



CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 North 11th Ave., Ste. 140 • Caldwell, Idaho • 83605 • Phone (208) 454-7458

Fax: (208) 454-6633 www.canyoncounty.org/dsd.aspx

AGENCY NOTIFICATION- RESPONSE REQUESTED

Case Number: CU-PH2017-46 & SD-PH2017-47

Tentative Hearing Date: December 21, 2017

Address: 15885 & 15903 Karcher Road

Hearing Body: Planning and Zoning Commission

Applicant: James & Patricia Gibson

Transmittal Date: November 14, 2017

Your agency is hereby notified that the Development Services Department has accepted an application from James and Patricia Gibson who are requesting a conditional use permit to operate an RV and mini-storage facility on parcel R32900-100 & R32900-011. The applicants are also requesting approval of a **Preliminary Plat, Final Plat and Irrigation & Drainage Plan** for Canyon Lakes Estates Subdivision Phase 2 on the same parcels, R32900-100 & R32900-011. The subdivision consists of one (1) lot. The subject properties are zoned C-1 (Neighborhood Commercial) and located at 15885 & 15903 Karcher Road. They can further be described as a portion of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 16 Township 3 North Range 3 West, BM, Canyon County, ID.

The property is not located within a floodplain.

Zone _____ x _____

RESPONSE DEADLINE :

December 13, 2017

Your response is critical to the evaluation of this proposal. A copy of the intent letter and conceptual plan is enclosed for your review. In order for your response to be included in the Staff Report for this request, we need to receive it no later than the deadline noted above. Your response will be forwarded to the Canyon County Planning and Zoning Commission for review and may be incorporated into their recommendations to the Board of County Commissioners.

Please reference Case No. **CU-PH2017-46 & SD-PH2017-47** in responses and/or correspondence regarding this case. You may respond to DSD in any of the following formats:

- Mail: 111 North 11th Ave., Ste. 140, Caldwell, Idaho 83605
- E-mail: kmccormick@canyonco.org
- Fax: 454-6633

At a minimum, please address the questions specific to your agency listed below and any additional concerns from your agency regarding the requested use. Information submitted will be a part of the record as evidence of adequate or inadequate services.

SOUTHWEST DISTRICT HEALTH DEPARTMENT

- ✓ *Will adequate sewer systems be provided to accommodate the use?*

IDAHO DEPARTMENT OF WATER RESOURCES

- ✓ *Will adequate water be provided to accommodate said use?*

IRRIGATION DISTRICTS

- ✓ *Will adequate irrigation be provided to accommodate said use?*
- ✓ *Will any of the services provided by the irrigation district be negatively impacted by the requested use or require additional public funding to meet the needs created by the requested use?*

HIGHWAY DISTRICTS

- ✓ *Does legal access to the property exist for the requested use?*
- ✓ *Will there be any undue interference with existing or future traffic patterns created by the requested use?*

SCHOOL FACILITIES

- ✓ *Will essential services be provided to accommodate the requested use?*
- ✓ *Will any school services be negatively impacted by the requested or require additional public funding in order to meet the needs created by the requested use? (For example, what is the school's existing capacity and will it meet the demand of any additional growth created from the requested use?)*

POLICE, FIRE, AND EMERGENCY MEDICAL SERVICES

- ✓ *Will essential services be provided to accommodate said use?*
- ✓ *Will services be negatively impacted by such use or require additional public funding in order to meet the needs created by the requested use?*
- ✓ *What is the estimated response time to the subject property? Is this response time adequate for life safety concerns?*

