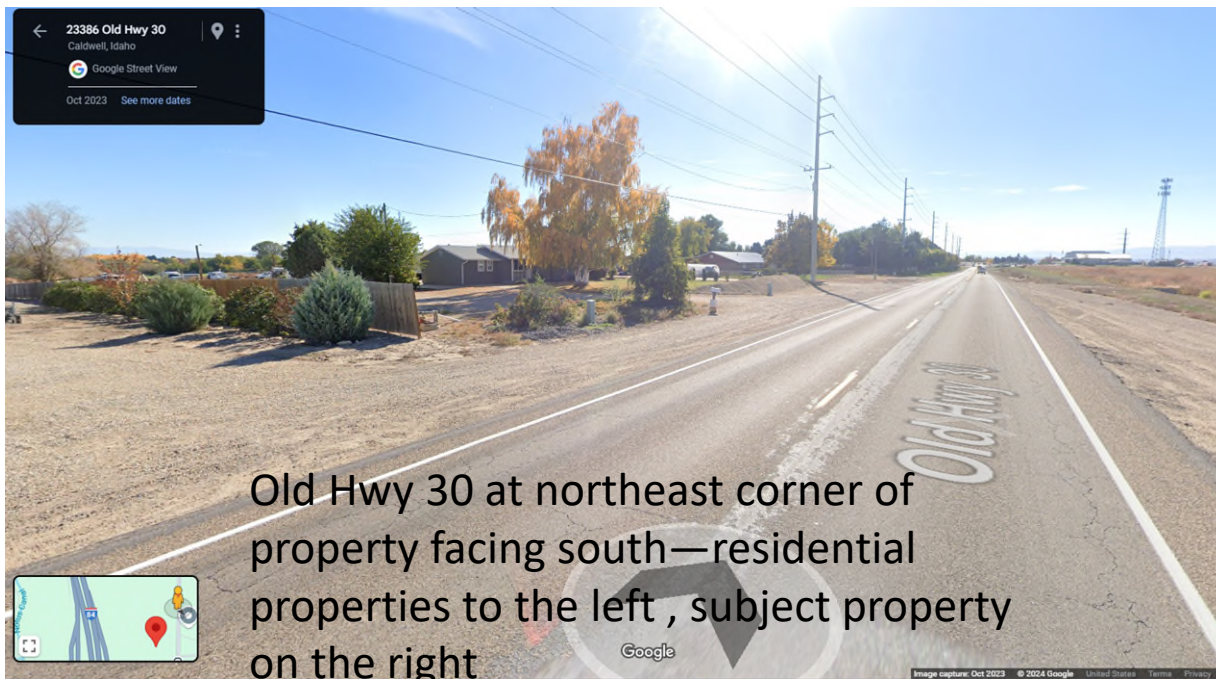
EXHIBIT C

Site Visit Photos: OCTOBER 2023

Planning & Zoning Commission

Case#: SD2023-0011

Hearing date: September 19, 2024



Google Earth street view image capture

October 2023



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**

Additional Legal Restrictions

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

Sheet 9217591

POWER LINE EASEMENT

Oregon Trail Church of God, and

James H. Knight, and Leoda E. Knight, husband and wife, Grantor(s), of Canyon County, State of Idaho, do hereby grant and convey to Idaho Power Company, a Corporation, with its principal office located at 1220 W. Idaho Street, Boise, Idaho, its licensees, successors and assigns, Grantee, for One Dollar (\$1.00) and other valuable considerations, receipt of which are hereby acknowledged, a right-of-way and easement for:

(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 Canyon County, State of Idaho, as more particularly described as Tract I in Exhibit A attached hereto; and

(2) The overhang of Grantee's above-referenced transmission, distribution and telephone lines and circuits over and across the premises belonging to the said Grantor(s) in Canyon County, State of Idaho, as more particularly described as Tract II in Exhibit A attached hereto.

Together with all rights of ingress 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 Grantee'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 Grantor(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.

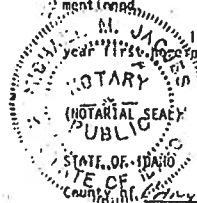
Executed this 20 day of May, 1992

James H. Knight
Leoda E. Knight

Dorcy Taylor Chair Bd.
Oregon Trail Church of God

STATE OF IDAHO }
County of Canyon } ss.

On this 20 day of MAY, 1992, before me, Michael M. Jacobs, a Notary Public, personally appeared James H. Knight and Leoda E. Knight, known to me to be the person(s) who executed the foregoing instrument and acknowledged to me that they executed the same freely and voluntarily for the uses and purposes therein mentioned.



IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first hereinabove written.

Michael M. Jacobs
Notary Public for Idaho
Residing at: Boise, ID
My Commission Expires: 8-10-94

On this 20 day of MAY, 1992, before me, Michael M. Jacobs, a Notary Public, personally appeared Dorcy Taylor, and to me personally known, who being duly sworn, did say that they are the President and the Secretary of the corporation that executed the within instrument, and acknowledged to me that such corporation executed the same as the free act and deed of said corporation.



IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first hereinabove written.

Michael M. Jacobs
Notary Public for Idaho
Residing at: Boise, ID
My Commission Expires: 8-10-94

- No bldg > than 20' in height

UNOFFICIAL COPY

UNOFFICIAL COPY

UNOFFICIAL COPY

UNOFFICIAL COPY

Exhibit A
James H. Knight

Parcels of land located in the SE1/4, NE1/4 AND THE NW1/4 of Section 4,
T4N, R3W, B.M., Canyon County, Idaho, more particularly described as follows:

TRACT I A strip of land 50.0 feet in width, being 25.0 feet on either side
of the following described centerline:

Commencing at a point in the South boundary line of Section 4, T4N, R3W,
B.M., Idaho that bears N 89°34'36" E a distance of 1,611.5 feet from the
South quarter corner of said Section 4; thence, N 2°14'35" W a distance
of 812.0 feet more or less to a point, said point being the REAL POINT
OF BEGINNING; thence, N 2°14'35" W a distance of 708.0 feet more or less
to an angle point; thence, N 53°23'22" W a distance of 806.1 feet to a
point in the East right-of-way of Interstate 84N and being the Point of
Terminus.

TRACT II An overhang easement only, being 15.0 feet in width and being
adjacent to, parallel with and on either side of the 50.0 foot
strip of land described in Tract I.

MMJKNIGHT.CDL

REQUEST
IDaho POWER CO
TYPE *Electric Pk Co*

RECORDED
CANYON CO. RECORDER
C. Hunt

'92 AUG 5 AM 9 25

9217591

*rail
to
Hwy*



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

EXHIBIT
D2

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

Respectfully,

A handwritten signature in blue ink that reads "Kraig Wartman". The signature is written in a cursive style with a long horizontal line extending from the end.

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/transferred 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 \(hwydistrict4.org\)](http://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: 208.974.0075

M: 208.599.6151

jholmes@focus-es.com

focus-es.com

1001 N. ROSARIO ST.

SUITE 100

MERIDIAN, ID 83642

From: Kraig Wartman <kwartman@hwydistrict4.org>

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

To: Jacob Holmes <jholmes@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 \(hwydistrict4.org\)](http://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.

**EXHIBIT
D3**

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 \(hwydistrict4.org\)](http://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 public office hours

Effective Jan. 3, 2023

Monday, Tuesday, Thursday and Friday

8am – 5pm

Wednesday

1pm – 5pm

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

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 \(hwydistrict4.org\)](http://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: CHD4 Board of Commissioners
From: 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 Lane 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 DEVELOPER AGREEMENT)

APPROVED BY CHD4 BOARD 12/22/21

EXHIBIT
D4.1

MEMORANDUM
Canyon Highway District No. 4



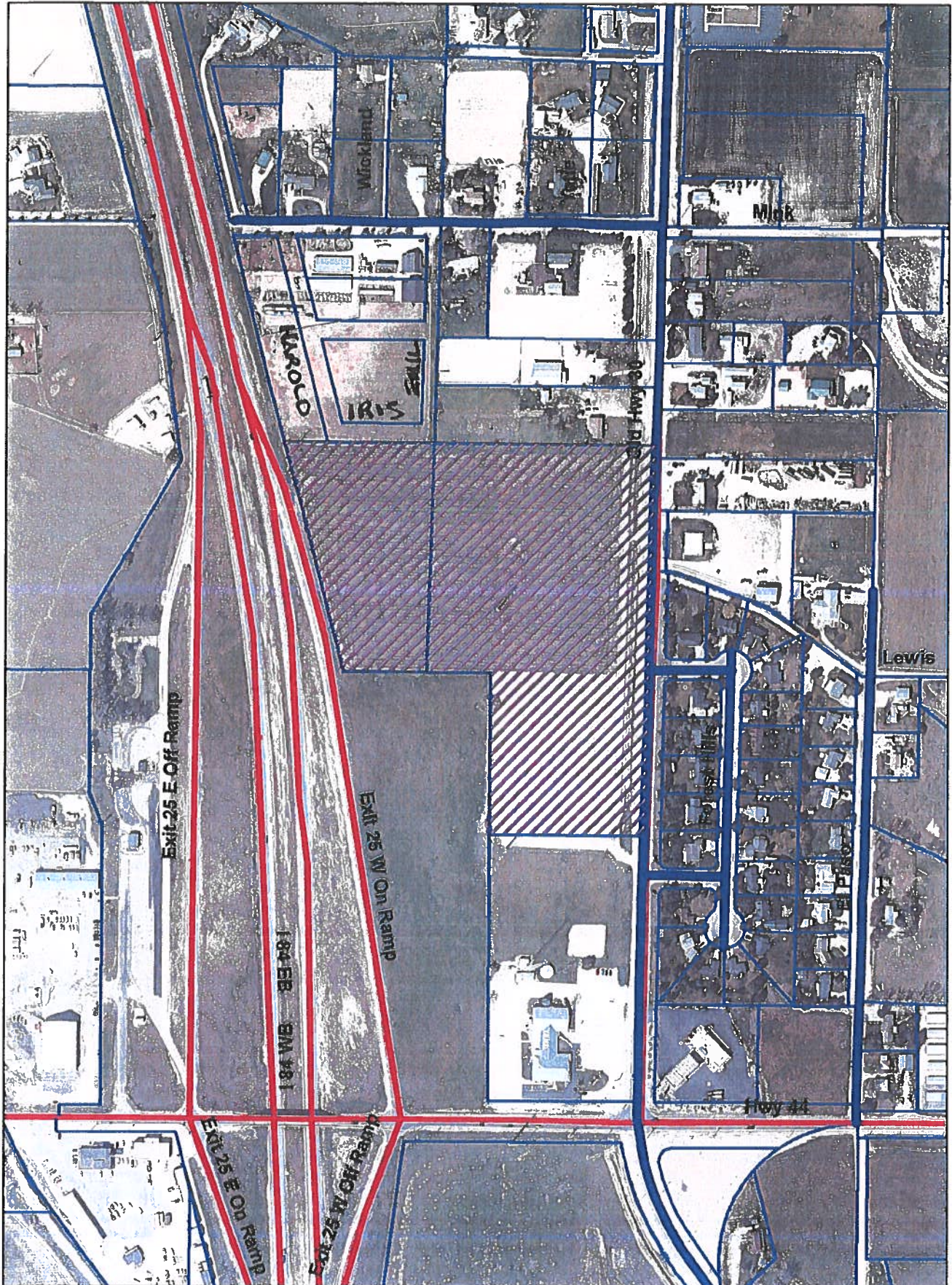
Staff also requests the Board consider and approve the following preliminary conditions of commercial access relating to the proposed development:

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/decel 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.

