Regular City Council Meeting
(City Hall - Chambers Room #100)
April 6, 2026
6:00 PM

MEETING LOCATION
Caldwell City Hall
205 South 6th Avenue

Virtual Participation Option: Register in advance to provide public comments electronically or by telephone. During the registration process, you will be asked what item on the agenda you wish to speak about. Please use the case number as listed within the written notice.

Online registration must be submitted at least 24 hours in advance of the meeting. Click on the "public meetings" button on the center of the page. After registration, you will receive a confirmation email containing information about joining the virtual meeting. REGISTER AT: https://www.Cityofcaldwell.org

Written comments must be received at least 8 days in advance of the meeting to the Planning & Zoning Department at P&Z@Cityofcaldwell.org to be included within the staff report. All comments received after the staff report has been transmitted will be included in the case file and provided as late exhibits at the appropriate public hearing.

Live Stream Viewing: If you are not planning to speak, members of the public are encouraged to view the meeting via the live stream option: https://www.youtube.com/channel/UCci7S1A0UJNK6asXxxugLGA

AGENDA

Workshop - held at 5:30pm

1. Fire Department Update

Invocation provided by Brian Dyer

Pledge of Allegiance to the Flag

Roll Call
Scott Tilmant, Chuck Stadick, Diana Register, Geoff Williams, Chris Allgood, Mike Dittenber

Conflict of Interest Declaration
The Mayor and members of the City Council have a duty to serve honestly and in the public interest. Where the Mayor or a member of the City Council have a conflict of interest, they may need to disclose the conflict and in certain circumstances, including land use decisions, they cannot participate in the decision-making process. Similarly, ex-parte contacts and site visits in most land use decisions must also be disclosed.

Special Presentations

1. Road Closures - Permitting and Decision Making
2. Proclamation: Child abuse prevention and sexual assault awareness month
3. Proclamation: Idaho Association for the Education of Young Children (Idaho AEYC) Week of the Young Child
4. Proclamation: National Fair Housing Month

5. Proclamation: Idaho National Guard Month of the Military Child

Audience Participation
This section of the agenda is reserved for citizens wishing to address the Council regarding City-related issues that are not on the agenda. Persons wishing to speak will have three (3) minutes. Comments related to pending public hearings, including decisions that may be appealed to the City Council, are out of order and should be held for the public hearing. Repeated comments regarding the same or similar topics previously addressed are out of order and will not be allowed. Comments regarding performance by city employees are inappropriate at this time and should be directed to the Mayor, either by subsequent appointment or after tonight's meeting, if time permits. In order to ensure adequate public notice, Idaho Law provides that any item, other than emergencies, requiring Council action must be placed on the agenda of an upcoming Council meeting. As such, the City Council can't take action on items raised during citizens issues at the same meeting but may request additional information or that the item be placed on a future agenda.

Consent Calendar
The consent calendar includes items which require formal Council action, but which are typically routine or not of great controversy. Individual Council members may ask that any specific item be removed from the consent calendar in order that it be discussed in greater detail. Explanatory information is included in the Council agenda packet regarding these items and any contingencies are part of the approval. All Consent Calendar items are considered action items.

1. The Caldwell City Council dispenses with the 3 reading rule of Idaho Code §50-902 for all ordinances

2. Minutes

    a. March 16, 2026 - Regular City Council Meeting

    b. March 25, 2026 Special City Council Meeting

    c. February 26 & 27, 2026 Special City Council Meetings

d. Approve the Hearing Examiner, October 28th , December 23rd, 2025 and January 13th , January 27th, 2026 meeting minutes.

e. Approve the Planning and Zoning Commission, January 14th, 2026 meeting minutes.

3. Approve Resolution accepting a Permanent easement for a Storm Drain from Canyon County.

4. Approve Resolution accepting an Easement for "A" drain at 3801 HWY 20 26

5. Approve Resolution for dedication of public utilities within El Monterrey Subdivision

6. Approve Resolution accepting the Dedication of Pennsylvania Park 4-Plexes public utilities

7. Approve Resolution accepting the Dedication of Sewer, Water, Storm Drain and Street Light Facilities in the Maverick C-Store at 15280 Green Rd.

8. Approve request for a waiver of O'Connor Field House facility rental fees for the Love Heals Free Clinics event scheduled for Thursday-Saturday, October 1-3, 2026.

9. Approve Resolution accepting the Dedication of Irrigation Drain Main Line Facilities in the 3801 HWY 20/26 "A" Drain/Storm Retention Relocation Project.

10. Approve Resolution accepting ROW Dedication for MRL Property Management LLC 6202 Cleveland Blvd

11. Approve Resolution authorizing the C-Drain Sunset South HOA Encroachment Agreement

12. Approve the purchase agreement of a new Type One fire engine, as planned for funding, purchase, and delivery during FY27/28, for Fire Station 4.

13. Authorize the Mayor and the Fire Chief to renew the Snake River Valley Mutual Aid Agreement (5 year renewal).

14. Approve dedication of Public utilities within the Nottingshire Heights Duplexes development

15. Approve Resolution Executing Professional Services scope of work for "Waste Activated Sludge (WAS) thickening

Engineering Services During Construction (SDC)" with HDR Engineering, Inc, for the budgeted amount of $449,800.00

16. Approve Resolution authorizing the Wastewater Treatment Facility Step Screen Fine Screen Replacement by Huber Technology for the budgeted amount of $195,918.00

17. Approve Resolution authorizing the rehabilitation of wastewater treatment digester #3 for use as a liquid holding tank by Concrete Conservation LLC for the budgeted amount of $154,886.00.

18. Approve Resolution authorizing the purchase of DocAccess in the non-budgeted amount of $18,667.20

19. Approve Resolution authorizing a Legal Services Agreement with Brady Hall Law, PLLC

20. Approve Resolution authorizing a Parking agreement with DPRE for Phase II Property

21. Approve Resolution Authorizing the MOU between City of Caldwell and Caldwell Urban Renewal Agency for the South 6th Ave. Plaza

22. Approve Resolution authorizing the Fire Department to purchase two Zoll Cardiac Monitors utilizing Impact Fees.

23. Approve the Resolution authorizing the purchase, utilizing grant funds, of a new Hazardous Materials Response Unit through Brindlee Mountain Fire Apparatus.

24. Approve the Findings of Facts and Conclusions of Law for Verbena Ranch Meadows No. 1 Final Plat (SFP26-000013).

25. Approve the Findings of Facts and Conclusions of Law for Heights at Verbena Ranch No. 1 Final Plat (SFP26-000002).

26. Approve the Findings of Facts and Conclusions of Law for Chestnut Heights No. 4 Final Plat (SFP25-000028).

27. Appointment of Sean Blackwell to the Historic Preservation Commission for Term #1.

28. Appointment of Gilbert Maiuro to the Historic Preservation Commission for Term #1.

29. Appointment of Tricia Stone to the Historic Preservation Commission for Term #1.

30. Approve Alex Martinez for Parks and Recreation Commission

31. Approve Alexandra Maltsberger for Parks and Recreation Commission

32. Approve Resolution authorizing the surplus by auction of a tractor belonging to the Caldwell Events Center

Old Business
This section of the agenda is to continue consideration of items that have been previously discussed by the City Council and to formally adopt ordinances and resolutions that were previously approved by the Council. Ordinances and resolutions are formal measures considered by the City Council to implement policy which the Council has considered. Resolutions govern internal matters to establish fees and charges pursuant to existing ordinances. Ordinances are laws which govern general public conduct. Certain procedures must be followed in the adoption of both ordinances and resolutions; state law often establishes those requirements. All Old Business items listed are considered action items unless otherwise noted.

1. Consider the Mayoral Veto of Resolution 095-2026

2. Consider the Mayoral Veto of Resolution 096-2026

New Business
This portion of the agenda is for City Council consideration of items that have not been previously discussed by the Council. Ordinances and Resolutions are generally added to a subsequent agenda for adoption under Unfinished Business. However, the Council may consider adoption of an ordinance or resolution under New Business if timely approval is necessary. All New Business items listed are considered action items unless otherwise noted.

1. Action Item: Appeal request by the property owner of 814 Trailside Dr., regarding a City Code Enforcement intent to abate shrubs on site due to a vision obstruction.

2. Action Item: Public Hearing for Case Number SPP25-000009, ZON25-000005: The applicant, ALC Architecture, on behalf of Bennett Forest Industries INC., is requesting a rezone of a portion of parcel(s) R3258200000 and R325810000, from C-2 to R-2 to include a Development Agreement, as well as approval of a preliminary plat for Ambrosa Subdivision of parcels R3258200000 and R3258100000, a mixed use subdivision with 8.42 acres of commercial fronting on Ustick Rd. and S. 10th Ave. The subdivision will also include 5.03 acres of single family residential (63 single family detached lots) with a density of 8.6 units per acre. The subject site is located on the south side of E. Ustick Rd., approximately 275 feet west of the intersection with S. 10th Ave. The application was recommended for denial by the Hearing Examiner on Tuesday, February 24, 2026.
THIS CASE IS BEING CONTINUED TO THE APRIL 20TH CITY COUNCIL MEETING.

3. ACTION ITEM: (Quasi-Judicial): CASE APP26-000002: Request for Reconsideration of denial decision by City Council at the February 17, 2026 public hearing for Summit Grove annexation and preliminary plat.

4. Consider the Caldwell Finance Report

Comments
This section of the agenda is provided to allow the Mayor and City Councilors to make announcements and general comments relevant to City business and to request that items be added to future agendas for discussion. No final action or in-depth discussion of issues will occur.

1. Council Comments

2. Mayor's Comments

The Caldwell City Council may convene into Executive Session pursuant to Idaho Code 74-206, identifying one or more of the specific paragraphs (a) through (i).
Certain city-related matters may need to be discussed confidentially subject to applicable legal requirements; the council may enter executive session to discuss such matters. The motion to enter executive session must reference the specific statutory section that authorizes the executive session. No final decision or action may be taken in executive session.

Adjournment

Upcoming City Council Meetings/Workshops
Additional information regarding Caldwell City Council public meetings and agendas may be found at https://www.Cityofcaldwell.org/Government/City-Council/Council-Meetings

Any person needing special accommodation to participate in the meeting should contact the City Clerk's Office at 208-455-4656 prior to the meeting. The entire agenda packet and minutes may be viewed on the City of Caldwell's website.
Cualquier persona que necesita arreglos especiales para participar en la reunión debe comunicarse con el Secretario de la Ciudad al 208-455-4656 antes de la reunión.

Memorandum

To:

City Council

Meeting Date:

April 6, 2026

Item Name:

The Caldwell City Council dispenses with the 3 reading rule of Idaho Code §50-902 for all ordinances

Summary Statement:

Recommended Action:

Budget:

Cost Impact:
Funding Source:
Timeline:

Attachments:

None

City Council
Workshop
(City Hall - Chambers Room #100)
March 16, 2026

5:00 p.m.

Community Planning Association (COMPASS) - Update and Report
Craig Raborn, Executive Director for COMPASS was present to give a report to Council regarding development in the southwestern Idaho region.

Canyon County Anti Trafficking Taskforce - Update and Report
Deborah Kraft, with Anti Trafficking Taskforce, was present to report on ongoing efforts of their group and commitment to the community.

The workshop adjourned at 5:58pm

Regular City Council Meeting
(City Hall - Chambers Room #100)
Minutes
March 16, 2026
6:00 p.m.

Mayor Phillips opened the meeting at 6:05 p.m. at the Caldwell City Hall Council Chambers.

John Stone of Caldwell 7th Day Adventist Church provided the invocation and Mayor Phillips led those in the audience in the Pledge of Allegiance.

Roll Call:
The City Clerk called the roll: Tilmant, Stadick, Register, Williams, Allgood, and Dittenber all present. Absent: none

Conflict of Interest:
None.

Special Presentations/Reports.
LHTAC Road Scholars Presentations
Representatives from the Local Highway Technical Assistance Council gave a brief presentation on the role of LHTAC and the scholar programs.
Chris Harke, Ryan Fleming, Michael Broski were presented with their Road Scholar awards.

School Capacity and Development Ordinance Discussion
Mayor O'Meara from Middleton reviewed the ordinance noting the change had kept annexations down in the city but that Middleton is now looking to repeal the ordinance as it limited growth and hurt budgets.

2025 City and Single Audit Report
Rachelle Castleberry was present to introduce representatives from Eide Bailey to review the audit who noted that it was unmodified and fully clean.
Rachelle then reviewed the financials.

Audience Participation:
Travis Manning - grateful for relationship with Caldwell. Thanked PD for their support of students at crosswalks. School district growth has declined or remained stagnant over recent years.
Shawn Harmon - honor to serve on PZ and noted that while disagreement is needed, threats of violence are not acceptable.
Brad Doty – encourage Council and Mayor to support staff
Tim Macque – spoke to council with questions about development ordinance changes and requested that information be presented to the community before placed on an agenda for consideration.
Carl Anderson – reported that school districts are losing students and encouraged capacity equations to be considered.
Joseph Boda - chip sealing concerns (Bruce Mills present to review plans for repairs)
Phaedra Boda - chip sealing

Carlos Hernandez - urge council to pause before adopting the Middleton ordinance.
David Ferdinand - regional relators looking forward to giving input into growth ordinance.
Bob Jenkins - quiet zone. reviewed emails sent to the city and accounted for residency. Urged council to take action.

Motion to Amend

Moved by Register, Seconded by Stadick to amend the Consent Calendar moving item 10 to New Business for further discussion.

Roll call vote: Those voting yes: Tilmant, Stadick, Register, Williams, Dittenber, and Allgood. Those voting no: none. Absent and/or not voting: none.

Motion Carried

Consent Calendar: [*All Consent Calendar Items are Considered Action Items*]

1. The Caldwell City Council dispenses with the 3 reading rule of Idaho Code §50-902 for all ordinances
2. Minutes
    a. City Council - March 2, 2026
    b. Audit Committee - August 29, 2025
3. Approve Resolution Accepting the Dedication of water main line facilities in the Clayton Homes Model Homes Center development.
4. Approve Resolution Accepting the Dedication of Water Main Lines in the Christian Brothers Automotive Development
5. Approve Resolution Establishing the Supervisory Control and Data Acquisition (SCADA) Service Roster
6. Approve Resolution Accepting an easement for newly constructed sanitary sewer and domestic water, (at: 4905 Enterprise Way) by Open Door Rentals LLC.
7. Approve Resolution Authorizing the Opengov Asset Management Implementation - Phase 2
8. Approve Resolutions authorizing a Professional Services Agreement between the City of Caldwell and Keizer Land Services, LLC for negotiation services for Property Use Agreements in the amount of $63,000.
9. Approve Resolution Accepting the Utility easement for domestic water line at Christian Brothers Automotive
10. ~~Approve Resolution Awarding the 2026 Chip Seal Aggregate Contract~~ *moved to new business for further discussion*
11. Approve Resolution authorizing a Professional Services Agreement between City of Caldwell and J.U.B. Engineering, Inc. for Design Services of the Elijah Culvert replacement at Lake Avenue in the amount of $112,700.00.
12. Approve Resolution authorizing the destruction of records that have reached their statutory retention requirements
13. Approve Resolution for the FAA AIP Grant Application for AIP 3-16-0045-043/044-2026, J-U-B Engineering Services in the budgeted amount of $185,049.00
14. Approve the Resolution Authorizing Wastewater Treatment Plant Equipment Storage Bldg proposal for the budgeted amount of $158,746.00
15. Approve the Resolution accepting the Wastewater Treatment Plant Administration Building Design Proposal of Bowen Collins Associates for $334,000.00
16. Approve the Notice of Intent to Award Contract – 4th of July Fireworks Display
17. Approve the Notice of Intent to Award Contract – Towing Services
18. Approve the Notice of Intent to Award Contract – Memorial Park Tree Pruning
19. Approve a revision to the Memorandum of Understanding between the City of Caldwell and Destination Caldwell, Inc.
20. Approve the Findings of Facts and Conclusions of Law for denial of Freedom 50 Development SUP25-000017, ZON25-000006
21. Approve the Findings of Facts and Conclusions of Law for Regency at Verbena Ranch No. 1 Final Plat (SFP25-000029).
22. Approve the FY2025 audited Financial Statements and Single Audit for the City of Caldwell
23. Approve request for a transfer of the Alcohol Beverage License for Indian Creek Steakhouse to the new owner, Emily Williams.
24. Approve the Resolution Authorizing the Agreement for use of City Facilities with Inferno Soccer

Moved by Register, Seconded by Stadick to approve the Consent Calendar as amended.

Roll call vote: Those voting yes: Tilmant, Stadick, Register, Williams, Dittenber, and Allgood. Those voting no: none. Absent and/or not voting: none.

Motion Carried

Old Business: *[All Old Business Items Listed are Considered Action Items]*

Discussion Item Resolution Authorizing the Acceptance of a bid for installation of security features at railroad crossings

Moved by Tilmant, Seconded by Stadick to amend the agenda to make Old Business Item 1 an action item with final action to be taken on March 25th or April 6th, pending quorum, pursuant to Idaho Code 74-204-4(c).

Mayor Phillips read a statement into the record expressing his concern for what he believed were unresolved safety and budgetary issues.
Council President Register also read a statement into the record expressing her concern for public safety.

Councilor Tilmant then read a statement into the record outlining his reasoning for amendment and moving forward with action citing respect for the community and political processes.

Roll call vote: Those voting yes: Tilmant, Stadick, Williams, Dittenber, and Allgood. Those voting no: Register. Absent and/or not voting: none.

Motion Carried

It was then moved by Tilmant, Seconded by Williams to continue Item 1 with final action to be taken on March 25th or April 6th, pending quorum, pursuant to Idaho Code 74-204-4(c).

Roll call vote: Those voting yes: Tilmant, Stadick, Williams, Dittenber, and Allgood. Those voting no: Register. Absent and/or not voting: none.

Motion Carried

New Business: ***[All New Business Items Listed are Considered Action Items]***

ACTION ITEM: Consider Resolution Awarding the 2026 Chip Seal Aggregate Contract *moved to New Business for further discussion*

Moved by Tilmant, Seconded by Stadick to approve the Resolution Awarding the 2026 Chip Seal Aggregate Contract.

Roll call vote: Those voting yes: Tilmant, Stadick, Register, Williams, Dittenber, and Allgood. Those voting no: none. Absent and/or not voting: none.

Motion Carried

ACTION ITEM: Consider the appointment of the Director of Economic Development
Michelle Winstone, HR Director, introduced Daniel Torres as the proposed candidate for the Director of Economic Development.
Mr. Torres introduced himself to Council.
Councilor Allgood expressed his pleasure at serving on the interview panel and noted he was excited to see what Daniel would bring to the community.

Moved by Stadick, Seconded by Allgood to approve the appointment of Daniel Torres as the Director of Economic Development.

Roll call vote: Those voting yes: Tilmant, Stadick, Register, Williams, Dittenber, and Allgood. Those voting no: none. Absent and/or not voting: none.

Motion Carried

After the motion, Mayor Phillips conducted the Oath of Office and swearing in of Mr. Torres

ACTION ITEM: Consider Bill 11 Ordinance 3745 Authorizing the issuance and sale of up to $5,300,000 principal amount of general obligation bonds, series 2026; providing for the date, form, maturity, and designation of said bonds; authorizing a request for purchase proposals for said bonds by a notice of sale and official statement for the bonds; providing for limitation for the rate of interest on, principal amount of and maturities of said bonds; providing for the payment of principal of and interest on said bonds; providing for the registration and authentication of said bonds; setting the time, date, and place of sale of said bonds; providing for the purchase of the bonds and providing for conditions of acceptance of a purchase proposal for the bonds; providing for the payment of principal of and interest on said bonds by annual levies of taxes; creating certain funds and accounts; providing for other matters properly relating thereto.

RaeLynn North, Finance Director, introduced John McDevitt who was managing the bond sale. He reviewed the background of the item and answered any questions from the Council.

Moved by Dittenber, Seconded by Allgood to sponsor Bill 11 Ordinance 3745 Authorizing the issuance and sale of up to $5,300,000 principal amount of general obligation bonds, series 2026 and for its passage by title only and approve the summary for publication.

Roll call vote: Those voting yes: Tilmant, Stadick, Register, Williams, Dittenber, and Allgood. Those voting no: none. Absent and/or not voting: none.

Motion Carried

ACTION ITEM: Consider the Purchase and Sale Agreement for Fire Station #4

Hallie Hart, City Engineer and Interim Public Works Director, reviewed the agreement with Council noting that the progress was on track and prices came in as expected.

Moved by Allgood, Seconded by Tilmant to approve the Purchase and Sale Agreement for Fire Station #4

Roll call vote: Those voting yes: Tilmant, Stadick, Register, Williams, Dittenber, and Allgood. Those voting no: none. Absent and/or not voting: none.

Motion Carried

ACTION ITEM: Consider Bill No. 13 (Ordinance No. 3747) pertaining to Parking Regulations, with a request to move for its passage by title only and approve the summary for publication.

Robin Collins reviewed ordinance noting it was a repeal and replace of the existing ordinance and parking guidelines will be included in a resolution for ease of change if needed.

Moved by Register, Seconded by Tilmant to Sponsor Bill No. 13 (Ordinance No. 3747) pertaining to Parking Regulations, with a request to move for its passage by title only and approve the summary for publication

Roll call vote: Those voting yes: Tilmant, Stadick, Register, Williams, Dittenber, and Allgood. Those voting no: none. Absent and/or not voting: none.

Motion Carried

ACTION ITEM: Consider a Resolution authorizing the designation of time-limited parking and other restricted parking zones within the downtown zoning districts; affirming compliance with Chapter 9, Article 7 of the Caldwell City Code, pertaining to parking regulations, and providing for an effective date.

Moved by Allgood, Seconded by Dittenber to approve the resolution authorizing the designation of time-limited parking and other restricted parking zones within the downtown zoning districts; affirming compliance with Chapter 9, Article 7 of the Caldwell City Code, pertaining to parking regulations, and providing for an effective date.

Roll call vote: Those voting yes: Tilmant, Stadick, Register, Williams, Dittenber, and Allgood. Those voting no: none. Absent and/or not voting: none.

Motion Carried

ACTION ITEM: Annexation of Shadow Glen Subdivision, Phase 6, into the Caldwell Municipal Irrigation District

Moved by Dittenber, Seconded by Tilmant to sponsor Bill 14, Ordinance 3748 Annexing Shadow Glen Subdivision, Phase 6, into the Caldwell Municipal Irrigation District.

Roll call vote: Those voting yes: Tilmant, Stadick, Register, Williams, Dittenber, and Allgood. Those voting no: none. Absent and/or not voting: none.

Motion Carried

Action Item: Consider Caldwell Financial Reports
The Finance Committee has reviewed current accounts payable in the amount of $4,588,568.83 for the period ending March 10, 2026 and net payroll of $861,997.78 for pay period ending February 21, 2026.

Moved by Tilmant, Seconded by Allgood that accounts payable in the amount of $4,588,568.83 represented by check numbers 191856 through 192094 and electronic payments and payroll for the amount of $861,997.78 represented by check numbers 40729 through 40744 and direct deposits be accepted, payments approved, and vouchers filed in the office of the City Clerk.

Roll call vote: Those voting yes: Tilmant, Stadick, Register, Williams, Dittenber, and Allgood. Those voting no: none. Absent and/or not voting: none.

Motion Carried

Council Comments:
Councilor Williams condemned divisive rhetoric and gave a shout out fire department for recent call.
Councilor Allgood expressed his support for Sean Harmon.
Councilor Dittenber echoed with the support for Harmon. Attended economic development and encouraged council to think of the future.
Councilor Tilmant expressed his enjoyment being on council and likes that can disagree and move forward.
Councilor Register spoke to her support of Harmon.

Mayor's Comments:
Thanked everyone for attending the MYAC Gala and expressed that hateful and threatening comments will not be tolerated.

Executive Session:
It was moved by Dittenber and Seconded by Williams to enter into Executive Session pursuant to Idaho Code 74-206 (a), (c) (d) and (f)

Roll call vote: Those voting yes: Tilmant, Stadick, Register, Williams, Allgood, and Dittenber. Those voting no: none. Absent and/or not voting: none.

Motion Carried

Council entered into Executive Session at 8:02pm and exited at 9:20pm.

Adjournment
The meeting adjourned at 9:20pm.

Approved as Written this 6th day of April, 2026.

_____
Mayor Phillips

_____
Councilor Tilmant

_____
Councilor Stadick

_____
Councilor Register

_____
Councilor Williams

_____
Councilor Allgood

_____
Councilor Dittenber

Attest:

_____
Kristina Buchan, City Clerk

SPECIAL CITY COUNCIL MEETING
WORKSHOP MEETING
MINUTES
March 25, 2026

Mayor Phillips called the meeting to order at 5:32pm, all Council members were present.

Discussion Item: School Capacity and Development Ordinance
Robin Collins, Community Development Director, gave a brief presentation on the ordinance change being considered outlining the included changes and potential impacts.
Councilor Stadick asked if there was any consideration of curriculum being offered at different schools. Ms. Collins explained that, yes, some programs have less capacity and that is taken into consideration when calculating the overall capacity.
Councilor Allgood asked if there was a time clock on application. Ms. Collins explained that, yes, each app has its own three-year timeframe.
Councilor Tilmant expressed his desire to consider elementary schools only.
Councilor Dittenber asked what the mitigation mechanism was. Ms. Collins noted it was still to be determined.

Dave Murray, former Council Member for the City of Middleton was present via teams and explained the motivation for implementing the ordinance was because schools were overcrowded in the area.

Ken Burgess was present on behalf of with the Idaho Building Contractors Association and explained that he believed the proposal was a “de facto moratorium” and would drive growth outside the boundaries. New residents would still using roads and parks but the City cannot collect taxes. Caldwell is more complicated than Middleton because of overlapping boundaries and inserts school district into city processes.

Councilor Allgood asked if there would be an impact on commercial growth. Mr. Burgess noted the potential negative impact and commercial relies on rooftops.

Mayor Phillips called for a brief recess

Action Item: Consider Resolution Authorizing the Acceptance of a bid for installation of security features at railroad crossings

Moved by Dittenber, Seconded by Allgood to approve Resolution 095-2026 Accepting The Bid Proposal For The Railroad Quiet Zone Construction Project and allocating the full $400,000 previously budgeted.

Councilor Register reviewed her concerns related to safety, cost, and need. She noted that she did not feel those items were resolved enough to move forward. She further expressed her concerns with crossings themselves and encouraged the Council to wait for the Roger Brooks plan or consider adjustments to proposal.
Councilor Allgood expressed frustration over the time it has taken to get to the vote. Community is divided, and angry folks on both sides is bad for city.
Councilor Williams noted that he believed data from staff and other professionals supports the quiet zone and safety is improved. He added that when asked to consider if Council should accept data or opinions, he chose data.

Roll call vote: Those voting yes: Tilmant, Stadick, Williams, Dittenber, and Allgood. Those voting no: Register. Absent and/or not voting: none.

Motion Carried

Action Item: Consider establishing a railroad quiet zone

Moved by Dittenber, Seconded by Williams to approve Resolution 096-2026 establishing a Quiet Zone subject to approval by Union Pacific and the FRA.

Roll call vote: Those voting yes: Tilmant, Stadick, Williams, Dittenber, and Allgood. Those voting no: Register. Absent and/or not voting: none.

Motion Carried

ADJOURNMENT

Mayor Phillips adjourned the meeting at 6:57 p.m.

APPROVED as ____written THIS __6th_____ DAY OF__April, 2026.

_____
Mayor

_____ _____
Councilor Tilmant Councilor Williams

_____ _____
Councilor Stadick Councilor Allgood

_____ _____
Councilor Register Councilor Dittenber

ATTEST:

_____
Kristina Buchan, City Clerk

SPECIAL CITY COUNCIL MEETING
TOWNHALL MEETING
MINUTES
February 26 and 27, 2026

(PURPOSE OF THE TOWNHALL MEETINGS ARE TO HEAR PUBLIC COMMENTS ON THE IMPLEMENTATION OF A RAILROAD QUIET ZONE THROUGHOUT CALDWELL)

THURSDAY, FEBRUARY 26, 2026 TOWN HALL MEETING

PRESENT: Phillips, Tilmant, Stadick, Register, Williams, Allgood, and Dittenber
ABSENT: None.

Mayor Phillips opened the meeting at 5:00 pm and welcomed attendees. He reviewed general matters of decorum and stated the purpose of this special City Council meeting is to afford City Council the opportunity to receive input from the general public regarding the Quiet Zone.

Bruce Mills, Caldwell Deputy Director of Transportation, provided a PowerPoint presentation outlining the steps taken thus far, the timeline of the process from April 2024 to present, information regarding potential safety risks, and what safety mitigation signs and barriers are needed if implementation is approved. He also provided a summary of the anticipated benefits, costs of implementation and expected ongoing maintenance tasks.

In response to questions from Councilor Dittenber regarding the diagnostic team meeting, Mills reported that all three entities: the Union Pacific Railroad (UPRR), the Federal Railroad Administration (FRA), and the Idaho Transportation Department (ITD), as well as City staff met for about six hours on one day going through each of the proposed quiet zone crossings and talking through requirements and recommendations for each one. Mills explained that all three entities had an opportunity to provide comments on the application submission before the approval was given. He addressed any comments received and noted there were no concerns expressed from any of these three entities regarding any of the affected crossings.

Mills stated a letter was then issued by the FRA and distributed to all entities showing approval of the mitigation measures and the plans submitted for the crossings. He also commented that there is no expiration date for when the implementation must be completed.

Tilmant stated this project has been through three years of approved budgets and was slated for implementation in the last three years. Mills talked through the budget allocations for the last three years for this project and confirmed that the Ustick crossing is 90% completed.

Stadick commented that concerns expressed to him are primarily about pedestrian safety and asked if the FRA or UPRR brought up any additional requirements needed before implementation. Mr. Mills replied that ADA requirements for pedestrian crossings already in place must be adhered to and commented that they are addressing both sides of the road at current crossings. There are no pedestrian crossings at this time on 5th Avenue or on Linden. He noted that additions can be added, but none were required with the application submission.

Register expressed concerns with closing off seven parking spaces along the proposed quiet zone route. Mr. Mills stated that parking spaces that are too near the crossing arms must be closed for safety reasons and confirmed that the total lost will be about seven spaces. Register noted that many downtown parking spaces have been lost to development with more to come; she is concerned about seven more.

Register: The Union Pacific website states that they feel quiet zones pose a safety hazard to employees and pedestrians. Did you receive any indication from UPRR representative that this was a concern? Mr. Mills stated that no opposition was expressed to him, and he noted that any project like this has to meet federal requirements in addition to the UPRR requirements.

Mills confirmed that the bid received does not include pedestrian gates, and he stated that the cost would be $200,000-$300,000 per crossing to do so. He also noted that pedestrian gates are not a requirement, though they can be added. The requirement is for specifically placed and sized concrete median to keep cars in their lanes so they cannot go around the gates. Register expressed concern about inclement weather providing increased risk, especially without pedestrian gates.

Register read an email from the former Mayor email dated July 22, 2025 about the majority of the work being done 'in-house'. Mr. Mills clarified that all the design work was in-house, and street crews will take care of all that they can, however some of it has to be contracted out. So a bid process was sent out.

Register asked if horns off at night rather than during the day was an option. Mr. Mills explained that there are a few areas that have partial quiet zones, which means the horns don't blow late in the evening through early morning. He noted that less than 3% of the quiet zones in place now are partial zones, mainly because it raises an inconsistent expectation for traffic and pedestrians as they approach. Register commented that she would like to encourage looking at a partial quiet zone.

Allgood asked if the quiet zone designation reduces the speed limit for trains that pass through them? Mr. Mills replied that he doesn't believe so.

(COMMENTS FROM THE PUBLIC- 2/26/2026)

1. Steve Brumbaugh, 11430 Moss Ln, Nampa, spoke in opposition. He stated he is a former railroad employee, but he is not speaking on behalf of the railroad. Mr. Brumbaugh noted his 38 years of railroad service, including several years when he held a safety position. He highlighted a few key points:
   - Track speed through Caldwell is 60mph; he personally has had several close calls with pedestrians or vehicles.
   - The Engineer can use the horn if sees it is appropriate for anything that can be perceived as an obstruction; horns can be sounded regardless of quiet zone requirements.
   - Caldwell has a low accident rate for crossings already; he provided data for 2021-2025.
   - There have been suspensions of quiet zones by FRA in the past due to lack of proper maintenance.
   - Recommends eliminating all downtown crossings as Nampa has done and fencing off of the railway crossings in that zone.

   Dittenber asked how many quiet zones he has run through? Brumbaugh stated none under this rule, as he retired before quiet zones were more common. He has seen some issues with foot traffic.

   Dittenber: Do you believe UPRR would issue a quiet zone permit in error? Brumbaugh: applicants would have to meet requirements.

   Allgood reported on a few incidents, mainly with pedestrians, during his time as Police Chief. Brumbaugh noted that emergency stops for pedestrians in the way do not get reported.

   Stadick: Quoted a portion of a letter received from a certified passenger locomotive engineer stating ' . . . properly implemented, whistle quiet zones are very safe. It is also important to clarify a common misconception – a quiet zone is not a whistle-free zone . . . situational awareness in the field is critical to safe train operations. . . my support for quiet zones is rooted in safety; when the required upgrades are in place they represent a modernized approach to grade crossing protection . . .' Brumbaugh responded that this was from a passenger train engineer, which is far different from a freight train; and he does not consider it a valid perspec-tive for Caldwell's train traffic.

2. Kris Crookham, 301 W Warehouse St. spoke in favor. She noted they have a seed company here in Caldwell right by the railroad tracks. She commented on the importance of focusing on the downtown core businesses and residential, as studies show they offset taxes for the areas that don't pay for themselves. The trains also transport much of the agricultural crops – onions, seeds, etc. A big part of taking care of infrastructure downtown is a quiet zone. She encouraged Council to make data-driven decisions in this case, rather than an emotional one.

Mayor Phillips reported that according to information from the City Clerk, prior to the speakers tonight there are 275 emails/letters showing opposition to the quiet zone and 53 emails/letters showing support. In response to a question from Stadick, Phillips stated the numbers reported are the total turned in to the City Clerk, and any others received would be added to the overall numbers.

3. Don Davis, 3315 Central Park Street, signed up in opposition; declined to speak.

4. Kelli Jenkins, 915 Main Street, spoke in favor as a downtown property owner and as a representative of the Downtown Caldwell Business Improvement District (BID). Ms. Jenkins summarized her past history with Destination Caldwell and how different the downtown is now compared to the little that was going on 10 years ago through the efforts of city planners, those with vision for what it could be, and the business owners/property owners that are part of the Downtown Caldwell BID. She noted the BID board voted unanimously in support of the quiet zone, as do many property and business owners within the district. She referenced another petition that would add to the numbers reported this evening.

   Register: When the revitalization of Indian Creek was brought about, the original Roger Brooks plan did not include a quiet zone. Why not? Jenkins stated that when Roger Brooks first came to town, the focus was for rebranding, the core downtown remarketing plan, and the Indian Creek Plaza.

Register: Do you think that parking is more an issue for downtown businesses, or train horns? Jenkins referred to the Envision Caldwell 25-year plan being formulated, and that parking will be addressed in that plan.

Dittenber provided comments on meetings some years ago and differences between then and now. He asked if any of the business improvement district members express concern about the quiet zone? Jenkins: the majority are positive and support the quiet zone. She also noted that all of the tenants downtown in Jenkins-owned buildings are supportive.

5. Dennis Niehoff, 4601 Oxbow Ave, signed up in opposition. He will return Friday.

6. Ron Dillon, 410 W. Hazel, spoke in opposition. Spokesman for Team Caldwell. Provided comments regarding the hotel project, Roger Brooks, and his understanding of a proposed trail along Indian Creek. He commended a few individuals by name.

7. Dee Sarton, 22023 Hoskins Rd, spoke in favor. Sarton summarized past experience as a reporter regarding development of the Caldwell downtown and commended the vision and accomplishments thus far. She stated that she cares about responsible growth, balance, and safety. Looking at data for quiet zone, it makes sense. Whether or not it is approved, please invest in the safety of those areas.

8. Katie Owens, 5015 E Ustick, signed up in opposition. Declined to speak.

9. Conner Bell, 2515 E Ustick Rd, signed up in opposition. Declined to speak.

10. Sue Smallwood, 1721 Arthur St., spoke in opposition. Lives a block away and loves the sound of the trains. Thinks the money could be better spent in other areas of Caldwell.

11. Bob Jenkins, 915 Main St., spoke in favor. Jenkins stated he owns property downtown and referenced a petition with 250 names in support of the quiet zone; the petition has been emailed to council members. He provided summary of past history of the community stepping up, despite the expense and the potential risk as it was thought of at the time. He stated that every good project had naysayers and people who expected the worst. He confirmed that Roger Brooks was brought back to help manage the shaping of growth moving forward. Railroad quiet zone is not about train horns, it is about building an active, livable, vibrant downtown.

    Register provided comments regarding considering a partial quiet zone as a compromise option.

    Dittenber: Expressed appreciation for Mr. Jenkins involvement with the community. Asked if the online petition was primarily BID members; Mr. Jenkins stated they were not. Jenkins provided more information regarding a website on quiet zone data with interviews and the petition was part of it. He outlined their process in meeting with business owners and homeowners about the quiet zone.

12. Erik Bullock, Caldwell YMCA, 8720 S Indiana Ave, spoke in favor. He stated that safety is everything—if we can make it safe, it should happen. Train horn is loud and disruptive. Residents end up moving out because of the horn.

13. Vivian Firkin, 19335 Lower Pleasant Ridge, and has a business at Caldwell Airport. For the last 6 years have been waiting for funds (general aviation) for things to happen and being told no funds. Feeling disheartened about quiet zone being the focus of funding instead of a desperately needed streetlight. Councilor Williams noted that the streetlight for Linden and Aviation is budgeted; Mr. Mills stated it should be installed in the next two months.

14. Jim Hollis, 1722 Cedar, signed in opposition. He will speak on Friday.

15. Cindy Foster, Wilder, spoke in opposition. Foster expressed two main concerns:
    - Safety for folks walking across the tracks on 21st Avenue during Fair/Rodeo season and other events in that area. Keep them safe.
    - City liability when someone gets hurt.

    In response to a question from Stadick regarding liability, Oscar Klass, City Attorney, replied that they have researched the question and noted that there is no automatic move for liability for installation of a quiet zone for the City. The City would be responsible for its own negligence, just like for any other improvement in the City. Putting a quiet zone in place does not make the City automatically liable for any accidents that take place. Potential liability is only if there is negligence on the City's part.

    Phillips asked if that also applied if there was a failure to maintain the crossings; Klass responded that if the City did not properly adhere to maintenance requirements, there could be a court determination.

16. Bob Carpenter, no address provided, spoke in favor. Carpenter stated he is proud of progress over the last 25 years. He has not heard evidence that safety would be compromised with a quiet zone in place. Encouraged all to approach issue with logic, not emotion.

17. Randall Crawford, 5301 Dynasty Ave, signed up in opposition. Was no longer present when called on.

18. April Long, 11740 Parakeet, signed up in opposition. Declined to speak.

19. Mike Riordan, Caldwell, signed up in opposition. No longer present when called on.

20. Judy Whitworth, Caldwell, spoke in opposition. She commented that railroaders used to use detonators and lanterns to stop a train. There are now more ways to warn people today, but a quiet zone is not one of the ways. She noted family experience with death by train. Not in favor of quiet zone.

21. Tracey Casper, 524 Cleveland (business address), spoke in favor. Provided comments on past downtown business history, the downturn in the economy for several years, and improvements since then; Indian Creek Plaza was the cornerstone for drawing customers downtown. Quiet zone will improve quality of life. A couple of other comments directed at how improvements in the residential area—new urban renewal area--transforms other properties in the area.

    Dittenber: Asked Casper why she thinks people who live in the area near the tracks can't just move? Casper cited family history on the property, no funds to relocate, or it is what they can afford for a place to live, or they need to be near the workplace. Additional discussion and question-answer between Dittenber and Casper regarding the effect of improvements in a community and the impact on the area.

22. Nancy Roberts, Caldwell, spoke in opposition. Lives close to the train tracks. Not in favor of the quiet zone as presented – believe there is a massive safety issue, especially for handicapped. Not able to walk well or quickly. The horns blowing well down the tracks give ample warning; not enough other means of ensuring they have enough time in a quiet zone. Need to completely address the safety of pedestrians by adding pedestrian gates.

    Dittenber asked Mr. Mills to clarify what will be in place at the crossings, in addition to the curbing. Mr. Mills confirmed that nothing will be removed from the crossings – the gate arms currently in place at each crossing will remain. Concrete curbing will be added to prevent going around the gate arms, but gate arms will not be taken away.

23. Casey Collier, no address provided, signed up in favor. No longer present when called on.

24. Carla Frank, no address provided, signed up in favor. Declined to speak.

25. Crisly Dwinaple, no address provided, signed up in favor. Declined to speak.

26. Michelle Beck, no address provided, signed up in favor. No longer present when called on.

27. Orie Baldazo, no address provided, signed up in favor. Declined to speak.

28. Kim Hasenorahl, no address provided, spoke in favor. Executive Director of Caldwell Fine Arts. She noted that if a venue downtown (performance based) is running, the sound would have a distinct negative effect. Would like to have an arts-based venue downtown, perhaps outdoors.

29. Jeanne Cridebring, 15855 Orchard Ave, spoke in opposition. Concerned about and opposed to process. Seems backwards to consider a quiet zone when there is no development plan approved for moving forward. Stated no public feedback to Rogers Brooks plan, though the MOU called for it to happen. Further comments on no public input for the proposal. Don't need a quiet zone before a development plan calling for it. Comments on misinformation, loss of parking, incomplete safety investigation.

30. Rob Pilote, 1102 Arthur, spoke in favor. Pilote stated Caldwell built around the railroad, and this is an important part of our history, but this decision is about good governance. Other items more important. Quiet zone would build on downtown successes. Safety must remain top priority. Faith in our leadership. Quiet zone is meeting safety standards. Not lowering safety standards, just meeting them in a different matter.

    Comments from Dittenber, and further comments from Pilote regarding encouraging the development we want to see on our terms.

31. Robert Roberts, 823 Albany, signed up in opposition. No longer present when called on.

32. Mark Zemak, 19143 Piaggio Ave, signed up in opposition. No longer present when called on.

33. Michelle Brattin, 901 Coolwater Ct., signed up in opposition. Declined to speak.

34. Gina Bosco, 9221 Lenity Living Ave #107, signed up in opposition. Declined to speak.

35. Randy Neary, 507 Dishman, spoke in favor. Wants to debunk some things that are online: It is not rich, out-of-state developers that benefit. Local economy benefits at a grass roots level: people who live here and work

here. People who come from town and from out of town to eat downtown. He noted that the Airport Advisory Board does have needs, and they are being met because of the tax base. Neary also provided a letter of support.

36. Scott Gipson, 312 Main Street, signed up in favor. Declined to speak; referenced a letter sent earlier.

37. Aaron Vance, 1814 Ohara St., spoke in favor. Third generation business owner in Caldwell; talks to many businesspeople. This might be a way to make a better avenue for more businesses. Current business calls, discussions, meetings have to wait through train horns. It is important to also work on parking issue.

    Mayor: Thoughts on pedestrian gates on 21st? Mr. Vance: his business captured the accident mentioned earlier. Horns were blaring but did not change the pedestrian's action. Maybe look at extra pedestrian arms for the 21st crossing because of the large number of crossings during events.

38. Melinda Garcia, 1410 Cleveland Blvd, spoke in favor. Often trying to speak over the train noise, rattling things in the house; in favor of quiet zone. Generally safer – those who are determined to find a way around will do so.

39. Will Anderson, 21326 Olena, spoke in favor. Years ago, Caldwell did not have a good reputation. He is a big proponent of the Roger Brooks plans, first the downtown, and now specifically the pathway from Indian Creek to 21st. Pedestrian underpass as outlined in the plan could handle the 21st Ave concerns. In favor of quiet zone.

40. Larry Stevenson, 15769 Yoder Avenue, spoke in opposition. Applaud Council for job they do. Suggest use wisdom/experience for decision, and don't forget about safety. Appeal factually and emotionally. Brother-in-law killed by a train just outside of Caldwell. The trains are deadly weapons. Liability concerns, safety concerns. Not in favor of quiet zone.

41. Glenn Koch, no address given, spoke in favor. Owns 7 properties downtown in BID. Very interested in these considerations. Comments on a personal experience – train hit semi-truck. Worried about money here, but what price do we place on a living person?

42. Dave Moore: 711 E. Denver, spoke in favor. Safety is the biggest concern. Don't want anyone to have an accident. He walked every intersection – quiet zone would be a good improvement to those intersections with some arms added for safety - a good investment. A disruption to hear the train, and an expense to block it out in order to do business. The noise disrupts everything happening in the area; would like to move forward.

43. Carlos Hernandez, 3906 Brian Ave, spoke in favor. Strong support of quiet zone; it is smart long-term planning. Quiet zone requires upgrades to the crossings to protect our residents for decades to come. It is a signal to developers and families that the City is investing in itself. Look at the full picture.

44. James Barren, 724 Shane Place, signed up in favor. No longer present when called on.

45. Mark Pemble, 104 Walnut, signed up in favor. No longer present when called on.

46. Julie Warwick, 107 S. 13th Ave, spoke in favor. As Meals on Wheels coordinator see people crossing the tracks all the time; pedestrian gates would be very important – fully support if pedestrian gates are in place. As a URA commissioner this is about helping business and property owners downtown - encouraging investment. Personally, I live at 13th & Arthur about a block and a half from tracks. Can't hear on the phone or the TV when windows open.

Mayor Phillips asked Mills to restate the cost for adding automated pedestrian gates crossings; Mills stated it is between $200,000 - $300,000 per crossing. Phillips: do you know of any municipalities that have gone backwards, or did they all stay the course? Mills stated that while he cannot be sure if any out of the 1,000 currently in place have gone backwards, he does not know of any.

Mills also confirmed Dittenber's statement regarding concrete curbing/traffic medians as the key required feature for keeping cars in their lane and unable to go around the gates.

Meeting adjourned at 8:19pm

FRIDAY, FEBRUARY 27, 2026 TOWNHALL MEETING MINUTES

PRESENT: Phillips, Tilmant, Register, Stadick, Williams, Dittenber
ABSENT: Allgood

Mayor Phillips opened the meeting at 5:01pm. He reviewed the ground rules and encouraged proper decorum and respect for speakers and Council.

Bruce Mills Deputy Director of Transportation provided a review of what was presented at the Thursday meeting, and additional information regarding the quiet zone crossings and the approval from FRA:

- Provided information detailing what a quiet zone is and reviewed the steps involved. There are three located in Idaho currently, with two more in progress, including Caldwell.
- The City has gone through the permitting process and received approval in August 2025; put out bid at that time.
- The plan proposes seven different crossings. Proposal is to install concrete medians to disallow going around the gates. Referenced a study in 2020 by the RRA. Engineers can still blast horns if needed for safety.
- Pedestrian safety: Quiet zones have many requirements for cars, but very few for pedestrians. Pedestrian gates at 3-5 of the crossings within pedestrian crossing areas are a viable option.
- Bid received at $238,000; adding manual pedestrian gates would add some additional cost.
- Implementation slotted for summer timeframe if decision is to move forward.

In response to a question from Stadick regarding whether gated pedestrian barriers are in the contract, Mills replied that adding gated pedestrian barriers would create a change order. Expense for adding them would stay under the budgeted total amount.

Steve Brumbach, former railroad engineer, provided further comments in opposition. Brumbach responded to an Amtrack engineer's comments provided at the February 26th meeting and commented that Amtrack trains are rarely more than 14 cars long; freight trains are 120+ cars long and very heavy. This means different handling for each train. He also gave an example of the different processes for each type of train and detailed personal experience with a pedestrian child in the way.

He provided additional comments regarding 'what you are getting for your money'. He played the sound of train moving through Caldwell and noted that the train sound without the horn will still make phone calls and life difficult.

(COMMENTS FROM THE PUBLIC – 2/27/2026)

1. Travis Palmer, Caldwell Chamber of Commerce 1001 Blaine Street, spoke in favor. Read statement from the Chamber of Commerce board of directors in support of the quiet zone. He commented that there is a good deal of support for the quiet zone based on door-to-door contacts, business contacts, etc. He encouraged all to listen to experts and the experience about how to do this safely. He referenced a study showing that the evidence supports this.

   In response to a question from Register regarding the setup of the quiet zone in the study referenced, Palmer replied it was the same setup as what is proposed in Caldwell.

2. Jim Hollis, 1722 Carol Avenue, Caldwell resident all his life. Spoke in opposition. He provided comments regarding moving forward prior to a plan on how to proceed when in place. He feels that the quiet zone is being 'shoved through' as if greatly needed. Quiet zone is a want, not a need. Commented on other published comments from newspaper articles, as well as vibration and noise standards for HUD projects.

Stadick provided comments regarding several meetings with the public the Roger Brooks team hosted in the area about the quiet zone. Bob Jenkins noted that he hosted two of the public meetings at his office, with a total of about 45 in attendance at those meetings.

3. Brent Oetkin, 704 Main, spoke in favor. His is one of the 7th & Main businesses and he serves on the Destination Caldwell board. He commented that the downtown businesses experience distinct disruption to business when the trains come through. His opinion is that it is a safety upgrade, and comments on the strengths overall, citing it as 'thoughtful infrastructure'.

4. Phillis Easteppe, 2308 Terrace Drive, spoke in opposition. Comments on not understanding problem with horn. Primary concern is safety. Nobody seems to know the hard numbers on cost. Who proposed the quiet zone? Who will benefit the most? She is resident, asks to save the town, save the trains. We can't stop the trains on a dime.

5. Donald Easteppe, 2308 Terrace Drive, spoke as undecided. He has family history in the area and around railroad tracks. He stated he sees flaws in the behaviors that have brought us to this place, including comments on a visionary plan not released to the public. It appears to him that the decision was made to hold the plan from public view and he has concerns with the seeming secretive nature. Propose people discuss the common ground. Sees a need to back up in the process and eliminate the distrust of the citizens.

6. Julie Yamamoto, 2619 S Willow Br. Place, signed up in favor. Declined to speak.

7. Debbie Geyer, 319 Newport Drive, signed up in favor. Declined to speak; noted that written comments provided earlier.

8. Elaine Carpenter, 1102 Grant, Caldwell, spoke in favor. Comments on family history and personal experience with trains in Caldwell. Gave historical details of revitalizing Trian Depot and negotiations with UPRR. Fully support quiet zone. Safety of pedestrians is very important and should be included in the overall plan.

9. Devyn Hallamore: 811 S 6th Avenue, spoke in favor. Spent a lot of youth in Caldwell. Comments on conservation, loud noise negatively affecting people, animals; reduction is needed. Need to demonstrate integrity and follow through as a community.

10. Chris Trakel, 2019 Fairview Ave, spoke in opposition. Asked about Council familiarity with certain codes, specifically 'basis types.' Provided comments on a United Department of Transportation 6-year study for 300+ quiet zones. He referenced details of the study, especially casualties among the three groups. Referenced parking meters and hotel development decisions and stated 'we did not want it; you put it in'.

    Register asked Trakel for the 2012 – 2018 feasibility study details. In answer to her question regarding the cost increase, Trakel noted there was no information regarding the significant increase in costs.

11. Nicole Trakle, 2019 Fairview Ave, spoke in opposition. Friend was killed by a train in Utah. Stated the train horn is an important part of noticing a train is coming.

12. Kyle McCallilster: 3020 Village Green St, spoke in opposition. He is an employee of Canyon County but is not speaking on their behalf. Foresees potential problems when the gates malfunction; new medians may cause them to get stuck when trying to cross ahead of the train. He believes the City should focus more money on fixing crossings and dangerous intersections where there are no lights. People come here for train spotting; losing the horn would lose a large part of our heritage.

13. Debbie Simpson – signed up in opposition. Declined to speak

14. Kay Arnette: 5200 Midway Rd, spoke in opposition. Stated that the horns do not bother her, but the vibration of the house when they go by is terrible. Train horns signify safety in her mind.

15. Michelle Brattin, 901 Coldwater Ct., spoke in opposition. She provided comments on her time in Caldwell through the years. Encourage thoughtful and strategic planning for growth. Quoted an article stating higher incidence of accidents in quiet zones than without. Union Pacific website states they do not support quiet zones. Data suggests costs and safety concerns are the reasons for not many quiet zones. Issue revolves around the citizens and children

16. Connie Blele, 1612 Brest, signed up in opposition. Declined to speak.

17. Evelyn Wise 3206 Starlight Ave, spoke in opposition. Stated that one learns to ignore the sound of the horn, and that the fog common in Caldwell spells disaster if no horn. Seems to her that those near the tracks benefit the most. Suggested widening the roads in development areas; would rather pay for lights and roads widening.

18. Megan Weitz, 2222 Farmway Rd, spoke in opposition. Their business is about 3 blocks from tracks. No complaints from customers about the trains other than it sometimes makes them late to an appt at her shop. Worry about kids on the bus. Horns are intentionally loud for safety; sound is last defense for safety. Questions if enough time and education was put into the quiet zones and safe behavior. Reminder to respect the lessons learned in the past.

19. John Weitz, 2210 Ray Avenue, signed up in opposition. Declined to speak.

20. Judy Whitworth, Caldwell, no address given, spoke in opposition. Provided comments about history, and personal family history. Questioned why it is such a surprise that the trains make noise.

21. Nancy Roberts, 823 Albany St., spoke in opposition. Train noise is not the issue; she believes we cannot lose more parking. Provided comments on promises of development to improve roads and lighting in north end, her belief that 4th St. will be abandoned, and a block of Albany Street has been given away. Asking for more openness and more parking.

22. Tom Kohl, 924 Windsong Court, signed up in favor. Was not available for comment.

Register asked about the difference between the $400,000 pedestrian gates and those presented this evening.

Mills first clarified that the Albany parking lot is not within the 60-foot area of the gate bars, and will still be accessible. He also summarized gate types and costs, as well as the differences between automated gate barriers and manual offset chain link fencing/gates.

Register commented on Steve Brumbach's testimony as an engineer and referenced her experience when one gets out of the pattern. The human error part is her concern – conductors can blow the horns if they see something. She asked Brumbach how concerned is he about the distractions/multi-tasking necessary while in the cab of the train – human error if not automatically blowing the horns?

Brumbach stated that the biggest issue is that pedestrians have a lot of access to the tracks. Reactive use of the horn is not as good as proactive use. There's a lot of potential activity, visual check of the crossing gates, watching for those attempting to go around/through the gates, people walking on an adjacent track. He confirmed that taking away the horns will add more to the job.

Stadick provided additional comments regarding several public meetings held with the public, train safety percentages, and mandatory blowing the horn during dangerous conditions. He also noted that he voted against parking meters and development west of Farmway. He added that the bottom line is taxes and provided comments about commercial/industrial development supporting the tax base to help residents with taxes.

Register noted that she is struggling with the decision – is development benefited enough – and still concerns regarding safety. Provided comments about her earlier experience as a dispatcher with kids playing on tracks hit by train. Recommended pausing the discussion until after the Roger Brooks project has been decided upon.

Mayor Phillips noted that attendees could continue to send in emails with questions or comments after the meeting as well.

ADJOURNMENT)

Mayor Phillips adjourned the meeting at 6:42 p.m.

APPROVED as ____written THIS __6th_____ DAY OF__April, 2026.

_____
Mayor

_____ _____
Councilor Tilmant Councilor Williams

_____ _____
Councilor Stadick Councilor Allgood

_____ _____
Councilor Register Councilor Dittenber

ATTEST:

_____
Kristina Buchan, City Clerk

HEARING EXAMINER
MEETING MINUTES
Tuesday, January 27th, 2026 @ 1:31 pm
Caldwell City Council Chambers Room, 205 S. 6th Avenue, Caldwell, Idaho

CALL TO ORDER – Hearing Examiner, Ms. Sabrina Durtschi opened the meeting for the public hearing at 1:31 p.m.

REVIEW OF PROCEEDINGS (OPENING STATEMENT) – Ms. Sabrina Durtschi outlined the procedures for the public hearing.

MEMBERS PRESENT: Angelica Gomez (Administrative Assistant); Garline Davis (Planner I); Joe Dodson (Principal Planner)

CONSENT CALENDAR:

OLD BUSINESS: None

NEW BUSINESS:

1. **ACTION ITEM: Public Hearing Quasi-Judicial: Case Number: SUP25-000020:** Wesam Almadhrhi of Vape Stop, on behalf of Cleveland Caldwell LLC, is requesting approval of a special use permit (SUP) for a tobacco/vape retail facility to be located at 5210 Cleveland Blvd. The storefront is already existing, the application is for a change in use, no changes to the site are proposed at this time. The parcel is zoned C-3, and is located on the Southwest side of Cleveland Blvd, approximately 400 feet south of the intersection with E. Ustick Rd. in Caldwell, ID.

   Garline Davis (Planner I) 205 S. 6th Avenue, provided the staff report by outlining its contents by use of a PowerPoint presentation.

   In response to the Hearing Examiner's questions, Ms. Davis stated:

   - The building does not meet current landscaping requirements because it was built in 2003.
   - Agrees that the applicant is only a fraction of the tenants in the building.
   - In code, once anyone applies for an SUP the site must be brought into greater conformance.

   Wesam Almadhrhi (Applicant) 12040 Moenart, Detroit MI, signed in favor of the application.

   In response to the Hearing Examiner's question, Mr. Almadhrhi stated:

   - He believes he needs to put bushes or shrubs in the right-of-way.
   - There are multiple tenants in the building and there is no updated landscaping.
   - It is not his building so he feels he can't make the decision on the landscaping.
   - He is just a tenant renting the space.

   In response to the Hearing Examiner's question, Ms. Davis stated the landscaping as a whole is not up to current standards.

   In response to the Hearing Examiner's question, Mr. Almadhrhi stated that he has not told the owner about the landscaping conditions.

Joe Dodson (Principal Planner) 205 S. 6th Avenue, stated:

- The condition doesn't speak about widening the buffer knowing that it would have to remove parking.
- The code would require a certain number of trees, but staff is not requiring that.
- When reviewing staff was trying to find the least impact but could give a good benefit.
- That is why staff felt shrubs would be a good fit.
- In any SUP that would have be required at the location, staff would be saying the same thing. Even if it was before the new code because it's still not compliant with the old code.
- The Hearing Examiner can make the final decision to make the modification to the condition.

In response to the Hearing Examiner's question, Mr. Almadhrhi stated he thinks the owner will say, "It's not my problem."

In response to the Hearing Examiner's question, Mr. Dodson stated it is up to the Hearing Examiner to determine how she would like to modify the condition.

Mr. Almadhrhi asked is the owner of the building doesn't want to invest the money how would they go about that?

Mr. Dodson stated that was the point of the Hearing Examiner's question. If the Hearing Examiner writes the condition in such a way that if they are trying, then it won't hold up the applicant.

Modified Condition # 3.

~~Prior to May 1st, t~~The applicant shall work with the current landowner to install, if possible, a minimum of fifty (50) shrubs within the street landscape buffer along Cleveland Blvd. in accordance with City Code Section 10-02-09-5(5).

FINDINGS OF FACT AND CONCLUSSIONS OF LAW FOR Case Numbers SUP25-000020: The Caldwell Hearing Examiner accepts the Findings of Fact and Conclusions of Law outlined in the staff report, public testimony, and the evidence list. All adopted ordinances, standards and codes were used in evaluating the application. The proposed use was conditionally permitted by the terms of the ordinance and such conditions of approval.

ORDER OF DECISION FOR CASE NUMBERS SUP25-000020: Based on the Findings of Fact and Conclusions of Law, the Caldwell Hearing Examiner hereby orders that Case Numbers SUP25-000020, is recommended for approval by City Council, subject to the conditions of approval listed in the staff report.

There was no public testimony
There was no rebuttal

Ms. Durtschi closed the public hearing testimony at 1:53 pm.

ADJOURNMENT

The Hearing Examiner adjourned the meeting at approximately 1:54 pm.

The next meeting for the Hearing Examiner will be on Tuesday, February 10, 2025, at 1:30 p.m.
Respectfully submitted by Angelica Gomez, Administrative Assistant

MINUTES APPROVED AND SIGNED BY THE HEARING EXAMINER, SABRINA DURTSCHI, ON THE DATE NOTED BELOW:

Ms. Sabrina Durtschi — 3-24-26 Date

ATTEST:

Morgan Bessaw, Deputy Director — 3-24-26 Date

A digital recording of the public hearing is available upon request.

HEARING EXAMINER
MEETING MINUTES
Tuesday, January 13th, 2026 @ 1:31 pm
Caldwell City Council Chambers Room, 205 S. 6th Avenue, Caldwell, Idaho

CALL TO ORDER – Hearing Examiner, Ms. Sabrina Durtschi opened the meeting for the public hearing at 1:31 p.m.

REVIEW OF PROCEEDINGS (OPENING STATEMENT) – Ms. Sabrina Durtschi outlined the procedures for the public hearing.

MEMBERS PRESENT: Angelica Gomez (Administrative Assistant); Joe Dodson (Principal Planner)

CONSENT CALENDAR:

OLD BUSINESS:

1. **ACTION ITEM: Public Hearing Quasi-Judicial: Case Number: SUP25-000017, ZON25-000006:** The applicant, TMOD Homes LLC., on behalf of David Nelson, is requesting rezoning of parcel R3249700000, from C-3 (General Commercial) to R-3 (Urban Residential) as well as a special use permit for Freedom 50 Development. The proposed development is a multi-family residential duplex community with fifty (50) dwelling units (twenty-five buildings), where the current City comprehensive plan future land use map place-type is identified as mixed-use. The 3.9 acre parcel is located on the south side of E. Ustick Rd., approximately 400 feet west of the intersection with Cleveland Blvd. This case was continued from the December 23rd, 2025 Hearing Examiner Hearing.

   Joe Dodson (Principal Planner) 205 S. 6th Avenue, provided the staff report by outlining its contents by use of a PowerPoint presentation.

   Mr. Dodson stated that the applicant has resubmitted many of their plans since the last hearing. They resubmitted their landscape plan, site plan and open space exhibit to try to comply with the conditions of approval that were previously there.

   Michael Fife (Applicant) 2667 E Gala Ct. Meridian, signed in favor of the application and stated he does not have anything else to add so he will stand for any questions.

   In response to the Hearing Examiner's questions, Mr. Fife stated:

   - The one unit will be used as a "model unit" for potential renters to walk through.
   - There will be an office space for the landlord to use.

   Mr. Fife agreed with the Hearing Examiner that the office is due to code requirements.

   Mr. Fife stated that they acknowledge that it doesn't meet every aspect of the code, particularly in relation to having residential along an arterial, but it does meet the Comprehensive Plan. They feel they are bringing an amenity to the city.

   In response to the Hearing Examiner's questions Mr. Fife stated the prices for rent will be a little below what you typically see for a two-bedroom two bathroom.

   Ms. Durtschi stated the plans will need to reflect the additional storage and property management office building before the City Council Hearing date.

FINDINGS OF FACT AND CONCLUSSIONS OF LAW FOR Case Numbers SUP25-000017, ZON25-000006: The Caldwell Hearing Examiner accepts the Findings of Fact and Conclusions of Law outlined in the staff report, public testimony, and the evidence list. All adopted ordinances, standards and codes were used in evaluating the application. The proposed use was conditionally permitted by the terms of the ordinance and such conditions of approval.

ORDER OF DECISION FOR CASE NUMBERS SUP25-000017, ZON25-000006: Based on the Findings of Fact and Conclusions of Law, the Caldwell Hearing Examiner hereby orders that Case Numbers ZON25-000006 is recommended for approval, and SUP25-000017 is approved contingent on approval of ZON25-000006 by City Council, subject to the conditions of approval listed in the staff report.

NEW BUSINESS: None

ADJOURNMENT

The Hearing Examiner adjourned the meeting at approximately 1:49 pm.

The next meeting for the Hearing Examiner will be on Tuesday, January 27th, 2026, at 1:30 p.m.
Respectfully submitted by Angelica Gomez, Administrative Assistant

MINUTES APPROVED AND SIGNED BY THE HEARING EXAMINER, SABRINA DURTSCHI, ON THE DATE NOTED BELOW:

Ms. Sabrina Durtschi — Date: 2-24-26

ATTEST:

Morgan Bessaw, Deputy Director — Date: 2-27-26

A digital recording of the public hearing is available upon request.

HEARING EXAMINER
MEETING MINUTES
Tuesday, October 28th, 2025 @ 1:30 pm
Caldwell City Council Chambers Room, 205 S. 6th Avenue, Caldwell, Idaho

CALL TO ORDER – Hearing Examiner, Ms. Sabrina Durtschi opened the meeting for the public hearing at 1:30 p.m.

REVIEW OF PROCEEDINGS (OPENING STATEMENT) – Ms. Sabrina Durtschi outlined the procedures for the public hearing.

MEMBERS PRESENT: Angelica Gomez (Administrative Assistant); Garline Davis (Planner I);

CONSENT CALENDAR: The Hearing Examiner approved the August 26th and September 23rd, 2025, Hearing Examiner Meeting Minutes as drafted.

OLD BUSINESS: None

NEW BUSINESS:

1. **ACTION ITEM: Public Hearing Quasi-Judicial: Case Number:** SUP25-0000016: The applicant, Canyon County, is requesting approval of a special use permit for a mobile food truck park at Justice Park, to include the adjacent rights-of-way. The approximately 0.4 acre site is zoned T-N (Downtown Transition Neighborhood), is addressed as 1022 Albany St., and is located on the west corner of the intersection of Albany and N. 11th Ave., approximately 325 feet from the 10th Ave. Overpass, in Caldwell, Idaho. Staff is asking for the application to be continued to a date uncertain.

ADJOURNMENT

The Hearing Examiner adjourned the meeting at approximately 1:32 pm.

