

MEMO

Date: July 24, 2020

To: Robb MacDonald, Engineering Department
Andy Cater, Fire Marshal
Chris Bryant, Building Department
Dave Wright, Police Department
Rob Oates, Caldwell Airport Manager
Pat Charlton, Vallivue School District
Mark Zirchsky, Pioneer Irrigation District
Amber Jaquier-Page, Pioneer Irrigation District
Carl Hayes, Black Canyon Irrigation District
Carl Miller, Compass Idaho
Rick Vertrees, Caldwell Transportation
Brent Carpenter, Brown Bus Company
Tim Richard, Canyon Highway District #4
Chris Hopper, Canyon Highway District #4
Sarah Arjona, Idaho Transportation Department
Stephen Hunt, Valley Regional Transit
Jennifer Almeida, Canyon County Development Services
Tim Page, Boise Project Board of Control
Southwest District Health
Easement Specialist, Idaho Power
Mishelle Singleton, Intermountain Gas
Deputy Area Manager – MSFO, DOI Bureau of Reclamation
Hamilton Michaelson & Hilty LLP

From: Debbie Root, Senior Planner
Caldwell P & Z Department

RE: Case Number **CMP-20-05/ANN-20-03/SUB-20P-06 BVA North Ranch**

Attached please find a land use application that you are invited to review. This case is scheduled to be presented before the **Caldwell Hearing Examiner on Tuesday, August 18, 2020 at 7:00 pm.**

Case Number CMP-20-05/ANN-20-03/SUB-20P-06: BVA North Ranch LLC is requesting to annex 115 acres on the northwest corner of State Hwy 20/26 and Smeed Parkway, a.k.a. parcel R35276. The approximate 21 acres of frontage on Hwy 20/26 is proposed as C-3 (service commercial) zone and 94 acres is requested to be zoned M-1 (light industrial) requiring a Comprehensive Plan amendment from Commercial and Service to Light Industrial. The applicant is also requesting approval of a preliminary plat for North Ranch Business Park Subdivision containing 33 total commercial and industrial lots.

Please review the attached application and information and provide us with your written input. We request that you e-mail any comments as soon as possible but no later than **Friday, August 7, 2020.**

E-mail: **P&Z@cityofcaldwell.org**

We will assume that you have no objections, concerns or comments if you do not reply to this request within the requested timeframe. If you have any questions, you may contact me at 208-455-4662.



CITY OF Caldwell, Idaho

Planning & Zoning
Hearing Review Application

Type of Review Requested

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

STAFF USE ONLY:	
File Number(s):	<u>CMP-20-05</u>
	<u>Ann-20-03 / SUBDOP-06</u>
Project Name:	<u>North Ranch Bus. Park</u>
Date Filed:	<u>7-14-20</u> Date Complete: _____
Related Files:	_____

Subject Property Information

Address: 0 HWY 20 26CALDWELL, ID 83605 Parcel Number(s): R3527600000
 Subdivision: _____ Block: _____ Lot: _____ Acreage: 114.80 Zoning: _____
 Prior Use of the Property: [ZONpermit::14332::188299]
 Proposed Use of the Property: [ZONpermit::14332::188300]

Applicant Information

Applicant Name: Roberta Stewart Phone: _____
 Address: 2775 W. Navigator Suite 220 City: Meridian State: ID Zip: 83642
 Email: roberta@bvadev.com Cell: _____
 Owner Name: BVA NORTH RANCH LLC Phone: _____
 Address: 901 PIER VIEW DR STE 201 City: IDAHO FALLS State: ID Zip: 83402
 IDAHO FALLS, ID 83402
 Email: _____ Cell: _____
 Agent Name: (e.g., architect, engineer, developer, representative) [ZONpermit::14332::188302::\{NAME_FMT1\}]
 Address: [ZONpermit::14332::188302::\{ST_ADRS_1_BUS_FMT1\}] City: [ZONpermit::14332::188302::\{CITY_BUS\}] State: [ZONpermit::14332::188302::\{STATE_BUS\}] Zip: [ZONpermit::14332::188302::\{ZIP_BUS\}]
 Email: [ZONpermit::14332::188302::\{EMAILADDRESS\}] Cell: [ZONpermit::14332::188302::\{MOBILE_PHONE\}]

Authorization

Print Applicant Name: Roberta Stewart
 Applicant Signature: [ZONpermit::14332::188301::84672] Date: 07/13/2020

621 Cleveland Boulevard • Caldwell, Idaho 83605 • Phone: (208) 455-3021 • www.cityofcaldwell.com/PlanningZoning

AI



CITY OF *Caldwell, Idaho*

Navigate to... [dropdown arrow]

VIEW PERMIT

Home / Services / Development Projects / View Permit

Edit my permit

Permit #: SUB20-000003

Project #: 20-002132

Status: Online Application Received

Address: 0 HWY 20 26

Description: North Ranch Business Park



Permit Reviews Documents Inspections

Permit #:

SUB20-000003

Permit Type:

Subdivision

Sub Type:

AI

Preliminary

Issue Date:

Expiration Date:

PROPERTY INFORMATION

Is.this.part.of.a.concurrent.application:

Yes

Permit #:

ANN20-000001

Prior use of the property:

Agriculture - Annual Crop

Proposed use of the property:

Commercial/light industrial subdivision containing approximately 16 or more commercial and industrial buildings.

CONTACT INFORMATION

Property Owner:

BVA NORTH RANCH LLC

Agent:

Horrocks Engineers, Inc. - Kindi Moosman

SUBMITTAL DOCUMENTS

Will you be submitting plans for review:

Yes

Site Plan:

ID-1769-1906_PP.pdf

Metes and bounds legal description:

Legal Description - 114 acre No. Ranch Project.pdf

Vicinity map:

Vicinity Map.pdf

Neighborhood.meeting.sign.in.sheet:

Neighborhood Mtg sign-in & Certification.pdf

Project narrative:

North Ranch Business Park NARRATIVE 7-13-20.pdf

Property.owner.acknowledgement:

Horrocks AOL signed.pdf

Landscape plan:

Landscape Plans (Combined).pdf

AI

Recorded warranty deed:
RECORDED Warranty Deed.pdf

TOTAL NUMBER OF LOTS

Residential:

0

Commercial:

8

Industrial:

25

Common:

0

Phased Project:

Yes

If Phased, Phase #:

Not Phased

Total Acreage:

114.79

Min. Lot Size (excluding common lots):

1.150 AC

Max. Lot Size (excluding common lots):

11.055 AC

Avg. Lot Size (excluding common lots):

3.478

% Usable Open Space:

6%

List all types of usable open space:

Landscape Buffer

APPLICATION SUBMITTAL

I agree to the above stated terms and conditions:

Yes

AI



July 8, 2020

Caldwell Planning and Zoning
621 Cleveland Blvd.
Caldwell, ID 83605

Re: North Ranch Business Park: Applications for Annexation, ~~Rezone~~, and Comprehensive Plan Map Change

Dear Planning Personnel:

On behalf of owner, BVA North Ranch LLC, BVA Development LLC submits these applications for Annexation, Rezone, and Comprehensive Plan Map Change with respect to the North Ranch Business Park ("Project") located at the northwest corner of Smeed Parkway and Highway 20-26. Additionally, accompanying these applications is an application for preliminary plat submitted by Horrocks Engineers on behalf of BVA North Ranch LLC.

The proposed Project is a 115 acre commercial subdivision that will bring valuable business opportunities to the City of Caldwell. Upon annexation, Applicant proposes a C-3 Service Commercial Zone along the Chinden Corridor, covering approximately 21 acres of frontage property. Applicant is proposing that the balance of the project, which is approximately 94 acres, be zoned M-1 Light Industrial. Additionally, Applicant is requesting that this same 94 acres be designated on the Comprehensive Plan Map as "Manufacturing & Production".

Within the C-3 zone, Applicant proposes the construction of a gas station/convenience store, large medical office building with urgent care, bank with drive through, attractive office flex buildings, and various retail and office buildings.

In the M-1 Zone, Applicant is proposing nine or more light industrial buildings ranging from 55,000 sf to 273,000 sf. The buildings will support typical light industrial activity such as warehousing, distribution, light assembly/packing, office, and educational/laboratory space.

The Project parcel is currently located in Canyon County. It is zoned Agriculture and has been farmed for a number of years. To the east of the project is property zoned C-3 where the Ambassador RV Resort and retail space is located. The new Vallivue elementary school and middle school will be located to the east of the property in an R-1 low density residential zone. To the west and north are the Voyage Crossing and Marble Front West subdivisions zoned R-2. Both subdivisions are comprised of single family homes. Finally, to the south is property zoned C-3 and C-4 along the Chinden Corridor.

There have been recent improvements planned for the Project pursuant to a Development Agreement between Developer, BVA Development LLC, and the Urban Renewal Agency of the City of Caldwell, which Development Agreement was approved and recorded on June 11, 2020 in the real property records of Canyon County as Instrument #2020-031452. In the Development Agreement, the Urban Renewal Agency agreed to design and install, at its own expense, public

CMP/Ann
A2

roads, utilities, and irrigation facilities for the Project. Construction of those public improvements is scheduled to begin in late July 2020, and the work should be completed during the Fall of 2020.