DEPARTMENT OF ENVIRONMENTAL QUALITY

Air Quality

- ✓ *Will the use have a negative impact on air quality?*

Waste Water & Drinking Water

- ✓ *Will essential services accommodate said use?*

Surface Water

- ✓ *Will the use impact any nearby surface water sources?*

Hazardous Water & Ground Water Contamination

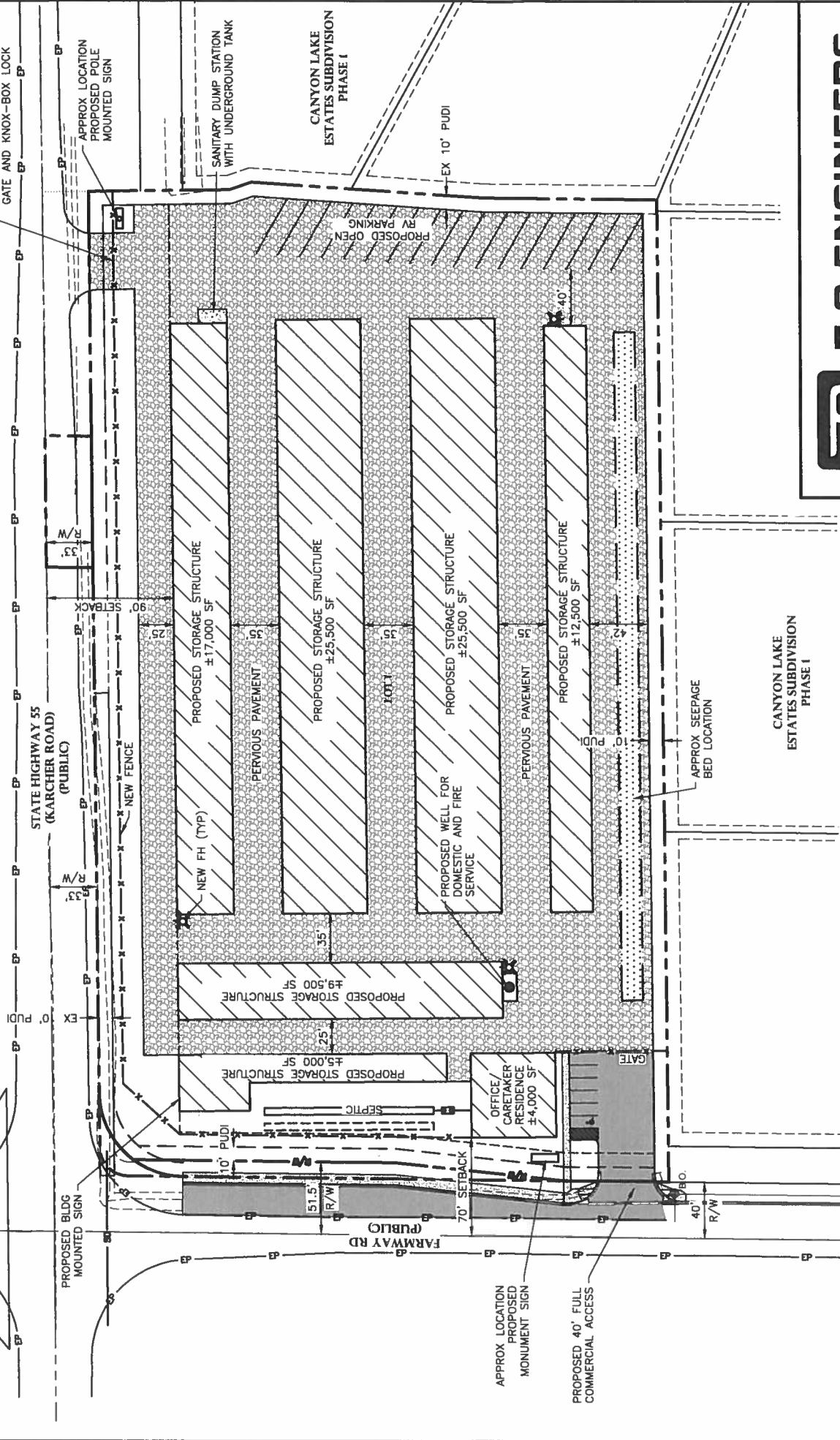
- ✓ *Will the use negatively impact ground water?*
- ✓ *Is there a hazardous waste concern?*

If you have questions regarding the application and/or materials received, you can contact Kyle McCormick, the planner assigned to the case at 208-455-5958 or kmccormick@canyonco.org.

Idaho Code 67-6509(a) requires notice of a public hearing to be sent to political subdivisions of the state that provide services within the planning jurisdiction at least fifteen (15) days prior to the public hearing scheduled by the Planning and Zoning Commission or Hearing Examiner.

CUP CONCEPTUAL SITE PLAN CANYON LAKE ESTATES SUBDIVISION PHASE 2

10/09/2017



- NOTES:
1. STORAGE STRUCTURES SHOWN, INCLUDING SIZE AND LOCATIONS, ARE CONCEPTUAL AND SUBJECT TO CHANGE BASED ON FINAL DESIGN.
 2. LOCATIONS OF OTHER SITE FEATURES ARE CONCEPTUAL AND SUBJECT TO CHANGE BASED ON FINAL DESIGN.