The next meeting for the Hearing Examiner will be on Tuesday, November 11th, 2025, at 1:30 p.m.
Respectfully submitted by Angelica Gomez, Administrative Assistant

MINUTES APPROVED AND SIGNED BY THE HEARING EXAMINER, SABRINA DURTSCHI, ON THE DATE NOTED BELOW:

Ms. Sabrina Durtschi — Date: 12-23-25

ATTEST:

Morgan Bessaw, Deputy Director — Date: 2-27-26

A digital recording of the public hearing is available upon request.

HEARING EXAMINER
MEETING MINUTES
Tuesday, December 23rd, 2025 @ 1:32 pm
Caldwell City Council Chambers Room, 205 S. 6th Avenue, Caldwell, Idaho

CALL TO ORDER – Hearing Examiner, Ms. Sabrina Durtschi opened the meeting for the public hearing at 1:32 p.m.

REVIEW OF PROCEEDINGS (OPENING STATEMENT) – Ms. Sabrina Durtschi outlined the procedures for the public hearing.

MEMBERS PRESENT: Sarah Fultz (Planning Technician); Joe Dodson (Principal Planner);

CONSENT CALENDAR: The Hearing Examiner approved the October 28, 2025, Hearing Examiner Meeting Minutes as drafted.

OLD BUSINESS: None

NEW BUSINESS:

1. **ACTION ITEM: Public Hearing Quasi-Judicial: Case Number:** SUP25-0000018: The applicant, the City of Caldwell, is requesting a special use permit for the installation of a new 21 sq. ft. monument sign with a 6 sq. ft. electronic reader board for the City's Event Center parking lot located at 124 N 21st Ave (parcel # R3536900000). The site is located on the southeast side of N. 21st Ave., approximately 500 feet south of the intersection with East Chicago St.

   Joe Dodson (Principal Planner) 205 S. 6th Avenue, provided the staff report by outlining its contents by use of a PowerPoint presentation.

   In response to the Hearing Examiner's question, Mr. Dodson stated there was no landscape plan submitted with the building application. There are trees and grass in the buffer but just no shrubs. Specific conditions state there will need to be a landscape plan submitted with the sign permit.

   There was no public testimony
   There was no rebuttal

   Ms. Durtschi closed the public hearing testimony at 1:45 pm.

   FINDINGS OF FACT AND CONCLUSSIONS OF LAW FOR Case Numbers SUP25-000018: The Caldwell Hearing Examiner accepts the Findings of Fact and Conclusions of Law outlined in the staff report, public testimony, and the evidence list. All adopted ordinances, standards and codes were used in evaluating the application. The proposed use was conditionally permitted by the terms of the ordinance and such conditions of approval.

   ORDER OF DECISION FOR CASE NUMBERS SUP25-000018: Based on the Findings of Fact and Conclusions of Law, the Caldwell Hearing Examiner hereby orders that Case Numbers SUP25-000018 for Event Center Sign is approved, subject to the conditions of approval listed in the staff report.

2. **ACTION ITEM: Public Hearing Quasi-Judicial: Case Number:** SUP25-000017, ZON25-000006: The applicant, TMOD Homes LLC., on behalf of David Nelson, is requesting rezoning of parcel R3249700000, from C-3 (General Commercial) to R-3 (Urban Residential) as well as a special use permit for Freedom 50 Development. The proposed development is a multi-family residential duplex community with fifty (50) dwelling units (twenty-five buildings), where the current City comprehensive plan future land use map

place-type is identified as mixed-use. The 3.9 acre parcel is located on the south side of E. Ustick Rd., approximately 400 feet west of the intersection with Cleveland Blvd.

Joe Dodson (Principal Planner) 205 S. 6th Avenue, provided the staff report by outlining its contents by use of a PowerPoint presentation.

In response to the Hearing Examiner's question, Mr. Dodson stated:

- The single-family subdivision to the west did not put the drain that is to the east boundary of the subject site within a common lot as would be standard practice nowadays. Staff believes the drain acts as a buffer should and therefore supports the request for a lesser buffer of 15' instead of 25' as is proposed by the applicant.

Michael Fife (applicant), E Gala Ct, Meridian, signed in favor of the application and gave a report of the project.

In response to the Hearing Examiner's question, Mr. Fife stated:

- There was oversight on their part for the reason why they didn't speak up during the City's Comprehensive Plan change.

In response to the Hearing Examiner's question, Mr. Dodson stated:

- The design standards were discussed internally regarding whether they meet the standards.
- The applicant can ask for alternative compliance to the multi-family section in the architectural standards.
- It is an administrative application.

There was no public testimony
There was no rebuttal

Ms. Durtschi continued the application to the January 13th, 2026 Hearing Examiner Hearing. The applicant will need to update the site plan to reflect the needed buffers. Also, to ensure all the landscaping requirements are met.

ADJOURNMENT

The Hearing Examiner adjourned the meeting at approximately 2:16 pm.

The next meeting for the Hearing Examiner will be on Tuesday, January 13th, 2026, at 1:30 p.m.
Respectfully submitted by Angelica Gomez, Administrative Assistant

MINUTES APPROVED AND SIGNED BY THE HEARING EXAMINER, SABRINA DURTSCHI, ON THE DATE NOTED BELOW:

Ms. Sabrina Durtschi — 2-24-26 Date

ATTEST:

Morgan Bessaw, Deputy Director — 2-27-26 Date

A digital recording of the public hearing is available upon request.

Regular **Item:** 2.e.

Memorandum

To:

City Council

Meeting Date:

April 6, 2026

Item Name:

Approve the Planning and Zoning Commission, January 14th, 2026 meeting minutes.

Summary Statement:

Recommended Action:

Budget:

Cost Impact:
Funding Source:
Timeline:

Attachments:

1. P&Z Commission_minutes_1.14.26_final

PLANNING AND ZONING COMMISSION
MEETING MINUTES
Thursday, January 14, 2026 @ 6:00 pm
City Hall, Council Chambers, 205 S. 6th Ave, Caldwell, Idaho

Vice Chair Harman called the meeting to order at: 6:00pm.

ROLL CALL

Present: ☐ Geyer ☒ Harman ☒ Larson ☒ Vance ☐ Whitbeck
Absent: ☐ Geyer ☐ Harman ☐ Larson ☐ Vance ☐ Whitbeck
Quorum Present: ☒Yes ☐ No

CONFLICT OF INTEREST DECLARATION (if any).

Vice Chair Harman asked if there were any conflict-of-interest declarations.
There were none.

SPECIAL PRESENTATIONS.

There were none.

CONSENT CALENDAR: (ALL CONSENT CALENDAR ITEMS ARE ACTION ITEMS)

1. Approve minutes for the Caldwell Planning and Zoning Commission for the December 10, 2025, hearing.

MOTION BY: ☐ Geyer ☐ Harman ☒ Larson ☐ Vance ☐ Whitbeck
SECONDED BY: ☐ Geyer ☐ Harman ☐ Larson ☒ Vance ☐ Whitbeck

MOTION CARRIED

REVIEW OF PROCEEDINGS (OPENING STATEMENT)

Vice Chair Harman opened the public hearing and outlined the public hearing procedures.
Vice Chair Harman proceeded to public hearing items on the agenda.

OLD BUSINESS:

None

NEW BUSINESS

1. **ACTION ITEM: Public Hearing for Case Number ANN25-000009, SPP25-000012:** The applicant, Taylor Schmidt of SI Construction LLC, is requesting annexation of one (1) parcel (R2799800000) with a proposed zoning of R-2, where the current City comprehensive plan future land use map place type is Neighborhood 2. Additionally, the applicant is requesting approval of a preliminary plat for Summit Grove Subdivision, a residential subdivision with 32 total building lots (31 single-family attached building lots and one (1) single-family detached building lot for the existing home). The 4.63 acre development is located on the east side of Dorman Avenue, approximately 325 feet south of the intersection with W. Linden Road.

   Applicant Presentation:
   Applicant, Matthew Parks, ADDRESS, presented the applicant's request by use of a PowerPoint presentation:
   - Introduction and Project Overview
   - Single level, single-family attached town homes
   - 2-3-4 unit homes
   - R-2
   - Age in place homes
   - Market rate project

- Units for sale
- Proposed 6.9 du/acre
- Comp Plan
- Age targeted design
- Traffic Impact Study not required

Staff Presentation:

Principal Planner, Joe Dodson, 205 S. 6th Ave., Caldwell, Idaho presented the staff report by use of a PowerPoint presentation. He noted:

- Site location
- Approved developments in area
- Meets comp plan - Neighborhood 2
- Applicant Request
- Town homes are permitted by right – no special use required
- Complies with zoning and dimensional standards
- Access and Public Services
- No traffic impact study required – only 32 single family homes
- Public Hearing Notifications – Highway District 4 and ITD
- Public Notifications – multiple in opposition
- Planner observations regarding public notifications:
    - 2040 comp plan no longer in place
    - City zoning vs county zoning
    - Schools
    - Water table not affected

Commission Questions for Staff and Applicant:

- 31 lots + existing single family detached = 32 total sf homes
- 11 physical structures
- All single story
- 40 ft is maximum height – these are lower than that
- Lot sizes are over required lot size
- No specific ADA compliant homes will be built
- Requiring age 55+ ownership per CC&Rs
- Required to follow building codes which do not include ADA
- Difficult to regulate age for P&Z but CC&Rs can help
- No turn lanes on Dorman
- Traffic Impact Studies are triggered at 100 dwelling units

Public Testimony:

Anita McNeil, 3215 Dorman, Caldwell, ID 83605, spoke in opposition of the application.

- Traffic on Dorman
- Water
- Children in neighborhood.
- Emergency traffic during busy time

Wayne Hunter, 3323 Dorman Ave, Caldwell, ID 83605, spoke up in opposition of the application.

- Parking for residents
- Zoning
- Rural atmosphere
- Water table

- Density
- Traffic
- Roads

Teresa Waterman, 1215 W Linden St., Caldwell, ID 83605, spoke in opposition of the application.
- Petition from neighbors asking for denial
- Zoning
- Density
- Comp plan

Lin Waterman, 1215 W. Linden St. Caldwell, ID 83605, spoke in opposition of the application.
- Property values
- Traffic Impact Study
- Zoning to R-1
- Density
- Water

Staff Joe Dodson clarified the former zoning of R-1 was 3 units/acre but the new R-1 doesn't dictate that. He added the future land use articulates density. This subdivision is in Neighborhood 2 and R-1 zoning does not equate to a significant amount of fewer homes on the property.

Brad Crenshaw, 2909 Dorman Ave, Caldwell, ID 83605 signed up in opposition of the application.
- There's another subdivision coming in across the street.
- Irrigation
- Future homeowners can rent out space that don't fit the 55+ demographic.

Gail Gordman, 2510 Marshall Pl., Caldwell, ID 83605, signed up in opposition of the application.
- Stipulation of who rents homes as well
- Zoning R-1

Jennifer Merritt, 2815 Dorman Ave. Caldwell, ID 83605, signed up in opposition of the application.
- Density
- Farmway traffic
- Traffic

Randy Seward, 2916 Quail Meadow Loop, Caldwell, ID 83605, signed up in opposition of the application.
- Zoning
- City accountability
- Infrastructure

Mr. Seward asked staff some questions. City Engineer Hallie Hall and Principal Planner Joe Dodson addressed the following:
- Public Record Request for further information
- State laws vs City laws
- Construction standards

Laura Shannon, 4707 Middlesboro, Caldwell, ID 83605, signed up in opposition of the application.
- R-1 density – can commission overrule code?

Bill Pike, 2722 Quail Meadow Lp. Caldwell, ID 83605, signed up in opposition of the application.
- Traffic
- Home values
- Homeowner of larger lot was unaware of what buyer was going to do

Christopher Altuer, 3308 Dorman Ave., Caldwell, Idaho 83605, signed up in opposition of the application.

- Traffic safety
- Children on roads

Susan Waterman, 16455 W. Linden St. signed up in opposition of the application.

- Traffic impact study question for staff.

City Engineer, Hallie Hart spoke to these questions:

- Other subdivisions coming in are not considered
- Use other tools to consider traffic.

Carol Eakin, 2107 Bristol Ave. Caldwell, Idaho 83651, spoke in opposition of the application.

- Developer integrity
- Traffic
- Owner homes turned into rental properties

Andrew Haws, 921 Windsong Ct, Caldwell, ID 83605, spoke in opposition of the application.

- Infrastructure
- Home values
- Traffic safety
- Can you request a traffic impact study?
- Public safety

Applicant Rebuttal:

Matthew Parks, NAME, presented the applicant's rebuttal and stated:

- Project is supported by the FLUM
- Density is same regardless of zoning
- Comp plan has recently been changed
- Not low income
- Well planned project
- Lack of infrastructure has been addressed
- Little to no impact with tax industry
- No comment from outside agencies
- Parking – attached garages and driveways are in plan
- Deceit didn't happen because there was a previous buyer before them
- Density – minimal difference between R-1 and R-2
- Traffic has S curve which is designed to slow traffic

Questions for applicant and staff:

- Define difference between R-1 and R-2
  - Low density/home size does not mean bigger taxes
  - Lot size does not help infrastructure problem
- Traffic Impact Study
  - Engineering can request TISs if major road is heavily impacted (such as Ustick and 10th)
  - Commission can request it as well
  - Options for conditions in asking for TIS
- Vice Chair Harman addresses their role in making this decision is a recommendation and they make their decision based on land use laws.
- Farmway construction completion date projected in spring. Development additions mean roadway improvements to be done by the developers, which will trigger new construction on Farmway.
- Home values

- Sidewalk improvements along Dorman
- Subleasing conditions would be against Idaho land use laws
- Commission can't do anything about schools
- Roads are improved by the developers; not the city
- Dorman is maintained by Highway District 4
- Residents can ask traffic commission for road safety improvements
- Age restriction clarification
    - CC&Rs are going to have age restriction requirement
    - HOA board will regulate the CC&Rs
    - Can have the city supervise the age provision through Code Compliance

City Engineer Hallie Hart followed up by clarifying local roads.

- Dorman is a local road
    - Level of Service was not completed for local roads.
    - LOSs are not up to the city; it's a state decision.
    - TISs are paid for by the developer.
    - Meant for impacts caused by the property development

Motion to close public discussion:

MOTION BY: ☐ Geyer ☐ Harman ☒ Larson ☐ Vance ☐ Whitbeck
SECONDED BY: ☐ Geyer ☐ Harman ☐ Larson ☒ Vance ☐ Whitbeck

MOTION CARRIED

Evidence List:

Sign-up sheets
Exhibit 1

Commission Discussion and Deliberation:

- Current landowner is different from the previous owner
- That plat expired previously
- Add condition of 55+
- Density in R-1 and R-2 zone is not very different
- Condition of change zone from R-2 to R-1 zoning district
- Concerns of spot zoning but surrounding area shows R-1
- Neighborhood 1 is different from R-1.
    - Neighborhood 1 is a comp plan land use designation
    - R-1 is a zone within the comp plan
    - The comp plan is designated Neighborhood 2 and is not currently being considered for vote.

ORDER OF DECISION:

Based upon the testimony and evidence in record in this matter, and upon the findings of fact and conclusions of law set forth herein, do hereby determine and move as follows:

☐ Geyer ☐ Harman ☐ Larson ☒ Vance ☐ Whitbeck

MADE A MOTION AS FOLLOWS:

The request is recommended for approval with the condition of changing the zoning designation from R-2 to R-1 and the CC&Rs include 55+ ownership of properties.

THE MOTION WAS SECONDED BY

☐ Geyer ☒ Harman ☐ Larson ☐ Vance ☐ Whitbeck

ROLL CALL VOTE:

Geyer	☐ Yes	☐ No
Harman	☒ Yes	☐ No
Larson	☐ Yes	☒ No
Vance	☒ Yes	☐ No
Whitbeck	☐ Yes	☐ No

MOTION CARRIED

2. **ACTION ITEM:** Election of Planning and Zoning Chairperson.

Moved by Vance, Seconded by Harman to elect Commissioner Harman as Chair.

ROLL CALL VOTE:

Geyer	☐ Yes	☐ No
Harman	☒ Yes	☐ No
Larson	☒ Yes	☐ No
Vance	☒ Yes	☐ No
Whitbeck	☐ Yes	☐ No

MOTION CARRIED

3. **ACTION ITEM:** Election of Planning and Zoning Vice Chair.

Moved by Harman, Seconded by Vance to elect Commissioner Larson as Vice Chair.

ROLL CALL VOTE:

Geyer	☐ Yes	☐ No
Harman	☒ Yes	☐ No
Larson	☒ Yes	☐ No
Vance	☒ Yes	☐ No
Whitbeck	☐ Yes	☐ No

MOTION CARRIED

ADJOURNMENT

MOTION BY: ☐ Geyer ☐ Harman ☐ Larson ☒ Vance ☐ Whitbeck
SECONDED BY: ☐ Geyer ☐ Harman ☒ Larson ☐ Vance ☐ Whitbeck
to adjourn the meeting.

MOTION CARRIED

Meeting adjourned at: 19:53 pm

APPROVAL OF MINUTES

Respectfully submitted by Sarah Davis, Planning and Zoning, Planning Technician

MINUTES APPROVED AND SIGNED BY CHAIR HARMAN: on the date noted below.

Shawn Harman

Chair Planning and Zoning Commission

3-11-2026

Date

ATTEST: _____

Morgan Bessaw: Deputy Director Planning and Zoning

Memorandum

To:

City Council

Meeting Date:

April 6, 2026

Item Name:

Approve Resolution accepting a Permanent easement for a Storm Drain from Canyon County.

Summary Statement:

Acceptance of a permanent easement for a storm drain from Canyon County, a political subdivision of the State of Idaho.

Canyon County, a political subdivision of the State of Idaho, has agreed to provide a permanent easement for a storm drain across a portion of their property. This easement is necessary for the construction, operation and maintenance of a storm drain.

Recommended Action:

Budget:

Cost Impact:
Funding Source:
Timeline:

Attachments:

1. Storm Drain Easement Canyon County

EASEMENT

THIS INDENTURE, Made this 17th day of March, 2026, between Canyon County, a political subdivision of the state of Idaho, parties of the first part; and **CITY OF CALDWELL**, a municipal corporation, situated in the County of Canyon, State of Idaho, party of the second part; WITNESSETH:

That the parties of the first part, for good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, do by these presents grant forever unto the party of the second part, its successors and assigns, for the purpose of constructing, operating, and maintaining storm drain, with the necessary appurtenances thereto, and for accessing Grantees property, full and free right to enter upon the real property of the parties of the first part, said real property being described as follows:

See Exhibit "A" and "B", comprised of one (1) page each,
Attached hereto and made a part hereof

TOGETHER With the right of ingress and egress upon, over, under and across the property described in Exhibit "A," as well as upon, over, under, and across the adjacent lands belonging to the parties of the first part, its successors and assigns, for all purposes related to accessing, constructing, operating, and maintaining the facilities for which this easement has been granted and the necessary appurtenances thereto.

This easement is made subject to the following conditions:

1. The easement described above is hereby perpetually reserved for the utility purpose herein set forth and no structures other than those for such utility purposes are to be erected within the limits of said easement.
2. The CITY OF CALDWELL shall have the right at any time to cut, trim, and clear all trees, brush, and other obstructions that may injure, endanger, or interfere with the construction, operation, or maintenance of said utility.
3. In exercising the rights granted herein, the CITY OF CALDWELL will not unreasonably interfere with the normal use of the premises and will, at its sole cost and expense and with due diligence, restore the premises to its original or better condition following any use of the easement either for construction, repair, maintenance, and/or replacement of said facilities and appurtenances thereto, except that the City will not restore, replace, or repair items which were removed because they encroached upon the easement.

IN WITNESS WHEREOF, The parties of the first part have hereunto set their hands and seals the day and year first above written.

See attached signature page

Owner / Representative of Canyon County, a political subdivision of the state of Idaho

Printed Name of a representative of Canyon County, a political subdivision of the state of Idaho

STATE OF IDAHO)
) ss.
County of Canyon)

On this ___ day of _____, 2026, before me, the undersigned, a Notary Public in and for said State personally appeared, _____, known or identified to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same.

NOTARY PUBLIC FOR IDAHO
Residence:
My Commission Expires:

DATED this 17th day of March, 2026.

BOARD OF COUNTY COMMISSIONERS

X Motion Carried Unanimously
_____ Motion Carried/Split Vote Below
_____ Motion Defeated/Split Vote Below

	Yes	No	Did Not Vote
Commissioner Leslie Van Beek	↘		
Commissioner Brad Holton	X		
Commissioner Zach Brooks	X		

ATTEST: JESS URRESTI, CLERK

By: D Hoff
Deputy Clerk

PORTSIDE LAND
SURVEYING, LLC

EXHIBIT A

PUBLIC EASEMENT LEGAL DESCRIPTION

A 25 foot wide easement across a portion of the vacated North 13th Avenue right-of-way located in the Southwest Quarter of the Southeast Quarter of Section 22, Township 4 North, Range 3 West, Boise Meridian, Caldwell, Canyon County, Idaho, more particularly described as follows:

Commencing at a found 5/8 inch rebar at the centerline intersection of North 12th Avenue and Albany Street, thence along said centerline South 46°10'28" East a distance of 380.11 feet to a found 5/8 inch rebar at the centerline intersection of North 13th Avenue and Albany Street; thence along said North 13th Avenue centerline South 43°46'51" West a distance of 40.00 feet to a point of intersection of said centerline and the Southwesterly right-of-way line of said Albany Street; thence along said Southwesterly right-of-way line, South 46°11'12" East a distance of 12.50 feet to the True Point of Beginning;

Thence along a line parallel to and 12.50 feet Southeasterly of the centerline of vacated North 13th Avenue, South 43°46'51" West a distance of 148.90 feet to a point on the Northeasterly right-of-way line of the public alley;

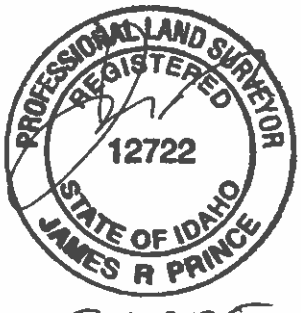
Thence along said Northeasterly right-of-way line of the public alley, North 46°12'51" West a distance of 25.00 feet;

Thence along a line parallel to and 12.50 feet Northwesterly of the centerline of vacated North 13th Avenue, North 43°46'51" East a distance of 148.91 feet to a point on the Southwesterly right-of-way line of said Albany Street;

Thence along said Southwesterly right-of-way line, South 46°11'12" East a distance of 25.00 feet to the True Point of Beginning.

Said Parcel containing 0.086 acres, (3,723 Sq. Ft.)

End Description
Project No. 25-115
Revised May 2, 2025

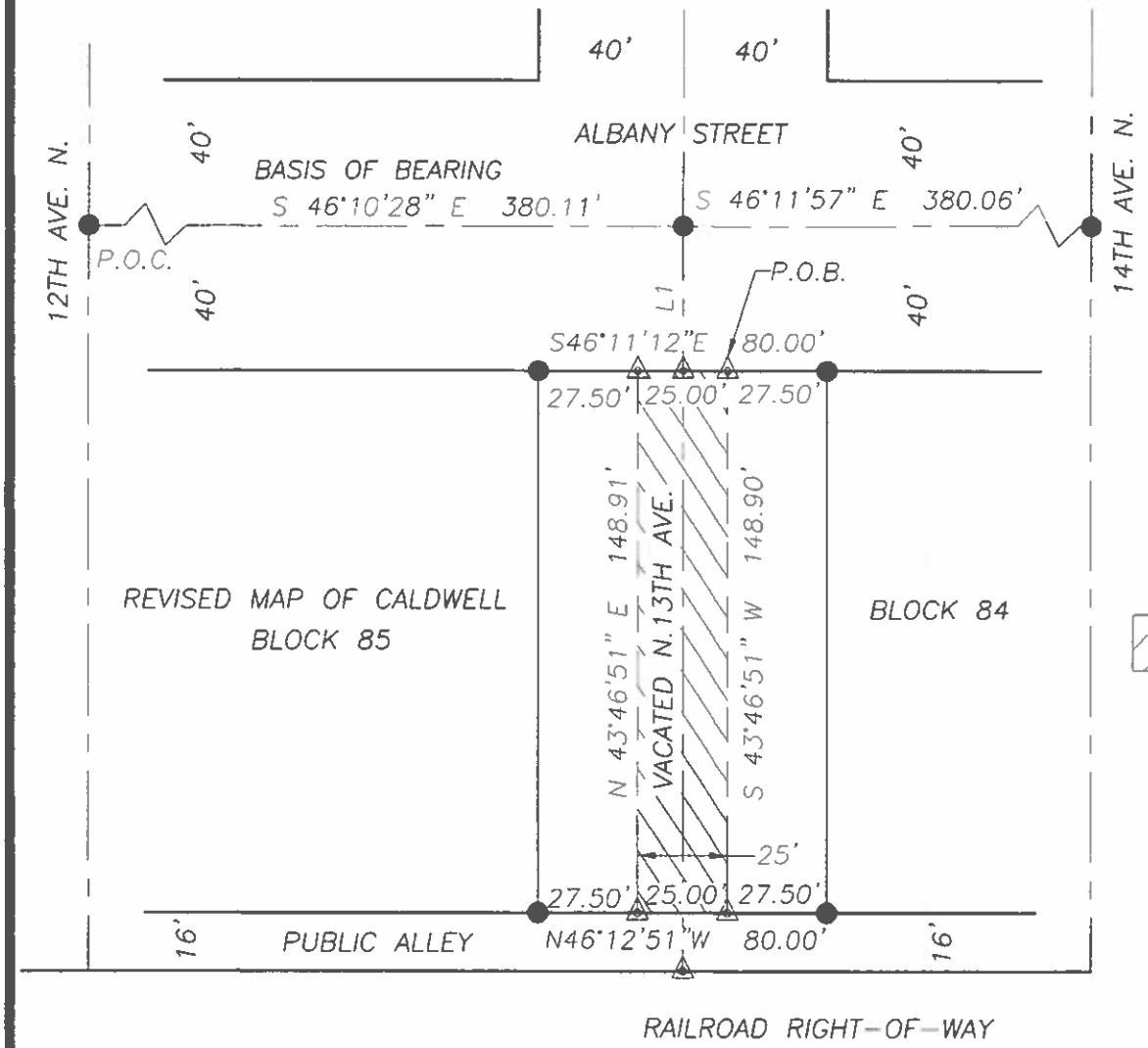


5-2-2025

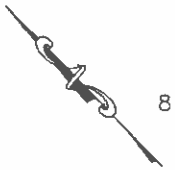
3626 W. Hill Rd. Boise, ID 83703 (208) 484-6666 jim@portsidesurvey.com

EXHIBIT B – PUBLIC EASEMENT

A PUBLIC EASEMENT LOCATED IN THE SW 1/4 OF THE SE 1/4 OF SECTION 22 TOWNSHIP 4 NORTH, RANGE 3 WEST, BOISE MERIDIAN, CALDWELL, CANYON COUNTY, IDAHO



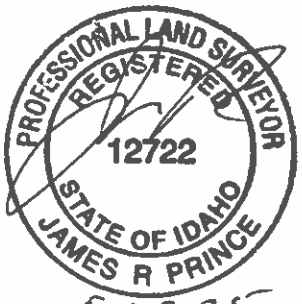
LINE	BEARING	DISTANCE
L1	S 43°46'51" W	40.00'



SCALE: 1"=50'
8 1/2 X 11 SHEET ONLY

LEGEND

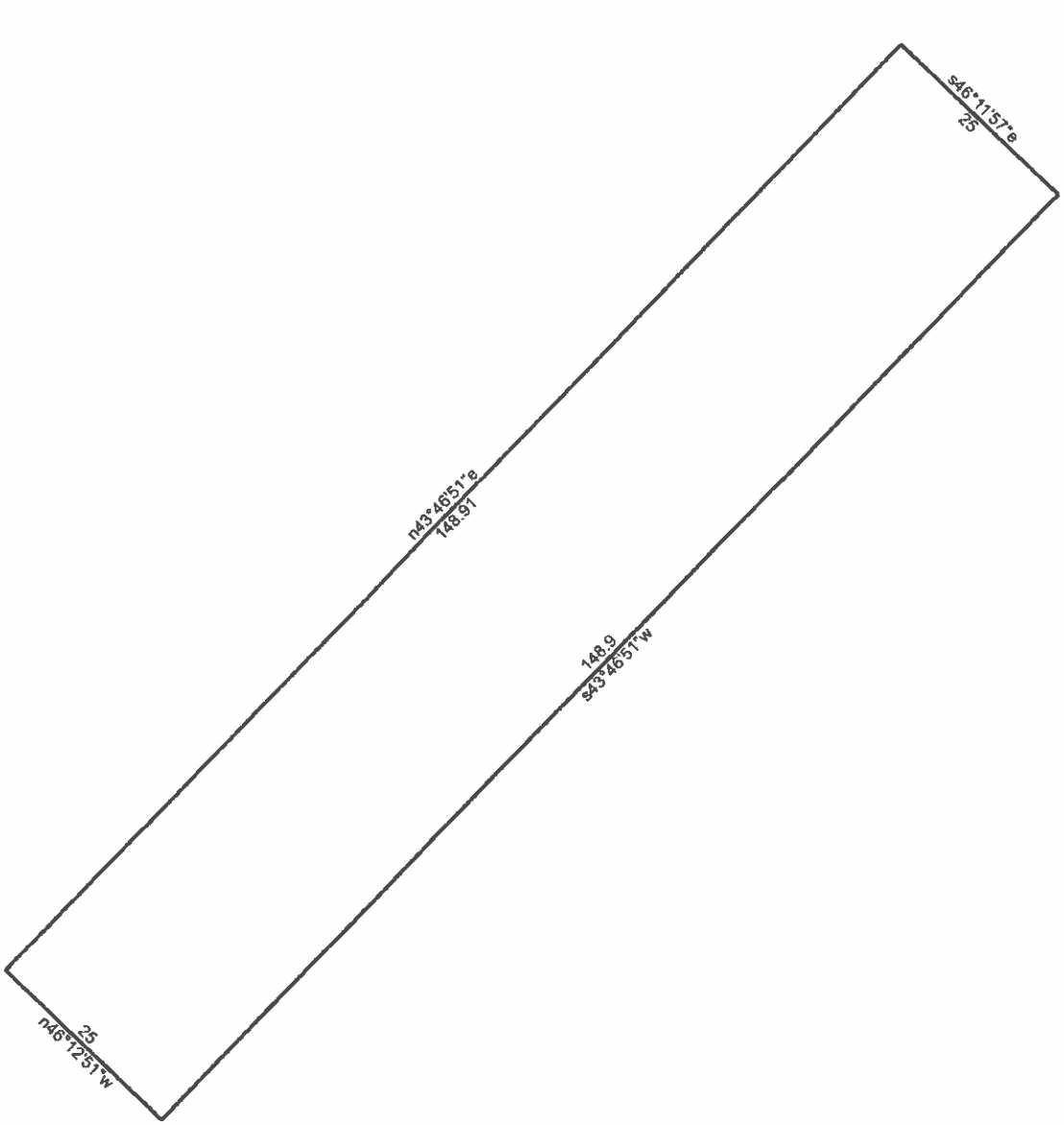
- RIGHT-OF-WAY LINE
- CENTER LINE
- EASEMENT LINE
- DIMENSION LINE
- FOUND 5/8" REBAR
- CALCULATED POINT
- P.O.B. POINT OF BEGINNING OF DESCRIPTION
- P.O.C. POINT OF COMMENCEMENT OF DESCRIPTION
- = EASEMENT AREA



5-1-2025

PORTSIDE LAND SURVEYING

3626 W. HILL ROAD, BOISE, ID 83703
PHONE: (208) 484-6666



Easement closure sheet	4/28/2025
Scale: 1 inch= 20 feet	File:

Tract 1: 0.0855 Acres (3723 Sq. Feet), Closure: n00.0000e 0.00 ft. (1/100639), Perimeter=348 ft.

01 s43.4651w 148.9
02 n46.1251w 25
03 n43.4651e 148.91
04 s46.1157e 25

Memorandum

To:

City Council

Meeting Date:

April 6, 2026

Item Name:

Approve Resolution accepting an Easement for "A" drain at 3801 HWY 20 26

Summary Statement:

Approve acceptance of an easement for newly constructed gravity irrigation mainline (at: 3801 HWY 20 26) by HFLP Lc, a Utah LLC.

Recommended Action:

It is the recommendation of the Engineering Department that Council approves the easement as submitted.

Budget:

Cost Impact:
Funding Source:
Timeline:

Attachments:

1. Easement M&R Sewer, water and PI A Drain
2. Notorized A Drain easement

MEMORANDUM

TO: Caldwell City Council
Meeting Date _April 6___, 2026

AGENDA ITEM INFORMATION				
SUBJECT: Utility easement for gravity irrigation.		***Department Submittals***	***X to mark***	***Initials***
		Building Department		
		CDBG		
		Clerk		
		City Attorney		
		Finance Department		
		Human Resources		
		Planning & Zoning		
		Fire Department		
		Police Department		
		Public Works		
		Street Department		
		Water Department		
		WWTP		
		Engineering	X	JL
		Mapping		
COST IMPACT:	$0.00	Parks and Recreation		
FUNDING SOURCE:		Airport		
		Information Systems		
TIMELINE:		Golf Course		
		OTHER:		
Finance Review ☐	***Budgeted*** ☐	***Not Budgeted*** ☐		

SUMMARY STATEMENT:

Acceptance of an easement for newly constructed gravity irrigation mainline (at: 3801 HWY 20 26) by HFLP Lc, a Utah LLC.

HFLP Lc, a Utah LLC has agreed to provide an easement for the utilities across a portion of their property to provide said services for the A-Drain, Located at __3801 HWY 20 26___ (PARCEL NUMBER R3527700000). This easement is necessary for the construction, operation and maintenance of said utilities.

The original easement is attached:

1. Utility Easement: Gravity Irrigation Mainline

RECOMMENDED ACTION:

It is the recommendation of the Engineering Department that Council approves the easement as submitted.

RESOLUTION NO. _____

A RESOLUTION BY THE CITY OF CALDWELL, IDAHO ACCEPTING A UTILITY EASEMENT BETWEEN THE CITY OF CALDWELL AND HFLP LC A UTAH LLC FOR THE PURPOSE OF CONSTRUCTION, OPERATION AND MAINTAINENCE OF GRAVITY IRRIGATION MAIN LINES WHICH IS NECCESARY TO PROVIDE SAID SERVICES TO ADDRESS 3801 HWY 20 26 (PARCEL NUMBER R3527700000).

Be it resolved that the City of Caldwell, Idaho hereby accepts and approves an "Easement" between the City of Caldwell and HFLP Lc a Utah LLC. This easement provides a pathway across a portion of their property necessary to construct, operate, and maintain said gravity irrigation main lines.

The City Clerk of the City of Caldwell is hereby directed to record the easement described above, and forward a copy to the Engineering Department of said City of Caldwell for preservation in an index of easements.

PASSED BY COUNCIL of the City of Caldwell, Idaho, this the 6th day of April, 2026.

APPROVED BY THE MAYOR of the City of Caldwell, Idaho, this the 6th day of April 2026.

Approved By:

_____
Eric Phillips, Mayor

Attest:

_____
Kristina Buchan, City Clerk

EASEMENT

THIS INDENTURE, Made this 10 day of March, 2026, between **HFLP LC A Utah LLC**, parties of the first part; and **CITY OF CALDWELL**, a municipal corporation, situated in the County of Canyon, State of Idaho, party of the second part; WITNESSETH:

That the parties of the first part, for ten dollars ($10.00) and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, do by these presents grant forever unto the party of the second part, its successors and assigns, for the purpose of constructing, operating, and maintaining irrigation main lines with the necessary appurtenances thereto, and for accessing Grantee's property, full and free right to enter upon the real property of the parties of the first part, said real property being described as follows:

See Exhibits "A", comprised of two (2) pages and exhibit "B" comprised of one (1) page, attached hereto and made a part hereof

TOGETHER With the right of ingress and egress upon, over, under and across the property described in Exhibit "A," as well as upon, over, under, and across the adjacent lands belonging to the parties of the first part, its successors and assigns, for all purposes related to accessing, constructing, operating, and maintaining the facilities for which this easement has been granted and the necessary appurtenances thereto.

This easement is made subject to the following conditions:

1. The easement described above is hereby perpetually reserved for the utility purpose herein set forth, and no structures other than those for such utility purposes are to be erected within the limits of said easement.
2. The CITY OF CALDWELL shall have the right at any time to cut, trim, and clear all trees, brush, and other obstructions that may injure, endanger, or interfere with the construction, operation, or maintenance of said utility.
3. In exercising the rights granted herein, the CITY OF CALDWELL will not unreasonably interfere with the normal use of the premises and will, at its sole cost and expense and with due diligence, restore the premises to its original or better condition following any use of the easement either for construction, repair, maintenance, and/or replacement of said facilities and appurtenances thereto.

IN WITNESS WHEREOF, The parties of the first part have hereunto set their hands and seals the day and year first above written.

HFLP Lc a Utah LLC.
Owner Name

By: Steve Harmsen

Title: Manager

STATE OF)
) ss.
County of)

On this 10 day of March, in the year 2026, before me the undersigned, a Notary Public in and for said State personally appeared, Steve Harmsen, known or identified to me to be the manager of the company that executed the foregoing instrument, or the person who executed the instrument on behalf of said company, and acknowledged to me that such company executed the same.

CHAD CONDIE
Notary Public - State of Utah
Commission # 740977
My Commission Expires On
01/14/2029

Chad Condie # 740977
Notary Public
Residing at West Valley City, UT
My Commission Expires 01/14/2029

Mason & Associates Inc.
Professional Engineers, Land Surveyors and Planners
924 3rd St. So. Nampa, ID 83651
Ph (208) 454-0256
e-mail: dholzhey@masonandassociates.us

FOR: Steve Harmsen
JOB NO.: MR1124
DATE: April 24, 2025

"A" DRAIN EASEMENT

An easement being a portion of the SW1/4, SW1/4 of Section 24, Township 4 North, Range 3 West, Boise Meridian, Canyon County Idaho, more particularly described as follows:

Commencing at the southwest corner of the SW1/4 SW1/4, said corner being S 00° 34' 39" W., 2638.18 feet from the northwest corner of the SW1/4;

Thence N 89° 49' 37" E., 664.40 feet along the south boundary of the SW1/4;

Thence N 00° 32' 53" E., 82.50 feet to the northerly right of way of Highway 20/26;

Thence S 89° 49' 37" W., 421.70 feet parallel with the south boundary of the SW1/4 to the **POINT OF BEGINNING** of said easement;

Thence S 89° 49' 37" W., 9.74 feet parallel with the south boundary of the SW1/4;

Thence N 19° 34' 45" W., 45.09 feet;

Thence S 89° 49' 37" W., 53.01 feet parallel with the south boundary of the SW1/4;

Thence N 14° 34' 11" W., 391.45 feet;

Thence N 19° 48' 54" W., 63.13 feet;

Thence N 00° 34' 39" E., 86.10 feet;

Thence S 19° 48' 54" E., 145.20 feet;

Thence S 14° 34' 11" E., 369.72 feet;

Thence N 89° 49' 37" E., 36.21 feet parallel with the south boundary of the SW1/4;

Thence S 19° 44' 12" E., 55.38 feet;

Thence S 00° 34' 39" W., 20.35 feet to the **POINT OF BEGINNING** of said easement.

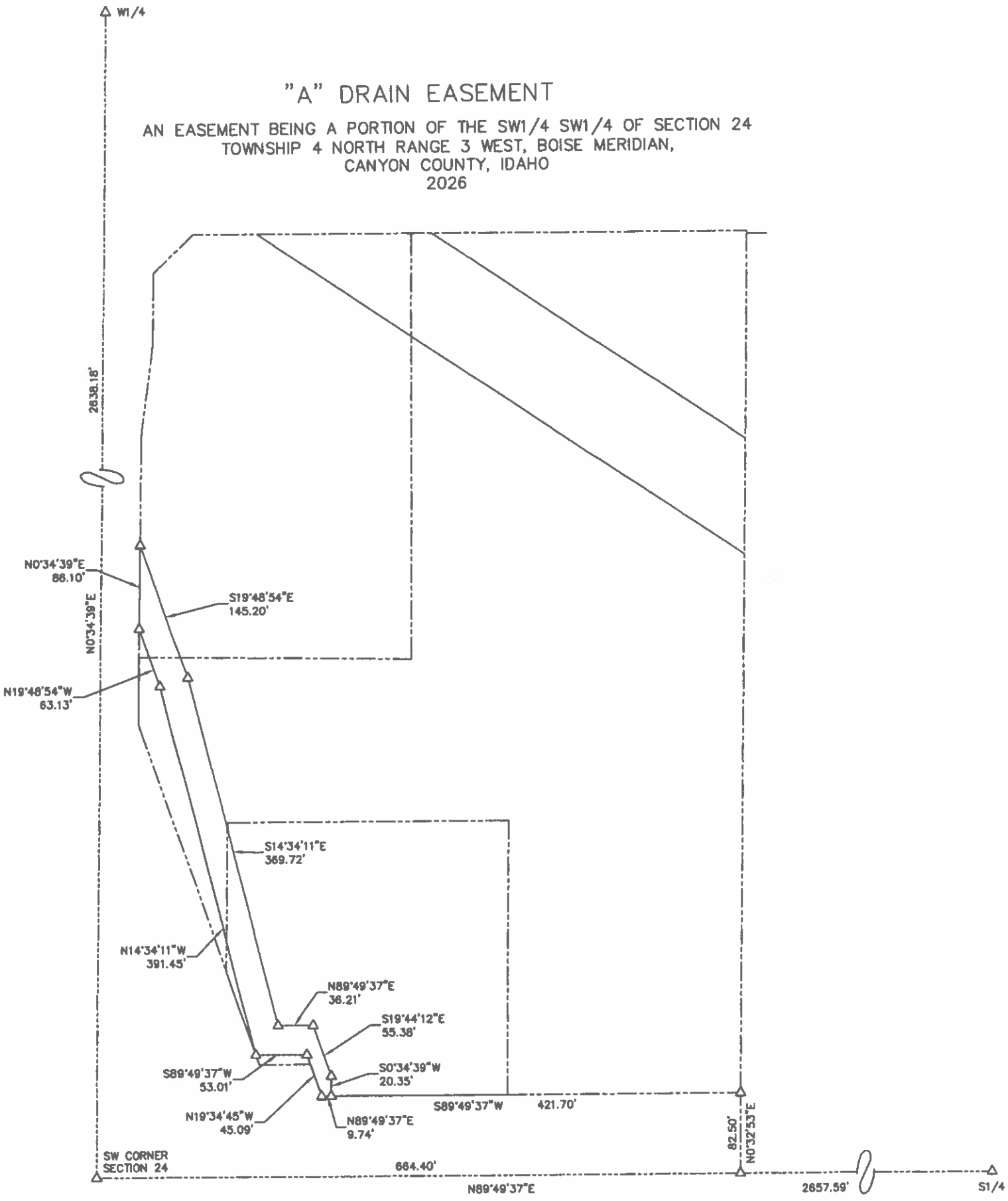


Mason & Associates Inc.

Professional Engineers, Land Surveyors and Planners

"A" DRAIN EASEMENT

AN EASEMENT BEING A PORTION OF THE SW1/4 SW1/4 OF SECTION 24
TOWNSHIP 4 NORTH RANGE 3 WEST, BOISE MERIDIAN,
CANYON COUNTY, IDAHO
2026



Regular **Item:** 5.

Memorandum

To:

City Council

Meeting Date:

April 6, 2026

Item Name:

Approve Resolution for dedication of public utilities within El Monterrey Subdivision

Summary Statement:

In accordance with the requirement that sewer, water, pressure irrigation and streetlight improvements, along with certain storm drain conveyance facilities in the right-of-way in the El Monterrey Subdivision, be public facilities, the developer has requested the dedication of these facilities to the City of Caldwell.

Recommended Action:

It is the recommendation of the Engineering Department that the Council favorably consider this request for dedication of the facilities and approve the resolution as submitted.

Budget:

Cost Impact:
Funding Source:
Timeline:

Attachments:

1. Dedication M&R 2023
2. 3. QLPE Letter
3. 4. EMS_Eng. Cert. 2024.6.7
4. 1. Dedication request El Monterey

MEMORANDUM

TO: Caldwell City Council
Meeting Date ____April 6th 2026

AGENDA ITEM INFORMATION				
SUBJECT: Dedication of Sewer, Water, Pressure Irrigation, Storm Drain and Streetlight Facilities in the El Monterrey Subdivision.		***Department Submittals***	***X to mark***	***Initials***
		Building Department		
		CDBG		
		Clerk		
		City Attorney		
		Finance Department		
		Human Resources		
		Planning & Zoning		
		Fire Department		
		Police Department		
		Public Works		
		Street Department		
		Water Department		
		WWTP		
		Engineering	X	JL
		Mapping		
COST IMPACT:	$0.00	Parks and Recreation		
FUNDING SOURCE:		Airport		
		Information Systems		
TIMELINE:		Golf Course		
		OTHER:		

Finance Review ☐ ***Budgeted*** ☐ ***Not Budgeted*** ☐

SUMMARY STATEMENT:

In accordance with the requirement that sewer, water, pressure irrigation and streetlight improvements, along with certain storm drain conveyance facilities in the right-of-way in the El Monterrey Subdivision, be public facilities, the developer has requested the dedication of these facilities to the City of Caldwell. Attached to this memorandum are the following documents.

A. Letter from El Monterrey Development, LLC, requesting the dedication of sewer, water, pressure irrigation, storm drain and street light facilities in the El Monterrey Subdivision.
B. Engineer's certificate from David Evans and Associates affirming that the facilities were constructed according to approved plans.
C. Letter from the City of Caldwell to the State Division of the Environmental Quality indicating City's approval of proposed improvement plans.

Also attached to this memorandum is a proposed resolution of City Council accepting the dedication of certain facilities to the city.

RECOMMENDED ACTION:

It is the recommendation of the Engineering Department that the Council favorably consider this request for dedication of the facilities and approve the resolution as submitted.

RESOLUTION NO. _____

A RESOLUTION BY THE CITY OF CALDWELL, IDAHO ACCEPTING DEDICATION OF SEWER MAIN, WATER MAIN, PRESSURE IRRIGATION MAIN LINES, STREETLIGHTS AND CERTAIN STORM DRAIN CONVEYANCE FACILITIES LOCATED IN THE RIGHT-OF-WAY IN THE EL MONTERREY SUBDIVISION, TO SAID CITY BY EL MONTERREY DEVELOPMENT, LLC IN ACCORDANCE WITH PROCEDURES ESTABLISHED IN CITY RESOLUTION NO. 4-94

Be It Resolved that the City of Caldwell, Idaho hereby accepts from El Monterrey Development, LLC, the dedication of sewer main lines, water main lines, pressure irrigation main lines, storm drain lines and streetlights within the El Monterrey Subdivision, and which facilities include the following appurtenances exclusive of service lines:

DESCRIPTION

El Monterrey Subdivision,

1. 2780 LF 8" PVC Water Main
2. 77 LF 6" PVC Water Main
3. 21 EA 8" Water Valves
4. 8 EA 6" Water Valves
5. 14 Single Water Meters
6. 20 Double Water Meters
7. 8 EA 6" Fire Hydrants
8. 68 EA Pressure Irrigation Services
9. 1 EA Air Vac Blow Off
10. 2549 LF 4" PVC Pressure Irrigation Main
11. 9 EA 4" Pressure Irrigation Valves
12. 1426 LF 6" PVC Pressure Irrigation Main
13. 7 EA 6" Pressure Irrigation Valves
14. 1 EA Pressure Irrigation Pump Station
15. 2824 LF 8" PVC Sewer Main
16. 24 EA 24" Sewer Manholes
17. 144 LF 12" PVC Storm Drain Main
18. 16 EA Streetlights
19. 1 EA Water Sampling Station

Be It Also Resolved That the City of Caldwell's acceptance of said facilities is subject to cancellation if said improvements are found to be defective. Said improvements are considered to be defective if it is found that construction is not in accordance with Idaho Standards for Public Works Construction (2015) and City of Caldwell Supplemental Specifications. This cancellation will occur if said lines are determined defective within two years after the effective date of this resolution and El Monterrey Development, LLC or their assigns do not correct the defective work.

The Clerk of the City of Caldwell is hereby directed to submit this resolution to the County recorder of Canyon County, Idaho for recordation, and that a copy of said recorded document be forwarded by the City Clerk to the Engineering Department of said City of Caldwell for preservation in an index of Dedications.

PASSED BY COUNCIL of the City of Caldwell, Idaho, this the 6th day of April 2024.

APPROVED BY THE MAYOR of the City of Caldwell, Idaho, this the 6th day of April 2024.

Approved By:

_____

Eric Phillips, Mayor

Attest:

_____

Kristina Buchan, City Clerk

State of Idaho
Department of Environmental Quality
1410 North Hilton • Boise, Idaho 83706 • (208) 373-0502

QUALIFIED LICENSED PROFESSIONAL ENGINEER (QLPE) REVIEW AND APPROVAL CHECKLIST

About this form

- This checklist is optional to use and is guidance from DEQ to qualified licensed professional engineers (QLPE). This checklist describes the required elements of a QLPE project transmittal letter and is intended to assist DEQ in the tracking of drinking water and wastewater projects, as well as assist the QLPE in reviewing and approving certain types of Plans and Specifications.
- This checklist should be filled out by the qualified licensed professional engineer (QLPE) when the QLPE is reviewing and approving a project for construction under Idaho Code § 39-118(2)(d). If the project requires DEQ approval prior to construction, the QLPE shall direct the Design Engineer to submit the plans and specifications through the normal DEQ review process.
- This checklist may be used in place of a transmittal letter from the QLPE.
- This and other design checklists are available at any DEQ regional office or online at http://www.deq.state.id.us/water/assist_business/engineers/checklists.cfm.
- **The other checklists include additional information about submitting a package of plans and specifications for DEQ review.**

I. GENERAL PROJECT INFORMATION

1 Project Name: El Monterrey Subdivision

2 Approving Authority*: City of Caldwell

3 Qualified Licensed Professional Engineer:

Name: Robb MacDonald

Employer: City of Caldwell

4 This approval is for:

☒ Public drinking water system simple water main extension

☒ Public sewer system simple wastewater main extension

5 Design Engineer

Name: Derritt Kerner

Employer: Rock Solid Civil

6 Project Owner or Developer: (Please provide exact name of owner or authorized representative)

Name: Tanner Leighton

Firm: Triple Dot Development

Address: 1047 S Wells St.

City: Meridian State: ID ZIP: 83642

* Approving Authority refers to the City, County, Quasi-Municipal Corporation, or Regulated Public Utility that is approving the plans and specifications per Idaho Code 39-118(2)(d).

II. REQUIRED CERTIFICATIONS

Checklist Item	Yes
A) I am the QLPE representing the Approving Authority.	☒
B) This project consists of simple wastewater main extension(s), simple water main extension(s), or both. It complies with the current facility plan or preliminary engineering report. The water or wastewater system has adequate capacity for the project. (If required, please include declining balance spreadsheet to demonstrate capacity)	☒
C) The Approving Authority has committed to serve this project and has reserved capacity for it. (Attach separate will serve letter or other documentation if needed.)	☒
D) The Approving Authority will own and operate the project upon completion of construction. (Attach separate letter or other documentation if needed.)	☒
E) I have reviewed the plans and specifications and verified that they comply with the facility and design standards (IDAPA 58.01.08 and IDAPA 58.01.16) and engineering standards of care.	☒

III. PLAN & SPECIFICATION APPROVAL

Checklist Item	Yes
A) As the QLPE for the Approving Authority, I have approved the plans and specifications for construction. I am not the design engineer, nor was I otherwise involved in the design.	☒
B) The plans and specifications have been marked as "Approved for Construction", and a copy of the approved plans were transmitted to DEQ with this checklist.	☒
C) The plans are for simple wastewater main extension(s), simple water main extension(s), or both. No mechanical systems such as drinking water sources, treatment facilities, booster stations, storage facilities, or wastewater systems such as lift stations or treatment works are included with this project. **	☒
D) This extension project will connect to: 1) Existing drinking water and/or wastewater mains owned by the Approving Authority.	☒
OR	
2) A future main(s) not existing at the time of approval. The future main(s) will be owned by the Approving Authority. In such cases, sanitary restrictions will remain in force.	☐

** Portions of a project that require DEQ approval must be approved by DEQ prior to the QLPE approval of the drinking water or wastewater extensions. Alternatively, the drinking water and/or wastewater extensions may be submitted to DEQ for approval of the entire project.

IV. SANITARY RESTRICTIONS

If the project includes drinking water and wastewater main extensions that will be reviewed and approved separately, the two Approving Agencies must coordinate the review and approval as it pertains to the lifting of sanitary restrictions.

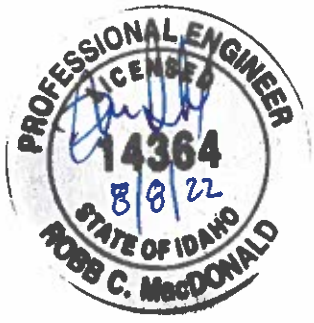
Recommendation	Yes
I have reviewed and approved all drinking water and wastewater improvements included in this project, and I recommend that the district health department release sanitary restrictions.	☒
OR	
I have reviewed and approved only the drinking water ☐ wastewater ☐ (check one) improvements included in this project, and I recommend that the district health department release sanitary restrictions once they receive the approval from the other Approving Authority.	☐
OR	
I recommend that the district health department leave sanitary restrictions in place.	☐

V. NOTE ON RULES AND STANDARDS

This checklist addresses the majority of common items from the Idaho Rules for Public Drinking Water Systems (IDAPA 58.01.08), the Wastewater Rules (IDAPA 58.01.16, for QLPE approval of projects. However, this checklist is not all-inclusive, and users are expected to fully understand the rules and standards, apply them where necessary, and request interpretations from DEQ if there are any questions. DEQ regional offices may have additional written information that will assist in the design/approval process.

VI. QLPE CERTIFICATION

All responses indicated on the checklist above are accurately reflected in the attached Plans and Specifications.



QLPE's, Signature, Date and Seal

CITY OF
Caldwell, Idaho

JAROM WAGONER
Mayor

208.455.3011
(f) 208.455.3003

City Hall
205 South 6th Ave.
Caldwell, Idaho 83605

Post Office Box
P.O. Box 1179
Caldwell, Idaho 83606

For a list of the City Council members, visit:
Website
www.cityofcaldwell.org

ENGINEER'S CERTIFICATION FORM

(City of Caldwell)

El Monterrey Subdivision
Name of Subdivision

Triple Dot Development / Tanner Leighton
Developer

Derritt Kerner, P.E. / David Evans and Associates
Engineer of Record

I hereby certify the following:

1. Trench backfill compaction testing was performed per ISPWC 2015.
2. Construction was performed substantially to the lines and grades shown in the approved plans or as approved by the City Engineer.
3. Based on tests performed, the asphalt pavement meets the standards of ISPWC 2015.
4. Survey points indicated on the final plat are in place as of the date of this certification.
5. An electronic copy of the approved record drawings have been submitted to the city.

Any of the above items which cannot be fully certified are explained on a separate sheet of paper and attached hereto and stamped by the Engineer of Record.

Signature of Engineer / Representative

6-7-24
Date

Engineers Stamp

PROFESSIONAL ENGINEER LICENSED 17887 6-7-24 STATE OF IDAHO DERRITT KERNER

Dedication Request of Public Facilities

October 03, 2024

I, Josiah Kronz as the authorized agent of El Monterrey Development, LLC hereby request that the City of Caldwell accept dedication of all public utilities constructed as part of the El Monterrey Subdivision.

Josiah Kronz

Authorized Agent

Memorandum

To:

City Council

Meeting Date:

April 6, 2026

Item Name:

Approve Resolution accepting the Dedication of Pennsylvania Park 4-Plexes public utilities

Summary Statement:

In accordance with the requirement that sewer and water facilities within the Pennsylvania Park 4-Plexes development, be public facilities, the developer has requested the dedication of these facilities to the City of Caldwell.

Recommended Action:

It is the recommendation of the Engineering Department that the Council favorably consider this request for dedication of the facilities and approve the resolution as submitted.

Budget:

Cost Impact:
Funding Source:
Timeline:

Attachments:

1. 3. QLPE Signed
2. 4. Penn Park 4-Plexes Engineers Certificate Stamped 20251020
3. doc12803720260306102522 ded request from developer
4. Dedication M&R 2024 _ Penn Park 4-plexes 2-year Warranty

State of Idaho
Department of Environmental Quality
1410 North Hilton • Boise, Idaho 83706 • (208) 373-0502

QUALIFIED LICENSED PROFESSIONAL ENGINEER (QLPE) REVIEW AND APPROVAL CHECKLIST

About this form

- This checklist is optional to use and is guidance from DEQ to qualified licensed professional engineers (QLPE). This checklist describes the required elements of a QLPE project transmittal letter and is intended to assist DEQ in the tracking of drinking water and wastewater projects, as well as assist the QLPE in reviewing and approving certain types of Plans and Specifications.
- This checklist should be filled out by the qualified licensed professional engineer (QLPE) when the QLPE is reviewing and approving a project for construction under Idaho Code § 39-118(2)(d). If the project requires DEQ approval prior to construction, the QLPE shall direct the Design Engineer to submit the plans and specifications through the normal DEQ review process.
- This checklist may be used in place of a transmittal letter from the QLPE.
- This and other design checklists are available at any DEQ regional office or online at http://www.deq.state.id.us/water/assist_business/engineers/checklists.cfm.
- **The other checklists include additional information about submitting a package of plans and specifications for DEQ review.**

I. GENERAL PROJECT INFORMATION

1 Project Name: Pennsylvania Park 4-Plexes

2 Approving Authority*: City of Caldwell

3 Qualified Licensed Professional Engineer:

Name: Hallie Hart

Employer: City of Caldwell

4 This approval is for:

☒ Public drinking water system simple water main extension

☒ Public sewer system simple wastewater main extension

5 Design Engineer

Name: Kevin Craig

Employer: Bailey Engineering, INC.

6 Project Owner or Developer: (Please provide exact name of owner or authorized representative)

Name: Shawn Brownlee

Firm: Trilogy Development, INC.

Address: 9839 W. Cable Car

City: Boise State: Idaho ZIP: 83709

* Approving Authority refers to the City, County, Quasi-Municipal Corporation, or Regulated Public Utility that is approving the plans and specifications per Idaho Code 39-118(2)(d).

II. REQUIRED CERTIFICATIONS

Checklist Item	Yes
A) I am the QLPE representing the Approving Authority.	☒
B) This project consists of simple wastewater main extension(s), simple water main extension(s), or both. It complies with the current facility plan or preliminary engineering report. The water or wastewater system has adequate capacity for the project. (If required, please include declining balance spreadsheet to demonstrate capacity)	☒
C) The Approving Authority has committed to serve this project and has reserved capacity for it. (Attach separate will serve letter or other documentation if needed.)	☒
D) The Approving Authority will own and operate the project upon completion of construction. (Attach separate letter or other documentation if needed.)	☒
E) I have reviewed the plans and specifications and verified that they comply with the facility and design standards (IDAPA 58.01.08 and IDAPA 58.01.16) and engineering standards of care.	☒

III. PLAN & SPECIFICATION APPROVAL

Checklist Item	Yes
A) As the QLPE for the Approving Authority, I have approved the plans and specifications for construction. I am not the design engineer, nor was I otherwise involved in the design.	☒
B) The plans and specifications have been marked as "Approved for Construction", and a copy of the approved plans were transmitted to DEQ with this checklist.	☒
C) The plans are for simple wastewater main extension(s), simple water main extension(s), or both. No mechanical systems such as drinking water sources, treatment facilities, booster stations, storage facilities, or wastewater systems such as lift stations or treatment works are included with this project. **	☒
D) This extension project will connect to: 1) Existing drinking water and/or wastewater mains owned by the Approving Authority.	☒
OR	
2) A future main(s) not existing at the time of approval. The future main(s) will be owned by the Approving Authority. In such cases, sanitary restrictions will remain in force.	☐

** Portions of a project that require DEQ approval must be approved by DEQ prior to the QLPE approval of the drinking water or wastewater extensions. Alternatively, the drinking water and/or wastewater extensions may be submitted to DEQ for approval of the entire project.

IV. SANITARY RESTRICTIONS

If the project includes drinking water and wastewater main extensions that will be reviewed and approved separately, the two Approving Agencies must coordinate the review and approval as it pertains to the lifting of sanitary restrictions.

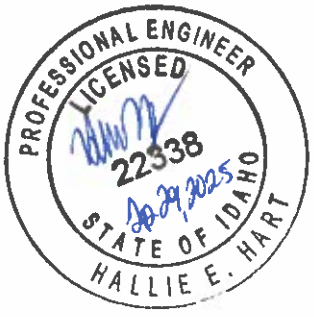
Recommendation	Yes
I have reviewed and approved all drinking water and wastewater improvements included in this project, and I recommend that the district health department release sanitary restrictions.	☒
OR	
I have reviewed and approved only the drinking water ☐ wastewater ☐ (check one) improvements included in this project, and I recommend that the district health department release sanitary restrictions once they receive the approval from the other Approving Authority.	☐
OR	
I recommend that the district health department leave sanitary restrictions in place.	☐

V. NOTE ON RULES AND STANDARDS

This checklist addresses the majority of common items from the Idaho Rules for Public Drinking Water Systems (IDAPA 58.01.08), the Wastewater Rules (IDAPA 58.01.16, for QLPE approval of projects. However, this checklist is not all-inclusive, and users are expected to fully understand the rules and standards, apply them where necessary, and request interpretations from DEQ if there are any questions. DEQ regional offices may have additional written information that will assist in the design/approval process.

VI. QLPE CERTIFICATION

All responses indicated on the checklist above are accurately reflected in the attached Plans and Specifications.



QLPE's, Signature, Date and Seal

JAROM WAGONER
Mayor

208.455.3011
(f) 208.455.3003

City Hall
205 South 6th Ave.
Caldwell, Idaho 83605

Post Office Box
P.O. Box 1179
Caldwell, Idaho 83606

For a list of the City Council members, visit:
Website
www.cityofcaldwell.org

CITY OF
Caldwell, Idaho

ENGINEER'S CERTIFICATION FORM

(City of Caldwell)

Pennsylvania Park 4-Plexes
Name of Subdivision

Trilogy Development
Developer

Jonah Duncan, P.E.
Engineer of Record

I hereby certify the following:

1. Trench backfill compaction testing was performed per ISPWC 2015.
2. Construction was performed substantially to the lines and grades shown in the approved plans or as approved by the City Engineer.
3. Based on tests performed, the asphalt pavement meets the standards of ISPWC 2015.
4. Survey points indicated on the final plat are in place as of the date of this certification.
5. An electronic copy of the approved record drawings have been submitted to the city.

Any of the above items which cannot be fully certified are explained on a separate sheet of paper and attached hereto and stamped by the Engineer of Record.

Signature of Engineer / Representative

10/20/2025
Date

Engineers Stamp

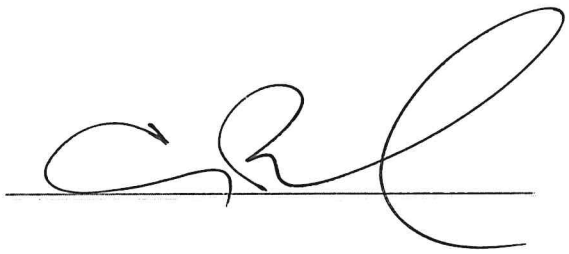


OPEN DOOR RENTALS LLC.

1977 E. Overland Road
Meridian, ID 83642

October 29, 2025

I, Corey Barton, as Member of Open Door Rentals LLC., and developer of Pennsylvania Park 4 Plex, hereby request that the City of Caldwell accept dedication of all public utilities located in this development.



MEMORANDUM

TO: Caldwell City Council

Meeting Date: April 6, 2026

AGENDA ITEM INFORMATION				
SUBJECT:		***Department Submittals***	***X to mark***	***Initials***
Dedication of Sewer and Water, facilities in the Pennsylvania Park 4-Plexes		Building Department		
		CDBG		
		Clerk		
		City Attorney		
		Finance Department		
		Human Resources		
		Planning & Zoning		
		Fire Department		
		Police Department		
		Public Works		
		Street Department		
		Water Department		
		WWTP		
		Engineering	X	JL
		Mapping		
COST IMPACT:	$0.00	Parks and Recreation		
FUNDING SOURCE:		Airport		
		Information Systems		
TIMELINE:		Golf Course		
		OTHER:		

Finance Review ☐ ***Budgeted*** ☐ ***Not Budgeted*** ☐

SUMMARY STATEMENT:

In accordance with the requirement that sewer and water facilities within the Pennsylvania Park 4-Plexes development, be public facilities, the developer has requested the dedication of these facilities to the City of Caldwell. Attached to this memorandum are the following documents.

A. Letter from Open Door Rentals LLC, requesting the dedication of sewer and water facilities in Pennsylvania Park 4-Plexes.
B. Engineer's certificate from Bailey Engineering INC affirming that the facilities were constructed according to approved plans.
C. Letter from the City of Caldwell to the State Division of Environmental Quality indicating City's approval of proposed improvement plans.

Also attached to this memorandum is a proposed resolution of City Council accepting the dedication of certain facilities to the City

RECOMMENDED ACTION:

It is the recommendation of the Engineering Department that the Council favorably consider this request for dedication of the facilities and approve the resolution as submitted.