As indicated earlier, the Project abuts single family homes on its west and north boundaries. In light of that, we are proposing a bermed landscape buffer that is 30' wide and 5' high at all locations contiguous to residential homes. This is over and above the 20' requirement of the Caldwell Municipal Code Sec., 10-07-10. Not only does the enhanced berm obscure the view of the industrial buildings, it further mitigates any light spillage or noise that may emanate from the perimeter of the Project.

Additionally, because of the proximity to single family homes, Applicant is proposing buildings for the M-1 zone that contain more design features that will enhance their appearance and attract higher caliber users. The attractive buildings will include modulations in the facades and will use materials such as EFIS, metal accents, concrete forms or other texture changes to give the buildings a more modern and interesting appearance.

For the following reasons, we are requesting the annexation and rezone of the subject property along with a comprehensive plan map change.

A. ANNEXATION

Applicant is seeking annexation of the Project parcel under Category A noted in Municipal Code 10-01-08-1. BVA North Ranch LLC is the only titled owner of the property, and the property is contiguous to other City property, thereby fulfilling the criteria for Category A Annexation.

As to the extension of sewer and water utilities, those utilities will be extended to the Project pursuant to the Urban Renewal Development Agreement noted above.

The proposed annexation is in accordance with the 2040 Comprehensive Plan for multiple reasons. First, the Urban Renewal installation of City services on the Project property is an "orderly extension" of City services. Second, the Project is a natural and expected extension of City boundaries because it is already surrounded on three sides by City property. The Project will satisfy the infill needs of the community and avoid "leap-frog" growth. Third, the Project presents an attractive Project with a cohesive design, thereby creating a "sense of place." And finally, many of the businesses planned for the Project will bring much needed services and conveniences to the surrounding neighborhoods.

B. REZONE TO C-3 AND M-1 ZONES

Applicant is requesting that 20.89 acres fronting Hwy 20-26 be zoned C-3 Service Commercial. The remaining 93.91 acres would be zoned M-1 Light Industrial. In the C-3 Zone, Applicant proposes a gas station/convenience store, medical offices with urgent care, bank with drive through, flex building, office building, and retail buildings. All these uses are "Permitted Uses" in the C-3 Zone per the 10-02-02 Land Use Schedule. The industrial buildings in the M-1 zone will be used for light industrial activity such as warehousing, distribution, and packaging/assembly, all of which are "Permitted Uses" in the Land Use Schedule.

The proposed zoning is also in compliance with the Comprehensive Plan. In Exhibit 17 of the 2040 Comprehensive Plan, the City notes that C-3 is a desirable zone along the Hwy 20-26 corridor east of I-84. For this reason, we are proposing C-3 along the entire frontage of Hwy 20-

*CMP/Ann
A2*

26. The M-1 zone will be located north of the C-3 Zone and off of Hwy 20-26. It is notable that this same zoning configuration is mirrored immediately to the south of the Project.

Additionally, the Comprehensive Plan notes in Exhibit 17 that M-1 zoning is desirable along Smeed Parkway, which borders the project boundary, and along Aviation Avenue, which is a minor arterial road directly to the west of the Property. Finally, the C-3 and M-1 Zones also provide a complementary mix of uses and connectivity to adjacent parcels with similar zoning in compliance with Comp Plan policy.

C. COMPREHENSIVE PLAN MAP CHANGE TO “MANUFACTURING & PRODUCTION”

The 2040 Comprehensive Plan Map designates the entire North Ranch property as “Commercial and Service”. Applicant is proposing that 20.89 acres fronting Hwy 20-26 remain as a “Commercial and Service” designation, but Applicant seeks to change the remaining 93.91 acres to “Manufacturing & Production” to match the M-1 zoning proposed above.

This change to “Manufacturing & Production” will complement the area in a number of ways. First, the Project location is on the outer perimeter of the City limits, which is a better location for light industrial activity. Additionally, the Sky Ranch Business Park, which is a light industrial complex, is directly to the south of the Project. The Project, therefore, will be a natural extension of the light industrial activity found in Sky Ranch. Finally, the “Manufacturing & Production” designation will bring a desirable mixed-use component to the area that allows light industrial activity to intersect with intensive commercial services like a gas station/service store and bank with drive-through. All are intensive uses that will work well with the high traffic pattern of State Highway 20-26.

D. CONCLUSION

Thank you for your kind consideration of this application. We look forward to working with Staff to bring this vibrant and beneficial project to the City of Caldwell. If you have any comments or questions, please do not hesitate to contact me or Tonn Petersen.

Sincerely,

Roberta Stewart

BVA Development
Project Coordinator

roberta@bvadev.com

*Comp/Ann
A2*



July 13, 2020

City of Caldwell
ATTN: Planning and Zoning Division
621 Cleveland Blvd.
Caldwell, ID 83605

SUBJECT: North Ranch Business Park Preliminary Plat Application

Dear Planning & Zoning:

On behalf of the Owner and Developer, BVA North Ranch LLC, Horrocks respectfully submits this application for North Ranch Business Park Preliminary Plat ("Project") which is located at the northwest corner of Smeed Parkway and Highway 20/26 ("site") as shown on **Exhibit A**. It is important to note that the Owner recently submitted for Annexation, Rezone, and Comprehensive Plan Map Change of the subject parcel, which precede this Application.

PROJECT SITE / VICINITY

Prior to developer's application for annexation and rezone, the site was zoned Agriculture. The site is currently situated within the City's Area of Impact and is contiguous to numerous City parcels: East of the site is currently zoned C-3, where the new Vallivue elementary and middle schools will be located, in an R-1 low density residential zone. The west and north are zoned R-2 with existing single family residential development, and the south is zoned C-3 and C-4 along the Franklin Road corridor/Highway 20/26. The Comprehensive Plan Future Land Use Map designates the land type to be Commercial and Service.

PROJECT DESCRIPTION

The Project consists of 115-acres for a commercial subdivision that will bring valuable services to local residents in addition to furthering business opportunities in the City of Caldwell. Upon City's approval of adjunct applications for Annexation and Comp Plan Map Change, the site is anticipated to be zoned a mix of C-3 Service Commercial (along the Franklin Road Corridor, covering approximately 21 acres of frontage), with the remainder of the site being zoned M-1 Light Industrial, which encapsulates approximately 94 acres.

Within the C-3 zone, Applicant proposes the construction of a gas station/convenience store, large medical office building with urgent care, bank with drive through, attractive office flex buildings, and various retail and office buildings.

In the M-1 Zone, Applicant is proposing nine or more light industrial buildings ranging from 55,000- sf to 273,000-sf. The buildings will support typical light industrial activity such as warehousing, distribution, light assembly/packing, office, and educational/laboratory space.

*Prelim plat
A2*



The Project abuts single family homes on its west and north boundaries. For this reason a 30' wide x 5' high berm landscape buffer is planned for all locations contiguous to residential homes. This exceeds City of Caldwell Code requirements Code/Section: 10-07-10. The enhanced berms will both obscure the view of the industrial buildings, as it further mitigates any light spillage or noise that may emanate from the perimeter of the Project.

Additionally, because of the proximity to single family homes, Applicant is proposing buildings for the M-1 zone that offer more aesthetic design features that will integrate it into its surrounding, attracting higher caliber users. The elevations of the buildings will include modulations in the facades and will use materials such as EFIS, metal accents, concrete forms or other texture changes to give the buildings a more modern and interesting appearance.

DEVELOPMENT AGREEMENT

A Development Agreement between Developer, BVA Development LLC, and the Urban Renewal Agency of the City of Caldwell was approved and recorded on June 11, 2020 as Instrument #2020-031452.

COMPREHENSIVE PLAN COMPLIANCE

The proposed project is in compliance with the City' 2040 Comprehensive Plan in many areas:

Chapter 4: Economic Development

The Project is committed to providing valuable development to the City of Caldwell. The types of uses anticipated for the project create opportunities related to business, jobs, education, infrastructure and public services, each of which are listed in Exhibits 11, 12 and 13 of Chapter 4.

Additionally, the mixed uses anticipated in the development will meet Goal 2 of Chapter 5 in that it encourages business expansion and labor retention in Caldwell, which in turn will assist with Economic Development by reducing loss of employment population to other cities and work centers.

Chapter 5: Land Use

Land use compliance relative to the Comprehensive Plan is substantial. By developing utilizing in-fill land strategies urban sprawl will be minimized significantly. Creating jobs near residential areas will assist with reducing demands on transportation networks and will work toward enhancing Smart Growth Strategies as mentioned in the Comp Plan.

Moreover, several of the anticipated used of "Manufacturing & Production" will complement the area in a number of ways. First, the Project location is on the outer perimeter of the City limits, which is a better location for light industrial activity. Additionally, the Sky Ranch Business Park, which is a light industrial complex, is directly to the south of the Project. The Project, therefore, will be a natural extension of the light industrial activity found in Sky Ranch. Finally, the "Manufacturing & Production" designation will bring a desirable mixed-use component to the area that allows light industrial activity to intersect with intensive commercial services like a gas station/service store and bank with drive-through. All are intensive uses that will work well with the high traffic pattern of State Highway 20-26.

Prelim Plat

A2



Chapters 8 & 9: Public Services & Transportation

With active development occurring around the site, utilities and transportation infrastructure are already in place and able to provide adequate and efficient development of this project.