Baas RV Park- CU 2021-009

1 in = 400 ft

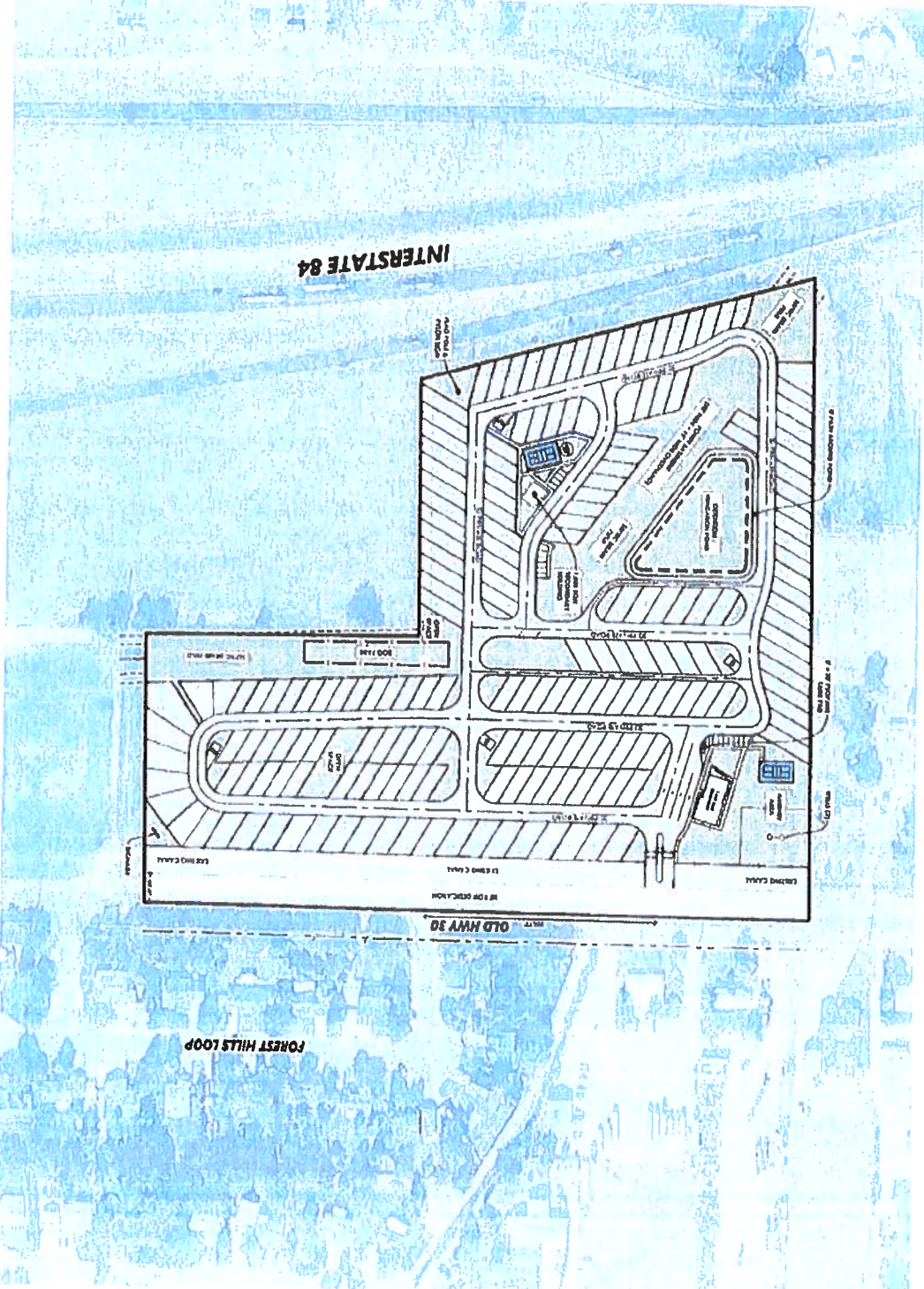




PROPERTY OVERVIEW

TOTAL ACRES	2.20.9
RV PLOTS	180
TOTAL DENSITY	81 UNITS/ACRE
TOTAL CLUBHOUSE PARKING	17 SPACES
SEPTIC DRAIN FIELD	2.3 ACRES
DEVELOPMENT FLOOD	0.7 ACRES
TOTAL OPEN SPACE	5.3 ACRES

NOTE:
A 6' VARI FENCE REQUIRED AT THE LEAN OF EACH PERIMETER STALL.



SAGE POINT RV PARK concept H

CALDWELL CITY, CANYON COUNTY

8/27/2021

Note: This plan is for illustrative purposes only. Boundaries shown are based on parcel information provided by the City of Caldwell. It is recommended that a survey be performed to determine actual boundaries, size, and dimensions, as well as other potential boundary conditions.



KABLE SUBDIVISION

PLAT

Of a parcel of land in the NW 1/4 of the SE 1/4 of Sec. 4, T4N, R3W, B1W in Canyon County, Idaho.

STATE OF IDAHO)
COUNTY OF CANYON) S.S.

I, Melvin V. Davidson, a Professional Engineer, do hereby certify that the survey of the KABLE SUBDIVISION is correct and that the description of the land in the Declaration is correct and that this Plat correctly represents the survey.

IN WITNESS WHEREOF: I have hereunto set my hand and seal this 28th day of July, 1966.

STATE OF IDAHO)
COUNTY OF CANYON) S.S.

Acknowledged before me, this 28th day of July, 1966.

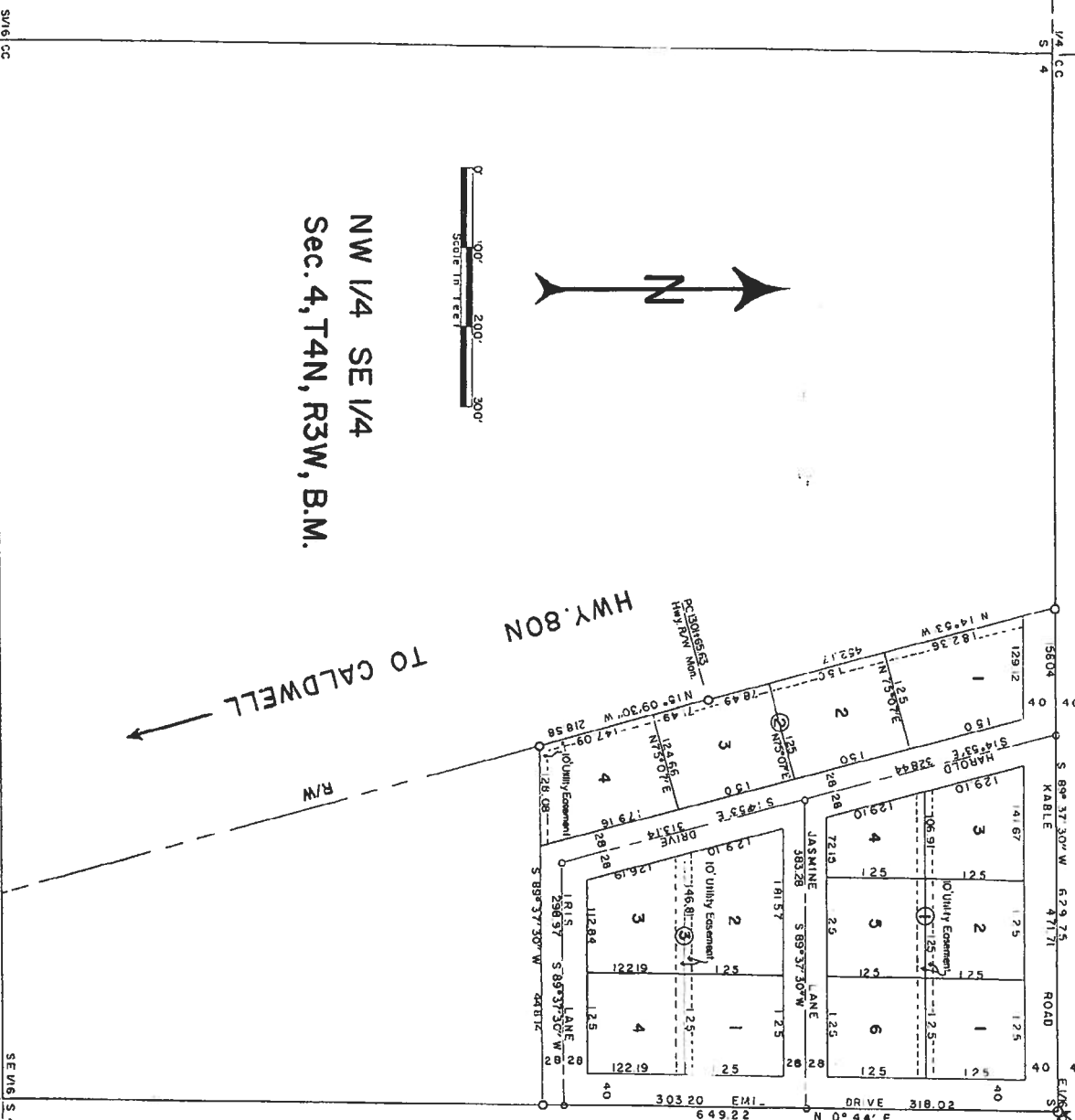
Charles P. Shover
Notary Public
Residing at Eagle, Idaho.

INSTRUMENT NO. 584752

STATE OF IDAHO
COUNTY OF CANYON } S.S.

I hereby certify that this instrument was filed for record at the request of Melvin V. Davidson at 3:55 minutes past 2 o'clock PM this 28th day of Aug. 1966 A.D.

S. S. Foote
Recorder
\$5.00
Deputy Recorder





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 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 oppose 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

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 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 oppose 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

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.



Niki Benyakhlef
Development Services Coordinator

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

From: 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!

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!



Niki Benyakhlef
Development Services Coordinator

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

From: 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) <jholmes@focus-es.com>; Debbie.Root@canyoncounty.id.gov; 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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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](mailto:jwatson@focus-es.com)

FOCUS ES COM

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

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@itd.idaho.gov

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
TRANSPORTATION
INTERN I

O: 801-352-0075

TDAVIS@FOCUS 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 <jholmes@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.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

jholmes@focus-es.com

focus-es.com

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 <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 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.



Niki Benyakhlef
Development Services Coordinator

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

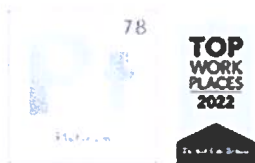
From: Jacob Holmes <jholmes@focus-es.com>
Sent: Tuesday, April 9, 2024 1:17 PM
To: Debbie Root <Debbie.Root@canyoncounty.id.gov>
Cc: Niki Benyakhlef <Niki.Benyakhlef@itd.idaho.gov>; Paul Hilbig <paul@blueterradev.com>; Erika Bowen <Erika.Bowen@itd.idaho.gov>
Subject: RE: [External] RE: Initial Agency 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

JHOLMES@FOCUS-ES.COM

FOCUS-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 <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 public office hours

Effective Jan. 3, 2023

Monday, Tuesday, Thursday and Friday

8am – 5pm

Wednesday

1pm – 5pm

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

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.