RESOLUTION NO. _____

A RESOLUTION BY THE CITY OF CALDWELL, IDAHO ACCEPTING DEDICATION OF SEWER MAIN, WATER MAIN LINES FACILITIES LOCATED IN THE RIGHT-OF-WAY IN THE PENNSYLVANIA PARK 4-PLEXES, TO SAID CITY BY OPEN DOOR RENTALS LLC IN ACCORDANCE WITH PROCEDURES ESTABLISHED IN CITY RESOLUTION NO. 4-94

Be It Resolved that the City of Caldwell, Idaho hereby accepts from Open Door Rentals LLC, the dedication of sewer main lines and water main lines within the Pennsylvania Park 4-Plexes development, and which facilities include the following appurtenances exclusively of service lines:

DESCRIPTION

Pennsylvania Park 4-Plexes Development

1. 465 LF 8” Water Main
2. 24 LF 6” Water Main
3. 4 EA 8” Water Valves
4. 3 EA 6” Water Valves
5. 9 EA Single Water Meters
6. 3 EA Fire Hydrants
7. 454 LF 8” Sewer Main
8. 3 EA 48” Sewer Manhole

Be It Also Resolved That the City of Caldwell’s acceptance of said facilities is subject to cancellation if said improvements are found to be defective. Said improvements are considered to be defective if it is found that construction is not in accordance with Idaho Standards for Public Works Construction (2015) and City of Caldwell Supplemental Specifications. This cancellation will occur if said lines are determined defective within two years after the effective date of this resolution and Open Door Rentals LLC or their assigns do not correct the defective work.

The Clerk of the City of Caldwell is hereby directed to submit this resolution to the County recorder of Canyon County, Idaho for recordation, and that a copy of said recorded document be forwarded by the City Clerk to the Engineering Department of said City of Caldwell for preservation in an index of Dedications.

PASSED BY COUNCIL of the City of Caldwell, Idaho, this the 6th day of April, 2026.

APPROVED BY THE MAYOR of the City of Caldwell, Idaho, this the 6th day of April, 2026.

Approved By:

_____
Eric Phillips, Mayor

Attest:

_____
Kristina Buchan, City Clerk

Memorandum

To:

City Council

Meeting Date:

April 6, 2026

Item Name:

Approve Resolution accepting the Dedication of Sewer, Water, Storm Drain and Street Light Facilities in the Maverick C-Store at 15280 Green Rd.

Summary Statement:

SUMMARY STATEMENT:
In accordance with the requirement that sewer, water, street light improvements, along with certain storm drain conveyance facilities in the right-of-way in the Maverick C-store development (15280 Green Rd.), be public facilities, the developer has requested the dedication of these facilities to the City of Caldwell. Attached to this memorandum are the following documents.

1. Letter from Maverick, INC. A Utah Corporation, requesting the dedication of sewer, water, pressure irrigation, storm drain and street light facilities in the Maverick C-Store (15280 Green Rd.) development.
2. Engineer's certificate from Hunt Day Engineering affirming that the facilities were constructed according to approved plans.
3. Letter from the City of Caldwell to the State Division of Environmental Quality indicating City's approval of proposed improvement plans.

Also attached to this memorandum is a proposed resolution of City Council accepting the dedication of certain facilities to the City

Recommended Action:

It is the recommendation of the Engineering Department that the Council favorably consider this request for dedication of the facilities and approve the resolution as submitted.

Budget:

Cost Impact:
Funding Source:
Timeline:

Attachments:

1. 1. Dedication Request DOC
2. Dedication M&R Maverick _ 2-year Warranty
3. 3. QLPE
4. 4 - Engineers Certificate 2024

185 SOUTH STATE STREET
SUITE 800
SALT LAKE CITY, UT 84111
801-936-5557 | MAVERIK.COM

Dedication Request of Public Facilities

Dec, 9th 2025
Month, Date, Year

I, M. Thomas Schofield as the Secretary of Maverik, Inc., a Utah corporation, owner of certain real property in the City of Caldwell, which real property is more particularly described on Exhibit A, attached hereto and incorporated herein by this reference, hereby request that the City of Caldwell accept dedication of all public utilities constructed as part of this development, as such public utilities are more particularly described and depicted on Exhibit B, attached hereto and incorporated herein by this reference.

M. Thomas Schofield

Authorized Agent

EXHIBIT A

(Legal Description of the Maverik Property)

Land Situated in the State of Idaho, County of Canyon, City of Caldwell.

NEW PARCEL 3 DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 16 AND THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 4 NORTH, RANGE 3 WEST, BOISE MERIDIAN, CALDWELL CITY, CANYON COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT NORTH 89°30'04" WEST 949.73 FEET ALONG THE SOUTHERLY SECTION LINE AND NORTH 0°29'56" EAST 47.47 FEET FROM THE SOUTHEAST CORNER OF SAID SECTION 16, AND RUNNING THENCE;
SOUTH 32°09'17" WEST 452.18 FEET;
THENCE NORTH 46°33'31" WEST 496.44 FEET;

THENCE NORTHWESTERLY ALONG THE ARC OF CURVE TO THE LEFT A DISTANCE OF 84.62 FEET HAVING A RADIUS OF 3,342.40 FEET A CENTRAL ANGLE OF 01°27'02" AND CHORD BEARING AND DISTANCE OF NORTH 47°18'00" WEST 84.61 FEET;

THENCE NORTH 41°41'01" EAST 111.93 FEET;

THENCE NORTHEASTERLY ALONG THE ARC OF CURVE TO THE LEFT A DISTANCE OF 85.91 FEET HAVING A RADIUS OF 195.94 FEET A CENTRAL ANGLE OF 25°07'15" AND CHORD BEARING AND DISTANCE OF NORTH 29°22'53" EAST 85.22 FEET;

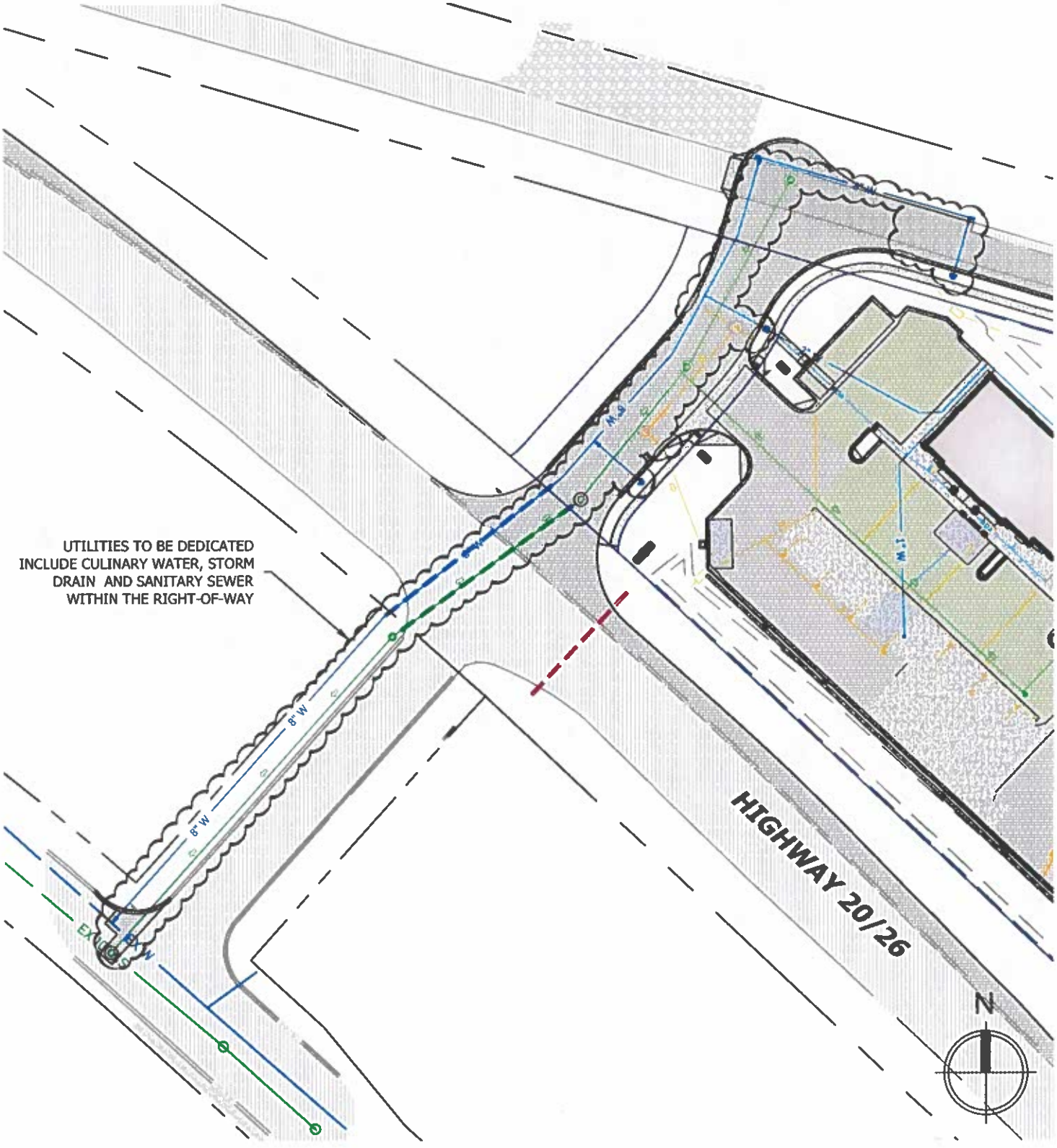
THENCE SOUTH 73°45'03" EAST 176.00 FEET;
THENCE SOUTH 73°45'13" EAST 86.21 FEET;

THENCE EASTERLY ALONG THE ARC OF CURVE TO THE RIGHT A DISTANCE OF 312.00 FEET HAVING A RADIUS OF 3,779.72 FEET A CENTRAL ANGLE OF 04°43'46" AND CHORD BEARING AND DISTANCE OF SOUTH 71°13'23" EAST 311.91 FEET TO THE POINT OF BEGINNING.

EXHIBIT B

(Legal Description and Depiction of the Public Utilities)

Please see attached.



HUNT · DAY
3445 Antelope Drive, St 200
Syracuse, UT 84075
PH: 801.664.4724

Drawn:	T.PRIDEMORE
Proj. No.	100-40
Date:	30 APRIL 2025
Scale:	1" = 80'-0"

EXHIBIT B

UTILITY DEDICATION

NORTHEAST QUARTER OF SECTION 16 TOWNSHIP 4 NORTH,
RANGE 3 WEST, BOISE MERIDIAN
CALDWELL, IDAHO

MEMORANDUM

TO: Caldwell City Council

Meeting Date: April 6, 2026

AGENDA ITEM INFORMATION

SUBJECT:

Dedication of Sewer, Water, Storm Drain and Street Light Facilities in the Maverick C-Store at 15280 Green Rd.

Department Submittals	*X to mark*	*Initials*
Building Department		
CDBG		
Clerk		
City Attorney		
Finance Department		
Human Resources		
Planning & Zoning		
Fire Department		
Police Department		
Public Works		
Street Department		
Water Department		
WWTP		
Engineering	X	NMPB
Mapping		
Parks and Recreation		
Airport		
Information Systems		
Golf Course		
OTHER:		

COST IMPACT:	$0.00
FUNDING SOURCE:	
TIMELINE:	

Finance Review ☐ ***Budgeted*** ☐ ***Not Budgeted*** ☐

SUMMARY STATEMENT:

In accordance with the requirement that sewer, water, street light improvements, along with certain storm drain conveyance facilities in the right-of-way in the Maverick C-store development (15280 Green Rd.), be public facilities, the developer has requested the dedication of these facilities to the City of Caldwell. Attached to this memorandum are the following documents.

A. Letter from Maverick, INC. A Utah Corporation, requesting the dedication of sewer, water, pressure irrigation, storm drain and street light facilities in the Maverick C-Store (15280 Green Rd.) development.
B. Engineer's certificate from Hunt Day Engineering affirming that the facilities were constructed according to approved plans.
C. Letter from the City of Caldwell to the State Division of Environmental Quality indicating City's approval of proposed improvement plans.

Also attached to this memorandum is a proposed resolution of City Council accepting the dedication of certain facilities to the City

RECOMMENDED ACTION:

It is the recommendation of the Engineering Department that the Council favorably consider this request for dedication of the facilities and approve the resolution as submitted.

RESOLUTION NO. _____

A RESOLUTION BY THE CITY OF CALDWELL, IDAHO ACCEPTING DEDICATION OF SEWER MAIN, WATER MAIN, STREET LIGHTS AND CERTAIN STORM DRAIN CONVEYANCE FACILITIES LOCATED IN THE RIGHT-OF-WAY IN THE MAVERICK C-STORE (15280 GREEN RD.) DEVELOPMENT, TO SAID CITY BY MAVERICK, INC. A UTAH CORPORATION IN ACCORDANCE WITH PROCEDURES ESTABLISHED IN CITY RESOLUTION NO. 4-94

Be It Resolved that the City of Caldwell, Idaho hereby accepts from Maverick, INC. A Utah Corporation, the dedication of sewer main lines, water main lines, storm drain lines and streetlights within the Maverick C-Store (15280 Green Rd.) development, and which facilities include the following appurtenances exclusively of service lines:

DESCRIPTION

Maverick C-Store

1. 578 LF 8" Water Main
2. 76 LF 6" Water Main
3. 4 EA 8" Water Valves
4. 2 EA 6" Water Valves
5. 1 EA Single Water Meters
6. 2 EA Fire Hydrants
7. 545 LF 8" Sewer Main
8. 2 EA 48" Storm Drain Manhole
9. 133 LF 15" Storm Drain Main
10. 5 EA 48" Sewer Manhole
11. 3 EA Street Lights

Be It Also Resolved That the City of Caldwell's acceptance of said facilities is subject to cancellation if said improvements are found to be defective. Said improvements are considered to be defective if it is found that construction is not in accordance with Idaho Standards for Public Works Construction (2015) and City of Caldwell Supplemental Specifications. This cancellation will occur if said lines are determined defective within two years after the effective date of this resolution and Maverick, INC. A Utah Corporation or their assigns do not correct the defective work.

The Clerk of the City of Caldwell is hereby directed to submit this resolution to the County recorder of Canyon County, Idaho for recordation, and that a copy of said recorded document be forwarded by the City Clerk to the Engineering Department of said City of Caldwell for preservation in an index of Dedications.

PASSED BY COUNCIL of the City of Caldwell, Idaho, this the 6th day of April, 2026.

APPROVED BY THE MAYOR of the City of Caldwell, Idaho, this the 6th day of April, 2026.

Approved By:

_____

Eric Phillips, Mayor

Attest:

_____

Kristina Buchan, City Clerk

State of Idaho
Department of Environmental Quality
1410 North Hilton • Boise, Idaho 83706 • (208) 373-0502

QUALIFIED LICENSED PROFESSIONAL ENGINEER (QLPE) REVIEW AND APPROVAL CHECKLIST

About this form

- This checklist is optional to use and is guidance from DEQ to qualified licensed professional engineers (QLPE). This checklist describes the required elements of a QLPE project transmittal letter and is intended to assist DEQ in the tracking of drinking water and wastewater projects, as well as assist the QLPE in reviewing and approving certain types of Plans and Specifications.
- This checklist should be filled out by the qualified licensed professional engineer (QLPE) when the QLPE is reviewing and approving a project for construction under Idaho Code § 39-118(2)(d). If the project requires DEQ approval prior to construction, the QLPE shall direct the Design Engineer to submit the plans and specifications through the normal DEQ review process.
- This checklist may be used in place of a transmittal letter from the QLPE.
- This and other design checklists are available at any DEQ regional office or online at http://www.deq.state.id.us/water/assist_business/engineers/checklists.cfm.
- **The other checklists include additional information about submitting a package of plans and specifications for DEQ review.**

I. GENERAL PROJECT INFORMATION

1 Project Name: Maverick on Green Rd.

2 Approving Authority*: City of Caldwell

3 Qualified Licensed Professional Engineer:

Name: Hallie Hart

Employer: City of Caldwell

4 This approval is for:

☒ Public drinking water system simple water main extension

☒ Public sewer system simple wastewater main extension

5 Design Engineer

Name: Thomas Hunt

Employer: Hunt Day Engineering

6 Project Owner or Developer: (Please provide exact name of owner or authorized representative)

Name: Todd Meyers

Firm: Maverick, INC. A Utah Corporation

Address: 185 S. State Street, Suite 800

City: Salt Lake City State: Utah ZIP: 84111

* Approving Authority refers to the City, County, Quasi-Municipal Corporation, or Regulated Public Utility that is approving the plans and specifications per Idaho Code 39-118(2)(d).

II. REQUIRED CERTIFICATIONS

Checklist Item	Yes
A) I am the QLPE representing the Approving Authority.	☒
B) This project consists of simple wastewater main extension(s), simple water main extension(s), or both. It complies with the current facility plan or preliminary engineering report. The water or wastewater system has adequate capacity for the project. (If required, please include declining balance spreadsheet to demonstrate capacity)	☒
C) The Approving Authority has committed to serve this project and has reserved capacity for it. (Attach separate will serve letter or other documentation if needed.)	☒
D) The Approving Authority will own and operate the project upon completion of construction. (Attach separate letter or other documentation if needed.)	☒
E) I have reviewed the plans and specifications and verified that they comply with the facility and design standards (IDAPA 58.01.08 and IDAPA 58.01.16) and engineering standards of care.	☒

III. PLAN & SPECIFICATION APPROVAL

Checklist Item	Yes
A) As the QLPE for the Approving Authority, I have approved the plans and specifications for construction. I am not the design engineer, nor was I otherwise involved in the design.	☒
B) The plans and specifications have been marked as "Approved for Construction", and a copy of the approved plans were transmitted to DEQ with this checklist.	☒
C) The plans are for simple wastewater main extension(s), simple water main extension(s), or both. No mechanical systems such as drinking water sources, treatment facilities, booster stations, storage facilities, or wastewater systems such as lift stations or treatment works are included with this project. **	☒
D) This extension project will connect to: 1) Existing drinking water and/or wastewater mains owned by the Approving Authority.	☒
OR	
2) A future main(s) not existing at the time of approval. The future main(s) will be owned by the Approving Authority. In such cases, sanitary restrictions will remain in force.	☐

** Portions of a project that require DEQ approval must be approved by DEQ prior to the QLPE approval of the drinking water or wastewater extensions. Alternatively, the drinking water and/or wastewater extensions may be submitted to DEQ for approval of the entire project.

IV. SANITARY RESTRICTIONS

If the project includes drinking water and wastewater main extensions that will be reviewed and approved separately, the two Approving Agencies must coordinate the review and approval as it pertains to the lifting of sanitary restrictions.

Recommendation	Yes
I have reviewed and approved all drinking water and wastewater improvements included in this project, and I recommend that the district health department release sanitary restrictions.	☒
OR	
I have reviewed and approved only the drinking water ☐ wastewater ☐ (check one) improvements included in this project, and I recommend that the district health department release sanitary restrictions once they receive the approval from the other Approving Authority.	☐
OR	
I recommend that the district health department leave sanitary restrictions in place.	☐

V. NOTE ON RULES AND STANDARDS

This checklist addresses the majority of common items from the Idaho Rules for Public Drinking Water Systems (IDAPA 58.01.08), the Wastewater Rules (IDAPA 58.01.16, for QLPE approval of projects. However, this checklist is not all-inclusive, and users are expected to fully understand the rules and standards, apply them where necessary, and request interpretations from DEQ if there are any questions. DEQ regional offices may have additional written information that will assist in the design/approval process.

VI. QLPE CERTIFICATION

All responses indicated on the checklist above are accurately reflected in the attached Plans and Specifications.



QLPE's, Signature, Date and Seal

JAROM WAGONER
Mayor

208.455.3011
(f) 208.455.3003

City Hall
205 South 6th Ave.
Caldwell, Idaho 83605

Post Office Box
P.O. Box 1179
Caldwell, Idaho 83606

For a list of the City Council members, visit:
Website
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CITY OF
Caldwell, Idaho

ENGINEER'S CERTIFICATION FORM

(City of Caldwell)

Maverik, Inc.

Name of Subdivision

Maverik, Inc.

Developer

Hunt Day | Thomas Hunt

Engineer of Record

I hereby certify the following:

1. Trench backfill compaction testing was performed per ISPWC 2015.
2. Construction was performed substantially to the lines and grades shown in the approved plans or as approved by the City Engineer.
3. Based on tests performed, the asphalt pavement meets the standards of ISPWC 2015.
4. Survey points indicated on the final plat are in place as of the date of this certification.
5. An electronic copy of the approved record drawings have been submitted to the city.

Any of the above items which cannot be fully certified are explained on a separate sheet of paper and attached hereto and stamped by the Engineer of Record.

Signature of Engineer / Representative

12/3/2025

Date

PROFESSIONAL ENGINEER
LICENSED
P-21088
12/3/2025
STATE OF IDAHO
THOMAS J HUNT

Memorandum

To:

City Council

Meeting Date:

April 6, 2026

Item Name:

Approve request for a waiver of O'Connor Field House facility rental fees for the Love Heals Free Clinics event scheduled for Thursday-Saturday, October 1-3, 2026.

Summary Statement:

Recommended Action:

Budget:

Cost Impact:
Funding Source:
Timeline:

Attachments:

1. Fee Waiver Request - Love Heals Free Clinics, Oct 1-3

FEE WAIVER REQUEST

Request is subject to approval. Submittal of fee waiver request does not guarantee all fees will be waived. Requests can be emailed to cityclerk@cityofcaldwell.org or mailed/dropped off to City Clerk, PO Box 1179/411 Blaine St, Caldwell, Idaho 83606

1. **Submit a reservation application** for the park (contact the Parks & Recreation Department) or City facility you wish to use for your event. Train Depot reservations are reserved through the City Clerk's office. If you are planning a special event in a park, or at the Indian Creek Plaza, also submit a Special Event Permit application. To reserve a facility at the Caldwell Event Center, submit application to the CEC Superintendent.
2. **Complete this fee waiver request.** Requests must be submitted at least 30 days prior to date of event.
3. **If approved:** please include the City of Caldwell as a sponsor for the event and pay any fees not waived.
4. **If denied:** Pay fees for event.

ORGANIZER INFORMATION

ORGANIZATION/INDIVIDUAL NAME: Love Heals Free Clinics

☐ INDIVIDUAL ☐ PROFIT ■ NON-PROFIT ☐ Caldwell School ☐ Vallivue School

MAILING ADDRESS: 4481 N Dresden Pl

CITY: Garden City STATE: ID ZIP: 83714

EVENT ORGANIZER NAME: Love Heals Free Clinics

CONTACT NUMBER: (208) 869-3516

EMAIL: caitlin@lovehealsfreeclinic.org

GENERAL INFORMATION

EVENT NAME: Love Heals Caldwell ESTIMATED ATTENDANCE 500/day

EVENT DATE: Oct 1-3

EVENT LOCATION: O'Connor Field House

EVENT DESCRIPTION & PURPOSE: Free clinic offering dental, vision, and medical services

FEE WAIVER QUESTIONS

1. Is event open to the general public.
   ☑ YES ☐ NO

2. Does the activity of requesting event directly benefit the residents of the City of Caldwell.
   ☑ YES ☐ NO

3. Is the organization an Caldwell based non-profit organization with a valid 501(C)
   YES
   ☐ YES ■ NO If yes, 501(C)(3) Number: 83-2094687

4. Do you agree to provide for clean-up at the end of the event.
   ☑ YES ☐ NO

5. Is the hosting organization a city program, committee or authorized direct affiliate
   ☐ YES ■ NO

NOTES

1. Projects or organizations who have failed their obligations during previous events or activities are not eligible for future fee waivers.
2. Up to 1/2 of event registration fees, park preparation fees, eligible permit application fees, or other fees eligible for waiver may be waived for a single event.
3. All recipients of a fee waiver, if requested by Parks and Recreation, shall acknowledge the Parks and Recreation Department in all publicity relating to the event or activity and be approved by the Director of Parks and Recreation, or their designee, prior to release. Acknowledgement includes City logos and statement in all advertising, promotional material and media releases.
4. All City programs or authorized direct affiliates shall be eligible for exemption from facility use fees.
5. Fees that may not be waived: Park impact fees, event security fees, additional trash bins or restrooms ordered for event fees, road closure fees, cleaning/damages deposits, or additional equipment ordered that engenders an additional cost.

APPROVED

Date _____

College of Idaho Football game on **Saturday, October 3rd** will impact parking for the Love Heals Free Clinics between 10am and 4:30pm on that day.

Liability Insurance required

FOR INTERNAL USE ONLY FILLED OUT BY SPECIAL EVENT COORDINATOR

TOTAL AMOUNT FEES REQUESTING WAIVED: $4548.90

FEE DESCRIPTIONS:

O'Connor Fieldhouse Reservation Fees
Love Heals Free Clinics, Oct 1,2 and 3, 2026
Facility Fee: Daily $1,516.30 x 3 = $4,548.90
Cleaning Fee: $500/day x 3 = $1,500 (no waiver)
$15/table for 3 days: $3.50/chair for 3 days (no waiver)
$4,548.90 waiver of facility fees requested

AMOUNT APPROVED FOR WAIVER: _____ **DATE APPROVED/DENIED:** _____

Memorandum

To:

City Council

Meeting Date:

April 6, 2026

Item Name:

Approve Resolution accepting the Dedication of Irrigation Drain Main Line Facilities in the 3801 HWY 20/26 “A” Drain/Storm Retention Relocation Project.

Summary Statement:

In accordance with the requirement that irrigation drain conveyance facilities within the 3801 HWY 20/26 “A” Drain/Storm Retention Relocation Project, be public facilities, the developer has requested the dedication of these facilities to the City of Caldwell.

Recommended Action:

It is the recommendation of the Engineering Department that the Council favorably consider this request for dedication of the facilities and approve the resolution as submitted.

Budget:

Cost Impact:
Funding Source:
Timeline:

Attachments:

1. 1. A-Drain Dedication request
2. 4. Engineers Certificate_Jan_13_2026
3. Dedication M&R 2024 _ 2-year Warranty A-Drain

H.F.L.P., LLC

Dedication Request of Public Facilities

January 14, 2026

I, Steve Harmsen as the manager of H.F.L.P., LLC of 3801 HWY 20/26 "A" Drain/Storm Retention Relocation, hereby request that the City of Caldwell accept dedication of all public utilities constructed as part of this development.



Authorized Agent

JAROM WAGONER
Mayor

208.455.3011
(f) 208.455.3003

City Hall
205 South 6th Ave.
Caldwell, Idaho 83605

Post Office Box
P.O. Box 1179
Caldwell, Idaho 83606

For a list of the City Council members, visit:
Website
www.cityofcaldwell.org

CITY OF *Caldwell, Idaho*

ENGINEER'S CERTIFICATION FORM

(City of Caldwell)

Harmsen - 3801 Hwy 20-26 "A" Drain Relocation
Name of ~~Subdivision~~ Project

Steve Harmsen
Developer

William Mason - Mason & Associates, Inc.
Engineer of Record

I hereby certify the following:

1. Trench backfill compaction testing was performed per ISPWC 2015.
2. Construction was performed substantially to the lines and grades shown in the approved plans or as approved by the City Engineer.
3. ~~Based on tests performed, the asphalt pavement meets the standards of ISPWC 2015.~~
4. ~~Survey points indicated on the final plat are in place as of the date of this certification.~~
5. An electronic copy of the approved record drawings have been submitted to the city.

Any of the above items which cannot be fully certified are explained on a separate sheet of paper and attached hereto and stamped by the Engineer of Record.

William J. Mason
Signature of Engineer / Representative

PROFESSIONAL ENGINEER LICENSED 9212 STATE OF IDAHO WILLIAM J. MASON

January 13, 2020
Date

Engineers Stamp

MEMORANDUM

TO: Caldwell City Council

Meeting Date: April 6, 2026

AGENDA ITEM INFORMATION				
SUBJECT:		***Department Submittals***	***X to mark***	***Initials***
Dedication of Irrigation Drain Main Line Facilities in the 3801 HWY 20/26 "A" Drain/Storm Retention Relocation Project.		Building Department		
		CDBG		
		Clerk		
		City Attorney		
		Finance Department		
		Human Resources		
		Planning & Zoning		
		Fire Department		
		Police Department		
		Public Works		
		Street Department		
		Water Department		
		WWTP		
		Engineering	X	JL
		Mapping		
COST IMPACT:	$0.00	Parks and Recreation		
FUNDING SOURCE:		Airport		
		Information Systems		
TIMELINE:		Golf Course		
		OTHER:		

Finance Review ☐ ***Budgeted*** ☐ ***Not Budgeted*** ☐

SUMMARY STATEMENT:

In accordance with the requirement that Irrigation drain conveyance facilities within the 3801 HWY 20/26 "A" Drain/Storm Retention Relocation Project, be public facilities, the developer has requested the dedication of these facilities to the City of Caldwell. Attached to this memorandum are the following documents.

A. Letter from HFLP LC A Utah LLC, requesting the dedication of Irrigation drain facilities within the 3801 HWY 20/26 "A" Drain/Storm Retention Relocation Project.
B. Engineer's certificate from Mason & Associates, INC. affirming that the facilities were constructed according to approved plans.

Also attached to this memorandum is a proposed resolution of City Council accepting the dedication of certain facilities to the City

RECOMMENDED ACTION:

It is the recommendation of the Engineering Department that the Council favorably consider this request for dedication of the facilities and approve the resolution as submitted.

RESOLUTION NO. _____

A RESOLUTION BY THE CITY OF CALDWELL, IDAHO ACCEPTING DEDICATION OF IRRIGATION DRAIN CONVEYANCE FACILITIES LOCATED WITHIN THE 3801 HWY 20/26 "A" DRAIN/STORM RETENTION RELOCATION PROJECT, TO SAID CITY BY HFLP LC A UTAH LLC IN ACCORDANCE WITH PROCEDURES ESTABLISHED IN CITY RESOLUTION NO. 4-94

Be It Resolved that the City of Caldwell, Idaho hereby accepts from HFLP LC A Utah LLC, the dedication of Irrigation drain facilities within the 3801 HWY 20/26 "A" Drain/Storm Retention Relocation Project., and which facilities include the following appurtenances exclusively of service lines:

DESCRIPTION

3801 HWY 20/26 "A" Drain/Storm Retention Project

1. 3 EA 72" Irrigation manhole
2. 1 EA 96" Irrigation Manhole
3. 505 LF 30" Irrigation Main

Be It Also Resolved That the City of Caldwell's acceptance of said facilities is subject to cancellation if said improvements are found to be defective. Said improvements are considered to be defective if it is found that construction is not in accordance with Idaho Standards for Public Works Construction (2015) and City of Caldwell Supplemental Specifications. This cancellation will occur if said lines are determined defective within two years after the effective date of this resolution and Steve Harmsen or their assigns do not correct the defective work.

The Clerk of the City of Caldwell is hereby directed to submit this resolution to the County recorder of Canyon County, Idaho for recordation, and that a copy of said recorded document be forwarded by the City Clerk to the Engineering Department of said City of Caldwell for preservation in an index of Dedications.

PASSED BY COUNCIL of the City of Caldwell, Idaho, this the 6th day of April, 2026.

APPROVED BY THE MAYOR of the City of Caldwell, Idaho, this the 6th day of April, 2026.

Approved By:

_____

Eric Phillips, Mayor

Attest:

_____

Kristina Buchan, City Clerk

Memorandum

To:

City Council

Meeting Date:

April 6, 2026

Item Name:

Approve Resolution accepting ROW Dedication for MRL Property Management LLC 6202 Cleveland Blvd

Summary Statement:

MRL Property Management LLC has dedicated approximately 253 +/- of land on the corner of Cleveland Blvd and Midway Road located at 6202 Cleveland Blvd (Parcel # R3247300000) for future Right-Of-Way development.

Recommended Action:

It is the recommendation of the Engineering Department that Council approves the deed as submitted.

Budget:

Cost Impact:
Funding Source:
Timeline:

Attachments:

1. 6202 Cleveland Blvd Quitclaim and Legal Description 3-9-26

QUITCLAIM DEED

THIS INDENTURE made this 17 day of MARCH, 2026, between MRL PROPERTY MANAGEMENT LLC, an Idaho Limited Liability Company, the Transferor, and THE CITY OF CALDWELL, whose address is 205 S 6th Ave, Caldwell, Idaho 83605, the Transferee.

WITNESSETH that the said Transferor, for value received, does by these presents remise, release and forever QUITCLAIM unto the said Transferee, and to its heirs and assigns all that certain lots, piece or parcel of land, situate, lying and being in Caldwell, Canyon County, Idaho, bounded and described as follows, to-wit:

See Exhibit "A" for 1-page legal Description
AND
See Exhibit "B" for 1-page Legal Description Exhibit

TRANSFEROR acknowledges that it is the intention of this instrument to convey not only Transferor's entire present interest in the described property, but also any, every and all right, title and interest after acquired by Transferor, and Transferor's heirs and assigns, through and by operation of law.

TOGETHER with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and reversion and reversions, remainder and remainders, rents, issues and profits thereof.

TO HAVE AND TO HOLD, all and singular the said premises, together with the appurtenances, unto the Transferee, and to her heirs and assigns forever.

IN WITNESS WHEREOF, the said Transferor has hereunto set his hand the day and year first above written.

MRL PROPERTY MANAGEMENT LLC
An Idaho Limited Liability Company

By: Michael Larson (President)

Date: 3-17-26

STATE OF Idaho)
) **ss.**
County of Canyon)

On this 17th day of March, 2026, before me, the undersigned, a Notary Public in and for said State, personally appeared Michael Larson, known to me to be the President of MRL PROPERTY MANAGEMENT LLC, whose name is subscribed to the within and foregoing instrument and acknowledged to me that they executed the same on behalf of MRL PROPERTY MANAGEMENT LLC.

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

CASSANDRA BURDGE GRACI
COMMISSION #20244105
NOTARY PUBLIC
STATE OF IDAHO

NOTARY PUBLIC FOR IDAHO
Residence: 1110 Blaine St Caldwell, ID 83605
My Commission Expires: 11/25/30

IDAHO SURVEY GROUP

9939 W Emerald St
Boise, ID 83704
Phone: (208) 846-8570

Exhibit "A"
Right of Way Dedication Description
For
6202 Cleveland Boulevard

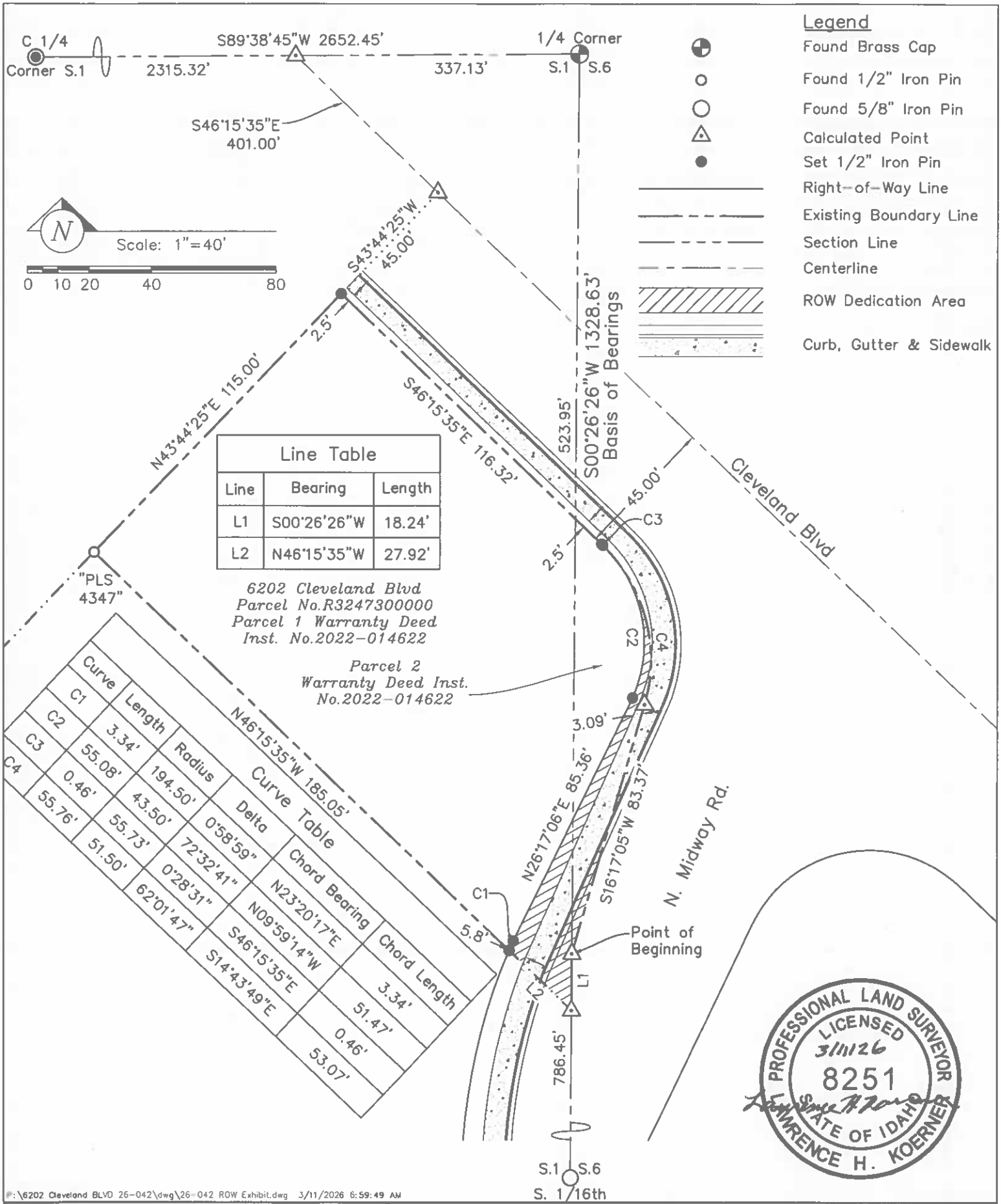
The following Describes a Parcel of Land for the Purpose of a Road Right of Way Dedication being a Portion of Parcels "1" & "2" as Described in Warranty Deed Instrument No. 2022-014622, Records of Canyon County, Idaho, County Tax Parcel Number S1216110054 Lying in a Portion of the Northeast 1/4 of the Southeast 1/4 of Section 1, Township 3 North., Range 3 West., B.M., City of Caldwell, Canyon County, Idaho, and more Particularly Described as follows:

COMMENCING at the Northeast Corner of the Northeast 1/4 of the Southeast 1/4 (East 1/4 Corner) of Section 1, Township 3 North., Range 3 West., B.M., From which, the Southeast Corner of the Northeast 1/4 of the Southeast 1/4 (South 1/16th Corner) of said Section 1 bears, South 00°26'26" West, 1328.63 feet; Thence along the Easterly Boundary Line of the Northeast 1/4 of the Southeast 1/4 of said Section 1, South 00°26'26" West, 523.95 to the **POINT OF BEGINNING:**

Thence Continuing, South 00°26'26" West, 18.24 feet to the Southeast Corner of said Parcel "2";
Thence leaving said Easterly Boundary Line, and along the Southerly Boundary Line of said Parcel "1", North 46°15'35" West, 27.92 feet;
Thence leaving said Southerly Boundary Line Northeasterly 3.34 feet along the arc of a Curve to the right having a radius of 194.50 feet, a Central angle of 00°58'59" and a Long Chord which bears, North 23°20'17" East, 3.34 feet;
Thence, North 26°17'06" East, 85.36 feet;
Thence Northwesterly 55.08 feet along the arc of a Curve to the left having a radius of 43.50 feet, a Central angle of 72°32'41" and a Long Chord which bears, North 09°59'14" West, 51.47 feet to the Southerly Right of Way Line of Cleveland Boulevard;
Thence leaving said Southerly Right of Way Line, and along the Southwesterly Right of Way Line of North Midway Road Southeasterly 55.76 feet along the arc of a Curve to the right having a radius of 51.50 feet, a Central angle of 62°01'47" and a Long Chord which bears, South 14°43'49" East, 53.07 feet;
Thence Continuing, South 16°17'05" West, 83.37 feet to the **POINT OF BEGINNING:**

The above Described Pacel of Land Contains 0.03 acres (1,294 Sq. Ft.), more or less.





Line Table		
Line	Bearing	Length
L1	S00°26'26"W	18.24'
L2	N46°15'35"W	27.92'

Curve Table					
Curve	Length	Radius	Delta	Chord Bearing	Chord Length
C1	3.34'	194.50'	0°58'59"	N23°20'17"E	3.34'
C2	55.08'	43.50'	72°32'41"	N09°59'14"W	51.47'
C3	0.46'	55.73'	0°28'31"	S46°15'35"E	0.46'
C4	55.76'	51.50'	62°01'47"	S14°43'49"E	53.07'

PROFESSIONAL LAND SURVEYOR LICENSED 3/11/26 8251 STATE OF IDAHO LAWRENCE H. KOERNER

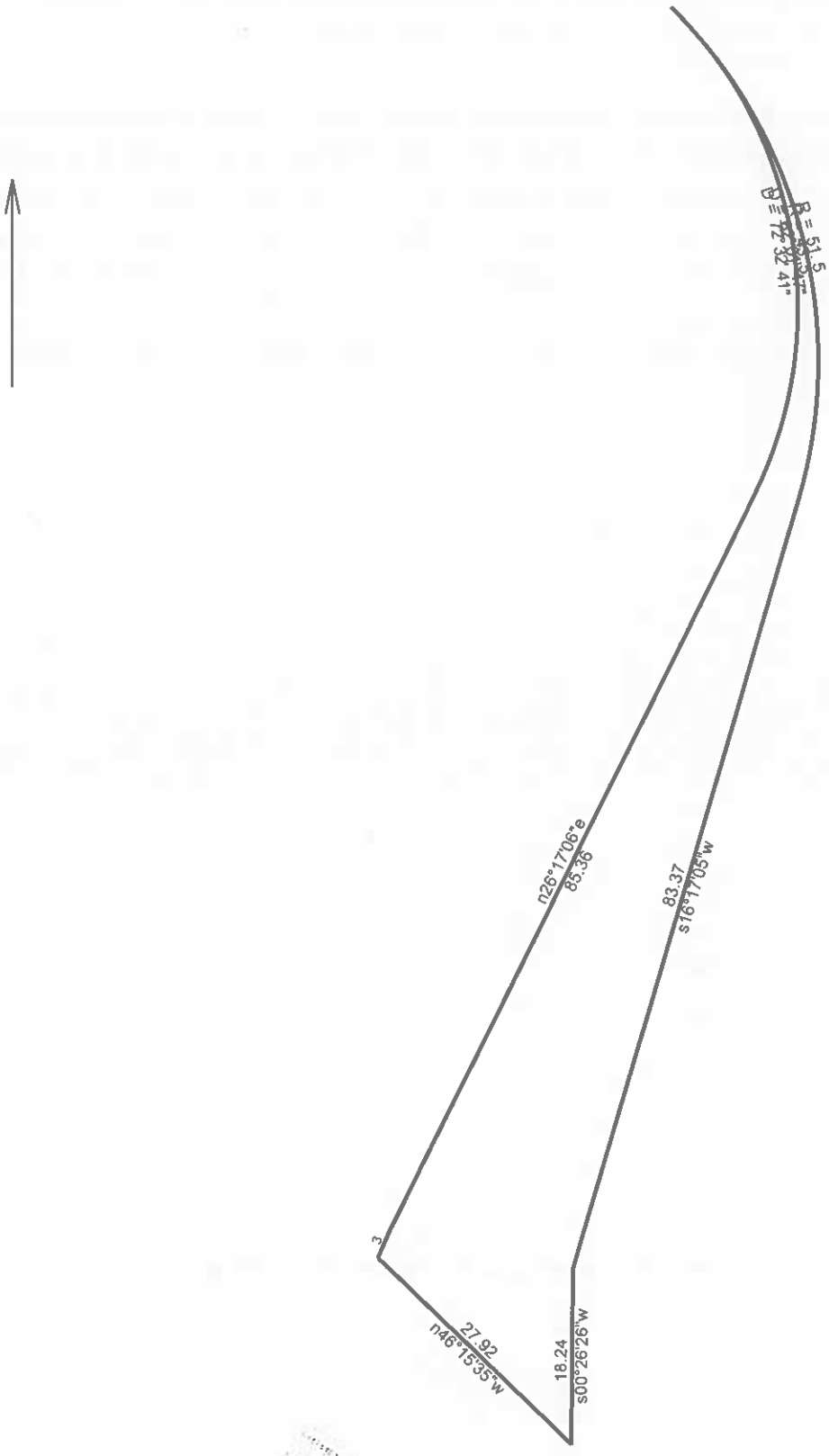
P:\6202 Cleveland BLVD 26-042\dwg\26-042 ROW Exhibit.dwg 3/11/2026 6:59:49 AM

IDAHO SURVEY GROUP, LLC
9939 W. EMERALD ST
BOISE, IDAHO 83704
(208) 846-8570

Right of Way Dedication Exhibit for
6202 Cleveland Blvd B

Located in the NE 1/4 SE 1/4 of Section 1, T.3N., R.3W., B.M., City of Caldwell, Canyon County, Idaho.

Job No. 26-042
Sheet No. 1
Dwg. Date 3/9/2026



PROFESSIONAL LAND SURVEYOR
LICENSED
3/11/26
8251
STATE OF IDAHO
LAWRENCE H. HOERNER

6202 Cleveland Blvd Row Dedication Description

3/9/2026

Scale: 1 inch= 18 feet

File: Right of Way Dedication Description.ndp

Tract 1: 0.0297 Acres (1294 Sq. Feet), Closure: n00.0000e 0.00 ft. (1/307267), Perimeter=329 ft.

01 s00.2626w 18.24
02 n46.1535w 27.92
03 Rt, r=194.50, delta=000.5859, chord=n23.2017e 3.34
04 n26.1706e 85.36
05 Lt, r=43.50, delta=072.3241, chord=n09.5914w 51.47
06 Rt, r=51.50, delta=062.0147, chord=s14.4349e 53.07
07 s16.1705w 83.37

Memorandum

To:

City Council

Meeting Date:

April 6, 2026

Item Name:

Approve Resolution authorizing the C-Drain Sunset South HOA Encroachment Agreement

Summary Statement:

This item provides for an Encroachment Agreement between the City of Caldwell and Sunset South Subdivision Property Owners for the encroachment of fifteen feet (15') into the C-Drain irrigation facility. The agreement establishes the conditions for the encroachment and clarifies ongoing responsibilities related to use of the area.

The attached resolution authorizes the Mayor to execute the Encroachment Agreement on behalf of the City.

Recommended Action:

The Engineering Department has reviewed the attached documents and recommend that the City Council accept this encroachment agreement and approve the attached resolution.

Budget:

Cost Impact:
Funding Source:
Timeline:

Attachments:

1. C Drain Encroachment Agreement 032726 (Notorized)
2. CDrain_Sunset HOA Encroachment Agreement_04.06.2026

C-DRAIN PIPING AGREEMENT

THIS AGREEMENT is entered into this 6th day of March, 2026, by and between the City of Caldwell, an Idaho municipal corporation ("City"), and the undersigned owners of certain real property within the Sunset South Subdivision ("Property Owners" or, individually, "Property Owner") (collectively, "the Parties").

WHEREAS, the Property Owners are the owners of certain real property commonly known as Lots 3, 4, 5, 6, 7, 8, and 9, Block 1, of the Sunset South Subdivision ("the Properties"), located in the City of Caldwell, Canyon County, Idaho, recorded in the records of the Canyon County Recorder, and more particularly described and depicted in **Exhibit A**, attached hereto; and

WHEREAS, an irrigation facility owned and operated by the City, commonly referred to as the "C-Drain" runs along the western boundary of said properties; and

WHEREAS, the City has the right to operate, maintain, repair, and improve the C-Drain in its current, or modified, configuration or as an underground facility; and

WHEREAS, the City has recently completed the piping of the C-Drain; and

WHEREAS, the City currently holds an easement over a portion of the Properties for access to, and maintenance of, the C-Drain, as depicted in Exhibit A; and

WHEREAS, the Property Owners desire to construct & maintain fencing within the easement area, which will be an encroachment into Caldwell's easement for the C-Drain;

NOW, THEREFORE, FOR GOOD AND VALUABLE CONSIDERATION, THE RECEIPT AND SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED, the Parties agree as follows:

1. The City hereby grants to the Property Owners the right to encroach within the City of Caldwell's easement for the C-Drain for the purpose of installing fencing, under the terms and conditions of this Agreement.
2. Fencing may be located within the C-Drain easement, provided that such fencing is set a maximum of fifteen feet (15') into the easement, measured from the eastern boundary of the easement area towards the C-Drain centerline, and meets all City code requirements for fencing.
3. The Property Owners shall be solely responsible for establishing the alignment referenced in paragraph 2 above.
4. Upon request by the City, fencing located within the easement area shall be removed or relocated by the Property Owners within a reasonable period of time, as determined by

the City, to allow for access to, or work on, the C-Drain. All costs associated with the removal, relocation, or replacement of fencing shall be borne by each Property Owner.

5. In the event any Property Owner fails to remove or relocate fencing as requested, the City, or its assigned contractor, may remove the fencing as necessary to perform work within the easement area. Any costs incurred by the City for such removal shall be invoiced to that Property Owner and shall be the responsibility of the Property Owner to pay within 30 days of the date on the invoice. Each Property Owner agrees to pay any such invoices.
6. The City will not provide services for, or be responsible for, any costs associated with surveying property boundaries, setting of property pins, fencing materials, fencing installation/relocation, landscaping, or any other related improvements within the easement area which may become necessary when fencing is relocated.
7. The Property Owners agree to hold harmless the City from and against all liability, claims, losses, costs, and expenses relating to the Property Owner's personal property or fixtures located in within the easement area.
8. The City retains its rights to revoke the privileges of the easement encroachment contemplated within this agreement at any time it deems necessary, which shall not be unreasonably determined.
9. The Parties agree that the obligations, restrictions, and covenants contained in this Agreement are intended to and shall run with the land and shall be binding upon and enforceable against the Properties, the Property Owners, and all subsequent owners, tenants, successors, heirs, transferees, and assigns. These obligations, restrictions, and covenants touch and concern the land, are made for the benefit of the Properties and adjoining properties, as applicable, and shall remain in full force and effect unless expressly released in a written instrument executing by the governing authority or benefiting party and recorded in the official real property records of Canyon County. Any conveyance, lease, encumbrance, or transfer of the Properties, in whole or in part, shall be expressly subject to this Agreement, and all successors shall assume and be bound by its terms as a condition of taking title.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the day and year first written above.

(signatures on following pages)

THE CITY OF CALDWELL

_____
Mayor, Eric Phillips

Date: _____

ATTEST: _____
CITY CLERK

PROPERTY OWNERS

Lot 3
Forster Marjorie T Family Trust

Marjorie Forster, trustee 3/7/26
Signature **Date**

Lot 4
Shannon Lydick-Mahler and Roland Mahler

Shannon Lydick-Mahler 3/18/26
3/18/26
Signature **Date**

Lot 5
Kerby Dymoke & Lou Ann Kreutzer

Kerby Dymoke
L Kreutzer 03/07/2026
Signature **Date**

Lot 6
Smith Family Trust/ Janet Ann Smith Trustee

Janet Ann Smith, Trustee
Edward Michael Smith, Trustee 3/8/26
Signature **Date**

Lot 7
Hailey Tom & Aaron Tom

Aaron Tom
Hailey Tom 03/08/2026
Signature **Date**

Lot 8
Ronald Joe Eggleston

3.6.26
Signature **Date**

Lot 9
Michael J Hunter & Melanie Hunter

Mike J Hunter
3/8/2026
Signature **Date**

State of Idaho
County Canyon

On this 7th day of March, in the year of 2026, before me the undersigned Notary Public in and for said State, personally appeared Marjorie T. Forster, known or identified to me as the person whose name(s) is/are subscribed to the within instrument as trustee(s) of The Marjorie T. Forster Family Trust, and acknowledged to me that he/she/they executed the same as such trustee(s).

Tiffany Barrett

Notary Public for State of Idaho
Residing at: Caldwell, Idaho
My Commission Expires: 05/17/2026

TIFFANY A. BARRETT
COMMISSION #38155
NOTARY PUBLIC
STATE OF IDAHO
MY COMMISSION EXPIRES 05/17/2026

State of Idaho
County Canyon

On this 18th day of March, in the year of 2026, before me the undersigned Notary Public in and for said State, personally appeared Shannon Lydick-Mahler and Roland Mahler, known or identified to me as the person whose name(s) are subscribed to the within instrument, and acknowledged to me that they executed the same.

Tiffany Barrett

Notary Public for State of Idaho
Residing at: Caldwell, Idaho
My Commission Expires: 05/17/2026

TIFFANY A. BARRETT
COMMISSION #38155
NOTARY PUBLIC
STATE OF IDAHO
MY COMMISSION EXPIRES 05/17/2026

State of Idaho
County Canyon

On this 8th day of March, in the year of 2026, before me the undersigned Notary Public in and for said State, personally appeared Janet Ann Smith and Edward Michael Smith, known or identified to me as the person whose name(s) is/are subscribed to the within instrument as trustee(s) of The Smith Family Trust, and acknowledged to me that he/she/they executed the same as such trustee(s).

Tiffany A Barrett

TIFFANY A. BARRETT
COMMISSION #38155
NOTARY PUBLIC
STATE OF IDAHO
MY COMMISSION EXPIRES 05/17/2026

Notary Public for State of Idaho
Residing at: Caldwell, Idaho
My Commission Expires: 05/17/2026

State of Idaho
County Canyon

On this 7th day of March, in the year of 2026, before me the undersigned Notary Public in and for said State, personally appeared Kerby Dymoke and Lou Ann Kreutzer, known or identified to me as the person whose name(s) are subscribed to the within instrument, and acknowledged to me that they executed the same.

Tiffany A Barrett

TIFFANY A. BARRETT
COMMISSION #38155
NOTARY PUBLIC
STATE OF IDAHO
MY COMMISSION EXPIRES 05/17/2026

Notary Public for State of Idaho
Residing at: Caldwell, Idaho
My Commission Expires: 05/17/2026

State of Idaho
County Canyon

On this 6th day of March, in the year of 2026, before me the undersigned Notary Public in and for said State, personally appeared Ronald Joe Eggleston, known or identified to me as the person whose name(s) is subscribed to the within instrument, and acknowledged to me that he executed the same.

Tiffany A Barrett

TIFFANY A. BARRETT
COMMISSION #38155
NOTARY PUBLIC
STATE OF IDAHO
MY COMMISSION EXPIRES 05/17/2026

Notary Public for State of Idaho
Residing at: Caldwell, Idaho
My Commission Expires: 05/17/2026

State of Idaho
County Canyon

On this 9th day of March, in the year of 2026, before me the undersigned Notary Public in and for said State, personally appeared Michael J Hunter and Melanie Hunter, known or identified to me as the person whose name(s) are subscribed to the within instrument, and acknowledged to me that they executed the same.

Tiffany A Barrett

TIFFANY A. BARRETT
COMMISSION #38155
NOTARY PUBLIC
STATE OF IDAHO
MY COMMISSION EXPIRES 05/17/2026

Notary Public for State of Idaho
Residing at: Caldwell, Idaho
My Commission Expires: 05/17/2026

State of Idaho
County Canyon

On this 8th day of March, in the year of 2026, before me the undersigned Notary Public in and for said State, personally appeared Hailey Tom and Aaron Tom, known or identified to me as the person whose name(s) are subscribed to the within instrument, and acknowledged to me that they executed the same.

Tiffany A Barrett

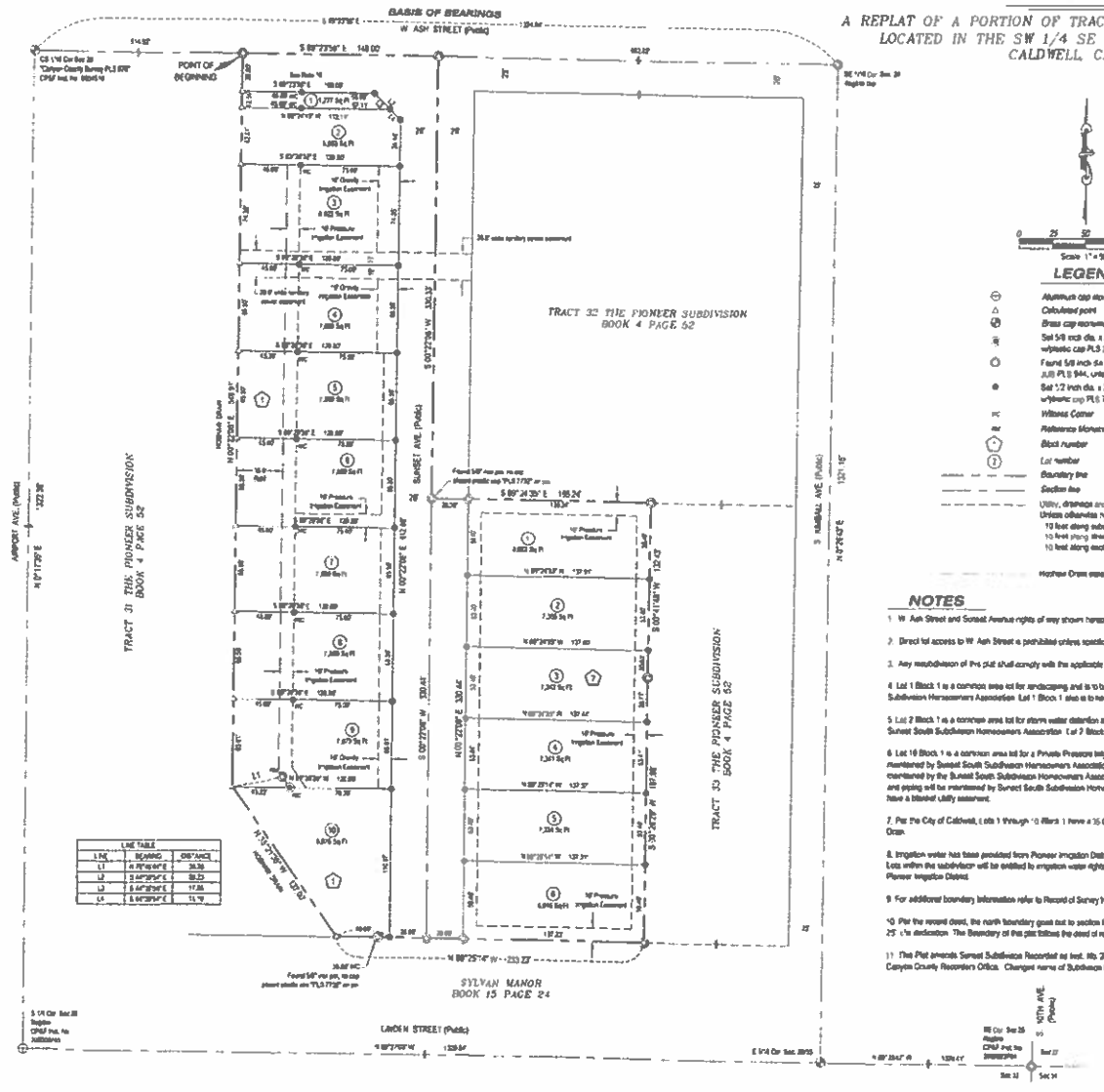
TIFFANY A. BARRETT
COMMISSION #38155
NOTARY PUBLIC
STATE OF IDAHO
MY COMMISSION EXPIRES 05/17/2026

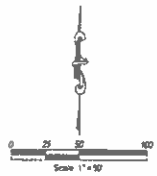
Notary Public for State of Idaho
Residing at: Caldwell, Idaho
My Commission Expires: 05/17/2026

EXHIBIT A
Subdivision Plat

SUNSET SOUTH SUBDIVISION

A REPLAT OF A PORTION OF TRACTS 31 AND 33 IN THE PIONEER SUBDIVISION LOCATED IN THE SW 1/4 SE 1/4, SECTION 28 T. 4 N R. 3 W, B.M., CALDWELL, CANYON COUNTY, IDAHO. 2019





LEGEND

- Aluminum cap monument
- Calculated point
- Brass cap monument
- Set 5/8 inch dia. x 30 inch iron pin w/plastic cap PLS 7732
- Found 5/8 inch dia. iron pin w/plastic cap AIS PLS 944, unless otherwise noted
- Set 1/2 inch dia. x 24 inch iron pin w/plastic cap PLS 7732
- Witness Corner
- Reference Monument
- Block number
- Lot number
- Boundary line
- Section line
- Utility, drainage and irrigation easement. Unless otherwise noted widths shall be 10 feet along subdivision boundary, 10 feet along street frontage, 10 feet along each side of back lot lines
- Nampa Drain easement

NOTES

1. W. Ash Street and Sunset Avenue rights of way shown hereon are dedicated to the public for public use.
2. Direct lot access to W. Ash Street is prohibited unless specifically allowed by the City of Caldwell.
3. Any resubdivision of this plat shall comply with the applicable zoning regulations in effect at that time.
4. Lot 1 Block 1 is a common area lot for landscaping and is to be owned and maintained by the Sunset South Subdivision Homeowners Association. Lot 1 Block 1 shall is to have a utility blanket easement.
5. Lot 2 Block 1 is a common area lot for storm water detention and is to be owned and maintained by the Sunset South Subdivision Homeowners Association. Lot 7 Block 1 shall is to have a blanket utility easement.
6. Lot 10 Block 1 is a common area lot for a Private Pressure Irrigation Pump Station and is to be owned and maintained by Sunset South Subdivision Homeowners Association. The Landscaping of said lot will be maintained by the Sunset South Subdivision Homeowners Association. The Pressure Irrigation Pump Station and piping will be maintained by Sunset South Subdivision Homeowners Association. Lot 10 Block 1 shall is to have a blanket utility easement.
7. Per the City of Caldwell, Lots 1 through 10 Block 1 have a 15.00 foot wide irrigation easement for the Nashner Drain.
8. Irrigation water has been provided from Pioneer Irrigation District, in compliance with Idaho Code 31-3805(b). Lots within the subdivision will be entitled to irrigation water rights, and will be obligated for assessments from Pioneer Irrigation District.
9. For additional boundary information refer to Record of Survey Instrument No. 2014-006.
10. Per the record deed, the north boundary goes out to section line with no ave. lake, recorded plat shows a 25' r/w dedication. The Boundary of this plat follows the deed of record.
11. This Plat amends Sunset Subdivision Recorded as Inst. No. 2019-052866, as on file at Bk. 49, Pg. 10 in Canyon County Recorders Office. Changed name of Subdivision to Sunset South Subdivision.

2019-056813
RECORDED
11/22/2019 09:40 AM
CHRIS YAMAMOTO
CANYON COUNTY RECORDER

PROFESSIONAL LAND SURVEYOR
7732
11/11/19
STATE OF IDAHO
RICHARD A. WEST

COMPASS LAND SURVEYING, PLLC
623 11th Avenue South Nampa, ID 83651
Office: (208) 442-0115 Fax: (208) 327-2106
JN 2818 11/11/19

BOOK 49 PAGE 14 SHEET 1 OF 3

SUNSET SOUTH SUBDIVISION

OWNERS CERTIFICATE

We, Shepherd Redevelopment, LLC being first duly sworn, depose and say that we are the owners of Sunset South Subdivision more particularly described in the legal description below, state that it is our intention to include said property in this subdivision plat, and that we do for ourselves, our heirs, transferees, successors and assigns, do hereby dedicate, donate and convey to the public forever the public streets shown on this plat as W. Ash Street and Sunset Avenue. The easements as shown on this plat are not dedicated to the public, but are intended only for the right and purpose as designated within this plat and no permanent structures other than those for utility, irrigation or drainage purposes is to be erected within the limits of said easements. The individual lots described in this plat will be provided domestic water by the City of Caldwell, compliant with paragraph 1, section 50-1334 of the Idaho Code.

Sunset South Subdivision is a portion of Tracts 31 and 33 of "The Pioneer Subdivision" as on file in Book 4 of Plats at Page 52 in the Office of the Recorder of Canyon County, Idaho, said Tracts located in the SW 1/4 SE 1/4 of Section 28, Township 4 North, Range 3 West, Boise Meridian, Caldwell, Canyon County Idaho, more particularly described as follows:

Commencing at a found 3 inch diameter Canyon County Surveyor brass disk marking the NW corner of said SW 1/4 SE 1/4, (center south 1/16 corner), said corner bears N. 00° 17' 53" E., a distance of 1322.36 feet from a found 3 inch diameter aluminum disc marking the SW corner of said SW 1/4 SE 1/4, (south 1/4 corner),

Thence along the northerly boundary of said SW 1/4 SE 1/4 and along the centerline of W. Ash Street, S. 89° 23' 55" E., a distance of 514.02 feet to a found 5/8 inch diameter iron pin marking the POINT OF BEGINNING;

Thence continuing along the northerly boundary of said SW 1/4 SE 1/4 and along the centerline of said W. Ash Street, S. 89° 23' 55" E., a distance of 148.00 feet to a found 5/8 inch diameter iron pin marking the NE corner of said Tract 31;

Thence along the easterly boundary of said Tract 31, S. 00° 22' 08" W., a distance of 330.33 feet to a found 5/8 inch diameter iron pin, said pin being the NW corner of said Tract 33,

Thence along the northerly boundary of said Tract 33, S. 89° 24' 35" E., a distance of 168.24 feet to a found 5/8 inch diameter iron pin;

Thence S. 00° 41' 48" W., a distance of 132.43 feet to a found 5/8 inch diameter iron pin,

Thence S. 00° 28' 29" W., a distance of 197.98 feet to a found 5/8 inch diameter iron pin marking a point on the northerly boundary of Sylvan Manor as on file in Book 15 of Plats at Page 24 in the Office of the Recorder of Canyon County, Idaho and the southerly boundary of said Tract 33,

Thence along the northerly boundary of said Sylvan Manor and southerly boundary of said Tract 33, N. 89° 25' 14" W., a distance of 233.23 feet to a point marking the centerline extended of the Hoshaw Drain, said point witnessed S. 89° 25' 14" E., a distance of 30.68 feet with a found 5/8 inch diameter iron pin;

Thence along the centerline of said Hoshaw Drain, N. 35° 21' 35" W., a distance of 137.00 feet to a point, said point witnessed N. 78° 45' 44" W., a distance of 38.35 feet with a found 5/8 inch diameter iron pin;

Thence continuing along the centerline of said Hoshaw Drain, N. 00° 22' 08" E., a distance of 549.91 feet to the POINT OF BEGINNING

Sunset South Subdivision contains 3.39 acres more or less.

SUBJECT TO: All existing rights of way and easements of record or implied appearing on the above-described parcel of land.