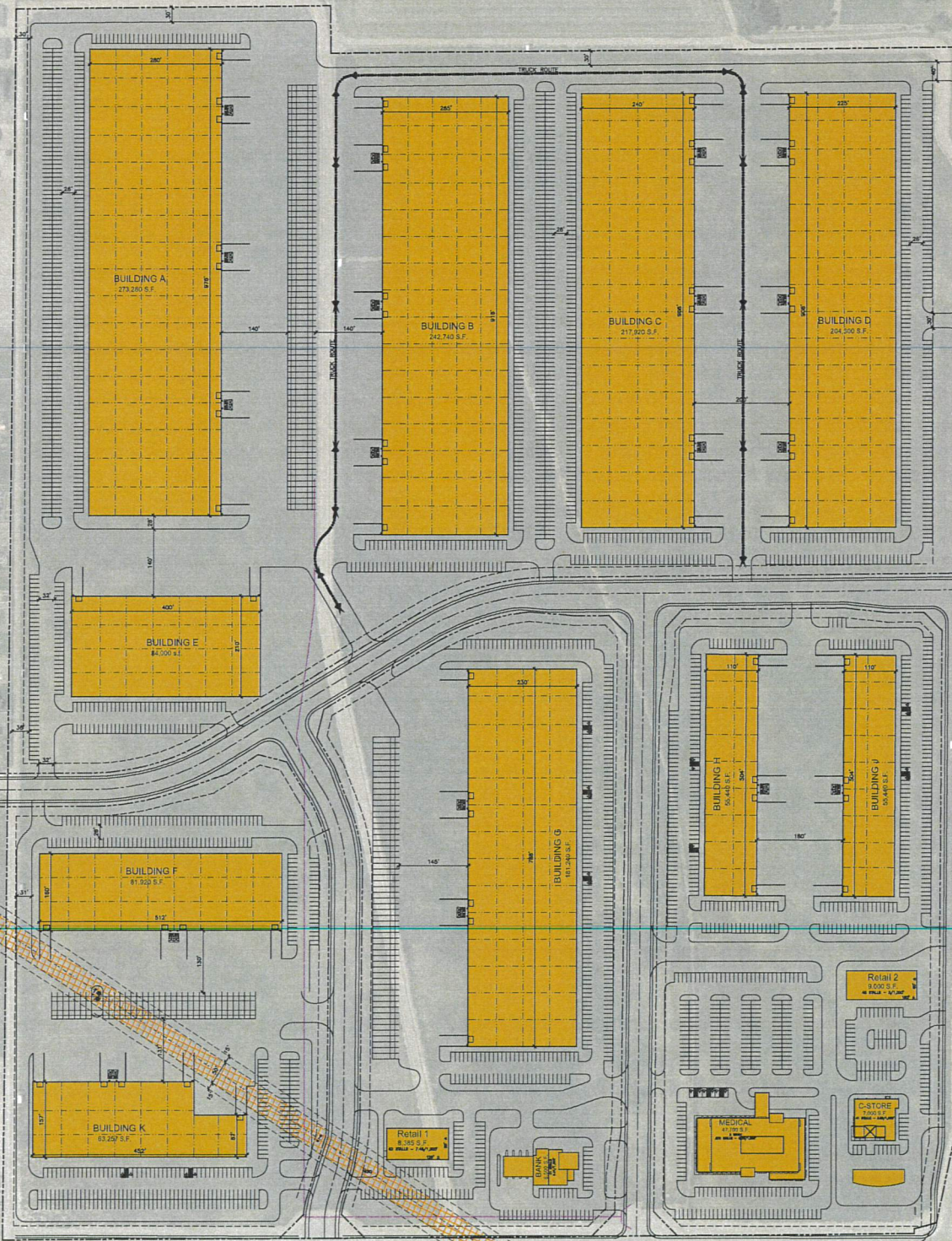
CONCLUSION

Horrocks appreciates this opportunity to submit this application for consideration. We look forward to working with the City to bring this vibrant and beneficial project to the community of Caldwell. If you have any comments or questions, please do not hesitate to contact me or Rob Sunderlage.

Sincerely,

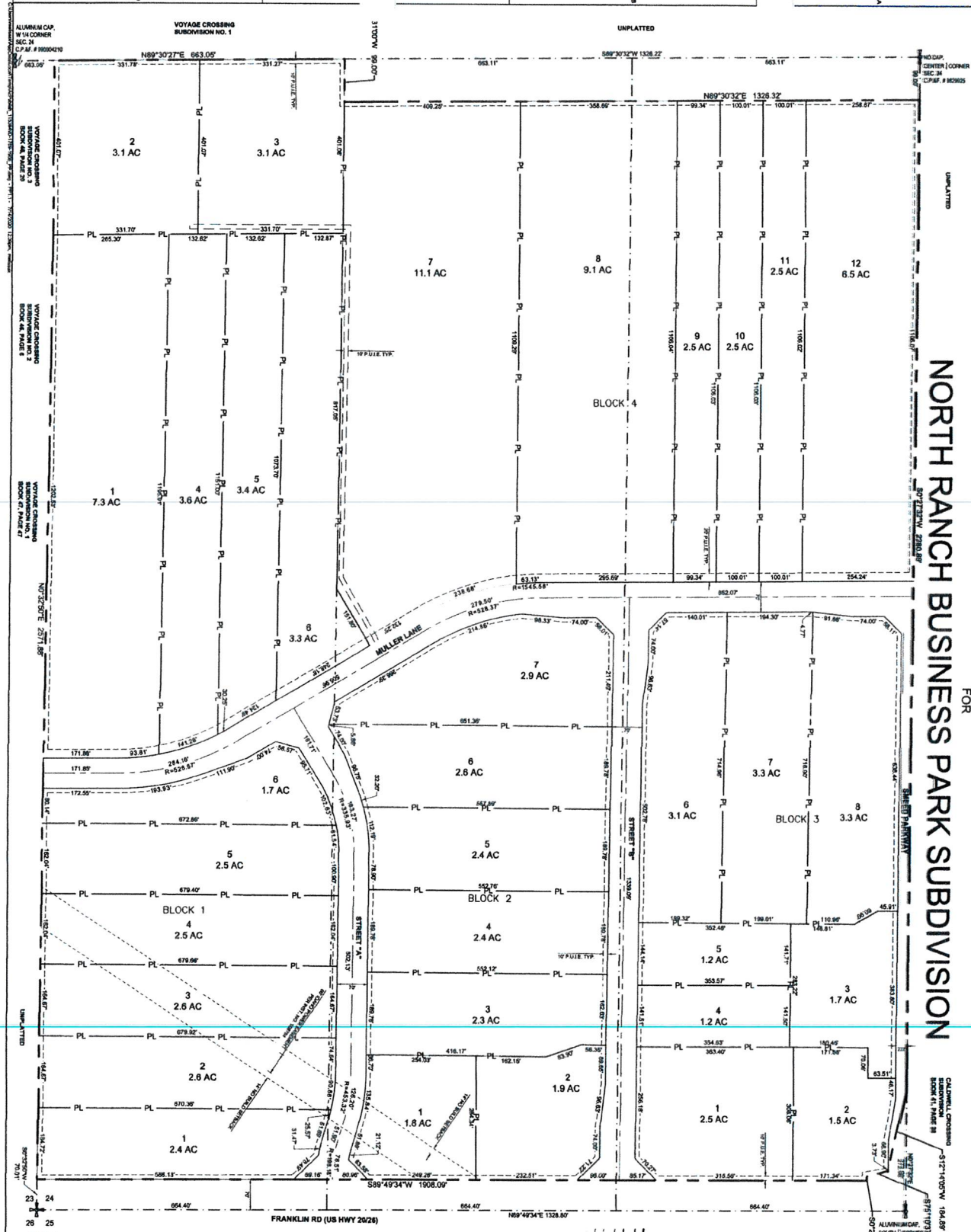
Kindi Moosman,
Planner
Horrocks Engineers

Prelim Plan
A2



TOTAL FLEX AREA
1,459,537 S.F.

A3



NORTH RANCH BUSINESS PARK SUBDIVISION
 FOR
PRELIMINARY PLAT

- LEGEND**
- SUBDIVISION BOUNDARY
 - SECTION LINE
 - LOT LINE
 - CENTERLINE
 - PROPOSED EASEMENT
 - EXISTING EASEMENT
 - LOT NUMBER
 - BLOCK NUMBER
 - SECTIONAL CORNER
 - CALCULATED POINT
 - PROPOSED UTILITY & PROVISION EASEMENT