Niki Benyakhlef

Development Services Coordinator

District 3 Development Services

O: 208.334.8337 | C: 208.296.9750

Email: niki.benyakhlef@itd.idaho.gov

Website: itd.idaho.gov

From: 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@hwydistrict4.org' <chopper@hwydistrict4.org>; 'iriccio@hwydistrict4.org' <iriccio@hwydistrict4.org>; 'brandy.walker@centurylink.com' <brandy.walker@centurylink.com>; 'ingram@idahopower.com' <ingram@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@zipl.com' <contract.administration.bid.box@zipl.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 Crawford <Brian.Crawford@canyoncounty.id.gov>; Christine Wendelsdorf <Christine.Wendelsdorf@canyoncounty.id.gov>; Michael Stowell <mstowell@ccparamedics.com>; Dalia Alnajjar <Dalia.Alnajjar@canyoncounty.id.gov>; 'BRO.Admin@deg.idaho.gov' <BRO.Admin@deg.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 public office hours

Effective Jan. 3, 2023

Monday, Tuesday, Thursday and Friday

8am – 5pm

Wednesday

1pm – 5pm

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

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
File: Sage Pointe Date: May 20, 2024
FOCUS Engineering & Surveying, LLC

Reference: Sage Pointe Traffic Generation Memo

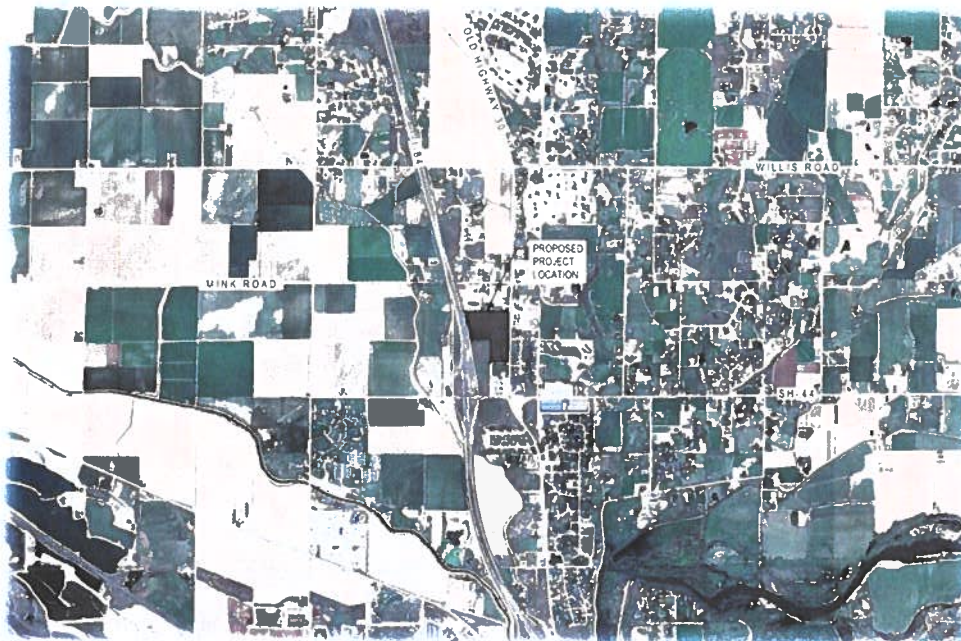
INTRODUCTION

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.

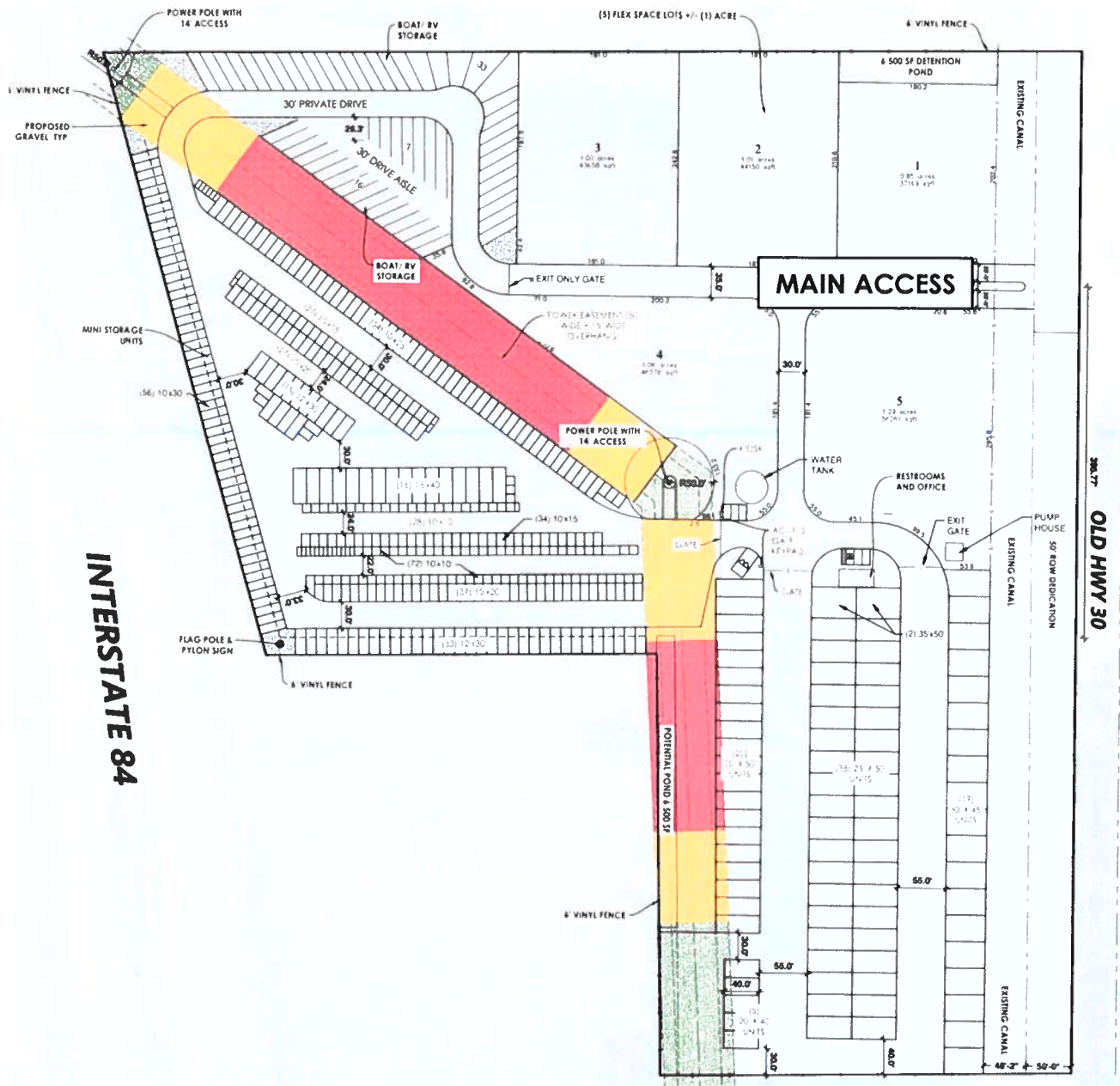
PROPOSED SITE CONDITIONS

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



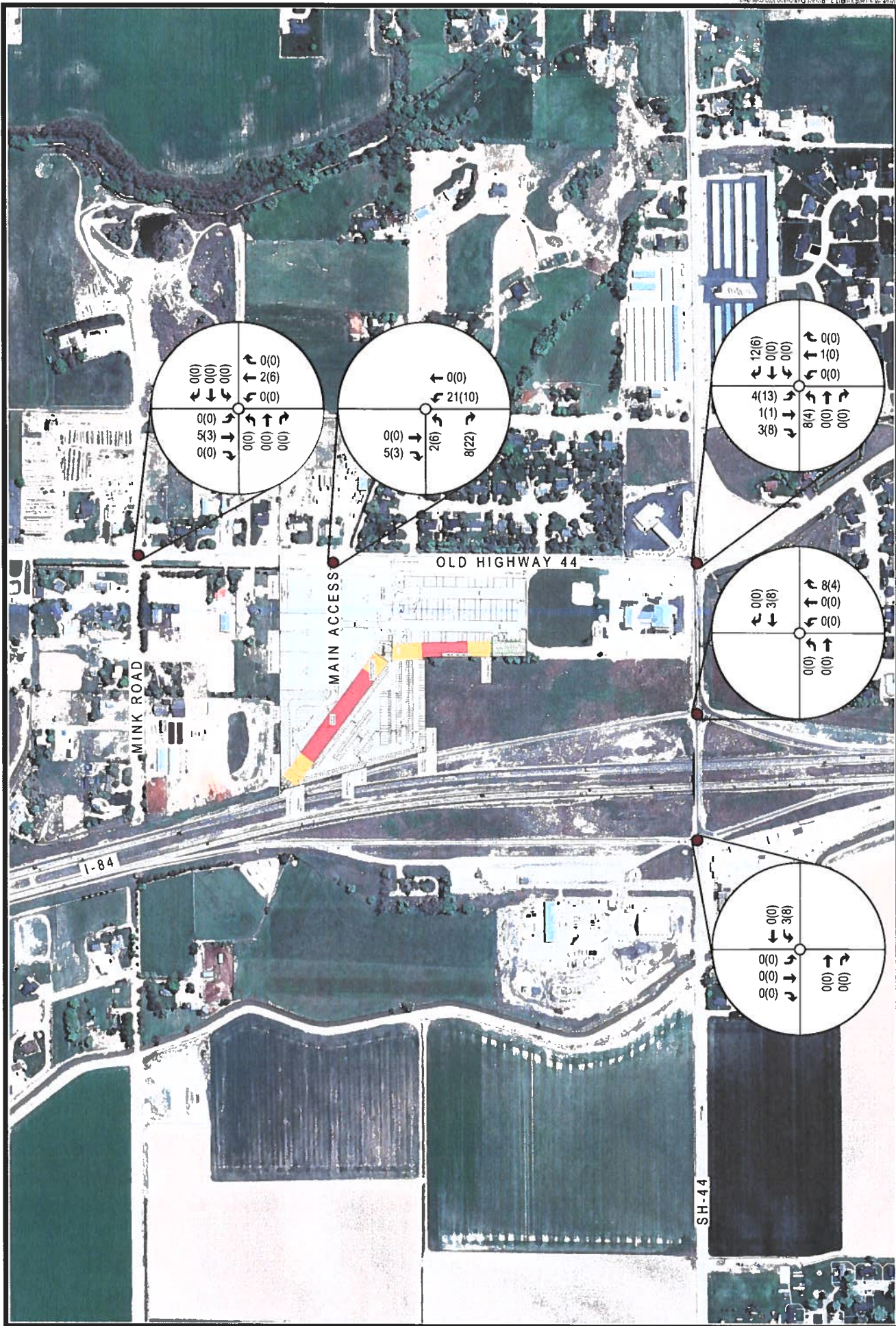
TRIP GENERATION

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
jwatson@focusutah.com



Debbie Root

From: Paul Hilbig <paul@fsonedev.com>
Sent: Tuesday, April 9, 2024 12:45 PM
To: Jacob Holmes
Cc: Hunter Christensen
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 <Erika.Bowen@itd.idaho.gov>
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.



Niki Benyakhlef
Development Services Coordinator

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

From: 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

JHOLMES@FOCUS-ES.COM

FOCUS-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 <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 public office hours

Effective Jan. 3, 2023

Monday, Tuesday, Thursday and Friday

8am – 5pm

Wednesday

1pm – 5pm

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

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.



**Your Safety • Your Mobility
Your Economic Opportunity**

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.



