



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>ANN22-006016</u>
Project Name:	<u>Cleveland Flex</u>
Date Filed:	<u>8/16/22</u> Date Complete: _____
Related Files:	_____

Subject Property Information

Address: 5617 CLEVELAND BLVD CALDWELL, ID 83605 Parcel Number(s): R3244000000

Subdivision: _____ Block: _____ Lot: _____ Acreage: _____ Zoning: _____

Prior Use of the Property: Vacant

Proposed Use of the Property: Light storage with small retail building

Applicant Information

Applicant Name: JEFF LIKES Phone: (208) 514-2713

Address: 1119 E. State St. #120 City: Eagle State: ID Zip: 83669

Email: jeff@alcarchitecture.com Cell: (208) 514-2713

Owner Name: ALTURAS 5617 CLEVELAND LLC Phone: _____

Address: 500 E SHORE DR STE 120 City: EAGLE State: ID Zip: 83616

EAGLE, ID 83616 Cell: _____

Agent Name: (e.g., architect, engineer, developer, representative) ALC Architecture

Address: 1119 E STATE ST SUITE #120 City: EAGLE State: ID Zip: 83616

Email: jeff@alcarchitecture.com Cell: _____

Authorization

Print Applicant Name: JEFF LIKES

Applicant Signature: _____ Date: 08/17/2022

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

A-1

Permit Project



File #: 22-003287 ***
 5617 CLEVELAND BLVD CALDWELL ID 83605
 5617 Cleveland Blvd Site Planning

- Permits
- Reviews
- Inspections
- Activities
- Documents
- Contacts
- History

Edit Permit: ANN22-000016



- EDIT:
 - File
- ADD:
 - Activity
 - Address
 - Alert
 - Contact
 - Document
 - Email
 - Inspection
 - Letter
 - Note
 - Payment
 - Permit
 - Route

- REPORTS:
 - Custom
 - Detail
 - Summary

Permit #: ANN22-000016
 Permit Type: Annexation
 Sub Type: Annexation
 Work Description: 5617 Cleveland Blvd Site Planning

Applicant: ALC Architecture - JEFF LIKES ***
 Status: Online Application Received
 Application Date: 08/17/2022

Total Amount:	\$	0.00	Approval Date:	
Amount Paid:	\$	0.00	Issue Date:	
Balance Due:	\$	0.00	Expiration Date:	
Valuation:		0.00	Close Date:	
Non-Billable:	<input type="checkbox"/>		Last Inspection:	

OFFICE USE ONLY

P&Z Hearing Date Scheduled:		P&Z Legal Ad Publish Date:	
P&Z Decision:		CC Hearing Date Scheduled:	
CC Legal Ad Publish Date:		CC Decision:	
CC Meeting Date:		CC Meeting Decision:	
Bill and Ordinance #:		Bill and Ordinance Approval Date:	
Development Agreement Approved:			

PROPERTY INFORMATION

Is this part of a concurrent application: No
 Prior use of the property: Vacant
 Proposed use of the property: Light storage with small retail building
 # of Acres: More than 2 acre

CONTACT INFORMATION

Property Owner: ALTURAS 5617 *** Agent: ALC Architecture - JEFI

SUBMITTAL DOCUMENTS

Will you be submitting plans for review:

Yes

Projectdox Permit #:

ANN22-000016

Site Plan:

Select File

Metes and bounds legal description: 5617 Cleveland

site planning

- Metes &

8.11.2022.pdf

Bounds

Description.pdf

Vicinity map:

Select File

Neighborhood meeting sign in sheet: Neighborhood

VICINITY MAP.pdf

Sign-In



Sheet.pdf

Project narrative:

21112

Property Owner

Owner

Annexation

Acknowledgement:

Acknowledgement.pdf

Narrative.pdf

Landscape plan:

Select File

Recorded warranty deed:

Warranty

Deed.pdf

Copy of the Order of Decision:

Select File

Copy of the Record of Survey:

Select File

B. Compaction tests shall be completed in accordance with ISPWC and submitted to the City.

Permit Fees

Quantity	Fee	Description	Amount	Total
			Plan Check Fees:	0.00
			Other Fees:	0.00
			Total Fees:	0.00

Payments

Date	Type	Reference	Note	Receipt #	Received From	Amount
						Amount Paid:
						0.00
						Balance Due:
						0.00

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

	Planning & Zoning		Engineering		Fire Department		Totals				
Comprehensive Plan Amendment											
Map amendment	10260	\$					\$				
Text Amendment	10270	\$					\$				
Annexation											
Less than 2 acres	10240	\$	12550	\$	22025	\$	\$				
More than 2 acres	10240	1 \$	3,080.50	12550	1 \$	472.05	22025	1 \$	214.50	\$	3,767.05
More than 20 acres	10240	\$	12550	\$	22025	\$	\$				
DeAnnexatin	10240	\$					\$				
Subdivision Plats											
Preliminary Plat	10180	\$	12511	\$	22025	\$	\$				
Short plat	10180	\$	12512	\$	22025	\$	\$				
PUD w Subdivision	10210	\$	12513	\$	22025	\$	\$				
PUD w/o Subdivision	10210	\$	12513	\$	22025	\$	\$				
Final Plat	10180	\$	12512	\$	22025	\$	\$				
Manufactured Home Park Prelim	10190	\$	12520	\$	22025	\$	\$				
Manufactured Home Park Final	10190	\$	12520	\$	22025	\$	\$				
Plat Amendment (Administrative)	10280	\$					\$				
Plat Amendment (Public Hearing)	10280	\$					\$				
Time Extension (Administrative)	10280	\$					\$				
Time Extension (Public Hearing)	10280	\$					\$				
Zone Change											
Less than 2 acres	10220	\$			22025	\$	\$				
More than 2 acres	10220	\$			22025	\$	\$				
Special Use Permit											
Less than 2 acres	10200	\$	12530	\$	22025	\$	\$				
More than 2 acres	10200	\$	12530	\$	22025	\$	\$				
More than 20 acres	10200	\$	12530	\$	22025	\$	\$				
Additional Fees											
Appeals/ Amendments to Conditions	10290	\$					\$				
Business Permits (No change in use)	11040	\$					\$				
Business Permits (Change in use)	11040	\$					\$				
Business Permits Renewal	11040	\$					\$				
Certified Mailing	10340	\$					\$				
Code Enforcement Admin. Fee	64240	\$					\$				
Design Review - New Construction (Hearing Level)	10330	\$					\$				
Design Review - Rennovations/Add.'s (Staff)	10330	\$					\$				
Design Review - Building Maint. (Staff)	10330	\$					\$				
Development Agreements	10335	1 \$	950.00				\$	950.00			
Development Agreement Modification	10335	\$					\$				
City Clerk FBI Background Check/Finger Print (\$33.25)	11031	\$					\$				
Historic Preservation (Staff level)	11042	\$					\$				
Historic Preservation (Hearing level)	11042	\$					\$				
Lot Line Adjustments	10280	\$					\$				
Lot Split	10280	\$					\$				
Minor Land Use App. (Home Occupation, Temp. Use, Mobile Food Unit)	10216				22025	\$	\$				
Minor Land Use App. Renewal (Home Occupation, Temp. Use, Mobile Food Unit)	10216	\$			22025	\$	\$				
Minor Land Use App. (Admin. Deter. Dir. Appr.)	10216	\$					\$				
Ordinance Text Amendment	10230	\$					\$				
Outdoor Dining Permit	11040	\$					\$				
Variance (Hearing Level)	10250	\$					\$				
Letter Verification											
Certificate of Zoning Compliance Letter	10360	\$					\$				
Legal Non-Conforming Use Letter	10360	\$					\$				
Zoning Verification Letter	10360	\$					\$				
Documents - Copies											
Audio Tape Duplication	10360						\$				
Bike & Pedestrian Master Plan	10360	\$					\$				
Comprehensive Plan	10360	\$					\$				
Parks & Recreation Master Plan	10360	\$					\$				
Subdivision Ordinances	10360	\$					\$				
Treasure Valley Tree Selection Guide	10360	\$					\$				
Xerox copies	1401	\$					\$				
Zoning Ordinance	10360	\$					\$				
			\$	4,030.50	\$	472.05	\$	214.50	\$	4,717.05	
ANN22-000016 5617 Cleveland Blvd.											
GRAND TOTAL								\$	4,717.05		

paid 12/5/22 online

A-1



CITY OF
Caldwell, Idaho

Planning & Zoning

ANNEXATION

Project Name: 5617 Cleveland Blvd	File # ANN22-000016
Applicant/Agent: JEFF LIKES	

Applicant (v)	Please provide the following REQUIRED documentation:	Staff (v)
	Completed & signed Hearing Review Master Application	✓
	Narrative fully describing the proposed use/request, including current potable water supply and current sewage system	✓
	Recorded warranty deed for the subject property	✓
	Signed Property Owner Acknowledgement (if applicable)	✓
	Vicinity map, showing the location of the subject property	✓
	Site Plan	✓
	The following are suggested items that may be shown on the site plan:	
	• Property boundaries of the site	
	• Existing buildings on the site	
	• Parking stalls and drive aisles	
	• Sidewalks or pathways (proposed and existing)	
	• Fencing (proposed and existing)	
	Metes and bounds legal description for the site to be annexed in WORD format	✓
	Landscape Plan (if applicable)	
	Neighborhood Meeting sign-in sheet	✓
	All of the above items shall be submitted in 8 ½ x 11 paper format AND in electronic format (preferably PDF or Word) on either a jump drive or CD. Please be aware the jump drive or CD will become part of the file and will not be returned.	
	Fee	

STAFF USE ONLY:
Date Application Received: 8/16/22
Received by: Sarah Davis
Proposed Hearing Date: _____
Hearing Body: _____

A-1



Date: December 6, 2022

To: City of Caldwell Planning Department

Subject: 5617 Cleveland Blvd. – Annexation & Rezone Explanation

ALC Architecture is pleased to present the following site to be both annexed into the city of Caldwell and re-zoned from a county designation to a M-1 Light Industrial Zone and a C-3 Commercial zone.

The site is located at 5617 Cleveland Blvd., south of Ustick Road and west of N. Midway Road on the northside of the Nampa-Caldwell Blvd. corridor. The parcel is contiguous to current City of Caldwell parcels to the west and east boundaries and last remaining county parcel along this portion of Nampa-Caldwell Blvd. The existing use of the parcel along the southerly boundary contiguous to Cleveland Blvd. is currently an auto sales and repair business. The Moses Drain is located along the westerly boundary and the Notus Canal runs along the entirety of the easterly boundary. The Union Pacific Railroad occupies a right-of-way along the northerly parcel boundary. The current use of the northerly portion of the parcel is currently open agriculture.

Current zoning adjacent and connecting to the parcel to the west and east is M-1 light Industrial. The long-range comprehensive plan has designated this parcel as Commercial and Service. As defined within the Comprehensive Plan, this zoning designation is intended to allow for a wide range of retail, service, professional business, storage and light repair of consumer goods. This proposed project is proposing a mixed use of Retail / Flex along the Cleveland Blvd. frontage with Warehouse / Flex spaces occupying the remainder of the parcel to the north. These proposed uses meet the future land use goals of the 2040 City of Caldwell Comprehensive Plan. We are proposing a comp plan amendment to allow an M-1 zone designation on the north and C-3 zoning designation along the front half of the property

Both water and sewer main line infrastructure is currently located along the Cleveland Blvd Corridor, connecting to the site. This development would add more business, retail, and warehouse components to the corridor. This development is a needed element along the Highway Corridor, providing the additional services to this portion of the city.