NORTH RANCH BUSINESS PARK
 CALDWELL, IDAHO
PRELIMINARY PLAT
 LOT DIMENSIONS AND EASEMENTS



DATE	REVISIONS
5/19/20	DATE
DESIGNED	MDK
DRAWN	MDK
CHECKED	FB
PROJECT	ID-1709-1906

WARNING

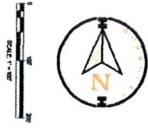
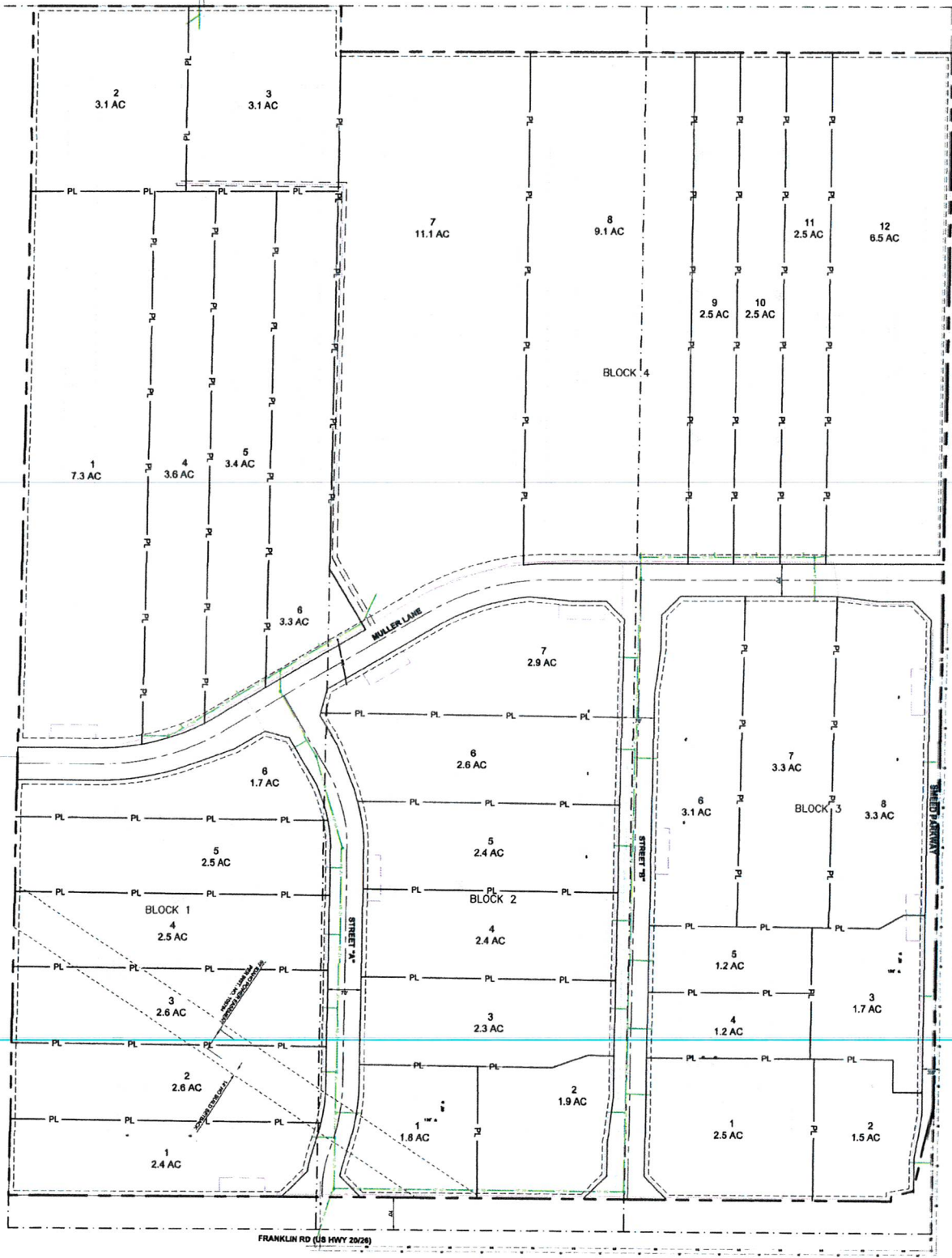
IF THIS BAR DOES NOT MEASURE 2" THEN DRAWING IS NOT TO SCALE

SEE GENERAL NOTES SHEET

HORROCKS
ENGINEERS

2162 West Grove Pkwy., Suite 400
 Pleasant Grove, UT 84062
 (801) 783-5100
 www.horrocks.com

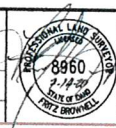
PRELIMINARY PLAT
 FOR
 NORTH RANCH BUSINESS PARK SUBDIVISION



PP1.3
PAGE 1 OF 4

NORTH RANCH BUSINESS PARK

CALDWELL, IDAHO
 PRELIMINARY PLAT
 SITE PLAN



DRAWING INFO		REVISIONS	
DATE	8/13/20	REV #	DATE
DESIGNED	MDK		
DRAWN	MDK		
CHECKED	RS		
PROJECT	ID-1709-1900		

WARNING
 IF THIS BAR DOES NOT MEASURE 2" THEN DRAWING IS NOT TO SCALE

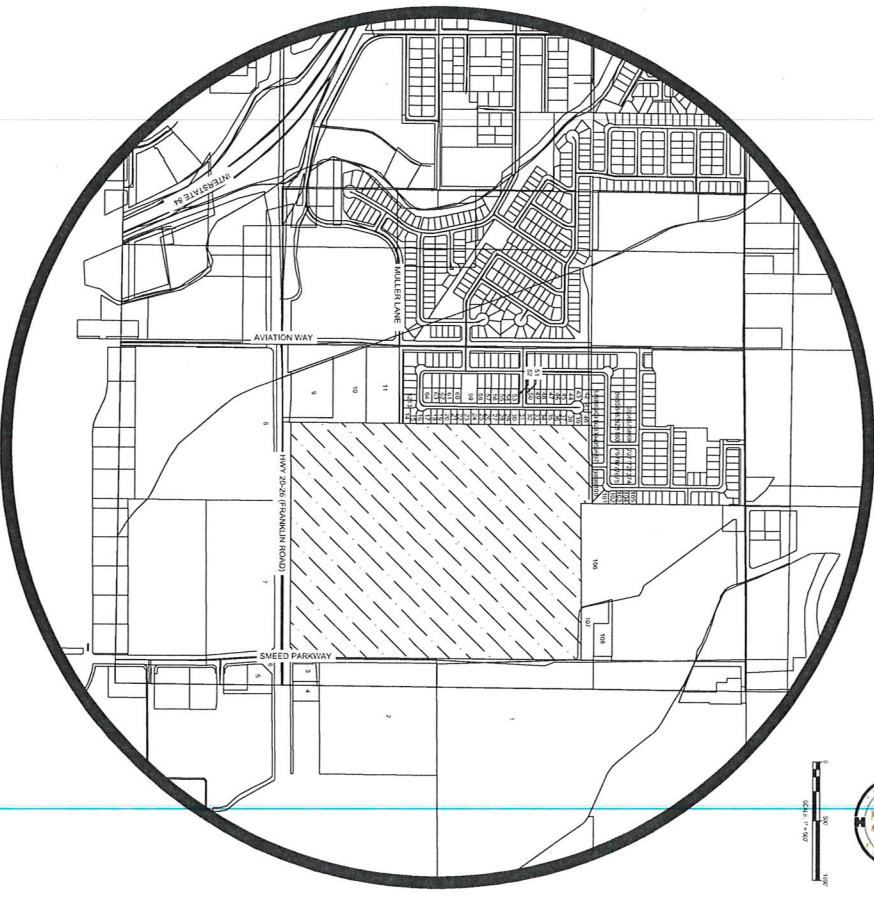
HORROCKS ENGINEERS
 2162 West Grove Pkwy., Suite 400
 Pleasant Grove, UT 84062
 (801) 763-5100
 www.horrocks.com

PROPERTY OWNERS WITHIN 300'

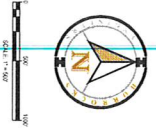
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PRELIMINARY PLAT FOR NORTH RANCH BUSINESS PARK SUBDIVISION

SITUATED IN A PORTION OF SECTION 24, T.4N., R.3W., B.M.
CITY OF CALDWELL, CANYON COUNTY, IDAHO
-2020-



VICINITY MAP



OWNER/DEVELOPER
BVA DEVELOPMENT
2715 W. NAVIGATOR DR., SUITE #210
MERIDIAN, ID 83642
ENGINEER, SURVEYOR
HORROCKS ENGINEERS
2775 NAVIGATOR DR., SUITE #210
MERIDIAN, ID 83642
208-895-2520
CONTACT: BOB SANGERLAGE, P.E.
FRITZ BROWNELL, F.L.S.

NOTES:

1. ALL BUILDABLE LOTS WITHIN THIS SUBDIVISION WILL BE PROVIDED WITH DOMESTIC WATER SERVICE BY THE CITY OF CALDWELL. ALL LOTS WITHIN THIS SUBDIVISION WILL BE PROVIDED SERVICE TO THE SUBDIVISION.
2. ALL BUILDABLE LOTS WITHIN THIS SUBDIVISION WILL BE PROVIDED WITH SANITARY SEWER SERVICE BY THE CITY OF CALDWELL. THE PROPOSED SANITARY SEWER MAINS SHALL BE CONNECTED TO EXISTING CITY OF CALDWELL SANITARY SEWER MAINS TO PROVIDE SERVICE TO THE SUBDIVISION. GENERATOR BY THE DEVELOPER OR ASSIGNED WILL BE INSTALLED TO SERVE THE LOTS.
3. THIS PROPERTY IS LOCATED IN ZONE X (R)ASD DETERMINED TO BE IN A FLOOD HAZARD AREA. THE DEVELOPER SHALL OBTAIN FLOOD INSURANCE RATE MAP COMMUNITY MAP NUMBER 18001C0234H, REVISED FEBRUARY 19, 2003.
4. STORM WATER DRAINAGE SHALL BE MANAGED & DETAINED IN ACCORDANCE WITH THE CITY OF CALDWELL SANITARY SEWER PIONEER IRRIGATION DISTRICT REQUIREMENTS.
5. DIRECT ACCESS FROM FRANKLIN ROAD IS PROHIBITED. MINIMUM PAVEMENT WIDTH SHALL BE 12 FEET. THE CITY OF CALDWELL APPLICABLE ZONING AND SUBDIVISION REGULATIONS AT THE TIME OF ISSUANCE OF INDIVIDUAL BUILDING PERMITS OR AS SPECIFICALLY APPROVED AND/OR CHANGED CONDITIONS IN OR ABOUT THE SURROUNDING AREA SHALL APPLY.
6. THIS SUBDIVISION IS SUBJECT TO COMPLIANCE WITH IDAHO CODE SECTION 31-3805 CONCERNING IRRIGATION USE.
7. THIS SUBDIVISION RECONSTRUCTS SECTION 22-4903 OF IDAHO CODE CONCERNING IRRIGATION USE. THE DEVELOPER SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC, BY ANY CHANGED CONDITIONS IN OR ABOUT THE SURROUNDING AREA FOR MORE THAN ONE (1) YEAR, WHEN THE OPERATION FACILITY OR EXPANSION WAS NOT A NUISANCE AT THE TIME IT BEGAN OR WAS CONSTRUCTED. THE PROVISIONS OF IDAHO CODE SECTION 22-4903 SHALL APPLY TO ANY RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF AN AGRICULTURAL OPERATOR, AGRICULTURAL FACILITY OR EXPANSION THEREOF.
8. IRRIGATION FACILITIES ARE SUBJECT TO CROSS ACCESS AND PARKING EASEMENTS.
9. MINIMUM EASEMENT WHEN LOCATED OUTSIDE OF PUBLIC UTILITY EASEMENT.

PP1.0
PAGE 1 OF 4

NORTH RANCH BUSINESS PARK
CALDWELL, IDAHO
PRELIMINARY PLAT
COVER SHEET & NOTES

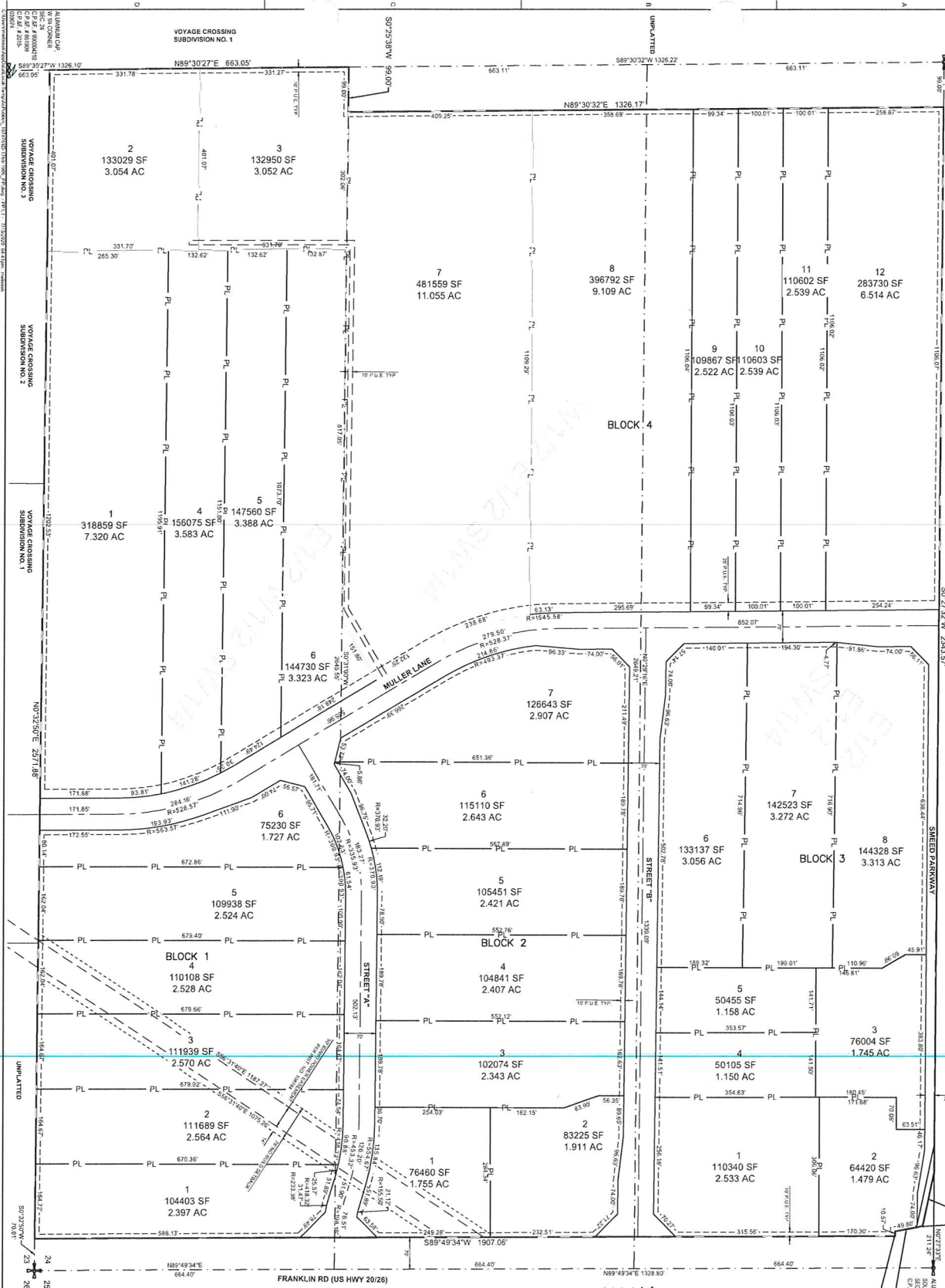
DRAWING INFO		REVISIONS	
DATE	6/15/2020	REV #	DATE
DESIGNED	MDK		
DRAWN	MDK		
CHECKED	RS		
PROJECT	ID-1769-1606		

WARNING
0 1 2
IF THIS BAR DOES NOT MEASURE 2" THEN DRAWING IS NOT TO SCALE

HORROCKS ENGINEERS
2775 Navigator Dr., Suite 210
Meridian, ID 83642
(208) 895-2520
www.horrocks.com

A3

PRELIMINARY PLAT FOR NORTH RANCH BUSINESS PARK SUBDIVISION



LEGEND

- SUBDIVISION BOUNDARY
- CENTERLINE
- LOT LINE
- PROMISED EASEMENT
- EXISTING EASEMENT
- LOT NUMBER
- BLOCK NUMBER
- SECTIONAL CORNER
- CALCULATED POINT
- PUBLIC UTILITY EASEMENT

WARNING

IF THIS BAR DOES NOT MEASURE 2" THEN DRAWING IS NOT TO SCALE

NORTH RANCH BUSINESS PARK

CALDWELL, IDAHO

PRELIMINARY PLAT

LOT DIMENSIONS AND EASEMENTS

HORROCKS ENGINEERS

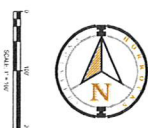
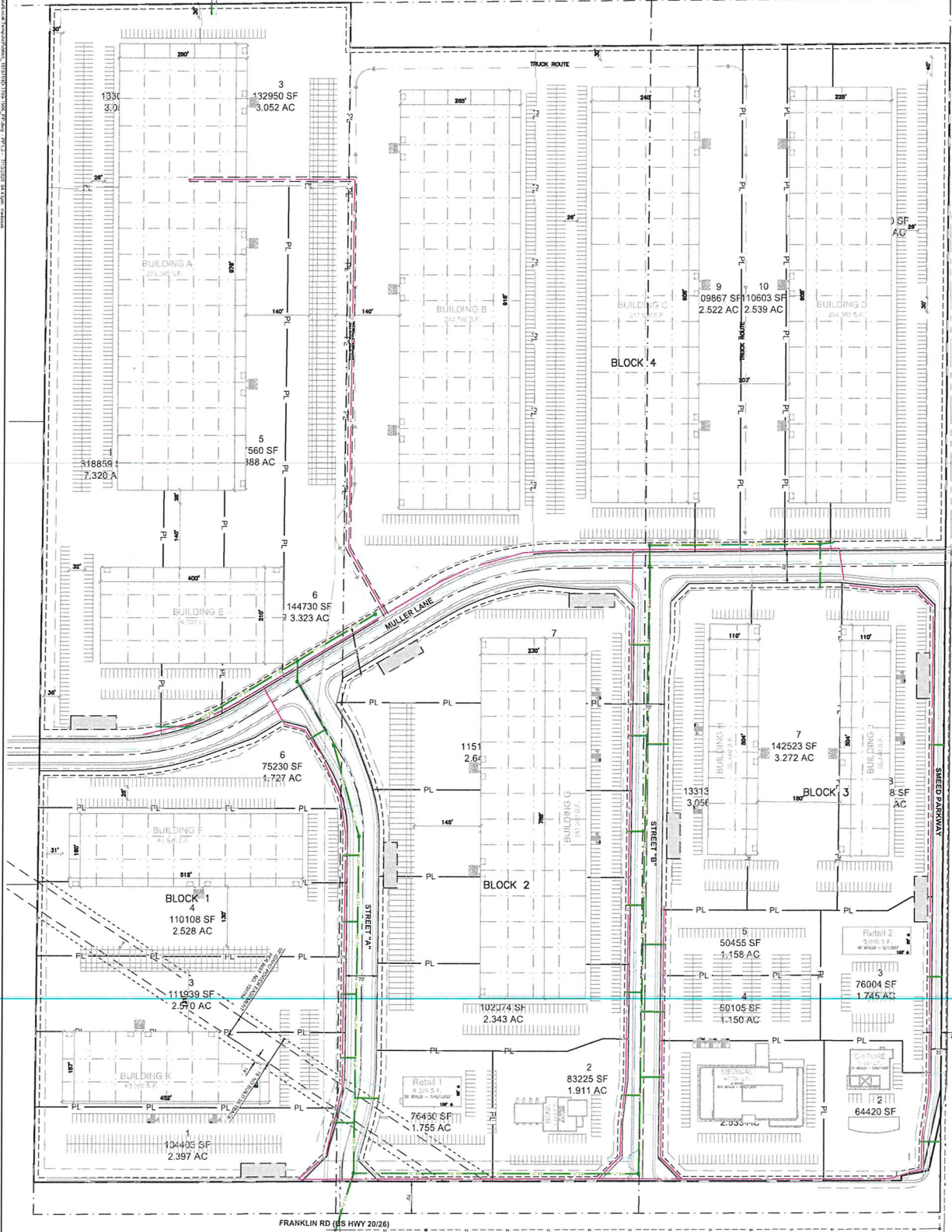
2162 West Grove Pkwy., Suite 400
Pleasant Grove, UT 84062