Niki Benyakhlef
Development Services Coordinator

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

From: 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
TRANSPORTATION
INTERN I
O 801-352 0075

T.DAVIS@FOCUS-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 <jholmes@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.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

j.holmes@focus-es.com

focus-es.com

1001 N ROSARIO ST
SUITE 100
MERIDIAN, ID 83642

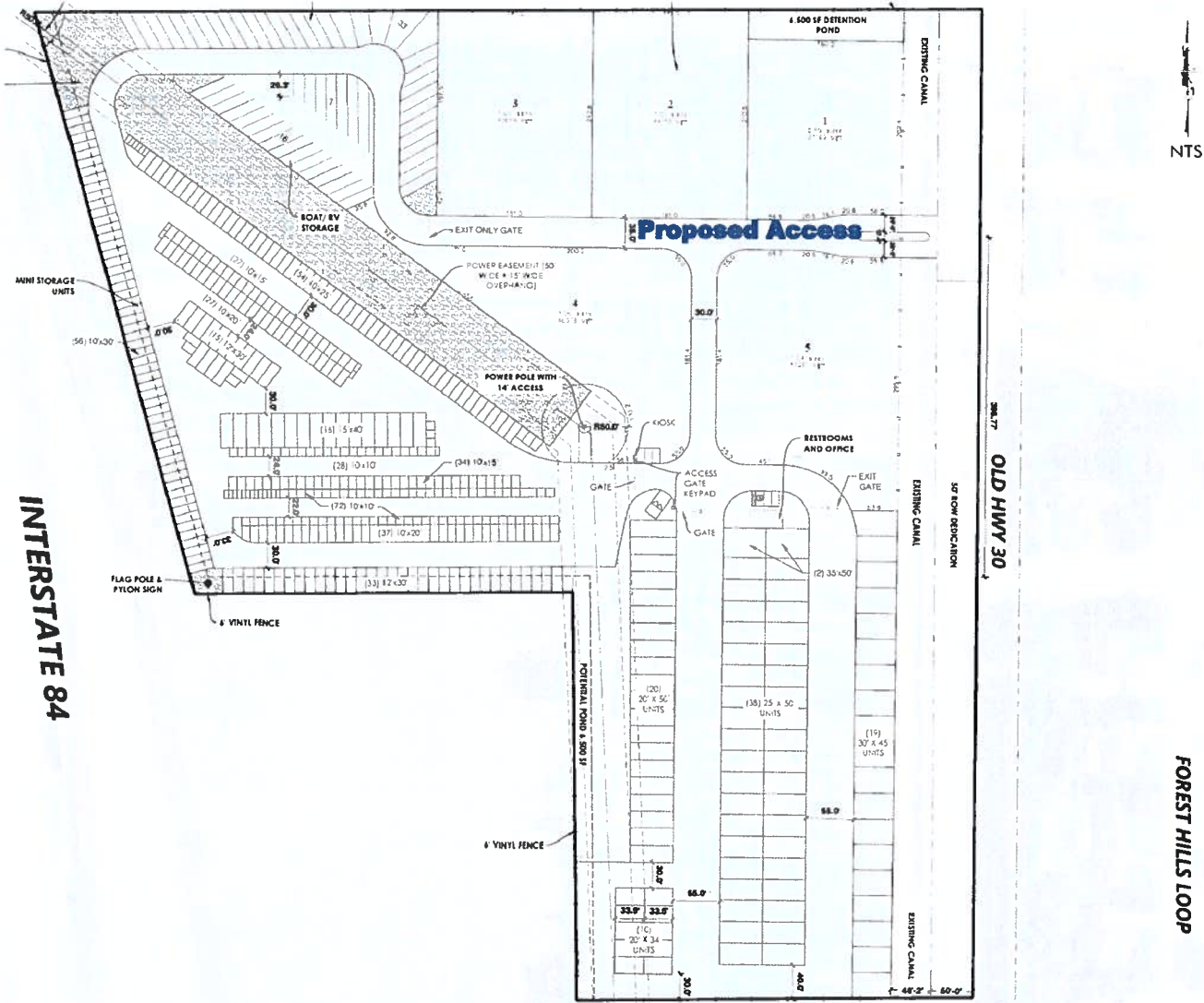
From: Niki Benyakhlef <Niki.Benyakhlef@itd.idaho.gov>
Sent: Thursday, April 25, 2024 8:27 AM
To: Jacob Holmes <jholmes@focus-es.com>; Debbie Root <Debbie.Root@canyoncounty.id.gov>
Cc: Paul Hilbig <paul@blueterradev.com>; Erika Bowen <Erika.Bowen@itd.idaho.gov>
Subject: RE: [External] RE: Initial Agency 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:

CR ENGINEERING, INC.

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

S:\projects\21-44 Sage Gate Storage\doc\Sage Gate Storage TIS.docx

EXHIBIT
D5.2

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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 Existing	2023 Build-Out Year	
			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

² Exceeds minimum thresholds with no-build

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
 - 5% east on Willis Road
 - 5% east on Purple Sage Road
 - 5% west on Purple Sage Road
 - 5% north on Old Highway 30

To: Idaho Transportation Department (ITD) From: Jason Watson, PE, PTOE
File: Sage Pointe FOCUS Engineering & Surveying, LLC
Date: May 20, 2024

Reference: Sage Pointe Traffic Generation Memo

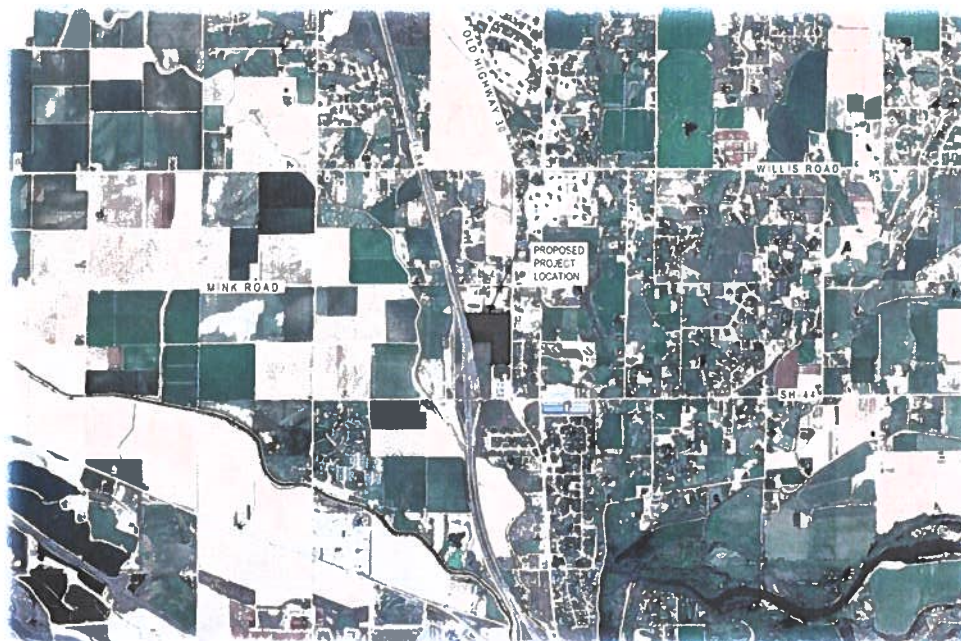
INTRODUCTION

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.