Should you have any questions or concerns regarding this letter please feel free to contact me at your earliest convenience. We thank you for your time and consideration for this project and look forward to your approval.

Thank you,

Jeff Likes
ALC Architecture
jeff@alcarchitecture.com
208.514.2713

A-2



Date: December 6, 2022

To: City of Caldwell Planning Department

Subject: 5617 Cleveland Blvd. – Annexation & Rezone Explanation

ALC Architecture is pleased to present the following site to be both annexed into the city of Caldwell and re-zoned from a county designation to a M-1 Light Industrial Zone.

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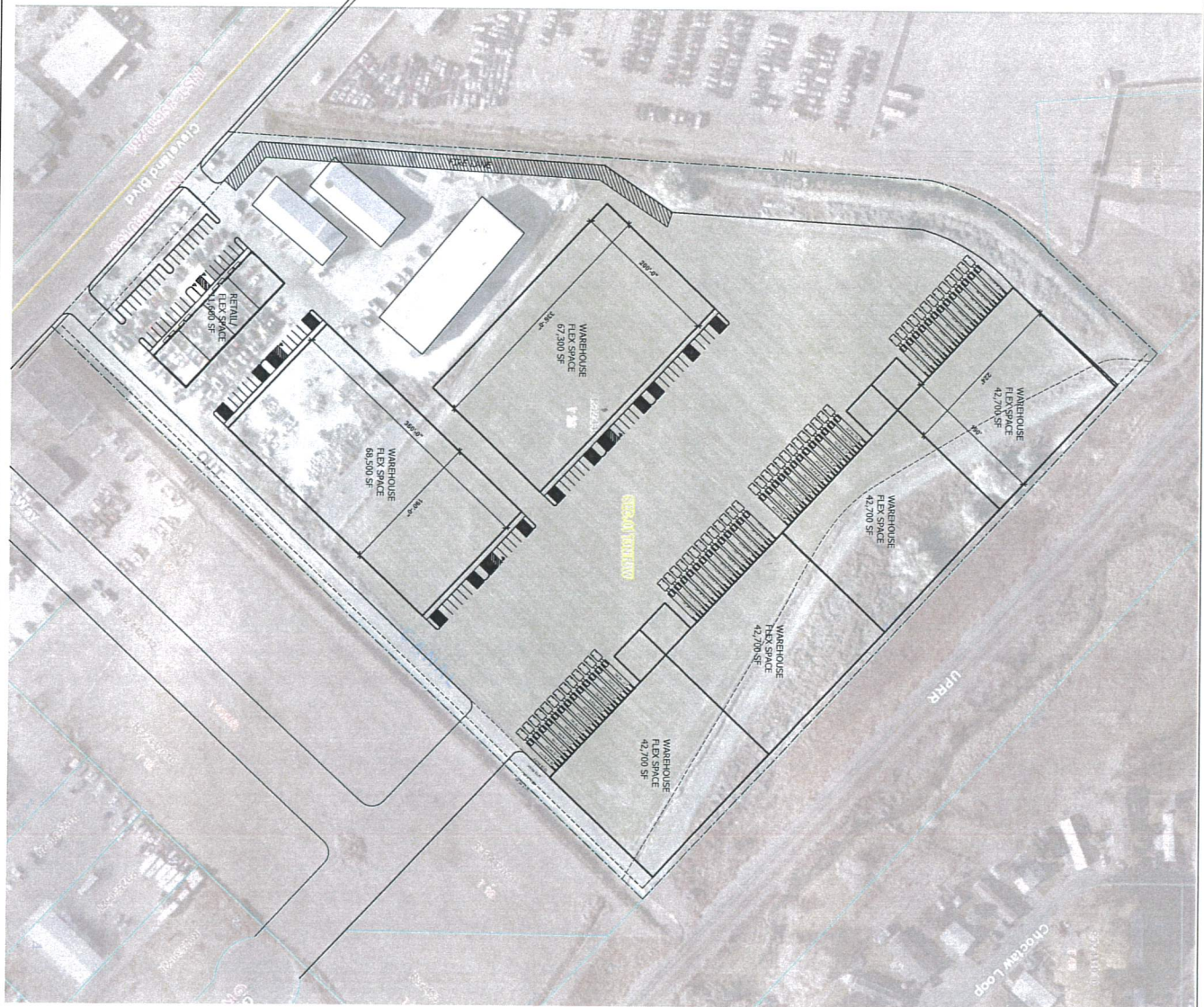
Should you have any questions or concerns regarding this letter please feel free to contact me at your earliest convenience. We thank you for your time and consideration for this project and look forward to your approval.

Thank you,

Jeff Likes
ALC Architecture
jeff@alcarchitecture.com
208.514.2713

A-2

THIS DRAWING IS PREPARED BY ALC ARCHITECTURE AND ENGINEERING, INC. AND IS THE PROPERTY OF ALC ARCHITECTURE AND ENGINEERING, INC. NO PART OF THIS DRAWING IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE EXPRESS WRITTEN CONSENT OF ALC ARCHITECTURE AND ENGINEERING, INC. CONSTRUCTION SHALL BE AS SHOWN BY THE DRAWING. COPYRIGHT © ALC ARCHITECTURE AND ENGINEERING, INC.



PROJECT SITE ANALYSIS

ADDRESS: 5617 CLEVELAND
CALDWELL, IDAHO
APN: 83344000000
JURISDICTION: CANYON COUNTY - CITY OF CALDWELL
ZONE: MEZONE TO M-1
LIGHT INDUSTRIAL
LOT AREA:
19.37 AC (843,777 SF)
FLEX BUILDING SQUARE FEET:
318,200 SF.
PARKING SPACES PROVIDED: 144 SPACES

SITE PLAN
SCALE: 1" = 70'-0"



NO.	REVISIONS	DATE

SD1

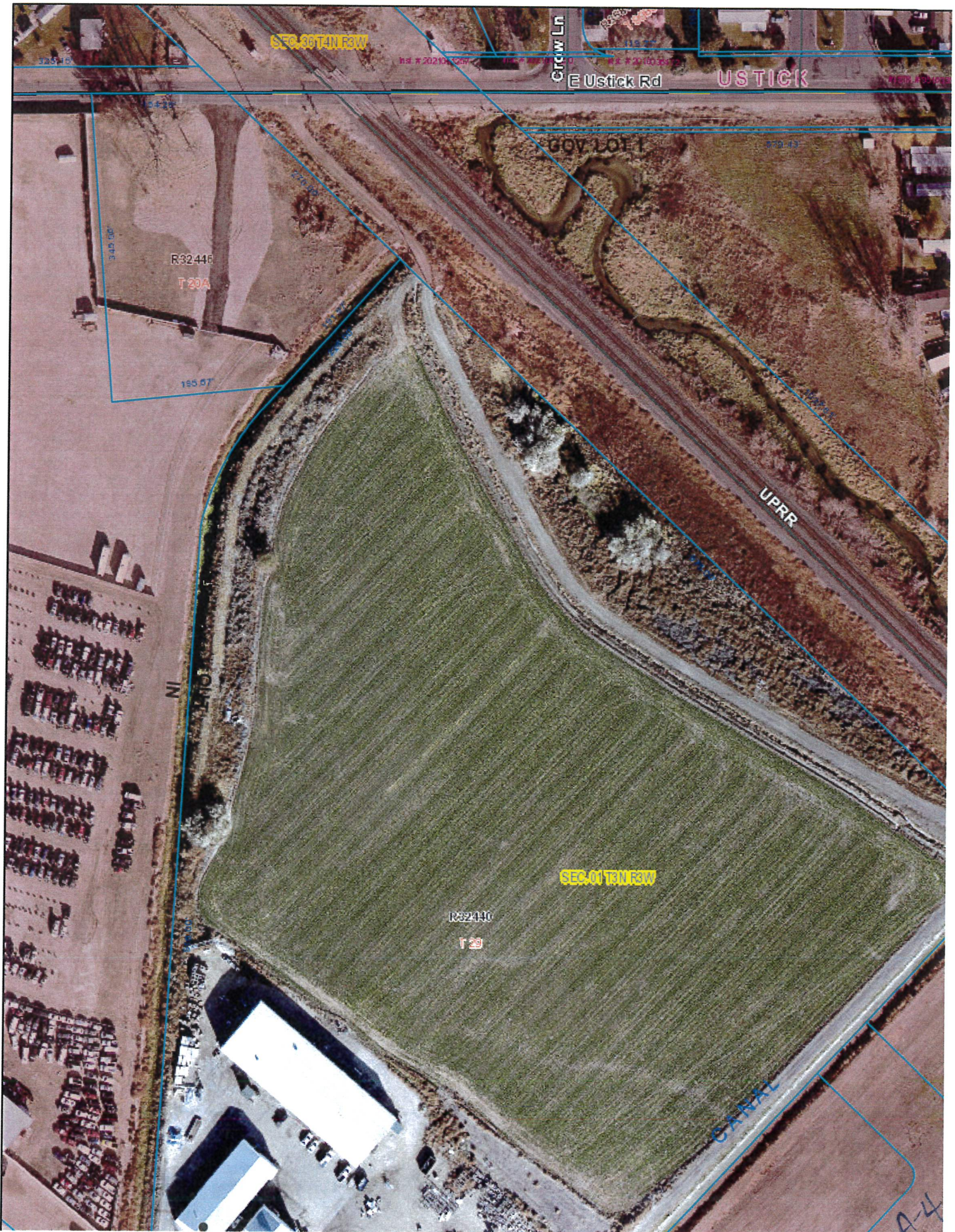
DRAWN BY: RF, JM
CHECKED BY: JLL, JZ
SUBMITTED: 8/11/2022

PROJECT FOR:
5617 CLEVELAND BLVD
5617 E. CLEVELAND BLVD CALDWELL, IDAHO



A-3

Assessor's Office Web Application



Sarah Davis

From: Jeff Likes <Jeff@alcarchitecture.com>
Sent: Tuesday, November 29, 2022 6:17 PM
To: Sarah Davis
Cc: Jeff Likes
Subject: RE: ANN22-000016 Application Fees
Attachments: neighborhood letter.docx; Address Labels.pdf

Sara
Attached are the neighborhood meeting letters, list of names and address labels

We had our meeting this evening- nobody showed up

JEFF LIKES



Principal Architect
AIA, NCARB
1119 State Street, Suite 120
Eagle, Idaho 83616
p. 208.514.2713 Ext. 8200
c. 208.941.7261
e. jeff@alcarchitecture.com

From: sdavis@cityofcaldwell.org <sdavis@cityofcaldwell.org>
Sent: Friday, November 11, 2022 9:37 AM
To: Jeff Likes <Jeff@alcarchitecture.com>
Subject: ANN22-000016 Application Fees

ANN22-000016 Application Fees
Hi Jeff,
I'm just following up to make sure you received my last email. If not, fees are posted and ready to be paid. You can do this through Citizenserve or in person at the P&Z office.
Thanks!
Sarah



City of Caldwell

Please pay your online fees so we can process your application.