Stefanie Lengyel

Stefanie Lengyel, Manager
Shepherd Redevelopment, LLC

ACKNOWLEDGMENT

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

Be it remembered that on this 15th day of November in the year 2019, before me, the undersigned, a notary public in and for said state, personally appeared Stefanie Lengyel who is know or identified to me to be a Manager of the Limited Liability Company (L.L.C.) that executed the instrument or the person who executed the instrument on behalf of said L.L.C., and acknowledged to me that such L.L.C. executed the same.

In witness whereof, I have hereunto set my hand and notarial seal the day last above written.

Notary Public for Idaho

Residing at Meridian

Commission expires 07/10/2023

CERTIFICATE OF SURVEYOR

I, Richard A. Gray, do hereby certify that I am a Professional Land Surveyor, licensed by the State of Idaho, and that the plat, as described in the Certificate of Owners and the attached plat, was drawn from an actual survey made on the ground under my direct supervision and accurately represents the points platted thereon in conformity with the State of Idaho Codes relating to plats, surveys and the corner perpetuation and filing act, Idaho Code 55-1601 through 55-1612.

Richard A Gray — P.L.S. License No. 7732

COMPASS LAND SURVEYING, PLLC
623 11th Avenue South, Nampa, ID 83651
Office: (208) 442-0115 Fax: (208) 327-2108
JN 2018 11/11/19

BOOK 49 PAGE 14 SHEET 2 OF 3

SUNSET SOUTH SUBDIVISION

CERTIFICATE OF COUNTY SURVEYOR

I, the Undersigned, Professional Land Surveyor for Canyon County, hereby certify that I have examined this plat and find that it complies with the State of Idaho code relating to plats and vacations.

Canyon County Surveyor — Date 11/11/19

APPROVAL OF CITY COUNCIL

I, the Undersigned, City Clerk, in and for the City of Caldwell, Canyon County, Idaho do hereby certify that at a regular meeting on the City Council held on the 4th day of December, in the year of 2019, this plat was accepted and approved.

City Clerk, Caldwell, Idaho

CITY OF CALDWELL INCORPORATED MAY 13 1891 CANYON COUNTY, IDAHO

APPROVAL OF CITY ENGINEER

I, the Undersigned, City Engineer, in and for the City of Caldwell, Canyon County, Idaho hereby approve this plat.

Caldwell City Engineer — PROFESSIONAL ENGINEER LICENSED 14364 STATE OF IDAHO ROBB C. MacDONALD — Date 11/18/19

CERTIFICATE OF COUNTY TREASURER

I, Tracy Lloyd, County Treasurer in and for the County of Canyon, State of Idaho, per the requirements of I.C. 50-1308, do hereby certify that any and all current and/or delinquent County Property Taxes for the property included in this proposed subdivision have been paid in full.
This certificate is valid for the next thirty (30) days only.

County Treasurer — Date 11/22/19

TREASURER'S SEAL CANYON COUNTY IDAHO

HEALTH CERTIFICATE

Sanitary restrictions as required by Idaho Code, Title 50, Chapter 13 have been satisfied based on a review by a Qualified Licensed Professional Engineer (QLPE) representing the City of Caldwell, and the QLPE approval of the design plans and specifications and the conditions imposed on the developer for continued satisfaction of the sanitary restrictions. Buyer is cautioned that at the time of this approval, no drinking water extensions or sewer extensions were constructed. Building construction can be allowed with appropriate building permits if drinking water extensions or sewer extensions have since been constructed or if the developer is simultaneously constructing those facilities. If the developer fails to construct facilities then the sanitary restrictions may be reimposed, in accordance with Section 50-1326, Idaho Code, by the issuance of a certificate of disapproval, and no construction of any building or shelter requiring drinking water or sewer/septic facilities shall be allowed.

Southwest District Health Department, EHS — Date 11/20/2019

CERTIFICATE OF COUNTY RECORDER

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

I, hereby certify that this instrument was filed for record at the request of
_____ at _____ minutes past _____ o'clock ___ m.,
on this _____ day of _____, 20 ___, in my office and was duly recorded
in Book _____ of Plats at Pages _____ through _____.

Instrument No. _____

Deputy — Ex-Officio Recorder
Fee _____

PROFESSIONAL LAND SURVEYOR 7732 11/11/19 STATE OF IDAHO RICHARD A. GRAY

COMPASS LAND SURVEYING, PLLC
623 11th Avenue South, Nampa, ID 83651
Office: (208) 442-0115 Fax: (208) 327-2106
JN 2858 11/11/19

BOOK 49 PAGE 14 SHEET 1 OF 3

RESOLUTION NO. _____

BE IT HEREBY RESOLVED by the Mayor and the Council of the City of Caldwell, Idaho, that the Caldwell City Council hereby accepts and approves that certain agreement titled C-Drain Piping Agreement; by and between the City of Caldwell and Sunset South Subdivision Property Owners, and which agreement is to grant property owner encroachment with the City of Caldwell's easement for the C-Drain a maximum of fifteen feet (15'); and which agreement is attached hereto and made a part hereof as is set forth in full.

PASSED BY THE COUNCIL of the City of Caldwell, Idaho this 6th day of April 2026.

APPROVED BY THE MAYOR of the City of Caldwell, Idaho this 6th day of April 2026.

Approved By: Attest:

_____ _____

Memorandum

To:

City Council

Meeting Date:

April 6, 2026

Item Name:

Approve the purchase agreement of a new Type One fire engine, as planned for funding, purchase, and delivery during FY27/28, for Fire Station 4.

Summary Statement:

Use of Impact Fees to Purchase a new fire engine for Fire Station 4 – Authorization to Purchase Fire Engine 14, a Pierce Enforcer Heavy Duty Rescue Pumper

Recommended Action:

Approve the purchase of one (1) new fire engine (Engine 14) for Station 4 utilizing Fire Impact Fee Funds (Fund 54), and authorize the Fire Department to proceed with procurement.

Budget: Budgeted
Finance Review

Cost Impact:	$1,265,388.00
Funding Source:	Impact Fees (Fire)
Timeline:	April 2027

Attachments:

1. KB905 Caldwell Enforcer DAS HDRP Quote 3-10-26
2. Memorandum Fire Engine 14 Purchase Impact Fees
3. Resolution - Engine 14 Purchase Impact Fees

March 10, 2026

Caldwell Fire Department, ID
One (1) Enforcer Heavy Duty Rescue Pumper KB905
Build Location: Appleton, WI

Proposal Price: $1,265,386.00

Terms:

Price Expiration: The above pricing is valid until March 27, 2026.

Future Changes: Various state or federal regulatory agencies (e.g. NFPA, DOT, EPA) may require changes to the Specifications and in any such event any resulting cost increases incurred to comply will be added to the Purchase Price to be paid by the Customer and documented on a Change Order.

Component Price Volatility: Company shall not be responsible for any unforeseen price increase enacted by the suppliers of major components of the Product (including but not limited to engine, transmission, and fire pump) after the execution of contract or purchase order. Any price increase major components of the product will be passed through to the Customer and will be documented on a Change Order. Due to the uncertainty of the current Tariff situation, an adjustment to the above quoted price may be required prior to the listed expiration date.

Delivery: As currently configured, the unit qualifies for the Dealer Allocated Slot (DAS) program, which provides expedited delivery. While the unit remains within the DAS program, the expected delivery timeframe is 10 to 14 months. After booking, one round of configuration changes will be allowed and must be completed 7 months prior to the RFP. If a requested change could disqualify the unit from the DAS program, the customer will be notified in advance. Approved changes that result in disqualification from DAS will extend delivery and require a price increase. The standard delivery timeframe is 47 to 52 months.

Payment Terms: Final payment will be due 30 days after the apparatus leaves the factory for delivery. If payment is not made at that time a late fee will be applicable.

Credit Card Payments: Payments made for apparatus using a credit card will be applicable to a credit card convenience fee.

Change Orders: Changes processed after order placement will be processed per the following structure; deductions will be based on the option price at time of order placement, additions will be based on current pricing levels at time of change request.

Consortium Purchase: The proposal is based on the unit being purchased through H-GACBuy (Houston-Galveston-Area-Council Cooperative Purchasing Program) utilizing contract FS12-23 valid until 11/30/2027 with a registered End User member Interlocal Contract. It is the purchaser's responsibility to determine if the use of consortiums meets their purchasing requirements.

Performance Bond: A performance bond is included in the above price and will be provided after order placement. If customer elects to remove the performance bond **$3,617.00** may be deducted from the purchase price.

Transportation: Transportation of the apparatus to be driven from the factory to the customers location is included in the above pricing. However, if permits are not obtainable, due to the weight of the apparatus, and the apparatus must be transported on a flat bed, additional Transportation charges will be the responsibility of the customer. We will provide pricing at that time if necessary. If customer elects to drive the apparatus from the factory, **$9,700.00** may be deducted from the purchase price. if this option is elected payment in full and proof of insurance must be provided prior to leaving the factory and the customer is responsible for compliance with all state, local and federal DOT requirements including the driver possessing a valid CDL license.

Inspection Trips: One (1) factory inspection trip for **two (2)** customer representatives is included in the above pricing. The inspection trip will be scheduled at a time mutually agreed upon between the manufacture's representative and the customer, during the window provided by the manufacturer. Airfare, lodging and meals while at the factory are included. In the event the customer is unable to travel to the factory or the factory is unable to accept customers due to the restrictions caused by a national disaster or pandemic then the Dealership reserves the right to use forms of electronic media to accomplish the intention of the inspection trip. Every effort will be made to make the digital media as thorough as possible to satisfy the expectations of the of the customer. If the customer elects to forgo an inspection trip **$2,400.00** per traveler (per trip) will be deducted from the final invoice.

Persistent Inflationary Environment: If the Producer Price Index of Components for Manufacturing [www.bls.gov Series ID: WPUID6112] (**"**PPI**"**) has increased at a compounded annual growth rate of 5.0% or more between the month Pierce accepts our order (**"**Order Month**"**) and 14 months prior to the then predicted Ready For Pickup date (**"**Evaluation Month**"**), then pricing may be updated in an amount equal to the increase in PPI over 5.0% for each year or fractional year between the Order Month and the Evaluation Month. The seller will document any such updated price for the customer's approval before proceeding and provide an option to cancel the order.

Cancellation: Cancellation requests after order submission may be subject to cancellation fees.

Acceptance of Proposal:

a. If the customer wishes to purchase the proposed apparatus Hughes Fire Equipment will provide the Customer its form of Purchase Agreement for the Customer's review and signature.

b. If the Customer desires to use its standard form of purchase order as the Purchase Agreement, the purchase order is subject to review for any required revisions prior to acceptance.

i. Purchase order must be addressed to Hughes Fire Equipment, Inc., 910 Shelley Street, Springfield, Oregon 97477.

ii. Purchase order must reference **"One (1) Enforcer Heavy Duty Rescue Pumper KB905 dated 03/10/2026."**

iii. If a performance bond is elected, the purchase order must either include the **Persistent Inflationary Environment** language referenced above or attach a signed copy of the quote incorporating that language.

iv. If a performance bond is elected, the purchase order must either include the following language or attach a signed copy of the quote incorporating such language: **"Due to global supply chain constraints, any delivery date contained herein is a good faith estimate as of the date of this order/contract, and merely an approximation based on current information. Delivery updates will be made available, and a final firm delivery date will be provided as soon as possible."**

v. Purchase order must include the following language: **"Purchased utilizing HGACBuy Contract FS12-23."**

vi. Purchase orders must be signed and dated by authorized personnel.

By signing below you agree to purchase the above apparatus.

Customer Signature: _____

Date: _____

PO # (if applicable): _____

Proudly serving you, while you serve your communities since 1987

MEMORANDUM

TO: Caldwell City Council

Meeting Date April 6th, 20 26

AGENDA ITEM INFORMATION

SUBJECT:

Use of Impact Fees to Purchase a new fire engine for Fire Station 4 – Authorization to Purchase Fire Engine 14, a Pierce Enforcer Heavy Duty Rescue Pumper

Department Submittals	***X to mark***	***Initials***
Building Department		
CDBG		
Clerk	X	
City Attorney		
Finance Department	X	
Human Resources		
Planning & Zoning		
Fire Department	X	BD
Police Department		
Public Works		
Street Department		
Water Department		
WWTP		
Engineering		
Mapping		
Parks and Recreation		
Airport		
Information Systems		
Golf Course		
OTHER:		

COST IMPACT:	$1,265,388.00
FUNDING SOURCE:	Fire Impact Fee Fund 54
TIMELINE:	April/May 2027

SUMMARY STATEMENT:

Caldwell Fire Department is requesting City Council approval to purchase a new front-line fire engine (Engine 14) to be assigned to Fire Station 4. This request is driven by continued population growth, increased call volume, and the need to maintain reliable emergency response coverage within the new Fire Station 4 service area.

This purchase is directly tied to the construction of the new Fire Station 4, with an anticipated opening date of September 2027. Procuring the apparatus in advance is critical to ensure operational readiness upon station activation. Delivery of Engine 14 is anticipated in April/May 2027, allowing sufficient time for equipment mounting, upfitting, and comprehensive personnel training.

Ensuring the apparatus is fully equipped and crews are properly trained prior to the station opening will support a seamless transition to service and ensure immediate response capability to 911 calls from day one of operations.

RECOMMENDED ACTION:

Approve the purchase of one (1) new fire engine (Engine 14) for Station 4 utilizing Fire Impact Fee Funds (Fund 54), and authorize the Fire Department to proceed with procurement.

RESOLUTION NO. _____

A RESOLUTION APPROVING THE USE OF FIRE IMPACT FUNDS FOR THE PURCHASE OF A NEW FIRE ENGINE (ENGINE 14) FOR FIRE STATION 4 FOR THE CALDWELL FIRE DEPARTMENT.

WHEREAS, the purchase of Engine 14 is necessary to support continued population growth, increased call volume, and to maintain reliable and effective emergency response coverage within the City of Caldwell and its service area; and

WHEREAS, the purchase is directly tied to the construction and planned activation of Fire Station 4, with an anticipated opening date of September 2027, requiring apparatus acquisition and readiness in advance of station operations; and

WHEREAS, delivery of Engine 14 is anticipated in April or May 2027, allowing sufficient time for equipment mounting, apparatus outfitting, and personnel training prior to placement in service; and

WHEREAS, the total estimated cost of the apparatus is approximately $1,265,388.00 and will be funded through a combination of bond proceeds and Fire Impact Fee Funds (Fund 54); and

WHEREAS, the purchase of Engine 14 is consistent with the City's adopted capital improvement planning and directly supports infrastructure and service demands generated by ongoing growth and development;

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Caldwell, Idaho approves the use of Fire Impact Fee Funds and Bond Funds for the purchase of Engine 14 and authorizes the Finance Director to execute the necessary purchase agreement.

PASSED BY THE COUNCIL of the City of Caldwell, Idaho this 6th day of April 2026.

APPROVED BY THE MAYOR of the City of Caldwell, Idaho this April 6th, 2026. 2023.

Approved,

By _____
Eric Phillips
Mayor

ATTEST:

By _____
Kristina Buchan
City Clerk

Memorandum

To:

City Council

Meeting Date:

April 6, 2026

Item Name:

Authorize the Mayor and the Fire Chief to renew the Snake River Valley Mutual Aid Agreement (5 year renewal).

Summary Statement:

Fire protection agencies across the Snake River Valley and Treasure Valley, including the City of Caldwell, agree to provide mutual aid across Idaho and Oregon when emergencies exceed the capacity of a single jurisdiction.

This agreement renews every five years, has no fiscal impact, and establishes coordinated operations, shared resources, and unified command to improve response effectiveness and safety.

Recommended Action:

Recommended Action: Approve and authorize the City of Caldwell to enter into and execute the mutual aid agreement with participating agencies, ensuring continued regional cooperation and coordinated emergency response with no fiscal impact.

Budget:

Cost Impact:
Funding Source:
Timeline:

Attachments:

1. SRV 2026 MMA

Snake River Valley Mutual Aid Agreement

This Agreement is made and entered into by and between the undersigned fire protection agencies and districts operating within the Snake River Valley region of the States of Idaho and Oregon, hereinafter referred to collectively as the "Parties."

WHEREAS:

1. The Parties are public fire protection agencies authorized under Idaho Code Title 31, Title 50, Title 67, and Oregon Revised Statutes Chapters 476 and 190 to provide fire suppression, emergency medical services, rescue, fire prevention, and related emergency services within their respective jurisdictions; and
2. Each Party is responsible for the protection of life, property, and the environment within its respective jurisdiction, including urban, rural, wildland, and wildland urban interface areas; and
3. Fire incidents, emergency medical events, natural disasters, and other emergencies often exceed the resources of a single agency and require rapid, coordinated, and efficient response from multiple agencies; and
4. The geographic proximity of the Parties and the intermingling of jurisdictions within the Snake River Valley create a mutual interest in cooperative emergency response; and
5. Idaho Code Section 67 2333 and Oregon Revised Statutes 190.010 and 476.510 authorize public agencies to enter into agreements for mutual assistance, including interstate cooperation for emergency services; and
6. The Parties recognize that coordinated response enhances responder safety, improves operational effectiveness, and minimizes impacts to the public, property, and the environment; and
7. The Parties desire to enter into this Agreement to provide for mutual aid and assistance during emergencies when requested and when resources are available.

NOW THEREFORE, the Parties hereto mutually agree as follows:

1. The Parties agree to furnish fire protection, emergency medical, rescue personnel, and equipment to one another as may be necessary to provide an effective response to fires, emergencies, disasters, or incidents beyond the immediate control of the requesting Party.
2. Mutual aid may be provided for initial attack incidents or for extended operations when the size, complexity, or severity of an incident requires assistance from one or more of the Parties.
3. Assistance under this Agreement shall be provided within the jurisdiction of any requesting Party, provided that no Party shall be required to reduce its own personnel,

equipment, or services to the extent that it jeopardizes its normal emergency response capabilities.

4. No response under this Agreement shall be made unless the request for assistance is received through established and recognized communication channels and is made by, or on behalf of, an authorized officer of the requesting Party.

5. The fire official or incident commander of the requesting jurisdiction shall retain overall command and control of the incident. Personnel and equipment responding under this Agreement shall operate under the incident command system in use and remain under the operational control of the requesting jurisdiction for the duration of the assignment.

6. Except as may be provided by a separate written agreement or reimbursement schedule, the assurance of mutual aid set forth herein shall constitute the sole consideration for the performance of this Agreement. No Party shall be obligated to reimburse another Party for personnel costs, equipment uses, damage, injury, or liability incurred while rendering assistance under this Agreement.

7. Certain specialized resources, including but not limited to aircraft, heavy equipment, specialized teams, or contract resources, may be excluded from this Agreement and may be made available pursuant to separate agreements or state and federal mobilization plans.

8. This Agreement shall remain in full force and effect for a period of five (5) years from the date of execution and shall automatically renew for successive five-year periods unless terminated by any Party upon thirty (30) days' written notice to the other Parties.

9. Operational details, including but not limited to dispatch procedures, communication methods, authorized requesters, resource typing and staffing, and response protocols, shall be documented in an Operating Plan approved and signed by the Fire Chiefs or authorized officials of the participating agencies. The Operating Plan, as adopted, is incorporated herein by this reference.

IN WITNESS WHEREOF, the Parties hereto have caused this Agreement to be executed by their duly authorized officials as of the day and year first written below.

Chief_____

Agency_____

Mayor/Board_____

Regular **Item:** 14.

Memorandum

To:

City Council

Meeting Date:

April 6, 2026

Item Name:

Approve dedication of Public utilities within the Nottingshire Heights Duplexes development

Summary Statement:

In accordance with the requirement that water improvements in the right-of-way in the Nottingshire Heights Duplexes development, be public facilities, the developer has requested the dedication of these facilities to the City of Caldwell.

Recommended Action:

It is the recommendation of the Engineering Department that the Council favorably consider this request for dedication of the facilities and approve the resolution as submitted.

Budget:

Cost Impact:
Funding Source:
Timeline:

Attachments:

1. Dedication M&R 2024 _ 2-year Warranty Nottingshire
2. 1. Dedication Request of Public Facilities - Nottingshire Heights 260304
3. 4 - Engineers Certificate 2026

MEMORANDUM

TO: Caldwell City Council

Meeting Date: April 6, 2026

AGENDA ITEM INFORMATION

SUBJECT:

Dedication of Water utilities in the Nottingshire Heights Duplexes development

Department Submittals	***X to mark***	***Initials***
Building Department		
CDBG		
Clerk		
City Attorney		
Finance Department		
Human Resources		
Planning & Zoning		
Fire Department		
Police Department		
Public Works		
Street Department		
Water Department		
WWTP		
Engineering	X	JL
Mapping		
Parks and Recreation		
Airport		
Information Systems		
Golf Course		
OTHER:		

COST IMPACT:	$0.00
FUNDING SOURCE:	
TIMELINE:	

Finance Review ☐ ***Budgeted*** ☐ ***Not Budgeted*** ☐

SUMMARY STATEMENT:

In accordance with the requirement that water improvements in the right-of-way in the Nottingshire Heights Duplexes development, be public facilities, the developer has requested the dedication of these facilities to the City of Caldwell. Attached to this memorandum are the following documents.

A. Letter from Nottingshire Heights Caldwell, LLC, requesting the dedication of water facilities in the Nottingshire Heights Duplexes development.
B. Engineer's certificate from Harper-Leavitt Engineering (HLE) affirming that the facilities were constructed according to approved plans.

Also attached to this memorandum is a proposed resolution of City Council accepting the dedication of certain facilities to the City

RECOMMENDED ACTION:

It is the recommendation of the Engineering Department that the Council favorably consider this request for dedication of the facilities and approve the resolution as submitted.

RESOLUTION NO. _____

A RESOLUTION BY THE CITY OF CALDWELL, IDAHO ACCEPTING DEDICATION OF WATER MAIN, CONVEYANCE FACILITIES LOCATED IN THE RIGHT-OF-WAY IN THE NOTTINGSHIRE HEIGHTS DUPLEXES DEVELOPMENT, TO SAID CITY BY NOTTINGSHIRE HEIGHTS CALDWELL, LLC IN ACCORDANCE WITH PROCEDURES ESTABLISHED IN CITY RESOLUTION NO. 4-94

Be It Resolved that the City of Caldwell, Idaho hereby accepts from Nottingshire Heights Caldwell, LLC, the dedication of water conveyance systems, within the Nottingshire Heights Duplexes development, and which facilities include the following appurtenances exclusively of service lines:

DESCRIPTION

Nottingshire Heights Duplexes

1. 2 EA 1" Single Water Meters

Be It Also Resolved That the City of Caldwell's acceptance of said facilities is subject to cancellation if said improvements are found to be defective. Said improvements are considered to be defective if it is found that construction is not in accordance with Idaho Standards for Public Works Construction (2015) and City of Caldwell Supplemental Specifications. This cancellation will occur if said lines are determined defective within two years after the effective date of this resolution and Nottingshire Heights Caldwell, LLC or their assigns do not correct the defective work.

The Clerk of the City of Caldwell is hereby directed to submit this resolution to the County recorder of Canyon County, Idaho for recordation, and that a copy of said recorded document be forwarded by the City Clerk to the Engineering Department of said City of Caldwell for preservation in an index of Dedications.

PASSED BY COUNCIL of the City of Caldwell, Idaho, this the 6th day of April, 2026.

APPROVED BY THE MAYOR of the City of Caldwell, Idaho, this the 6th day of April, 2026.

Approved By:

_____
Eric Phillips, Mayor

Attest:

_____
Kristina Buchan, City Clerk

DESERT RIDGE
INVESTMENTS, INC.

3390 CRESTBROOK LANE
SALT LAKE CITY, UT 84109
PHONE: 801.554.1912
FAX: 801.828.2839

March 4, 2026

City of Caldwell
205 South 6th Ave
Caldwell, ID 83605

Re: Nottingshire Heights Caldwell, LLC – Public Utilities Dedication

Dear Mr. Lucas:

I, Ryan W. Hackett, as the Manager of Nottingshire Heights Caldwell, LLC, hereby request that the City of Caldwell accept dedication of all public utilities constructed as part of this development.

Ryan W. Hackett
Authorized Agent

CITY OF
Caldwell, Idaho

ERIC PHILLIPS
Mayor

208.455.3011
(f) 208.455.3003

City Hall
205 South 6th Ave.
Caldwell, Idaho 83605

Post Office Box
P.O. Box 1179
Caldwell, Idaho 83606

For a list of the City Council members, visit:
Website
www.cityofcaldwell.org

ENGINEER'S CERTIFICATION FORM

(City of Caldwell)

_Nottingshire Heights_____
Name of Subdivision

_Desert Ridge Investment _____
Developer

__B. Luke Jolley_____
Engineer of Record

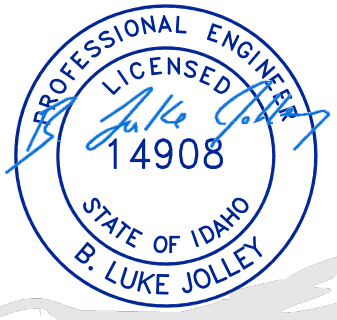
I hereby certify the following:

1. ~~Trench backfill compaction testing was performed per ISPWC 2015.~~
2. Construction was performed substantially to the lines and grades shown in the approved plans or as approved by the City Engineer.
3. ~~Based on tests performed, the asphalt pavement meets the standards of ISPWC 2015.~~
4. Survey points indicated on the final plat are in place as of the date of this certification.
5. An electronic copy of the approved record drawings has been submitted to the city.

Any of the above items which cannot be fully certified are explained on a separate sheet of paper and attached hereto and stamped by the Engineer of Record.

_____ 03/23/2026_____
Signature of Engineer / Representative Date

Engineers Stamp



CIVIL & STRUCTURAL ENGINEERING
MATERIALS TESTING & LAND SURVEYING
101 S. Park Avenue, Idaho Falls, ID 83402, (208)524-0212
800 W. Judicial Street, Blackfoot, ID 83221, (208)785-2977

March 23, 2026

Nottingshire Heights Engineer Certification

To Whom Concerned,

I was not given any trench back fill compaction results for the water service lines within the ROW.

I was not given any tests results for the asphalt compaction.

If you have any questions please contact me at (208) 785-2977.

Sincerely,



B. Luke Jolley, PE

HLE, Inc.

MEMORANDUM

TO: Caldwell City Council
Meeting Date April 6, 2026

AGENDA ITEM INFORMATION

SUBJECT:

Execute Professional Services scope of work for "Waste Activated Sludge (WAS) thickening Engineering Services During Construction (SDC)" with HDR Engineering, Inc, for $449,800.00.

Department Submittals	***X to mark***	***Initials***
Building Department		
CDBG		
Clerk		
City Attorney		
Finance Department		
Human Resources		
Planning & Zoning		
Fire Department		
Police Department		
Public Works	X	TH, AS
Street Department		
Water Department		
WWTP	X	AA, ML
Engineering		
Mapping		
Parks and Recreation		
Airport		
Information Systems		
Golf Course		
OTHER:		

COST IMPACT: $449,800.00

FUNDING SOURCE: 72-8-27-200-87500

TIMELINE: March 2026 to August 2027

FINANCE REVIEW: [X] ***BUDGETED:*** [X] ***NOT BUDGETED:*** [ ]

SUMMARY STATEMENT:

The City of Caldwell Wastewater Treatment Plant (WWTP) treats the wastewater generated by the City of Caldwell, with a population of approximately 79,000. As growth continues across the city, WWTP must continue efforts to upgrade the complex to meet capacity and meet regulatory compliance expectations.

This task order implements the construction-phase support for adding a second dissolved air flotation (DAF) clarifier, which will provide critical redundancy for thickening waste activated sludge prior to digestion. The additional DAF unit was identified as a key facility need in the City's wastewater planning efforts. The service covers bidding, construction, commissioning, and closeout activities. This task order supports the City's long-term wastewater infrastructure reliability and ensures qualified engineering oversight throughout the construction of this essential plant improvement.

This infrastructure upgrade is consistent with the 2016 Caldwell Wastewater Facility Planning Study (FPS) (JUB Engineers and Carollo Engineers) and the WWTP Facility Planning Study, completed in April 2025 (Keller Associates).

RECOMMENDED ACTION:

The Public Works Department recommends that Council and Mayor execute Professional Services Scope of Work for "Waste Activated Sludge (WAS) Thickening Engineering Services During Construction (SDC)" with HDR Engineering, Inc. for 449,800.00

RESOLUTION NO. _____

A RESOLUTION OF THE CITY OF CALDWELL, IDAHO to approve the purchase of Construction-Phase Engineering Services from HDR Engineering Inc. for the City of Caldwell's Wastewater Treatment Plant (WWTP) Waste Activated Sludge (WAS) Thickening Project. This project improves system reliability and ensures proper technical oversight during construction of a Second Dissolved Air Floatation (DAF) Clarifier and runs from March 2026 through August 2027 for $449,800.00

BE IT HEREBY RESOLVED by the Mayor and Council of the City of Caldwell, Idaho, to execute "Waste Activated Sludge (WAS) Thickening Engineering Services During Construction (SDC)" Scope For Professional Services between the City of Caldwell and HDR Engineering, Inc. for the purpose of adding required redundancy to the dissolved air floatation thickener (DAFT) infrastructure.

PASSED BY THE COUNCIL of the City of Caldwell, Idaho this _____ day of _____ 2026.

APPROVED BY THE MAYOR of the City of Caldwell, Idaho this _____ day of _____ 2026.

Approved

By _____

Mayor

ATTEST:

By _____

City Clerk

MEMORANDUM

TO: Caldwell City Council
Meeting Date April 6, 2026

AGENDA ITEM INFORMATION

SUBJECT:
Wastewater Treatment Facility Step Screen Fine Screen Replacement by Huber Technology for $195,918.00

COST IMPACT: Total Price: $195,918 Startup, freight, and controls included—no add-on fees within defined scope.

FUNDING SOURCE:	72-8-27-200-87500
TIMELINE:	Estimated **delivery 26–36 weeks** after final submittal approval[3]

FINANCE REVIEW: [X] ***BUDGETED:*** [X] ***NOT BUDGETED:*** [ ]

Department Submittals	*X to mark*	*Initials*
Building Department		
CDBG		
Clerk		
City Attorney		
Finance Department		
Human Resources		
Planning & Zoning		
Fire Department		
Police Department		
Public Works	TH, AS, NN	
Street Department		
Water Department		
WWTP	AA, ML	
Engineering		
Mapping		
Parks and Recreation		
Airport		
Information Systems		
Golf Course		
OTHER:		

SUM MARY STATEMENT:
Project: Caldwell Wastewater Treatment Facility – Fine Screen Replacement
Recommended Vendor: HUBER Technology, LLC
Proposed Equipment: STEP SCREEN® SSF-HE® Fine Screen
Total Cost: $195,918 (equipment, controls, freight, startup)

The City of Caldwell Wastewater Treatment Facility requires a new fine screen system to improve solids removal, protect downstream equipment, and ensure continued compliance with regulatory and operational standards. HUBER Technology proposes supplying a stainless-steel STEP SCREEN® SSF-HE® system designed to match the facility's existing channel and peak hydraulic flow of 18.5 MGD[1].

Why This Upgrade Is Needed

- Replaces aging or insufficient screening capacity.
- Improves plant reliability by removing more debris before downstream processes.
- Reduces maintenance on pumps and equipment.
- Ensures screening performance at peak flows with low headloss and stable operation.

HUBER Will Provide

- One (1) SSF-HE® fine screen, fabricated entirely from corrosion-resistant 304L stainless steel.
- Integrated control panel with Allen-Bradley PLC and HMI, including motor controls, VFD, and safety systems.
- Local operator stations designed for safe onsite control.

RECOMMENDED ACTION:
Approve purchase of Wastewater Treatment Facility Step Screen Fine Screen Replacement by Huber Technology for $195,918.00.

RESOLUTION NO. _____

A RESOLUTION OF THE CITY OF CALDWELL, IDAHO to approve Wastewater Treatment Facility Step Screen Fine Screen Replacement by Huber Technology for $195,918.00.

BE IT HEREBY RESOLVED by the Mayor and Council of the City of Caldwell, Idaho, to Wastewater Treatment Facility Step Screen Fine Screen Replacement by Huber Technology for $195,918.00.

PASSED BY THE COUNCIL of the City of Caldwell, Idaho

APPROVED BY THE MAYOR of the City of Caldwell, Idaho

Approved

By _____

Mayor

ATTEST:

By _____

City Clerk

SCOPE OF SUPPLY



Caldwell, ID - WWTF

HUBER Fine Screen: STEP SCREEN® SSF-HE®

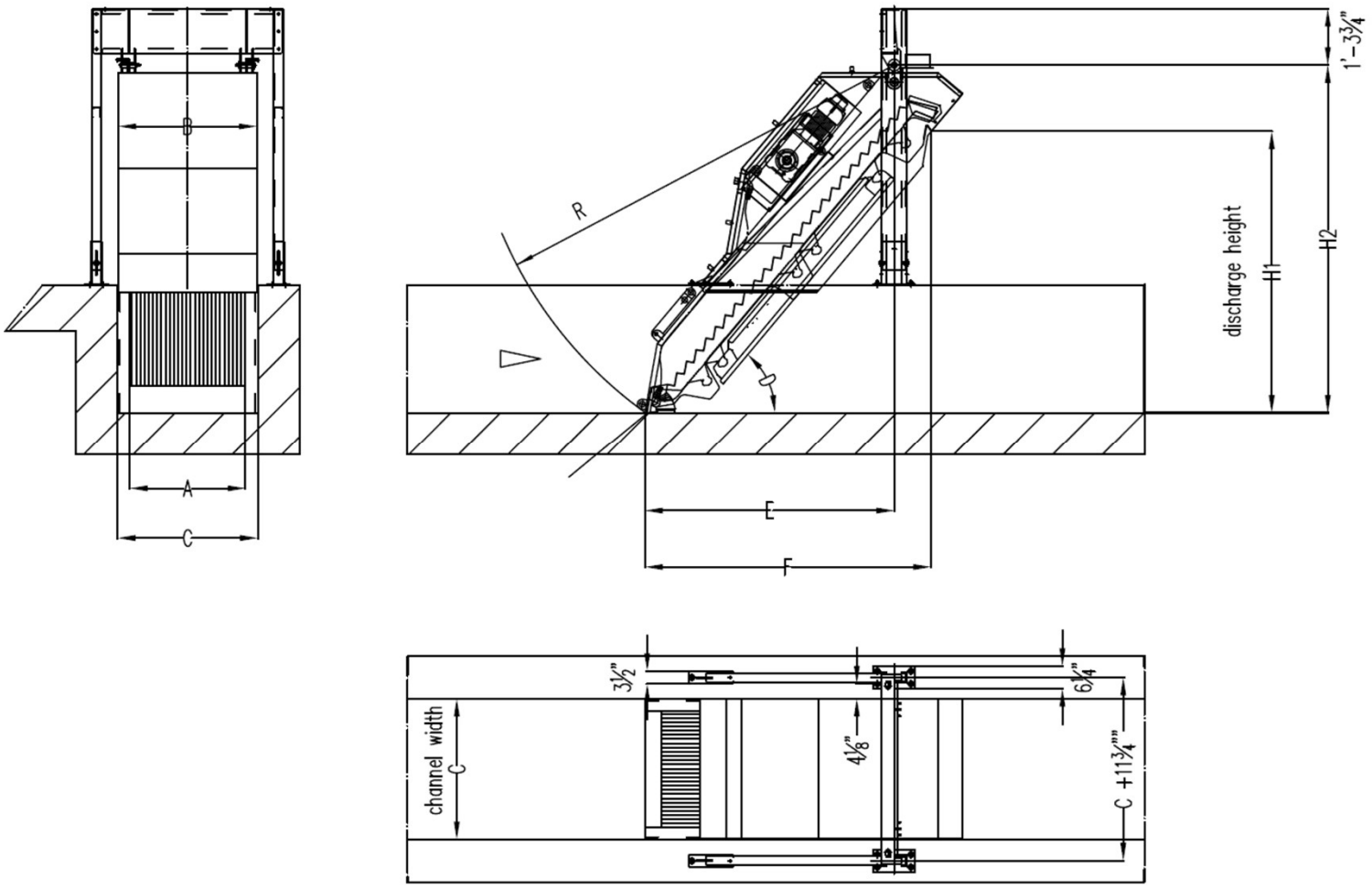
Represented by:
Goble Sampson Associates
Ryan Spanton
(801) 268-8790
rspanton@goblesampson.com

Regional Sales Director:
Ron Maiorana
704-990-2422
Ronald.Maiorana@hhusa.net

Project Number: 535210
Revision: 1
Date: 03/26/2026

HUBER Technology, LLC
1009 Airlie Pkwy, Denver, NC 28037
704-949-1010 | www.huber-technology.com

Technical Data



Project Data

		US Customary		Metric	
Channel Width	C	**3.00**	**ft**	**914**	**mm**
Channel Depth		**6.00**	**ft**	**1829**	**mm**
Depth to Operation Deck EL		**6.00**	**ft**	**1829**	**mm**
Peak Hourly Flow (per Screen)		**18.50**	**MGD**	**810**	**l/s**
Clear Bar Spacing		**0.24**	**in**	**6**	**mm**
Headloss @ 35% Blinding		**13.17**	**in**	**335**	**mm**
Through-Bar Slot Velocity @ 35% Blinding		**4.57**	**ft/s**	**1.39**	**m/s**
Channel Approach Velocity @ 35% Blinding		**2.54**	**ft/s**	**0.78**	**m/s**

Screen Dimensions

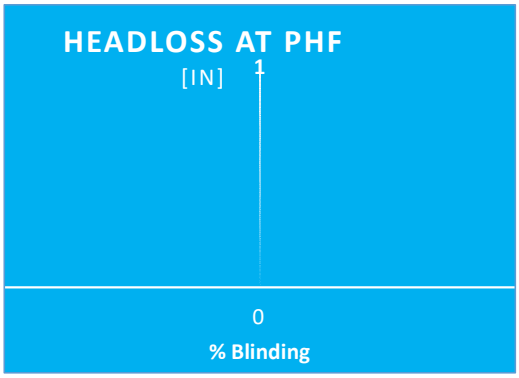
		US Customary		Metric	
Overall Discharge Height above Channel Invert	H1	**9.17**	**ft**	**2795**	**mm**
Overall Screen Height	H2	**10.67**	**ft**	**3252**	**mm**
Overall Height Including Support	H3	**10.81**	**ft**	**3294**	**mm**
Pivot Radius	R	**12.81**	**ft**	**3904**	**mm**
Length of Screen in Channel	F	**8.04**	**ft**	**2452**	**mm**
Sieve Width	A	**2.38**	**ft**	**726**	**mm**
Total Screen Width	B	**2.91**	**ft**	**887**	**mm**
Screen Weight		**2906**	**lbs**	**1318**	**kg**
Inclination from Horizontal	D	**53°**			

Screen Details

Screen Model	SSF-HE® 4000x726/6
Quantity	1
Installation Type	Channel
Wash Water Demand	97gpm @ 60psi
Material	304L stainless steel construction; pickled and passivated in acid bath
Covers	304L stainless steel construction; Removable
Stationary Lamella	3mm thick; 304L stainless steel construction
Moving Lamella	3mm thick; 304L stainless steel construction
Discharge Spacers	Polyethylene (HDPE)
Bottom Step Flushing	One (1) Brass-bodied solenoid valve
Supports	Pivoting; 304L stainless steel construction
Motor Data	2HP, VFD, C1D1, 460VAC, 3 phase, 60Hz, SF 1.15
Anchor Bolts	M12, 316L stainless steel
Local Control Station	Included, 3-hole NEMA7
Level Control Device(s)	VEGAPULS differential with two (2) sensors (per screen)
Included Adder	Odor control, 6-inch air vent

Screen Blinding Calculation Table

Blinding	Headloss	Upstream Head	Flow Velocity Between Slots	Channel Approach Velocity
[%]	*[in]*	*[in]*	*[ft/s]*	*[ft/s]*
0	1.5	46.5	3.72	3.20
10	3.5	48.5	3.96	3.10
20	6.2	51.2	4.22	2.97
30	9.6	54.6	4.52	2.82
35	13.2	58.2	4.57	2.64
40	17.0	62.0	4.65	2.48
50	21.9	66.9	5.16	2.33



Control Details

Controls
SSF/WAP - Main Control Panel: QTY 1
Power Supply: 480VAC-3PH-60HZ
Panel Classification: NONE
Panel Location: Indoor
1 - Enclosure, NEMA 4X, 304 Stainless Steel w/ 3PT Latch
1 - Disconnect, Non-Fused Type, Through Door
1 - Soft Motor Starter, Non-Reversing, w/OL and Branch Circuit Protection
[2HP - 480VAC Max, Screen]
1 - VFD, w/Line Reactor and Branch Circuit Protection
[7.5HP - 480VAC Max, Press]
1 - Power Monitor [Screen]
1 - Current Monitor [Press]
1 - Phase Failure Monitoring Relay
1 - Control Power Transformer, 480-120VAC
1 - Surge Protection, 120VAC
1 - Programmable Logic Controller, AB Micro850 w/ Ethernet and Required IO
1 - Operator Interface Unit, AB PanelView 800, 4" Color Touchscreen
1 - 24VDC Power Supply
1 - Panel Heater, with Thermostat
1 - Lot, Circuit Breakers, 120VAC: [As Required]
1 - Lot, Pilot Lights, Incandescent Type: [As Required]
1 - Lot, Push Buttons: [As Required]
1 - Lot, Selector Switches: [As Required]
1 - Lot, Control Relays, Socket Type: [As Required]
1 - Lot, Terminal Blocks: [As Required]
1 - Lot, Intrinsically Safe Barrier: [Home, Torque Switches]
1 - Lot, Dry Contacts: [As Required]
1 - UL Label
Screen - Local Control Station: QTY1
1 - Enclosure, NEMA 7, Cast Aluminum: Panel Classification = C1D1
1 - Lot, Selector Switches: Screen HOA & SOV HOA [As Required]
1 - Lot, Push Buttons: Emergency Stop
Press - Local Control Station: QTY1
1 - Enclosure, NEMA 7, Cast Aluminum: Panel Classification = C1D1
1 - Lot, Selector Switches: Press HOA, Press FOR, & Two (2) SOV HOA [As Required]
1 - Lot, Push Buttons: Emergency Stop & Cycle Start

Freight and Startup Services	
2 days and 1 trip(s)	Startup services for installation inspection and startup supervision.
Freight to jobsite.	

Pricing

Equipment	Model	Quantity	Pricing
HUBER Fine Screen: STEP SCREEN® SSF-HE®	SSF-HE® 4000x726/6	1	Included
HUBER Control Panel	Per - PID7301051	1	Included
Freight and Startup Services	Standard HUBER Start-up Services	2 days, 1 trip(s)	Included
TOTAL:			**$195,918**

This proposal has been reviewed for accuracy and approved for issue by: CG

Control Clarifications

1. Control system spare parts have been included and are specifically limited to those items named in the OEM equipment specifications. Spare I&C components listed in referenced specification sections are specifically NOT included. Please advise if we are to modify our scope.
2. During previous submittals, it was discovered that the manufacturer of the existing WAP requires a VFD and Line Reactor for their Wash Press. Cost to accommodate this VFD and Line Reactor have been included in this proposal.
3. Please note that the addition of the 7.5HP VFD and Line Reactor will increase the overall enclosure size and add significant heat loading to the control panel. As such, the control panel, if mounted in direct sun then the panel will have maximum ambient temperature rating of 60F. If panel is protected from direct sun, and mounted indoors or in shade, then the panel will have maximum ambient temperature rating of 80F. Climate control options will likely need to be selected based on the values presented. Please advise.
4. Sun Shield and AIr Conditioner required for panel mounted outdoor, in direct sun.
5. Air Conditioner required for panel mounted indoor or outdoors, if ambient temperature of location exceed 80F.

General Notes

1. HUBER Scope of Supply is based on the information contained within this proposal.
2. HUBER is in receipt of the following addenda: No addenda
3. All electrical interconnections, wirings, junction boxes, and terminations between the equipment and electrical components are to be provided by installing contractor.
4. Any item not specifically listed is not considered part of this scope of supply. Please contact the HUBER Technology representative listed for further clarification.
5. A fully functioning and programmed HMI/PLC will be delivered to site. Screens and symbols used on the HMI are based on HUBER's standard unless otherwise noted. Software licenses for the PLC/HMI program will not be included in this scope of supply unless stated otherwise. These items are available for additional price adder upon request.
6. The Control Panel is based on the specification provided and inclusive to meet the requirements of a Vendor designed panel, whereas the components and the factory testing of the panel will meet HUBER's requirements for function and warranty. Additional requirements or sections of the specification to meet local authority requirements or control panels designs unrelated to the equipment section, including special labeling, testing, or integration have not been included.
7. HUBER Technology, LLC is offering the equipment and associated performance guarantees based on information available at the time of the issuance date. Information not made available to HUBER, whether HUBER is asking for specific information or not, which could affect the performance of the equipment might void warranty and performance guarantees.
8. The standard HUBER motor and gearbox paint treatment is designed to meet the requirements of the ISO 12944-2 Standard.
   The paint system will consist of one coat of primer of the MG1500 series, autophoretic, e-coat, or powder coat per 004824-007BY, and a final coat of two-component, solvent based epoxy paint in the MG1025 series. Motors painted under this spec will receive a coating with a total DFT in the range of 3.0 to 5.5 mils, (80 to 140 microns). Other paint specifications described in the sections covered by this proposal shall be superseded by this above described paint specification.
9. HUBER's standard submittal documents, programming, testing procedure and O&M documentation are included.
10. This scope has been constructed based on the previous"Informal Bid" request provided to HUBER under PID7301051. If any changes are required, they may be accommodated via change order.
11. HUBER has assumed the Main Control Panel shall be placed in an indoors/conditioned environment. If this is not the case, a change order shall be placed according to the requirements detailed in Control Clarifications.

Project Name: Caldwell, ID – WWTF

Purchase Order Number/Job Number (if applicable):

Customer Billing Address ***(please fill):***	Shipping Address ***(please fill):***
Customer (Legal Business Name):	Name of Site:
Street:	Street:
City, State, Zip:	City, State, Zip:

Tax Exemption (Please circle one): Yes | No
If yes, please provide tax exemption certificate.

Customer Contact information ***(please fill):***

- Email Address:
- Phone Number:
- Facsmile:

Customer	HUBER Technology, LLC
Accepted By (Signature)	Signature
Print Name	Simon Randle Print Name
Title	National Director of Sales & Marketing Title
Date	Date

HUBER TECHNOLOGY, LLC STANDARD TERMS AND CONDITIONS OF SALE

1. ENTIRE AGREEMENT/ORDERS.

Unless otherwise noted in Exhibit A of the Proposal, this Proposal is dependent and expressly conditioned upon Purchaser's acceptance of the attached HUBER Technology, LLC (hereinafter "HUBER") Standard Terms and Conditions of Sale dated 3/4/2026

This agreement (the "Agreement") is between HUBER Technology, LLC, ("HUBER") and Purchaser. No order for HUBER's goods or services shall be binding upon HUBER until acknowledged in writing by HUBER. Such written acknowledgement and these Standard Terms and Conditions of Sale (the "Terms and Conditions") constitute the entire agreement between HUBER and Purchaser. Any purchase order, offer or counter-offer made by Purchaser before or after HUBER's written acknowledgement is rejected and all documents exchanged prior to HUBER's written acknowledgement are merely preliminary negotiations and not part of any agreement between the parties. For example, orders submitted on Purchaser's own purchase order forms modifying, adding to, contrary to, or inconsistent with these Terms and Conditions are expressly rejected and of no force or effect and acceptance is expressly made conditional upon assent to these terms. In no event will HUBER be deemed to have in any way changed, enlarged or modified its liabilities or obligations as fixed by these Terms and Conditions including, without limitation, situations in which HUBER satisfies an order submitted on Purchaser's own purchase order form. No other terms or conditions or modification of these terms shall be binding upon HUBER unless specifically accepted in writing by an Officer of HUBER. Merely signing a purchase order or other document as a condition of payment shall not be deemed a specific acceptance of terms therein by HUBER.

Purchaser shall have been deemed to agree to these Terms and Conditions upon the earlier of acceptance of HUBER's quotation, acceptance of delivery of the goods or services or the issuance of a purchase order to HUBER.

2. Scope of Supply/Work and Ancillary Equipment

This Proposal includes only those items specifically mentioned in the equipment descriptions. Any items which may be necessary for the operation of the equipment, but are not specifically mentioned HUBER's Scope of Supply, such as motors, drives, controls, supports, piping, or otherwise, are to be supplied via additional quotation separate from this offering.

HUBER will use HUBER products or HUBER standards and colors whenever possible unless specifically called out in the quotation.

Any deviations from the HUBER standard mechanical and electrical specifications must be discussed with HUBER and agreed upon in writing. If HUBER mechanical and electrical specifications are changed, performance of HUBER equipment may be affected. If Purchaser fails to provide intake materials consistent with those in the specifications and Proposal, performance of HUBER's equipment cannot be guaranteed. HUBER reserves the right to charge additional costs to the equipment price for any non-standard mechanical and electrical components required by the Purchaser and not explicitly stated in HUBER's scope of supply in the form of a Change Order and as stated below under Article 9 Submittals.

Control Panel design (if a part of the manufacturers scope of work) is based on the specification provided and is inclusive to meet the requirements of a vendor-designed panel, whereas the components and the factory testing of the panel will meet the manufacturer's requirements for function and warranty. Additional requirements or sections of the specification to meet local authority requirements or control panel designs unrelated to the equipment section, including special labeling, testing, or integration, have not been included.

Factory testing documents will be based on HUBER (or their designated vendors') typical testing forms, modified to match the scope of the equipment outlined in this quote. If specific custom testing forms are required, example documents will need to be provided and evaluated to determine if there will be an impact to project cost.

If customer elects to supply control panel(s) for HUBER equipment, HUBER will supply the following information with their submittal: Site specific standard HUBER equipment PID for equipment being delivered, detailed control strategy for HUBER supplied equipment, setpoint names, typical ranges, and initial values, submittal comments outlining any concerns with HUBER equipment requirements as it pertains to project plans and specifications. No additional information other than these items will be shared/reviewed by HUBER during the submittal stage.

3. Exclusions Include:

- Financing
- Cranes and/or lifting devices
- Unloading and/or storage of equipment on job site
- Foundation design and engineering (HUBER will only furnish equipment drawings and data)
- Utilities for erection, installation and operation
- Gauges and instrumentation not specifically described in HUBER scope of supply
- Rental of Vacuum Trucks, pumping trucks or any other methods for cleaning and removing sludge, water, waste or the like.
- Validation and/or testing of third party or ancillary systems such as polymer dosing, fans, air balancing and the like.
- Interconnecting wiring, conduit, piping, tubing, valves, fittings, etc. between the equipment and other equipment and/or control devices and control panel.
- Tools, oil, grease, grease gun, dumpster(s), or bin(s).
- All other items not specifically described in HUBER scope of supply
- Witnessed factory testing, and site testing and commissioning are not included unless otherwise noted. In addition, custom forms, submittals, and programming, are not included. These items are available as needed and HUBER can provide pricing for these items upon request.
- Customer travel expenses associated with witnessed factory testing (if applicable).
- If outlined explicitly in the OEM process equipment specification(s), control system spare parts will be included. Any spare parts will be specifically limited to those items named in OEM equipment specifications. Spare I&C components listed in referenced specification sections are specifically NOT included, as these items are assumed to be provided by the Contractor and/or Systems Integrator. If asked to supply these items after a Purchase Order has been issued, HUBER can offer these items via change order.
- Control panel seismic analysis, loop diagrams, harmonic studies, electrical site studies, PLC logic diagrams, flow charts, project specific P&ID's, ISA data sheets, point-to-point wiring diagrams, etc. unless specifically stated otherwise.
- Software licenses for the PLC/HMI program are not included unless stated otherwise. These items are available for additional price adder upon request

4. Abrasion or Corrosive Materials

All of HUBER's machines, control panels, and systems are manufactured from 304L or 316L grade stainless steel. Purchaser expressly acknowledges that HUBER has no control over the environment or materials where the HUBER equipment will be installed. The environment or materials the equipment may be exposed to may be abrasive or corrosive. This Proposal makes no representation or warranties concerning the service life of the equipment against such structural abrasion or corrosion. The concentration of chloride and hydrogen sulfide (H2S) in the equipment operating environment shall be kept below the following values:

- Maximum Chloride for V2A (304, 304L)* 100mg/L
- Maximum Chloride for V4A (316L, 316Ti)* 400mg/L
- Maximum Chloride for V4A (316L, 316Ti)** 250mg/L
- pH Value of the Wastewater/Washwater >6.5
- Iron Content in Washwater <0.50mg/L

* NO hydrogen sulfide present in the area of the stainless steel

** Maximum hydrogen sulfide content of 6 ppm present in the area of the stainless steel Control panels are to be located in an environment free from hydrogen sulfide, and tin plated copper wiring is recommended for all customer field wiring installations.

Upon specific request and HUBER approval, machines may be made from Duplex grade stainless steel at an additional price for extremely harsh operating environments.

5. PRICES.

Prices are in U.S. Dollars unless noted otherwise. Until acceptance of a purchase order is acknowledged in writing by HUBER, all prices are subject to change. Written quotations expire (30) calendar days from the date of quotation unless specified otherwise. After expiration of validity HUBER reserves the right to adjust pricing to take into account any increases in material costs such as steel, stainless steel finished products, stainless steel coil, etc. The determination to increase pricing due to increased material costs is within HUBER's sole discretion. Due to the current volatility of raw materials and shipping HUBER cannot guarantee to hold prices beyond the validity date. HUBER therefore reserves the right to adjust our pricing at time of order. Verbal quotations are non-binding on HUBER. Quoted prices do not include sales, excise, municipal, state or any other government taxes. All taxes and other governmental charges upon the production, manufacture, distribution, sale or use of goods or services to the extent required or not forbidden by law to be collected by HUBER from Purchaser, shall be paid by Purchaser to HUBER unless Purchaser furnishes HUBER with exemption certificates acceptable to the relevant taxing authorities. Price does not include installation or building modifications. Typographical and/or clerical errors made by HUBER are subject to correction.

If Purchaser causes or requests delays in manufacture or shipment beyond six (6) months from acceptance of Purchase Order, HUBER shall have the right to increase price based on any actual escalation in labor, material, overhead, and component costs. HUBER also reserves the right to charge Purchaser for any direct costs, reasonable storage costs caused by such delays and a finance charge of 1.5% of the Contract value per month.

Equipment prices broken out on the HUBER proposal for convenience are only valid when packaged together.

6. TERMS OF PAYMENT.

Invoices are net thirty (30) days from the date of invoice, unless specified otherwise and approved in writing by HUBER. In the event that the purchase order between Purchaser and HUBER requires partial payments to be made by Purchaser, Purchaser shall pay those required amounts in a timely manner or HUBER will be permitted to suspend, without penalty or liability of any kind, delivery of future goods and services to the Purchaser and terminate any agreement between the parties, even though partial payment for such undelivered goods or services may have already been received by HUBER. At any time prior to or after the commencement of delivery or work pursuant to the Agreement, HUBER may request that Purchaser provide reasonable documentation demonstrating that Purchaser has the ability to perform all payment obligations specified herein.

Progress payments are as follows:

- 20% upon delivery of submittals (net 30 days)
- 75% upon delivery of equipment (net 30 days)
- 5% upon startup of equipment (net 30 days)

Past due accounts will bear interest at the rate of 1.5% per month of the invoiced amount. All invoices are payable in U.S. dollars, unless specified otherwise and approved by HUBER in writing. Acceptance of bank drafts, checks or other form of payment shall be subject to immediate collection of the full face amount thereof. HUBER may, at its discretion, impose a transaction fee on payments processed via wire transfer or by Letter of Credit.

HUBER reserves the right at any time to suspend credit or to change credit terms provided herein when in its sole opinion the financial condition of Purchaser so warrants. In such case, in addition to any other remedies provided herein or by law, HUBER may request cash payment or satisfactory security from Purchaser prior to shipment of goods.

In the event of nonpayment of an invoice when due, and without prejudice to other lawful remedies, HUBER shall have the right, without penalty or liability of any kind, to suspend further work or the delivery of future goods under this Agreement and terminate this Agreement or any other agreement with Purchaser until such invoice is paid in full; provided, however, that if such invoice remains unpaid for more than five (5) days after written demand by HUBER, HUBER may terminate this Agreement without penalty and recover all damages as a result of Purchaser's Breach.

7. RETAINAGE.

There shall be no retainage under this Agreement.

8. TAXES AND OTHER CHARGES.

The prices for Goods and/or Services do not include any sales, use or other taxes or charges payable to state or local authorities. In addition to HUBER's invoice price or quote price, Purchaser is also responsible for payment of any use-tax, sales tax, excise tax, VAT tax, duty, custom, inspection or testing fee, and/or any other fee, tax, or charge imposed by governmental or non-governmental

authority arising from the Goods and/or Services provided by HUBER. Purchaser is responsible for and bears the risk of establishment of a valid exemption from any fee, tax, or charge. In the event HUBER is required to pay any of the fees, taxes, or charges listed in this paragraph, Purchaser herewith agrees to immediately reimburse HUBER for this cost, or in lieu of such payment by HUBER, Purchaser agrees to timely provide an exemption certificate or other comparable document to the entity or authority imposing said fee, tax and/or charge. In the event that any tariffs, taxes, or import duties are imposed between the goods purchased to the time of shipment, the cost of these charges will be passed on to the Purchaser. If the Purchaser does not accept the additional costs or if the Purchaser is unable to fulfill these payment obligations, HUBER reserves the right to cancel the order and issue a refund on invoices paid up to the time of cancellation, after deducting any related direct cost that HUBER has incurred to the date of cancellation. Purchaser further agrees to waive any and all claims regarding the reasonableness of such payment and will be liable to HUBER for reasonable attorneys' fees and/or court costs incurred by HUBER as a result of Purchaser's failure to pay the charges listed in this paragraph.

Purchase Orders

All Purchase Orders are to be faxed or mailed to:

HUBER Technology, LLC
1009 Airlie Parkway
Denver, NC 28037
Phone: (704) 949-1010
Fax: (704) 949-1020

All Purchase Orders are subject to acceptance by HUBER and acceptance of HUBER's Standard Terms and Conditions.

9. Submittals

HUBER will provide documentation to the Purchaser per the following schedule:

- An electronic copy of the Submittals will be provided via HUBER Share 4-6 weeks after acceptance of a written purchase order and receipt of all technical information
- For projects exceeding $1 million in total value, involving five (5) or more major equipment components, or requiring fulfillment under multiple purchase orders, the standard submittal delivery timeline shall be a minimum of 6-8 weeks from the date of receipt of a complete and executed purchase order, inclusive of all required technical, commercial, and project-specific information. Submittals may be delivered in staged packages, grouped by system or purchase order structure, at the discretion of the Supplier to support efficient and timely project execution.
- Operation & Maintenance (O&M) manuals will be provided electronically via HUBER Share prior to equipment startup.
- Printed hard copies of the submittals and/or O&M manuals are available at an additional cost.
- Custom submittal or O&M formats outside of the HUBER Standard are available for an additional cost.
- HUBER's standard submittal documents, programming (as applicable), testing procedure, and O&M documentation have included for all equipment, and any controls which are included in the HUBER Scope of Supply.

CHANGES TO DELIVERY DATE MAY RESULT IF THESE ITEMS ARE NOT ADDRESSED (If applicable).

- All necessary information including, but not limited to, up-to-date layouts, technical specifications, prints and pertinent specifications. These must be in AutoCAD DWG, DXF, IGES or STEP format and be supplied within 1 Week (5 business days) of P.O. receipt, or equipment prices and delivery may be impacted. A more specific date will be set upon the Seller's acknowledgment of the Buyer's order, and is subject to Seller's timely receipt of all conformed drawings, specification, and other information necessary for the design, manufacture, and factory witness test of the machine or product, if applicable. Seller shall not be liable to the buyer for any loss or damage direct or consequential due to any delay in delivery.
- Submittals. After receipt of the d submittal(s), they must be approved as is, or changes noted, and signed by the buyer. The buyer must return the signed approval submittal(s) to HUBER Technology within 4 weeks (20 business days) of receipt. HUBER Technology will exercise its knowledge and experience by performing an internal design review, bypassing a customer review process. This requirement may be required if the delivery date is to be achieved. Any changes in the process after purchase order is issued may result in a later delivery date, change order, or an addendum to the proposal. All changes must appear in writing using HUBER Technology C.O. (Change Order) form and signed by a representative of both HUBER Technology and the buyer before any changes can be made.

- Timing:
    - Project schedule is based upon the following: Customer approval or changes noted on Approval Submittal within 4 weeks (20 business days) of Submittal receipt.
    - In cases where changes or comments are noted, HUBER to supply resubmittal within 4 weeks (20 business days) of receipt of comments. Customer approval or changes noted on Approval Submittal within 2 weeks (10 business days) of Submittal receipt.
    - Any delays in the above approvals can impact overall project timing. HUBER Technology reserves the right to adjust project schedule based on customer delays to these milestones. Please note, each day late can result in up to a 2 day delay to project delivery. [Example: Submittal comments received 9 weeks after receipt (5 weeks (25 work days) past the due date) can result in up to a 10 week (50 work day) shift to the delivery schedule.]

    - Delays in customer milestones exceeding 6 weeks are subject to re-quote. NOTE: Changes or comments not captured in the scope may require a change order and can impact project schedule and cost. If submittals are not finally approved within 6 months of initial submission, this order is subject to change order for increase cost if necessary.
    - Any delay in the above-referenced process that is not solely due to the Seller's omissions and errors shall not be a basis for delay damages. Seller expressly reserves the right to increase costs and charge for costs relating to any delays not solely attributable for the Seller in the submittal process.
    - It is the responsibility of the purchaser to ensure timely approval of submittals in accordance with these terms. By accepting this purchase order, the purchaser agrees to accept delivery of the goods within 18 months from the execution date of the purchase order. Failure to accept delivery within this timeframe may result in the order being subject to a change order, which may include revised pricing and/or cancellation of the order at the discretion of the seller.

10. Project Management

HUBER will assigned a Project Manager for the duration of the contract. Project Management services are included in this package and are as follows:

- Main point of contact for communication, for submittals, and shall make adjustments at their discretion.
- Provision of a complete critical path project schedule for HUBER equipment
- Coordination with HUBER manufacturing on materials procurement and fabrication to and with HUBER shipping/logistics to ensure HUBER commitments are maintained.
- No contractual warranty or indemnity relating to any service performed by Project Manager is extended to HUBER, nor are any Project Managers authorized to bind HUBER with any oral representations or statements in conflict with this Agreement.

11. PURCHASER CANCELLATION

If at any time prior to delivery of equipment, the Purchaser terminates this Agreement and/or refuses delivery, HUBER shall be entitled to receive all costs incurred during the design and manufacturing of the equipment, all costs and expenses incurred in disposing of the equipment, all costs resulting from the cancellation of any agreements with relevant suppliers and all anticipated overhead and profit on the equipment outlined in the Agreement.

12. DELIVERY & INSTALLATION.

HUBER shall not be liable for any damage as a result of any non-delivery or delay, including, without limitation, an act of God; act of Purchaser; act of HUBER; embargo; other government act, regulation or request; fire; accident; strike; war; boycott; slowdown; riot; or delay in transportation or inability to obtain necessary labor, materials, or manufacturing facilities. HUBER will use its best efforts to meet promised delivery dates, but under no circumstances shall HUBER be liable for any direct, or indirect, consequential, incidental, liquidated or other damages for delay in delivery or installation, where applicable.

Purchaser will notify HUBER within thirty (30) days after order acceptance of the scheduled delivery date. If Purchaser does not notify, a delivery date of six (6) months, unless otherwise specified by HUBER, after notice to proceed and/or approval of submittals is agreed. For any delays by Purchaser after commencement of manufacturing, a finance charge of 1.5 % per month of the contract value will be assessed to Purchaser.

HUBER reserves the right to substitute suitable alternative materials and components where necessary.

Where the services are to be performed on Purchaser's premises, Purchaser agrees to provide HUBER on a timely basis with such access, machine downtime, utilities and equipment as HUBER shall reasonably require in order to perform the services in accordance with the Agreement. If Purchaser fails to perform its obligations or shall fail to perform them in a timely manner, Purchaser acknowledges and agrees that HUBER shall be entitled to delay performance of the services, without penalty or liability of any kind, until such time as Purchaser has complied in all respects with its obligations and to increase the price for the services to reflect any increased cost to Huber caused by Purchaser's failure to perform or late performance.

If delivery is delayed or deferred by Purchaser beyond the scheduled date, payment shall be due in full when HUBER is prepared to ship the goods or perform the services. The goods may thereafter, at HUBER's option, be stored at the risk and expense of Purchaser. If HUBER undertakes storage of the equipment, the Purchaser shall pay an additional $3.00 per sq-ft (palletized and crated size) and an additional weekly value for each week storage continues as outlined below:

Total P.O. Value	Value added storage fees
≤ $50,000	$175
$50,001-$100,000	$340
$100,001-$250,000	$625
$250,001-$500,000	$1,350
$500,001-$1,000,000	$2,700
>$1,000,000	Calculated per project

All amounts outlined above for storage shall be billed to the Purchaser at the time it is willing and able to accept delivery of the equipment. The storage fee shall be due upon receipt of the HUBER invoice and is a condition precedent to delivery of the equipment.

HUBER may at certain times provide goods or services to Purchaser prior to the issuance, delivery and acceptance of a corresponding purchase order. In such cases, these Terms and Conditions shall apply to such transactions and Purchaser shall be deemed to have accepted such Terms and Conditions upon HUBER's delivery of goods or performance of services.

13. GOODS ACCEPTANCE.

It is HUBER's intent to deliver complete orders in good condition to the final destination dictated by the Purchaser. All equipment and components delivered to the receiving location must be duly inspected upon receipt. Any visible damages must be noted on way-bill and followed up with a full inspection within a period of seven (7) days from delivery date. If a written report is not submitted to HUBER within this period it is assumed that the equipment was received in good condition, meets the specifications of the purchase order, constitutes unqualified acceptance by the Purchaser, and Purchaser waives any rights to rejection or remediation of delivered equipment.