332 N. BROADMORE WAY
NAMPA, IDAHO 83687-5123
PHONE: (208) 442-6300 FAX: (208) 466-0944
E-FILE: 170023-C-01-Proposed Site Plan DATE: 10/09/2017 JOB: 170023



T-O ENGINEERS

November 3, 2017

Canyon County Development Services
111 N 11th Ave, Ste. 140
Caldwell, ID 83605

**RE: Detailed Letter of Project Description for Canyon Lake Estates Subdivision Phase 2
Short Plat and Conditional Use Permit Applications
15885 & 15903 Karcher Road, Caldwell, ID 83607 (Parcels R329001 & R32900011)**

Dear Development Services Board:

The owner of the subject parcel, James and Patricia Gibson (owner/applicant), is respectfully requesting the approval and issuance of a Conditional Use Permit (CUP) to operate an RV and mini self-storage facility on approximately 6.58 acres located at 15885 & 15903 Karcher Road, Caldwell, ID 83607. At the same time, they are submitting an application for a Short Plat to modify existing parcel lines and easements to better serve the intended use and proposed facility. The owner/applicant met with County Development Services staff on February 10, 2017 to discuss the project and the applications that would be required for entitlement. A Neighborhood meeting was held at the subject property on June 27, 2017 at 6:30pm. Initial application documents were submitted to the County Development Services Department (DSD) on June 29, 2017. The County DSD provided initial comments on July 25, 2017 based on their review of the applications. Additional comments were provided on 10/6/2017 and 11/2/2017. The applicant has revised the application documents based on the comments provided, and additional coordination that took place with the County, City of Caldwell Public Works and Planning Department, ITD, and the Caldwell Fire Department. The following provides a detailed project description as required by the CUP and Short Plat applications.

Existing Site Conditions

The property is currently composed of two parcels (R329001 & R32900011) totaling approximately 6.58 acres. The historical use of both parcels was residential and agricultural. The site contained two residential structures and a few out buildings that were used for agricultural purposes, along with an existing domestic well, septic, and associated drain fields. The site has been vacant for the last few years. The structures were in complete disrepair, and posed a public hazard. As such, the owners demolished and removed all of the structures in July 2017. The well was decommissioned recently through Idaho Department of Water Resources. The property is bounded by the following:

- Karcher Road (SH-55) and agricultural land to the north;
- Farmway Road and agricultural land to the west; and,
- Canyon Lake Estates Subdivision Phase 1 (residential) to the south and east.

The property is located within the Wilder Irrigation District, and had historically been irrigated via surface flood irrigation from a head gate off the Forest Canal. Direct access to the Forest Canal head gate was taken away when the Canyon Lake Estates Subdivision Phase 1 was constructed in 2008. At that time, an irrigation pump station, underground storage tanks, and pressurized 6" irrigation pipe was installed to provide irrigation service to the subdivision. The pressure irrigation pipe was stubbed to the

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subject property at the northeast and southwest corners, with the intent of future extension within the property. Wilder Irrigation District has confirmed the subject property has 6.5 acres of existing irrigation water rights at 1-inch per acre.

There are shallow roadside ditches along the south side of Karcher Road and east side of Farmway Road. The ditch along Farmway Road to the south of the project has been converted to a 15" underground pipe. Both ditches have historically provided return drainage for irrigation runoff as well as stormwater runoff from the adjacent roads. There are no other formal drainage facilities located on or adjacent to the subject property.

Overhead utilities are located along the north side of Karcher Road and west side of Farmway Road including power, cable, and telephone. A 4" underground gas main is located along both Farmway and Karcher Roads. There are no available public water or sewer utilities available to the property. However, the Canyon Lake Estates Subdivision Phase 1 installed dry sewer and water mains at the request of the City of Caldwell. Dry 10" sewer and 12" water pipes were stubbed near the northeast property corner, and a dry 12" water pipe was stubbed in Farmway Road near the southwest property corner.

Existing site access was historically taken from two residential/agricultural driveways located off Karcher Road/SH-55. SH-55 is a major expressway owned and operated by the Idaho Transportation Department (ITD). Farmway Road south of SH-55 is classified as a minor arterial, and is owned and operated by Canyon Highway District #4 (CHD4). ITD is currently constructing a new traffic signal and associated pavement improvements at the SH-55 and Farmway Road intersection. As part of the project, ITD has agreed to replace the two existing residential accesses with a single 40-ft wide access located near the east property boundary. ITD has also requested a small amount of right-of-way and associated easement from the subject property for the traffic signal project.