A-5



November 15, 2022

Dear Resident,

City Code requires an opportunity for a meeting between the applicant of a development proposal and the residents of the neighborhood in which the development site is located. The meeting shall occur prior to formal submittal of the development application to the City. This letter is such notice of an opportunity to review a site annexation located at 5617 Cleveland Blvd. This is not a public hearing; public officials will not be present. If you have any questions regarding this City Code neighborhood meeting requirement, please contact the Planning Division of the Planning & Development Services Department. If you have questions about the development project, please contact the representative listed below.

Please note: This meeting will be held virtually.

Purpose:

To review a proposed site annexation into the city of Caldwell from canyon county

When:

November 29, 2022 at 6:00 pm

Where:

Topic: 5617 Cleveland Blvd Annexation

Time: Nov 29, 2022 06:00 PM Mountain Time (US and Canada)

Join Zoom Meeting

<https://us05web.zoom.us/j/7180229769?pwd=SHZIMGtESlc2WG9ULytCWTc2ZlZkUT09>

Meeting ID: 718 022 9769

Passcode: 5rWhW2

If you have questions about the meeting or proposed development project, please contact Jeff Likes at *ALC Architecture, 1119 E. State St. Suite 120 Eagle, Idaho 83616: 208.514.2713*

Thank you,

A handwritten signature in black ink, appearing to read 'Jeff Likes'.

Jeff Likes- President

ALC Architecture

jeff@alcarchitecture.com

A-5

LASHER DEVELOPMENT CO LLC
PO BOX 967
CALDWELL ID 83606

PIONEER SQUARE APARTMENTS
HOMEOWNERS ASSOCIATION INC
PO BOX 3612
NAMPA ID 83653

208 STORAGE LLC
4105 NELSON LN
CALDWELL ID 83606

MANDA MARY E
1018 GOLD CREEK DR
CALDWELL ID 83607

TATE EMPLOYEES OPERATING CO
515 VISTA AVE
BOISE ID 83705

ALPHAD LLC
3352 MERRIMAC DR
SAN JOSE CA 95117

CONCEPT INVESTMENTS LLP
PO BOX 6403
BOISE ID 83707

A AND R PROPERTIES LLC
PO BOX 1553
BOISE ID 83701

O REILLY AUTO ENTERPRISES LLC
PO BOX 9167
SPRINGFIELD MO 65801-9167

TVM DEVELOPMENT LLC
PO BOX 368
CALDWELL ID 83606

ECKHARDT PROPERTIES LLC
1706 N WHITLEY DR
FRUITLAND ID 83619

ALTURAS 5617 CLEVELAND LLC
500 E SHORE DR STE 120
EAGLE, ID 83616

MOBILE HOME LOCATORS INC
5600 CLEVELAND BLVD
CALDWELL ID 83607-8012

TLN HOLDINGS LLC
2807 PARKRIVER DR
BOISE ID 83706

JESSUP STEVEN
4601 CATHERINE AVE
CALDWELL ID 83607

SAMSON SUSAN GIBBS
2920 N COLUMBINE AVE
BOISE ID 83713

A-5

NEIGHBORHOOD MEETING FORM
City of Caldwell Planning and Zoning Department
621 E. Cleveland Blvd., Caldwell, ID 83605
Phone: (208) 455-3021

Start Time of Neighborhood Meeting: _____

End Time of Neighborhood Meeting: _____

Those in attendance please print your name and address. If no one attended, Applicant please write across this form "No one attended."

PRINTED NAME

ADDRESS, CITY, STATE, ZIP

- 1. _____
- 2. _____
- 3. _____
- 4. _____
- 5. _____
- 6. _____
- 7. _____
- 8. _____
- 9. _____
- 10. _____
- 11. _____
- 12. _____
- 13. _____
- 14. _____
- 15. _____
- 16. _____
- 17. _____
- 18. _____
- 19. _____

A-5

- 20. _____
- 21. _____
- 22. _____
- 23. _____
- 24. _____
- 25. _____

Neighborhood Meeting Certification:

Applicants shall conduct a neighborhood meeting for the following: special use permit applications; variance applications; annexation applications; planned unit development applications; preliminary plat applications that will be submitted in conjunction with an annexation, rezone or planned unit development application; and, rezone applications as per City of Caldwell Zoning Ordinance Section 10-03-12.

Description of the proposed project: _____

Date of Round Table meeting: _____

Notice sent to neighbors on: _____

Date & time of the neighborhood meeting: _____

Location of the neighborhood meeting: _____

Developer/Applicant:

Name: _____

Address, City, State, Zip: _____

I certify that a neighborhood meeting was conducted at the time and location noted on this form and in accord with City of Caldwell Zoning Ordinance Section 10-03-12.

DEVELOPER/APPLICANT SIGNATURE _____ DATE _____

A-5



March 2, 2023

Dear Resident,

City Code requires an opportunity for a meeting between the applicant of a development proposal and the residents of the neighborhood in which the development site is located. The meeting shall occur prior to formal submittal of the development application to the City. This letter is such notice of an opportunity to review a site annexation located at 5617 Cleveland Blvd with a comp plan amendment to rezone to two zones, C-3 and M-1. This is not a public hearing; public officials will not be present. If you have any questions regarding this City Code neighborhood meeting requirement, please contact the Planning Division of the Planning & Development Services Department. If you have questions about the development project, please contact the representative listed below.

Purpose:

To review a proposed site annexation into the city of Caldwell from canyon county and a comprehensive plan amendment

When:

March 15, 2023

Time:

6:00 pm

Where:

5617 Cleveland Blvd Caldwell, Idaho

If you have questions about the meeting or proposed development project, please contact Jeff Likes at ALC Architecture, 1119 E. State St. Suite 120 Eagle, Idaho 83616: 208.514.2713

Thank you,

A handwritten signature in black ink that reads "Jeff Likes".

Jeff Likes- President

ALC Architecture

jeff@alcarchitecture.com

A-5

LASHER DEVELOPMENT CO LLC
PO BOX 967
CALDWELL ID 83606

PIONEER SQUARE APARTMENTS
HOMEOWNERS ASSOCIATION INC
PO BOX 3612
NAMPA ID 83653

208 STORAGE LLC
4105 NELSON LN
CALDWELL ID 83606

MANDA MARY E
1018 GOLD CREEK DR
CALDWELL ID 83607

TATE EMPLOYEES OPERATING CO
515 VISTA AVE
BOISE ID 83705

ALPHAD LLC
3352 MERRIMAC DR
SAN JOSE CA 95117

CONCEPT INVESTMENTS LLP
PO BOX 6403
BOISE ID 83707

A AND R PROPERTIES LLC
PO BOX 1553
BOISE ID 83701

O REILLY AUTO ENTERPRISES LLC
PO BOX 9167
SPRINGFIELD MO 65801-9167

TVM DEVELOPMENT LLC
PO BOX 368
CALDWELL ID 83606

ECKHARDT PROPERTIES LLC
1706 N WHITLEY DR
FRUITLAND ID 83619

ALTURAS 5617 CLEVELAND LLC
500 E SHORE DR STE 120
EAGLE, ID 83616

MOBILE HOME LOCATORS INC
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CALDWELL ID 83607-8012

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2807 PARKRIVER DR
BOISE ID 83706

JESSUP STEVEN
4601 CATHERINE AVE
CALDWELL ID 83607

SAMSON SUSAN GIBBS
2920 N COLUMBINE AVE
BOISE ID 83713

NEIGHBORHOOD MEETING FORM
City of Caldwell Planning and Zoning Department
621 E. Cleveland Blvd., Caldwell, ID 83605
Phone: (208) 455-3021

Start Time of Neighborhood Meeting: 6:00 pm

End Time of Neighborhood Meeting: 6:10 pm

Those in attendance please print your name and address. If no one attended, Applicant please write across this form "No one attended."

PRINTED NAME

ADDRESS, CITY, STATE, ZIP

- 1. _____
- 2. _____
- 3. _____
- 4. _____
- 5. _____
- 6. _____
- 7. _____
- 8. _____
- 9. _____
- 10. _____
- 11. _____
- 12. _____
- 13. _____
- 14. _____
- 15. _____
- 16. _____
- 17. _____
- 18. _____
- 19. _____

NO ONE ATTENDED

A-5

- 20. _____
- 21. _____
- 22. _____
- 23. _____
- 24. _____
- 25. _____

Neighborhood Meeting Certification:

Applicants shall conduct a neighborhood meeting for the following: special use permit applications; variance applications; annexation applications; planned unit development applications; preliminary plat applications that will be submitted in conjunction with an annexation, rezone or planned unit development application; and, rezone applications as per City of Caldwell Zoning Ordinance Section 10-03-12.

Description of the proposed project: ANNEXATION, COMP PLAN AMMEDEDMENT

Date of Round Table meeting: Aug 2021

Notice sent to neighbors on: March 1

Date & time of the neighborhood meeting: March 15 6pm

Location of the neighborhood meeting: 5617 Cleveland Blvd

Developer/Applicant:

Name: Jeff Likes

Address, City, State, Zip: 1119 E State St #120 Eagle, Idaho 83616

I certify that a neighborhood meeting was conducted at the time and location noted on this form and in accord with City of Caldwell Zoning Ordinance Section 10-03-12.

DEVELOPER/APPLICANT SIGNATURE Jeff Likes DATE 3.17.2023

A-5

2021-074800

RECORDED

10/29/2021 10:57 AM

CHRIS YAMAMOTO
CANYON COUNTY RECORDER

Pgs=4 TYOUREN \$15.00
TYPE: DEED
FIRST AMERICAN TITLE AND ESCROW
ELECTRONICALLY RECORDED

WHEN RECORDED RETURN TO:

Hethe Clark
CLARK WARDLE LLP
PO Box 639
Boise, ID 83701

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

3772531 RR

SPECIAL WARRANTY DEED

THIS INSTRUMENT is executed as of the 29 day of OCTOBER, 2021, by Steven L. Barney and Barbara S. Barney, trustees of the Steven L. Barney and Barbara S. Barney Trust Agreement; and Martin E. Barney and Linda M. Barney, trustees of The Barney Trust, U/I/D April 13, 2017 (collectively, "Grantor"), whose address is 4726 Crisman Court SE, Olympia, WA 98501, in favor of Alturas 5617 Cleveland, LLC, an Idaho limited liability company ("Grantee"), whose address is 500 E. Shore Drive, Suite 120, Eagle, Idaho 83616.

FOR THE SUM OF TEN DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are acknowledged, Grantor hereby conveys and warrants to Grantee against all who claim by, through or under Grantor, but not otherwise, certain real property located in Canyon County, Idaho, described on the attached Exhibit A, incorporated by this reference.

SUBJECT TO (i) current taxes and assessments, (ii) rights-of-way, easements, covenants, restrictions, reservations and other matters of record or enforceable at law or in equity, other than any mortgage, judgment or mechanic's lien created by, through or under Grantor, (iii) facts, rights, interests or claims that could be ascertained by an inspection of the subject property or by making inquiry of persons in possession of the subject property, and (iv) discrepancies, conflicts in boundary lines, shortages in area, encroachments or other facts that a correct survey would disclose.

GRANTOR has executed this instrument in favor of Grantee on the date set forth below, to be effective as of the date first set forth above.