14. FIELD SERVICE.

"Field Service" refers to the services of a Huber factory-trained representative at the site of end-use for installation inspection, start-up, observation and operator training. "Field Service" refers also to any subsequent investigations of warranty issues, operational difficulties, Purchaser complaints, or requests for post-warranty service. Purchaser acknowledges that HUBER Field Service representatives shall make all arrangements necessary with labor unions for their presence on the site. No contractual warranty or indemnity relating to Field Service is extended by HUBER, nor are its Field Service representatives authorized to bind HUBER with any oral representations or statements in conflict with or addition to the governing contract terms or any manual or instructions provided by HUBER. This paragraph shall apply to any and all initial and subsequent Field Service provided by HUBER relating to the Goods sold to the Purchaser. Any field service work performed at site after expiration of the initial warranty period is warranted for sixty (60) days after the work has been completed.

An authorized HUBER Service Technician will be scheduled to provide start-up and commission assistance. To meet demand, HUBER may, at its sole discretion, source from an available international network of authorized technicians. HUBER is able to quote additional installation, start-up supervision, and training, which is not specifically included in the scope of supply, at the Purchaser's written request. For such additional services Purchaser shall pay the current per daily rate, per diem, and expenses, for eight (8) hours per day.

- At the request of the Purchaser, overtime service will be provided at a rate of 1.5 times the regular rate for weekdays, and 2.0 times the regular rate for weekends and/or holidays.
- "Expenses" are defined as the costs of travel from HUBER's location to the point of installation and return; together with accommodation and living expenses during the start-up period of field service. HUBER will make all reasonable efforts to provide a HUBER Representative located within North America. However, some circumstances will require travel from Europe.
- Charges for all time involved will be invoiced. The full net invoice is payable within thirty (30) days of receipt by Purchaser.
- In the event of on-site delays which are beyond HUBER's control, including proper installation, training and start-up, additional charges will be invoiced the current hourly rate, plus expenses).
- Please note that once startup services are scheduled, this time is reserved exclusively for that service(s). Cancellation and/or rescheduling prior to the scheduled dates are subject to airline change fee(s) plus the differences in the cost for the new airline ticket(s) and any additional expenses that may occur (including hotel cancellation fees and airline agent fees).

HUBER requires clients to maintain at least one employee or site representative onsite whenever a HUBER representative may be required to work. This includes the commencement of work after normal business operation hours. It is the responsibility of site employee and or site representative to maintain all regulated safety standards and requirements for the project site. If a site representative or site employee is unable to remain on site after hours, HUBER Representatives will stop all work at that time to return when a site representative or employee is available to be on site. Furthermore, if a HUBER Representative encounters an unsafe work environment that HUBER Representative is required to stop all work and report the unsafe items to the site representative and stand by until these items are deemed safe for work to continue. As the schedule for work commencement is set prior to the start of work any travel changes and or additional hours needed to complete the approved scope due to delay or stoppage of work caused by actions or lack of action from the site representative of will require a change order and will be billed accordingly.

15. SHIPMENT/RISK OF LOSS.

Freight is delivered with duty paid (D.D.P.) to Job site. HUBER will use commercially reasonable efforts to meet delivery dates stated in advance of actual shipment of goods or performance of services, but in no event shall such quoted delivery dates be deemed to represent fixed or guaranteed delivery dates. Under no circumstances will HUBER be liable for any direct, or indirect, consequential, incidental, liquidated or other damages for delay in delivery. Risk of loss or damage shall be upon Seller until the materials of equipment are physically delivered to Purchaser at the Project or other authorized destination.

HUBER will make commercially reasonable efforts to maintain the following schedule:

- Equipment delivery 26-36 weeks after approved submittals and notice to proceed.

- Operation & Maintenance (O&M) manuals will be provided electronically via HUBER Share prior to equipment startup. Printed hard copies of the O&M manuals are available at an additional cost.
- For any delays in delivery which are beyond HUBER's responsibility, a finance charge of 1.5% of the contract value per month and all direct Costs incurred as a result of the delay will be due and payable to HUBER upon request/invoice. Under no circumstances, shall HUBER be liable for any direct, or indirect, consequential, incidental, liquidated, or other damages for delay in delivery.

Method and route of shipment will be at the discretion of HUBER unless specified otherwise by Purchaser and agreed by HUBER, and any additional expense of the method or route of shipment specified by Purchaser shall be borne by Purchaser. Claims for shortage or other quantity errors must be made in writing to HUBER within seven (7) days after receipt of shipment. Failure to give such notice shall constitute unqualified acceptance and a waiver of all such claims by Purchaser.

HUBER, in its sole discretion, may accommodate Purchaser requests for delivery of goods in installments if such requests are confirmed in writing by HUBER. Such installment deliveries, when separately invoiced, shall be paid for when due per invoice without regard to subsequent deliveries. Delay in delivery of any installment shall not relieve Purchaser of its obligations to accept remaining deliveries.

16. GOVERNMENT STANDARDS.

HUBER applies quality standards in our manufactured equipment that are designed to meet and comply with federal government occupational safety, noise, sanitation and health standards. The Purchaser is solely responsible for compliance of the equipment and its operation with any state or local laws, codes, ordinances, or regulations, unless otherwise specified by HUBER in its proposal.

17. LIMITED WARRANTY.

HUBER warrants that the equipment and components furnished will be free from defects in workmanship and materials and perform the general process function intended, solely under the conditions defined by HUBER for a period of (a) 12 months from completion of installation and start-up assuming the equipment has completed start-up within 6 months of delivery or (b) 18 months from the date of delivery to Purchaser, whichever date comes first. HUBER will replace, modify or repair, at its sole option, any such defective component or equipment at no charge provided that HUBER is notified promptly in writing of any claimed defect. If requested by HUBER, any such defective part or component shall be returned to HUBER, freight prepaid. HUBER will provide on-site Field Service when reasonably assured of payment therefore if this warranty does not apply or when such service is required in its judgments. This warranty does not apply to any defect or malfunction arising out of failure to store, install, operate or maintain the equipment in accordance with instructions by HUBER. Warranty shall be voided for any misuse of equipment; operation under conditions other than those defined by HUBER in its operation and maintenance (O&M) manuals for said equipment, or operator negligence. Any unauthorized modification or alteration of the equipment or repair or replacement of components may void this warranty, at the sole option of HUBER. For any billable repairs completed outside of the initial warranty period, a sixty (60) day guarantee on work performed and parts supplied will apply.

HUBER MAKES NO OTHER WARRANTY, EXPRESS OR IMPLIED, WITH REGARD TO THE DESIGN, SALE, MERCHANTABILITY OR FITNESS OF THE GOODS FOR A PARTICULAR PURPOSE OR USE EXCEPT AS EXPRESSLY SET FORTH IN HUBER'S TERMS AND CONDITIONS. HUBER IS NOT SUBJECT TO ANY OTHER OBLIGATIONS OR LIABILITIES ARISING OUT OF BREACH OF CONTRACT OR WARRANTY, TORT CLAIMS INCLUDING NEGLIGENCE, GROSS NEGLIGENCE AND STRICT LIABILITY, OR ANY OTHER THEORIES OF LAW. HUBER IS UNDER NO EVENT LIABLE FOR ANY SPECIFIC, LIQUIDATED, INDIRECT, INCIDENTAL OR CONSEQUENTIAL DAMAGES OF ANY KIND WHATSOEVER.

18. EXCLUSIVE REMEDIES.

Purchaser acknowledges that its sole and exclusive remedies for breach of the Limited Warranty shall be replacement or repair by HUBER of any defective part or component, and payment of the reasonable out of pocket costs incurred in connection with replacement or repair if such costs are approved in advance by HUBER, or a refund pursuant to the Paragraph 19 herein..

19. LIMITATION OF LIABILITY/INDEMNITY.

HUBER's liability on any claim other than Limited Warranty claim as outlined in Paragraph 18, including but not limited to any loss or damage arising out of any transactions under this Agreement or from the performance or breach thereof or connected with any goods or services supplied hereunder, or the sale, resale, operation or use of goods, whether based on agreement, tort (including negligence) or other grounds, shall not exceed 10% of the purchase price of such goods or services or part thereof involved in the claim. This limitation of liability and remedies reflects a deliberate and bargained-for allocation of risks between HUBER and Purchaser and constitutes the basis of the parties' bargain, without which HUBER would not have agreed to the price or terms of this transaction. **EXCEPT FOR A CLAIM UNDER THE LIMITED WARRANTY DURING THE WARRANTY PERIOD RELATED TO REPLACEMENT, IN NO EVENT SHALL SELLER'S AGGREGATE LIABILITY ARISING OUT OF OR RELATED TO THIS AGREEMENT, WHETHER ARISING OUT OF OR RELATED TO BREACH OF CONTRACT, TORT (INCLUDING NEGLIGENCE) OR OTHERWISE, EXCEED 10% OF THE PURCHASE PRICE.**

HUBER SHALL NOT IN ANY EVENT BE LIABLE WHETHER AS A RESULT OF BREACH OF AGREEMENT, WARRANTY, TORT (INCLUDING NEGLIGENCE) OR OTHER GROUNDS FOR INCIDENTAL, INDIRECT, DIRECT, SPECIAL OR CONSEQUENTIAL DAMAGES INCLUDING, BUT NOT LIMITED TO, LOSS OF PROFITS OR REVENUE, LOSS OF USE OF GOODS OR ASSOCIATED PRODUCTS, BUSINESS INTERRUPTION, COST OF CAPITAL, COST OF SUBSTITUTE GOODS, FACILITIES OR SERVICES, DOWNTIME COSTS, OR CLAIMS OF PURCHASERS OF PURCHASER FOR SUCH DAMAGE. In addition, if HUBER furnishes Purchaser with advice or other assistance regarding any goods or services supplied hereunder, or any system or equipment in which any such goods may be installed, and which is not required pursuant to this transaction, the furnishing of the advice or assistance will not subject HUBER to any liability, whether based on agreement, warranty, tort (including negligence) or other grounds.

In the event Purchaser modifies HUBER goods or incorporates HUBER goods into another product or component part, Purchaser agrees to hold harmless and indemnify Huber from any and all claims, liabilities, losses, costs and expenses (including reasonable attorneys' fees) involving personal injury or property damage. Purchaser also agrees to hold harmless and indemnify HUBER from any patent or other intellectual property claims related to (i) any HUBER goods made in accordance with Purchaser's designs or specifications; or (ii) the use of any drawings provided to HUBER by Purchaser for use in the manufacture, production or assembly of such goods to the fullest extent of the law.

20. TITLE.

Notwithstanding delivery, installation or start-up, title to all equipment furnished shall remain solely with HUBER until the full purchase price is paid by Purchaser. Until such time, HUBER may enter the premises where such equipment is then located and repossess and remove such equipment by any lawful means as this is the property of HUBER Technology. Purchaser agrees to do all acts deemed necessary or desirable or requested by HUBER to maintain HUBER's rights in, and title to such equipment.

21. WAIVER.

The failure of Huber to insist in any one or more instances, upon the performance of any of the Terms and Conditions as set forth herein or the failure of HUBER to exercise any of its rights hereunder shall not be construed as a waiver or relinquishment of any such terms, conditions or rights and shall not effect HUBER's right to insist on strict performance and compliance with regard to any future performance of these Terms and Conditions.

22. CHOICE OF LAW.

This Contract shall be exclusively governed by the laws of the State of North Carolina, without regard to its conflict of law provisions. HUBER and Purchaser further consent to the exclusive personal jurisdiction of any applicable court, in the county of Lincoln, North Carolina for any legal action or proceeding brought to enforce, construe or interpret these Terms and Conditions. Venue is proper only in the North Carolina Superior Court of Lincoln County. Each party hereto irrevocably submits to the jurisdiction of each court in each such action or proceeding.

23. DISPUTE RESOLUTION/ATTORNEYS' FEES.

Any controversy or claim arising out of or relating to this Contract or its breach shall be settled by arbitration conducted in Denver, North Carolina in accordance with the Construction Industry Arbitration Rules of the American Arbitration Association and North Carolina law and judgment on the award rendered by the arbitrator(s) may be entered in any court of competent jurisdiction. The arbitrator shall award attorneys' fees, costs, witness costs, expert witness fees, arbitrator compensation, arbitrator fees, exhibit fees, travel costs and other amounts deemed reasonable to the prevailing party as defined by North Carolina law.

24. ASSIGNMENT, WAIVER, ENTIRE AGREEMENT, SEVERABILITY.

Neither party shall assign or delegate any of its rights or obligations under this Agreement without the prior written consent of the other party, which such consent shall not be unreasonably withheld, except that either party may assign or delegate its rights or obligations hereunder to an Affiliate without the other party's consent. As used herein, the term "Affiliate" shall mean any entity that directly or indirectly through one or more intermediaries, controls or is controlled by, or is under common control with the entity specified. Huber may terminate this Agreement upon written notice to Purchaser without any further liability to Purchaser if there is a change of control of Purchaser. The Agreement constitutes the entire agreement between the parties with respect to its subject matter, and supersedes all prior oral or written representations or agreements by the parties with respect to the subject matter of this Agreement. Neither the Agreement nor any of its provisions may be modified, amended or waived, whether orally, through the parties' course of performance, course of dealing or course of conduct, or manifested in any other way, unless in writing and signed by an authorized officer of Huber. It is the express intention of the parties that such requirement for written modifications, amendments or waivers be strictly enforced notwithstanding judicial precedent or statutory provisions to the contrary. Any provision found invalid or unenforceable will not affect the validity or enforceability of any other provision and the invalid provision may be judicially modified to the extent enforceable.

CALDWELL CITY COUNCIL
Meeting Date April 6, 2026

AGENDA ITEM INFORMATION

SUBJECT:

Approve rehabilitation of wastewater treatment digester #3 for use as a liquid holding tank by Concrete Conservation LLC for $154,886.00.

Department Submittals	*X to Mark*	*Initials*
Building Department		
CDBG		
Clerk		
City Attorney		
Finance Department		
Human Resources		
Planning & Zoning		
Fire Department		
Police Department		
Public Works	X	TH, AS
Street Department		
Water Department		
WWTP	X	AA, ML
Engineering		
Mapping		
Parks and Recreation		
Airport		
Information Systems		
Golf Course		
OTHER:		

COST IMPACT: $154,886.00.
7,771.5 ft^2 tank at $19.93/$ft^2$, which includes: Mobilization, Scaffolding, Vactor Services to Remove Debris Generated from Hydro-Blasting, 10 Year Manufacturer & Applicator Warranties.

FUNDING SOURCE: 72-8-27-200-87500

TIMELINE: April 2026 to May 2026

FINANCE REVIEW: [X] ***BUDGETED:*** [X] ***NOT BUDGETED:*** [X]

SUMMARY STATEMENT:

The City of Caldwell Wastewater Treatment Plant (WWTP) treats the wastewater generated by the City of Caldwell, with a population of approximately 79,000. As growth continues across the city, WWTP must continue efforts to upgrade the complex to meet capacity and meet regulatory compliance expectations. Digester #3 was built circa 1989 and was in service until 2018 at which point it was taken offline for cleaning. This digester has been found to be structurally sound, but no longer watertight.

This project seeks to rehabilitate the aging digester using high performance industrial coating, extending its useful life. Sealing the interior of the tank will allow the WWTP to reclaim and repurpose this 360,000-gallon unit. This project helps ensure new phosphorus limits, coming into effect October 1, 2026, are met. These limits are set by the 2016 National Pollutant Discharge Elimination System (NPDES) permit for the City of Caldwell WWTP which is administered by the Idaho Department of Environmental Quality.

RECOMMENDED ACTION:

The Public Works Department recommends that Council and Mayor execute Public Works Construction "Rehabilitation of Digester #3 for use as a liquid holding tank" by Concrete Conservation, LLC for $154,886.00.

RESOLUTION NO. _____

A RESOLUTION OF THE CITY OF CALDWELL, IDAHO to approve purchase of services to rehabilitate Digester #3 at the Caldwell Wastewater Treatment Plant (WWTP) utilizing a high-performance coating to restore watertightness to the 360,000-gallon tank and return this unit to service. This work, costing $154,886.00, will be performed by Concrete Conservation, LLC in April–May 2026 to support the WWTP in meeting upcoming phosphorus limits under its NPDES permit.

BE IT HEREBY RESOLVED by the Mayor and Council of the City of Caldwell, Idaho, to execute Public Works Construction scope of work for "Rehabilitation of Digester #3 for use as a liquid holding tank," by Concrete Conservation, LLC for $154,886.00.

PASSED BY THE COUNCIL of the City of Caldwell, Idaho this _____ day of _____ 2026.

APPROVED BY THE MAYOR of the City of Caldwell, Idaho this _____ day of _____ 2026.

Approved

By _____

Mayor

ATTEST:

By _____

City Clerk

SpectraShield®

CONCRETE CONSERVATION LLC

March 23, 2026

Re: City of Caldwell Wastewater Treatment Plant Tank Lining
Quote Number: 26-0237

Alex,

Concrete Conservation, LLC is pleased to provide the following quotation for the above referenced project.

Apply SpectraShield to the Following:

One Existing 50' Diameter x 24.5' in Height Holding Tank (Approximately 7,771.5 Square Feet) – Line at $19.93/Square Foot – Mobilization, Scaffolding, Vactor Services to Remove Debris Generated from Hydro-Blasting, 10 Year Manufacturer & Applicator Warranties Included in Price.

Idaho Public Works Contractors Class AAA License #043824 – Expires 7/31/2026

This quote is subject to the Terms and Conditions attached hereto as Exhibit A. The quote for the Work does not include provisions for, or costs associated with, field measurements, bypassing, night work, flow control, M.O.T., site restoration, water supply, vactor services, debris removal site, permits, temporary roads, access to manholes beyond 65 feet, or any state and local taxes or fees that may be applicable to the Work.

This quote is valid for 90 days. The return of this quote signed by an authorized representative shall constitute acceptance of our offer and the terms and conditions attached hereto.

Invoices will be based on actual field measurements. Payment on invoices shall be made on the terms of net 30 days, and there shall be no retainage. Invoices remaining unpaid for thirty (30) days will bear interest of one and one-half percent (1.5%) per month. All claims for money due or to become due from Purchaser shall not be subject to deduction by Purchaser for any setoff or counterclaim.

CONCRETE CONSERVATION, LLC,	**PURCHASER**,
By: Dan Sundvick, Regional VP	Company:_____
Phone: 303-378-1101	By:_____
Email: dsundvick@spectrashield.com	Its:_____
Date: 3/23/2026	Date:_____

CONCRETE CONSERVATION LLC

Quotation Exhibit A
Standard Terms and Conditions

1. ACCEPTANCE AND TERMS AND CONDITIONS: The offer made by Concrete Conservation, LLC, a Florida limited liability company ("CC LLC") in the quotation, which is incorporated herein by reference, shall be subject to the terms and conditions stated herein ("Terms and Conditions"). Purchaser accepts CC LLC's offer by having an authorized representative sign the quotation and returning it to CC LLC within ninety (90) days of the delivery of the quotation. If CC LLC's offer is not accepted within ninety (90) days of delivery of the quotation, CC LLC's offer shall be deemed immediately revoked. Terms and conditions different from or in addition to these Terms and Conditions, whether contained in any acknowledgment or acceptance by Purchaser, or otherwise, will not be binding on CC LLC without CC LLC's written consent. CC LLC's offer in the quotation together with these Terms and Conditions, once timely accepted by Purchaser, shall constitute the agreement ("Agreement") between CC LLC and Purchaser.

2. PRICE: CC LLC's prices shall be exclusive of all Federal, State, and Local taxes and fees. All applicable taxes and fees arising out of this Agreement will be borne by Purchaser. Provisions for, or costs associated with, bypassing, night work, flow control, M.O.T., site restoration, water supply, vactor services, debris removal site, permits, temporary roads, and access to manholes beyond 65 feet are not included in CC LLC's prices. Purchaser shall be responsible for providing a disposal site for all debris (including but not limited to sand, chipped concrete, old linings, and effluents) during the installation of the SpectraShield® liner system, and, for lift station wet wells and WWTP structures, a bypassed, washed down structure free of sewage and sludge. CC LLC's prices shall be increased by any additional costs incurred by CC LLC as a result of any act, error, or omission by Purchaser or anyone acting on behalf of Purchaser which increases the cost of completing the Work or delays completion of the Work.

3. INVOICES AND PAYMENT: Invoices will be based on actual field measurements. Payment on invoices shall be made on the terms of net 30 days, and there shall be no retainage. Invoices remaining unpaid for thirty (30) days will bear interest of one and one-half percent (1.5%) per month. All claims for money due or to become due from Purchaser shall not be subject to deduction by Purchaser for any setoff or counterclaim.

4. LIMITATION OF LIABILITY: CC LLC'S AGGREGATE LIABILITY ARISING FROM OR RELATING TO THIS AGREEMENT IS LIMITED TO THE AMOUNT PAID BY PURCHASER FOR THE GOODS AND/OR SERVICES. TO THE MAXIMUM EXTENT ALLOWABLE UNDER APPLICABLE LAW, CC LLC SHALL NOT BE LIABLE UNDER THIS AGEEMENT FOR ANY SPECIAL, INCIDENTAL, CONSEQUENTIAL, INDIRECT OR PUNITIVE DAMAGES INCLUDING, WITHOUT LIMITATION, LOST PROFITS OR REVENUES EVEN IF CC LLC HAS BEEN ADVISED OF THE POSSIBILITY OF SUCH DAMAGES.

5. DEFAULT: The following shall be deemed a default ("Default") by Purchaser: (i) failure to make timely payment of amounts due hereunder, and such nonpayment is not cured within five (5) days of notice thereof; (ii) material breach by Purchaser of any of Purchaser's obligations, representations, warranties or covenants under this Agreement, which breach continues for ten (10) days after written notice thereof; (iii) the application by Purchaser for, or consent to, the appointment of a receiver, trustee, liquidator or custodian (or similar official) of Purchaser or all or a substantial part of Purchaser's assets. In the event of a Default, CC LLC may immediately terminate this Agreement and seek any and all remedies provided in this Agreement, and at law or in equity. The rights and remedies provided in this Agreement to CC LLC shall not be exclusive and are in addition to any other rights and remedies provided by law and in equity.

6. NON ASSIGNMENT: Assignment of this Agreement or any interest in it or any payment due or to become due under it, without the written consent of CC LLC, will be void. An assignment will be deemed to include not only a transfer of this Agreement or such interest or payment to another party but also a change in control of Purchaser, whether by transfer of stock or assets, merger, consolidation, or otherwise.

7. TIME: Time is of the essence of this Agreement.

8. FORCE MAJEURE: CC LLC shall not be required to perform any obligation under this Agreement or be liable to Purchaser for damages so long as performance or non-performance of the obligation is delayed, caused or prevented by Force Majeure, and all time periods will be extended accordingly. "Force Majeure" means: hurricanes, earthquakes, floods, fire, acts of God, unusual transportation delays, strikes, casualty, general unavailability of materials, wars, insurrections, acts of terrorism, and any other cause not reasonably within control of CC LLC.

9. REMEDIES: Each of the rights and remedies reserved to CC LLC in this Agreement shall be cumulative and additional to any other remedies provided in law or equity. No delay or failure by CC LLC in the exercise of any right or remedy shall affect any such right or remedy and no action taken or omitted by CC LLC shall be deemed to be a waiver of any such right or remedy.

10. GOVERNING LAW; JURISDICTION; ATTORNEYS' FEES: The Agreement will be interpreted under and governed by the laws of the State of Florida without regard to its conflict of law principles. Venue for all actions arising in connection herewith will be deemed exclusively proper in state court in Duval County, Florida or in the federal court for the Middle District of Florida and the parties agree to submit to such jurisdiction and to waive any claim that such courts are an inconvenient forum. Should any Party employ attorneys in any matter arising under this Agreement, the prevailing party shall be entitled to recover and receive from the other party all reasonable costs, charges, and expenses, including attorneys' fees, expert witness fees, appeal fees, and the cost of paraprofessionals working under the supervision of an attorney, expended or incurred in connection therewith whether resolved by mediation, negotiation, arbitration, trial or appellate proceedings.

11. WAIVER OF ARBITRATION: CC LLC and Purchaser hereby waive and release any right to arbitration.

12. JURY TRIAL WAIVER: CC LLC and Purchaser hereby waive trial by jury in any action, proceeding, claim or counterclaim, whether in contract or tort, at law or in equity, arising out of or in any way related to this Agreement.

13. SURVIVAL: Purchaser's obligations under Sections 4, 11, 12, and 13 will survive any termination of this Agreement.

14. ENTIRE AGREEMENT; SEVERABILITY: This Agreement represents the final agreement of the parties and no agreements or representations, unless incorporated in this Agreement shall be binding on any of the parties and no portion hereof shall be amended or modified unless such change shall be in writing and signed by both parties thereto. Any and all prior understandings, assurances or agreements are merged herein. If any provision of this Agreement shall be held or deemed to be or shall, in fact, be illegal, inoperative or unenforceable, this provision shall not affect any other provision or provisions contained in this Agreement.

15. WAIVER; MODIFICATION: Neither the failure nor any delay by CC LLC in exercising any right, power, or privilege under this Agreement will operate as a waiver of such right, power or privilege, and no single or partial exercise of any such right, power or privilege will preclude any other or further exercise of such right, power or privilege or the exercise of any other right, power or privilege. This Agreement can be modified or rescinded only by a writing signed by both of the parties.

16. NOTICES: All notices, consents, waivers and other communications shall be in writing and shall be deemed to have been delivered either (i) on the delivery date, if personally delivered, or if delivered by confirmed facsimile or e-mail; (ii) one (1) business day after delivery to any national overnight courier directing delivery on the next business day, receipt requested; or (iii) three (3) business days after deposit in the United States mail, registered or certified mail, return receipt requested, with adequate postage affixed thereto. All notices to CC LLC shall be sent to Concrete Conservation, LLC at P.O. Box 57309, Jacksonville, FL 32241-1354, to the attention of President, and to Purchaser at its address as set forth in the quotation, or as otherwise designated in writing.

17. PARAGRAPH TITLES: Paragraph titles are solely for reference and shall not affect the meaning or construction of this Agreement.

MEMORANDUM

TO: Caldwell City Council

Meeting Date April 6 **, 20** 26

AGENDA ITEM INFORMATION

SUBJECT:

purchase of DocAccess

COST IMPACT: 18667.20

FUNDING SOURCE: All

TIMELINE: FY2026

FINANCE REVIEW: ☑ ***BUDGETED:*** ☐ ***NOT BUDGETED:*** ☑

Department Submittals	*X to mark*	*Initials*
Building Department		
CDBG		
Clerk		
City Attorney		
Finance Department	x	RN
Human Resources		
Planning & Zoning		
Fire Department		
Police Department		
Public Works		
Street Department		
Water Department		
WWTP		
Engineering		
Mapping		
Parks and Recreation		
Airport		
Information Systems	X	JM
Golf Course		
OTHER:		

SUMMARY STATEMENT:

To conform with Title II DOJ mandate:
The Web Content Accessibility Guidelines (WCAG) Version 2.1, Level AA is the technical standard for state and local governments' web content and mobile apps. If we don't comply with the new Federal Rules for ADA we will be subject to a fine, more than the annual cost.

RECOMMENDED ACTION:

Recommend the approval of resolution.

RESOLUTION NO. _____

RESOLUTION AUTHORIZING THE PURCHASE OF DOCACCESS

WHEREAS the procurement and addition to City of Caldwell's website of DocAccess

BE IT **HEREBY RESOLVED** by the Mayor and Council of the City of Caldwell, Idaho, that the Caldwell City Council approves the purchase of DocAccess $18,667.21 with renewal costs of $16,667.20 per year

PASSED BY THE COUNCIL of the City of Caldwell, Idaho this 6th day of April 2026.

APPROVED BY THE MAYOR of the City of Caldwell, Idaho this 6th day of April 2026.

Approved,

By _____
Eric Phillips
Mayor

ATTEST:

By ___
City Clerk

CivicPlus
302 South 4th St. Suite 500
Manhattan, KS 66502
US

Statement of Work

Quote #: Q-119713-1
CivicPlus Pricing Approval Date: 3/16/2026 12:34 PM
Expires On: 4/24/2026

Client:
City of Caldwell, ID

Bill To:
CALDWELL CITY, IDAHO

SALESPERSON	Phone	EMAIL	DELIVERY METHOD	PAYMENT METHOD
Jordan Cairns		cairns@civicplus.com		Net 30

One-time(s)

QTY	PRODUCT NAME	DESCRIPTION
1.00	DocAccess Implementation	Implementation of DocAccess

Recurring Service(s)

QTY	PRODUCT NAME	DESCRIPTION
1.00	DocAccess	DocAccess is a document accessibility platform that scans, converts, and monitors PDF documents on websites to support ADA and Section 508 compliance efforts for users with disabilities.

Total Investment - Initial Term	USD 18,667.20
Annual Recurring Services (Subject to Uplift)	USD 16,667.20

Initial Term	12 Months Beginning at Signing
Initial Term Invoice Schedule	100% Invoiced upon Signature Date

Renewal Procedure	Automatic 1 year renewal term, unless 60 days notice provided prior to renewal date
Annual Uplift	5% to be applied in year 2

This Statement of Work ("SOW") shall be subject to the terms and conditions of the CivicPlus Master Services Agreement and the applicable Solution and Services terms and conditions located at https://www.civicplus.help/hc/en-us/p/legal-stuff (collectively, the "Binding Terms"). By signing this SOW, Client expressly agrees to the terms and conditions of the Binding Terms throughout the term of this SOW.

Please note that this document is a SOW and not an invoice. Upon signing and submitting this SOW, Client will receive the applicable invoice according to the terms of the invoicing schedule outlined herein.

Client may issue purchase orders for its internal, administrative use only, and not to impose any contractual terms. Any terms contained in any such purchase orders issued by the Client are considered null and will not alter the Binding Terms, the Agreement or this SOW.

Acceptance of Quote # Q-119713-1

The undersigned acknowledges having read, understood, and agreed to be bound by the binding terms and conditions incorporated into this SOW. This SOW shall become effective as of the date of the last signature below ("Effective Date").

For CivicPlus Billing Information, please visit https://www.civicplus.com/verify/

Authorized Client Signature	CivicPlus
By (please sign):	By (please sign):
_____	_____
Printed Name:	Printed Name:
_____	_____
Title:	Title:
_____	_____
Date:	Date:
_____	_____

Organization Legal Name:

_____
Billing Contact:

_____
Title:

_____
Billing Phone Number:

_____
Billing Email:

_____
Billing Address:

_____

_____
Mailing Address: (If different from above)

_____

_____
PO Number: (Info needed on Invoice (PO or Job#) if required)

_____

Memorandum

To:

City Council

Meeting Date:

April 6, 2026

Item Name:

Approve Resolution authorizing a Legal Services Agreement with Brady Hall Law, PLLC

Summary Statement:

Recommended Action:

Budget:

Cost Impact:
Funding Source:
Timeline:

Attachments:

None

PARKING LEASE AGREEMENT

THIS PARKING LEASE AGREEMENT (the "**Agreement**") is made and entered as of the Effective Date by and between the CITY OF CALDWELL, an Idaho municipal corporation, of 205 South 6th Ave, Caldwell, Idaho 83605 ("**City**"), and DPRE LLC, an Idaho limited liability company, of 113 S. 5th Street, Boise, Idaho 83702 ("**DPRE**"). The "Effective Date" of this Agreement shall mean the later of the following dates: (a) the date of execution of this Agreement by City; or (b) the date of execution of this Agreement by DPRE, in each event as evidenced on the signature page of this Agreement.

RECITALS

WHEREAS, DPRE is the owner of certain property consisting of approximately 14,732 sq. ft. in downtown Caldwell that is being held for redevelopment as an urban renewal project, as part of a larger project that has been partially completed by DPRE, pursuant to a Disposition and Development Agreement, dated April 27, 2021, as amended from time to time (the "**DDA**"), by and between DPRE and the Urban Renewal Agency of the City of Caldwell, Idaho (as defined in the DDA, the "**Phase II Property**"); and

WHEREAS, the Phase II Property is legally described on Exhibit A, attached and incorporated by this reference; and

WHEREAS, redevelopment construction of the Phase II Property will not commence prior to December 1, 2026, and City desires to use the Phase II Property for public parking until that date; and

WHEREAS, by this Agreement the City may use the Phase II Property for off-street parking on the terms and conditions set forth below.

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the foregoing recitals being incorporated herein as if set forth in full, and the parties hereto intending hereby to be legally bound, the parties agree as follows**:**

1. **Lease and Condition of Phase II Property:** DPRE, for the consideration hereinafter mentioned, hereby leases the Phase II Property to City upon the terms of this Agreement. City acknowledges that the Phase II Property are leased "as-is" and without any express or implied warranty, whatsoever.

2. **Use and Enforcement:** Use of the Phase II Property by City shall be for the temporary parking of operable, licensed motor vehicles. City may impose parking restrictions including, but not limited to, parking time limits, size of vehicles, and who is permitted to park on the Phase II Property. City shall be responsible for establishing and enforcing all parking limitations and requirements. Provided, however, that residents of the adjacent Tilian apartment building shall not park on the Phase II Property because they have access to specific permitted

parking nearby. DPRE shall reasonably assist City in communicating this restriction to Tilian tenants and shall take no actions to limit the City in enforcing this requirement against the Tillian apartment building residents.

3. **Term:** The term of this Agreement shall commence on the Effective Date and continuing until November 30, 2027 (the "**Term**"). Thereafter, this Agreement shall continue until terminated by either party upon sixty (60) days prior written notice.

4. **Consideration:** As consideration for this Agreement, City shall pay DPRE the sum of $1,000 on the first day of calendar month plus any partial month if the Commencement Date is not on the first day of a calendar month. During the Term, the City shall be responsible for all costs and expenses for parking operations on the Phase II Property, including liability insurance, maintenance and repair of the Phase II Property as required by this this Agreement,

5. **Alterations and Improvements:** DPRE shall remove the existing fencing around the Phase II Property within ten (10) days after the Effective Date. City agrees to improve the existing, unpaved service to a level, compacted, all-weather gravel parking service and stripe the same for typical sized automobile parking and access. Further, City shall, during the Term, provide reasonable maintenance of the Phase II Property to include, at a minimum, snow removal, periodic sweeping, and debris removal. City shall be responsible for any and all signage during the Term subject to all applicable law and provided the signage shall be customary and normal for surface level parking facility. City shall have the right to make other improvements to the Phase II Property reasonably necessary to facilitate City's use as a surface parking lot. At DPRE written notice not less than 15 days prior to the expiration of the Term, DPRE shall require City to remove any improvements on or to the Phase II Property shall be removed prior to the expiration of the end Term. City shall not make any improvements to the Phase II Property not explicitly allowed by this Agreement without the prior written consent of the DPRE.

6. **Compliance With the Law:** City agrees to comply with all municipal, state, and federal laws, rules, regulations, and ordinances and to do all things necessary to stay in compliance with the same during the Term.

7. **Utilities:** It is expressly agreed that the during the Term, City shall pay for any water, irrigation, gas, electricity, power, and other utilities assessed on said Phase II Property (the "**Utilities**") at City's sole cost and expense not less than five (5) days before the same become due. City will use reasonable efforts to cause all utilities to be held in the name of the City, provided, however, in the event DPRE receives any assessments for any Utilities, DPRE will promptly forward those assessments to City for payment. In all events, City shall provide evidence to DPRE of payment of such utilities before the same being due. City shall reimburse DPRE for any Utilities payments made by DPRE during the Term within ten (10) days upon receipt of invoice for such costs paid by DPRE along with reasonable supporting documentation.

8. **Insurance**. City shall maintain public liability insurance with limits of no less than $1,000,000 per occurrence covering injury or death to any person or damage to any property in connection with the use of the Phase II Property. Such policy shall name DPRE as an additional insured by endorsement and such policy shall not be terminable without thirty (30) days notice to DPRE. City shall provide evidence of such insurance on or before the Effective Date. City's failure to obtain such insurance in the amounts and types of required by DPRE will be default of this Agreement, and DPRE may obtain such insurance on City's behalf, and City shall reimburse DPRE within ten (10) days after City's receipt of any invoice for such amounts.

9. **Assignment or Subleasing:** City shall not assign this Agreement, or sublet the Phase II Property or any portion thereof, without the prior written consent of the DPRE.

10. **Hazards Prohibited:** City shall not do anything on the Phase II Property or bring or keep anything thereon which will increase the risk of fire, or which will conflict with the regulations of the fire department or any fire laws, or with any fire insurance policies on the Phase II Property, or with any rules or ordinances established by any municipal, state, or federal laws, ordinances, or regulations.

11. **Inspections**: DPRE, or its authorized agents, shall have the right to enter the Phase II Property at all reasonable times to examine the same, to determine the state of repair, and to verify compliance with the terms of this Agreement.

12. **Waste Prohibited:** City shall not commit any waste or damage to the Phase II Property.

13. **Liability:** DPRE shall not be liable for any injury or damage which may be sustained by any person or property resulting from City's or any other third party's use and occupation of the Phase II Property except to the extent arising from DPRE's proportional fault, negligence or intentional misconduct. To the extent permissible under the Idaho Constitution and Idaho law, City covenants and agrees to defend, indemnify, DPRE and, successors, parents, subsidiaries, affiliates, assigns, managers, members, officers, and agents, in any capacity (collectively, the "**Indemnified Parties**"), from any and all claims, demands, liabilities, causes of action, costs, or expenses (including reasonable attorney's fees, which shall be paid as incurred) of whatever nature lodged or prosecuted against the Indemnified Parties with respect to any injuries, damages, losses, or expenses caused by or resulting from any tortious act by, failure to act or a breach of its obligations hereunder by City or City's officers, employees, contractors, agents, successors, or assigns in performing its obligations hereunder or for any claims arising from this Agreement or in connection with the operation of the Phase II Property by City. The City expressly reserves the right to assert as a defense or grounds for denial of an indemnification request that this provision, or any request made hereunder, is contrary to Idaho law and public policy. Further, nothing in this Agreement shall be construed as a waiver of defenses and liability limitations available to City under the Idaho Tort Claims Act.

14. **Surrender of Possession:** City agrees to surrender possession of the Phase II Property to DPRE at the expiration of the Term, reasonable wear and tear and damage by the elements excepted and in accordance with Section 5.

15. **Default and Forfeiture:** Time and the strict and faithful performance of each and every one of the conditions of this Agreement is expressly made the essence of this Agreement. If City defaults in keeping, performing, or observing any of the covenants and agreements contained herein, and such default shall remain uncured for a period of thirty (30) days following written notice from DPRE to City, DPRE may terminate this Agreement without further notice, and at DPRE's election, cause City restore the Phase II Property as provided in Section 5. Should City fail to vacate and surrender the Phase II Property upon the termination of this Agreement, said failure shall constitute an unlawful and forceable detainer, and DPRE shall have all remedies available at law or in equity, include the right to seek damages. Subject to the express limitation herein, the rights and remedies of the Parties are cumulative, and the exercise by any Party of one or more of such rights or remedies shall not preclude the exercise by it, at the same time or different times, of any other rights or remedies for the same default or any other default by the other Party.

16. **Abandonment:** If City abandons the Phase II Property, said abandonment shall constitute a breach of this Agreement. "Abandonment" means failure to operate the Phase II Property for permitted uses under this Agreement for five (5) or more consecutive days for reasons not otherwise outside the reasonable commercial control of City.

17. **Attorney's Fees:** In the event an action is brought to enforce any of the terms or provisions of this Agreement or enforce forfeiture thereof for default thereof by either of the parties hereto, the successful party to such action or collection shall be entitled to recover from the losing party a reasonable attorney's fee, together with such other costs as may be authorized by law.

18. **Binding Effect; Entire Agreement; Severability; Counterparts:** The parties acknowledge that they intend to be legally bound by the terms and conditions of this Agreement. This Agreement constitutes the entire contract between the parties concerning the City's use of the Phase II Property and supersedes any prior agreement between the parties concerning this temporary parking arrangement or any prohibition on parking on the Phase II Property. If any portion or provision of this Agreement is determined to be illegal or unenforceable by a court of competent jurisdiction, this Agreement shall remain in full force and effect, the remaining portions hereof to be interpreted to carry out the intent of the parties at the time this Agreement was entered into. This Agreement may be signed in one or more counterparts, said counterparts being collectively evidence of the parties' intent to enter into this Agreement. In the event that any legal action is commenced by DPRE against City, service of process on City shall be made by personal service upon the City Clerk or in such other manner as may be provided by law.

19. **Materiality of Provisions**. It is expressly understood and agreed that each of the covenants, promises, stipulations, and agreements of the parties hereto and under the provisions of this Agreement are an integral and indivisible part of the consideration given by each to the other

and that each covenant, promise, stipulation, and agreement of the Parties shall be deemed and construed as material.

20. **Notices, Demands, and Communications Between the Parties**. Formal notices, demands, and communications between the City and DPRE shall be sufficiently given if sent by registered or certified mail, postage prepaid and return receipt requested, to the principal offices of the City and DPRE as set forth below. Routine communication may be by first class mail, e-mail, or telephone.

City:

City of Caldwell, Idaho
Attn: City Clerk
205 S. 6th Avenue.
Caldwell, Idaho 83605
Telephone: (208) 455-3000

DPRE:

7th and Main Investment LLC
113 S. 5th Street
Boise, Idaho 83702
Telephone: 208.830.7071
dean@dechase.com

With a copy to:

Anne C. Kunkel
Varin Thomas LLC
242 North 8th Street, Suite 220
Boise, ID 83702
Telephone: 208.584.1266
anne@varinthomas.com

21. **No Third-Party Beneficiary**. The provisions of this Agreement are for the exclusive benefit of the City, DPRE, and their successors and assigns, and not for the benefit of any third person; nor shall this Agreement be deemed to have conferred any rights, express or implied, upon any third person.

[end of text.]

THE CITY OF CALDWELL

_____
Eric Phillips, Mayor

Date: _____

ATTEST:

_____
City Clerk, or deputy

DPRE, LLC

By: _____
J. Dean Pape, Manager

Date: _____

EXHIBIT A
(Legal Description)

DIAMOND LAND SURVEYING

Lot Line Adjustment Lot 2 Description

A parcel of land located in Block 3, according to the Revised Map of Caldwell Original, Canyon County, Idaho, filed in Book 1 of Plats at page20, records of said county, being located in the Southwest quarter of Section 22, Township 4 North, Range 3 West, Boise Meridian, City of Caldwell, Canyon County, Idaho, being more particularly described as follows:

Beginning on the southwesterly right-of-way line of Main Street at point North 46°12'58" West 184.86 along the said southwesterly right-of-way line from the Northeast corner of said Block 3, said point being on the northwesterly right-of-way line of 7th/ Avenue and North 51°46'09" West 421.19 feet from the CPT NO. 2-BCP per the Caldwell Engineering Department Survey Stamped 5/12/17 at the intersection of Main Street and Kimball Avenue and running;

thence South 43°45'18" West 128.05 feet to the centerline of the vacated alley per Instrument No. 2017-029537;
thence North 46°14'28" West 115.08 feet along the said centerline to the southeasterly right-of-way line of 6th/ Avenue;
thence North 43°47'03" East 128.08 feet along said southeasterly right-of-way to the southwesterly right-of-way line of Main Street;
thence South 46°12'58" East 115.02 feet along said southwesterly right-of-way line to the point of beginning.

Contains 14,732 SQ. FT. 0.338 Acres

RESOLUTION NO. _____

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF CALDWELL, IDAHO, APPROVING THAT CERTAIN MEMORANDUM OF UNDERSTANDING (SOUTH 6TH AVE. PLAZA) BY AND BETWEEN THE CITY OF CALDWELL, IDAHO AND THE URBAN RENEWAL AGENCY OF THE CITY OF CALDWELL, IDAHO.

Be it resolved that the City of Caldwell, Idaho hereby accepts and approves that MEMORANDUM OF UNDERSTANDING (South 6th Ave. Plaza) attached hereto as Exhibit A and incorporated by this reference.

Be it further resolved that the Mayor is authorized to execute said MEMORANDUM OF UNDERSTANDING (South 6th Ave. Plaza) and City staff is instructed to perform the duties and obligations of the City under and pursuant to said MOU.

PASSED BY THE COUNCIL of the City of Caldwell, Idaho this _____ day of _____, 2026.

APPROVED BY THE MAYOR of the City of Caldwell, Idaho this _____ day of _____, 2026.

APPROVED

By _____
Eric Phillips, Mayor

ATTEST:

By _____
City Clerk

MEMORANDUM OF UNDERSTANDING
(South 6th Ave. Plaza)

THIS MEMORANDUM OF UNDERSTANDING ("**MOU**") is entered into this ____ day of _____, 2026 ("**Effective Date**"), between The Urban Renewal Agency of the City of Caldwell, Idaho, an independent public body corporate and politic, of 205 S. 6th Ave, Caldwell, Idaho 83605 ("**Agency**") and The City of Caldwell, Idaho, an Idaho municipal corporation, of 205 S. 6th Ave., Caldwell, Idaho 83605 ("**City**"). Agency and City may be referred to herein as a "**Party**" or collectively as the "**Parties**."

Whereas, City formed the Central Urban Renewal Project Area by Ordinance No. 3728 on December 15, 2025 which authorizes Agency to undertake urban renewal activities in the project area; and

Whereas, Agency owns property northwesterly of the South 6th Ave. Plaza adjacent to Main Street that is appropriate for private redevelopment pursuant to the request for proposal ("**RFP**") process described at Idaho Code §50-2011(b); and

Whereas, a portion of property on the southeasterly side of South 6th Ave. Plaza is owned by DPRE, LLC, a private entity obligated to redevelop its property pursuant to an existing Disposition and Development Agreement with Agency dated April 27, 2021; and

Whereas, the properties described in the preceding recitals are all depicted on **Exhibit A**, attached hereto and incorporated by this reference; and

Whereas, Agency and City have agreed that the private redevelopment of properties depicted on **Exhibit A** can be facilitated and enhanced for purposes associated with the approved urban renewal plan for the Central Urban Renewal Project Area if South 6th Ave. Plaza is available for incorporation into a redevelopment project encompassing all three (3) parcels; and

Whereas, this MOU memorializes the understanding between the Parties related to the disposition and redevelopment of the properties depicted on Exhibit A and the relative responsibilities, duties and obligations of the Parties.

NOW, therefore, the Parties to this MOU agree and commit to each other as follows:

City Responsibilities:

1. *Transfer by Deed*. Pursuant to Idaho Code §50-2015(1)(a), the City will transfer by deed all of the South 6th Ave. Plaza, except that portion currently dedicated as pedestrian right-of-way along the northwesterly side of the Plaza, to Agency on the condition that Agency faithfully perform its obligations under this MOU.

2. *Transfer by Right-of-Way Vacation*: Vacate the existing pedestrian right-of-way along the northwesterly side of the South 6th Ave. Plaza and vest the vacated right-of-way area in Agency pursuant to Idaho Code §50-311, conditioned on the faithful performance of Agency's obligations under this MOU.

Agency Responsibilities:

1. Agency shall incorporate both the deeded portion and vacated portion of the South 6th Ave. Plaza into a competitive request for proposals ("**RFP**") to redevelop the same in conjunction with the adjoining Agency property to the northwest. The RFP shall be issued and processed pursuant to Idaho Code §50-2011(b) and shall permit, but not required, responders to incorporate additional adjoining real estate into redevelopment proposals.

2. Agency shall use its authority pursuant to Idaho Code §50-2011(a) to establish "covenants, conditions and restrictions, including covenants running with the land," or similar binding commitments, assuring that redevelopment of the site pursuant to the RFP and any subsequent disposition and development agreement meets the following requirements:

2.1 Pedestrian access from the southwesterly-adjacent Indian Creek bridge directly to Main Street shall be preserved indefinitely in any redevelopment of the site. The width of the pedestrian access shall be a minimum of twelve feet (12') to match the bridge width. Redevelopment may include use of air rights above said pedestrian access, but the accessway shall be a minimum of twelve feet (12') in height.

2.2 The RFP will require potential developers to include concepts, proposals and commitments about how redevelopment will complement and enhance Winter Wonderland, including, though not requiring, the possibility of preserving a space for the City's Christmas tree.

2.3 The RFP will require potential developers to explain and commit to a parking plan that accommodates the parking demands of the redevelopment consistent with applicable City codes and requirements.

General Provisions:

1. Severability: In the event any of the provisions of this MOU shall be deemed illegal or unenforceable, such determination shall not operate to invalidate any of the remaining provisions of this MOU.

2. Entire Agreement: The parties agree and warrant that this MOU, together with the Exhibits attached and documents reference constitutes the entire agreement between the parties and supersedes all prior and contemporaneous agreements and discussion, and that this MOU may be amended or modified only by an agreement in writing executed by all parties.

3. Governing Law/Venue: The laws of the State of Idaho govern the enforcement, and interpretation of this MOU. The venue for any action related to this MOU shall be in Canyon County, Idaho.

4. Counterpart Execution: This MOU may be executed in several counterparts, each of which will be fully effective as an original and all of which together will constitute one and the same instrument.

5. Further Acts. In addition to the acts recited in this MOU to be performed by the Parties, the Parties agree to perform or cause to be performed any and all such further acts as may be reasonably necessary to accomplish the objectives and commitments of the Parties set forth in this MOU.

IN WITNESS WHEREOF, the parties hereto have caused this MOU to be executed and made effective as of the Effective Date.

AGENCY:	CITY:
Urban Renewal Agency of the City of Caldwell, Idaho	**City of Caldwell, Idaho**
By: _____	By: _____
Name: _____	Name: _____
Its: _____	Its: _____
Date: _____	Date: _____
Attest:	Attest:
_____ Agency Clerk	_____ City Clerk

Memorandum

To:

City Council

Meeting Date:

April 6, 2026

Item Name:

Approve Resolution authorizing the Fire Department to purchase two Zoll Cardiac Monitors utilizing Impact Fees.

Summary Statement:

Cardiac monitors are essential to advanced emergency medical care, providing paramedics the ability to assess vital signs, monitor cardiac rhythms, perform 12-lead EKGs for early heart attack detection, and deliver critical life-saving interventions such as defibrillation and cardiac pacing. These capabilities significantly improve patient outcomes, particularly in time-sensitive emergencies such as cardiac arrest, respiratory failure, and acute cardiac events.

The implementation of paramedic-level services will enhance the level of care provided to the citizens of Caldwell by delivering advanced treatment at the point of contact, reducing time to critical interventions, and improving overall survivability and recovery. This expansion is necessary to meet the increasing demand for emergency medical services driven by continued population growth and rising call volumes within the City.

The selection of Zoll Zenix monitors ensures compatibility with regional EMS agencies and hospital partners, supporting seamless patient care, efficient data sharing, and operational consistency across the Treasure Valley.

Funding through Fire Impact Fee Funds is appropriate, as this investment directly supports growth-related service demands and provides necessary improvements to the City’s emergency response infrastructure.

Recommended Action:

Approve for purchase utilizing impact fees.

Budget: Finance Review
Not Budgeted

Cost Impact: 117057.48

Funding Source: Impact Fees (Fire)
Timeline: April 2026

Attachments:

1. Caldwell Fire Department -ZENIX X2 No Terms - Q-127105 - Quote
2. Memorandum Zoll Monitors Impact Fees
3. Resolution - Purchase Zoll Monitors Impact Fees

ZOLL Medical Corporation
269 Mill Road
Chelmsford, MA 01824-4105
Federal ID# 04-2711626

Phone: (800) 348-9011
Fax: (978) 421-0015
Email: esales@zoll.com

Quote No: Q-127105 Version: 2

Caldwell Fire Department
310 S 7th Ave
Caldwell, ID 83605

ZOLL Customer No: 109048

JD Hendrick
ghendrick@cityofcaldwell.org

Quote No: Q-127105
Version: 2

Issued Date: March 4, 2026
Expiration Date: March 31, 2026

Terms: Net due in 30 days

FOB: Destination

Freight: Free Freight

Prepared by: Taylor Jones
EMS Territory Manager
taylor.jones@zoll.com
+1 8014250060

Item	Contract Reference	Part Number	Description	Qty	List Price	Adj. Price	Total Price
1	CH-57475	8116-11-41-23101-10-USA	**Zenix Monitor/Defibrillator, EMS, Fire Configuration** 12-lead, Pacing, SpO2, SpCO, EtCO2, NIBP, Real BVM Help, Real CPR Help Includes: SurePower 4 Battery, Zenix Power Cord (NA), Zenix MFC Cable, Zenix 12-lead ECG Cable (AAMI), Masimo RD Rainbow SET Patient Cable (4 ft, EMS), Zenix AC-DC External Power Supply, Zenix Accuvent Z-Link Cable, Zenix NIBP Patient Hose, Zenix NIBP Cuff (Reusable, Adult Plus), Zenix Z-Fold Paper, Zenix MFC Self Test Plug Kit, and One (1)-year EMS warranty. Parameter Details: Real CPR Help - Dashboard display of CPR Depth and Rate for Adult and Pediatric patients, Visual and audio prompts to coach CPR depth (Adult patient only), Release bar to ensure adequate release off the chest, Metronome to coach rate for Adult and Pediatric patients. See-Thru ® CPR artifact filtering • ZOLL Noninvasive Pacing Technology • Real BVM Help: Dashboard provides real-time ventilation feedback on both volume and rate for intubated and non-intubated patients. AccuVent Z-Link Cable included. (Accuvent disposable sensors sold separately) • SunTech NIBP technology. 10 foot single lumen hose and SunTech Reusable Adult Plus Cuff included • Masimo SpO2 & SpCO with Signal Extraction Technology (SET), Rainbow SET® •	2	$65,250.00	$53,505.00	$107,010.00
2	CH-57475	8016-000111-01	**SurePower 4 Battery**	2	$1,180.00	$1,038.40	$2,076.80
3	CH-57475	8200-000100-01	**Single Bay Charger for the SurePower and SurePower II batteries**	2	$1,302.00	$1,067.64	$2,135.28

ZOLL Medical Corporation
269 Mill Road
Chelmsford, MA 01824-4105
Federal ID# 04-2711626

Phone: (800) 348-9011
Fax: (978) 421-0015
Email: esales@zoll.com

Caldwell Fire Department
Quote No: Q-127105 Version: 2

Item	Contract Reference	Part Number	Description	Qty	List Price	Adj. Price	Total Price
4	CH-57475	98-0599-41	**Zenix NIBP Cuff, Child**	2	$20.00	$17.60	$35.20
5	CH-57475	8000-010152	**Masimo RD Rainbow SET Patient Cable, 4 ft, EMS**	2	$260.00	$228.80	$457.60
6	CH-57475	8000-000862	**Masimo LNCS-II Rainbow DCI 8λ SpCO Adult Sensor, 3ft**	2	$900.00	$810.00	$1,620.00
7	CH-57475	8900-000422-01	**Zenix CPR AA Electrode, Box of 8**	1	$850.00	$748.00	$748.00
8	CH-57475	8016-000121-01	**Zenix Green CPR Connector**	2	$570.00	$501.60	$1,003.20
9	CH-57475	8016-000860-01	**Zenix Carry Case, Large**	2	$490.00	$431.20	$862.40
10	CH-57475	8900-000398-01	**Zenix CPR AA Training Kit**	1	$320.00	$288.00	$288.00
11		8000-001128	**AccuVent Sensors, Box of 10**	1	$821.00	$821.00	$821.00

Subtotal: $117,057.48

Total: $117,057.48

Contract Reference	Description
CH-57475	Reflects National Purchasing Partners (NPP) contract PS25850 Pricing. Notwithstanding anything to the contrary herein, the terms and conditions set forth in the NPP contract PS25850 shall apply to the customer's purchase of the products set forth on this quote.

To the extent that ZOLL and Customer, or Customer's Representative have negotiated and executed overriding terms and conditions ("Overriding T's & C's"), those terms and conditions would apply to this quotation. In all other cases, this quote is made subject to ZOLL's Standard Commercial Terms and Conditions ("ZOLL T's & C's") which for capital equipment, accessories and consumables can be found at https://www.zoll.com/terms-and-conditions-of-sale, for software products can be found at https://www.zoll.com/software-legal, and for ExpertCare Service Plans can be found at https://www.zoll.com/ExpertCare-Service-Terms. Except in the case of overriding T's and C's, any Purchase Order ("PO") issued in response to this quotation will be deemed to incorporate ZOLL T's & C's, and any other terms and conditions presented shall have no force or effect except to the extent agreed in writing by ZOLL.

1. Delivery will be made upon availability.
2. This Quote expires on March 31, 2026. Pricing is subject to change after this date.
3. Applicable tax, shipping & handling will be added at the time of invoicing.
4. All purchase orders are subject to credit approval before being accepted by ZOLL.
5. To place an order, please forward the purchase order with a copy of this quotation to esales@zoll.com or via fax to 978-421-0015.
6. All discounts from list price are contingent upon payment within the agreed upon terms.
7. Place your future accessory orders online by visiting the ZOLL web store.

ZOLL Medical Corporation
269 Mill Road
Chelmsford, MA 01824-4105
Federal ID# 04-2711626

Phone: (800) 348-9011
Fax: (978) 421-0015
Email: esales@zoll.com

Caldwell Fire Department
Quote No: Q-127105 Version: 2

Order Information (to be completed by the customer)

[ ] Tax Exempt Entity (Tax Exempt Certificate must be provided to ZOLL)

[ ] Taxable Entity (Applicable tax will be applied at time of invoice)

BILL TO ADDRESS	SHIP TO ADDRESS
Name/Department:	Name/Department:
Address:	Address:
City / State / Zip Code:	City / State / Zip Code:

Is a Purchase Order (PO) required for the purchase and/or payment of the products listed on this quotation?

[ ] Yes PO Number: _____ PO Amount: _____
(A copy of the Purchase Order must be included with this Quote when returned to ZOLL)

[ ] No (Please complete the below section when submitting this order)

For organizations that do not require a PO, ZOLL requires written execution of this order. The person signing below represents and warrants that she or he has the authority to bind the party for which he or she is signing to the terms and prices in this quotation.

Caldwell Fire Department
Authorized Signature:

_____

Name: _____

Title: _____

Date: _____

MEMORANDUM

TO: Caldwell City Council

Meeting Date April 6th, 20 26

AGENDA ITEM INFORMATION

SUBJECT:

Use of Impact Fees to Purchase Two (2) Cardiac Monitor/Defibrillators (Zoll Zenix) for Implementation of the Caldwell Fire Department Paramedic Program

Department Submittals	***X to mark***	***Initials***
Building Department		
CDBG		
Clerk	X	
City Attorney		
Finance Department	X	
Human Resources		
Planning & Zoning		
Fire Department	X	
Police Department		
Public Works		
Street Department		
Water Department		
WWTP		
Engineering		
Mapping		
Parks and Recreation		
Airport		
Information Systems		
Golf Course		
OTHER:		

COST IMPACT:	$117,057.48
FUNDING SOURCE:	Fire Impact Fee Fund 54
TIMELINE:	April 2026

SUMMARY STATEMENT:

Cardiac monitors are essential to advanced emergency medical care, providing paramedics the ability to assess vital signs, monitor cardiac rhythms, perform 12-lead EKGs for early heart attack detection, and deliver critical life-saving interventions such as defibrillation and cardiac pacing. These capabilities significantly improve patient outcomes, particularly in time-sensitive emergencies such as cardiac arrest, respiratory failure, and acute cardiac events.

The implementation of paramedic-level services will enhance the level of care provided to the citizens of Caldwell by delivering advanced treatment at the point of contact, reducing time to critical interventions, and improving overall survivability and recovery. This expansion is necessary to meet the increasing demand for emergency medical services driven by continued population growth and rising call volumes within the City.

The selection of Zoll Zenix monitors ensures compatibility with regional EMS agencies and hospital partners, supporting seamless patient care, efficient data sharing, and operational consistency across the Treasure Valley.

Funding through Fire Impact Fee Funds is appropriate, as this investment directly supports growth-related service demands and provides necessary improvements to the City ' s emergency response infrastructure.

RECOMMENDED ACTION:

Approve the use of Fire Impact Fee Funds to purchase two (2) Zoll Zenix cardiac monitor/defibrillators to support the final phase of implementation of the Caldwell Fire Department paramedic program, and authorize the Fire Department to proceed with procurement in accordance with City purchasing policies.

RESOLUTION NO. _____

A RESOLUTION APPROVING THE USE OF FIRE IMPACT FEE FUNDS FOR THE PURCHASE OF TWO (2) CARDIAC MONITORS/DEFIBRILLATORS (ZOLL ZENIX) FOR THE CALDWELL FIRE DEPARTMENT PARAMEDIC PROGRAM

WHEREAS, the implementation of paramedic-level services will enhance the level of care provided to the citizens of Caldwell by delivering advanced treatment at the point of contact, reducing time to critical interventions, and improving patient outcomes; and

WHEREAS, the need for expanded advanced life support services is driven by continued population growth and increased demand for emergency medical services within the City; and

WHEREAS, the Caldwell Fire Department will need to purchase two cardiac monitor/defibrillators (Zoll Zenix) to support the final implementation of the Department's paramedic (Advanced Life Support) program; and

WHEREAS, cardiac monitors are essential for advanced emergency medical care, allowing paramedics to assess vital signs, monitor cardiac rhythms, perform 12-lead EKGs, and deliver life-saving interventions such as defibrillation and cardiac pacing; and

WHEREAS, the Zoll Zenix monitors ensure compatibility with regional EMS agencies and hospital partners, supporting seamless patient care, data sharing, and operational consistency across the Treasure Valley.

NOW, THEREFORE, BE IT RESOLVED that the authorization for purchase of these monitors is approved to be funded through Fire Impact Fee Funds, which are designated for growth-related capital improvements.

PASSED BY THE COUNCIL of the City of Caldwell, Idaho, this 6th day of April 2026.

APPROVED BY THE MAYOR of the City of Caldwell, Idaho, this 6th day of April 2026.

Approved,

By _____
Eric Phillips
Mayor

ATTEST:

By _____
Kristina Buchan
City Clerk

Memorandum

To:

City Council

Meeting Date:

April 6, 2026

Item Name:

Approve the Resolution authorizing the purchase, utilizing grant funds, of a new Hazardous Materials Response Unit through Brindlee Mountain Fire Apparatus.

Summary Statement:

This resolution approves the purchase of a hazardous materials response vehicle to support Caldwell Fire's regional response capabilities under Resolution No. 440-25. The apparatus is necessary to provide safe, compliant, and effective hazmat response, support regional deployment requirements, and replace or supplement existing capability as demand and operational expectations increase, and is fully funded through SB1130 grant dollars with no fiscal impact to the City.

Recommended Action:

Approve the resolution authorizing the purchase of the hazardous materials response vehicle to support regional response capability and ensure compliance with State program requirements, with funding provided through SB1130 grant dollars and no fiscal impact to the City.

Budget: Finance Review
Not Budgeted

Cost Impact:	$298,000.00
Funding Source:	100% Grant Funding
Timeline:	60 days post approval.

Attachments:

1. Caldwell FD Station 1 - Alta Fire - Pass through Sale
2. Memorandum Brindlee Mountain
3. Resolution - Brindlee Mountain
4. Res. No. 440-25

BRINDLEE MOUNTAIN

FIRE APPARATUS

SALES AGREEMENT

This agreement ("Agreement") is entered into on March 25, 2026, between:
Seller: Alta Fire - I520 W. Main St., Suite 10, Emmett, ID 83617 - Var Reeve - (208) 369-1053 - var@altafire.com
Buyer: Caldwell FD Station 1 - Idaho - 310 S. 7th Ave Caldwell, Idaho 83605 - Matt Shupe - 208-504-6160 - mshupe@cityofcaldwell.org
Intermediary Agent: Danny Corona - Brindlee Mountain Fire Apparatus - 15410 Hwy 231 - Union Grove, AL 35175 - Dcorona@firetruckmall.com - 256-937-7919

Vehicle Description: 2026 Alra Fire Ford F-550 Hazmat Rescue
Condition: Price: $298,000

Terms and Conditions

Brindlee Mountain Fire Apparatus Sourcewell Contract: #101525-BLE

Vehicle Sale: The Seller agrees to sell the above-described vehicle ("Vehicle") to the Buyer.

Purchase Price: The Buyer agrees to pay the Seller the agreed selling price of $298,000 for the Vehicle.

Payment to Intermediary Agent: The Buyer shall deposit the full purchase price of [298,000] into an escrow account maintained by the Intermediary Agent within 60 business days of the Effective Date

Transfer of Ownership: Upon delivery and acceptance, the Seller shall transfer ownership of the Vehicle to the Buyer.

Title, Logistics, and Freight: Buyer and Seller assume responsibility of coordinating title transfer apart from Intermediary Agent. Buyer assumes the responsibility of the Apparatus upon pick up by carrier or other designated representative. Buyer is responsible for all freight charges.

Release of Funds to Seller: Once the Buyer makes full payment, the Intermediary Agent shall release the funds held in escrow to the Seller, deducting any agreed-upon fees or charges.

Dispute Resolution: In the event of a dispute regarding the condition of the Vehicle or any other matters related to this transaction, both Parties agree to indemnify the Intermediary Agent against claims, liabilities, damages, and expenses (including legal fees) arising from the dispute dispute regarding the condition of the vehicle or any other matters related to this transaction, but not for claims resulting from the Intermediary Agents gross negligence, or willful misconduct.

Acknowledgment and Waiver Regarding Intermediary Agent: Buyer and Seller acknowledge and agree that the Intermediary Agent is serving as a financial intermediary to the sale described and governed by the terms herein, and for no other purpose. Buyer and Seller acknowledge that the Intermediary Agent has no physical possession of any Vehicle nor any role in the title thereto, and Buyer and Seller further acknowledge that the role of the Intermediary Agent in connection with the sale described and governed by the terms herein is limited to the holding and release of funds as set forth herein. Buyer and Seller waive any and all claims against the Intermediary Agent arising from or relating to any matter other than its limited role of holding and release of funds as set forth herein.

Governing Law: This Agreement shall be governed by and construed in accordance with the laws of [State/Country], without regard to its conflict of laws principles.