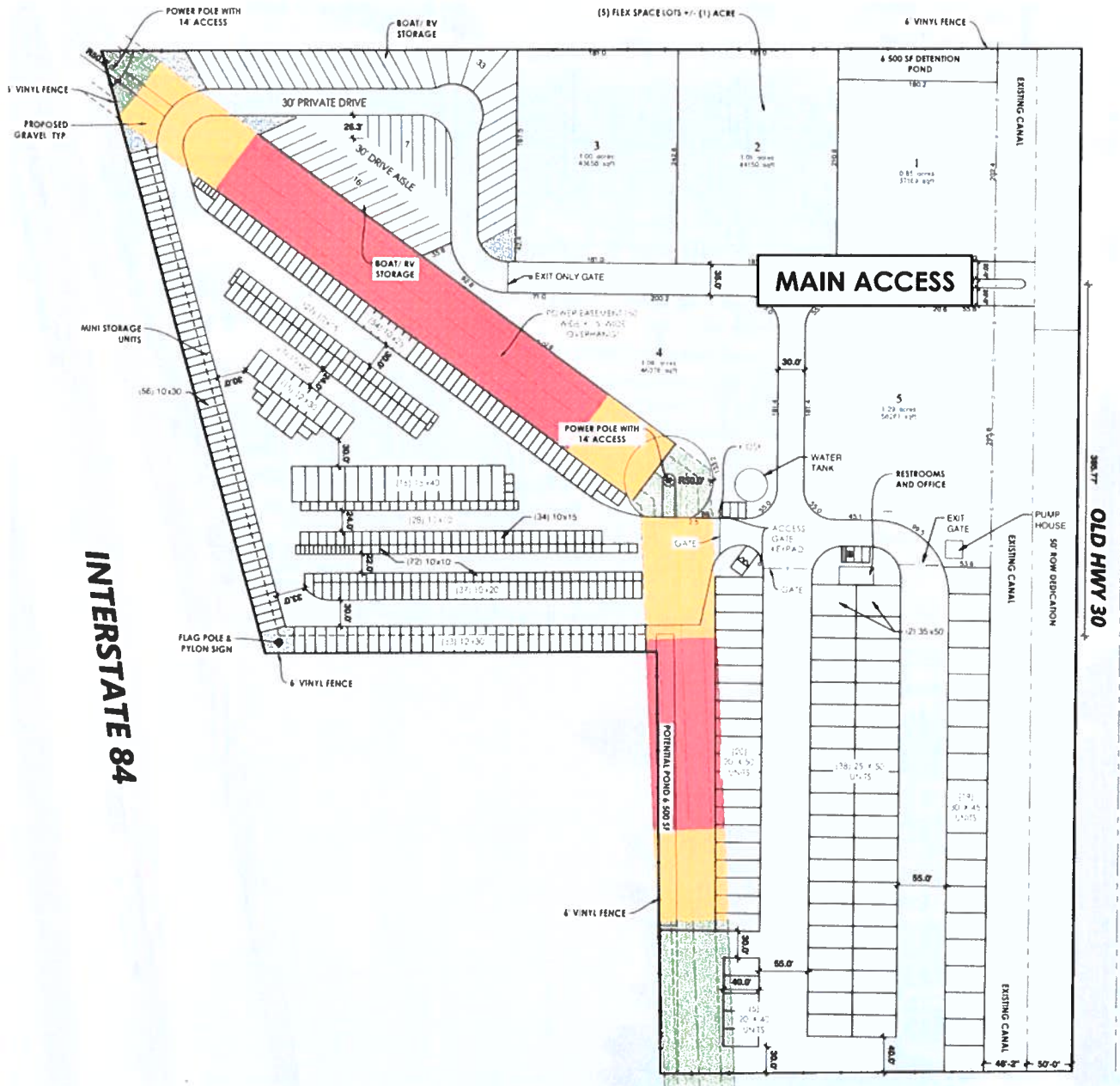
PROPOSED SITE CONDITIONS

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



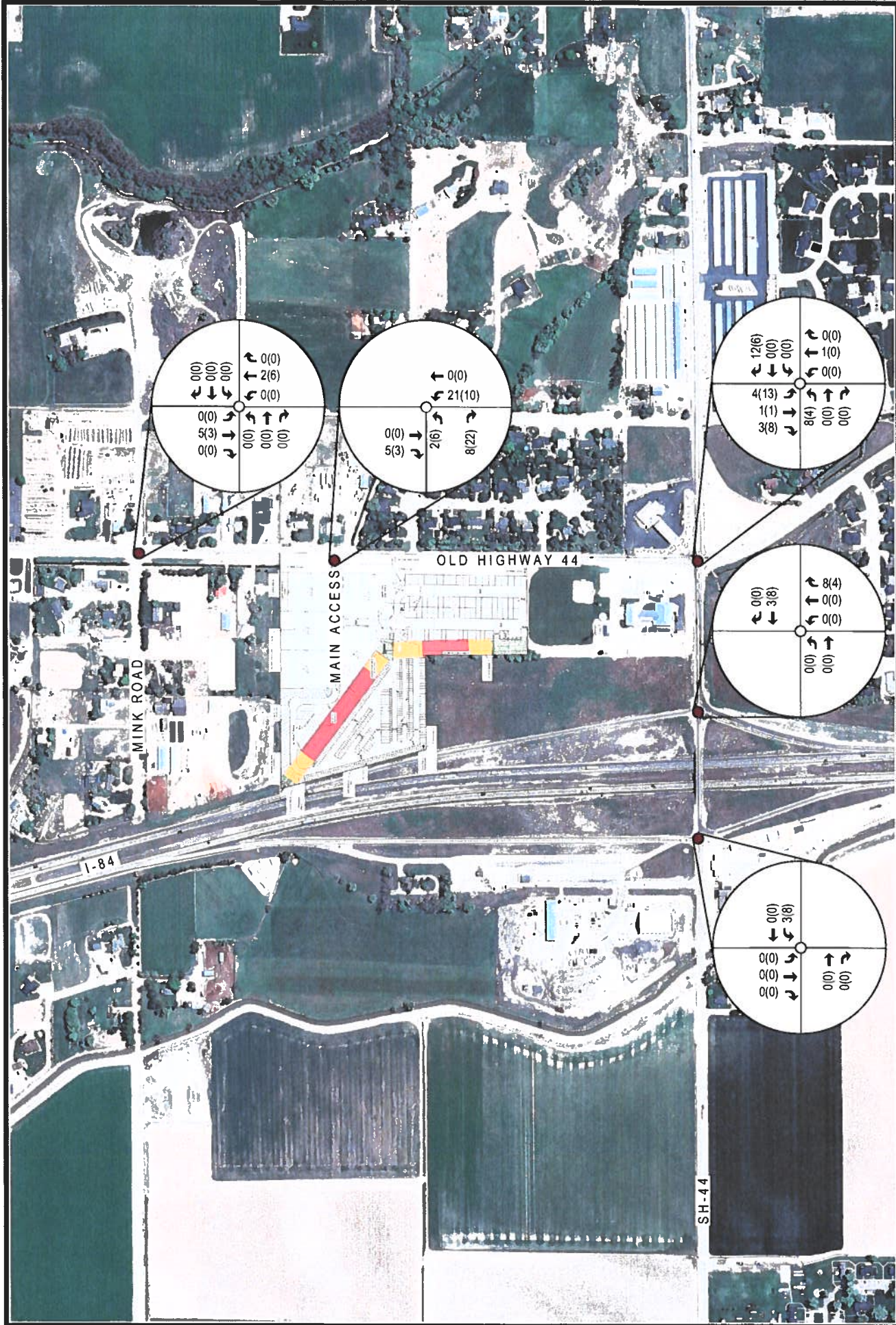
TRIP GENERATION

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 Pointe 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.

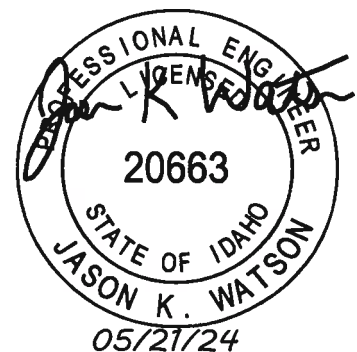
Please feel free to contact me with any questions or comments.

Sincerely,

FOCUS ENGINEERING & SURVEYING, LLC



Jason Watson, PE, PTOE
Transportation Department Manager
801.352.0075
jwatson@focusutah.com





1st Review
BCID

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.
2. 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
Tacoma

**OREGON
LOCATIONS**

Medford
Portland

**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.

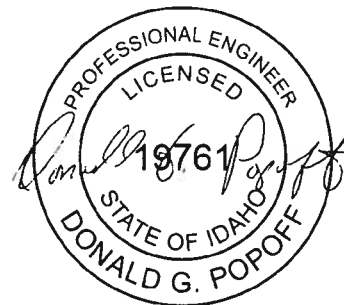
Sheet C4:

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

Dan Lister – Canyon County Planning Official

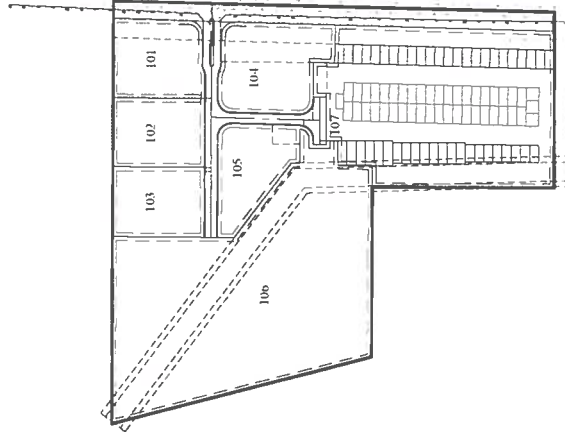
Enclosures or Attachments: RH2 PP_SUB23-03 Sage Gate Storage (with RH2 Comments)

SAGE GATE STORAGE

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



VICINITY MAP



SITE MAP

GENERAL NOTES

1. CONTRACTOR TO DELIVER A FINAL LAYOUT AND ELEVATION OF THE CONSTRUCTION AND IMPROVEMENTS TO THE ENGINEER.
2. ANY AND ALL DISCREPANCIES IN THESE PLANS ARE TO BE REPORTED TO THE ENGINEER'S ATTENTION PRIOR TO COMMENCEMENT OF CONSTRUCTION.
3. ALL CONSTRUCTION SHALL ADHERE TO DOWNS AND CONTINGENCY STANDARDS AND SPECIFICATIONS.
4. ALL UTILITIES AND EROSION IMPROVEMENTS SHOWN ON THE PLANS SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE PROFESSIONAL LICENSE SURVEYOR WITH A CURRENT LICENSE ISSUED BY THE STATE OF IDAHO. THE ENGINEER'S OFFICE SHALL BE NOTIFIED OF ANY DISCREPANCIES IN THE PLANS OR FIELD CONDITIONS THAT MAY BE OBSERVED DUE TO THE SMALL SIZE OF THE DRAWING.
5. THIS DRAWING SET IS TO BE PRINTED ON A 24" X 36" SHEET OF PAPER. THE DRAWING SHALL BE USED TO SCALE MEASUREMENTS. THE DRAWING SHALL BE USED TO SCALE MEASUREMENTS. THE DRAWING SHALL BE USED TO SCALE MEASUREMENTS.

NOTES

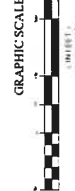
CONTRACTOR TO DELIVER A FINAL LAYOUT AND ELEVATION OF THE CONSTRUCTION AND IMPROVEMENTS TO THE ENGINEER. ANY AND ALL DISCREPANCIES IN THESE PLANS ARE TO BE REPORTED TO THE ENGINEER'S ATTENTION PRIOR TO COMMENCEMENT OF CONSTRUCTION.

ENGINEER'S NOTES TO CONTRACTOR

1. THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES, CONDUITS OR STRUCTURES SHALL BE DETERMINED BY THE ENGINEER'S SURVEY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THESE UTILITIES. THE CONTRACTOR IS REQUIRED TO TAKE THE NECESSARY PRECAUTIONS TO PROTECT THE UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THESE UTILITIES.
2. CONTRACTOR AGREES THAT THE PLANS AND ASSUMES ARE THE ENGINEER'S RESPONSIBILITY FOR THE DESIGN OF THE PROJECT. THE ENGINEER SHALL BE RESPONSIBLE FOR THE DESIGN OF THE PROJECT. THE ENGINEER SHALL BE RESPONSIBLE FOR THE DESIGN OF THE PROJECT.
3. UNAUTHORIZED CHANGES OR USES OF THE PLANS SHALL NOT BE RESPONSIBLE FOR THE ENGINEER. THE ENGINEER SHALL BE RESPONSIBLE FOR THE DESIGN OF THE PROJECT. THE ENGINEER SHALL BE RESPONSIBLE FOR THE DESIGN OF THE PROJECT.
4. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE ENGINEER. THE ENGINEER SHALL BE RESPONSIBLE FOR THE DESIGN OF THE PROJECT. THE ENGINEER SHALL BE RESPONSIBLE FOR THE DESIGN OF THE PROJECT.

CONTACTS

ENGINEER & SURVEYOR
FOUR ENGINEERING & SURVEYING, LLC
1000 N. 10TH ST. SUITE 100
BOISE, IDAHO 83702
PHONE: (208) 333-1111
FAX: (208) 333-1112
WWW.FOURENGINEERING.COM
CONTACT: PAUL HILGEMAN



CALDWELL, IDAHO
SITE PLAN

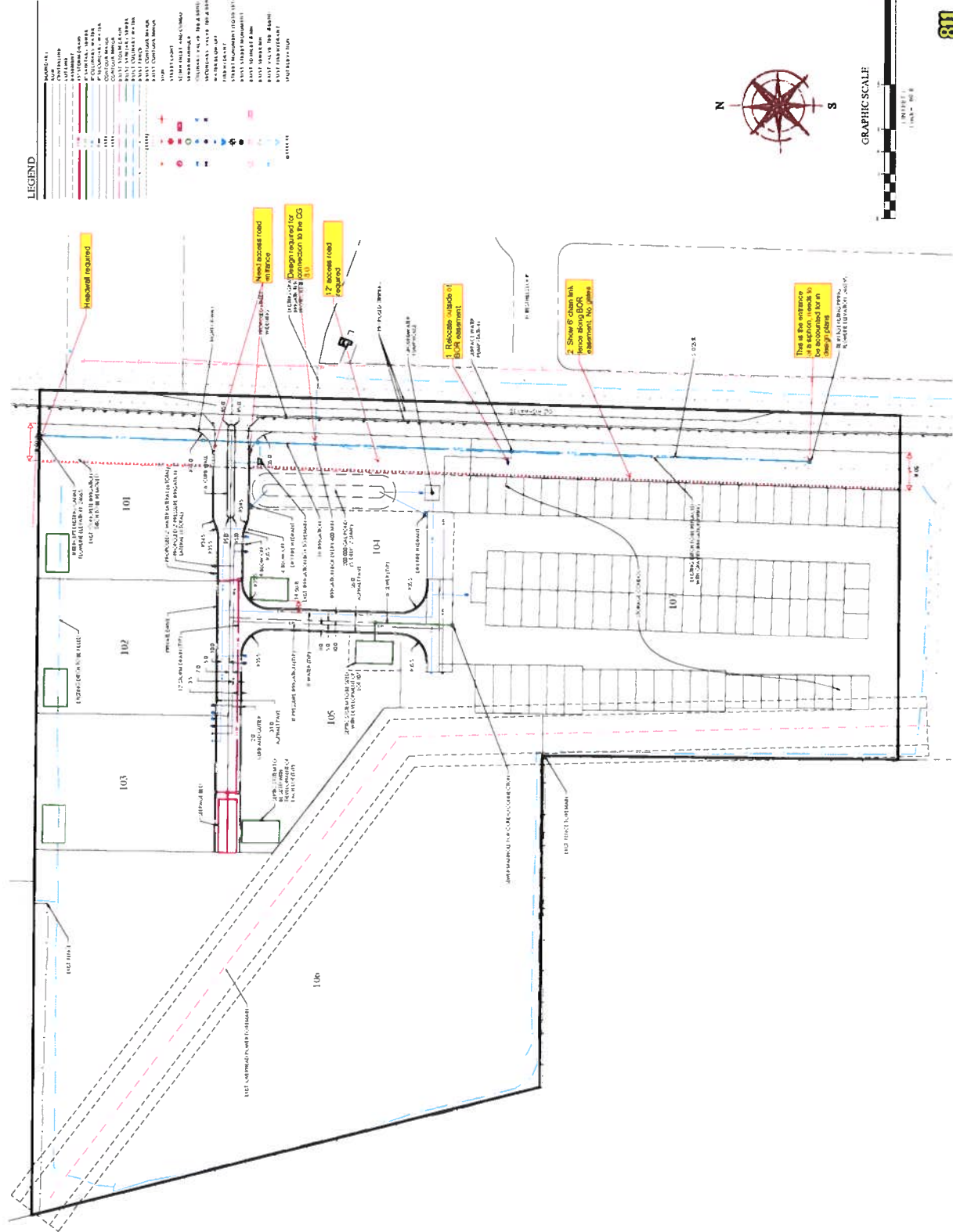
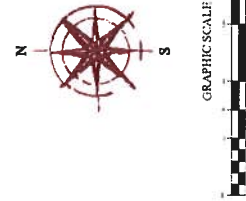
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SITE PLAN

3



Learn what's below.
Call 811 before you dig.