Project Description

The applicant intends to construct and operate an RV and mini self-storage facility on the subject property. The property is currently zoned Neighborhood Commercial (C-1) and is located within the City of Caldwell Area of Impact and is approximately one (1) mile from Caldwell City Limits. The property is designated "Commercial" per the Canyon County Comprehensive Plan, along with property to the north and west. The property directly south and east is designated "Residential" (existing Canyon Lake Estates Subdivision Phase 1). Per County Code Section 07-10-27, ministorage and RV storage is allowed in the C-1 zone as a Conditional Use, and therefore requires issuance of a conditional use permit. The intended use is considered consistent with Comprehensive Plan designation "Commercial".

The proposed project will provide a beneficial service to the surrounding community. In particular, it will provide a safe and secure location for individuals to store their recreational vehicles, boats, and other items, with quick access to SH-55. The property is located approximately 1.5 miles from the Lake Lowell boat access off Riverside Road, which will provide a convenient storage option for individuals with boats and other water equipment.

The facility will include a mix of enclosed mini-storage units, as well as, covered and uncovered RV/boat parking. The total area of proposed enclosed storage and covered parking structures is approximately 95,000 SF, with the largest structure being approximately 25,500 SF. The facility will also include a combined office and caretaker residence structure at approximately 4,000 SF. The construction of onsite storage structures may be phased depending on financing and market demand. The storage structures will have a typical height of less than 18 feet, while the office/caretaker residence may have two (2) stories. The structure proposed at the corner of Farmway and Karcher Roads may also be

constructed higher than 18 feet for the purposes of installing a building mounted sign. It is not anticipated that any structure will be higher than 35 feet, which is less than the 50 foot height regulation per Table 3 of County Code Section 07-10-21. Proposed building setbacks are also in accordance with County Code Sections 07-10-19 and 07-10-21; 70' to section and quarter section lines, 20' front/corner, 0' side and rear, 10' when adjacent to residential zone/use. The facility is also accommodating a 90' building setback from the SH-55 section line at the request of ITD and the County, in order to facilitate a future 70' right-of-way per the SH-55 Corridor Study. All permanent structures will be kept out of this 90' setback, while internal access roads, landscaping, fencing, and temporary/moveable structures will be allowed.

It is anticipated a facility identification sign will be mounted to the structure located at the corner Farmway Road and SH-55. A second monument sign will likely be installed near the main entry off Farmway Road, with an additional pole mounted sign at the northeast property corner. The signage will likely be lighted. While the heights and sizes have yet to be determined, the signage design will adhere to the standards within County Code Section 07-10-13.

A 40' wide primary access is proposed off of Farmway Road near the southwest corner of the property. The Caldwell Fire Department has indicated they will require a secondary emergency only access in addition to the primary access. The emergency access will be located near the northeast property corner, and will connect to the relocated driveway access off SH-55. The access will be gated and locked with a Knox-Box style lock to restrict access to emergency service providers. The owner met with CHD4 initially on February 9, 2017 to discuss the project and access. At the request of CHD4, the owner had Thompson Engineers prepare a Traffic Impact Study to determine if the proposed main access off Farmway Road would impact the functionality of the Farmway/SH-55 intersection. The analysis resulted in no impacts, and a copy of the study has been included with this application. The owner also met with ITD on April 20, 2017 to discuss access off of SH-55, including the possibility of a right-in/out access. ITD has indicated through ongoing coordination that a secondary emergency access is acceptable under the condition it is gated and locked as an emergency access.

The office hours of operation is intended to be 9 AM to 6 PM, Monday through Saturday. The facility will be gated at the Farmway access. Patrons will be able to access the facility via key pads between the hours of 6 AM to 9 PM daily. It is anticipated the office will have 2 to 3 employees. A caretaker will live onsite full time at a residence attached to the office. It is anticipated the residence will include two bathrooms, two bedrooms, a kitchen, and a laundry room. The office may also have a small bathroom for employee use only. The owners intend to provide a boat wrapping service during the office hours, and would like the option to provide an RV sanitary dump station. The sanitary dump station would not be connected to a septic system, but would instead include an underground storage tank that would be pumped periodically. None of the storage units are planned to be climate controlled at this time. The property is intended to be fenced with a decorative rod iron style fence along the street frontages. A chain link security fence is proposed along the south and east boundaries, and will be installed adjacent to existing white vinyl fence along the Canyon Lake Estates Subdivision Phase 1 boundary. All fences are proposed to be 8 feet tall maximum. The site will employ video camera and onsite lighting for additional security. Lighting will either be building or pole mounted, with hoods that direct light downward. Canyon Lake Estates residents that attended the neighborhood meeting expressed concerns regarding the use of chain link fence along their boundary, preferring a more solid fence/wall to create a visual block. They also requested the RV sanitary dump station be located as far from the southerly property

line as possible. The owner/applicant is open to considering other boundary fence options. They have also moved the dump station site to a new location to accommodate the neighbors' concerns.