(801) 763-5100
www.horrocks.com

A3

NORTH RANCH BUSINESS PARK SUBDIVISION

PRELIMINARY PLAT
FOR



PP1.3
PAGE 4 OF 5

NORTH RANCH BUSINESS PARK
CALDWELL, IDAHO
PRELIMINARY PLAT
SITE PLAN

PRELIMINARY NOT FOR CONSTRUCTION

DRAWING INFO		REVISIONS	
DATE	REV #	DATE	
6/13/20			
DESIGNED: MKK			
DRAWN: MKK			
CHECKED: RS			
PROJECT: ID-1769-1906			

WARNING

IF THIS BAR DOES NOT MEASURE 2" THEN DRAWING IS NOT TO SCALE

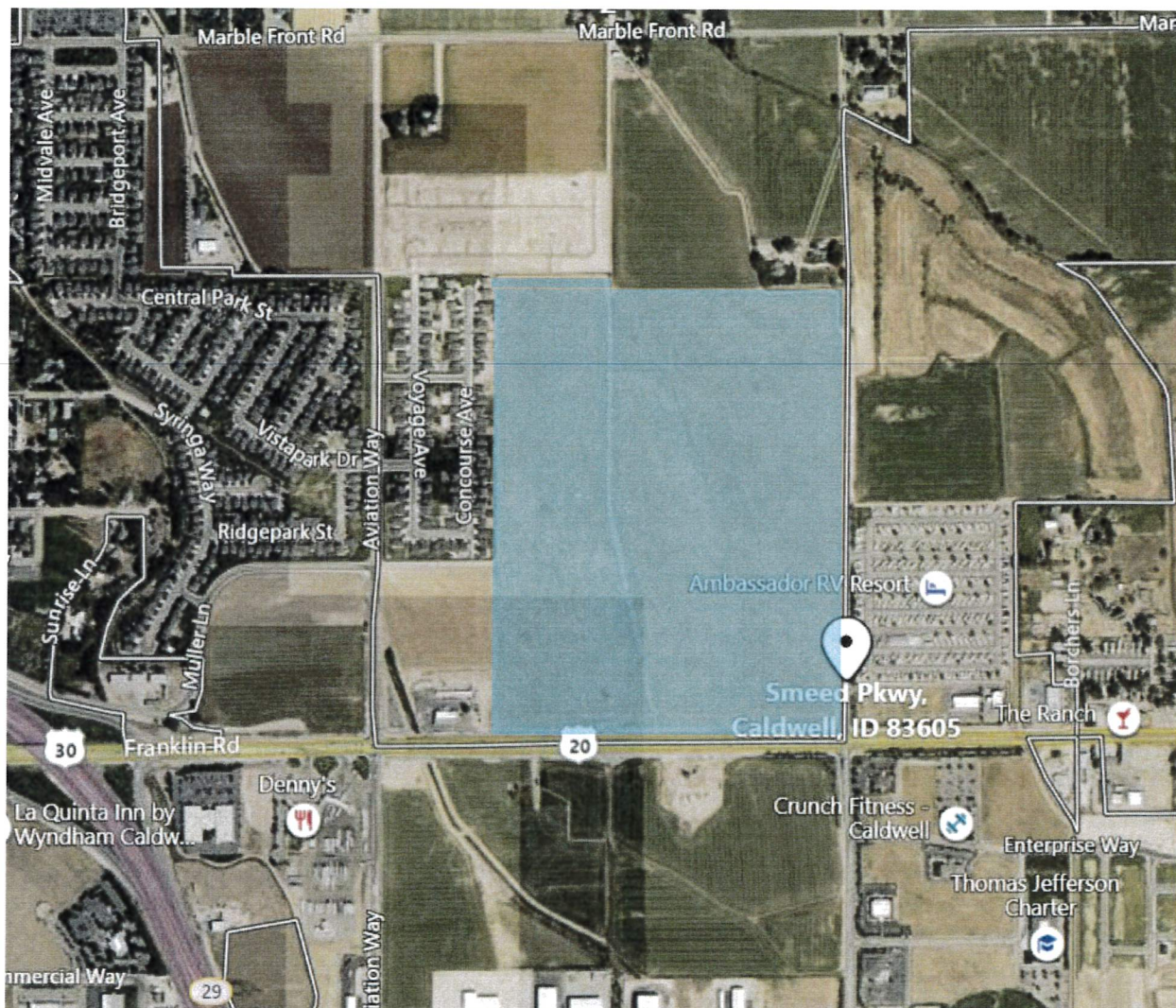
HORROCKS ENGINEERS
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Pleasant Grove, UT 84062
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A3