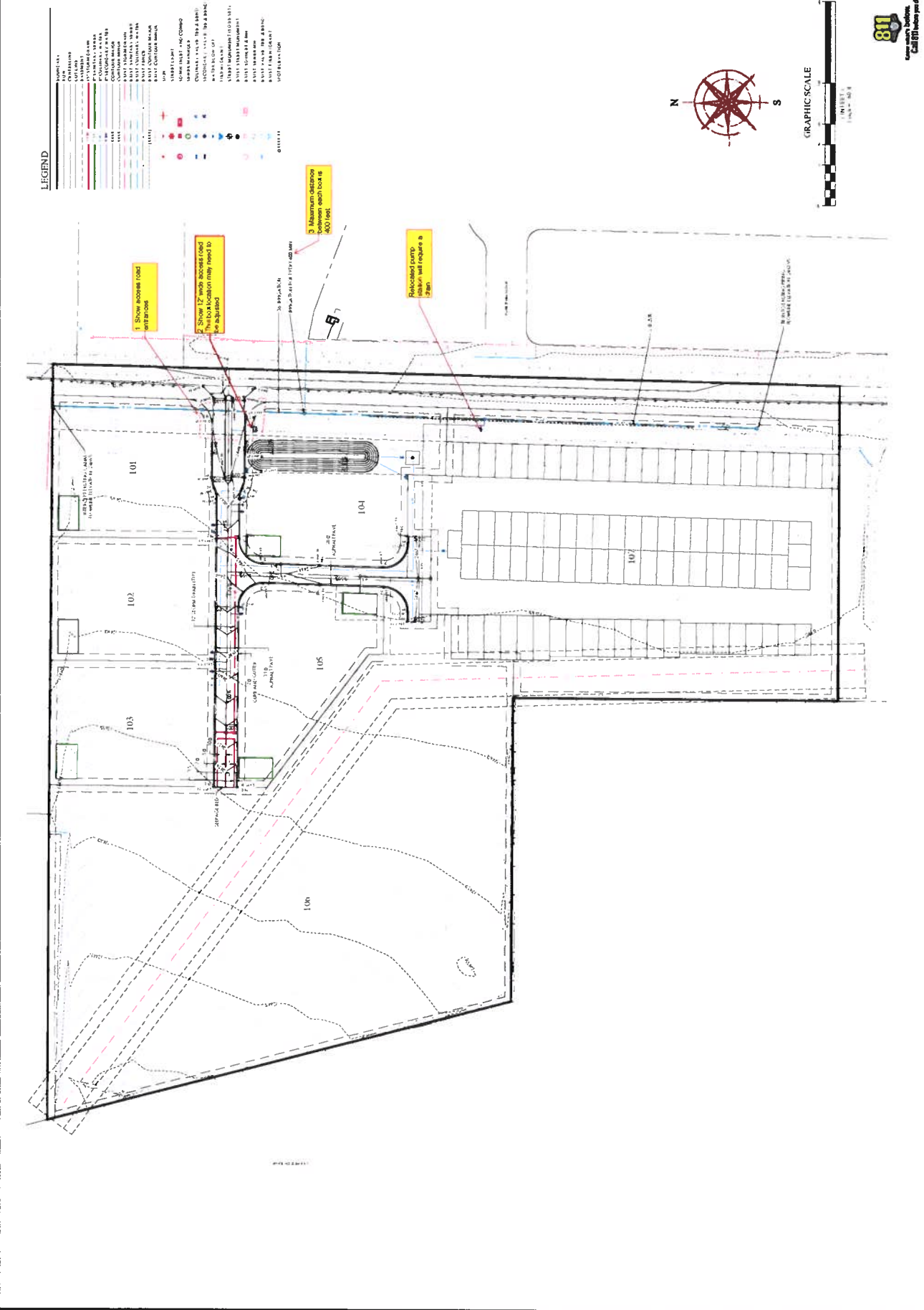


LEGEND

SAGE GATE STORAGE CALDWELL, IDAHO GRADING AND DRAINAGE PLAN

NO.	DESCRIPTION	DATE	BY	CHECKED
1	ISSUED FOR PERMIT	07/20/20	JD	JD
2	REVISED	07/20/20	JD	JD
3	REVISED	07/20/20	JD	JD
4	REVISED	07/20/20	JD	JD
5	REVISED	07/20/20	JD	JD
6	REVISED	07/20/20	JD	JD
7	REVISED	07/20/20	JD	JD
8	REVISED	07/20/20	JD	JD
9	REVISED	07/20/20	JD	JD
10	REVISED	07/20/20	JD	JD

GRADING AND DRAINAGE PLAN			
DATE	07/20/20	BY	JD
CHECKED	JD	DATE	07/20/20
SCALE	AS SHOWN		
C4			



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 public office hours
Effective Jan. 3, 2023
Monday, Tuesday, Thursday and Friday
8am – 5pm
Wednesday
1pm – 5pm
**We will not be closed during lunch hour **

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 I

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



Derick Corell EIT

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 (BCID SUB23-03 – Sage Gate) received concurrence from the District for preliminary plat on July 7, 2023.
- Sage Gate Development irrigation and drainage plans have **NOT** 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 Popoff

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>; 'lriccio@hwidistrict4.org' <lriccio@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@swdh' <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 public office hours

Effective Jan. 3, 2023

Monday, Tuesday, Thursday and Friday

8am – 5pm

Wednesday

1pm – 5pm

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

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 well site only. 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 must receive written authorization from DEQ before you are allowed to serve water to 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.

**EXHIBIT
D8**

- 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@deq.idaho.gov.

Sincerely,



Tom Burnham, PE

T1 Staff Engineer

Enclosures: Stamped and Approved Well Site Evaluation, Well Preliminary Engineering Report and Well Plan & Specs Cover Sheets

ec: Steve Hannula, PE, HDR Engineering, steve.hannula@hdrinc.com (with attachments)
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



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

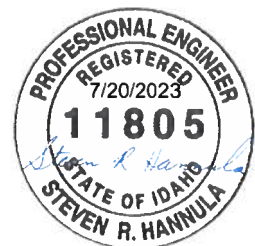
July 20, 2023

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

APPROVED

By Tom Burnham, PE
State of Idaho
Department of Environmental Quality

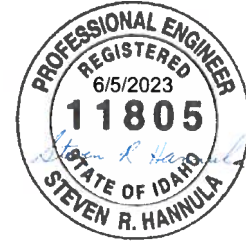
Date: August 2, 2023



APPROVED

By: 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 Storage 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.



PLANS & SPECIFICATIONS REVIEW

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.

Tom Burnham, PE

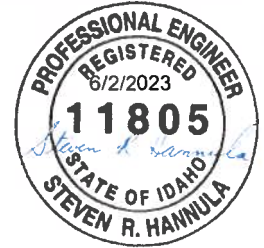
Reviewing DEQ Engineer

August 2, 2023

Approval Date:

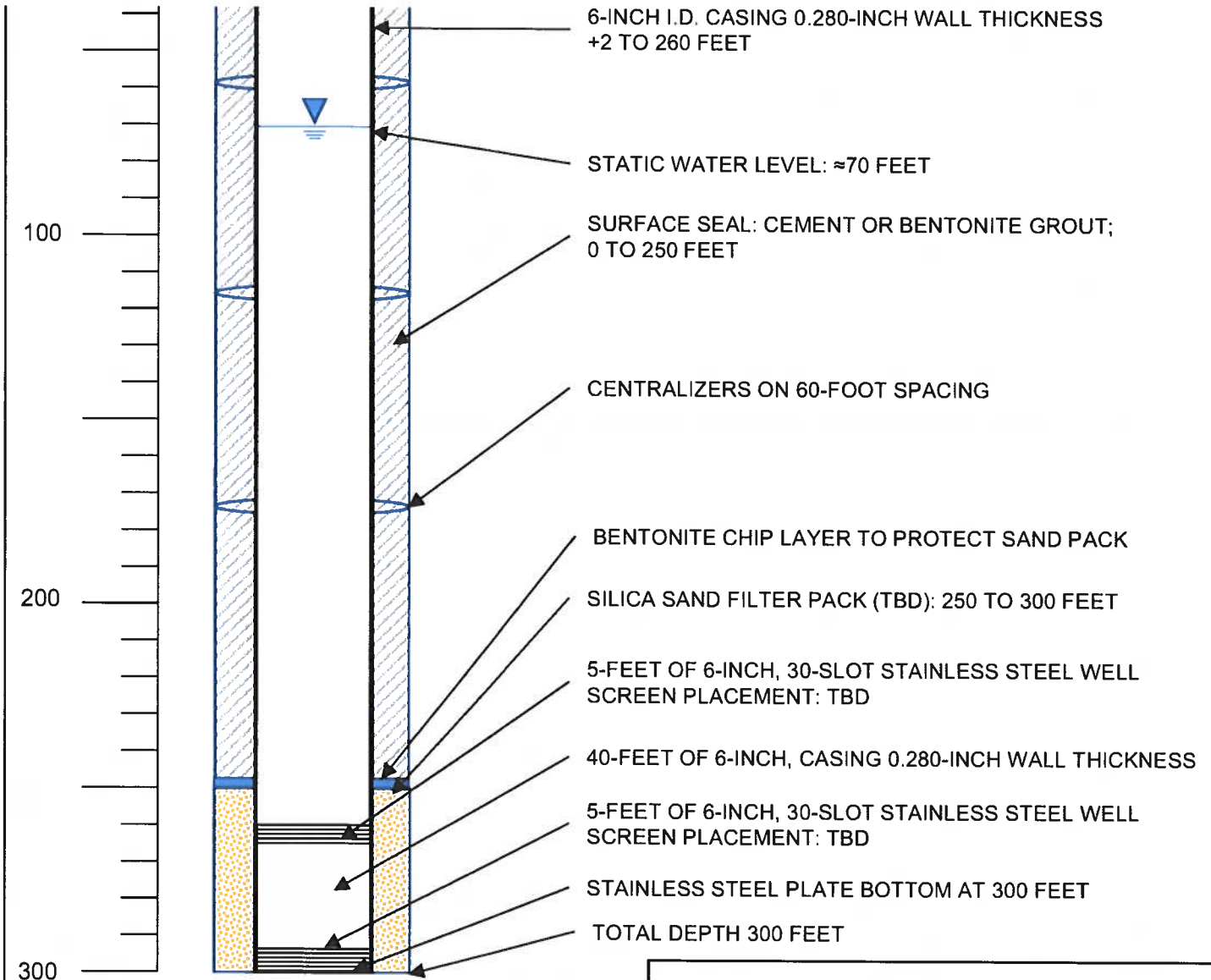
Refer to approval conditions in letter to

Bud Bowman



TOP OF CASING 18 INCHES ABOVE
NATURAL GRADE; WATERTIGHT
SANITARY WELL CAP

12-INCH DIAMETER BOREHOLE:
0 TO 300-FEET



Design Notes:

Minimum Production Capacity = 30 gpm

Total Depth = 300 feet

Casing Diameter = 6-inch

Screen = Stainless steel, 10 feet, 30-slot



FIGURE 1.
SAGE GATE STORAGE
PWS WELL PRELIMINARY DESIGN

DRAWN BY: SRH

SCALE: NTS

PROJECT: Blue Terra – 10339764



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

SAGE GATE STORAGE PUBLIC WATER SYSTEM

Prepared for

Owner/Developer
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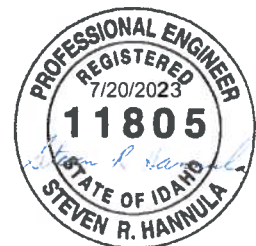
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By Tom Burnham, PE
State of Idaho
Department of Environmental Quality

Date: August 2, 2023



APPROVED

By: Tom Burnham, PE
State of Idaho
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Date: August 2, 2023

TECHNICAL SPECIFICATIONS NEW PUBLIC WATER SUPPLY WELL SAGE GATE STORAGE



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 - (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.
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Tom Burnham, PE