[end of text; signatures to follow]

A-6

THE BARNEY TRUST, U/I/D APRIL 13, 2017

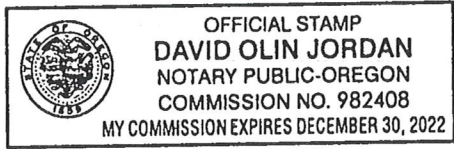
By: Martin L. Barney
Martin L. Barney, Trustee

By: Linda M. Barney
Linda M. Barney, Trustee

STATE OF Oregon)
) SS.
COUNTY OF Washington)

This record was acknowledged before me on October 27, 2021 (date) by Martin L. Barney and Linda M. Barney, as Trustees of the The Barney Trust, U/I/D April 13, 2017.

[Signature]
Notary Public for Oregon
Printed Name: David Olin Jordan
Commission Expires: 12/30/2022



A-6

GRANTOR:

STEVEN L. BARNEY AND BARBARA S. BARNEY
TRUST AGREEMENT

By: Steven L. Barney
Steven L. Barney, Trustee

By: Barbara S. Barney
Barbara S. Barney, Trustee

STATE OF Oregon)
COUNTY OF Washington) SS.

This record was acknowledged before me on Oct 27, 2021 (date) by Steven L. Barney and Barbara S. Barney, as Trustees of the Steven L. Barney and Barbara S. Barney Trust Agreement.



David Olin Jordan
Notary Public for Oregon
Printed Name: DAVID Olin JORDAN
Commission Expires: 12/30/2022

EXHIBIT A
Legal Description

COMMENCING at the Southwest corner of the Southeast Quarter of the Northeast Quarter of Section 1, Township 3 North, Range 3 West of the Boise Meridian and bearing North 932.3 feet along the West boundary of the aforesaid Southeast Quarter of the Northeast Quarter to the center of the Caldwell-Nampa Boulevard; thence North 46° 30' West 50 feet along the center of the aforesaid Boulevard to the center of the Notus Canal, the real point of beginning;

Thence continuing North 46° 30' West 311 feet, more or less, along the center of the aforesaid Boulevard to the center of the Moses Drain; thence meandering along the center of the Moses Drain North 43° 30' East 50 feet; thence North 5° 0' East 916 feet; thence Northeasterly 182.5 feet on a curve to the right with a radius of 287.94 feet and North 41° 30' East 226 feet to the intersection of the Southwest boundary of the right of way of the Oregon Short Line Railroad Co.; thence South 46° 30' East 975 feet along the Southwest boundary of the aforesaid right of way to the center of the Notus Canal; thence South 44° 0' West 1120 feet along the center of the Notus Canal to the real point of beginning.

LESS AND EXCEPTING that portion deeded to the State of Idaho, Idaho Transportation Department, by and through the Idaho Transportation Board by Quitclaim Deed recorded January 17, 1996, as Instrument No. 9601837, Records of Canyon County, Idaho.

Property Owner Acknowledgement

I, Devin Morris, the record owner for real property addressed as 5617 Cleveland Blvd, Caldwell, ID 83605, am aware of, in agreement with, and give my permission to ALL Architecture, to submit the accompanying application(s) pertaining to that property.

1. I agree to indemnify, defend and hold the City of Caldwell and its employees harmless from any claim or liability resulting from any dispute as to the statement(s) contained herein or as to the ownership of the property which is the subject of the application.
2. I hereby grant permission to City of Caldwell staff to enter the subject property for the purpose of site inspection(s) related to processing said application(s).

Dated this 15 day of August, 2022

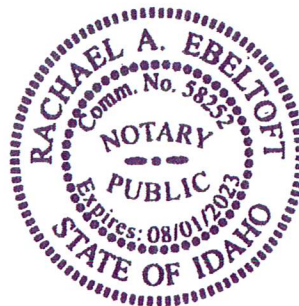
[Signature]
(Signature)

CERTIFICATE OF VERIFICATION

STATE OF IDAHO)
) ss.
County of Canyon)

I, Rachael Ebeltoft, a Notary Public, do hereby certify that on this 15th day of August, 2022, personally appeared before me DEVIN MORRIS, known or identified to me to be the person whose name is subscribed to the foregoing instrument, who, being by me first duly sworn, declared that she signed the foregoing document, and that the statements therein contained are true.

Rachael Ebeltoft
NOTARY PUBLIC FOR IDAHO
Residing at Meridian, Idaho
My Commission Expires 08/01/2023



A-9

EXHIBIT A
Legal Description

COMMENCING at the Southwest corner of the Southeast Quarter of the Northeast Quarter of Section 1, Township 3 North, Range 3 West of the Boise Meridian and bearing North 932.3 feet along the West boundary of the aforesaid Southeast Quarter of the Northeast Quarter to the center of the Caldwell-Nampa Boulevard; thence North 46° 30' West 50 feet along the center of the aforesaid Boulevard to the center of the Notus Canal, the real point of beginning;

Thence continuing North 46° 30' West 311 feet, more or less, along the center of the aforesaid Boulevard to the center of the Moses Drain; thence meandering along the center of the Moses Drain North 43° 30' East 50 feet; thence North 5° 0' East 916 feet; thence Northeasterly 182.5 feet on a curve to the right with a radius of 287.94 feet and North 41° 30' East 226 feet to the intersection of the Southwest boundary of the right of way of the Oregon Short Line Railroad Co.; thence South 46° 30' East 975 feet along the Southwest boundary of the aforesaid right of way to the center of the Notus Canal; thence South 44° 0' West 1120 feet along the center of the Notus Canal to the real point of beginning.

LESS AND EXCEPTING that portion deeded to the State of Idaho, Idaho Transportation Department, by and through the Idaho Transportation Board by Quitclaim Deed recorded January 17, 1996, as Instrument No. 9601837, Records of Canyon County, Idaho.



Principal Architect
AIA, NCARB
1119 State Street, Suite 120
Eagle, Idaho 83616
p. 208.514.2713 Ext. 8200
c. 208.941.7261
e. jeff@alcarchitecture.com

From: Robin Collins <rcollins@cityofcaldwell.org>
Sent: Tuesday, February 7, 2023 4:41 PM
To: Jeff Likes <Jeff@alcarchitecture.com>
Cc: Elizabeth Allen <eallen@cityofcaldwell.org>; Sarah Davis <sdavis@cityofcaldwell.org>; Angie Hopf <ahopf@cityofcaldwell.org>; Dave Marston <dmarston@cityofcaldwell.org>
Subject: ANN22-000024 Mason Creek Retail Development

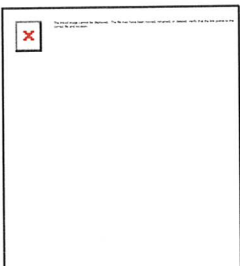
Hi Jeff,

We have reviewed your application packet and noticed a few problems that need corrected before we can proceed with plan review and scheduling a public hearing.

1. The neighborhood meeting cannot be held virtually. It has to be held in person in accordance with city code. We only allowed virtual meetings during COVID.
2. The neighborhood meeting notice was very generic and did not explain the project. I have attached a template for your convenience.
3. The neighborhood meeting signup sheet needs to be signatures of the actual attendees with their contact information.
4. The application submitted lists only parcel #R3409000000 but it appears the development will also include parcel R34089010D0?
5. A new neighborhood meeting will need to be held in person and include both parcels, concept plans for the development of those parcels, and include the comprehensive plan amendment and proposed zoning.
6. The proposed name of the development "Mason Creek" needs to be approved by our Mapping Department. I have copied them on this email.

We will put the application on hold until you are able to address the issues above. Please let us know if you have any questions.

Thank you
Robin



Robin Collins, PCED, CBO

A-W

Planning & Zoning Interim Director

City of Caldwell
621 Cleveland Blvd.
Caldwell, Idaho
(208) 455-4662

A-11

Sarah Davis

From: Jeff Likes <Jeff@alcarchitecture.com>
Sent: Friday, November 11, 2022 9:42 AM
To: Sarah Davis
Subject: RE: ANN22-000016 Application Fees

I did receive it

We are holding our neighborhood meeting and then I will submit and pay for everything

JEFF LIKES

Principal Architect

AIA, NCARB

1119 State. Ste. 120

Eagle, Idaho 83616

p. 208.514.2713 Ext. 8200

c. 208.941.7261

e. jeff@alcarchitecture.com

From: sdavis@cityofcaldwell.org <sdavis@cityofcaldwell.org>
Sent: Friday, November 11, 2022 9:37 AM
To: Jeff Likes <Jeff@alcarchitecture.com>
Subject: ANN22-000016 Application Fees

ANN22-000016 Application Fees

Hi Jeff,

I'm just following up to make sure you received my last email. If not, fees are posted and ready to be paid. You can do this through Citizenseve or in person at the P&Z office.

Thanks!

Sarah



City of Caldwell

Please pay your online fees so we can process your application.

A-11

Sarah Davis

From: Jeff Likes <Jeff@alcarchitecture.com>
Sent: Monday, December 5, 2022 2:49 PM
To: Sarah Davis
Subject: RE: ANN22-000016 General Email

We are calling it
Cleveland Flex

JEFF LIKES

Principal Architect

AIA, NCARB

1119 State. Ste. 120

Eagle, Idaho 83616

p. 208.514.2713 Ext. 8200

c. 208.941.7261

e. jeff@alcarchitecture.com

From: sdavis@cityofcaldwell.org <sdavis@cityofcaldwell.org>
Sent: Monday, December 5, 2022 12:49 PM
To: Jeff Likes <Jeff@alcarchitecture.com>
Subject: ANN22-000016 General Email

ANN22-000016 General Email

Thanks for your quick response to my email Jeff. The city clerk likes to have a name attached to the bill and ordinance numbers when we request them. Do you have something in mind that I can share with her?

Thanks,
Sarah

Total Control Panel

[Login](#)

To: sdavis@cityofcaldwell.org

[Remove](#) this sender from my allow list

From: jeff@alcarchitecture.com

You received this message because the sender is on your allow list.

A-11

Draft I.
from Applicant

DEVELOPMENT AGREEMENT

PARTIES:

1. City of Caldwell
2. Alturas 5617 Cleveland, LLC

THIS DEVELOPMENT AGREEMENT dated this 1st day of March 2023, by and between **Caldwell City**, a municipal corporation of the State of Idaho ("CITY"), whose address is 621 Cleveland Blvd. Caldwell, Idaho 83605 and **Alturas 5617 Cleveland, LLC**, ("OWNER/DEVELOPER"), whose address is 500 E Shore Dr #120 Eagle, Idaho 83616.

RECITALS

NOW THEREFORE, in consideration of the covenants and conditions set forth herein, the parties agree as follows:

OWNER/DEVELOPER shall be bound by the terms of this Development Agreement as follows:

USES PERMITTED BY THIS AGREEMENT:

1. The uses allowed pursuant to this Agreement are only those uses allowed under "City's" Land use schedule, table 10-02-02, allowed uses in all base zoning districts for a C-3 and M-1 zoning districts, and as highlighted on the attached document.
2. No change in the uses specified in this Agreement shall be allowed without modification of this Agreement.