EXHIBIT A

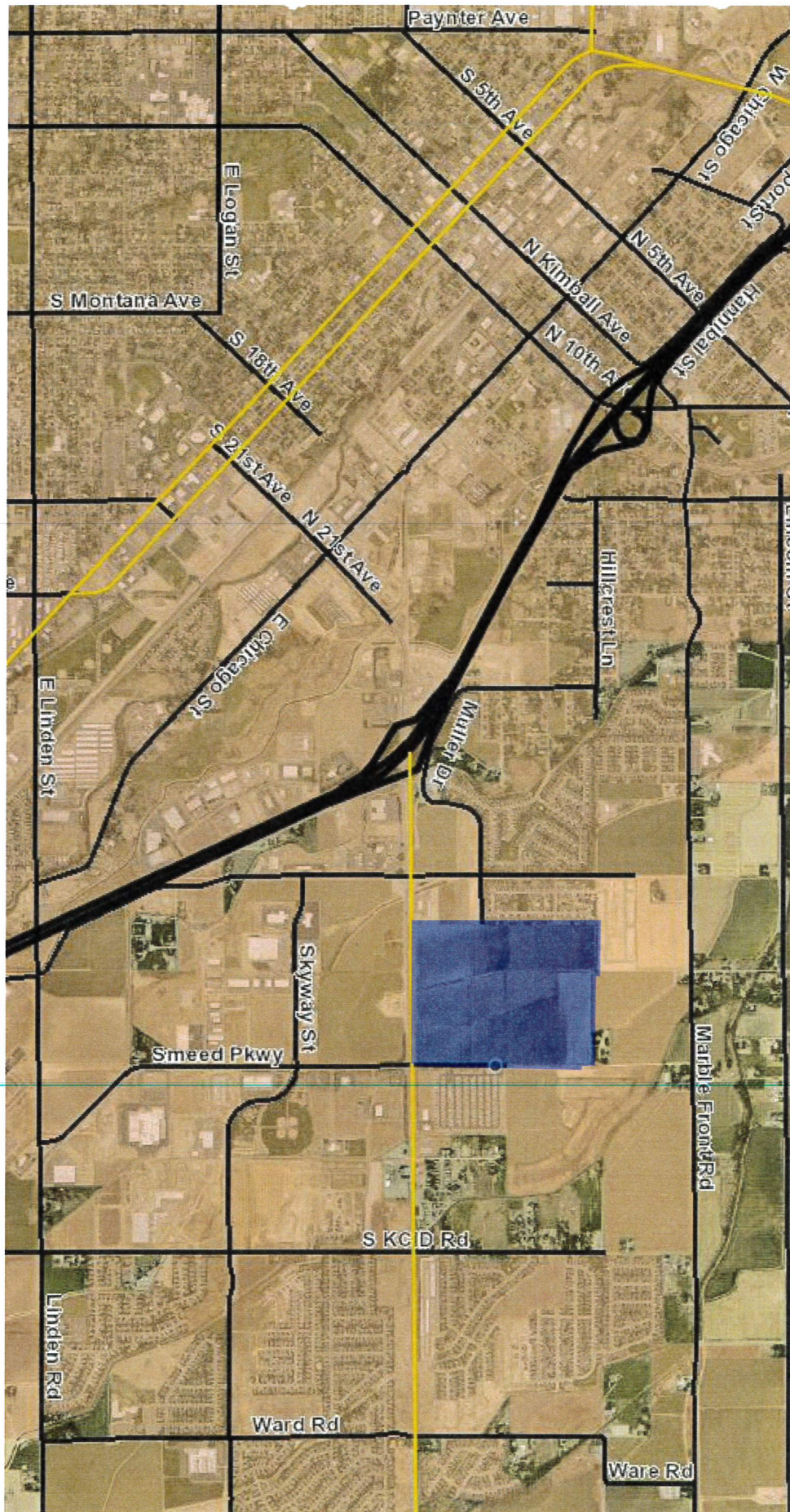
Vicinity Map



A4

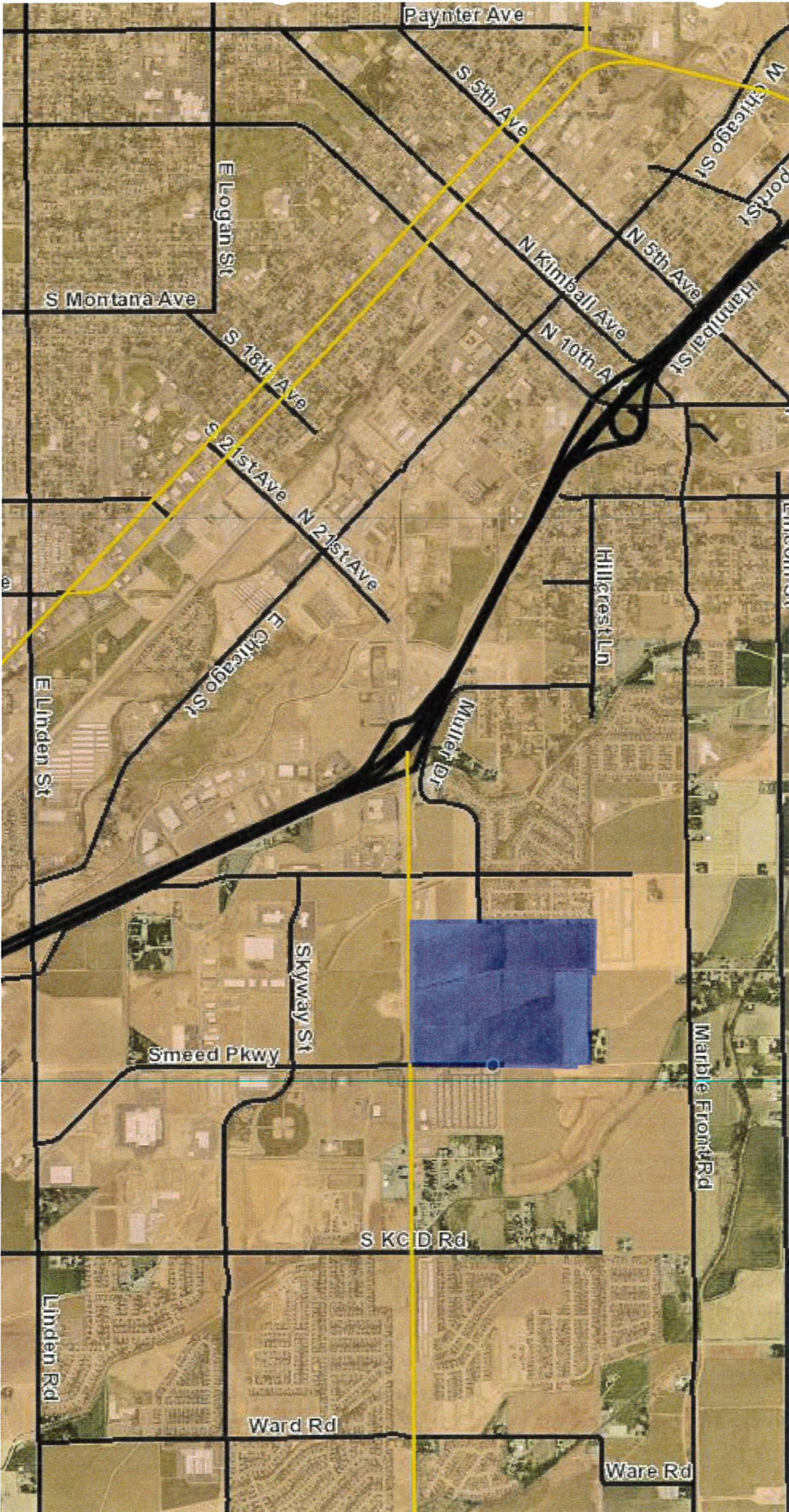
VICINITY MAP

North Ranch Business Park (0 Hwy 20-26 / Parcel No. R3527600000)



VICINITY MAP

North Ranch Business Park (0 Hwy 20-26 / Parcel No. R3527600000)



A4

AFTER RECORDING, RETURN TO:

Geoffrey M. Wardle
CLARK WARDLE LLP
251 E. FRONT STREET, SUITE 310
Boise, Idaho 83702

ELECTRONICALLY RECORDED - DO NOT
REMOVE THE COUNTY STAMPED FIRST
PAGE AS IT IS NOW INCORPORATED AS
PART OF THE ORIGINAL DOCUMENT.

2020-018527
RECORDED
04/07/2020 10:46 AM
CHRIS YAMAMOTO
CANYON COUNTY RECORDER
Pgs=6 SDUPUIS \$15.00
TYPE: DEED
FIRST AMERICAN TITLE AND ESCROW
ELECTRONICALLY RECORDED

FOR RECORDING INFORMATION

3212805 TP

WARRANTY DEED

FOR VALUE RECEIVED, ST. LUKE'S REGIONAL MEDICAL CENTER, LTD. an Idaho nonprofit corporation, ("Grantor"), does hereby grant, bargain, sell and convey unto BVA NORTH RANCH, LLC, an Idaho limited liability company, ("Grantee"), whose address is 901 Pier View Drive, Suite 201, Idaho Falls, Idaho 83402, the following described real property located in Canyon County, Idaho, together with all rights, titles, and interests appurtenant thereto (collectively, the "**Property**"):

Legal Description attached hereto as Exhibit A and incorporated herein by reference.

This Warranty Deed and the conveyance hereinabove set forth is executed by Grantor and accepted by Grantee subject to the matters described in Exhibit B hereto, to the extent the same are validly existing and applicable to the Property (collectively, the "**Permitted Exceptions**").

TO HAVE AND TO HOLD said Property, with its appurtenances unto Grantee, and Grantee's successors and assigns forever, and Grantor does hereby bind Grantor, Grantor's heirs, legal representatives and assigns to WARRANT AND FOREVER DEFEND all and singular the title to the Property unto the said Grantee, its successors and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof by or through Grantor but not otherwise, subject to the Permitted Exceptions.

[signatures to follow]

AL6

Dated April 1st, 2020.

GRANTOR:

ST. LUKE'S REGIONAL MEDICAL CENTER, LTD., an Idaho nonprofit corporation

By: ST. LUKE'S HEALTH SYSTEM, LTD., an Idaho nonprofit corporation

Its: Sole Member

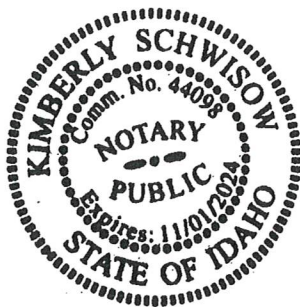
By: [Signature]
Jeff S. Taylor

Its: Senior Vice President and Chief Financial Officer

STATE OF IDAHO)
) ss.
County of Ada)

On this 1st day of April, 2020 before me, the undersigned, a Notary Public in and for said State, personally appeared Jeff S. Taylor, known or identified to me to be the Senior Vice President and Chief Financial Officer of St. Luke's Health System, Ltd., an Idaho nonprofit corporation, the Sole Member of St. Luke's Regional Medical Center, Ltd., the Idaho nonprofit corporation that executed the within instrument or the person who executed the instrument on behalf of said nonprofit corporation, and acknowledged to me that such nonprofit corporation executed the same.

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



[Signature]

Notary Public for State of Idaho
Residing at: Nampa, ID
My commission expires: 11/1/2024

WARRANTY DEED - 2

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Ab

**EXHIBIT A
LEGAL DESCRIPTION**

PARCEL I

THE EAST ONE HALF OF THE WEST ONE-HALF OF THE SOUTHWEST QUARTER, SECTION 24, TOWNSHIP 4 NORTH, RANGE 3 WEST, OF THE BOISE MERIDIAN, CANYON COUNTY, IDAHO.

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THE EAST ONE-HALF OF THE SOUTHWEST QUARTER, SECTION 24, TOWNSHIP 4 NORTH, RANGE 3 WEST OF THE BOISE MERIDIAN, CANYON COUNTY, IDAHO.

EXCEPTING FROM PARCEL II A STRIP OF LAND SIX RODS OFF THE NORTH END THEREOF.

ALSO LESS AND EXCEPTING FROM BOTH PARCEL I AND PARCEL II THE SOUTHERLY 50 FEET MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A STRIP OF LAND 50 FEET WIDE ON THE NORTH SIDE OF THE FOLLOWING DESCRIBED CENTER LINE OF HIGHWAY AS SURVEYED AND SHOWN ON THE PLAT OF THE FRANKLIN LANE FAP 241 B (2) HIGHWAY SURVEY ON FILE IN THE OFFICE OF THE DEPARTMENT OF PUBLIC WORKS OF THE STATE OF IDAHO, AND LYING OVER AND ACROSS THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER AND THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 4 NORTH, RANGE 3 WEST, BOISE MERIDIAN.