Reviewing DEQ Engineer

August 2, 2023

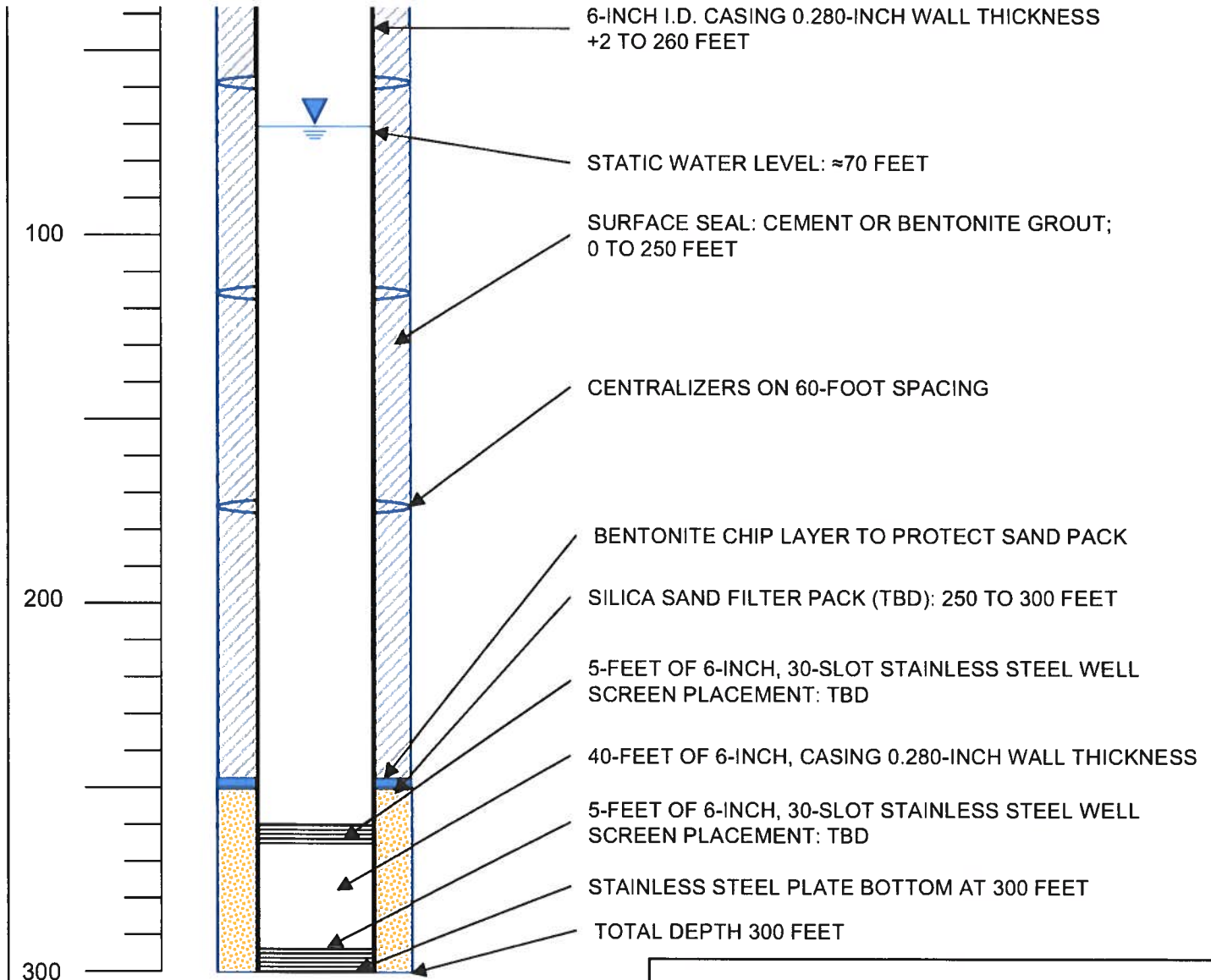
Approval Date:

Refer to approval conditions in letter to

Bud Bowman

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NATURAL GRADE; WATERTIGHT
SANITARY WELL CAP

12-INCH DIAMETER BOREHOLE:
0 TO 300-FEET



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Casing Diameter = 6-inch

Screen = Stainless steel, 10 feet, 30-slot



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

<u>Owner Type</u>	<u>Name and Address</u>
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

<u>Source</u>	<u>Tributary</u>
GROUND WATER	

<u>Beneficial Use</u>	<u>From</u>	<u>To</u>	<u>Diversion Rate</u>	<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>	<u>Tract</u>	<u>Acres</u>
04N	03W	4		NESE			NWSE			SESE				

Place of Use Legal Description: FIRE PROTECTION STORAGE 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>	<u>Tract</u>	<u>Acres</u>
04N	03W	4		NESE										

Place of Use Legal Description: FIRE PROTECTION FROM STORAGE 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>	<u>Tract</u>	<u>Acres</u>
04N	03W	4		NESE			NWSE			SESE				

Place of Use Legal Description: AESTHETIC STORAGE 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>	<u>Tract</u>	<u>Acres</u>
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.
5. 219 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



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)



- 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. Water Supply: 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.

Project: Sage Gate (23MS-093)

NO PARKING

FIRE LANE

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 ¼ mile north of SH 44 in the SE ¼ 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 oppose 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

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
E: tsmith@focus-es.com
P: www.focus-es.com



1001 N ROSARIO ST
SUITE 100
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 <paul@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 \(hwydistrict4.org\)](https://www.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: 208-974-0075

M: 208-599-6149

F: 208-974-0075

tsmith@focus-es.com

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 \(hwydistrict4.org\)](http://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.
2. 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.

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.

13. Development of the shall not disrupt any irrigation canals, laterals, or ditches as per Idaho State Law, Title 18 Chapter 43 Irrigation Works.

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.

16. A sight-obscurng 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

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.

Based upon the Findings of Fact, Conclusions of Law contained herein for Case No. SD2023-0011, the Planning and Zoning Commission **recommends approval** 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.

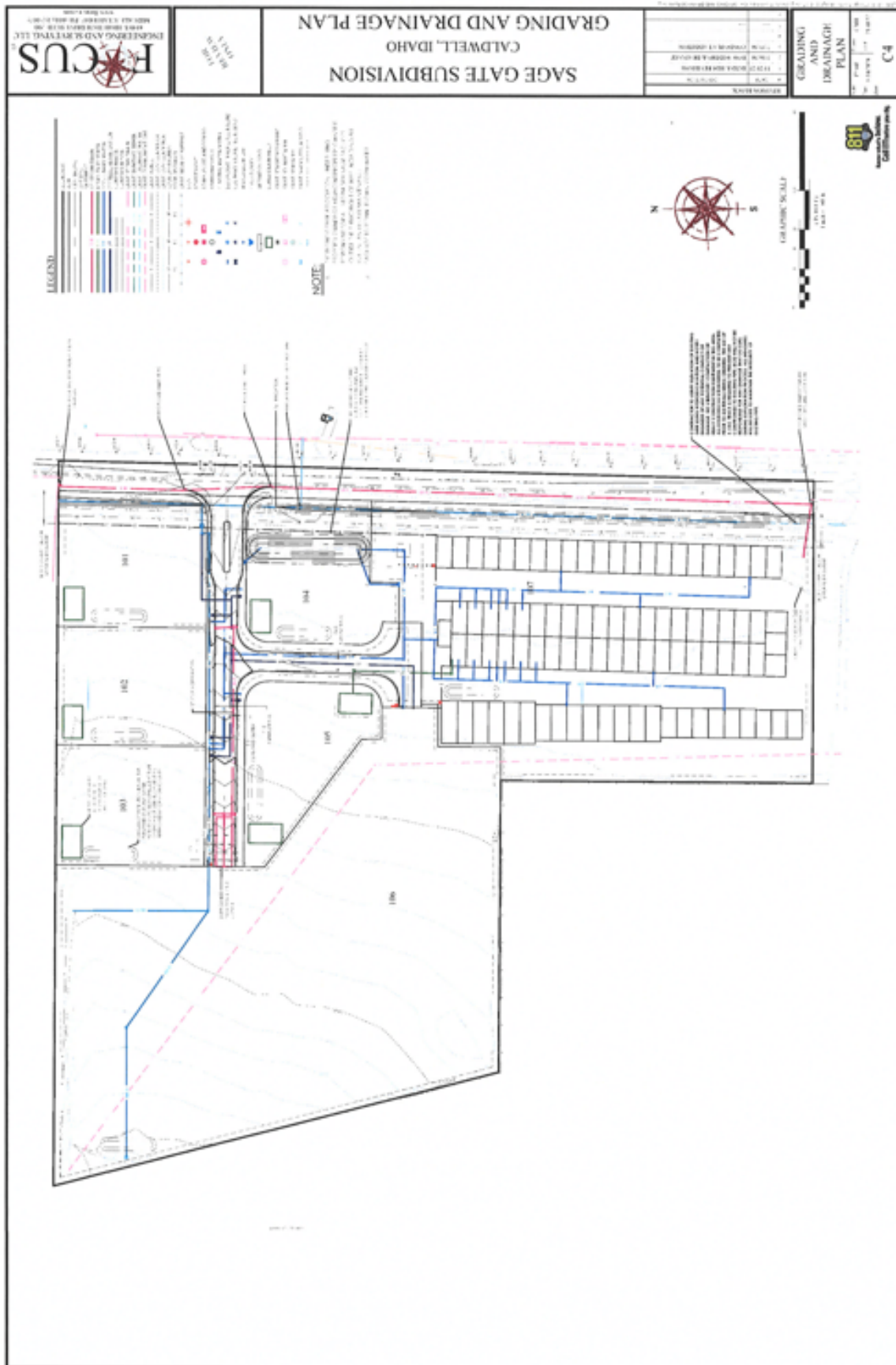
**PLANNING AND ZONING COMMISSION
CANYON COUNTY, IDAHO**

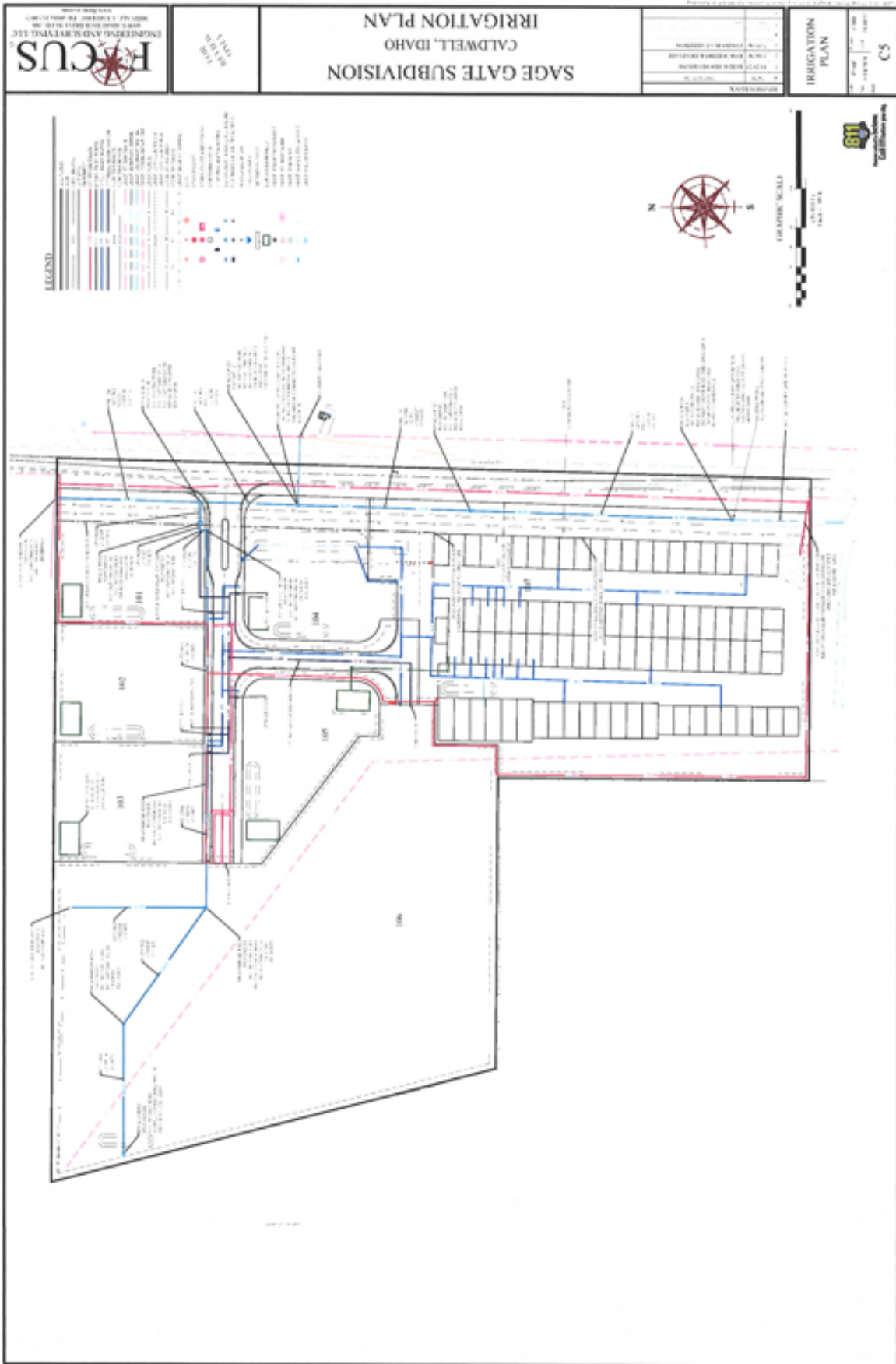
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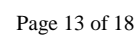
On this _____ day of _____, in the year 2024, before me _____, a notary public, personally appeared _____, personally known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he(he) executed the same.