Entire Agreement: This Agreement constitutes the entire agreement between the parties and supersedes all prior agreements, understandings, negotiations, and representations, whether oral or written.

Amendments: Any amendments to this Agreement must be made in writing and signed by both parties.

Severability: If any provision of this Agreement is held to be invalid or unenforceable, the remaining provisions shall continue in full force and effect.
In witness whereof, the parties hereto have executed this Agreement as of the Effective Date.

Seller:
Signature: _____ **Name: [Your Name] Date:** March 25, 2026
Buyer:
Signature: _____ **Name: [Buyer's Name] Date:** _____
Intermediary Agent:
Signature: _____ **Name: [Agent's Name] Date:** March 25, 2026

MEMORANDUM

TO: Caldwell City Council

Meeting Date April 6th, 20 26

AGENDA ITEM INFORMATION

SUBJECT:

Approval of purchase agreement for a hazardous materials response vehicle under Resolution No. 440-25. Funded through SB1130 grant dollars with no impact to the City's general fund.

Department Submittals	***X to mark***	***Initials***
Building Department		
CDBG		
Clerk	X	
City Attorney		
Finance Department	X	
Human Resources		
Planning & Zoning		
Fire Department	X	BD
Police Department		
Public Works		
Street Department		
Water Department		
WWTP		
Engineering		
Mapping		
Parks and Recreation		
Airport		
Information Systems		
Golf Course		
OTHER:		

COST IMPACT:	$298,000.00
FUNDING SOURCE:	HRLP Grant Funding
TIMELINE:	60 days post approval.

SUMMARY STATEMENT:

This resolution approves the purchase of a hazardous materials response vehicle to support Caldwell Fire's regional response capabilities under Resolution No. 440-25. The apparatus is necessary to provide safe, compliant, and effective hazmat response, support regional deployment requirements, and replace or supplement existing capability as demand and operational expectations increase, and is fully funded through SB1130 grant dollars with no fiscal impact to the City.

RECOMMENDED ACTION:

Approve the resolution authorizing the purchase of the hazardous materials response vehicle to support regional response capability and ensure compliance with State program requirements, with funding provided through SB1130 grant dollars and no fiscal impact to the City.

RESOLUTION NO. _____

A RESOLUTION APPROVING THE PURCHASE AGREEMENT FOR A HAZARDOUS MATERIALS RESPONSE VEHICLE FOR THE CALDWELL FIRE DEPARTMENT PURSUANT TO RESOLUTION NO. 440-25

WHEREAS, the City of Caldwell previously approved Resolution No. 440-25 authorizing participation in the FY26 Hazardous Substance Regional Response Team funding program and associated agreements; and

WHEREAS, as part of that program, the Caldwell Fire Department is authorized to procure equipment necessary to support hazardous materials response capabilities consistent with state guidelines; and

WHEREAS, the Caldwell Fire Department has entered into a purchase agreement for a 2026 Alta Fire Ford F-550 Hazmat Rescue vehicle in the amount of $298,000 to enhance regional response capabilities; and

WHEREAS, funding for this purchase is provided through State of Idaho Legislative appropriation Senate Bill 1130 (SB1130) for Hazardous Substance Regional Response Team equipment, and no additional City funds are required; and

WHEREAS, acquisition of this apparatus strengthens the City's ability to meet regional response expectations and maintain operational readiness as a designated response team;

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Caldwell, Idaho, hereby approves the purchase agreement for the hazardous materials response vehicle and authorizes the Mayor, Fire Chief, and Finance Director to execute any necessary documents consistent with Resolution No. 440-25 and associated state agreements.

PASSED BY THE COUNCIL of the City of Caldwell, Idaho, this 6th day of April 2026.

APPROVED BY THE MAYOR of the City of Caldwell, Idaho, this 6th day of April 2026.

Approved,

By _____
Eric Phillips
Mayor

ATTEST:

By _____
Kristina Buchan
City Clerk

RESOLUTION NO. 440-25

A RESOLUTION AUTHORIZING ACCEPTANCE OF THE FY26 HAZARDOUS SUBSTANCE REGIONAL RESPONSE TEAM FUNDING AND APPROVAL OF THREE STATE AGREEMENTS DESIGNATING CALDWELL FIRE AS A TYPE IV RESPONSE TEAM

WHEREAS, the City of Caldwell has partnered with the State of Idaho for decades to provide hazardous materials response; and

WHEREAS, Caldwell Fire is currently classified as a Type II Regional Response Team and has chosen to transition to a Type IV team based on regional coverage, nearby higher-level teams, and the operational investment required for a Type II program; and

WHEREAS, this change continues the long-standing partnership with the State and includes the most significant funding opportunity the program has offered since its inception; and

WHEREAS, the City already budgets for administrative and support costs of the hazmat team, and no additional City funds are requested; and

WHEREAS, accepting this award strengthens the department's internal capability to maintain a hazmat unit and support emergency response within Caldwell's direct response area.

NOW, THEREFORE, BE IT RESOLVED that the City of Caldwell accepts the FY26 Hazmat Regional Response Team funding and authorizes the Mayor and Fire Chief to execute the following agreements:

1. FY26 Hazmat Regional Response Team Legislative Funding Award
2. FY26 Statewide Operational Agreement
3. FY26 Regional Hazardous Substance Emergency Response Team Partnership Agreement

Approved

By _____

Mayor

ATTEST:

By _____

City Clerk

CITY OF CALDWELL INCORPORATED JAN 15 1890 CANYON COUNTY, IDAHO

RES 440-25

To: Mayor Wagoner and Members of the Caldwell City Council
From: Bryan Daniels, Fire Chief
Subject: Approval of FY26 Hazmat Funding and Required State Agreements
Date: December 15, 2025

Mayor and Council,

I am requesting approval to accept the FY26 Hazmat Regional Response Team funding and to authorize myself and the mayor to execute three state agreements (attached) that will designate Caldwell Fire as an official Type IV, Idaho Regional Hazardous Substance Emergency Response Team.

Caldwell Fire has been a partner with the State of Idaho on hazardous materials response for decades. These agreements continue that long-standing relationship and provide a level of funding and support not seen since the program began.

Team Classification and Deployment Model

Caldwell Fire is currently recognized as a Type II Regional Response Team. After reviewing regional coverage, the availability of nearby higher-level teams, and the operational investment required to sustain a full Type II program, we have chosen to transition to a lower classification that better matches our staffing, resources, and community needs.

We will pursue enhancing our team's capability when personnel, resources, or demand require it. For now, this deployment model benefits the City of Caldwell, supports our responsibility to respond to hazardous materials incidents within our direct response area, and aligns with the state's overall regional coverage plan.

Agreements Requiring Approval

1. **FY26 Hazmat RRT Legislative Funding Award**
   Provides $528,885.71 in federal and state funding to sustain our hazmat program and regional readiness.
2. **Interagency Agreement to Establish the Idaho Hazardous Substance Emergency Response Team**
   Formally recognizes Caldwell Fire as a regional hazmat response partner and outlines training, operational standards, deployment expectations, and oversight.

3. **Regional Response Team Equipment Funding Agreement**
   Grants access to the Idaho Legislature's 8.6-million-dollar equipment allocation for hazmat teams, allowing CFD to obtain specialized tools, PPE, and technology.

Benefits to the City and CFD

- Enhances our internal capability by placing updated hazmat equipment and technology within Caldwell.
- Supports technician-level training, annual refreshers, and required medical evaluations.
- Provides reimbursement for personnel time, equipment use, mileage, and administrative labor when deployed on regional or statewide missions.
- Strengthens partnerships with neighboring agencies and the State of Idaho.
- Improves local readiness for hazmat incidents in our rapidly growing community.

City Funding Responsibilities

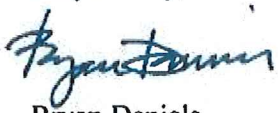
The Caldwell Fire Department already funds the support aspects required to manage the team, including vehicle maintenance, administrative oversight, coordination, and program management. These expenses have long been budgeted under our previous Type II classification. CFD is not requesting any new or additional dollars to participate in this program, and all required support can be sustained within our existing budget structure.

Recommendation

I strongly recommend approval of all three agreements. This is a sound investment in public safety that strengthens our capabilities and benefits both Caldwell and our region.

This approach allows Caldwell Fire to maintain a capable and sustainable hazmat program, improve service to our community, and continue our long-standing partnership with the State of Idaho, while ensuring that we are positioned to grow the team when the time is right.

Respectfully,



Bryan Daniels
Fire Chief
Caldwell Fire Department

Idaho Office of Emergency Management

2026 Subrecipient Agreement

For

RRT 3 - Caldwell Fire Department

Federal Award Date
09/09/1999

RRT 3 - Caldwell Fire Department
310 S 7th Ave
Caldwell, ID 83605

Federal Grant Information

Award Number	HRLF26RRT3
Federal Grant Title	FY 26 Idaho Hazmat Materials RRT Legislative Funding
Award Number / CFDA	ID26HRLF / NA
Federal Granting Agency	Grant Programs Directorate FEMA, U.S. DHS

Award Amount and Grant Breakdowns

FY26 Hazmat RRT Legislative Funding

Performance/Budget Period	07/01/2025 through 06/30/2026
Award Amount (This Action)	$528,885.71
Total Award Amount	$528,885.71
Unique Entity ID	F6WMKJHKFDC7

Requirements

This Subaward is approved subject to such conditions or limitations as are set forth on the following pages of this document and in the Project-Specific Programmatic Conditions of Approval and Standard Administrative Provisions for Hazard Mitigation Grant Program. This is not a Research & Development Subaward. Subrecipients must give the Idaho Office of Emergency Management (IOEM), Department of Homeland Security (DHS) and auditors access to and the right to examine and copy records, accounts, and other documents and sources of information related to the grant and permit access to facilities, personnel, and other individuals and information as may be necessary, as required by DHS regulations and other applicable laws or program guidance.

The Subrecipient certifies that the Subrecipient and its contractors/vendors are not presently debarred, suspended, proposed for debarment, declared ineligible or voluntarily excluded by any federal department or agency and do not appear in the Debarred and Suspended list at http://www.sam.gov.

The Subrecipient certifies compliance with the 2CFR200 Subpart F – Audit Requirements and Idaho State Code 67-450B – Independent Financial Audits of Local Governmental Entities—Filing Requirements.

Acceptance of subaward certifies compliance with requirements detailed above.

Agency Approval:

Signature:

Date:

Ben Roeber, Bureau Chief
Idaho Office of Emergency Management
(208) 258-6501

Authorized Official Acceptance:
I have read and understand the Terms and Conditions.

Signature: Jason Wagner

Print Name & Title: Jason Wagner, Mayor

Date: 12/15/2025

82-6000171

Enter Employer Identification Number (EIN) / Federal Tax Identification Number.

DUE DATE: 12/19/2025

Return signed award to IOEM by due date.
Prepared by: *Melinda Rose Print Date: 11/19/2025*

Regular **Item:** 24.

Memorandum

To:

City Council

Meeting Date:

April 6, 2026

Item Name:

Approve the Findings of Facts and Conclusions of Law for Verbena Ranch Meadows No. 1 Final Plat (SFP26-000013).

Summary Statement:

Recommended Action:

Budget:

Cost Impact:
Funding Source:
Timeline:

Attachments:

1. FCO_Packet - VerbenaRanchMeadowsNo.1 (SFP26-000013)

Caldwell Planning & Zoning Department
STAFF REPORT / FINDINGS
Consent Item | City Council | 4/6/2026

Staff Planner: Joe Dodson, Principal Planner

CASE NO(s): SFP26-000013
Project Name: Verbena Ranch Meadows No. 1

STAFF REVIEW SUMMARY

Staff finds the final plat **IS** compliant with all applicable codes, regulations, and policies, and is in conformance with the approved preliminary plat. Staff recommends if approved, the approvals be subject to the conditions listed in the Findings of Fact, Conclusion of Law, and Decision herein.

CITY COUNCIL DECISION

City Council APPROVED/DENIED the final plat at the 4/6/2026 City Council meeting.

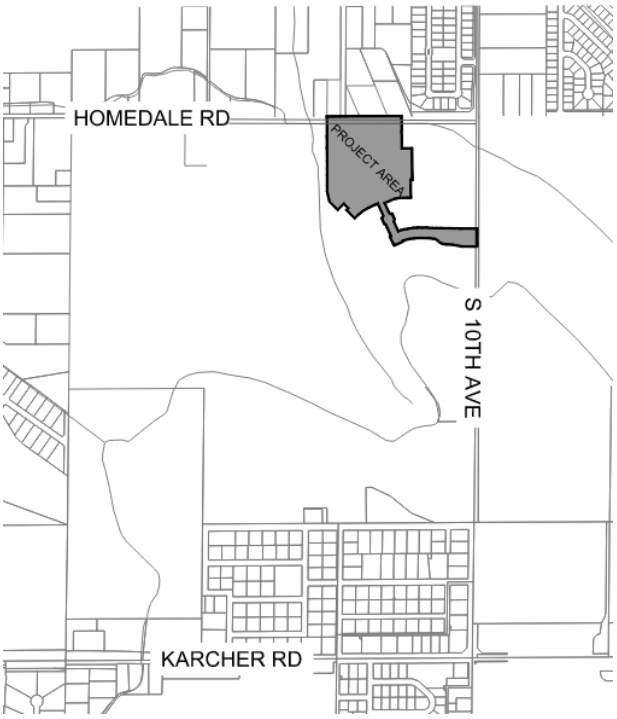
PROJECT SUMMARY:

Proposed Land Use Applications:

Final Plat for Verbena Ranch Meadows No. 1, consisting of 51 detached single-family residential building lots and 12 common lots on approximately 18.97 acres in the R-1 zoning district.

Project Name:	Verbena Ranch Meadows No. 1
Applicant:	Toll Brothers
Property Owner:	Toll West Inc.
Parcel ID Number(s):	R3267801000, R3267801100, & R3267801200
Property or Project Size:	18.97 acres (this phase)

VERBENA RANCH MEADOWS
PHASE 1
VICINITY MAP



DECISION BODY – REQUIRED FINDINGS & APPROVAL CRITERIA

Before the City Council approves any application, the Council must find and conclude the proposed application is compliant with the Caldwell City Code approval criteria as listed under #11 within Section I, Findings of Facts, within this report.

BEFORE THE CALDWELL CITY COUNCIL
CITY OF CALDWELL, CANYON COUNTY, IDAHO

IN THE MATTER OF AN APPLICATION FOR A FINAL PLAT APPROVAL FOR VERBENA RANCH MEADOWS SUBDIVIISON NO. 1 CONSISTING OF 51 DETACHED SINGLE-FAMILY RESIDENTIAL BUILDING LOTS AND 12 COMMON LOTS ON APPROXIMATELY 18.97 ACRES IN THE R-1 ZONING DISTRICT.	)	**FINDINGS OF FACT, CONCLUSIONS OF LAW AND DECISION**
Property Owner: TOLL WEST INC.	)	Case No. SFP26-000013

I. FINDINGS OF FACTS

1.	**APPLICANT:**	Toll Brothers
2.	**PROPERTY OWNER:**	Toll West Inc.
3.	**APPLICATION REQUEST:**	Application for final plat approval of Verbena Ranch Meadows Subdivision No. 1, consisting of 51 detached single-family residential building lots and 12 common lots on approximately 18.97 acres in the R-1 zoning district
4.	**SITE ADDRESS AND LOCATION:**	The subject site is located on the SWC of Homedale Road and S. 10th Avenue, with a property address of 0 S. 10th Avenue, described as a portion of the NE ¼ of Section 19, T3N, R3W, Boise Meridian, City of Caldwell, Canyon County, Idaho, 2026.
5.	**ASSESSOR PARCEL NUMBER(S):**	R3267801000, R3267801100, & R3267801200
6.	**PROJECT SIZE:**	Phase 1 is approximately 18.97 acres, more or less
7.	**PUBLIC NOTICING:**	The Planning and Zoning Division notifies all political subdivisions providing services within the planning jurisdiction, including school districts who will be impacted by any changes that have been proposed from what was originally approved on the preliminary plat. Review of the final plat submitted determined there were no modifications proposed that would necessitate additional public agency notifications.

8. **PRELIMINARY PLAT AND DEVELOPMENT BACKGROUND AND HISTORY:**

The preliminary plat approval for Verbena Ranch Meadows (ANN24-00006 & SUB24-000023) was signed by the City Council on 5/5/2025. This is the first final plat for this preliminary plat and is therefore still a valid plat.
This phase consists of approximately 18.97 acres and includes 51 single-family detached residential lots.

9. **APPLICABLE REGULATIONS AND GUIDING DOCUMENTS:**

a. City of Caldwell Zoning Ordinance No. 1451, as amended
b. City of Caldwell Subdivision Ordinance, as amended
c. Idaho Code, Title 67, Chapter 65, Local Planning Act

10. **STAFF REVIEW AND ANALYSIS:**

Residential Type	**# of Lots**				
	PP	FP No. 1	TBD	TBD	Remaining
Single-Family Detached	264	**51**			**213**
Common Lots	n/a	**12**			n/a

Residential Type	**# of Buildings**				
	PP	FP No. 1	TBD	TBD	Remaining
Single-Family Detached	264	**51**			**213**
Common Lots	n/a	**1 (shelter)**			0

Residential Type	**# of Units**				
	PP	FP No. 1	TBD	TBD	Remaining
Single-Family Detached	264	**51**			**213**

Non-Residential					
	PP	FP No. 1	TBD	TBD	Remaining
Open Space Acreage	10.38 ac.	**3.94 ac**			6.44 ac.
Amenities Approved	Community Orchard, Bocce Ball court, shade structure w/seating and firepit, pond with pathway	**Bocce Ball court, shade structure w/seating and firepit**			Community Orchard and pond with a pathway

Staff Comment: *Construction drawings (CD25-00064) and the proposed final plat have been reviewed for conformance with city codes and with the approved preliminary plat. The Planning & Zoning Division, in consultation with the Engineering Department, have determined the final plat is compliant with city code, as well as with the approved preliminary plat.*

11. **CITY COUNCIL DECISION:**

Regarding the request for a final plat approval for Verbena Ranch Meadows Subdivision No. 1, a residential subdivision with 51 detached single-family building lots and 12 common lots in the R-1 (Neighborhood Residential) zone on approximately 18.97 acres on portions of Parcels R3267801000, R3267801100, & R3267801200, located in the NE ¼ of Section 9, T3N, R3W, the subject application was placed on the 4/6/2026 City Council consent agenda for consideration.

Based upon the information received and the record of evidence presented, the City Council voted to **APPROVE** the request for final plat approval, subject to the conditions herein. In approving the requests, the City Council concluded the following:

1. The final plat is compliant with city code; and
2. The final plat is in compliance with the approved preliminary plat.

II. CONCLUSIONS OF LAW

1. The City of Caldwell has provided for the processing of Land Use permits authorized by Chapter 65, Title 67, Idaho Code, pursuant to Chapter 10 Zoning Regulations and Chapter 11 Subdivision Regulations.
2. The record includes, but is not limited to all files, application documents, public notices, public comments and testimony, staff reports and memos, presented evidence and exhibits, public hearing written minutes and audio, and the signed Findings of Facts, Conclusions of Law, and Decision.
3. The City Council is authorized to approve, approve with conditions, approve with modifications, or deny final plats in accordance with Section 11-02-03 (2) D of Caldwell City Code.
4. The City Council reviewed and considered all records, evidence, testimony, facts presented, applicable code standards, and approval criteria as specified within Caldwell City Code in making their decision.

III. CONDITIONS OF APPROVAL

NOTE: Any conditions removed by the governing body will be shown in a strikethrough. Any conditions added by the governing body will be shown as underlined.

The approval of the application requests for (SFP26-000013), are subject to the adherence of the following conditions:

A. Site Specific Requirements:

1. Future development of the subject site shall be substantially consistent with the approved plans herein and all conditions/entitlements associated with Verbena Ranch Meadows Preliminary Plat and Verbena Ranch PUD (ANN24-00006, SUB24-000023, & PUD24-000004).
2. No more than 30 homes/lots may receive building permit approval prior to a Fire approved secondary access being constructed.

B. General Requirements:

1. Development of the subject property shall be in conformance with all municipal codes, policies, standards, and regulations of the City of Caldwell, unless specifically stated otherwise in a Development Agreement or in the Order of Decision. **NOTE:** *Failure to identify a code violation during the review of the plans DOES NOT give the applicant the right or permission to violate any codes, policies, standards and/or regulations.*
2. If any term or provision of this decision, to any extent, is held invalid or unenforceable, the remaining terms and provisions hereof shall not be affected thereby, but each such remaining term and provision shall be valid and enforced to the fullest extent permitted by law.
3. Any nuisances existing on the property (weeds, trash, debris, etc) shall be resolved and in compliance with city codes prior to the approval of any construction drawings and/or issuance of building permits.

4. Any changes to the plans and specifications upon which this approval is based, other than those required by the above conditions, will require submittal of an application for modification and approval of that application prior to commencing any change.

5. All improvements and operations shall comply with applicable local, state and federal requirements and procedures whether specifically addressed in the analysis of this application or not.

6. Fencing: Fencing must comply with Caldwell City Code Section 10-02-07.

7. Approval: This approval is for the application(s) specified herein only. Additional permits, licenses and approvals may be necessary.

8. Solid Waste Disposal: All solid waste receptacles utilized during development and/or construction shall be provided by the same company with which the City of Caldwell has an exclusive contract.

9. Business Licensing: All businesses operating within the corporate limits of the city shall obtain a business permit license prior to commencing business operations.

C. Site Design and Development Standards:

1. General: All new construction shall comply with the current dimensional standards (height and setback schedule) in effect at the time the building permit is filed, excluding any deviations approved through a planned unit development, special use permit, and/or development agreement.

2. Stormwater: Strict adherence to the "Caldwell Stormwater Management Manual", as adopted by the city council as well as any subsequent adopted updates, is required. **NOTE:** *Any modifications necessary to the original approved stormwater design where additional stormwater retention or detention facilities are required, or where the approved retention and detention facilities are required to be expanded, still requires adherence to the requirements for minimum open space, landscape buffers, lot sizes and setbacks.*

D. Engineering Department Conditions:

The following items shall be completed prior to the City Engineer signing the final plat. Said items cannot be deferred by posting a financial security:

1. Water System: The final plat cannot be signed until the water system has been constructed, pressure tested and clean water samples received.

2. Sewer System: The final plat cannot be signed until the sewer system has been constructed, pressure tested, CCTV video has been submitted and approved and interim as-builts have been approved by the Engineering Department.

3. Pressurized Irrigation System: The final plat cannot be signed until the pressure irrigation system within the public right-of-way has been constructed and pressure tested.

4. Storm Drain System: The final plat cannot be signed until the storm drain system located within the public right-of-way has been constructed, passed visual inspection, and interim as-builts have been approved by the Engineering Department.

5. All-Weather Surfaces: The final plat cannot be signed until all-weather surfaces are in place, compaction test results have been submitted and approved for roadways and emergency accesses and, if paved, core sample results have been submitted and approved.

6. Street Signs: The final plat cannot be signed until all street signs have been installed to City standards and approved.

7. Construction Security: Construction security (compliant with current City Code requirements) must be provided for all items which are not among the items listed above, and which are not yet completed before the City Engineer can sign the final plat. The City must be in agreement on a construction security amount for those improvements.

8. Final Plat Review: The final plat drawing shall be submitted to the Engineering Department for review prior requesting signatures on the final plat. Adequate review time (no less than 30 days) shall be provided by the Applicant. Final plats submitted for review must meet all State statutes and City codes, policies, and ordinances.

9. Addressing: In an effort to expedite the addressing process of the final plat, applicants shall submit electronic copies of the final plat, in both PDF and AutoCAD format, to the Engineering and Mapping departments as soon as possible.

E. Fire Department Conditions:

1. All requirements from the Fire Department for access, turnarounds, emergency access, water supply, fire hydrants, etc. shall be met in the development and/or platting of the subject property.

2. Final approval of the location and number of fire hydrants within the development shall be determined by the Fire Marshal and take place by phase at the time of submittal of applicable construction drawings for each phase.

F. Mapping Department Conditions:

1. Approved Subdivision Name. No changes to an approved subdivision name shall occur unless a request is initiated through the filing of an application for a "Subdivision Name Change Request", and subsequently reviewed and approved the Mapping and Planning and Zoning Department, at an administrative staff level. In making application, the application shall file a completed application with the Planning and Zoning Department on forms prescribed by the department accompanied by such data and information necessary to assure the fullest presentation of facts, as determined by the Planning Director.

    a. Subdivision Name Change Requests; Prior to Final Plat Submission: If approved, an amended preliminary plat will need to be submitted to the Planning and Zoning Department with the reflected subdivision name change prior to the approval of construction drawings. All construction drawings and final subdivision plats shall reflect the new approved subdivision name.

    b. Name Change Requests; Prior to Final Plat Recording: If approved, an amended final plat drawings and mylars will need to be submitted to the Planning and Zoning Department with the reflected subdivision name change prior to signature of the final plat.

    c. Name Change Requests; After Final Plat Recording: If approved, an amended final plat drawing indicating the new subdivision name OR an Affidavit of Correction indicating that the plat is otherwise known as "insert the new approved subdivision name", shall be recorded at the county recorder's office. Once the plat or affidavit is recorded, a copy of the recorded plat or affidavit shall be provided to the Planning and Zoning Department.

2. Approved Street Names, Street Layout, Lot and Block Numbering, and Subdivision Phasing Plan. No changes to the original approved street names, street layout and configuration, lot and block numbering, or subdivision phasing plan shall occur without prior approval from the City of Caldwell Mapping Division. Any substantial changes from what was originally approved may require additional public hearings.

G. Landscaping Specific Requirements:

1. Compliance: The applicant shall comply with all landscaping requirements based on Caldwell City Code.

2. Landscape Plan: The Landscape Plan **(Exhibit 1)** represents the approved landscape plan. Any changes to

the landscape plan must be submitted to the City for review and approval prior to installation.

3. If the City determines that any such changes require additional public comment due to potential impacts on surrounding property or the community, or that such change is a substantial enough change from the landscape plan presented to the public, a public hearing shall be held on the proposed changes and notice shall be provided as required by the City.
4. Landscape Maintenance: All landscaping and screening devices shall be maintained in an attractive, live, safe and healthy manner, and to meet the specific requirements in the Caldwell City Code.
5. Subdivisions: The homeowner's association is responsible for maintaining all common area landscaping and screening devices within a subdivision, development, and/or the subject property.
6. Street Landscape Buffers: The street landscape buffers shall contain a mixture of sod, trees (deciduous and evergreen), shrubs, lawn, vegetative and non-vegetative ground cover so that the entire buffer area is covered. Plantings shall meet or exceed the minimum plant sizes as follows:

Planting Type	**Minimum Size at Time Planting**
Evergreen trees	6-foot height minimum
Ornamental trees	2-inch caliper minimum
Shade trees	2-inch caliper minimum
Shrubs & Perennials	10" height and/or spread minimum, depending on plant species

H. Subdivision Specific Requirements:

1. Cluster Mailboxes: The development shall utilize cluster mailboxes for delivery of mail. Individual mailboxes shall not be allowed. A cluster mailbox placement plan shall be submitted to the Planning and Zoning department showing coordination with the United States Postal Services prior to submitting the construction drawings.
2. Subdivision Construction Signage: At the time of development a "rules and regulations" sign shall be posted and maintained at the entryways to the project until it is fully developed and build out is complete. The signs would be intended for subcontractors performing work and should include: a) no dogs; b) no loud music; c) no alcohol or drugs; d) no abusive language; e) disposal of personal trash and site debris; f) daily cleanup of any mud and/or dirt that is deposited from the construction parcel onto streets; g) installation of a temporary construction fence that would keep debris from being blown off site by the wind; h) no burning of construction or other debris on the property.
3. Plat Expirations:

   Final plats must be recorded for a single-phase development or for the first phase of a multi-phase development within twenty-four (24) months of the date of signature on the approving order of decision for the final plat.
4. Phased Subdivisions: The subdivider may file and obtain acceptance of successive final plats for continuous segments of the approved preliminary plat without reapplication for preliminary plat approval, provided that final plats are recorded in successive intervals of not more than two (2) years each, as measured from the date of recordation of the prior phase final plat.

I. Planned Unit Development Specific Requirements:

1. PUD Ownership: A planned unit development shall be under single ownership/control during the planning and developmental stage to ensure that the development can be accomplished in a unified manner.
2. PUD Amenities: 50% of the amenities shall be completed with the first 80% of building permits issued for the entire development. All amenities shall be completed prior to the final landscape inspection for street buffers and open space.
3. PUD Expiration: The completion of the first phase of a planned unit development shall take place within three (3) years of the signature date on the order of decision approving the planned unit development or said approval shall become null and void. For each phase after the first phase there shall be an allowed one year time frame per phase for completion. Should any phase not be completed within its one year time frame, approval on the uncompleted portion of the planned unit development shall become null and void. Exceptions to the time frames may be granted at the time of original approval of the planned unit development, provided said exceptions are requested in the initial application.

IV. ORDER OF DECISION

The Council, based upon the testimony and evidence in record in this matter and upon findings of fact and conclusions of law set forth herein DOES HEREBY DETERMINE AND DECIDE AS FOLLOWS: the request for a final plat approval for Verbena Ranch Meadows Subdivision No. 1, a residential subdivision with 51 detached single-family building lots and 12 common lots in the R-1 (Neighborhood Residential) zone on approximately 18.97 acres on portions of Parcels R3267801000, R3267801100, & R3267801200, located in the NE ¼ of Section 9, T3N, R3W, is **APPROVED SUBJECT TO THE CONDITIONS OF APPROVAL LISTED HEREIN.**

These Findings of Fact, Conclusions of Law and Decision are for Verbena Ranch Meadows Subdivision No. 1 approved and adopted by the Caldwell City Council on this date, April 6, 2026.

_____ _____

Eric Phillips, Mayor Date of Decision

ATTEST:

_____

Kristina Buchan, City Clerk
City of Caldwell

EXHIBIT 1

Application Documents

- Application
- Narrative
- Vicinity Map
- Final Plat
- Approved Preliminary Plat
- Landscape Plan
- Open Space Exhibit

City of Caldwell

Community Development Department – Planning & Zoning Division

MASTER LAND USE APPLICATION

Please note that any land use action below marked with an asterisk (*) will require public hearing. Land use actions below marked with two asterisks (**) may require public hearing depending on the scope of project.

APPLICATION REQUESTS

Note: Please check all that apply.

- ☐ Director Determination
- ☐ Administrative Development Review[2]
- ☐ Alternative Method of Compliance
- ☐ *Annexation w/ Zoning
- ☐ Business License (Business Permit)
- ☐ *Certificate of Appropriateness
- ☐ *Comprehensive Plan Amendment
  - ☐ Text
  - ☐ Map
- ☐ *Deannexation
- ☐ **Design Review
- ☐ Development Agreement
  - ☐ *New
  - ☐ **Modification
  - ☐ *Termination
- ☐ Home Occupation Permit
  - ☐ New
  - ☐ Renewal
- ☐ Lot Line Adjustment
- ☐ Lot Split
  - ☐ Administrative
  - ☐ Simple
- ☐ *Manufactured Home Community
- ☐ Mobile Food Unit (Individual)
- ☐ Mobile Food Unit Park / Court
- ☐ Outdoor Dining Permit
- ☐ Parcel Consolidation
- ☐ Performance Bonding
- ☐ Planned Unit Development (PUD)
  - ☐ *New
  - ☐ **Modification
- ☐ Public Art / Murals
- ☐ *Rezone (Zoning Map Amendment)
- ☐ Signs[1]
- ☐ Special Use Permit (SUP)
  - ☐ *New
  - ☐ **Modification
  - ☐ Time Extension
- ☐ Subdivision Plats
  - ☐ *Preliminary Plat
  - ☒ Final Plat
  - ☐ *Short Plat (Regular)
  - ☐ *Short Plat (Condo)
  - ☐ **Plat Modification
  - ☐ Time Extension
  - ☐ Renewal
- ☐ Temporary Use Permit
  - ☐ New ☐ Renewal
  - ☐ Construction Trailer
  - ☐ Model Home Sales Office
  - ☐ Storage Containers / Pods
  - ☐ Temporary Housing
  - ☐ Transient Merchant
- ☐ Traffic Impact Study Review
- ☐ Vacation of Easement and/or Right-of-way
- ☐ *Variance
- ☐ *Zoning Ordinance Text Amendment
- ☐ Other, Pleases Describe:

_____

_____

_____

[1]Freestanding, post/pole, or monument signs less than 6' in height. All other signs must be submitted through the building department.

[2] Used when not associated with other land use applications, when revisions to an approved (non-subdivision development) is being proposed, or when the land use schedules or specific use provisions of the Code indicate the requirement for Administrative Development Review.

City of Caldwell

Community Development Department – Planning & Zoning Division

MASTER LAND USE APPLICATION

PROJECT and SITE/PROPERTY INFORMATION	
Project or Business Name: Meadows at Verbena Ranch Subdivision No. 1	
Site Address (s): 0 S 10th Ave, Caldwell, ID 83607	**Suite #:**
Parcel #(s): R3267801100, R3267801000	
Total Acres: 18.97	
General Location of Site: SW of the Homedale Rd & 10th Ave intersection	
Current Zoning of Parcel(s): *(Check all that apply)*	☐ RS-1 ☐ RS-2 ☒ R-1 ☐ R-2 ☐ R-3 ☐ C-1 ☐ C-2 ☐ C-3 ☐ C-4 ☐ C-C ☐ DCB ☐ M-1 ☐ M-2 ☐ I-P ☐ A-D ☐ C-D ☐ H-D ☐ P-D ☐ T-N ☐ H-C ☐ Property currently In County Please list the current county zoning designation: _____
Overlay Districts: *(Check all that apply)*	☐ APO-1 ☐ APO-2 ☐ Indian Creek Corridor Overlay ☐ Downtown Local Historic Area ☐ Steunenberg Historic District ☐ Floodplain Overlay ☒ None
City of Caldwell Comprehensive Plan Designation of Parcel(s): *(Check all that apply)*	☐ Neighborhood 1 ☒ Neighborhood 2 ☐ Neighborhood 3 ☐ Urban Neighborhood ☐ Community Center ☐ Mixed Use Center ☐ Downtown ☐ Employment Center ☐ Special Purpose
Are parcels located within an Area Hub as indicated on the City of Caldwell Comprehensive Plan?	☐ Yes ☒ No

City of Caldwell

Community Development Department – Planning & Zoning Division

MASTER LAND USE APPLICATION

Description of Proposed Project / Request:

Subdivision - Final Plat for Verbena Ranch Meadows Subdivision No. 1. The project is located at 0 S 10th Ave, Caldwell, ID 83607, in the NE 1/4 of Section 9, Township 3 North, Range 3 West. The final plat includes 51 single-family residential lots and 10 common lots on 18.97 acres.

APPLICANT INFORMATION:

Name:	Kyle Prewett
Company Name (if applicable):	Toll Brothers
☐ Property Owner ☒ Authorized Agent ☐ Purchaser ☐ Petitioner (Vacations only)	
Mailing Address:	3103 W Sheryl Dr, STE 100, Meridian, ID 83642
Phone:	2084240020
Email:	kprewett@tollbrothers.com

PROPERTY OWNERS' INFORMATION

(If an LLC, please provide documentation of being an authorized signer)

☐ Not Applicable

Name:	Toll West Inc.
Mailing Address:	3103 W Sheryl Dr, STE 100, Meridian, ID 83642
Phone:	2084240020
Email:	rhammons@tollbrothers.com

City of Caldwell

Community Development Department – Planning & Zoning Division

MASTER LAND USE APPLICATION

DESIGNATED CONTACT PERSON

(Who will receive and disseminate all correspondence from the city)

Same as:

☒ Applicant ☐ Property Owner ☐ Other

Name: Kyle Prewett

Company Name (if applicable): Toll Brothers

Mailing Address: 3103 W Sheryl Dr, STE 100, Meridian, ID 83642

Phone: 2085763625

Email: kprewett@tollbrothers.com

CONTRACTOR / DEVELOPER INFORMATION

☐ Not Applicable

Name: Martin Taylor

Company Name (if applicable): TOLL SOUTHWEST LLC

Mailing Address: 3103 W Sheryl Dr, STE 100, Meridian, ID 83642

Phone: 2084240020

Email: mtaylor1@tollbrothers.com

ARCHITECT INFORMATION

☒ Not Applicable

Name:

Company Name (if applicable):

Mailing Address:

Phone:

Email:

City of Caldwell

Community Development Department – Planning & Zoning Division

MASTER LAND USE APPLICATION

ENGINEER / SURVEYOR INFORMATION

☐ Not Applicable

Name:	Jerry Lyle
Company Name (if applicable):	Ardurra Group, Inc.
Mailing Address:	332 N Broadmore Way, Nampa, ID 83687
Phone:	2084426300
Email:	jlyle@ardurra.com

LANDSCAPE ARCHITECT INFORMATION

☐ Not Applicable

Name:	Kimberly Siegenthaler
Company Name (if applicable):	Jensen Belts Associates
Mailing Address:	1509 Tyrell Lane, STE 130, Boise, ID 83706
Phone:	2083437175
Email:	kim@jensenbelts.com

City of Caldwell

Community Development Department – Planning & Zoning Division

MASTER LAND USE APPLICATION

ACKNOWLEDGEMENTS

☒ By signing this application, I authorize employees/agents of the City to enter onto the property that is the subject of this application during regular business hours. The sole purpose of entry is to make an examination of the property that is necessary to process this application.

☒ I certify that I am the owner of this property, the owner's authorized agent, or the petitioner (if for a vacation). If acting as an authorized agent, I further certify that I have full power and authority to file this application and to perform, on behalf of the owner, all acts required to enable the jurisdiction to process and review such an application. I will comply with all provisions of the law and ordinance governing this type of application.

☒ I certify that the information furnished by me as part of this application is true and correct to the best of my knowledge.

I am the: ☐ Property Owner ☒ Authorized Agent ☐ Petitioner (Vacations Only)

Applicant Signature: Kyle Prewett _____ Date: 2/18/26

Printed Name: Kyle Prewett _____

City of Caldwell

Community Development Department – Planning & Zoning Division

MASTER LAND USE APPLICATION

Online Application Submittal Instructions

The City of Caldwell Planning and Zoning Department utilizes an online application portal for submission of all applications, documents, plans, and payment of fees.

Step 1:

- Log in or create an account in Citizenserve (Citizenserve Users Guide)
- Select your permit and/or application type and enter in all required information.

Step 2

- Pay fees online via Citizenserve. You will receive an email from Citizenserve directing you to make a payment once staff have reviewed your application.

Drawing Submittal Instructions:

1. All plan sheets must be uploaded in PDF format only (no CAD, JPEG, TIFF, PNG, etc.)
2. All plan sheets must be to scale.
3. All plan sheets must be uploaded to Citizenserve.
4. All applications, checklists, calculations, reports, drawings, plans, and other supporting documents must be uploaded as single-sided pdf's and must be legible and in a high-definition format.
5. All documents and plans must follow the "Naming Schematic" as listed on the attached document.

City of Caldwell
Planning & Zoning Department
621 Cleveland Blvd., Caldwell, ID 83605 | PZ@cityofcaldwell.org | 208-455-3021

FINAL PLAT CHECKLIST

Upon receipt of this application, staff will review the project to confirm that all pre-requisite application type(s) have been submitted, reviewed, and approved. The following items must be submitted for the application to be considered complete.

- *Final plat applications may be submitted concurrently with the submission of civil construction drawings.*
- *Final plat applications are submitted to the Planning and Zoning Department.*
- *Civil construction drawings are submitted to the Engineering Department.*

1. FORMAT AND GENERAL INFORMATION REQUIRED

Applicant	Description	Staff
☑	Caldwell Master Development Application	☐
☑	If the signatory on this application is not the owner of the property, an original notarized statement (affidavit of legal interest) from the owner stating the applicant is authorized to submit this application is required.	☐
☑	Associated Fee(s): as listed on the Development Review Fee Schedule	☐
☑	A completed copy of this checklist (check each box)	☐
☑	Provide a copy of a current title report, or warranty deed for the subject property	☐
☑	Provide a project narrative addressing any conditions of approval or changes from the approved preliminary plat.	☐
☑	One (1) full size copy of the approved preliminary plat (pdf format).	☐
☐ incl. ☑ n/a	One (1) full size copy of an amended preliminary plat in pdf format (if changes from the approved preliminary plat are being proposed)	☐
☑	One (1) full size copy of the final plat (pdf format)	☐
☑	One (1) georeferenced ArcMap-compatible file, such as a zipped shapefile, of the final plat shall be submitted with construction drawings to the engineering department.	☐
☑	The final plat drawing(s) shall be submitted in digital form using .dwg drawing file format and shall be spatially referenced to the Idaho state plane coordinate system - west zone, North American datum (NAD) 83.	☐
☑	One (1) copy of the final plat shall be a reproducible Mylar copy, suitable for blue line reproduction, and shall be submitted to the engineering department.	☐

☑	Provide a copy of the Order of Decision for the preliminary plat	☐
☐ incl. ☑ n/a	Provide a copy of the Development Agreement (if applicable)	☐
☑	General formatting: The final plat shall be drawn to an accurate scale having not more than one hundred feet to an inch (100' = 1") and shall be in a high-resolution format that is clear and legible. All final plats to be offered for recording shall be in accordance with Idaho Code title 50, chapter 13, and city code.	☐
☑	All final plat sheets shall be 24" x 36" with an appropriate, readable scale.	☐
	☐ Orient plat so that north is to the top or left-hand side of sheet.	☐
	☐ Provide north arrow, graphic scale, and written scale.	☐
	☐ Provide a vicinity map in the same orientation of plat showing subject property.	☐

2. FINAL PLAT REQUIRED CONTENT

Applicant	Description	Staff
☑	Designate a title block in the lower, right-hand corner of the plat document. The title block shall contain the name of the subdivision and its location by number, section, township, range and county, date of preparation, and plat type.	☐
☑	Surveyor Information: Plat shall contain the name, address and official seal of the professional land surveyor preparing and stamping the plat.	☐
☑	Include the number of lots for each residential, commercial, and/or industrial type land use; the number of common open space lots; acreage; and the number of dwelling units for each type.	☐
☑	Plat shall include a statement in accordance with Idaho Code section 50-1334 as to the water system being utilized.	☐
☑	For multiple page plats, indicate the sheet number for each page of the plat as: Sheet [#] of [Total #].	☐
☑	Boundaries of the tract to be subdivided fully balanced and closed, showing all bearings and distances, determined by an accurate survey in the field. All dimensions shall be expressed in feet and decimals thereof.	☐
☑	Any excepted parcel(s) within the plat boundaries shall show all bearings and distances, determined by an accurate survey in the field. All dimensions shall be expressed in feet and decimals thereof.	☐
☑	Location and description of cardinal points to which all dimensions, angles, bearings, and similar data on the plat shall be referenced.	☐
☑	Reference by dimension and bearing to a combination of two (2) section corners, quarter section corners, or recorded monuments.	☐
☑	Provide a legend for all abbreviations, graphic symbols, and line types used.	☐

Applicant	Description	Staff
☑	Name, right of way lines, courses; lengths and widths of all public streets, pathways, and utility easements; all linear curves for street centerlines and property lines shall include the following information: (A) Radii. (B) Central angle. (C) Arc length. (D) Points of tangency. (E) Long chord, length and bearing.	☐
☑	All proposed easements for access provided for public services, utilities, or public pathways, and any limitations of the easements, as well as dimensions, bearings, widths, and use indicated. Any existing recorded easements on the subject property shall also be shown with use, width, dimensions, bearings and applicable instrument numbers.	☐
☑	All lots shall be numbered by consecutive numbers throughout the plat. "Exceptions" or areas not designated as a lot shall be so designated, lettered or named and clearly dimensioned. Both square footage and acreage of every lot within the subdivision shall be noted.	☐
☑	Location, dimensions, bearings, radii, arcs and central angles of all sites to be dedicated to the public shall be clearly indicated and the intended use specified.	☐
☑	Certification and signature by the professional land surveyor preparing said plat certifying to the accuracy of the survey and plat and that the monuments described in it have been located as described.	☐
☑	Certification, acknowledgment, and signature by the owner including dedication of all streets, rights of way and any sites for public use, and granting of any existing or proposed easements, including acknowledgment of such.	☐
☑	Certification and signature of the county surveyor verifying that the accuracy of the plat complies with the requirements of Idaho Code.	☐
☑	Signature block for city engineer verifying that final plat complies with Idaho Code, title 50 and with city code.	☐
☑	Signature block for city clerk verifying council approval of said final plat.	☐
☑	Certification and signature of the health department verifying approval of sewer and water facilities as required by Idaho Code, title 50, chapter 13.	☐
☑	Certification of county treasurer as required by Idaho Code, title 50, chapter 13.	☐

3. SITE DATA

Applicant	Description	Staff
☑	Complete the data table below.	☐

Total Acreage of Site:	18.06	Total Acreage of Any Out-Parcels:	
Residential / Multi-Family Information:			
Total # of Lots:	61	Total # of Dwelling Units:	48
# of Residential Lots	51	# of Single-Family (detached or townhomes):	48
# of Common Lots	10	# of Duplex Dwelling Units:	0
Total Acreage of Common Lots:	6.66	# of Triplex Dwelling Units:	0
Minimum Lot Size:	5,290 SF	# of 4-, 5-, or Six Family Dwelling Units:	0
Maximum Lot Size:	9,123 SF	# of Multi-Family Dwelling Units:	0
Average Lot Size:	6,163 SF	Dwelling Units per Gross Acre:	2.82
Minimum Street Frontage:	40'	Minimum Lot Width:	40'
Commercial / Industrial Information:			
# of Commercial Lots:		Total Gross Square Feet of Commercial Buildings:	
# of Industrial Lots:		Total Gross Square Feet of Industrial Buildings:	

APPLICANT ACKNOWLEDGMENT

By signing below, I acknowledge:

☑ All items on the checklist are included in the submittal package.

☑ All documents are single sided and high-resolution.

☑ All submittal information included within the checklist and the application are, to the best of my knowledge, complete and accurate.

☑ I am aware that my civil construction drawings WILL NOT be approved until all outstanding items have been addressed and the final plat has been heard by City Council.

Kyle Prewett

Printed Name

2/18/2026

Date

Kyle Prewett

Signature

The applicant is the:

☐ Property Owner

☑ Property Owner's Agent/Representative

Legal Description
Verbena Ranch Meadows Subdivision No. 1

A parcel of land being a portion of the NE1/4 of Section 9, Township 3 North, Range 3 East, Boise Meridian, City of Caldwell, Canyon County, Idaho, more particularly described as follows:

Commencing at an Aluminum Cap Monument marking the northwest corner of the NE1/4 of said Section 9, from which a Brass Cap monument marking the northeast corner of said NE1/4 bears N 89°47'14" E a distance of 2664.87 feet;

Thence along the northerly boundary of said NE1/4 N 89°47'14" E a distance of 1909.97 feet

Thence leaving said northerly boundary S 0°12'49" E a distance of 40.00 feet to the south right-of-way line of E. Homedale Road and the **POINT OF BEGINNING;**

Thence continuing S 0°12'49" E a distance of 215.00 feet to a point;

Thence S 1°10'29" E a distance of 60.01 feet to a point;

Thence N 89°47'11" E a distance of 100.00 feet to a point;

Thence S 0°12'49" E a distance of 309.00 feet to a point;

Thence S 89°47'11" W a distance of 15.00 feet to a point;

Thence S 0°12'49" E a distance of 175.00 feet to a point;

Thence S 89°47'11" W a distance of 97.29 feet to a point;

Thence S 81°34'15" W a distance of 65.38 feet to a point;

Thence S 66°27'35" W a distance of 101.81 feet to a point;

Thence S 23°32'25" E a distance of 108.44 feet to a point;

Thence S 68°32'25" E a distance of 21.34 feet to a point;

Thence N 66°27'35" E a distance of 1.91 feet to a point;

Thence S 23°32'25" E a distance of 70.52 feet to a point;

Thence S 15°41'16" W a distance of 10.28 feet to a point;

Thence S 23°32'25" E a distance of 105.48 feet to a point;

Thence N 66°27'35" E a distance of 20.09 feet to the beginning of a non-tangential curve;

Thence a distance of 216.07 feet along the arc of a 660.50 foot radius curve right, said curve having a central angle of 18°44'35" and a long chord bearing N 82°05'52" E a distance of 215.11 feet to a point of tangency;

Thence S 88°31'50"E a distance of 64.92 feet to a point;

Thence S 85°49'40"E a distance of 43.43 feet to a point;

Thence S 89°17'01"E a distance of 383.80 feet to a point;

Thence S 0°43'04"W a distance of 67.26 feet to a point;

Thence S 45°43'04"W a distance of 23.55 feet to a point;

Thence N 89°17'01"W a distance of 1.85 feet to a point;

Thence S 0°43'04"W a distance of 92.00 feet to a point;

Thence N 89°17'01"W a distance of 80.03 feet to a point;

Thence N 79°18'22"W a distance of 76.15 feet to the beginning of a non-tangential curve;

Thence a distance of 25.34 feet along the arc of a 315.50 foot radius curve right, said curve having a central angle of 4°36'06" and a long chord bearing N 80°13'19" W a distance of 25.33 feet to the beginning of a reverse curve;

Thence a distance of 42.62 feet along the arc of a 136.50 foot radius curve left, said curve having a central angle of 17°53'30" and a long chord bearing N 86°52'01" W a distance of 42.45 feet to the beginning of a reverse curve;

Thence a distance of 105.14 feet along the arc of a 113.50 foot radius curve right, said curve having a central angle of 53°04'31" and a long chord bearing N 69°16'31" W a distance of 101.42 feet to the beginning of a reverse curve;

Thence a distance of 39.10 feet along the arc of a 61.50 foot radius curve left, said curve having a central angle of 36°25'33" and a long chord bearing N 60°57'01" W a distance of 38.44 feet to the beginning of a compound curve;

Thence a distance of 58.78 feet along the arc of a 359.50 foot radius curve left, said curve having a central angle of 9°22'02" and a long chord bearing N 83°50'49" W a distance of 58.71 feet to a point of tangency;

Thence N 88°31'50" W a distance of 64.92 feet to the beginning of a tangential curve,

Thence a distance of 186.96 feet along the arc of a 559.50 foot radius curve left, said curve having a central angle of 19°08'43" and a long chord bearing S 81°53'48" W a distance of 186.09 feet to a point;

Thence S 19°50'19" W a distance of 7.38 feet to a point;

Thence S 23°32'25" E a distance of 5.27 feet to a point;

Thence S 66°27'35" W a distance of 84.00 feet to a point;

Thence N 23°32'25" W a distance of 10.71 feet to a point;

Thence N 62°42'19" W a distance of 2.49 feet to a point;

Thence S 64°00'17" W a distance of 6.95 feet to a point;

Thence N 25°59'43" W a distance of 81.00 feet to a point;

Thence N 64°00'17" E a distance of 9.60 feet to a point;

Thence N 24°39'48" E a distance of 3.21 feet to a point;

Thence N 23°32'25" W a distance of 124.19 feet to a point;

Thence N 62°46'05" W a distance of 5.53 feet to a point;

Thence N 23°32'25" W a distance of 70.30 feet to a point;

Thence N 66°27'35" E a distance of 2.09 feet to a point;

Thence N 19°30'14" E a distance of 17.45 feet to a point;

Thence N 23°32'25" W a distance of 132.25 feet to a point;

Thence S 66°27'35" W a distance of 71.82 feet to the beginning of a tangential curve,

Thence a distance of 171.96 feet along the arc of a 475.32 foot radius curve left, said curve having a central angle of 20°43'43" and a long chord bearing S 56°05'19" W a distance of 171.02 feet to a point of tangency;

Thence S 45°43'02" W a distance of 28.40 feet to a point;

Thence N 44°16'58" W a distance of 175.00 feet to a point;

Thence S 45°43'02" W a distance of 62.48 feet to a point;

Thence N 44°16'58" W a distance of 115.00 feet to a point;

Thence N 11°54'49" W a distance of 103.20 feet to a point;

Thence N 0°12'49" W a distance of 691.01 feet to a point;

Thence N 89°47'14" E a distance of 732.00 feet to the **POINT OF BEGINNING.**

Said parcel contains 18.06 acres, more or less.

Clinton W. Hansen, PLS
Land Solutions, PC
August 18, 2025



Toll Brothers®
LAND DEVELOPMENT

PAVING THE WAY FOR AMERICA'S LUXURY HOMEBUILDER

February 9, 2026

City of Caldwell Planning and Zoning Department
205 S. 6th Ave.
Caldwell, Idaho 83605

RE: Verbena Ranch Meadows Subdivision No. 1 – Final Plat

Dear Planning and Zoning Staff,

Attached for your review and approval is the final plat for Verbena Ranch Meadows Subdivision No. 1. The final plat comprises 51 single-family residential lots and 10 common lots, on 18.97 acres. The site is located southwest of the Homedale Rd and S 10th Ave intersection (Parcels R2367801100, R3267801000). Zoning for the property is designated as R-1 (Low Density Residential).

Verbena Ranch Meadows Subdivision No. 1 features a minimum lot size of 5,290 SF, a maximum of 9,123 SF, and an average of 6,163 SF. Usable open space includes the main amenity for the preliminary plat area, which features the following amenities: patio with a fire pit and shade shelters, bocce ball courts, walking paths, and green space. Other usable open spaces separate from the main amenity area include walking paths and green space. The usable open space percentage for this phase is approximately 22%.

Caldwell City Council approved the Planned Unit Development (PUD) and Preliminary Plat for Verbena Ranch Meadows Subdivision on May 5th, 2025. The final plat is in conformance with all conditions of approval and requirements of the order of decision for the PUD and Preliminary Plat. The PUD allows for deviations from required dimensional standards typical of the R-1 zoning designation. The dimensional standards as established by the PUD, specifically for Verbena Ranch Meadows, are as follows:

- Lot Area Minimum, Interior Lot: 5,000 SF
- Lot Area Minimum, Corner Lot: 5,000 SF
- Minimum Lot Width: 40'
- Front Yard Setback (Garage): 20'
- Front Yard Setback (Living Area): 15'
- Interior Side Yard Setback: 5'
- Street Side Yard Setback: 15'
- Rear Yard Setback: 15'
- Maximum Building Height: 30'

The Development Agreement does not allow for any further deviations from established zoning district regulations and standards for Verbena Ranch Meadows. This plat is in conformance with all other conditions and requirements of the PUD and preliminary plat.

3103 W Sheryl Drive, Suite 100, Meridian ID 83642
Phone: (208) 424-0020 Fax: (208) 424-0030

Toll Brothers®
LAND DEVELOPMENT

PAVING THE WAY FOR AMERICA'S LUXURY HOMEBUILDER

Thank you for your time and consideration of this final plat application. If you have any questions or need further information, please don't hesitate to reach out to me at 208-576-3625 or by email at kprewett@tollbrothers.com.

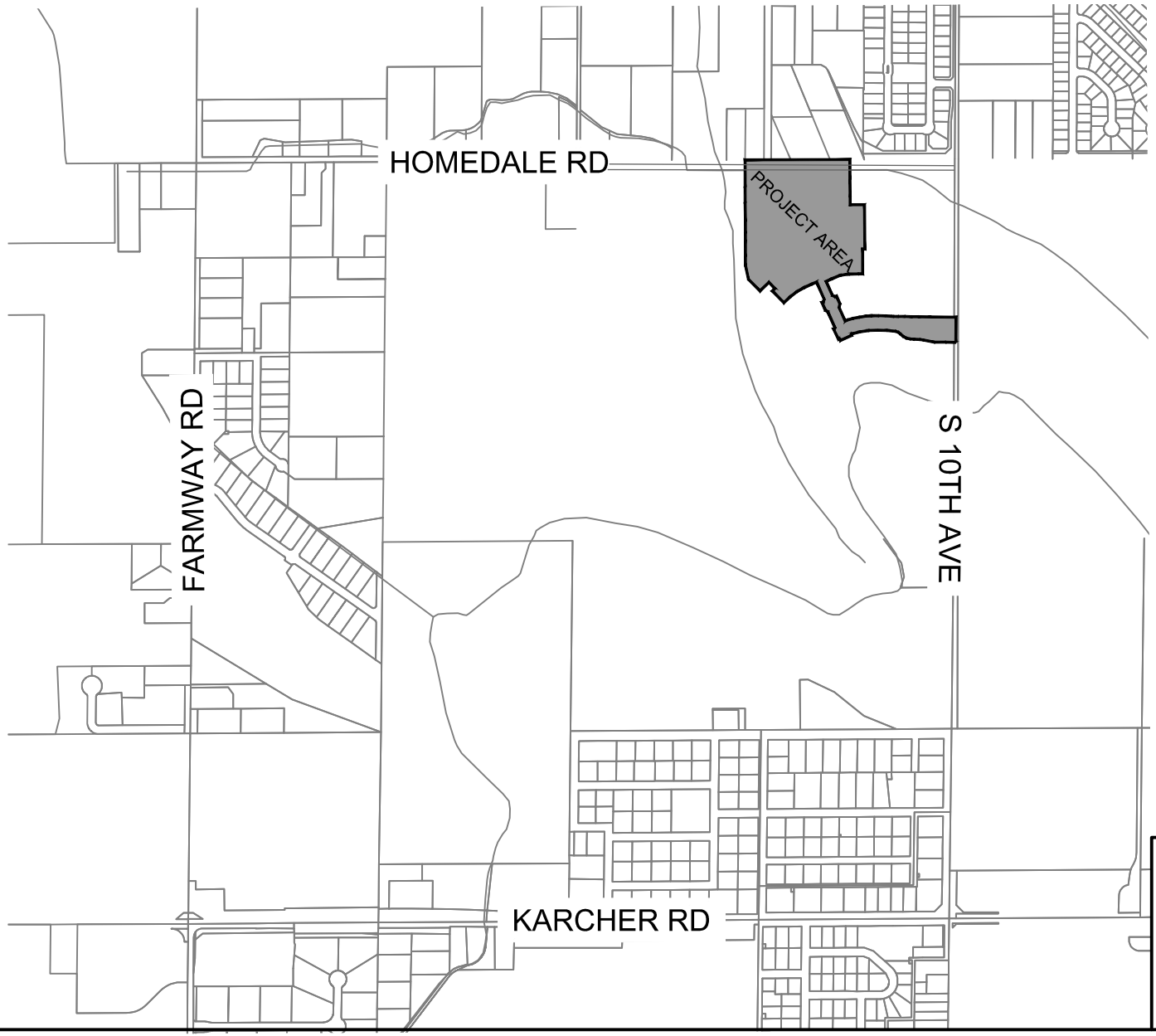
Sincerely,

Kyle Prewett
Land Entitlement Manager
Toll Brothers

3103 W Sheryl Drive, Suite 100, Meridian ID 83642
Phone: (208) 424-0020 Fax: (208) 424-0030

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VERBENA RANCH MEADOWS
PHASE 1
VICINITY MAP



DATE: 8/6/25 JOB: 250212

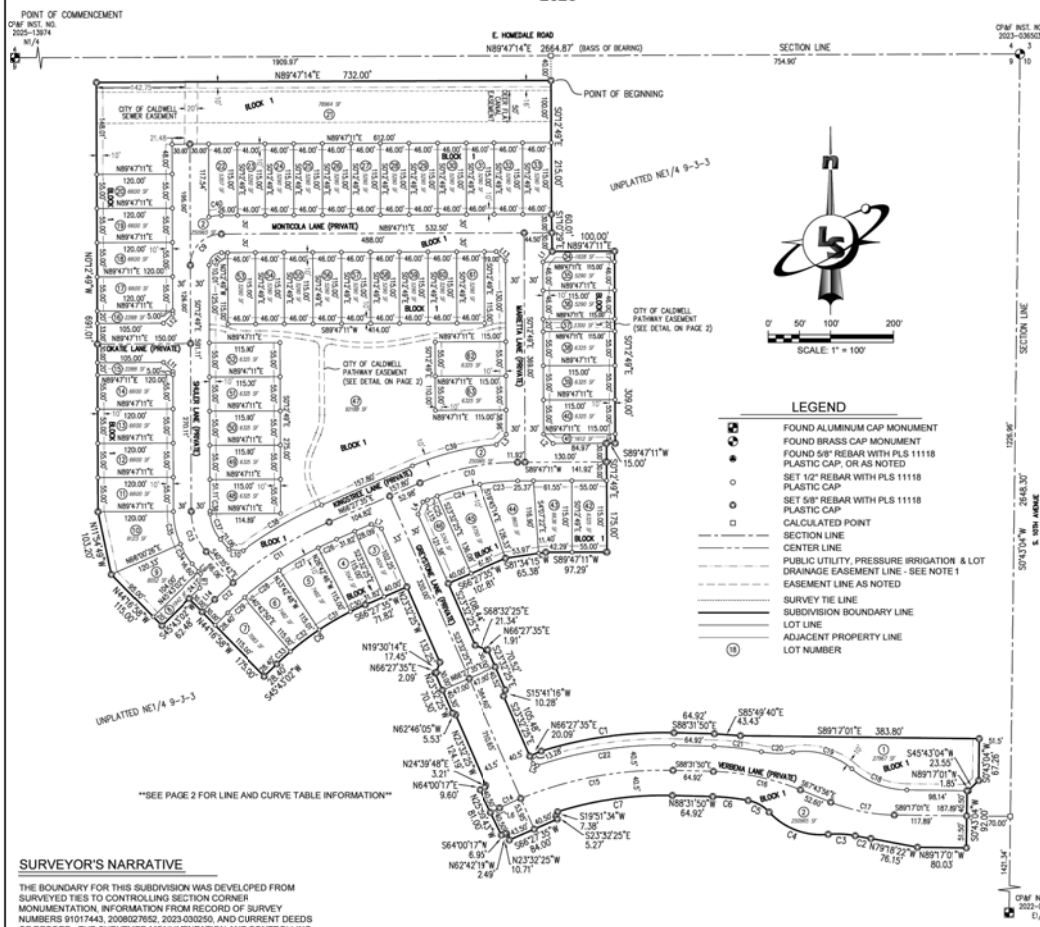
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332 N. BROADMORE WAY
NAMPA, IDAHO 83687
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VERBENA RANCH MEADOWS SUBDIVISION NO. 1

A PARCEL LOCATED IN THE NE1/4 OF SECTION 9, TOWNSHIP 3 NORTH, RANGE 3 WEST, BOISE MERIDIAN, CITY OF CALDWELL, CANYON COUNTY, IDAHO.
2026

BOOK ____, PAGE _____



LEGEND

- FOUND ALUMINUM CAP MONUMENT
- FOUND BRASS CAP MONUMENT
- FOUND 5/8" REBAR WITH PLS 11118 PLASTIC CAP, OR AS NOTED
- SET 1/2" REBAR WITH PLS 11118 PLASTIC CAP
- SET 5/8" REBAR WITH PLS 11118 PLASTIC CAP
- CALCULATED POINT
- SECTION LINE
- CENTER LINE
- PUBLIC UTILITY, PRESSURE IRRIGATION & LOT DRAINAGE EASEMENT LINE - SEE NOTE 1
- EASEMENT LINE AS NOTED
- SURVEY TIE LINE
- SUBDIVISION BOUNDARY LINE
- LOT LINE
- ADJACENT PROPERTY LINE
- (18) LOT NUMBER

SEE PAGE 2 FOR LINE AND CURVE TABLE INFORMATION

SURVEYOR'S NARRATIVE

THE BOUNDARY FOR THIS SUBDIVISION WAS DEVELOPED FROM SURVEYED TIES TO CONTROLLING SECTION CORNER MONUMENTATION, INFORMATION FROM RECORD OF SURVEY NUMBERS 91017443, 2008027652, 2023-030250, AND CURRENT DEEDS OF RECORD. THE SURVEYED MONUMENTATION AND CONTROLLING BOUNDARIES FIT THE RECORDS WELL AND WERE ACCEPTED TO ESTABLISH THE BOUNDARY FOR THIS SUBDIVISION SHOWN HEREON.