BEGINNING AT STATION 39+83 OF THE SAID HIGHWAY SURVEY, WHICH STATION IS A POINT ON TANGENT APPROXIMATELY 665 FEET EAST FROM THE SOUTHWEST CORNER OF SECTION 24, TOWNSHIP 4 NORTH, RANGE 3 WEST, BOISE MERIDIAN; THENCE RUNNING

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ALSO LESS AND EXCEPTING FROM PARCEL II THE PORTION DEEDED TO CITY OF CALDWELL IN QUITCLAIM DEED RECORDED NOVEMBER 20, 2012, AS INSTRUMENT NO. 2012052124, SITUATED IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 4 NORTH, RANGE 3 WEST, BOISE MERIDIAN, CANYON COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 24; THENCE

NORTH 00°27'26" EAST A DISTANCE OF 70.00 ALONG THE EAST BOUNDARY OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 20/26 AS DESCRIBED IN INSTRUMENT NO. 2008020410 RECORDED IN CANYON COUNTY, IDAHO ON APRIL 15, 2008 SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE

SOUTH 89°36'26" WEST A DISTANCE OF 85.00 FEET, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 20/26; THENCE

NORTH 00°27'26" EAST A DISTANCE OF 10.00 FEET ALONG A LINE PARALLEL WITH SAID EAST BOUNDARY OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER; THENCE

NORTH 75°10'31" EAST A DISTANCE OF 48.99 FEET; THENCE

NORTH 12°12'45" EAST A DISTANCE OF 185.21 FEET TO A POINT ON SAID EAST BOUNDARY OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER; THENCE

SOUTH 00°27'26" WEST A DISTANCE OF 202.98 FEET, ALONG SAID EAST BOUNDARY OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER TO THE POINT OF BEGINNING.

**EXHIBIT B
PERMITTED EXCEPTIONS**

1. General and Special Taxes for the year 2020, an accruing lien not due or payable until the fourth Monday in November 2020 when the bills are issued, the first half of which is not delinquent until after December 20, 2020.
2. General taxes which may be assessed and extended on any "subsequent" or "occupancy" tax roll, which may escape assessment of the regular tax roll; which are a lien not yet due or payable.
3. Any tax, fee, assessments or charges as may be levied by City of Caldwell.
4. Any tax, fee, assessments or charges as may be levied by Pioneer Irrigation District.
5. Right of way Smeed Parkway.
6. Reservations in recorded United States Patent, recorded May 26, 1896 in Book 1 of Patents at Page 232, Records of Canyon, County, Idaho.
7. Reservations in recorded United States Patent, recorded May 18, 1905 in Book 3 of Patents at Page 184, Records of Canyon County, Idaho.
8. Negative easements, conditions, restrictions, and access rights contained in the deed to the State of Idaho, Recorded March 28, 1946 as Instrument No. 308728, Records of Canyon County, Idaho.
9. Crossing Agreement and the terms and conditions thereof:
Between: Pioneer Irrigation District
And: Qwest Corporation
Recording Information: 200043581
10. All matters disclosed by a record of survey recorded January 15, 2003 under recording no. 200302602.
11. All matters disclosed by a record of survey recorded March 8, 2006 under recording no. 200616591.
12. Utility License Agreement and the terms and conditions thereof:
Between: Pioneer Irrigation District
And: Cable One, Inc.
Recording Information: 2007016395
13. License Agreement and the terms and conditions thereof:
Between: Pioneer Irrigation District and Vallivue School District #139
And: St. Lukes Regional Medical Center, Ltd.
Recording Information: 2020-013393
14. Declaration of Covenants, recorded 04/07/2020, as Instrument No. 2020-018526, Records of Canyon County, Idaho.

15. Unrecorded leaseholds, if any, rights of vendors and security agreement on personal property and rights of tenants, and secured parties to remove trade fixtures at the expiration of the term.
16. Any off-record facts, encumbrances, easements or possessory claims, a survey or inspection would disclose.



Date: May 26, 2020
Project: ID-1769-1906
Page: 1 of 1

NORTH RANCH ANNEXATION PARCEL

This parcel is situated in a portion of the S.W. $\frac{1}{4}$ of Section 24, Township 4 North, Range 3 West of the Boise Meridian, Canyon County, Idaho and is more particularly described as follows:

COMMENCING at the southeast corner of said S.W. $\frac{1}{4}$, from which the southwest corner of said S.W. $\frac{1}{4}$ bears S.89°49'34"W., 2657.60 feet; thence along the east boundary of the S.E. $\frac{1}{4}$ of the S.W. $\frac{1}{4}$,

- 1) N.00°27'33"E., 70.00 feet to a point on the north right-of-way of U.S. Highway 20-26, also known as West Franklin Road and the **POINT OF BEGINNING**; thence along said right-of-way,
- 2) S.89°49'34"W., 1993.08 feet to a point on the west boundary of the E. $\frac{1}{2}$ of the W. $\frac{1}{2}$ of the S.W. $\frac{1}{4}$ of said Section 24; thence along said west boundary,
- 3) N.00°32'50"E., 2571.88 feet to the northwest corner of said E. $\frac{1}{2}$ of the W. $\frac{1}{2}$ of the S.W. $\frac{1}{4}$; thence along the north boundary of said E. $\frac{1}{2}$ of the W. $\frac{1}{2}$ of the S.W. $\frac{1}{4}$,
- 4) N.89°30'27"E., 663.05 feet to the northwest corner of the W. $\frac{1}{2}$ of the E. $\frac{1}{2}$ of the S.W. $\frac{1}{4}$; thence along the west boundary of said W. $\frac{1}{2}$ of the E. $\frac{1}{2}$ of the S.W. $\frac{1}{4}$,
- 5) S.00°31'00"W., 99.00 feet; thence parallel with the north boundary of the N.E. $\frac{1}{4}$ of the S.W. $\frac{1}{4}$,
- 6) N.89°30'32"E., 1326.32 feet to a point on the east boundary of said S.W. $\frac{1}{4}$, which lies 99.00 feet south of the northeast corner of said S.W. $\frac{1}{4}$; thence along the east boundary of said S.W. $\frac{1}{4}$,
- 7) S.00°27'32"W., 2483.87 feet to the **POINT OF BEGINNING**.

CONTAINING 114.79 acres, more or less.



Date: May 26, 2020
Project: ID-1769-1906
Page: 1 of 1

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- 7) S.00°27'32"W., 2483.87 feet to the **POINT OF BEGINNING**.

CONTAINING 114.79 acres, more or less.

2020-018527

RECORDED

04/07/2020 10:46 AM

CHRIS YAMAMOTO
CANYON COUNTY RECORDER

Pgs=6 SDUPUIS \$15.00

TYPE: DEED
FIRST AMERICAN TITLE AND ESCROW
ELECTRONICALLY RECORDED

AFTER RECORDING, RETURN TO:

Geoffrey M. Wardle
CLARK WARDLE LLP
251 E. FRONT STREET, SUITE 310
Boise, Idaho 83702

ELECTRONICALLY RECORDED - DO NOT
REMOVE THE COUNTY STAMPED FIRST
PAGE AS IT IS NOW INCORPORATED AS
PART OF THE ORIGINAL DOCUMENT.

FOR RECORDING INFORMATION

3212805 TP

WARRANTY DEED

FOR VALUE RECEIVED, ST. LUKE'S REGIONAL MEDICAL CENTER, LTD. an Idaho nonprofit corporation, ("Grantor"), does hereby grant, bargain, sell and convey unto BVA NORTH RANCH, LLC, an Idaho limited liability company, ("Grantee"), whose address is 901 Pier View Drive, Suite 201, Idaho Falls, Idaho 83402, the following described real property located in Canyon County, Idaho, together with all rights, titles, and interests appurtenant thereto (collectively, the "**Property**"):

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[signatures to follow]

WARRANTY DEED - 1

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A6

Dated April 1st, 2020.

GRANTOR:

ST. LUKE'S REGIONAL MEDICAL CENTER, LTD., an Idaho nonprofit corporation

By: ST. LUKE'S HEALTH SYSTEM, LTD., an Idaho nonprofit corporation

Its: Sole Member

By: Jeff S Taylor
Jeff S Taylor

Its: Senior Vice President and Chief Financial Officer

STATE OF IDAHO)
) ss.
County of Ada)

On this 1st day of April, 2020 before me, the undersigned, a Notary Public in and for said State, personally appeared Jeff S. Taylor, known or identified to me to be the Senior Vice President and Chief Financial Officer of St. Luke's Health System, Ltd., an Idaho nonprofit corporation, the Sole Member of St. Luke's Regional Medical Center, Ltd., the Idaho nonprofit corporation that executed the within instrument or the person who executed the instrument on behalf of said nonprofit corporation, and acknowledged to me that such nonprofit corporation executed the same.

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



[Signature]

Notary Public for State of Idaho
Residing at: Nampa, ID
My commission expires: 11/11/2024

**EXHIBIT A
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PARCEL I

THE EAST ONE HALF OF THE WEST ONE-HALF OF THE SOUTHWEST QUARTER, SECTION 24, TOWNSHIP 4 NORTH, RANGE 3 WEST, OF THE BOISE MERIDIAN, CANYON COUNTY, IDAHO.

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