CONDITIONS GOVERNING DEVELOPMENT OF SUBJECT PROPERTY:

1. That Owner/Developer, or their assigns, heirs, or successor or successors, agrees to abide by all ordinances of the city of Caldwell.
2. This Agreement shall be binding upon and insure to the benefit of the parties' respective heirs, successors, assigns and personal representatives, including City's corporate authorities and their successors in office. This Agreement shall be binding on the Owner/Developer of the Property, each subsequent owner, and any other person(s) acquiring an interest in the Property. Nothing herein shall in any way prevent a sale or alienation of the Property, or portions thereof, except that any sale or alienation shall be subject to the provisions herein and any successor owner or owners shall be both benefited and bound by the conditions and restrictions herein expressed.

A-12

3. If any provision of this Agreement is held not valid by a court of competent jurisdiction, such provision shall be deemed to be excised from this Agreement and the invalidity thereof shall not affect any of the other provisions contained herein.
4. This Agreement sets forth all promises, inducements, agreements, condition, and understandings between Owner/Developer and City relative to the subject matter herein, and there are no promises, agreements, conditions, or understanding, either oral or written, express or implied, between Owner/Developer and City, other than as are stated herein. Except as herein otherwise provided, no subsequent alteration, amendment, change or addition to this Agreement shall be binding upon the parties hereto unless reduced to writing and executed by the parties.
5. This Agreement shall be effective as of the date herein above written.

IN WITNESS WHEREOF, the parties have herein executed this agreement and made it effective as hereinabove provided.

OWNER/DEVELOPER: Alturas 5617 Cleveland, LLC

By: _____
Alturas Capital Partners, LLC, Member/Manager
Travis Barney, CEO

City of Caldwell

By: _____

PROJECT SITE ANALYSIS

ADDRESS: 5617 CLEVELAND
CALDWELL, IDAHO

APN: R3244000000

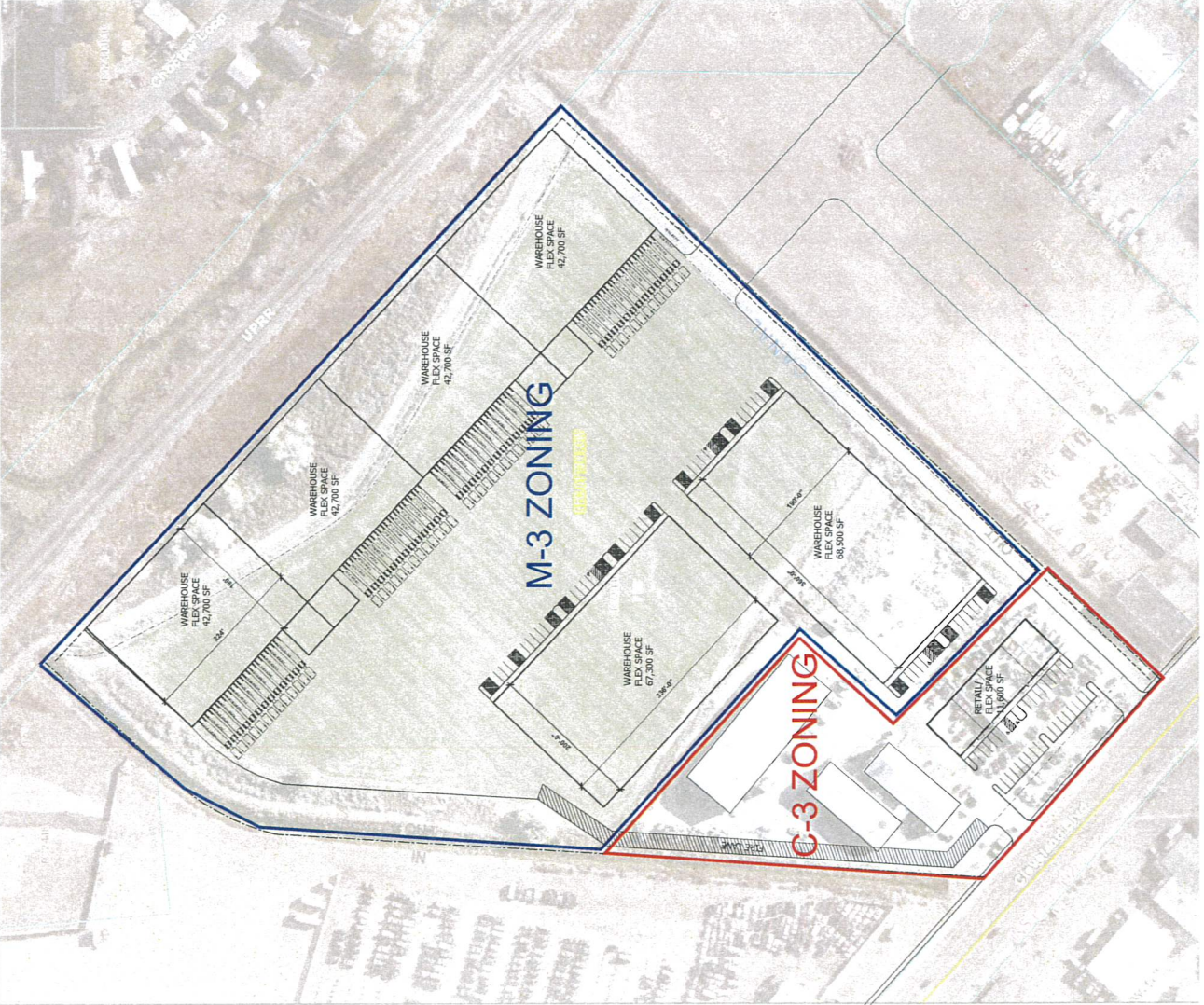
JURISDICTION: CANYON COUNTY - CITY OF CALDWELL

ZONE: REZONE TO M-1
LIGHT INDUSTRIAL

LOT AREA: 19.37 AC (843,777 SF)

FLEX BUILDING SQUARE FEET: 318,200 SF

PARKING SPACES PROVIDED: 144 SPACES



SITE PLAN
SCALE: 1" = 70'-0"



SD1

PROJECT FOR: 5617 E. CLEVELAND BLVD
CALDWELL, IDAHO

DRAWN BY: RF, JM
CHECKED BY: RF
JOB #: 21112
SUBMITTAL: 3/11/2022

ALC architecture
collaborative

1115 E. BRONX BLVD, SUITE 100
208.554.2733

NO.	REVISIONS	DATE

THIS DRAWING CONTAINS INFORMATION WHICH IS THE PROPRIETARY PROPERTY OF ALC ARCHITECTURE AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE EXPRESS WRITTEN CONSENT OF ALC ARCHITECTURE. ANY INFORMATION CONTAINED HEREIN, INCLUDING THIS DRAWING, IS NOT TO BE USED FOR CONSTRUCTION UNTIL IT IS SIGNED BY THE ARCHITECT.
DRAWN BY: RF, JM

10-02-02: LAND USE SCHEDULE:

TABLE 1
LAND USE SCHEDULE

	Residential					Commercial				Industrial			Institutional			
	RS-1	RS-2	R-1	R-2	R-3	C-1	C-2	C-3	C-4	M-1	M-2	I-P	A-D	C-D	H-D	
P = Permitted uses S = Special use N = Not permitted																
Agribusiness:																
Agriculture, general ^{1,4}	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Farmstand, commercial						S	P	P	P	P	P	P		S	S	S
Farmstand, personal ⁸	S	S	S	S	S									P	P	P
Grain/crop storage										P	P	P				
Greenhouse, commercial	S	S	S	S	S	S	P	P	P	P	P	P		S	S	S
Greenhouse, personal	P	P	P	P	P	P								P	P	P
Nursery - retail ⁴	S	S	S	S	S	S	P	P	P	P	P	P		P	P	S
Nursery- wholesale ⁴	S	S	S	S	S	S	P	P	P	P	P	P				
Residential:																
Single-family dwelling (attached, detached, townhouse)	P	P	P	P	P	N	N	N	N	N	N	N	S	P	S	S
Two-family dwelling (duplex)	S	S	S	P	P	N	N	N	N	N	N	N	N	P	S	S

P = Permitted uses S = Special use N = Not permitted	Residential						Commercial			Industrial			Institutional		
	RS-1	RS-2	R-1	R-2	R-3	C-1	C-2	C-3	C-4	M-1	M-2	I-P	A-D	C-D	H-D
Three-family dwelling (triplex)	N	N	N	S	S	N	N	N	N	N	N	N	N	P	S
Four-, five- or six-family dwelling	N	N	N	S	S	N	N	N	N	N	N	N	N	P	S
Multi-family dwelling	N	N	N	N	S	N	N	N	N	N	N	N	N	S	S
Manufactured home	P	P	P	P	P	S	S	S	S	S	S	S			
Mobile home	S	S	S	S	S	S	S	S	S	S	S	S			
Manufactured home park	N	N	S	S	S	S	S	S	S	N	N	N	N	N	N
Planned unit development - residential	S	S	S	S	S	N	N	N	N	N	N	N	N	S	S
Accessory dwelling unit (ADU) ⁸	S	S	S	P	P	S	S	S	S	S				P	S
Residential-commercial:															
Bed and breakfast ²	S	S	S	S	P									P	P
Convalescent home/nursing home/ assisted living facility				S	P	S	S	S							P
Daycare center; preschool/homeschool, 13 or more ⁵			S	S	P	P	P	P	P			S		P	P
Dormitory															
Family/group daycare home; preschool/homeschool, 12 or fewer ^{2,5}	P	P	P	P	P	P	P	P	P	P	S	P		P	P

	Residential						Commercial				Industrial			Institutional		
	RS-1	RS-2	R-1	R-2	R-3	C-1	C-2	C-3	C-4	M-1	M-2	I-P	A-D	C-D	H-D	
P = Permitted uses S = Special use N = Not permitted																
Food bank/soup kitchen				S	S	S	P	P		P	P	P				
Fraternity/sorority house				S	S		S	S						P		
Garage/yard sale	P	P	P	P	P									P		
Group home, 9 to 12 residents			S ⁷	S	S											
Group home, 13 or more residents				S	S											
Home occupation	P	P	P	P	P	P	P	P	P	P	P	P		P		P
Homeless shelter				S	P		S	S								

	Residential						Commercial				Industrial			Institutional		
	RS-1	RS-2	R-1	R-2	R-3	C-1	C-2	C-3	C-4	M-1	M-2	I-P	A-D	C-D	H-D	
P = Permitted uses S = Special use N = Not permitted																
RV park/campground	S	S	S	S	S			S								S
Rooming house/boarding house				S	P		P	S						P		P
Transitional home					S	S				P	S					
Commercial-automotive:																
Automotive tow yard								S		P	P					
Body shop ³							S	S		P	P					
Car wash ^{3,4}						S	P	P	P	P		P				
Gas/service station ³						S	P	P	P	P		P		S		
Rental lot ³							P	P	P	P			S			
Repair services ³ oil changing							S	P	P	P						
Sales - new or used manufactured home, mobile home, farm implement ³								P		P						
Sales - new or used RV, boat, ATV, trailers, off road, trucks, commercial vehicles ³							S	P	S	P						
Sales - new passenger vehicles, motorcycles ³							P	P	S	P						
Sales - used passenger vehicles, motorcycles ³							S	P	S	P						
Storage - indoor only ⁴							S	P	S	P						