NOTES

1. EACH LOT IS HEREBY DESIGNATED AS HAVING A PERMANENT EASEMENT FOR PUBLIC UTILITIES, IRRIGATION AND LOT DRAINAGE OVER THE TEN (10) FEET ADJACENT TO ANY PRIVATE STREET AND OVER THE TEN (10) FEET ADJACENT TO ALL REAR LOT LINES. THIS EASEMENT SHALL NOT PRECLUDE THE CONSTRUCTION OF HARD-SURFACED DRIVEWAYS AND WALKWAYS TO EACH LOT.
2. ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF THE RESUBDIVISION.
3. THE LANDS INCLUDED IN THIS PLAT ARE LOCATED IN THE WILDER IRRIGATION DISTRICT SERVICE AREA (208-459-3421). IRRIGATION WATER WILL BE PROVIDED TO ALL LOTS THROUGH A PRESSURE IRRIGATION DELIVERY SYSTEM WHICH HAS BEEN APPROVED PURSUANT TO SECTION 31-3805(4), IDAHO CODE. THE PURCHASER OF EACH LOT SHALL REMAIN SUBJECT TO ALL ASSESSMENTS LEVIED BY THE WILDER IRRIGATION DISTRICT. ALL UNPAID IRRIGATION ENTITY ASSESSMENTS ARE A LIEN ON THE LAND. MAINTENANCE OF ANY IRRIGATION OR DRAINAGE PIPE OR DITCH CROSSING A LOT IS THE RESPONSIBILITY OF THE LOT OWNER UNLESS SUCH RESPONSIBILITY IS ASSUMED BY AN IRRIGATION/DRAINAGE DISTRICT.
4. BUILDING SETBACKS AND DIMENSIONAL STANDARDS IN THIS SUBDIVISION SHALL BE IN COMPLIANCE WITH THE APPLICABLE ZONING REGULATIONS OF THE CITY OF CALDWELL, OR AS APPROVED UNDER THE VERBENA RANCH PLANNED UNIT DEVELOPMENT (PUD24-000004).
5. ALL LOT, PARCEL AND TRACT SIZES SHALL MEET DIMENSIONAL STANDARDS ESTABLISHED IN THE APPLICABLE ZONING ORDINANCE OR AS SPECIFICALLY APPROVED UNDER PUD24-000004.
6. THE AVAILABILITY OF BUILDING PERMITS FOR THIS DEVELOPMENT MAY BE LIMITED PURSUANT TO CALDWELL CITY CODE SECTION 11-04-07(1)(1) WHICH LIMITS THE NUMBER OF BUILDING PERMITS THAT MAY BE ISSUED PRIOR TO FINAL COMPLETION OF THE DEVELOPMENT. APPLICANT SHALL DISCLOSE TO LOT PURCHASERS WHETHER THE ISSUANCE OF BUILDING PERMITS IS IN FACT RESTRICTED BY CALDWELL CITY CODE SECTION 11-04-07(1)(1) AND LOT PURCHASERS ARE ENCOURAGED TO CONTACT CALDWELL CITY BUILDING DEPARTMENT PRIOR TO CLOSING.
7. THIS DEVELOPMENT RECOGNIZES SECTION 22-4503, IDAHO CODE, RIGHT-TO-FARM WHICH STATES THAT NO AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC, BY ANY CHANGED CONDITIONS IN OR ABOUT THE SURROUNDING NON-AGRICULTURAL ACTIVITIES AFTER IT HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR, WHEN THE OPERATION, FACILITY OR EXPANSION WAS NOT A NUISANCE AT THE TIME IT BEGAN OR WAS CONSTRUCTED. THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHEN A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF AN AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF.
8. LOTS 1, 3, 8, 15, 16, 21, 34, 37, 41, 46 AND 47 IN BLOCK 1 ARE COMMON LOTS TO BE OWNED AND MAINTAINED BY THE VERBENA RANCH SUBDIVISION HOMEOWNERS ASSOCIATION OR ITS ASSIGNS. SAID LOTS ARE SUBJECT TO EASEMENTS AS SHOWN FOR PUBLIC UTILITIES, STORM DRAINAGE, PRESSURE IRRIGATION, LANDSCAPE, AND MAINTENANCE.
9. NO LOT SHALL HAVE DIRECT ACCESS TO/FROM OKATIE LANE, VERBENA LANE, GREYSTONE LANE, AND E. HOMEDALE ROAD.
10. LOT 2 IN BLOCK 1 SHALL BE OWNED AND MAINTAINED BY THE VERBENA RANCH SUBDIVISION HOMEOWNERS ASSOCIATION, INC. AS OUTLINED IN THE RECORDED CC&R DOCUMENTS (INSTRUMENT NO. _____) AND CONTAINS THE PRIVATE ROADS AND GATES FOR THE SUBDIVISION. THE PRIVATE ROADS ARE HEREBY DESIGNATED AS HAVING A BLANKET PERMANENT EASEMENT FOR SEWER, WATER, AND PUBLIC UTILITIES.
11. THE 8-FOOT COMMUNITY PATHWAYS THAT RUN THROUGH THIS PHASE SHALL BE OWNED AND MAINTAINED BY THE VERBENA RANCH SUBDIVISION HOMEOWNERS ASSOCIATION. SAID PATHWAYS AS LOCATED ARE SUBJECT TO A PUBLIC ACCESS EASEMENT TO THE GENERAL PUBLIC FOR INGRESS AND EGRESS AS SHOWN.

CLINTON W. HANSEN
PLS 11118

LandSolutions
Land Surveying and Consulting
231 E. 5TH ST.
MERIDIAN, ID 83642
(208) 288-2040 fax (208) 288-2557
www.landsolutions.biz

JOB NO. 25-44 DRAWN BY: JEB / CHECKED BY: CWH

SHEET 1 OF 4

City of Caldwell
APPROVED FOR CONSTRUCTION

These plans and/or specifications have been reviewed for compliance with the City of Caldwell specifications. This review does not relieve the owner, engineer, or contractor of the responsibility to design and/or construct these facilities in compliance with all current applicable federal, state, and local laws, rules, regulations, ordinances, orders of decisions, development agreements, or specifications. Inconsistencies not isolated by City staff shall not be construed as approved unless specifically addressed as a variance and granted by City Council as a variance. The City retains the right to enforce provisions of said document and policies even if inconsistencies are not noted by the City. Any revisions of these approved plans will require a resubmittal for a full review and approval.

Name: Martin Gergen

CONSTRUCTION DRAWINGS FOR:
VERBENA RANCH MEADOWS NO.1
FINAL PLAT

ARDURRA
212 N. WILDWOOD WAY
NAMPA, IDAHO 83687
(208)442-4240 | WWW.ARDURRA.COM

DATE: March 3, 2026
PROJECT: 30212
SHEET: C1.00

Y:\MAIN\30212\03_CAD\SHEET\CONSTRUCTION_DRAWINGS\30212-C-FINAL PLAT.DWG, 3/3/2026

Y:\NAM25021203_CAD\SHEETS\CONSTRUCTION_DRAWING\S250212-C FINAL PLAT.DWG, 3/3/2026

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VERBENA RANCH MEADOWS SUBDIVISION NO. 1

BOOK ____, PAGE ____



CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	BEARING
C1	259.07'	1800.00'	8°14'56"	N82°50'32"E
C2	31.54'	1914.00'	0°56'39"	N78°52'13"E
C3	43.62'	1914.00'	1°18'20"	N79°59'33"E
C4	155.14'	1914.00'	4°38'57"	N83°48'37"E
C5	39.16'	25.00'	89°44'39"	N44°39'48"E
C6	39.16'	25.00'	89°44'39"	N45°04'51"W
C7	186.96'	1914.00'	5°35'58"	N87°52'49"W
C8	131.86'	1914.00'	3°56'43"	S89°55'49"W
C9	78.54'	50.00'	90°00'00"	S44°42'32"W
C10	164.85'	1800.00'	5°14'56"	S82°50'32"W
C11	74.49'	1800.00'	2°22'26"	S78°52'13"W
C12	39.86'	1800.00'	1°16'14"	S76°59'06"W
C13	74.49'	1800.00'	2°22'26"	S75°36'39"W
C14	31.30'	1800.00'	0°59'44"	S74°47'52"W
C15	250.30'	1800.00'	7°58'00"	S82°50'32"W
C16	145.30'	1800.00'	4°37'56"	S89°57'30"W
C17	181.64'	1914.00'	5°26'15"	N89°57'30"W
C18	94.76'	1914.00'	2°50'13"	N86°31'24"W
C19	80.88'	1914.00'	2°25'33"	N83°43'31"W
C20	76.19'	1914.00'	2°16'54"	N81°32'03"W
C21	222.55'	1914.00'	6°39'52"	N76°27'27"W
C22	63.63'	1914.00'	1°54'20"	N72°30'01"W
C23	70.98'	1914.00'	2°07'36"	N70°33'51"W
C24	77.51'	1914.00'	2°19'14"	N68°25'33"W
C25	23.54'	1914.00'	0°42'17"	N67°16'26"W
C26	3.89'	1914.00'	0°06'59"	N66°47'01"W
C27	72.68'	1914.00'	2°10'40"	N65°08'31"W
C28	72.68'	1914.00'	2°10'40"	N62°57'51"W
C29	36.78'	1914.00'	1°06'04"	N61°49'11"W
C30	72.68'	1914.00'	2°10'40"	N60°38'31"W
C31	36.77'	1914.00'	1°06'03"	N58°39'20"W
C32	98.64'	1914.00'	2°57'31"	N56°57'47"W
C33	98.64'	1914.00'	2°57'31"	N53°57'47"W
C34	31.62'	1914.00'	0°56'47"	N51°57'47"W
C35	31.62'	1914.00'	0°56'47"	N50°59'00"W
C36	3.89'	1914.00'	0°06'59"	N50°27'24"W
C37	63.45'	1914.00'	1°54'00"	N49°27'54"W
C38	141.65'	1914.00'	4°14'29"	N46°31'09"W
C39	141.65'	1914.00'	4°14'29"	N42°16'40"W
C40	20.01'	1914.00'	0°35'57"	N40°09'25"W
C41	31.42'	20.00'	90°00'00"	N44°17'28"E
C42	12.33'	42.00'	16°49'34"	S85°52'32"E
C43	35.22'	100.00'	20°10'57"	S79°57'13"E
C44	46.36'	300.00'	8°51'26"	S79°22'30"E
C45	116.02'	300.00'	22°09'33"	S90°57'43"E
C46	17.65'	10.00'	101°07'00"	S00°42'32"E
C47	32.56'	83.00'	22°28'36"	S11°03'14"E
C48	37.61'	72.00'	29°56'04"	S25°31'52"E
C49	8.68'	659.00'	0°45'24"	S39°56'06"E
C50	173.22'	659.00'	15°03'49"	S48°25'49"E
C51	186.58'	659.00'	16°13'27"	S63°43'06"E
C52	71.31'	659.00'	6°11'57"	S73°50'49"E
C53	78.54'	50.00'	90°00'00"	S44°17'32"W
C54	39.16'	25.00'	89°44'39"	S44°39'48"E
C55	39.16'	25.00'	89°44'39"	S45°04'51"W
C56	78.54'	50.00'	90°00'00"	S44°42'32"W
C57	39.16'	25.00'	89°44'39"	S44°39'48"E
C58	39.16'	25.00'	89°44'39"	S45°04'51"W
C59	78.54'	50.00'	90°00'00"	S44°42'32"W
C60	39.16'	25.00'	89°44'39"	S44°39'48"E
C61	39.16'	25.00'	89°44'39"	S45°04'51"W
C62	78.54'	50.00'	90°00'00"	S44°42'32"W
C63	39.16'	25.00'	89°44'39"	S44°39'48"E
C64	39.16'	25.00'	89°44'39"	S45°04'51"W
C65	78.54'	50.00'	90°00'00"	S44°42'32"W
C66	39.16'	25.00'	89°44'39"	S44°39'48"E
C67	39.16'	25.00'	89°44'39"	S45°04'51"W
C68	78.54'	50.00'	90°00'00"	S44°42'32"W
C69	39.16'	25.00'	89°44'39"	S44°39'48"E
C70	39.16'	25.00'	89°44'39"	S45°04'51"W
C71	78.54'	50.00'	90°00'00"	S44°42'32"W
C72	39.16'	25.00'	89°44'39"	S44°39'48"E
C73	39.16'	25.00'	89°44'39"	S45°04'51"W
C74	78.54'	50.00'	90°00'00"	S44°42'32"W
C75	39.16'	25.00'	89°44'39"	S44°39'48"E
C76	39.16'	25.00'	89°44'39"	S45°04'51"W
C77	78.54'	50.00'	90°00'00"	S44°42'32"W
C78	39.16'	25.00'	89°44'39"	S44°39'48"E
C79	39.16'	25.00'	89°44'39"	S45°04'51"W
C80	78.54'	50.00'	90°00'00"	S44°42'32"W
C81	39.16'	25.00'	89°44'39"	S44°39'48"E
C82	39.16'	25.00'	89°44'39"	S45°04'51"W
C83	78.54'	50.00'	90°00'00"	S44°42'32"W
C84	39.16'	25.00'	89°44'39"	S44°39'48"E
C85	39.16'	25.00'	89°44'39"	S45°04'51"W
C86	78.54'	50.00'	90°00'00"	S44°42'32"W
C87	39.16'	25.00'	89°44'39"	S44°39'48"E
C88	39.16'	25.00'	89°44'39"	S45°04'51"W
C89	78.54'	50.00'	90°00'00"	S44°42'32"W
C90	39.16'	25.00'	89°44'39"	S44°39'48"E
C91	39.16'	25.00'	89°44'39"	S45°04'51"W
C92	78.54'	50.00'	90°00'00"	S44°42'32"W
C93	39.16'	25.00'	89°44'39"	S44°39'48"E
C94	39.16'	25.00'	89°44'39"	S45°04'51"W
C95	78.54'	50.00'	90°00'00"	S44°42'32"W
C96	39.16'	25.00'	89°44'39"	S44°39'48"E
C97	39.16'	25.00'	89°44'39"	S45°04'51"W
C98	78.54'	50.00'	90°00'00"	S44°42'32"W
C99	39.16'	25.00'	89°44'39"	S44°39'48"E
C100	39.16'	25.00'	89°44'39"	S45°04'51"W
C101	78.54'	50.00'	90°00'00"	S44°42'32"W
C102	39.16'	25.00'	89°44'39"	S44°39'48"E
C103	39.16'	25.00'	89°44'39"	S45°04'51"W
C104	78.54'	50.00'	90°00'00"	S44°42'32"W
C105	39.16'	25.00'	89°44'39"	S44°39'48"E
C106	39.16'	25.00'	89°44'39"	S45°04'51"W
C107	78.54'	50.00'	90°00'00"	S44°42'32"W
C108	39.16'	25.00'	89°44'39"	S44°39'48"E
C109	39.16'	25.00'	89°44'39"	S45°04'51"W
C110	78.54'	50.00'	90°00'00"	S44°42'32"W
C111	39.16'	25.00'	89°44'39"	S44°39'48"E
C112	39.16'	25.00'	89°44'39"	S45°04'51"W
C113	78.54'	50.00'	90°00'00"	S44°42'32"W
C114	39.16'	25.00'	89°44'39"	S44°39'48"E
C115	39.16'	25.00'	89°44'39"	S45°04'51"W
C116	78.54'	50.00'	90°00'00"	S44°42'32"W
C117	39.16'	25.00'	89°44'39"	S44°39'48"E
C118	39.16'	25.00'	89°44'39"	S45°04'51"W
C119	78.54'	50.00'	90°00'00"	S44°42'32"W
C120	39.16'	25.00'	89°44'39"	S44°39'48"E
C121	39.16'	25.00'	89°44'39"	S45°04'51"W
C122	78.54'	50.00'	90°00'00"	S44°42'32"W
C123	39.16'	25.00'	89°44'39"	S44°39'48"E
C124	39.16'	25.00'	89°44'39"	S45°04'51"W
C125	78.54'	50.00'	90°00'00"	S44°42'32"W
C126	39.16'	25.00'	89°44'39"	S44°39'48"E
C127	39.16'	25.00'	89°44'39"	S45°04'51"W
C128	78.54'	50.00'	90°00'00"	S44°42'32"W
C129	39.16'	25.00'	89°44'39"	S44°39'48"E
C130	39.16'	25.00'	89°44'39"	S45°04'51"W
C131	78.54'	50.00'	90°00'00"	S44°42'32"W
C132	39.16'	25.00'	89°44'39"	S44°39'48"E
C133	39.16'	25.00'	89°44'39"	S45°04'51"W
C134	78.54'	50.00'	90°00'00"	S44°42'32"W
C135	39.16'	25.00'	89°44'39"	S44°39'48"E
C136	39.16'	25.00'	89°44'39"	S45°04'51"W
C137	78.54'	50.00'	90°00'00"	S44°42'32"W
C138	39.16'	25.00'	89°44'39"	S44°39'48"E
C139	39.16'	25.00'	89°44'39"	S45°04'51"W
C140	78.54'	50.00'	90°00'00"	S44°42'32"W
C141	39.16'	25.00'	89°44'39"	S44°39'48"E
C142	39.16'	25.00'	89°44'39"	S45°04'51"W
C143	78.54'	50.00'	90°00'00"	S44°42'32"W
C144	39.16'	25.00'	89°44'39"	S44°39'48"E
C145	39.16'	25.00'	89°44'39"	S45°04'51"W
C146	78.54'	50.00'	90°00'00"	S44°42'32"W
C147	39.16'	25.00'	89°44'39"	S44°39'48"E
C148	39.16'	25.00'	89°44'39"	S45°04'51"W
C149	78.54'	50.00'	90°00'00"	S44°42'32"W
C150	39.16'	25.00'	89°44'39"	S44°39'48"E
C151	39.16'	25.00'	89°44'39"	S45°04'51"W
C152	78.54'	50.00'	90°00'00"	S44°42'32"W
C153	39.16'	25.00'	89°44'39"	S44°39'48"E
C154	39.16'	25.00'	89°44'39"	S45°04'51"W
C155	78.54'	50.00'	90°00'00"	S44°42'32"W
C156	39.16'	25.00'	89°44'39"	S44°39'48"E
C157	39.16'	25.00'	89°44'39"	S45°04'51"W
C158	78.54'	50.00'	90°00'00"	S44°42'32"W
C159	39.16'	25.00'	89°44'39"	S44°39'48"E
C160	39.16'	25.00'	89°44'39"	S45°04'51"W
C161	78.54'	50.00'	90°00'00"	S44°42'32"W
C162	39.16'	25.00'	89°44'39"	S44°39'48"E
C163	39.16'	25.00'	89°44'39"	S45°04'51"W
C164	78.54'	50.00'	90°00'00"	S44°42'32"W
C165	39.16'	25.00'	89°44'39"	S44°39'48"E
C166	39.16'	25.00'	89°44'39"	S45°04'51"W
C167	78.54'	50.00'	90°00'00"	S44°42'32"W
C168	39.16'	25.00'	89°44'39"	S44°39'48"E
C169	39.16'	25.00'	89°44'39"	S45°04'51"W
C170	78.54'	50.00'	90°00'00"	S44°42'32"W
C171	39.16'	25.00'	89°44'39"	S44°39'48"E
C172	39.16'	25.00'	89°44'39"	S45°04'51"W
C173	78.54'	50.00'	90°00'00"	S44°42'32"W
C174	39.16'	25.00'	89°44'39"	S44°39'48"E
C175	39.16'	25.00'	89°44'39"	S45°04'51"W
C176	78.54'	50.00'	90°00'00"	S44°42'32"W
C177	39.16'	25.00'	89°44'39"	S44°39'48"E
C178	39.16'	25.00'	89°44'39"	S45°04'51"W
C179	78.54'	50.00'	90°00'00"	S44°42'32"W
C180	39.16'	25.00'	89°44'39"	S44°39'48"E
C181	39.16'	25.00'	89°44'39"	S45°04'51"W
C182	78.54'	50.00'	90°00'00"	S44°42'32"W
C183	39.16'	25.00'	89°44'39"	S44°39'48"E
C184	39.16'	25.00'	89°44'39"	S45°04'51"W
C185	78.54'	50.00'	90°00'00"	S44°42'32"W
C186	39.16'	25.00'	89°44'39"	S44°39'48"E
C187	39.16'	25.00'	89°44'39"	S45°04'51"W
C188	78.54'	50.00'	90°00'00"	S44°42'32"W
C189	39.16'	25.00'	89°44'39"	S44°39'48"E
C190	39.16'	25.00'	89°44'39"	S45°04'51"W
C191	78.54'	50.00'	90°00'00"	S44°42'32"W
C192	39.16'	25.00'	89°44'39"	S44°39'48"E
C193	39.16'	25.00'	89°44'39"	S45°04'51"W
C194	78.54'	50.00'	90°00'00"	S44°42'32"W
C195	39.16'	25.00'	89°44'39"	S44°39'48"E
C196	39.16'	25.00'	89°44'39"	S45°04'51"W
C197	78.54'	50.00'	90°00'00"	S44°42'32"W
C198	39.16'	25.00'	89°44'39"	S44°39'48"E
C199	39.16'	25.00'	89°44'39"	S45°04'51"W
C200	78.54'	50.00'	90°00'00"	S44°42'32"W
C201	39.16'	25.00'	89°44'39"	S44°39'48"E
C202	39.16'	25.00'	89°44'39"	S45°04'51"W
C203	78.54'	50.00'	90°00'00"	S44°42'32"W
C204	39.16'	25.00'	89°44'39"	S44°39'48"E
C205	39.16'	25.00'	89°44'39"	S45°04'51"W
C206	78.54'	50.00'	90°00'00"	S44°42'32"W
C207	39.16'	25.00'	89°44'39"	S44°39'48"E
C208	39.16'	25.00'	89°44'39"	S45°04'51"W
C209	78.54'	50.00'	90°00'00"	S44°42'32"W
C210	39.16'	25.00'	89°44'39"	S44°39'48"E
C211	39.16'	25.00'	89°44'39"	S45°04'51"W
C212	78.54'	50.00'	90°00'00"	S44°42'32"W
C213	39.16'	25.00'	89°44'39"	S44°39'48"E
C214	39.16'	25.00'	89°44'39"	S45°04'51"W
C215	78.54'	50.00'	90°00'00"	S44°42'32"W
C216	39.16'	25.00'	89°44'39"	S44°39'48"E
C217	39.16'	25.00'	89°44'39"	S45°04'51"W
C218	78.54'	50.00'	90°00'00"	S44°42'32"W
C219	39.16'	25.00'	89°44'39"	S44°39'48"E
C220	39.16'	25.00'	89°44'39"	S45°04'51"W
C221	78.54'	50.00'	90°00'00"	S44°42'32"W
C222	39.16'	25.00'	89°44'39"	S44°39'48"E
C223	39.16'	25.00'	89°44'39"	S45°04'51"W
C224	78.54'	50.00'	90°00'00"	S44°42'32"W
C225	39.16'	25.00'	89°44'39"	S44°39'48"E
C226	39.16'	25.00'	89°44'39"	S45°04'51"W
C227	78.54'	50.00'	90°00'00"	S44°42'32"W
C228	39.16'	25.00'	89°44'39"	S44°39'48"E
C229	39.16'	25.00'	89°44'39"	S45°04'51"W
C230	78.54'	50.00'	90°00'00"	S44°42'32"W
C231	39.16'	25.00'	89°44'39"	S44°39'48"E
C232	39.16'	25.00'	89°44'39"	S45°04'51"W
C233	78.54'	50.00'	90°00'00"	S44°42'32"W
C234	39.16'	25.00'	89°44'39"	S44°39'48"E
C235	39.16'	25.00'	89°44'39"	S45°04'51"W
C236	78.54'	50.00'	90°00'00"	S44°42'32"W
C237	39.16'	25.00'	89°44'39"	S44°39'48"E
C238	39.16'	25.00'	89°44'39"	S45°04'51"W
C239	78.54'	50.00'	90°00'00"	S44°42'32"W
C240	39.16'	25.00'	89°44'39"	S44°39'48"E
C241	39.16'	25.00'	89°44'39"	S45°04'51"W
C242	78.54'	50.00'	90°00'00"	S44°42'32"W
C243	39.16'	25.00'	89°44'39"	S44°39'48"E
C244	39.16'	25.00'	89°44'39"	S45°04'51"W
C245	78.54'	50.00'	90°00'00"	S44°42'32"W
C246	39.16'	25.00'	89°44'39"	S44°39'48"E
C247	39.16'	25.00'	89°44'39"	S45°04'51"W
C248	78.54'	50.00'	90°00'00"	S44°42'32"W
C249	39.16'	25.00'	89°44'39"	S44°39'48"E
C250	39.16'	25.00'	89°44'39"	S45°04'51"W
C251	78.54'	50.00'	90°00'00"	S44°42'32"W
C252	39.16'	25.00'	89°44'39"	S44°39'48"E
C253	39.16'	25.00'	89°44'39"	S45°04'51"W
C254	78.54'	50.00'	90°00'00"	S44°42'32"W
C255	39.16'	25.00'	89°44'39"	S44°39'48"E
C256	39.16'	25.00'	89°44'39"	S45°04'51"W
C257	78.54'	50.00'	90°00'00"	S44°42'32"W
C258	39.16'	25.00'	89°44'39"	S44°39'48"E
C259	39.16'	25.00'	89°44'39"	S45°04'51"W
C260	78.54'	50.00'	90°00'00"	S44°42'32"W
C261	39.16'	25.00'	89°44'39"	S44°39'48"E
C262	39.16'	25.00'	89°44'39"	S45°04'51"W
C263	78.54'	50.00'	90°00'00"	S44°42'32"W
C264	39.16'	25.00'	89°44'39"	S44°39'48"E
C265	39.16'	25.00'	89°44'39"	S45°04'51"W
C266	78.54'	50.00'	90°00'00"	S44°42'32"W
C267	39.16'	25.00'	89°44'39"	S44°39'48"E
C268	39.16'	25.00'	89°44'39"	S45°04'51"W
C269	78.54'	50.00'	90°00'00"	S44°42'32"W
C270	39.16'	25.00'	89°44'39"	S44°39'48"E
C271	39.16'	25.00'	89°44'39"	S45°04'51"W
C272	78.54'	50.00'	90°00'00"	S44°42'32"W
C273	39.16'	25.00'	89°44'39"	S44°39'48"E
C274	39.16'	25.00'	89°44'39"	S45°04'51"W
C275	78.54'	50.00'	90°00'00"	S44°42'32"W
C276	39.16'	25.00'	89°44'39"	S44°39'48"E
C277	39.16'	25.00'	89°44'39"	S45°04'51"W
C278	78.54'	50.00'	90°00'00"	S44°42'32"W
C279	39.16'	25.00'	89°44'39"	S44°39'48"E
C280	39.16'	25.00'	89°44'39"	S45°04'51"W
C281	78.54'	50.00'	90°00'00"	S44°42'32"W
C282	39.16'	25.00'	89°44'39"	S44°39'48"E
C283	39.16'	25.00'	89°44'39"	S45°04'51"W
C284	78.54'	50.00'	90°00'00"	S44°42'32"W
C285	39.16'	25.00'	89°44'39"	S44°39'48"E
C286	39.16'	25.00'	89°44'39"	S45°04'51"W
C287	78.54'	50.00'	90°00'00"	S44°42'32"W
C288	39.16'	25.00'	89°44'39"	S44°39'48"E
C289	39.16'	25.00'	89°44'39"	S45°04'51"W
C290	78.54'	50.00'	90°00'00"	S44°42'32"W
C291	39.16'	25.00'	89°44'39"	S44°39'48"E
C292	39.16'	25.00'	89°44'39"	S45°04'51"W
C293	78.54'	50.00'	90°00'00"	S44°42'32"W
C294	39.16'	25.00'	89°44'39"	S44°39'48"E
C295	39.16'	25.00'	89°44'39"	S45°04'51"W
C296	78.54'	50.00'	90°00'00"	S44°42'32"W
C297	39.16'	25.00'	89°44'39"	S44°39'48"E
C298	39.16'	25.00'	89°44'39"	S45°04'51"W
C299	78.54'	50.00'	90°00'00"	S44°42'32"W
C300	39.16'	25.00'	89°44'39"	S44°39'48"E
C301	39.16'	25.00'	89°44'39"	S45°04'51"W
C302	78.54'	50.00'	90°00'00"	S44°42'32"W
C303	39.16'	25.00'	89°44'39"	S44°39'48"E
C304	39.16'	25.00'	89°44'39"	S45°04'51"W
C305	78.54'	50.00'	90°00'00"	S44°42'32"W
C306	39.16'	25.00'	89°44'39"	S44°39'48"E
C307	39.16'	25.00'	89°44'39"	S45°04'51"W
C308	78.54'	50.00'	90°00'00"	S44°42'32"W
C309	39.16'	25.00'	89°44'39"	S44°39'48"E
C310	39.16'	25.00'	89°44'39"	S45°04'51"W
C311	78.54'	50.00'	90°00'00"	S44°42'32"W
C312	39.16'	25.00'	89°44'39"	S44°39'48"E
C313	39.16'	25.00'	89°44'39"	S45°04'51"W
C314	78.54'	50.00'	90°00'00"	S44°42'32"W
C315	39.16'	25.00'	89°44'39"	S44°39'48"E
C316	39.16'	25.00'	89°44'39"	S45°04'51"W
C317	78.54'	50.00'	90°00'00"	S44°42'32"W
C318	39.16'	25.00'	89°44'39"	S44°39'48"E
C319	39.16'	25.00'	89°44'39"	S45°04'51"W
C320	78.54'	50.00'	90°00'00"	S44°42'32"W
C321	39.16'	25.00'	89°44'39"	S44°39'48"E
C322	39.16'	25.00'	89°44'39"	S45°04'51"W
C323	78.54'	50.00'	90°00'00"	S44°42'32"W
C324	39.16'	25.00'	89°44'39"	S44°39'48"E
C325	39.16'	25.00'	89°44'39"	S45°04'51"W
C326	78.54'	50.00'	90°00'00"	S44°42'32"W
C327	39.16'	25.00'	89°44'39"	S44°39'48"E
C328	39.16'	25.00'	89°44'39"	S45°04'51"W
C329	78.54'	50.00'	90°00'00"	S44°42'32"W
C330	39.16'	25.00'	89°44'39"	S44°39'48"E
C331	39.16'	25.00'	89°44'39"	S45°04'51"W
C332	78.54'	50.00'	90°00'00"	S44°42'32"W
C333	39.16'	25.00'	89°44'39"	S44°39'48"E
C334	39.16'	25.00'	89°44'39"	S45°04'51"W
C335	78.54'	50.00'	90°00'00"	S44°42'32"W
C336	39.16'	25.00'	89°44'39"	S44°39'48"E
C337	39.16'	25.00'	89°44'39"	S45°04'51"W
C338	78.54'	50.00'	90°00'00"	S44°42'32"W
C339	39.16'	25.00'	89°44'39"	S44°39'48"E
C340	39.16'	25.00'	89°44'39"	S45°04'51"W
C341	78.54'	50.00'	90°00'00"	S44°42'32"W
C342	39.16'	25.00'	89°44'39"	S44°39'48"E
C343	39.16'	25.00'	89°44'39"	S45°04'51"W
C344	78.54'	50.00'	90°00'00"	S44°42'32"W
C345	39.16'	25.00'	89°44'39"	S44°39'48"E
C346	39.16'	25.00'	89°44'39"	S45°04'51"W
C347	78.54'	50.00'	90°00'00"	S44°42'32"W
C348	39.16'	25.00'	89°44'39"	S44°39'48"E
C349	39.16'	25.00'	89°44'39"	S45°04'51"W
C350	78.54'	50.00'	90°00'00"	S44°42'32"W
C351	39.16'	25.00'	89°44'39"	S44°39'48"E
C352	39.16'	25.00'	89°44'39"	S45°04'51"W
C353	78.54'	50.00'	90°00'00"	S44°42'32"W
C354	39.16'	25.00'	89°44'39"	S44°39'48"E
C355	39.16'	25.00'	89°44'39"	S45°04'51"W
C356	78.54'	50.00'	90°00'00"	S44°42'32"W
C357	39.16'	25.00'	89°44'39"	S44°39'48"E
C358	39.16'	25.00'	89°44'39"	S45°04'51"W
C359	78.54'	50.00'	90°00'00"	S44°42'32"W
C360	39.16'	25.00'	89°44'39"	S44°39'48"E
C361	39.16'	25.00'	89°44'39"	S45°04'51"W
C362	78.54'	50.00'	90°00'00"	S44°42'32"W
C363	39.16'	25.00'	89°44'39"	S44°39'48"E
C364	39.16'	25.00'	89°44'39"	S45°04'51"W
C365	78.54'	50.00'	90°00'00"	S44°42'32"W
C366	39.16'	25.00'	89°44'39"	S44°39'48"E
C367	39.16'	25.00'	89°44'39"	S45°04'51"W
C368	78.54'	50.00'	90°00'00"	S44°42'32"W
C369	39.16'	25.00'	89°44'39"	S44°39'48"E
C370	39.16'	25.00'	89°44'39"	S45°04'51"W
C371	78.54'	50.00'	90°00'00"	S44°42'32"W
C372	39.16'	25.00'	89°44'39"	S44°39'48"E
C373	39.16'	25.00'	89°44'39"	S45°04'51"W
C374	78.54'	50.00'	90°00'00"	S44°42'32"W
C375	39.16'	25.00'	89°44'39"	S44°39'48"E
C376	39.16'	25.00'	89°44'39"	S45°04'51"W
C377	78.54'	50.00'	90°00'00"	S44°42'32"W
C378	39.16'	25.00'	89°44'39"	S44°39'48"E
C379	39.16'	25.00'	89°44'39"	S45°04'51"W
C380	78.54'	50.00'	90°00'00"	S44°42'32"W
C381	39.16'	25.00'	89°44'39"	S44°39'48"E
C382	39.16'	25.00'	89°44'39"	S45°04'51"W
C383	78.54'	50.00'	90°00'00"	S44°42'32"W
C384	39.16'	25.00'	89°44'39"	S44°39'48"E
C385	39.16'	25.00'	89°44'39"	S45°04'51"W
C386	78.54'	50.00'	90°00'00"	S44°42'32"W
C387	39.16'	25.00'	89°44'39"	S44°39'48"E
C388	39.16'	25.00'	89°44'39"	S45°04'51"W
C389	78.54'	50.00'	90°00'00"	S44°42'32"W
C390	39.16'	25.00'	89°44'39"	S44°39'48"E
C391	39.16'	25.00'	89°44'39"	S45°04'51"W
C392	78.54'	50.00'	90°00'00"	S44°42'32"W
C393	39.16'	25.00'	89°44'39"	S44°39'48"E
C394	39.16'	25.00'	89°44'39"	S45°04'51"W
C395	78.54'	50.00'	90°00'00"	S44°42'32"W
C396	39.16'	25.00'	89°44'39"	S44°39'48"E
C397	39.16'	25.00'	89°44'39"	S45°04'51"W
C398	78.54'	50.00'	90°00'00"	S44°42'32"W
C399	39.16'	25.00'	89°44'39"	S44°39'48"E
C400	39.16'	25.00'	89°44'39"	S45°04'51"W
C401	78.54'	50.00'	90°00'00"	S44°42'32"W
C402	39.16'	25.00'	89°44'39"	S44°39'48"E
C403	39.16'	25.00'	89°44'39"	S45°04'51"W
C404	78.54'	50.00'	90°00'00"	S44°42'32"W
C405	39.16'	25.00'	89°44'39"	S44°39'48"E
C406	39.16'	25.00'	89°44'39"	S45°04'51"W
C407	78.54'	50.00'	90°00'00"	S44°42'32"W
C408	39.16'	25.00'	89°44'39"	S44°39'48"E
C409	39.16'	25.00'	89°44'39"	S45°04'51"W
C410	78.54'	50.00'	90°00'00"	S44°42'32"W
C411	39.16'	25.00'	89°44'39"	S44°39'48"E
C412	39.16'	25.00'	89°44'39"	S45°04'51"W
C413	78.54'	50.00'	90°00'00"	S44°42'32"W
C414	39.16'	25.00'	89°44'39"	S44°39'48"E
C415	39.16'	25.00'	89°44'39"	S45°04'51"W
C416	78.54'	50.00'	90°00'00"	S44°42'32"W
C417	39.16'	25.00'	89°44'39"	S44°39'48"E
C418	39.16'	25.00'	89°44'39"	S45°04'51"W
C419	78.54'	50.00'	90°00'00"	S44°42'32"W
C420	39.16'	25.00'	89°44'39"	S44°39'48"E
C421	39.16'	25.00'	89°44'39"	S45°04'51"W
C422	78.54'	50.00'	90°00'00"	S44°42'32"W
C423	39.16'	25.00'	89°44'39"	S44°39'48"E
C424	39.16'	25.00'	89°44'39"	S45°04'51"W
C425	78.54'	50.00'	90°00'00"	S44°42'32"W
C426	39.16'	25.00'	89°44'39"	S44°39'48"E
C427	39.16'	25.00'	89°44'39"	S45°04'51"W
C428	78.54'	50.00'	90°00'00"	S44°42'32"W
C429	39.16'	25.00'	89°44'39"	S44°39'48"E
C430	39.16'	25.00'	89°44'39"	S45°04'51"W
C431	78.54'	50.00'	90°00'00"	S44°42'32"W
C432	39.16'	25.00'	89°44'39"	S44°39'48"E
C433	39.16'	25.00'	89°44'39"	S45°04'51"W
C434	78.54'	50.00'	90°00'00"	S44°42'32"W
C435	39.16'	25.00'	89°44'39"	S44°39'48"E
C436	39.16'	25.00'	89°44'39"	S45°04'51"W
C437	78.54'	50.00'	90°00'00"	S44°42'32"W
C438	39.16'	25.00'	89°44'39"	S44°39'48

VERBENA RANCH MEADOWS SUBDIVISION NO. 1

BOOK ____ , PAGE _____

CERTIFICATE OF OWNERS

KNOW ALL MEN BY THESE PRESENTS: THAT WE, THE UNDERSIGNED, ARE THE OWNERS OF THE REAL PROPERTY DESCRIBED BELOW IN CANYON COUNTY, IDAHO, AND THAT WE INTEND TO INCLUDE THE FOLLOWING DESCRIBED PROPERTY IN THIS SUBDIVISION;

A PARCEL OF LAND BEING A PORTION OF THE NE1/4 OF SECTION 9, TOWNSHIP 3 NORTH, RANGE 3 EAST, BOISE MERIDIAN, CITY OF CALDWELL, CANYON COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN ALUMINUM CAP MONUMENT MARKING THE NORTHWEST CORNER OF THE NE1/4 OF SAID SECTION 9, FROM WHICH A BRASS CAP MONUMENT MARKING THE NORTHEAST CORNER OF SAID NE1/4 BEARS N 89°47'14" E A DISTANCE OF 2664.87 FEET;

THENCE ALONG THE NORTHERLY BOUNDARY OF SAID NE1/4 N 89°47'14" E A DISTANCE OF 1909.97 FEET

THENCE LEAVING SAID NORTHERLY BOUNDARY S 0°12'49" E A DISTANCE OF 40.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF E. HOMEDALE ROAD AND THE POINT OF BEGINNING;

THENCE CONTINUING S 0°12'49" E A DISTANCE OF 215.00 FEET TO A POINT;

THENCE S 1°10'29" E A DISTANCE OF 66.01 FEET TO A POINT;

THENCE N 89°47'11" E A DISTANCE OF 100.00 FEET TO A POINT;

THENCE S 0°12'49" E A DISTANCE OF 389.00 FEET TO A POINT;

THENCE S 89°47'11" W A DISTANCE OF 15.00 FEET TO A POINT;

THENCE S 0°12'49" E A DISTANCE OF 175.00 FEET TO A POINT;

THENCE S 89°47'11" W A DISTANCE OF 97.29 FEET TO A POINT;

THENCE S 81°34'15" W A DISTANCE OF 65.38 FEET TO A POINT;

THENCE S 66°27'35" W A DISTANCE OF 101.81 FEET TO A POINT;

THENCE S 23°32'25" E A DISTANCE OF 108.44 FEET TO A POINT;

THENCE S 66°32'25" E A DISTANCE OF 21.34 FEET TO A POINT;

THENCE N 66°27'35" E A DISTANCE OF 1.91 FEET TO A POINT;

THENCE S 23°32'25" E A DISTANCE OF 70.52 FEET TO A POINT;

THENCE S 15°41'16" W A DISTANCE OF 10.28 FEET TO A POINT;

THENCE S 23°32'25" E A DISTANCE OF 105.48 FEET TO A POINT;

THENCE N 66°27'35" E A DISTANCE OF 20.09 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE;

THENCE A DISTANCE OF 216.07 FEET ALONG THE ARC OF A 660.50 FOOT RADIUS CURVE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE OF 18°44'35" AND A LONG CHORD BEARING N 82°05'52" E A DISTANCE OF 215.11 FEET TO A POINT OF TANGENCY;
THENCE S 88°31'50"E A DISTANCE OF 64.92 FEET TO A POINT;

THENCE S 85°49'40"E A DISTANCE OF 43.43 FEET TO A POINT;

THENCE S 89°17'01"E A DISTANCE OF 383.80 FEET TO A POINT;

THENCE S 0°43'04"W A DISTANCE OF 67.26 FEET TO A POINT;

THENCE S 45°43'04"W A DISTANCE OF 23.55 FEET TO A POINT;

THENCE N 89°17'01"W A DISTANCE OF 1.85 FEET TO A POINT;

THENCE S 0°43'04"W A DISTANCE OF 92.00 FEET TO A POINT;

THENCE N 89°17'01"W A DISTANCE OF 80.03 FEET TO A POINT;

THENCE N 79°18'22"W A DISTANCE OF 76.15 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE;

THENCE A DISTANCE OF 25.34 FEET ALONG THE ARC OF A 315.50 FOOT RADIUS CURVE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE OF 4°36'06" AND A LONG CHORD BEARING N 80°13'19" W A DISTANCE OF 25.33 FEET TO THE BEGINNING OF A REVERSE CURVE;

THENCE A DISTANCE OF 42.62 FEET ALONG THE ARC OF A 136.50 FOOT RADIUS CURVE LEFT, SAID CURVE HAVING A CENTRAL ANGLE OF 17°53'30" AND A LONG CHORD BEARING N 86°52'01" W A DISTANCE OF 42.45 FEET TO THE BEGINNING OF A REVERSE CURVE;

THENCE A DISTANCE OF 105.14 FEET ALONG THE ARC OF A 113.50 FOOT RADIUS CURVE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE OF 53°04'31" AND A LONG CHORD BEARING N 89°16'31" W A DISTANCE OF 101.42 FEET TO THE BEGINNING OF A REVERSE CURVE;

THENCE A DISTANCE OF 39.10 FEET ALONG THE ARC OF A 61.50 FOOT RADIUS CURVE LEFT, SAID CURVE HAVING A CENTRAL ANGLE OF 36°25'33" AND A LONG CHORD BEARING N 60°57'01" W A DISTANCE OF 38.44 FEET TO THE BEGINNING OF A COMPOUND CURVE;

THENCE A DISTANCE OF 58.78 FEET ALONG THE ARC OF A 359.50 FOOT RADIUS CURVE LEFT, SAID CURVE HAVING A CENTRAL ANGLE OF 9°22'02" AND A LONG CHORD BEARING N 83°50'49" W A DISTANCE OF 58.71 FEET TO A POINT OF TANGENCY;

THENCE N 88°31'50" W A DISTANCE OF 64.92 FEET TO THE BEGINNING OF A TANGENTIAL CURVE,

THENCE A DISTANCE OF 186.96 FEET ALONG THE ARC OF A 559.50 FOOT RADIUS CURVE LEFT, SAID CURVE HAVING A CENTRAL ANGLE OF 19°08'43" AND A LONG CHORD BEARING S 81°53'48" W A DISTANCE OF 186.09 FEET TO A POINT;

THENCE S 19°50'19" W A DISTANCE OF 7.38 FEET TO A POINT;

THENCE S 23°32'25" E A DISTANCE OF 5.27 FEET TO A POINT;

THENCE S 66°27'35" W A DISTANCE OF 84.00 FEET TO A POINT;

THENCE N 23°32'25" W A DISTANCE OF 10.71 FEET TO A POINT;

THENCE N 62°42'19" W A DISTANCE OF 2.49 FEET TO A POINT;

THENCE S 64°00'17" W A DISTANCE OF 6.95 FEET TO A POINT;

THENCE N 25°59'43" W A DISTANCE OF 81.00 FEET TO A POINT;

THENCE N 64°00'17" E A DISTANCE OF 9.60 FEET TO A POINT;

THENCE N 24°39'48" E A DISTANCE OF 3.21 FEET TO A POINT;

THENCE N 23°32'25" W A DISTANCE OF 124.19 FEET TO A POINT;

THENCE N 62°46'05" W A DISTANCE OF 5.53 FEET TO A POINT;

THENCE N 23°32'25" W A DISTANCE OF 70.30 FEET TO A POINT;

THENCE N 66°27'35" E A DISTANCE OF 2.09 FEET TO A POINT;

THENCE N 19°30'14" E A DISTANCE OF 17.45 FEET TO A POINT;

THENCE N 23°32'25" W A DISTANCE OF 132.25 FEET TO A POINT;

THENCE S 66°27'35" W A DISTANCE OF 71.82 FEET TO THE BEGINNING OF A TANGENTIAL CURVE,

THENCE A DISTANCE OF 171.96 FEET ALONG THE ARC OF A 475.32 FOOT RADIUS CURVE LEFT, SAID CURVE HAVING A CENTRAL ANGLE OF 20°43'43" AND A LONG CHORD BEARING S 56°05'19" W A DISTANCE OF 171.02 FEET TO A POINT OF TANGENCY;

THENCE S 45°43'02" W A DISTANCE OF 28.40 FEET TO A POINT;

THENCE N 44°16'58" W A DISTANCE OF 175.00 FEET TO A POINT;

THENCE S 45°43'02" W A DISTANCE OF 62.48 FEET TO A POINT;

THENCE N 44°16'58" W A DISTANCE OF 115.00 FEET TO A POINT;

THENCE N 11°54'49" W A DISTANCE OF 103.20 FEET TO A POINT;

THENCE N 0°12'49" W A DISTANCE OF 691.01 FEET TO A POINT;

THENCE N 89°47'14" E A DISTANCE OF 732.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 18.06 ACRES, MORE OR LESS.

ALL THE LOTS IN THIS SUBDIVISION WILL BE ELIGIBLE TO RECEIVE WATER SERVICE FROM THE CITY OF CALDWELL, THE CITY OF CALDWELL HAS AGREED IN WRITING TO SERVE ALL THE LOTS IN THIS SUBDIVISION.

THE PUBLIC STREETS SHOWN ON THIS PLAT ARE HEREBY DEDICATED TO THE PUBLIC. THE PRIVATE STREETS AS SHOWN ON THIS PLAT ARE NOT DEDICATED TO THE PUBLIC. THE PUBLIC UTILITY, IRRIGATION AND DRAINAGE EASEMENTS ON THIS PLAT ARE NOT DEDICATED TO THE PUBLIC, BUT THE RIGHT OF ACCESS TO, AND USE OF, THESE EASEMENTS IS HEREBY RESERVED FOR PUBLIC UTILITIES, DRAINAGE AND FOR ANY OTHER USES AS MAY BE DESIGNATED HEREON AND NO PERMANENT STRUCTURES OTHER THAN FOR SAID USES ARE TO BE ERECTED WITHIN THE LIMITS OF SAID EASEMENTS.

THE OWNERS HEREBY CERTIFY THAT SURFACE WATER FOR IRRIGATION IS REASONABLY AVAILABLE, PER SECTION 67-6537, IDAHO CODE, AND THAT THEY ARE IN COMPLIANCE WITH SECTION 31-3805, IDAHO CODE.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HAND THIS ____ DAY OF _____, 20___.

TOLL WEST INC

_____

BY RYAN HAMMONS, DIVISION PRESIDENT

ACKNOWLEDGMENT

STATE OF IDAHO }
COUNTY OF ADA } S.S.

ON THIS ____ DAY OF _____, 20___ BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE PERSONALLY APPEARED RYAN HAMMONS, KNOWN TO ME TO BE THE DIVISION PRESIDENT OF TOLL WEST INC, AN IDAHO CORPORATION, THE PERSON WHO EXECUTED THE FOREGOING "CERTIFICATE OF OWNERS" AND ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.

MY COMMISSION EXPIRES_____

RESIDING AT _____

_____

NOTARY PUBLIC FOR THE STATE OF IDAHO

CERTIFICATE OF SURVEYOR

I, CLINTON W. HANSEN, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF IDAHO, AND THAT THIS PLAT AS DESCRIBED IN THE "CERTIFICATE OF OWNERS" WAS DRAWN FROM THE FIELD NOTES OF A SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION AND ACCURATELY REPRESENTS THE POINTS PLATTED THEREON, AND IS IN CONFORMITY WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.

PROFESSIONAL LAND SURVEYOR REGISTERED 11118 STATE OF IDAHO CLINTON W. HANSEN

_____
CLINTON W. HANSEN
PLS 11118

LandSolutions
Land Surveying and Consulting
231 E. 5TH ST.
MERIDIAN, ID 83642
(208) 288-2040 fax (208) 288-2557
www.landsolutions.biz

JOB NO. 25-44

SHEET 3 OF 4

City of Caldwell
APPROVED FOR CONSTRUCTION

These plans and/or specifications have been reviewed for compliance with the City of Caldwell specifications. This review does not relieve the owner, engineer, or contractor of the responsibility to design and/or construct these facilities in compliance with all current applicable federal, state, and local laws, rules, regulations, ordinances, orders of decisions, development agreements, or specifications. Inconsistencies not isolated by City staff shall not be construed as approved unless specifically addressed as a variance and granted by City Council as a variance. The City retains the right to enforce provisions of said document and policies even if inconsistencies are not noted by the City. Any revisions of these approved plans will require a resubmittal for a full review and approval.

Name: Martin Gergen

PROFESSIONAL ENGINEER LICENSED 03/05/2026 LARRY D. LYLE

NO.	REVISIONS: DESCRIPTION	DATE	APPROVED

ARDURRA
212 N. WASHINGTON AVE | NAMPA, IDAHO 83687
208-442-4084 | WWW.ARDURRA.COM

CONSTRUCTION DRAWINGS FOR:
VERBENA RANCH MEADOWS NO.1
OWNER'S CERTIFICATE

IF THIS BAR DOES NOT MEASURE 1" ON YOUR SHEET IT IS NOT A FULL SIZE SHEET. THESE DRAWINGS ARE NOT TO SCALE

DATE: March 3, 2026
PROJECT: 25212
SHEET: C1.02

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Y:\AMM\25212\5_CAD\PLAT\CONSTRUCTION_DRAWINGS\25212-C1 FINAL PLAT DWG, 3/3/2026

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VERBENA RANCH MEADOWS SUBDIVISION NO. 1

BOOK ____ , PAGE _____

HEALTH CERTIFICATE

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13, HAVE BEEN SATISFIED BY A QUALIFIED LICENSED PROFESSIONAL ENGINEER (QLPE) REPRESENTING THE CITY OF CALDWELL AND THE QLPE APPROVAL OF THE DESIGN PLANS AND SPECIFICATIONS AND THE CONDITIONS IMPOSED ON THE DEVELOPER FOR CONTINUED SATISFACTION OF THE SANITARY RESTRICTIONS. BUYER IS CAUTIONED THAT AT THE TIME OF THIS APPROVAL, NO DRINKING WATER EXTENSIONS OR SEWER EXTENSIONS WERE CONSTRUCTED. BUILDING CONSTRUCTION CAN BE ALLOWED WITH APPROPRIATE BUILDING PERMITS IF DRINKING WATER EXTENSIONS OR SEWER EXTENSIONS HAVE SINCE BEEN CONSTRUCTED OR IF THE DEVELOPER IS SIMULTANEOUSLY CONSTRUCTING THOSE FACILITIES. IF THE DEVELOPER FAILS TO CONSTRUCT FACILITIES, THEN SANITARY RESTRICTIONS MAY BE REIMPOSED, IN ACCORDANCE WITH SECTION 50-1326, IDAHO CODE, BY THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL, AND NO CONSTRUCTION OF ANY BUILDING OR SHELTER REQUIRING DRINKING WATER OR SEWER/SEPTIC FACILITIES SHALL BE ALLOWED.

_____
DISTRICT HEALTH DEPARTMENT,REHS DATE

APPROVAL OF CITY COUNCIL

I, THE UNDERSIGNED, CITY CLERK IN AND FOR THE CITY OF CALDWELL, CANYON COUNTY, IDAHO, DO HEREBY CERTIFY THAT AT A REGULAR MEETING OF THE CITY COUNCIL HELD ON THE ____ DAY OF _____ , 20___, THIS PLAT WAS DULY ACCEPTED AND APPROVED.

_____
CITY CLERK

APPROVAL OF THE CITY ENGINEER

I, THE UNDERSIGNED, CITY ENGINEER IN AND FOR THE CITY OF CALDWELL, CANYON COUNTY, IDAHO, HEREBY APPROVE THIS PLAT.

_____
CITY ENGINEER ~ CALDWELL, IDAHO

CERTIFICATE OF THE COUNTY SURVEYOR

I, THE UNDERSIGNED, PROFESSIONAL LAND SURVEYOR FOR CANYON COUNTY, IDAHO, HEREBY CERTIFY THAT I HAVE CHECKED THIS PLAT AND FIND THAT IT COMPLIES WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.

_____
CANYON COUNTY SURVEYOR

CERTIFICATE OF THE COUNTY TREASURER

I, THE UNDERSIGNED, COUNTY TREASURER IN AND FOR THE COUNTY OF CANYON, STATE OF IDAHO, PER THE REQUIREMENTS OF I.C. 50-1308, DO HEREBY CERTIFY THAT ANY AND ALL CURRENT AND OR DELINQUENT COUNTY PROPERTY TAXES FOR THE PROPERTY INCLUDED IN THIS SUBDIVISION HAVE BEEN PAID IN FULL. THIS CERTIFICATION IS VALID FOR THE NEXT THIRTY (30) DAYS ONLY.

DATE: _____ _____
COUNTY TREASURER

CLINTON W. HANSEN
PLS 11118

PROFESSIONAL LAND SURVEYOR REGISTERED STATE OF IDAHO CLINTON W. HANSEN 23107 12/31/26

LandSolutions
Land Surveying and Consulting
231 E. 5TH ST.
MERIDIAN, ID 83642
(208) 288-2040 fax (208) 288-2557
www.landsolutions.biz

JOB NO. 25-44

SHEET 4 OF 4

City of Caldwell
APPROVED FOR CONSTRUCTION

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Name: Martin Gergen

PROFESSIONAL ENGINEER LICENSED 23107 03/05/2026 STATE OF IDAHO TERRY D. LYLE

NO.	REVISIONS: DESCRIPTION	DATE

SCHEDULE DATE	2/16/26
DESIGNED	JT GRAHAM
DRAWN	K. SHORES
CHECKED	T. LYLE
APPROVED	T. LYLE

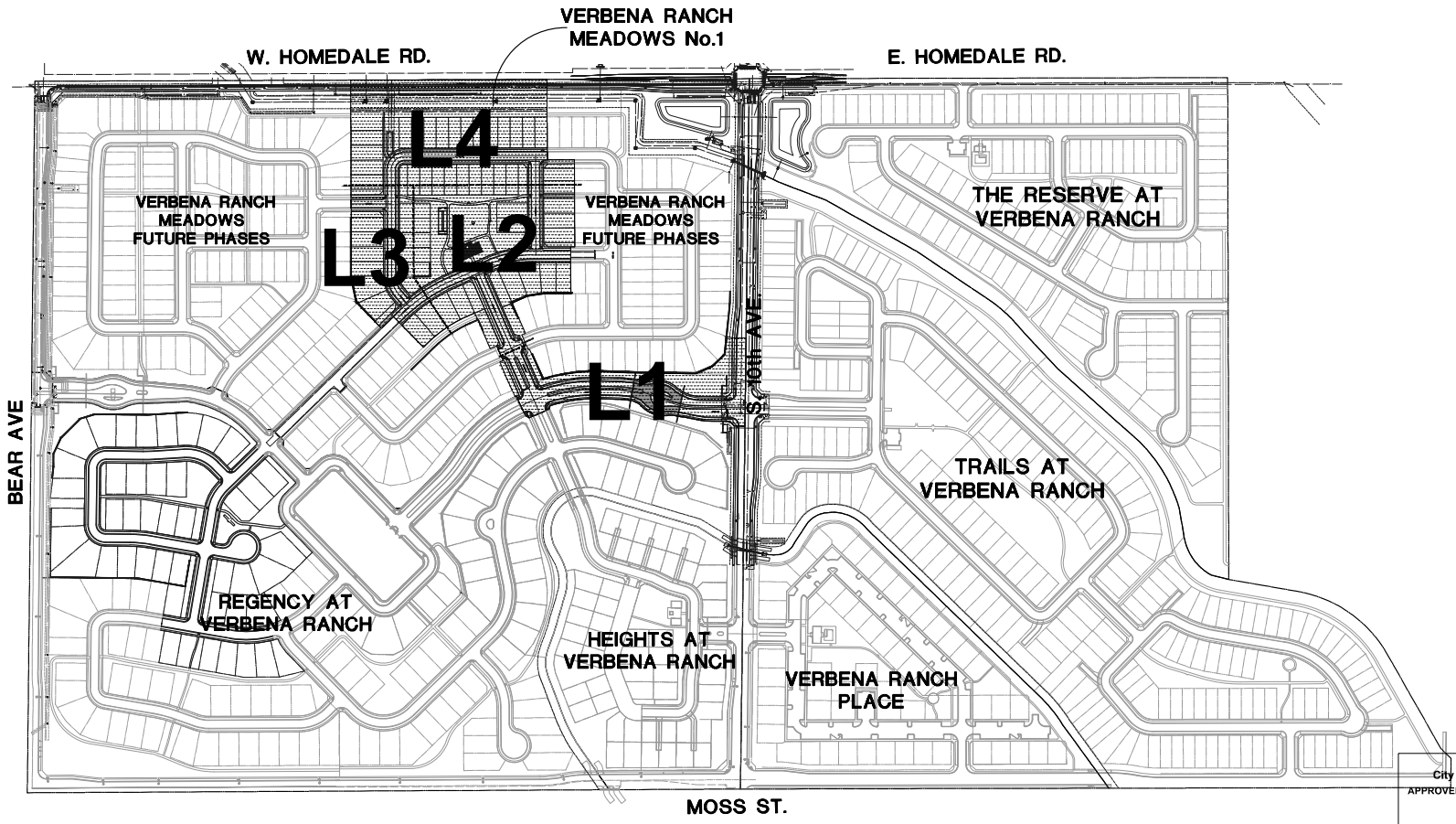
ARDURRA
212 N. WILDWOOD WAY
NAMPA, IDAHO 83687
208-442-8181 | WWW.ARDURRA.COM

CONSTRUCTION DRAWINGS FOR:
VERBENA RANCH MEADOWS NO.1
SIGNATURE SHEET

IF THIS BAR DOES NOT MEASURE 1" ON SHEET, THEN DRAWING IS NOT TO SCALE

DATE: March 3, 2026
PROJECT: 25213
SHEET: C1.03

Y:\ARM\2025\213_CAD\SHEETS\CONSTRUCTION_DRAWINGS\25213 C1 FINAL PLAT DWG, 3/3/2026



NOTES

1. REFER TO EACH INDIVIDUAL SHEET (L1-L4) FOR COMPLETE LANDSCAPE PLANTING PLANS.
2. REFER TO SHEET L5 FOR PLANT SCHEDULE, LANDSCAPE NOTES, AND DETAILS.
3. REFER TO SHEET L6 FOR LANDSCAPE AND IRRIGATION PERFORMANCE SPECIFICATIONS.

City of Caldwell
APPROVED FOR CONSTRUCTION

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Name: Martin Gergen

NORTH

0' 200' 400' 600'

SCALE 1" = 200'

Issue Description	Date
ISSUE CITY COMMENTS	11-24-25 1-14-26

JENSEN BELTS ASSOCIATES

Site Planning
Landscape Architecture

1509 Tyrell Lane, Ste 130
Boise, Idaho 83706
Ph. (208) 343-7175

www.jensenbelts.com

VERBENA RANCH MEADOWS PHASE 1 CALDWELL, IDAHO

FINAL PLAT LANDSCAPE PLAN

Job Number 2517

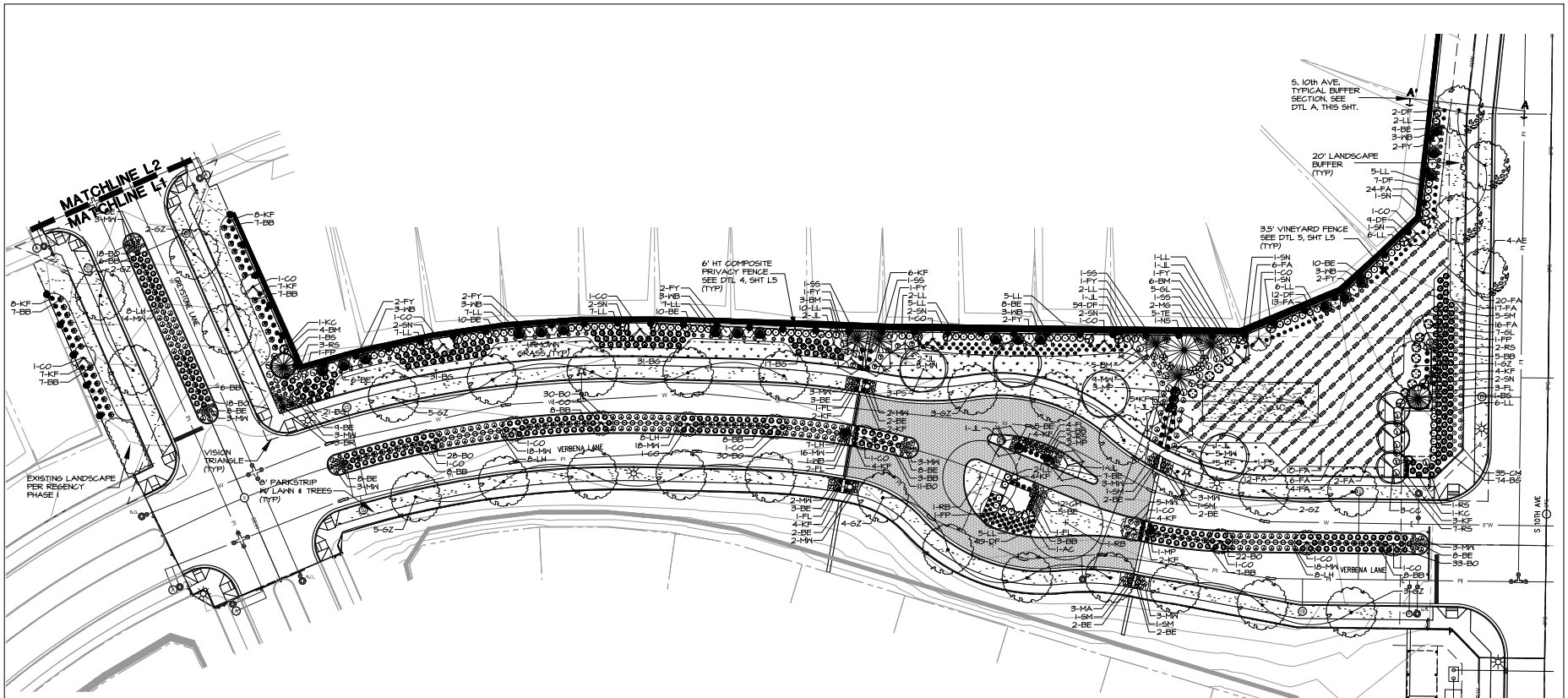
Drawn	Checked
JJN	KCS

Scale AS SHOWN

Sheet Title: OVERALL PLAN

Sheet Number: L0

1 of 7 Sheets



PLANT SCHEDULE

(REFERENCE SHEET L5)

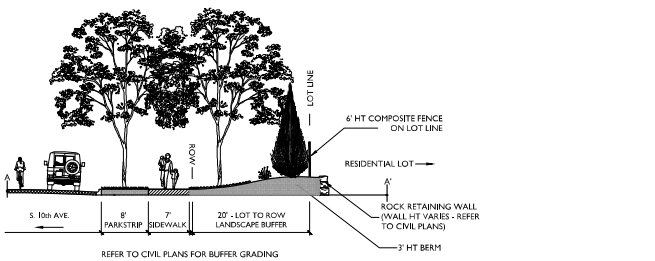
SYM	COMMON NAME
EVERGREEN TREES	
AC	COLUMNAR BLUE ATLAS CEDAR
BS	MOREHEIM BLUE SPRUCE
KC	KARL FUCHS CEDAR
NS	NORWAY SPRUCE
SS	SERBIAN SPRUCE
VP	VANDERWOLF PINE
WB	WICHITA BLUE JUNIPER
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SO	SWAMP OAK
SHADE/STREET TREES (CLASS II)	
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CO	CRIMSON SPIRE OAK
GZ	GREEN VASE ZELKOVA
HL	SKYLINE HONEYLOCUST
LN	LITTLELEAF LINDEN
PS	PACIFIC SUNSET MAPLE
RB	HERITAGE RIVER BIRCH
TT	EMERALD CITY TULIP TREE
ORNAMENTAL TREES (CLASS I)	
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HW	HOTWINGS MAPLE
JL	IVORY SILK JAPANESE TREE LILAC
FP	FOREST PANSY REDBUD
SC	SPRING SNOW CRABAPPLE
ST	SUGAR TYME CRABAPPLE

SYM	COMMON NAME
SHRUBS/ORNAMENTAL GRASSES/PERENNIALS	
BB	SUNJOY ORANGE PILLAR BARBERRY
BE	BLACK EYED SUSAN
BG	BLOND AMBITION BLUE GRAMMA GRASS
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SYM	
	LAWN SOD
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	GRAVEL
	6' COMPOSITE FENCE AT PERIMETER PROPERTY LINES & LANDSCAPE BUFFERS (TYP). SEE DTL 4, SHT L5.
	3.5' VINEYARD FENCE (TYP) SEE DTL 5, SHT L5.