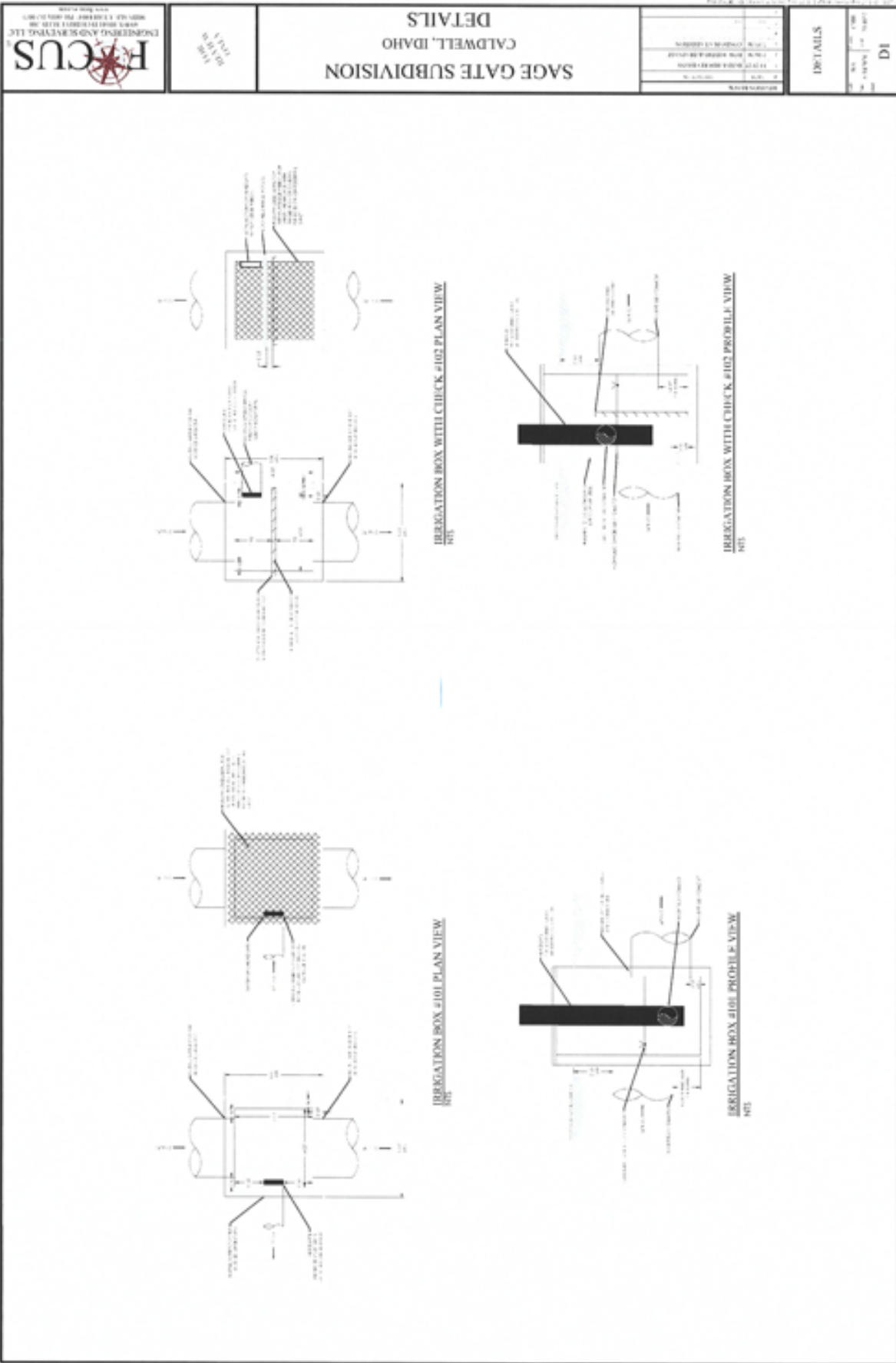
My Commission Expires: _____

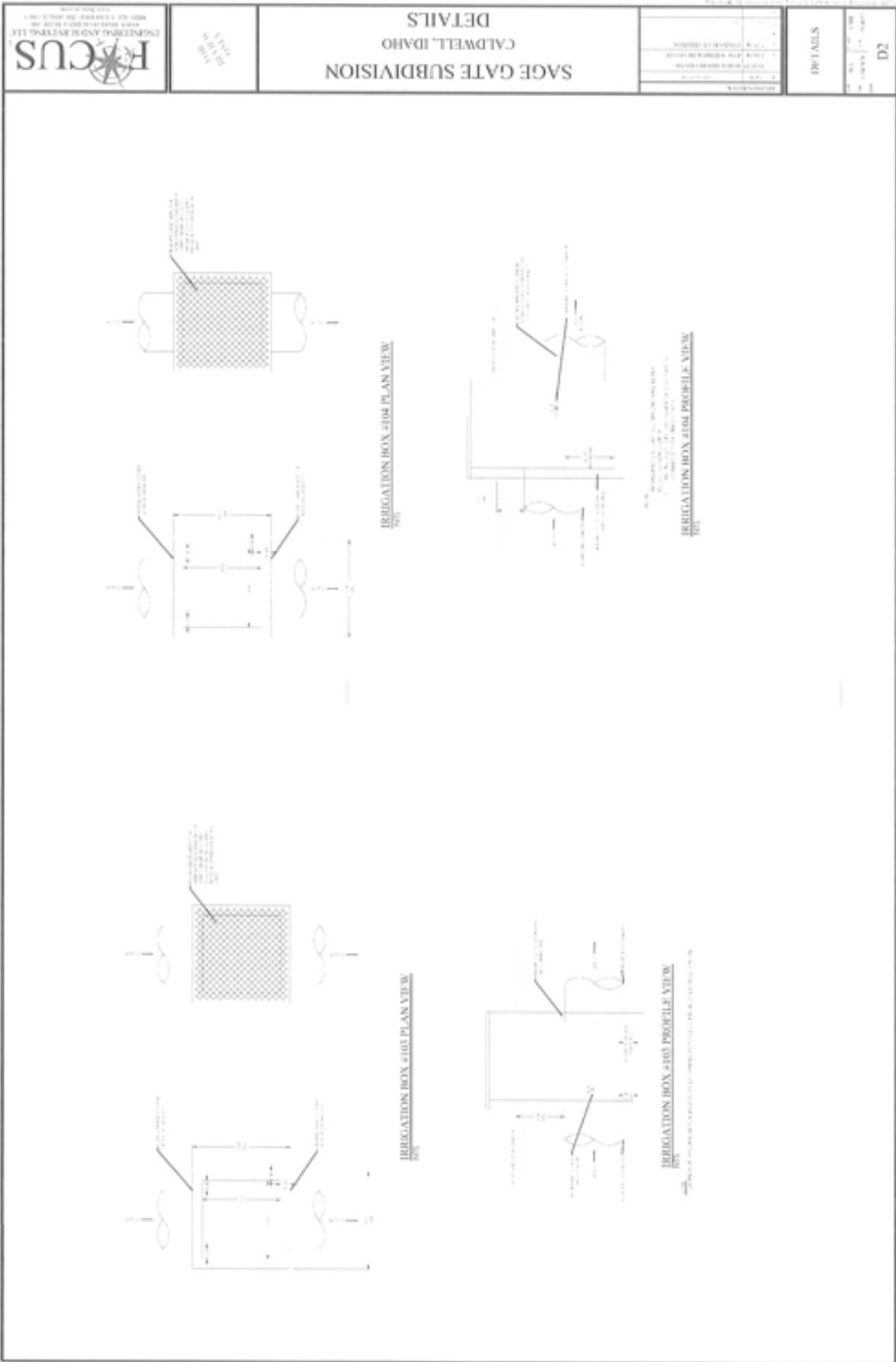


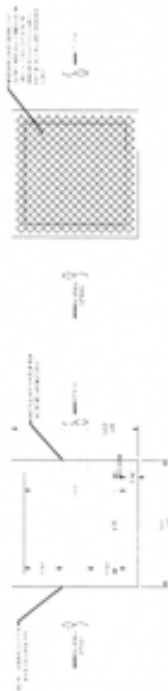




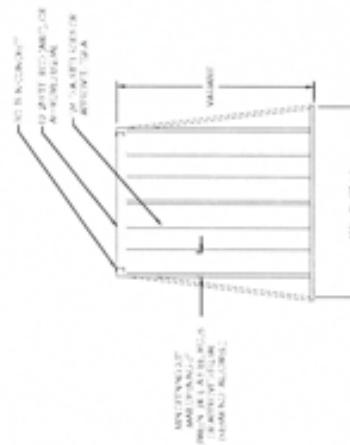
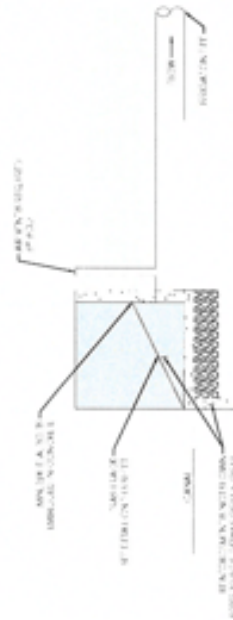






PRIVATE IRRIGATION BOX #201 PLAN VIEW
2015

PRIVATE IRRIGATION BOX #201 PROFILE VIEW



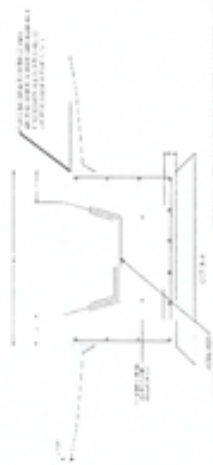
TRASH RACK / GRATE DETAIL



REGULATION BOX WITH WEIR AND PLAN VIEW



IRRIGATION BOX WITH WEIR #105 PROFILE VIEW



IRRIGATION BOX WITH WEIR @10% PROFILE VIEW



1. WATER HEIGHTS CALCULATED BASED ON MAX FLOW OF 2 CFS.
2. DETAIL DRAWN PER BC0 STD C0009