	Residential						Commercial				Industrial			Institutional			
	RS-1	RS-2	R-1	R-2	R-3		C-1	C-2	C-3	C-4	M-1	M-2	I-P	A-D	C-D	H-D	
P = Permitted uses S = Special use N = Not permitted																	
Storage - outdoor ⁴								S	S								
Tire repair/sales store								P	P				P				
Truck and tractor repair and service									S			P					
Truck stop ³									S								
Commercial-medical:																	
Ambulance service ³	S	S	S	S	S		P	P	P		P	S	S	S	S	P	P
Clinic - outpatient only					S		P	P	P		P						P
Durable medical equipment								P	P		P						P
Hospital					S		S	S	S		S				S		P
Laboratory/research ^{3,4}					S		S	S	P		P				P		P
Medical, dental office ^{2,4}					S		S	S	P		P				P		P
Medical equipment sales/rental							S	P	P		P						P
Therapy, rehabilitation ²					S		P	P	P		P						P
Commercial-retail:																	
Bakery or bakery goods store ³							P	P	P		P		P		P		S
Big box retail								P	P		S						
Building supply outlet ³								S	P		P		P				

P = Permitted uses S = Special use N = Not permitted	Residential					Commercial				Industrial			Institutional		
	RS-1	RS-2	R-1	R-2	R-3	C-1	C-2	C-3	C-4	M-1	M-2	I-P	A-D	C-D	H-D
	Convenience store ³						P	P	P	P	P				P
Convenience store, with gasoline ³						S	P	P	P	P				S	S
Delicatessen						P	P	P						P	P
Drugstore/pharmacy						P	P	P						P	P
Electronic sales						S	P	P							
Equipment sales, rental and services ³							S	P		P		P			
Flea market							S	S		S					
Furniture shop ³							P	P							
Gift shop						P	P	P	P					P	P
Grocery store						S	P	P						P	S
Hardware store ³						S	P	P		P		P			
Liquor store							S	S		S					
Lumberyard								P		P	P	P			
Retail sales, general						P	P	P	P					P	
Secondhand/thrift store							S	P		P					
Shopping center							S	S	S						
Shopping mall							S	S	S						

P = Permitted uses S = Special use N = Not permitted	Residential						Commercial				Industrial				Institutional	
	RS-1	RS-2	R-1	R-2	R-3	C-1	C-2	C-3	C-4	M-1	M-2	I-P	A-D	C-D	H-D	
							P	P	P	P						
Sidewalk sale							S	P		P						
Tobacco shop																
Commercial-service:																
Auction							S	S		P		P				
Bail bond use							S	P		P						
Bank, credit union - drive-through								P								
Bank, credit union - no drive-through					S	S	S	P						P	S	S
Barber/beauty shop ²				S	S	S	P	P						P	P	P
Cabinet shop ³							P	P		P		P				
Catering service ³							P	P								P
Commercial kennel							P	P	P	P	P	P				
Corporate office buildings							S	P		P		P	S			P
Crematorium							S	S		P						
Donation trailer/pod				S	P	P	P	P	P	P	P	P		S	P	P
Electronic service and repair ³							S	P		P						
Espresso, ice cream, pastry shop						P	P	P	P					P	S	S
Food stand					P	P	P	P	P	P	P	P		P	P	P

P = Permitted uses S = Special use N = Not permitted	Residential					Commercial				Industrial			Institutional		
	RS-1	RS-2	R-1	R-2	R-3	C-1	C-2	C-3	C-4	M-1	M-2	I-P	A-D	C-D	H-D
Frozen food locker ³							P	P		P		P			
Funeral home							P	P	S	P					S
Furniture refinishing ³							P	P		P		P			
Health club, fitness facility ⁴					S	P	P	P	P	P				S	P
Home and business services ²					S	P	P	P		P		P			
Hotel							P	P	P						
Landscaping business							S	P		P					
Laundromat, self-service						P	P	P						P	
Laundry, commercial plant ³							P	P		P		P		P	S
Microbrewery						S	P	P	S						
Ministorage, indoor							S	S	S	S			S	S	S
Ministorage, traditional							S	S		S		S	S		
Mobile food unit						P	P	P	P	P	P	P		P	P
Mortuary							P	P	S	P					S
Motel							P	P	P	P					
Offices - business, professional ^{2,4}				S	S	P	P	P	P	P		P	P	P	P
Outdoor storage								S		S			S		

P = Permitted uses S = Special use N = Not permitted	Residential						Commercial				Industrial			Institutional		
	RS-1	RS-2	R-1	R-2	R-3	C-1	C-2	C-3	C-4	M-1	M-2	I-P	A-D	C-D	H-D	
Packaging business							P	P	P	P						
Pawnshops ³							S	P		P						
Payday loan and title loan establishments							S ⁷	S ⁷		P		P				
Pet grooming facility ²					S	P	P	P	S	P				S	S	
Photographic studio ²					S	P	P	P						P	P	
Printing and blueprinting ³							P	P		P		P		P		
Restaurant - drive-in							P	P	P					S	S	
Restaurant - no drive-through ³					S	P	P	P	P	S				P	S	
Restaurant - with drive-through ³						S	P	P	P	S				P	S	
Security guard quarters ⁴						S	P	P	P	P		P	P	P	P	
Sign shop							P	P		P		P	P			
Small engine/equipment repair ³							P	P		P		P				
Spa ⁴					S	P	P	P						P	P	
Studio - art, dance, music, voice ^{2, 4} , gymnastics, karate				S		P	P	P		S				P		
Tanning salon					S	P	P	P						P		
Tattoo parlor ³							S	P		P						

P = Permitted uses S = Special use N = Not permitted	Residential						Commercial				Industrial			Institutional		
	RS-1	RS-2	R-1	R-2	R-3	C-1	C-2	C-3	C-4	M-1	M-2	I-P	A-D	C-D	H-D	
Taxidermy shop ³							S	P		P						
Theater ⁴							P	P		P				P		
Theater, drive-in							S	S	S	S						
Theater, outdoor ⁴							S	S	S	S				P		
Transit station							S	P	P	P						
Travel services							P	P	P	P						
Upholstery shop ³						S	P	P					S			

	Residential					Commercial				Industrial				Institutional		
	RS-1	RS-2	R-1	R-2	R-3	C-1	C-2	C-3	C-4	M-1	M-2	I-P	A-D	C-D	H-D	
	P = Permitted uses S = Special use N = Not permitted						S	P	P		P					
Veterinary clinic/hospital ³																
Wine/teasing establishment						P	P	P						P	P	
Commercial-miscellaneous:																
Adult entertainment business												S				
Amusement centers							S	S	S	S				S		
Arts and crafts shows ³							P	P								
Bowling alley ³							P	P						P		
Club or lodge ³							S	P	P					S		
Commercial planned unit development						S	S	S	S	S	S	S			S	
Dance hall/night club							S	S								
Drinking establishment - no live entertainment							S	S		S						
Drinking establishment - with live entertainment							S	S								
Event center						S		P	S	S			S	S	S	

	Residential					Commercial				Industrial			Institutional		
	RS-1	RS-2	R-1	R-2	R-3	C-1	C-2	C-3	C-4	M-1	M-2	I-P	A-D	C-D	H-D
P = Permitted uses S = Special use N = Not permitted															
Parking garage				S	S	S	S	P	P	P	P	P	P	P	S
Parking lot				S	S	P	P	P	P	P	P	P	P	P	P
Parking lot, stand alone				S	S	S	S	S	S	P	P	P	S	S	S
Temporary use	S	S	S	S	P	P	P	P	P	P	P	P	S	S	P

P = Permitted uses S = Special use N = Not permitted	Residential						Commercial				Industrial			Institutional		
	RS-1	RS-2	R-1	R-2	R-3	C-1	C-2	C-3	C-4	M-1	M-2	I-P	A-D	C-D	H-D	
Industrial-manufacturing:																
Aircraft repair and service										P	P	S	P			
Asphalt plant										S	S					
Cement, concrete, or clay manufacturing										S	P	S				
Chemical storage and manufacturing										S	S	S				
Factory/assembly plant ^g										S	P	P	P			
Industrial park										P	P	P				
Industrial planned unit development										S	S	S				
Machine shop										P	P	P	S			
Manufacturing, general ^f										P	P	P	P			
Meat processing and packaging										S	P	P				
Monument production										P	P	S				
Processing, general ^f										P	P	P	P			
Recycling operation ^d										P	P	P				
Rendering plant											S					
Research development										P	P	P				

	Residential						Commercial				Industrial				Institutional		
	RS-1	RS-2	R-1	R-2	R-3		C-1	C-2	C-3	C-4	M-1	M-2	I-P	A-D	C-D	H-D	
P = Permitted uses S = Special use N = Not permitted																	
Sand or gravel yard											S	P					
Slaughterhouse												S	S				
Welding shop ⁴								P			P	P	P				
Winery/brewery								P			P						
Wood processing plant											S	P	S				
Woodworking shop ⁴								P			P	P	P				
Industrial-storage:																	
Automotive tow yard											P	P	P				
Automotive wrecking/salvage yard								S			S	S					
Contractor's shop/storage yard								S			P	P	P	S			
Distribution center								S			P	P	P				
Fuel yard/petroleum storage											S	P	S	S			
Junkyard											S	S					
Public utility yard									S		P	P	P		S		
Railroad yard/shops								S			P	P	S				
Refrigerated storage											P	P	P	S			
Sanitary landfill												S					

	Residential					Commercial				Industrial			Institutional			
	RS-1	RS-2	R-1	R-2	R-3	C-1	C-2	C-3	C-4	M-1	M-2	I-P	A-D	C-D	H-D	
P = Permitted uses S = Special use N = Not permitted																
Trucking terminal/yard								S		P	P	P				
Warehouse and storage								S		P	P	P				
Public and semipublic:																
Airport, landing strip										S	S	S	P			
Airport terminal													P			
BMX, dirt bike track								S		P						
Cemetery	S	S	S	S												
Church or place of religious worship	S	S	S	S	S	P	P	P		S				S	S	S
College and vocational schools	S	S	S	S	S	S	S	S	S	S	S	S	S	P	S	S
Community center	S	S	S	S	S	S	S	S	S	S	S	S		S	S	S
Driver's education services school					P	P	P	P	P					P		P
Golf course	S	S	S	S												
Hangar - airplane, helicopter							S	S	S	S	S	S	P	S	S	S
Helipad								S	S	S	S	S	P	S	S	S
Library ⁴	S	S	S	S	S	S	S	S		S		S		P	S	S
Museum ⁴	S	S	S	S	S	S	S	S	S	S		S	S	P	S	S
Park or recreational facility ⁴	S	S	S	S	S	S	S	S	S	S	S	S		S	S	S

P = Permitted uses S = Special use N = Not permitted	Residential				Commercial				Industrial			Institutional			
	RS-1	RS-2	R-1	R-2	R-3	C-1	C-2	C-3	C-4	M-1	M-2	I-P	A-D	C-D	H-D
	Public administrative office ⁴	S	S	S	S	S	S	P	P	S	S	S	S	S	S
Public facility/building	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
School/educational facility, private	S	S	S	S	S	S	S	S	S	S	S	S	S	P	S
School/educational facility, public	P	P	P	P	P	S	S	S	S	S	S	S	S	S	S
Shooting range, indoor								P							
Wireless communications facility	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
Zoo ⁴	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S

Notes:

- A. Footnotes: The following footnotes correspond with the land use classifications listed in this table:
 1. See definition of "agriculture, general" in section 10-03-11 of this chapter and section 10-02-15, "Land Use Regulations For Animals", of this article.
 2. May be permitted as a home occupation.
 3. Compatible C-3 commercial uses are permitted in industrial zones fronting on major arterials, minor arterials and collector level streets. For purposes of this chapter, "compatible" shall mean capable of coexisting in harmony.
 4. Shall be permitted as an accessory use to an existing public school/educational facility.
 5. Shall be permitted as an accessory use to an existing public school/educational facility/church/community center/recreational center. When counting the number of children, the provider's own children are counted toward the allowable total.
 6. Shall be permitted as an allowed use in the Airport District only if aviation or aeronautical in nature.
 7. Shall be approved by the Caldwell City Council.
 8. Shall be permitted as an allowed use within the RS-1, RS-2, and R-1 zone if the parcel is greater than 30,000 square feet.