The internal drive aisles beyond the paved accesses are intended to be gravel or some form of other permeable material. The drive aisle widths will vary between 25' and 45', with a minimum width of 35' adjacent to RV storage structures. The 35' drive aisle width is able to accommodate Domestic water for the office/caretaker residence is intended to be provided via a new private well. The owners met with Fire Marshal from the Caldwell Fire District on February 9, 2017. At that time, the Fire Marshal indicated the facility would need to provide fire hydrants sufficient water supply for fire service. It is intended to develop the private well to also meet the Fire District's requirements for fire flow. The closest fire station is located approximately 3.2 miles northeast of the property (Caldwell Fire Station #2). Sewer service for the office/caretaker residence is intended to be provided via a private septic system and drain field, located behind the office. A "Letter of Intended Use" was provided to the Southwest District Health Department (SWDH) on April 5, 2017. A soil investigation was performed on April 12, 2017 in the presence of a SWDH representative, and soils classified for the purposes of individual septic design. Irrigation is intended to be supplied from the existing 6" pressure irrigation pipe that was stubbed to the property as part of the Canyon Lake Estates Subdivision Phase 1. The pressure pipe will be looped through the site within a public utility, irrigation, and drainage easement (PUDI), and new service taps installed. The irrigation needs are expected to be minimal, as the owners intend to employ xeriscape landscaping, and the total site landscape area is less than 1 acre. This should provide more irrigation supply for the Canyon Lake Estates residential users. All storm water runoff is intended to be contained onsite via the permeable gravel pavement, a seepage bed located near the main entry, and an infiltration swale located along the Karcher Road right-of-way. Emergency overland release will be provided to the existing roadside ditches.

Short Plat

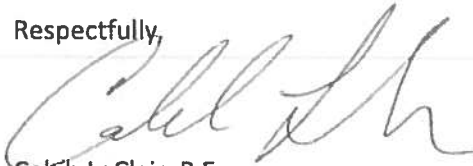
The site contains two existing lots, with internal parcel lines and existing 10' wide utility, drainage, and irrigation easement (PUDI) that conflict with proposed structures. The owner had hoped to manage these encumbrances via a simple lotline adjustment and easement vacation. However, County Development Services staff indicated the owners would need to go through a platting process since the property was considered to be Phase 2 of the Canyon Lake Estates Subdivision. It was determined a Short Plat application would be the most appropriate medium to navigate this process. The site will consist of a single commercial parcel approximately 6.42 acres in size. The proposed plat also includes a 0.07 acre right-of-way dedication to ITD along the northerly property boundary, the requested 0.02 acre ITD right-of-way dedication at the corner of Farmway Road and SH-55 for intersection improvements, and a 0.06 acre right-of-way dedication along Farmway Road meeting City of Caldwell standards for a Minor Arterial with right-turn lane accommodation. A 10' wide PUDI will be provided along the perimeter parcel. The owners intend to vacate the existing internal 10' wide PUDI via the platting process.

Subdivision Waivers

The site is located within the City of Caldwell Area of Impact; however, the site is located within a rural area and over one (1) mile from the Caldwell city limits and over two (2) miles from any City services. It is not likely that this property will be eligible for annexation to the City for quite a long time. The City of Caldwell Public Works Department has indicated they will require the project to install curb, gutter, and sidewalk along the project Farmway Road frontage, including pavement widening to meet the City's Minor Arterial standard with accommodation of a right turn lane. The City of Caldwell Planning Department as reviewed the proposed landscape plan and indicated it meets the minimum requirements for street frontage and buffer landscaping. As a result, the only waiver being requested is for street lights along Farmway Road. Improvements are not required along SH-55 since that is a State owned/maintained road.

We appreciate your consideration of approval for the CUP and Short Plat applications. Please contact myself or the owner/applicant at any time should you have any questions or require additional information.

Respectfully,



Caleb LaClair, P.E.
Project Manager

cc: 170023
James & Patty Gibson