- B. Allowed Uses: If a proposed use of property is not specifically listed in this table, the use shall be prohibited unless the Planning and Zoning Director, upon the request of an applicant, determines that a proposed use not listed in this table, is equivalent to a listed permitted or special use. In making the determination, the Director shall consider the following:
1. The impacts on public services and activities associated with the proposed use are substantially similar to those of 1 or more of the uses listed in the applicable base districts as allowed;
 2. The proposed use shall not involve a higher level of activity or density than 1 or more of the uses listed in the applicable base districts as allowed;
 3. The proposed use is consistent with the purpose of the district in which the use is proposed to be located; and
 4. The proposed use is in substantial conformance with goals and objectives of the Comprehensive Plan.
- If the Planning and Zoning Director denies an application for such a requested use, the applicant shall have the right, within the period of 10 days from the date of such disapproval, to appeal the Director's decision to the City Council. The decision of the City Council shall be final.

(Ord. 2726, 4-7-2008; Ord. 2755, 9-22-2008; Ord. 2805, 11-2-2009; Ord. 2865, 6-20-2011; Ord. 2896, 4-2-2012; Ord. 2911, 9-4-2012; Ord. 2939, 10-21-2013; Ord. 2946, 12-16-2013; Ord. 2967, 7-21-2014; Ord. 2982, 2-2-2015; Ord. 3010, 11-16-2015; Ord. 3065, 9-19-2016; Ord. 3102, 9-5-2017; Ord. 3156, 7-16-2018; Ord. 3176, 11-5-2018; Ord. 3237, 10-7-2019; Ord. 3284, 7-20-2020; Ord. 3371, 12-6-2021)

10-02-02: LAND USE SCHEDULE:

TABLE 1
LAND USE SCHEDULE

	Residential					Commercial				Industrial			Institutional			
	RS-1	RS-2	R-1	R-2	R-3	C-1	C-2	C-3	C-4	M-1	M-2	I-P	A-D	C-D	H-D	
P = Permitted uses S = Special use N = Not permitted																
Agribusiness:																
Agriculture, general ^{1,4}	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Farmstand, commercial						S	P	P	P	P	P	P		S	S	S
Farmstand, personal ⁸	S	S	S	S	S									P	P	P
Grain/crop storage										P	P	P				
Greenhouse, commercial	S	S	S	S	S	S	P	P	P	P	P	P		S	S	S
Greenhouse, personal	P	P	P	P	P	P								P	P	P
Nursery - retail ⁴	S	S	S	S	S	S	P	P	P	P	P	P		P	P	S
Nursery- wholesale ⁴	S	S	S	S	S	S	P	P	P	P	P	P				
Residential:																
Single-family dwelling (attached, detached, townhouse)	P	P	P	P	P	N	N	N	N	N	N	N	S	P	S	S
Two-family dwelling (duplex)	S	S	S	P	P	N	N	N	N	N	N	N	N	P	P	S

P = Permitted uses S = Special use N = Not permitted	Residential						Commercial				Industrial			Institutional	
	RS-1	RS-2	R-1	R-2	R-3	C-1	C-2	C-3	C-4	M-1	M-2	I-P	A-D	C-D	H-D
Three-family dwelling (triplex)	N	N	N	S	S	N	N	N	N	N	N	N	N	P	S
Four-, five- or six-family dwelling	N	N	N	S	S	N	N	N	N	N	N	N	N	P	S
Multi-family dwelling	N	N	N	N	S	N	N	N	N	N	N	N	N	S	S
Manufactured home	P	P	P	P	P	S	S	S	S	S	S	S			
Mobile home	S	S	S	S	S	S	S	S	S	S	S	S			
Manufactured home park	N	N	S	S	S	S	S	S	S	N	N	N	N	N	N
Planned unit development - residential	S	S	S	S	S	N	N	N	N	N	N	N	N	S	S
Accessory dwelling unit (ADU) ⁶	S	S	S	P	P	S	S	S	S	S				P	S
Residential-commercial:															
Bed and breakfast ²	S	S	S	S	P									P	P
Convalescent home/nursing home/ assisted living facility				S	P	S	S	S							P
Daycare center; preschool/homeschool, 13 or more ⁵			S	S	P	P	P	P	P			S		P	P
Dormitory													S	P	S
Family/group daycare home; preschool/homeschool, 12 or fewer ^{2,5}	P	P	P	P	P	P	P	P	P	P	S	P		P	P

	Residential						Commercial				Industrial			Institutional	
	RS-1	RS-2	R-1	R-2	R-3	C-1	C-2	C-3	C-4	M-1	M-2	I-P	A-D	C-D	H-D
P = Permitted uses S = Special use N = Not permitted															
Food bank/soup kitchen				S	S	S	P	P		P		P			
Fraternity/sorority house				S	S		S	S						P	
Garage/yard sale	P	P	P	P	P									P	
Group home, 9 to 12 residents			S ⁷	S	S										
Group home, 13 or more residents				S	S										
Home occupation	P	P	P	P	P	P	P	P	P	P	P	P		P	P
Homeless shelter				S	P		S	S							

P = Permitted uses S = Special use N = Not permitted	Residential						Commercial				Industrial				Institutional	
	RS-1	RS-2	R-1	R-2	R-3	C-1	C-2	C-3	C-4	M-1	M-2	I-P	A-D	C-D	H-D	
	S	S	S	S	S	S			S							S
RV park/campground																
Rooming house/boarding house				S	P		P	S						P		P
Transitional home					S	S				P	S					
Commercial-automotive:																
Automotive tow yard								S		P	P	P				
Body shop ³							S	S		P	P					
Car wash ^{3, 4}						S	P	P	P	P		P				
Gas/service station ³						S	P	P	P	P		P				S
Rental lot ³							P	P	P	P			S			
Repair services ³ oil changing							S	P	P	P						
Sales - new or used manufactured home, mobile home, farm implement ³								P		P						
Sales - new or used RV, boat, ATV, trailers, off road, trucks, commercial vehicles ³							S	P	S	P						
Sales - new passenger vehicles, motorcycles ³							P	P	S	P						
Sales - used passenger vehicles, motorcycles ³							S	P	S	P						
Storage - indoor only ⁴							S	P	S	P						

P = Permitted uses S = Special use N = Not permitted	Residential						Commercial				Industrial			Institutional		
	RS-1	RS-2	R-1	R-2	R-3	C-1	C-2	C-3	C-4	M-1	M-2	I-P	A-D	C-D	H-D	
								S	S	S	S					
Storage - outdoor ¹										S						
Tire repair/sales store							P	P	P	P	P	P				
Truck and tractor repair and service								S	S	P	P	P				
Truck stop ³								S	P	P						
Commercial-medical:																
Ambulance service ³	S	S	S	S	S	P	P	P	P	P	S	S	S	S	P	P
Clinic - outpatient only					S	P	P	P	P	P						P
Durable medical equipment							P	P	P	P						P
Hospital					S	S	S	S	S	S				S	P	P
Laboratory/research ^{3,4}					S	S	S	P	P	P				P	P	P
Medical, dental office ^{2,4}					S	S	S	P	P	P				P	P	P
Medical equipment sales/rental						S	P	P	P	P						P
Therapy, rehabilitation ²					S	P	P	P	P	P						P
Commercial-retail:																
Bakery or bakery goods store ³						P	P	P	P	P		P		P	S	S
Big box retail							P	P	S	S						
Building supply outlet ³							S	P	P	P		P				

P = Permitted uses S = Special use N = Not permitted	Residential						Commercial				Industrial			Institutional		
	RS-1	RS-2	R-1	R-2	R-3	C-1	C-2	C-3	C-4	M-1	M-2	I-P	A-D	C-D	H-D	
							P	P	P	P	P				P	P
Convenience store ³						S	P	P	P	P				S	S	
Convenience store, with gasoline ³						P	P	P						P	P	
Delicatessen						S	P	P						P	P	
Drugstore/pharmacy						S	P	P						P	P	
Electronic sales						S	P	P								
Equipment sales, rental and services ³						S	P	P	P	P		P				
Flea market						S	S	S		S						
Furniture shop ³							P	P								
Gift shop						P	P	P	P					P	P	
Grocery store						S	P	P						P	S	
Hardware store ³						S	P	P	P	P		P				
Liquor store							S	S	S	S						
Lumberyard								P	P	P	P	P				
Retail sales, general						P	P	P	P					P		
Secondhand/thrift store						S	S	P		P						
Shopping center						S	S	S	S							
Shopping mall						S	S	S	S							

	Residential					Commercial				Industrial			Institutional			
	RS-1	RS-2	R-1	R-2	R-3	C-1	C-2	C-3	C-4	M-1	M-2	I-P	A-D	C-D	H-D	
P = Permitted uses S = Special use N = Not permitted																
Sidewalk sale						P	P	P	P							
Tobacco shop							S	P		P						
Commercial-service:																
Auction							S	S		P		P				
Bail bond use							S	P		P						
Bank, credit union - drive-through						S	P	P					P		S	S
Bank, credit union - no drive-through						S	S	P					P		S	S
Barber/beauty shop ²				S		S	P	P					P		P	P
Cabinet shop ³							P	P		P		P				
Catering service ³							P	P								P
Commercial kennel							P	P	P	P		P				
Corporate office buildings							S	P		P		P	S			P
Crematorium							S	S		P						
Donation trailer/pod				S	P	P	P	P	P	P		P		S		P
Electronic service and repair ³							S	P		P						
Espresso, ice cream, pastry shop						P	P	P	P					P		S
Food stand					P	P	P	P	P	P		P		P		P

P = Permitted uses S = Special use N = Not permitted	Residential						Commercial				Industrial			Institutional		
	RS-1	RS-2	R-1	R-2	R-3	C-1	C-2	C-3	C-4	M-1	M-2	I-P	A-D	C-D	H-D	
Frozen food locker ³							P	P		P		P				
Funeral home							P	P	S	P						S
Furniture refinishing ³							P	P		P		P				
Health club, fitness facility ⁴					S	P	P	P	P	P				S		P
Home and business services ²					S	P	P	P		P		P				
Hotel							P	P	P							
Landscaping business							S	P		P						
Laundromat, self-service						P	P	P						P		
Laundry, commercial plant ³							P	P		P		P		P		S
Microbrewery						S	P	P	S							
Ministorage, indoor							S	S	S	S			S	S	S	S
Ministorage, traditional							S	S		S		S	S			
Mobile food unit						P	P	P	P	P	P	P		P	P	P
Mortuary							P	P	S	P						S
Motel							P	P	P	P						
Offices - business, professional ^{2,4}				S	S	P	P	P	P	P		P	P	P	P	P
Outdoor storage								S		S				S		

	Residential					Commercial				Industrial			Institutional			
	RS-1	RS-2	R-1	R-2	R-3	C-1	C-2	C-3	C-4	M-1	M-2	I-P	A-D	C-D	H-D	
P = Permitted uses S = Special use N = Not permitted																
Packaging business							P	P	P	P						
Pawnshops ³							S	P		P						
Payday loan and title loan establishments							S ⁷	S ⁷		P		P				
Pet grooming facility ²					S	P	P	P	S	P				S	S	S
Photographic studio ²					S	P	P	P						P	P	P
Printing and blueprinting ³							P	P		P		P		P		
Restaurant - drive-in							P	P	P					S	S	S
Restaurant - no drive-through ³					S	P	P	P	P	S				P	S	S
Restaurant - with drive-through ³						S	P	P	P	S				P	S	S
Security guard quarters ⁴						S	P	P	P	P	P	P	P	P	P	P
Sign shop							P	P		P	P	P	P			
Small engine/equipment repair ³							P	P		P		P				
Spa ⁴					S	P	P	P	P					P	P	P
Studio - art, dance, music, voice ^{2,4} , gymnastics, karate				S	S	S	P	P	P	S				P		
Tanning salon					S	P	P	P						P		
Tattoo parlor ³							S	P		P						

	Residential					Commercial				Industrial			Institutional			
	RS-1	RS-2	R-1	R-2	R-3	C-1	C-2	C-3	C-4	M-1	M-2	I-P	A-D	C-D	H-D	
P = Permitted uses S = Special use N = Not permitted																
Taxidermy shop ³							S	P		P						
Theater ⁴							P	P		P				P		
Theater, drive-in							S	S	S	S						
Theater, outdoor ⁴							S	S	S	S				P		
Transit station							S	P	P	P						
Travel services							P	P	P	P						
Upholstery shop ³						S	P	P					S			

	Residential					Commercial				Industrial			Institutional			
	RS-1	RS-2	R-1	R-2	R-3	C-1	C-2	C-3	C-4	M-1	M-2	I-P	A-D	C-D	H-D	
P = Permitted uses S = Special use N = Not permitted																
Veterinary clinic/hospital ³						S	P	P		P						
Winetasting establishment						P	P	P	P					P		P
Commercial-miscellaneous:																
Adult entertainment business												S				
Amusement centers							S	S	S	S				S		
Arts and crafts shows ³							P	P								
Bowling alley ³							P	P						P		
Club or lodge ³							S	P	P					S		
Commercial planned unit development						S	S	S	S	S	S	S				S
Dance hall/night club							S	S								
Drinking establishment - no live entertainment							S	S		S						
Drinking establishment - with live entertainment							S	S								
Event center						S		P	S	S			S	S	S	S

	Residential					Commercial				Industrial			Institutional			
	RS-1	RS-2	R-1	R-2	R-3	C-1	C-2	C-3	C-4	M-1	M-2	I-P	A-D	C-D	H-D	
P = Permitted uses S = Special use N = Not permitted																
Parking garage				S	S	S	S	P	P	P	P	P	P	P	P	S
Parking lot				S	S	P	P	P	P	P	P	P	P	P	P	P
Parking lot, stand alone				S	S	S	S	S	S	P	P	P	S	S	S	S
Temporary use	S	S	S	S	P	P	P	P	P	P	P	P	S	S	S	P

P = Permitted uses S = Special use N = Not permitted	Residential						Commercial				Industrial				Institutional		
	RS-1	RS-2	R-1	R-2	R-3	C-1	C-2	C-3	C-4	M-1	M-2	I-P	A-D	C-D	H-D		
Industrial-manufacturing:																	
Aircraft repair and service										P	P	S	P				
Asphalt plant										S	S						
Cement, concrete, or clay manufacturing										S	P	S					
Chemical storage and manufacturing										S	S	S					
Factory/assembly plant ⁶							S			P	P	P	P				
Industrial park										P	P	P					
Industrial planned unit development							S			S	S	S					
Machine shop							P			P	P	P	S				
Manufacturing, general ⁶							S			P	P	P	P				
Meat processing and packaging										S	P	P					
Monument production										P	P	S					
Processing, general ⁶										P	P	P	P				
Recycling operation ⁴							S			P	P	P					
Rendering plant											S						
Research development							S			P	P	P					

P = Permitted uses S = Special use N = Not permitted	Residential						Commercial				Industrial				Institutional		
	RS-1	RS-2	R-1	R-2	R-3	C-1	C-2	C-3	C-4	M-1	M-2	I-P	A-D	C-D	H-D		
	Sand or gravel yard										S	P					
Slaughterhouse											S	S					
Welding shop ⁴								P		P	P	P					
Winery/brewery								P		P							
Wood processing plant										S	P	S					
Woodworking shop ⁴								P		P	P	P					
Industrial-storage:																	
Automotive tow yard								S		P	P	P					
Automotive wrecking/salvage yard										S	S						
Contractor's shop/storage yard								S		P	P	P	S				
Distribution center								S		P	P	P					
Fuel yard/petroleum storage										S	P	S	S				
Junkyard										S	S						
Public utility yard								S		P	P	P	S				
Railroad yard/shops								S		P	P	S					
Refrigerated storage										P	P	P	S				
Sanitary landfill											S						

	Residential					Commercial				Industrial			Institutional			
	RS-1	RS-2	R-1	R-2	R-3	C-1	C-2	C-3	C-4	M-1	M-2	I-P	A-D	C-D	H-D	
P = Permitted uses S = Special use N = Not permitted																
Trucking terminal/yard								S		P	P	P				
Warehouse and storage								S		P	P					
Public and semipublic:																
Airport, landing strip										S	S	S	P			
Airport terminal													P			
BMX, dirt bike track								S		P						
Cemetery	S	S	S	S												
Church or place of religious worship	S	S	S	S	S	P	P	P		S				S		S
College and vocational schools	S	S	S	S	S	S	S	S	S	S	S	S	S	P		S
Community center	S	S	S	S	S	S	S	S	S	S	S	S	S	S		S
Driver's education services school						P	P	P	P					P		P
Golf course	S	S	S	S												
Hangar - airplane, helicopter								S	S	S	S	S	P	S		S
Helipad								S	S	S	S	S	P	S		S
Library ⁴	S	S	S	S	S	S	S	S		S		S		P		S
Museum ⁴	S	S	S	S	S	S	S	S	S	S		S	S	P		S
Park or recreational facility ⁴	S	S	S	S	S	S	S	S	S	S	S	S		S		S

P = Permitted uses S = Special use N = Not permitted	Residential				Commercial			Industrial			Institutional				
	RS-1	RS-2	R-1	R-2	R-3	C-1	C-2	C-3	C-4	M-1	M-2	I-P	A-D	C-D	H-D
Public administrative office ⁴	S	S	S	S	S	S	P	P	S	S	S	S	S	S	P
Public facility/building	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
School/educational facility, private	S	S	S	S	S	S	S	S	S	S	S	S	S	P	S
School/educational facility, public	P	P	P	P	P	S	S	S	S	S	S	S	S	S	S
Shooting range, indoor								P		P					
Wireless communications facility	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
Zoo ⁴	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S

Notes:

- A. Footnotes: The following footnotes correspond with the land use classifications listed in this table:
 1. See definition of "agriculture, general" in section 10-03-11 of this chapter and section 10-02-15, "Land Use Regulations For Animals", of this article.
 2. May be permitted as a home occupation.
 3. Compatible C-3 commercial uses are permitted in industrial zones fronting on major arterials, minor arterials and collector level streets. For purposes of this chapter, "compatible" shall mean capable of coexisting in harmony.
 4. Shall be permitted as an accessory use to an existing public school/educational facility.
 5. Shall be permitted as an accessory use to an existing public school/educational facility/church/community center/recreational center. When counting the number of children, the provider's own children are counted toward the allowable total.
 6. Shall be permitted as an allowed use in the Airport District only if aviation or aeronautical in nature.
 7. Shall be approved by the Caldwell City Council.
 8. Shall be permitted as an allowed use within the RS-1, RS-2, and R-1 zone if the parcel is greater than 30,000 square feet.

- B. Allowed Uses: If a proposed use of property is not specifically listed in this table, the use shall be prohibited unless the Planning and Zoning Director, upon the request of an applicant, determines that a proposed use not listed in this table, is equivalent to a listed permitted or special use. In making the determination, the Director shall consider the following:
1. The impacts on public services and activities associated with the proposed use are substantially similar to those of 1 or more of the uses listed in the applicable base districts as allowed;
 2. The proposed use shall not involve a higher level of activity or density than 1 or more of the uses listed in the applicable base districts as allowed;
 3. The proposed use is consistent with the purpose of the district in which the use is proposed to be located; and
 4. The proposed use is in substantial conformance with goals and objectives of the Comprehensive Plan.
- If the Planning and Zoning Director denies an application for such a requested use, the applicant shall have the right, within the period of 10 days from the date of such disapproval, to appeal the Director's decision to the City Council. The decision of the City Council shall be final.

(Ord. 2726, 4-7-2008; Ord. 2755, 9-22-2008; Ord. 2805, 11-2-2009; Ord. 2865, 6-20-2011; Ord. 2896, 4-2-2012; Ord. 2911, 9-4-2012; Ord. 2939, 10-21-2013; Ord. 2946, 12-16-2013; Ord. 2967, 7-21-2014; Ord. 2982, 2-2-2015; Ord. 3010, 11-16-2015; Ord. 3065, 9-19-2016; Ord. 3102, 9-5-2017; Ord. 3156, 7-16-2018; Ord. 3176, 11-5-2018; Ord. 3237, 10-7-2019; Ord. 3284, 7-20-2020; Ord. 3371, 12-6-2021)

Sarah Davis

From: Jeff Likes <Jeff@alcarchitecture.com>
Sent: Tuesday, February 7, 2023 4:49 PM
To: Robin Collins
Cc: Elizabeth Allen; Sarah Davis; Angie Hopf; Dave Marston
Subject: RE: ANN22-000024 Mason Creek Retail Development

10-4

JEFF LIKES



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From: Robin Collins <rcollins@cityofcaldwell.org>
Sent: Tuesday, February 7, 2023 4:47 PM
To: Jeff Likes <Jeff@alcarchitecture.com>
Cc: Elizabeth Allen <eallen@cityofcaldwell.org>; Sarah Davis <sdavis@cityofcaldwell.org>; Angie Hopf <ahopf@cityofcaldwell.org>; Dave Marston <dmarston@cityofcaldwell.org>
Subject: RE: ANN22-000024 Mason Creek Retail Development

Jeff,

One more thing, we do need an updated narrative also please.

From: Jeff Likes <Jeff@alcarchitecture.com>
Sent: Tuesday, February 7, 2023 4:46 PM
To: Robin Collins <rcollins@cityofcaldwell.org>
Cc: Elizabeth Allen <eallen@cityofcaldwell.org>; Sarah Davis <sdavis@cityofcaldwell.org>; Angie Hopf <ahopf@cityofcaldwell.org>; Dave Marston <dmarston@cityofcaldwell.org>
Subject: RE: ANN22-000024 Mason Creek Retail Development

Thanks
We will get a new meeting scheduled

JEFF LIKES

A-11