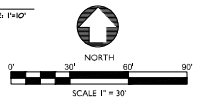
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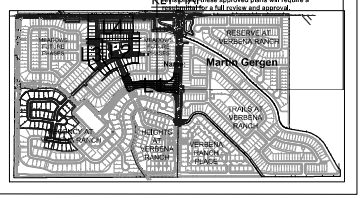
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Ⓐ S. 10th AVE. LANDSCAPE BUFFER SECTION

SCALE: 1"=10'





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Issue Description	Date
ISSUE CITY COMMENTS	11-24-25 1-14-26

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VERBENA RANCH MEADOWS PHASE 1 CALDWELL, IDAHO

FINAL PLAT LANDSCAPE PLAN

Job Number 2517

Drawn	Checked
JJN	KCS

Scale AS SHOWN

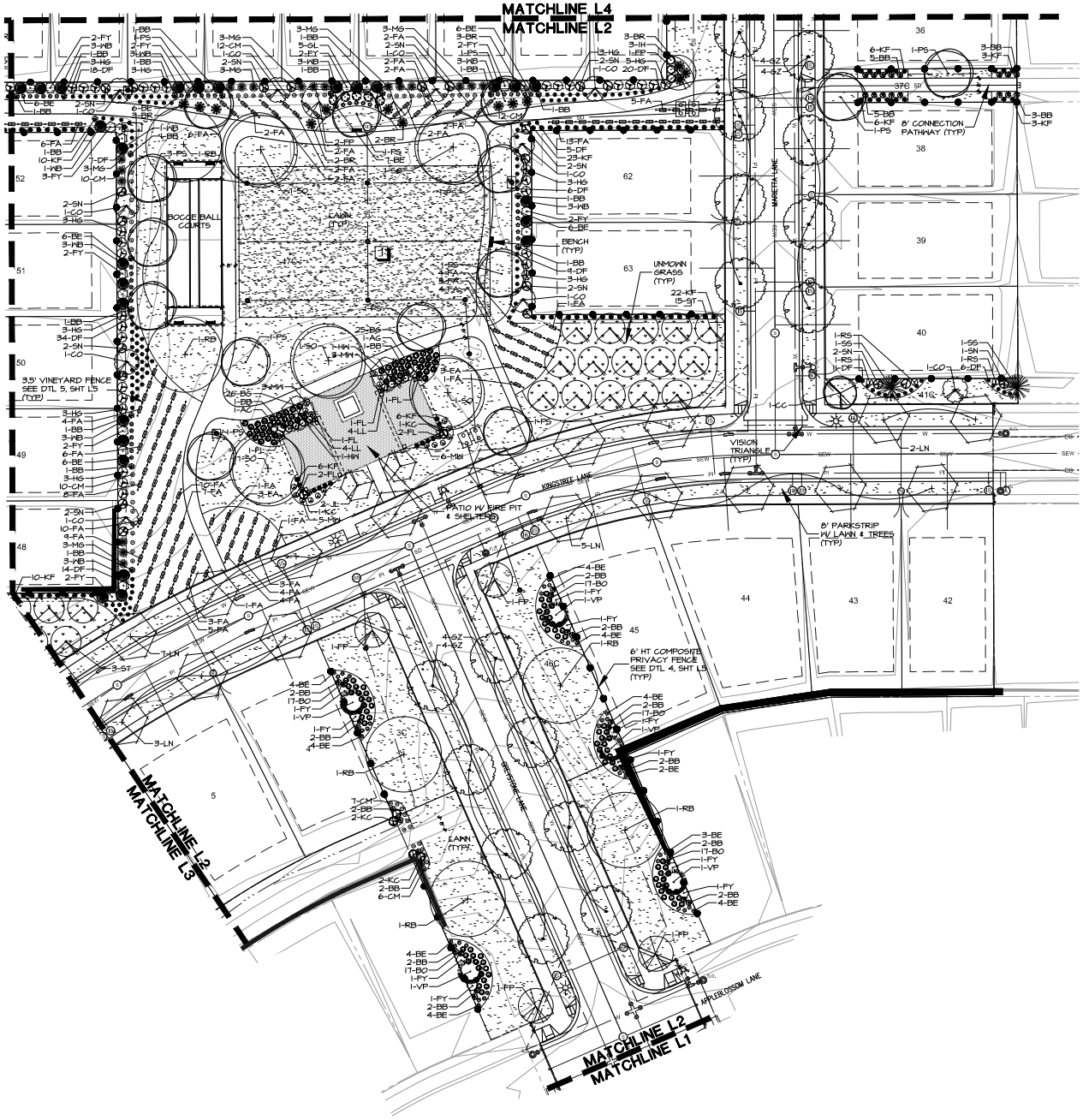
Sheet Title

LANDSCAPE PLAN

Sheet Number

L1

2 of 7 Sheets



PLANT SCHEDULE

(REFERENCE SHEET L5)

SYM	COMMON NAME
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LAWN SOD

UNMOWN GRASS

GRAVEL

6' COMPOSITE FENCE AT PERIMETER PROPERTY LINES & LANDSCAPE BUFFERS (TYP). SEE DTL 4, SHT L5.

3.5' VINEYARD FENCE (TYP) SEE DTL 5, SHT L5.

NOTES

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0' 30' 60'

KEY MAP



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Scale AS SHOWN

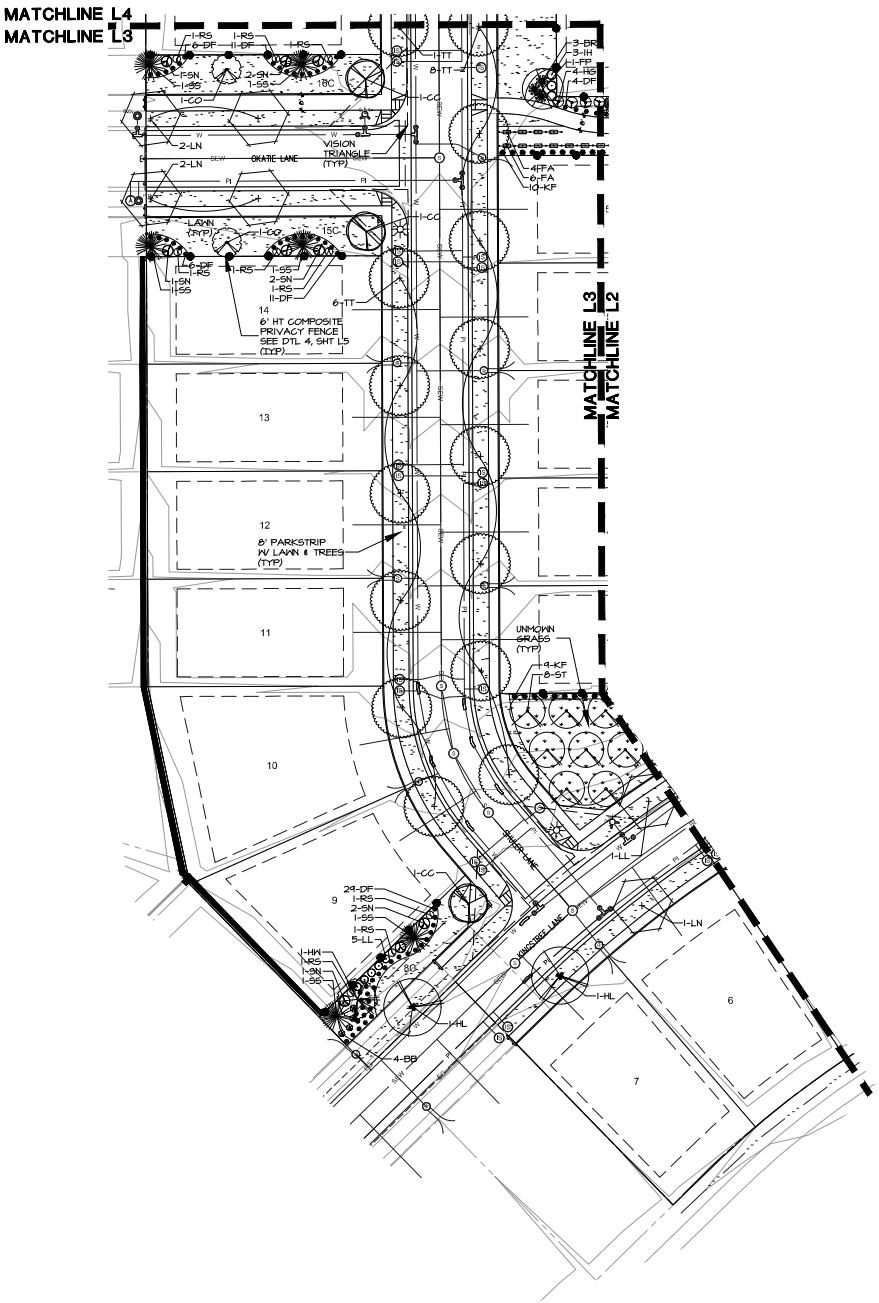
Sheet Title

LANDSCAPE PLAN

Sheet Number

L2

3 of 7 Sheets



PLANT SCHEDULE

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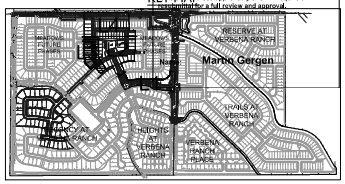
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FINAL PLAT LANDSCAPE PLAN

Job Number 2517

Drawn	Checked
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Scale	AS SHOWN

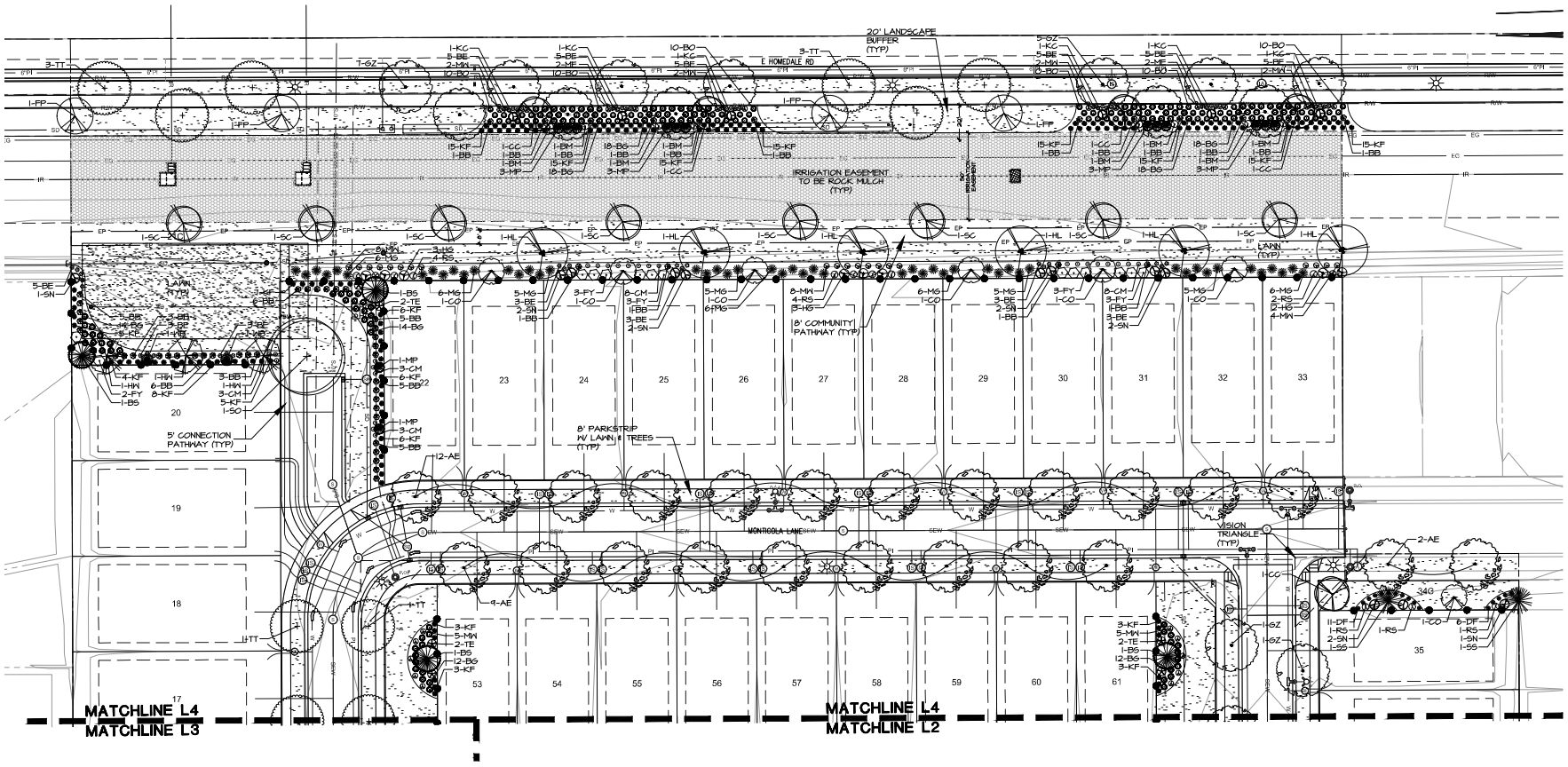
Sheet Title

LANDSCAPE PLAN

Sheet Number

L3

4 of 7 Sheets



PLANT SCHEDULE

(REFERENCE SHEET L5)

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NORTH

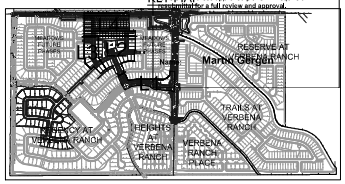
0' 30' 60' 90'

SCALE 1" = 30'

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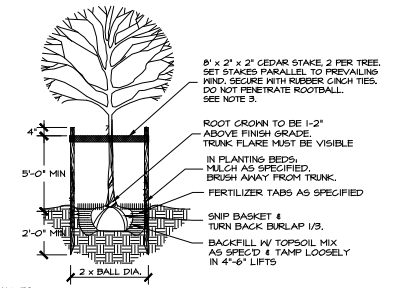
Sheet Title

LANDSCAPE PLAN

Sheet Number

L4

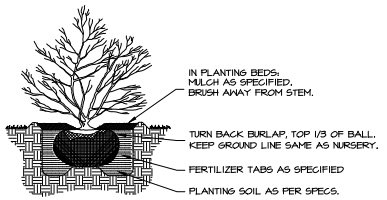
5 of 7 Sheets



NOTES:
1. REMOVE ALL TWINE, ROPE, OR BINDINGS FROM ALL TRUNKS.
2. REMOVE BURLAP AND WIRE BASKETS FROM THE TOP 1/3 OF ALL ROOT BALLS AFTER PLANTING. IF SYNTHETIC WRAP/BURLAP IS USED, IT MUST BE COMPLETELY REMOVED.
3. STAKING OF TREES TO BE THE CONTRACTOR'S OPTION; HOWEVER, THE CONTRACTOR IS RESPONSIBLE TO INSURE THAT ALL TREES ARE PLANTED STRAIGHT AND REMAIN STRAIGHT FOR A MIN OF 1 YEAR. ALL STAKING SHALL BE REMOVED AT THE END OF THE 1 YEAR WARRANTY PERIOD.
4. TREES PLANTED IN TURF AREAS, REMOVE TURF 3' DIA. FROM TREE TRUNK.

(1) TREE PLANTING/STAKING

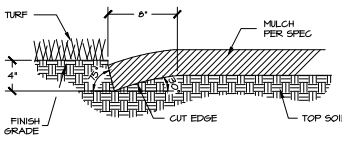
NOT TO SCALE



NOTE: DIG HOLE TWICE THE SIZE OF ROOTBALL.

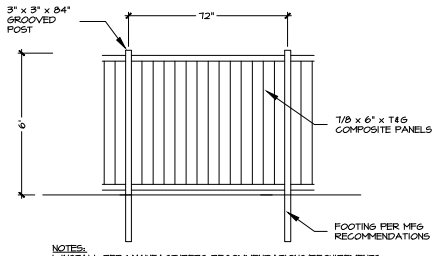
(2) SHRUB PLANTING

NOT TO SCALE



(3) PLANTER CUT BED EDGE

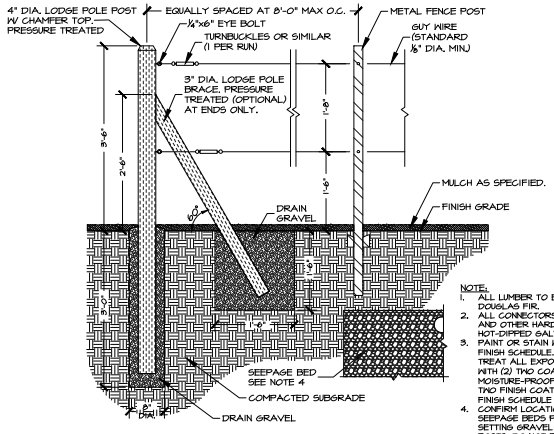
NOT TO SCALE



NOTES:
1. INSTALL PER MANUFACTURERS RECOMMENDATIONS/REQUIREMENTS.
2. FENCE TO STEP DOWN TO 3' HEIGHT 20' FROM ROW.
3. COLOR TO BE BROWN.

(4) 6' SOLID COMPOSITE FENCE

NOT TO SCALE



NOTE:
1. ALL LUMBER TO BE SAW SIZED DOUGLAS FIR.
2. ALL CONNECTORS, FASTENERS, AND OTHER HARDWARE TO BE HOT-DIPPED GALVANIZED.
3. PAINT OR STAIN WOOD PER FINISH SCHEDULE. (IF PAINTING, TREAT ALL EXPOSED SURFACES WITH (2) TWO COATS MOISTURE-PROOF PRIMER AND (2) TWO FINISH COATS - REFER TO FINISH SCHEDULE FOR COLOR.)
4. CONFIRM LOCATION & DEPTH OF SEEPAGE BEDS PRIOR TO SETTING GRAVEL AND DRIVING POSTS. DO NOT PUNCTURE.

(5) VINEYARD FENCE

NOT TO SCALE

LANDSCAPE CALCULATIONS

LANDSCAPE BUFFER TREES:

LOCATION	BUFFER WIDTH	LENGTH	PROVIDED
HOMEDALE RD.	20'	732'	18 CLASS II TREES x 35' = 630' 8 CLASS I TREES x 25' = 200' 830' (+6 EVERGREENS)
10TH AVE.	20'	215'	5 CLASS II TREES x 35' = 175' 4 CLASS I TREES x 25' = 100' 275' (+5 EVERGREENS)

LANDSCAPE BUFFER SHRUBS:

LOCATION	REQUIRED	PROVIDED
HOMEDALE RD.	732'/4' = 183 SHRUBS	246 SHRUBS TO BE PROVIDED IN LANDSCAPE BUFFER
10TH AVE.	215'/4' = 54 SHRUBS	150 SHRUBS TO BE PROVIDED IN LANDSCAPE BUFFER

LANDSCAPE BUFFER LAWN:

LOCATION	TOTAL BUFFER AREA	LAWN % PROVIDED
HOMEDALE RD.	14,636 SF	6,610 SF/14,636 SF = 45% LAWN
10TH AVE.	4,300 SF	1,275 SF/4,300 SF = 30% LAWN

COMMUNITY PATHWAY TREES & SHRUBS:

WIDTH	LENGTH	REQUIRED	PROVIDED
8'	732'	732'/40' = 18 TREES 732'/100' x 15 = 110 SHRUBS	20 TREES 145 SHRUBS

COMMON OPEN SPACE:

	REQUIRED	PROVIDED
	187,250 SF / 5000 = 37 TREES	243 TREES
* TREES PROVIDED IN PREVIOUS PHASES		N/A
* FUTURE PHASE COMMON AREAS	18,415 SF / 5000 = 4 TREES	18 TREES

NUMBER OF TREES PROVIDED ON BUFFER:	46 TREES
NUMBER OF TREES PROVIDED ALONG COMMUNITY PATHWAY:	20 TREES
NUMBER OF TREES PROVIDED WITHIN RESIDENTIAL PARKSTRIPS:	51 TREES
NUMBER OF TREES PROVIDED ON COMMON LOTS:	242 TREES
COMMON LOT TREES PROVIDED IN PREVIOUS PHASES:	N/A TREES
COMMON LOT TREES APPLIED TOWARD FUTURE PHASE REQUIREMENTS:	18 TREES
TOTAL NUMBER OF TREES:	377 TREES

PLANT SCHEDULE

SYM	COMMON NAME	BOTANICAL NAME	SIZE
EVERGREEN TREES			
AC	COLUMNAR BLUE ATLAS CEDAR	CEDRUS ATLANTICA 'FASTIGIATA'	6-8' HT B&B
BS	MOREHEIM BLUE SPRUCE	PICEA PUNGENS 'MOERHEIM'	6-8' HT B&B
KC	KARL FUCHS CEDAR	CEDRUS DEODARA 'KARL FUCHS'	6-8' HT B&B
NS	NORWAY SPRUCE	PICEA ABIES	6-8' HT B&B
SS	SERBIAN SPRUCE	PICEA OMORIKA	6-8' HT B&B
VP	VANDERWOLF PINE	PINUS FLEXILIS 'VANDERWOLF'S PYRAMID'	6-8' HT B&B
WB	WICHITA BLUE JUNIPER	JUNIPERUS SCOPULORUM 'WICHITA BLUE'	6-8' HT B&B
SHADE TREES (CLASS III)			
SO	SHAMP OAK	QUERCUS BICOLOR	2" CAL B&B
SHADE/STREET TREES (CLASS II)			
AE	ACCOLADE ELM	ULMUS DAVIDIANA 'MORTON'	2" CAL B&B
CO	CRIMSON SPIRE OAK	QUERCUS ROBUR x Q. ALBA 'CRIMSCHMIDT'	2" CAL B&B
GZ	GREEN VASE ZELKOVA	ZELKOVA SERRATA 'GREEN VASE'	2" CAL B&B
HL	SKYLINE HONEYLOCUST	GLEDITSIA TRIACANTHOS INERMIS 'SKYCOLE'	2" CAL B&B
LN	LITTLELEAF LINDEN	TILIA CORDATA	2" CAL B&B
PS	PACIFIC SUNSET MAPLE	ACER TRUNCATUM x PLAT. 'WARRENRED'	2" CAL B&B
RB	HERITAGE RIVER BIRCH	BETULA NIGRA 'CULT'	2" CLUMP
TT	EMERALD CITY TULIP TREE	LIRIODENDRON TULIPIFERA 'LF5-0z'	2" CAL B&B
ORNAMENTAL TREES (CLASS I)			
CC	CENTURION CRABAPPLE	MALUS sp. 'CENTZAM'	2" CAL B&B
HN	HOTWINGS MAPLE	ACER TATARICUM 'GARANN'	6-8' HT. MULTI-STEM
JL	IVORY SILK JAPANESE TREE LILAC	SYRINGA RETICULATA 'IVORY SILK'	2" CAL B&B
FP	FORESTRY PINKY REDBUD	CERCIS CANADENSIS 'FOREST PANSY'	2" CAL B&B
SC	SPRING SNOW CRABAPPLE	MALUS 'SPRINGSNOW'	2" CAL B&B
ST	SUGAR TYME CRABAPPLE	MALUS 'SUTZAM'	2" CAL B&B
SHRUBS/ORNAMENTAL GRASSES/PERENNIALS			
BB	SUNJOY ORANGE PILLAR BARBERRY	BERBERIS THUNBERGII 'NCBT3'	3 GAL
BE	BLACK EYED SUSAN	RUDBECKIA FULGIDA 'GOLDSTRUM'	1 GAL
BG	BLOND AMBITION BLUE GRAMMA GRASS	BOUTELOUA GRACILIS 'BLONDE AMBITION'	1 GAL
BM	BLUE MIST SPIREA	CARYOPTERIS x CLANDONENSIS 'BLUE MIST'	3 GAL
BO	BLUE OAT GRASS	HELICTOTRICHON SEMPERVIRENS	1 GAL
BR	BLUE RUG JUNIPER	JUNIPERUS HORIZONTALIS 'WILTONI'	2 GAL
CM	WALKER'S DEEP BLUE CATMINT	NEPETA x 'WALKER'S DEEP BLUE'	1 GAL
DF	DWARF FOUNTAIN GRASS	PENNISETUM ALOPECUROIDES 'HAMELN'	1 GAL
FA	FIVELEAF AKEBIA	AKEBIA QUINATA	2 GAL
FL	FINE LINE BUCKTHORN	RHAMNUS FRAGULA 'RON WILLIAMS'	5 GAL
FY	SHOWOFF FORSYTHIA	FORSYTHIA x INTERMEDIA 'MINDOR'	5 GAL
GL	GRO-LOW SUMAC	RHUS AROMATICA 'GRO-LOW'	3 GAL
HG	HENRY'S GARNET SWEETSPIRE	ITEA VIRGINICA 'HENRY'S GARNET'	5 GAL
IH	IVORY HALO DOGWOOD	CORNUS ALBA 'BAILHALO'	5 GAL
KF	KARL FOERSTER REED GRASS	CALAMAGROSTIS ARUNDINACEA 'K.F.'	1 GAL
LH	LITTLE HENRY SWEETSPIRE	ITEA VIRGINICA 'SPRICH'	3 GAL
LL	LITTLE LIME HYDRANGEA	HYDRANGEA PANICULATA 'JANE'	5 GAL
MG	MAIDEN GRASS	MISCANTHUS SINENSIS 'GRACILLIMUS'	1 GAL
MP	DWARF MUGO PINE	PINUS MUGO var. PUMILIO	5 GAL
MW	MIDNIGHT WINE WEIGELA	WEIGLEA FLORIDA 'VERWEIG4'	2 GAL
RS	RUSSIAN SAGE	PEROVSKIA ATRIPLICIFOLIA	2 GAL
SM	SLOWMOUND MUGO PINE	PINUS MUGO 'SLOWMOUND'	3 GAL
SN	SUMMERWINE NINEBARK	PHYSOCARPUS OPULIFOLIA 'SEWARD'	5 GAL
TE	TIGER EYE SUMAC	RHUS TYPHINA 'BAILTIGER'	5 GAL

LAWN SOD

UNMOWN GRASS

6' COMPOSITE FENCE AT PERIMETER PROPERTY LINES & LANDSCAPE BUFFERS (TYP). SEE DTL. 4, THIS SHT.

3.5' VINEYARD FENCE (TYP) SEE DTL. 5, THIS SHT.

GRAVEL

NOTES

1. ALL PLANTING AREAS SHALL BE INSTALLED BE IN ACCORDANCE WITH CITY OF CALDWELL CODE. REFER TO SHEET L6 - SPEC SECTION 32 90 00 - LANDSCAPE SPECIFICATIONS.
2. ALL PLANTING AREAS TO BE WATERED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. REFER TO SHEET L6 - SPEC SECTION 32 84 00 - IRRIGATION PERFORMANCE SPECIFICATIONS.
3. LOCATE AND PROTECT ALL UTILITIES DURING CONSTRUCTION.
4. TREES SHALL NOT BE PLANTED WITHIN THE 10-FOOT CLEAR ZONE OF ALL STORM DRAIN PIPE, STRUCTURES, OR FACILITIES. ACCESS TO INLETS AND OUTLETS OF DRAINAGE AREAS SHALL NOT BE PLANTED WITH TREES, SHRUBS, OR ANY LANDSCAPING THAT WOULD IMPEDE HEAVY EQUIPMENT VEHICLE ACCESS. SEEPAGE BEDS MUST BE PROTECTED FROM ANY AND ALL CONTAMINATION DURING THE CONSTRUCTION AND INSTALLATION OF THE LANDSCAPE IRRIGATION SYSTEM. ALL SHRUBS PLANTED OVER OR ADJACENT TO SEEPAGE BEDS TO HAVE A ROOT BALL THAT DOES NOT EXCEED 18" IN DIAMETER. NO LAWN SOD TO BE PLACED OVER DRAINAGE SWALE SAND WINDOWS. LANDSCAPING WITHIN
5. NO TREES SHALL IMPEDE THE 40' VISION TRIANGLE AT ALL INTERSECTIONS. NO CONIFEROUS TREES OR SHRUBS OVER 3' HIGH AT MATURITY WILL BE LOCATED WITHIN SIGHT TRIANGLE OR ROW, AS TREES, PLANTING THE OWNER SHALL BE RESPONSIBLE FOR PRUNING TREE CANOPIES TO MEET REQUIREMENTS FOR MAINTAINING CLEAR VISIBILITY WITHIN 40' STREET VISION TRIANGLE.
6. TREES SHALL BE PLANTED NO CLOSER THAN 50' FROM INTERSECTION STOP SIGNS.
7. CLASS II TREES AND LANDSCAPE IN FRONT OF BUILDING LOTS ON INTERIOR STREETS TO BE INSTALLED BY BUILDER DURING CONSTRUCTION ON THESE LOTS. TREE LOCATIONS MAY BE ALTERED TO ACCOMMODATE DRIVEWAYS AND UTILITIES. TREES MUST BE CLASS II AND SHALL NOT BE PLANTED WITHIN 5' OF WATER, SEWER OR UNDERGROUND UTILITY LINES.
8. AMENITIES ARE SHOWN SCHEMATICALLY. FINAL DESIGN BY OTHERS. AMENITIES MAY VARY. REFER TO SHEET L4 FOR DESIGN FOR AMENITY CONFIGURATIONS AND ADA COMPLIANCE.
9. PLANT LIST IS SUBJECT TO SUBSTITUTIONS OF SIMILAR SPECIES DUE TO PLANT MATERIAL AVAILABILITY. ALL BURLAP AND WIRE BASKETS TO BE REMOVED FROM ROOT BALL AS MUCH AS POSSIBLE WITHOUT DISTURBING DOWN THE BALL OF THE TREE. ALL NYLON ROPES TO BE COMPLETELY REMOVED FROM TREES.
10. THERE ARE NO EXISTING TREES ON SITE. NO MITIGATION IS REQUIRED.

City of Caldwell
PLANNING AND ZONING
APPROVED FOR CONSTRUCTION

The proposed improvements have been reviewed for compliance with City of Caldwell specifications. Approval of these plans does not relieve the owner, engineer, or contractor of responsibility to design and/or construct these facilities in compliance with all current applicable federal, state, and local laws, rules, regulations, ordinances, orders of decisions. Inconsistencies not isolated by City staff shall not be construed as approved unless specifically addressed as a variance granted by City Council as a result of a public hearing. The City reserves the right to enforce applicable City standards and policies even if inconsistencies are not noted by the City. Any revisions of these approved plans will require a resubmittal for a full review and approval.

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Issue Description	Date
ISSUE CITY COMMENTS	11-24-25 1-14-26

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VERBENA RANCH MEADOWS
PHASE 1
CALDWELL, IDAHO

FINAL PLAT LANDSCAPE PLAN

Job Number 2517

Drawn JJN | Checked KCS
Scale AS SHOWN

Sheet Title
LANDSCAPE DETAILS

Sheet Number
L5

6 of 7 Sheets

SECTION 32 90 00 - LANDSCAPE WORK

PART 1 - GENERAL

1.1 RELATED DOCUMENTS
A. Drawings and general provisions of Contract, including General and Supplementary Conditions and Division 1 Specification Sections.

1.2 SUMMARY
A. This Section includes provisions for the following items:
1. Trees.
2. Shrubs; Ground cover.
3. Lawns.
4. Topsoil and Soil Amendments.
5. Miscellaneous Landscape Elements.
6. Initial maintenance of landscape materials.
B. Related Sections: The following sections contain requirements.
1. Underground sprinkler system is specified in Section 32 84 00 - Irrigation

1.3 QUALITY ASSURANCE
A. Subcontract landscape work to a single firm specializing in landscape work.
B. Source Quality Control:
1. General: Ship landscape materials with certificates of inspection required by governing authorities. Comply with regulations applicable to landscape materials.
2. Do not make substitutions. If specified landscape material is not obtainable, submit proof of non-availability to Architect, with proposal for use of equivalent material.
3. Analysis and Standards: Package standard products with manufacturer's certified analysis. For other materials, provide analysis by recognized laboratory made in accordance with methods established by the Association of Official Agricultural Chemists, wherever applicable.
4. Trees, Shrubs and Groundcovers: Provide trees, shrubs, and groundcovers of quantity, size, genus, species, and variety shown and scheduled for work complying with recommendations and requirements of ANSI Z60.1 "American Standard for Nursery Stock". Provide healthy, vigorous stock, grown in recognized nursery in accordance with good horticultural practice and free of disease, insects, eggs, larvae, and defects such as knots, sun-scald, injuries, abrasions, or disfigurement.
5. Label at least one tree and one shrub of each variety with attached waterproof tag with legible designation of botanical and common name.
a. Where formal arrangements or consecutive order of trees or shrubs are shown, select stock for uniform height and spread.
6. Inspection: The Architect may inspect trees and shrubs either at place of growth or at site before planting, for compliance with requirements for genus, species, variety, size, and quality. Architect retains right to further inspect trees and shrubs for size and condition of balls and root systems, insects, injuries and latent defects, and to reject unsatisfactory or defective material at any time during progress of work. Remove rejected trees or shrubs immediately from project site.

1.4 SUBMITTALS
A. General: Submit the following in accordance with Contract and Division 1 Specification Sections.
B. Plant and Material Certifications:
1. Certificates of inspection as required by governmental authorities.
2. Manufacturer's or vendor's certified analysis for soil amendments and fertilizer materials.
3. Label data substantiating that plants, trees, shrubs and planting materials comply specified requirements.
4. Seed vendor's certified statement for each grass seed mixture required, stating botanical and common name, percentages by weight, and percentages of purity, germination, and weed seed for each grass seed species.
C. Mulch: Submit 1 gal bag of mulch sample for approval.

1.5 DELIVERY, STORAGE AND HANDLING
A. Seed shall be delivered to site in unopened container, with seed and inert material content clearly marked on outside of container. Container shall be stored on site for tally.
B. Sod: Time delivery so that sod will be placed within 24 hours after stripping. Protect sod against drying and breaking of rolled strips.
C. Trees and Shrubs: Provide freshly dug trees and shrubs. Do not prune prior to delivery unless otherwise approved by Architect. Do not bend or bind-tie trees or shrubs in such manner as to damage bark, break branches, or destroy natural shape. Provide protective covering during delivery. Do not drop balled and burlapped stock during delivery.
D. Deliver trees and shrubs after preparations for planting have been completed and plant immediately. If planting is delayed more than 6 hours after delivery, set trees and shrubs in shade, protect from weather and mechanical damage, and keep roots moist by covering with mulch, burlap or other acceptable means of retaining moisture.
E. Do not remove container-grown stock from containers until planting time.
F. Do not drop or dump materials from vehicles during delivery or handling. Avoid any damage to rootballs during deliver, storage and handling.

1.6 JOB CONDITIONS
A. Utilities: Determine location of underground utilities and work in a manner which will avoid possible damage. Hand excavate, as required. Maintain grade stakes until removal is mutually agreed upon by parties concerned.
B. Excavation: When conditions detrimental to plant growth are encountered, such rubble fill, adverse drainage conditions, or obstructions, notify Architect before planting.
C. Adjacent Landscape: Protect planted areas adjacent to construction area. Replace or recondition to prior conditions at project completion.

1.7 SEQUENCING AND SCHEDULING
A. Planting Time: Proceed with, and complete landscape work as rapidly as portions of site become available, working within seasonal limitations for each kind of landscape work required.
1. Plant or install all plant materials during normal planting seasons from 15 March to 15 November.
2. Correlate planting with specified maintenance periods to provide maintenance from date of substantial completion.
B. Coordination with Lawns: Plant trees and shrubs after final grades are established and prior to planting of lawns, unless otherwise acceptable to Architect. If planting of trees and shrubs occurs after lawn work, protect lawn areas and promptly repair damage to lawns resulting from planting operations.

1.8 SPECIAL PROJECT WARRANTY
A. Warranty lawns through specified lawn maintenance period, until Final Project Acceptance.
B. Warranty trees and shrubs, for a period of one year after date of substantial completion, against defects including death and unsatisfactory growth, except for defects resulting from neglect by Owner, abuse or damage by others, or unusual phenomena or incidents beyond Landscape Installer's control.
C. Remove and replace trees, shrubs, or other plants dead or in unhealthy condition during warranty period. Make replacements during growth season following end of warranty period. Replace trees and shrubs which are in doubtful condition at end of warranty period, unless, in opinion of Architect, it is advisable to extend warranty period for a full growing season.

PART 2 - PRODUCTS

2.1 TOPSOIL
A. If deemed usable, native topsoil shall be stockpiled for re-use in landscape work. Topsoil shall be fertile, friable, natural loam, surface soil, reasonable free of subsoil, clay lumps, brush, weeds, roots, stones larger than 1 inch in any dimension, and other extraneous or toxic matter harmful to plant growth.
1. Contractor shall send a minimum of three (3) representative topsoil samples for testing. See testing requirements below. Contractor is responsible for whatever soil additives are recommended by the tests. Submit to Architect for approval. Compost will be added to other additives and added regardless of test results.
B. If quantity of stockpiled topsoil is insufficient, contractor to provide imported topsoil that is fertile, friable, natural loam, surface soil, reasonably free of subsoil, clay lumps, brush, weeds and other litter, and free of roots, stumps, stones larger than 1 inches in any dimension, and other extraneous or toxic matter harmful to plant growth.
1. Obtain topsoil from local sources or areas with similar soil characteristics to that of project site. Obtain topsoil only from naturally well-drained sites where topsoil occurs in a depth of not less than 4 inches. Do not obtain from bogs or marshes.
2. Composition: Topsoil shall contain from 1 to 20% organic matter as determined by the Organic Carbon, 6A, Chemical Analysis Method described in USDA Soil Survey Investigation Report No. 1. Maximum particle size, 3/4-inch, with maximum 3% retained on 1/4-inch screen.
Other components shall conform to the following limits:

pH	6.5 to 7.5
Soluble Salts	600 ppm maximum
Silt	25-50%
Clay	10-30%
Sand	20-50%

3. Contractor shall submit representative soil report on imported topsoil proposed for use for approval. Report shall meet standards below. Contractor is responsible for whatever soil additives are recommended by the test. Compost will be in addition to other additives and added regardless of test results.

C. Soil Testing
1. Soil tests are required for this project (see above for requirements). Test shall be provided as follows:
a. Provide certified analysis at time of sample submitted (three samples imported topsoil). Amend soils per chemist's recommendations and as herein specified unless otherwise approved by Architect.
2. Test shall include, but not limited to recommendations on chemical distributions, organic contents, pH factors, and sieve analysis as necessary. Test #11 by Western Laboratories (1-800-658-3858) is required.
3. Contractor is responsible for whatever soil additives are recommended by the soil testing laboratory.
4. Contractor shall coordinate, obtain and pay for all soil tests.
5. If ingredients or materials are present in the soil, remove all resultant growth including roots throughout one-year period after acceptance of work, at no cost to Owner.

2.2 pH ADJUSTERS
A. When pH does not comply with this specification, commercial grade aluminum sulfate shall be used to adjust soil pH.

2.3 SOIL AMENDMENTS
A. Compost: Compost: "Cascade Compost" from Cloverdale Nursery (208) 375-5262 and NuSoil Compost (208) 628-8912 or approved equal in equal amounts by volume.
B. Commercial Fertilizer: Fertilizer shall be complete, standard commercial brand fertilizer. It shall be free-flowing and packaged in new waterproof, non-overlaid bags clearly labeled as to weight, manufacturer, and content. Protect materials from deterioration during delivery and while stored at site.
1. Commercial fertilizer "A" for trees and shrubs during planting; slow release Agriform Planting Tablets 20-10-5 type or equal.
2. Commercial fertilizer "B" for lawn areas, applied to bed prior to seeding or sodding, to be 16-16-17 applied at the rate of ten pounds per acre.
3. Commercial fertilizer "C" for lawn areas three to four weeks after planting (sod) or after first mowing (seed). Organic Fertilizer Milorganite (6-0-2) type or equal.
C. Herbicide: Pre-emergent for topical application in planting beds. Oxadiazon 2G brand or pre-approved equal. Use in accordance with manufacturer's recommendation on all planting beds.

2.4 PLANT MATERIALS
A. Quality: Provide trees, shrubs, and other plants of size, genus, species, and variety shown for landscape work and complying with recommendations and requirements of ANSI Z60.1 "American Standard for Nursery Stock".
B. Deciduous Trees: Provide trees of height and caliper scheduled or shown with branching configuration recommended by ANSI Z60.1 for type and species required. Single stem trees except where special forms are shown or listed.
C. Deciduous Shrubs: Provide shrubs of the height shown or listed, not less than minimum number of canes required by ANSI Z60.1 for type and height of shrub.
D. Coniferous and Broadleafed Evergreens: Provide evergreens of sizes shown or listed. Dimensions indicate minimum spread for spreading and semi-spreading type evergreens and height for other types, such as globe, dwarf, cone, pyramidal, broad upright, and columnar. Provide normal quality evergreens with well balanced form complying with requirements for other size relationships to the primary dimension shown.

2.5 GRASS MATERIALS
A. Lawn sod: Provide strongly rooted sod, not less than 1 growing season old, and free of weeds and undesirable native grasses. Provide only sod capable of growth and development when planted (viable, not dormant).
1. Provide sod of uniform pad sizes with maximum 5% deviation in either length or width. Broken pads or pads with uneven ends will not be acceptable. Sod pads incapable of supporting their own weight when suspended vertically with a firm grasp on upper 10% of pad will be rejected.
B. Provide sod composed of: Rhizomatous Tall Fescue (RTF) from the The Turf Company, Meridian, ID (208) 888-3760 or approved equal.
C. Unmown Grass Seed or Sod

Festuca rubra communitata	Chewing Fescue	33%
Festuca ovina 'Covar'	Covar Sheep Fescue	33%
Festuca longifolia	Hard Fescue	33%
Total		4.00 - 6.0lbs/1000 sq ft

2.6 MISCELLANEOUS LANDSCAPE MATERIALS
A. Anti-Desiccant: Emulsion type, film-forming agent designed to permit transpiration, but retard excessive loss of moisture from plants. Deliver in manufacturer's fully identified containers and mix in accordance with manufacturer's instructions.
B. Mulch: Mulch for planting beds shall be medium ground bark mulch, free of splinters, consistent in appearance, and shall contain no toxic substance detrimental to plant life.
C. Stakes and Guys: Provide stakes and deadmen of sound new hardwood, treated softwood, or redwood, free of knot holes and other defects. Provide wire ties and guys of 2-strand, twisted, pliable galvanized iron wire, not lighter than 12 ga. with zinc-coated turnbuckles. Provide not less than 2 inch diameter rubber or plastic hose, cut to required lengths and of uniform color, material, and size to protect tree trunks from damage by wires.

PART 3 - EXECUTION

3.1 PREPARATION - GENERAL
A. General Contractor shall be responsible for excavating planting areas to appropriate depths for placement of topsoil as specified herein.
B. Lay out individual tree and shrub locations and areas for multiple plantings. Stake locations and outline areas and secure Architect's acceptance before start of planting work. Make minor adjustments as may be required.

3.2 PREPARATION OF PLANTING SOIL
A. Before mixing, clean topsoil of roots, plants, sod, stones, clay lumps, and other extraneous materials harmful or toxic to plant growth.
B. Mix specified compost and fertilizers with topsoil at rates specified. Delay mixing fertilizer if planting will not follow placing of planting soil in a few days.
Compost: Lawn Areas: 1/4 compost. 3/4 topsoil.
Shrub Areas: 1/3 compost, 2/3 topsoil.
Fertilizer: Per soil test and manufacturer's recommendations.
C. For shrub and lawn area, mix amending soil either prior to planting or apply on surface of topsoil and mix thoroughly before planting.

3.3 PREPARATION FOR PLANTING LAWNS
A. After excavating and removing surface material to proper depth, loosen subgrade of lawn areas to a minimum depth of 4 inches. Remove stones measuring over 1-1/2 inches in any dimension. Remove sticks, roots, rubbish, and other extraneous matter. Limit preparation to areas which will be planted promptly after preparation.
1. Spread topsoil mix to required depth to meet lines, grades, and elevations shown, after light rolling and natural settlement (where required). Topsoil shall be 6" deep minimum in all seeded areas.
2. Place approximately ½ of total amount of topsoil required. Work into top of loosened subgrade to create a transition layer and then place remainder of planting soil. Add recommended nutrients, fertilizers and 1-1/2" thickness of specified compost over entire area and mix thoroughly into upper 4 inches of topsoil.
B. Fine grade areas to smooth, even surface with loose, uniformly fine texture. Roll, rake, and drag areas, remove ridges and fill depressions, as required to meet finish grades. Limit fine grading to areas which can be planted immediately after grading.
C. Moisten prepared areas before planting if soil is dry. Water thoroughly and allow surface moisture to dry before planting. Do not create a muddy soil condition.
D. Restore areas to specified condition, if eroded or otherwise disturbed, after fine grading and prior to planting.
E. Maintain and protect all surfaces from wind and water erosion until final acceptance.

3.5 PREPARATION OF PLANTING BEDS
A. Loosen subgrade of planting areas to a minimum depth of 6 inches using a cult-mulcher or similar equipment. Remove stones measuring over 1 1/2 inches in any dimension. Remove sticks, stones, rubbish, and other extraneous matter.
B. Spread planting soil mixture to minimum 12 inch depth required to meet lines, grades, and elevations shown, after light rolling and natural settlement. Add 1 1/2 inches of specified compost over entire planting area and mix thoroughly into upper 6 inches of topsoil. Place approximately 1/2 of total amount of planting soil required. Work into top of loosened subgrade to create a transition layer, then place remainder of the planting soil.
C. Apply Pre-Emergent per manufacturer's recommendation.

3.6 PLANTING TREES AND SHRUBS
A. Set balled and burlapped (B&B) stock on layer of compacted planting soil mixture, plumb and in center of pit or trench with top of ball at same elevation as adjacent finished landscape grades. Remove burlap from sides of balls; retain on bottoms. When set, place additional backfill around base and sides of ball, and work each layer to settle backfill and eliminate voids and air pockets. Place fertilizer tablets in excavated area per manufacturer's written instructions. When excavation is approximately 2/3 full, water roughly before placing remainder of backfill. Repeat watering until no more is absorbed. Water again after placing final layer of backfill. Remove all ties from around base of trunk.
B. Set container grown stock, as specified, for balled burlapped stock, except cut cans on 2 sides with an approved can cutter and remove can; remove bottoms of wooden boxes after partial backfilling so as not to damage root balls.
C. Trees planted in turf area: Remove turf 3' dia around tree trunk. Dish top of backfill to allow for mulching.
D. Mulch pits, and planted areas. Provide not less than following thickness of mulch, and work into top of backfill and finish level with adjacent finish grades.
1. Provide 3 inches thickness of mulch.
E. If season and weather conditions dictate, apply anti-desiccant, using power spray, to provide an adequate film over trunks, branches, stems, twigs and foliage.
F. Prune, thin out, and shape trees and shrubs in accordance with standard horticultural practice. Prune trees to retain required height and spread. Unless otherwise directed by Architect, do not cut tree leaders, and remove only injured or dead branches from flowering trees, if any. Prune shrubs to retain natural character.
G. Remove and replace excessively pruned or misformed stock resulting from improper pruning.
H. Guy and stake trees immediately after planting, as indicated.
I. Apply approved herbicide to all shrub bed areas at manufacture specified rate. Re-apply as necessary for elimination of weeds.

3.7 SODDING NEW LAWNS
A. General: Install lawn sod in all areas designated on the drawings.
B. Sod Preparation
1. Any sod lawn areas that may have become compacted prior to sodding must be scarified to a depth of eight (8) inches by approved means, then finish graded as hereinbefore described.
C. Lay sod within 24 hours from time of stripping. Do not plant dormant sod or if ground is frozen.
D. Sod Placement
1. Sod will be brought onto lawn areas by wheeled means with proper protection of sod beds. Sod layers shall be experienced, or if inexperienced, shall be constantly supervised by an experienced foreman. The Contractor shall insure that the base immediately ahead of sod layer is moist. Sod shall be laid tight with not gaps. Allowance shall be made for shrinkage. Lay sod with long edges perpendicular to primary slope.
2. Lay to form a solid mass with tightly fitted joints. Butt ends and sides of strips; do not overlap. Stagger strips to offset joints in adjacent courses. Work on boards to avoid damage to subgrade or sod. Tamp or roll lightly to ensure contact with subgrade. Work filled soil into minor cracks between pieces; remove excess to avoid smothering of adjacent grass.
3. Sod shall be rolled with a two hundred (200) pound roller after installation to insure proper contact between soil and sod. Final rolling must provide a uniform surface. After final rolling, the sod lawn shall be mowed and watered. Approval of sod lawns shall be based on uniform, healthy and vigorous growth with no dry or dead spots.
4. Add fertilizer "B" at the manufacturer's recommended application rate.
E. Water sod thoroughly with a fine spray immediately after planting.
F. Sodded Lawn Establishment
1. The Contractor shall be responsible for first mowing, subsequent mowings and fertilizing of sod lawn areas until Final Acceptance of the project.
2. Mowing shall be done by an approved "reel" type mower. Mower blades shall be set at two (2) inches high for all mowings.
3. Subsequent fertilizing shall occur three to four weeks after installation. Apply fertilizer as per the Manufacturer's recommended application rate. Verify all methods of application. Contractor shall notify the Architect in writing that the fertilizer applications have occurred and on what dates.

3.8 SEEDING
A. General
1. Seeding for irrigated areas shall be accomplished in the spring (after March 15) or fall (before October 1) of the year and/or when weather conditions are favorable for proper working of the soil and seed germination.
2. Seed shall be spread by approved mechanical (hopper or cult-packer) or hydroseed methods only.
3. Seeding shall be done only after topsoil mix placement, finish grading, adjacent construction and plantings have been completed and approved by Architect.
B. Soil Preparation: Any seeded lawn area that has become compacted prior to seeding must be scarified to a depth of eight (8) inches by approved means, then finish graded as hereinbefore described.
C. Seeding - Mechanical Method
1. Apply fertilizer at the manufacturer's recommended application rate. Thoroughly mix six (6) inches deep, taking care not to incorporate subsoil into topsoil mix. After mixing is complete, remove any debris or rocks over one (1) inch in size. Rake to true grade and roll for firmness. If soil is dry, lightly sprinkle prior to rolling. Grades after rolling to be approved by Architect prior to seeding.
2. Seed Application Rate: See "Products".
3. Seed Application Method
a. Using a hopper type seeder, seeding shall be done on a still day, with one-half (2) of the seed to reach area being sown in a direction at right angles to the other half. After seeding, the surface shall be lightly raked parallel to the contours such that half or more of the seed is lightly covered by soil, then rolled once with a roller weighing not less than one hundred (100) pounds per lineal foot, and finally watered with a fine spray.
b. A cult-packer or approved similar equipment may be used to drill, cover, and firm the seed bed in one operation.
4. After seeding, raking and rolling, lawn areas shall be covered with a one (1) inch loose layer of clean wheat or oat straw. Straw shall be kept moist until the lawn is established. Remove loose straw from site.
D. Seeding - Hydroseed Method
1. No hydroseeding after a rain or when the wind exceeds five (5) miles per hour.
2. Use only where slopes exceed 5:1.
3. Spray the mixture of water, seed, mulch and commercial fertilizer evenly over the planting area.
E. Seeding Areas Establishment
1. The Contractor shall be responsible for the first mowing and subsequent mowings, watering and fertilizing of seeded areas until Final Acceptance of the project. Subsequent mowings shall be the Owner's responsibility.
2. First mowing shall be done when lawn areas are well established; when germination approaches ninety percent and height exceeds two-and-a-half (2 1-2) inches as approved by the Architect. Set mower height at two (2) inches high for first and subsequent mowings.
3. Fertilizing shall occur after the first mowing. Apply fertilizer as per the manufacturer's recommended application rate.
4. Seed beds must achieve ninety (90) percent germination and be uniform in appearance, free of weeds and/or other undesirable plant species as approved by the Architect.
5. Check for bare areas in seed beds approximately twenty-one (21) days after seeding and overseed as originally specified at the time or at such time as weather and season permit for seed germination or as approved by the Architect. The Architect shall determine and approve the necessity and extent of overseeding in order to achieve the ninety (90) percent germination uniformity throughout the seed bed areas necessary for Final Acceptance.
6. Seeded areas shall be established as specified above at time of substantial completion.

3.9 MAINTENANCE
A. Begin landscape maintenance immediately after planting. Maintenance shall continue until Project Final Acceptance.
B. Maintain trees, shrubs, and other plants by pruning, cultivating, and weeding as required for healthy growth. Restore planting saucers. Tighten and repair stake and guy supports and reset trees and shrubs to proper grades or vertical position as required. Restore or replace damaged wrappings. Spray as required to keep trees and shrubs free of insects and disease.
C. Maintain lawns by watering, fertilizing, weeding, mowing, trimming, and other operations such as rolling, regrading and replanting as required to establish a smooth, acceptable lawn, free of eroded or bare areas.
D. Maintain lawns for no less than period stated above, or longer as required to establish acceptable lawn. If seeded in fall and not given full 60 days of maintenance before Final Acceptance, or if not considered acceptable at that time, continue maintenance the following spring until acceptable lawn is established.

3.10 CLEANUP AND PROTECTION
A. During landscape work, keep pavements clean and work area in an orderly condition.
B. Protect landscape work and materials from damage due to landscape operations, operations by other contractors and trades, and trespassers. Maintain protection during installation and maintenance periods. Treat, repair, or replace damaged landscape work as directed.

3.11 INSPECTION AND ACCEPTANCE
A. When landscape work is completed, including maintenance, Architect will, upon request, make an inspection to determine acceptability.
B. When inspected landscape work does not comply with requirements, replace rejected work and continue specified maintenance until reinspected by Architect and found to be acceptable. Remove rejected plants and materials promptly from project site.

END OF SECTION

SECTION 32 84 00 - IRRIGATION (PERFORMANCE)

PART 1 - GENERAL

1.1 CONDITIONS AND REQUIREMENTS:
A. General and Supplementary Conditions, and Division 1 General Requirements.

1.2 SUMMARY
A. Work included:
1. Provide and install a complete and operating automatic irrigation system for all lawn and planting areas.
2. Connect to main water supply at existing site stubout as provided.
3. Sleeving under paved areas (by others)
4. Obtain and pay for all permits and fees for the work of this section.
5. Perform work on a design/construct basis, subject to the requirements of the Contract Documents, applicable codes, and good design practice.
6. Winterization of system.

1.3 SUBMITTALS
A. Within 30 days after Contractor's receipt of Owner's Notice to Proceed, submit:
1. Manufacturer's printed product information and catalog cut sheets for all system components; five copies.
B. Shop Drawings: Submit shop drawings for underground irrigation system including plan layout and details illustrating location and type of head, type and size of valve, piping circuits, circuit GPM, pipe size, controls, and accessories.
C. Record Drawings: At completion of this work, submit to the Contractor:
1. Record Drawings; reproducible and five prints.
2. Operations and Maintenance information (2 copies), including:
a. Information including descriptive details, parts list, specifications, maintenance schedules and procedures for system components.
b. Operation, adjustment of system and components instructions.
c. Winterization procedures.
d. Schedule indicating required open valve time to produce given precipitation amounts and seasonal adjustments.
e. Warranties and guarantees.
f. Submit five copies.

1.4 GUARANTEE
A. Guarantee in writing all materials, equipment and workmanship furnished to be free of all defects of workmanship and materials. Within one year after date of Substantial Completion repair or replace all defective parts or workmanship that may be found at no additional cost to Owner.
B. Fill and repair all depressions and replace all necessary lawn and planting which result from the settlement of irrigation trenches for one year after date of Substantial Completion.
C. Supply all manufacturer's printed guarantees.

1.5 QUALITY ASSURANCE
A. Contractor shall be licensed in the State in which this work is being performed.
B. Contractor shall have at least two years prior experience in projects of equal or larger scope. Provide minimum of three references and list of similar projects with owners' names, addresses, and phone numbers, when requested by Owner.
C. Contractor shall employ on site at all times a foreman who is thoroughly experienced and competent in all phases of the work of this Section.

1.6 SYSTEM DESCRIPTION
A. Design requirements:
1. Minimum water coverage: Planting areas - 85%, Lawn areas - 100%
2. Layout and system to obtain optimum coverage using manufacturer's standard heads. Spray on walks, walls or paved areas is not acceptable.
3. Zoning shall be designed for optimum use of available pressure and efficient distribution for types of plantings and shapes of planting areas.
4. Design pressures: Install pressure regulating equipment as necessary.
5. Provide/install approved fixed tee or coupling device for air blow winterization. Location shall be on main supply line downstream from main shut off valve.
6. Install approved backflow prevention device in conformance with local or prevailing codes, and in approved site location. Provide for drainage without erosive damage.

1.7 EXTRA EQUIPMENT
A. In addition to irrigation system, furnish owner with the following:
1. Valve operating key and marker key.
2. Wrench for each sprinkler head cover type.
3. Two (2) sprinkler head bodies of each size and type.
4. Two (2) nozzles for each size and type used.
B. Store above items safely until Substantial Completion.
C. Deliver above items at Substantial Completion.

PART 2 - PRODUCTS

2.1 PIPE AND FITTINGS
A. PVC 1120, ASTM D-1784, permanently marked with manufacturer's name, schedule rating, size, type. Solvent-weld type:
1. Pipe:
a. Pressure lines: Schedule 40 solvent weld.
b. Lateral lines: Class 200 pvc.
c. Sleeving: Class 200 pvc.
2. Fittings: Schedule 40 PVC, solvent-weld type. Install threaded joints where required at valves, risers, etc.
3. Risers: Lawn and shrub heads - flexible and damage-resistant plastic "polypipe" riser.
4. Solvent: NSF approved solvent for Type I & II PVC.
B. Polyethylene Pipe
1. Pipe: Class 100, 3/4" lateral line, for use on drip irrigation zone(s) where drip tubing is not otherwise used.
2. Fittings: Schedule 80 PVC.
3. Clamps: Stainless Steel.
C. Drip Line: Netafim Techline Drippedline, with .6 GPH drippers at 18" spacing.

2.2 SPRINKLER HEADS
A. Description: Appropriate for application in throw, pressure and discharge. Each type of head shall be of a single manufacturer.
1. Lawn heads: pop-up type.
B. Manufacturer: Rainbird, Hunter, Weathermatic Irrigation Company.

2.3 AUTOMATIC CONTROL SYSTEM
A. General: Furnish low voltage system manufactured expressly for control of automatic circuit valves of underground irrigation systems. Provide unit of capacity to suit number of circuits as indicated.
B. Control Enclosure: Manufacturer's standard wall mount with locking cover, complying with NFPA 70.
C. Circuit Control: each circuit variable from approximately 5 to 60 minutes, including switch for manual or automatic operation of each circuit.
D. Timing Device: Adjustable 24-hour and 7 or 14 day clocks to operate any time of day and skip any day in a 7 or 14 day period.
E. Wiring: Solid or stranded direct-burial type as recommended by manufacturer of control unit; type AWG-UF, UL approved.

2.4 VALVING
A. Manual valves: brass or bronze for direct burial, gate valves, 150 pound class, threaded connection with cross type handle designed to receive operating key.
B. Automatic circuit valves: high impact plastic with corrosion-resistant internal parts. Low power solenoid control, normally closed, with manual flow adjustment; same manufacturer as control unit.
1. Standard sprinkler valve shall be Rainbird PEB-PRS-B. Use scrubber valve if not connected to potable water.
2. Drip Control Zone Kit: Hunter PCZ-101.
C. Quick coupler valve: brass or bronze construction with hinged top. One per zone or valve grouping.
D. Manual drain valves:
1. Bronze construction, straight type, 150 pound class, threaded connections, with cross type operating handle designed to receive operating key. Calco, Champion 100, or approved equal.
2. Size: 3/4 inch.
E. Pressure Regulator: Netafim Model PRV075HF35, 3/4", one per zones.
F. Flushing Valves: Netafim Model TLFV-I, two per zone (each end).
G. Filter: Netafim Model DF075-120, 3/4" filter, one per drip zone.
H. Air Relief Valve: Netafim Model TLAVRV.

2.5 MISCELLANEOUS
A. Chemicals: primer and solvent glue as required by pipe manufacturer.
B. Valve box - high impact plastic, green in color.
C. Valve cover and frame - compatible with valve box with provision for locking.
D. Drainage backfill - clean gravel or crushed stone, graded from 3" maximum to 3/4" minimum.

PART 3 - EXECUTION

3.1 GENERAL
A. Install system to provide for adequate protection against freeze damage.
B. Install system in accordance with approved Contractor design drawings. All deviations from the plans must be approved, and clearly recorded on record drawing.
C. Install system and components in strict accordance with manufacturer's recommendations.
D. Install quick coupler(s) on main supply line, approximately equal spacing, at valve box locations or intervals of approximately 200 feet, whichever is greater. Locate adjacent to paved surfaces, at valve boxes where practical.

3.2 SURFACE CONDITIONS
A. Examine the areas and conditions under which work will be performed. Notify Contractor of conditions detrimental to timely and proper completion of Section work. Do not proceed until unsatisfactory conditions are corrected.
B. Locate all underground utilities and structures and notify Architect of any conflict with Section work. Protect structures and utilities. Repair or replace said structures or utilities damaged by this work at no cost to the Owner.

3.3 SLEEVING
A. Sleeving installed by others. Coordinate with other trades.

3.4 TRENCHING AND BACKFILLING
A. Trenching and backfilling shall be per applicable ISPWC Section.
B. Cut trenches straight and without abrupt grade changes to allow the following minimum cover:
1. Main Lines and Sleeving: 18 inches.
2. PVC Lateral: 12 inches.
C. Surround lines with 2 inches of clean rock-free material on all sides.

3.5 MISCELLANEOUS VALVES
A. Install manual drain valves up stream. Install devise at mainline tap in accordance with manufacturer requirements for complete operation. Install backflow provision and connect to outlet.

3.6 CIRCUIT VALVES
A. Install in valve box, arranged for easy adjustment and removal.
1. Provide union on downstream side.
2. Adjust automatic control valves to provide flow rate of rated operating pressure required for each sprinkler circuit.

3.7 PIPE INSTALLATION
A. Lay PVC pipe in accordance with standard and acceptable practice. Thrust blocks to be used at points of intersection and change of direction in main line pipe as per manufacturer's recommended specifications. Install manual drains.
B. PVC pipe joints, solvent welded except as indicated. Cut pipe square, deburr, wipe from surface all saw chips, dust, dirt, moisture and any foreign matter which may contaminate the cemented joint. Apply cleaner/primer and solvent cement, make joints in accordance with manufacturer's recommendations. Use Teflon thread sealant (tape) at all threaded joints.
C. Contractor shall size pipe according to schedule provided. Flow velocities shall not exceed 5 feet/second in all cases. Lateral lines shall be laid out and installed per zone to balance the pressure loss and provide minimum fluctuation in system operating pressures.

Pipe Size	Pipe Section	Pipe Size	Pipe Section
3/4"	0-9 GPM	1 1/2"	26-34 GPM
1"	10-17 GPM	2"	35-50 GPM
1 1/4"	18-25 GPM	2 1/2"	51-80 GPM

D. Techline Drip Line: Place in shallow furrow at 1'-2" below finish topsoil grade, below layer of specified mulch. Lay in uniform grid pattern in groundcover/shrub areas (rows 18"-24" apart max). Coil 20 linear feet at each balled and burlapped tree around base and to allow for tree removal if required. Staple drip line every 36" max. Flush all lines with full head of water prior to installation of flush valves at end of circuit runs.
E. Flush Valves: Install flush valve at end of each drip line run.

3.8 SPRINKLER HEADS
A. Flush circuit lines with full head of water prior to head installation.
1. Install heads at level with mulch
2. Locate part-circle sprinkler heads to maintain a minimum distance of six inches (6") from walls and four inches (4") from other boundaries unless otherwise indicated. Keep overspray to a minimum.

3.9 CONTROL WIRE INSTALLATION
A. Bury wires beside or below main line pipe in same trench.
B. Bundle multiple wires together with tape at ten feet (10') maximum intervals.
C. Provide 36 inch loop in wires at each valve where controls are connected and at 100' maximum intervals between.
D. Make all electrical joints (splices) in boxes only. Make electrical joints waterproof, Scotch-Lock connectors, or approved.

3.10 AUTOMATIC CONTROLLER
A. Install on site as approved. Verify location with Owner Representative.
B. Install typewritten legend inside controller door.

3.11 TESTING
A. Do not allow or cause any work of this Section to be covered up or enclosed until it has been inspected and tested.
B. Pressure testing:
1. Make necessary provision for thoroughly testing all lines under pressure and valves.
2. Before testing, cap all risers, and install all valves.
3. Fill all main supply lines with water. Pressurize to 100 psi. Close air supply and test for leakage. Test shall be approved if no greater than 5 psi loss occurs in 15 minutes.
4. Fill all zone lines with water to stabilize pressure. Pressurize to 100 psi. Close water supply and test for leakage. Test shall be approved if no greater than 5 psi loss occurs in 15 minutes.
5. Contractor shall provide all required equipment. Inspection and testing shall be performed in presence of Owner's representative.
6. Provide required testing equipment and labor.
7. Repair leaks, and retest until acceptable results are obtained.
C. Coverage Inspection: upon completion of work, operate system for sufficient time to determine if coverage of water and operation of system is adequate and uniform. Change heads, nozzles, or adjust valves as required to provide uniform coverage.
D. Final inspection:
1. Clean, adjust, and balance all system components.
a. Remote control valves are properly adjusted.
b. Heads are properly adjusted for radius and arc of coverage.
c. The installed system is workable, clean and efficient.
E. Winterization: Winterize system at the end of first season of system operation. Review procedures with Owner Representative.

END OF SECTION

City of Caldwell
APPROVED FOR CONSTRUCTION
These plans and/or specifications have been reviewed for compliance with the City of Caldwell specifications. This review does not relieve the owner, engineer, or contractor of the responsibility to design and/or construct the project in compliance with all current applicable federal, state, and local laws, rules, regulations and ordinances, orders of decisions, standards, agreements, or specifications.
Any deviation not noticed by city staff shall not be construed as approved unless specifically addressed as a variance and granted by city council or commission. The city retains the right to enforce provisions of said document and policies even if inconsistencies are not noted by the City. Any revisions of these approved plans will require a re-submittal for a full review and approval.
Name: Martin Gergen

Issue Description	Date
ISSUE	11-24-25
CITY COMMENTS	1-14-26

JENSENBELTS ASSOCIATES
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Landscape Architecture
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VERBENA RANCH MEADOWS
PHASE 1
CALDWELL, IDAHO
FINAL PLAT LANDSCAPE PLAN

Job Number 2517

Drawn	Checked
JJN	KCS
Scale	AS SHOWN
Sheet Title	
LANDSCAPE SPECIFICATIONS	

Sheet Number
L6
7 of 7 Sheets

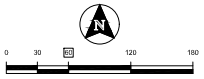
OPEN SPACE EXHIBIT FOR

VERBENA RANCH MEADOWS NO. 1

CALDWELL, ID

2026





OPEN SPACE EXHIBIT - PHASE 1
NON QUALIFYING OPEN SPACE
QUALIFYING OPEN SPACE

OPEN SPACE SUMMARY - PHASE 1	
TOTAL PHASE 1 AREA ACRES	15.09 AC
TOTAL PHASE 1 AREA SQUARE FEET	788,849 SF
TOTAL OPEN SPACE ACRES	6.66 AC
TOTAL OPEN SPACE SQUARE FEET	290,303 SF
QUALIFYING OPEN SPACE SQUARE FEET	171,748 SF
NON QUALIFYING OPEN SPACE SQUARE FEET	118,555 SF
PHASE 1 QUALIFYING OPEN SPACE PERCENTAGE	21.8%

LOT SIZE SUMMARY - PHASE 1	
MINIMUM LOT SIZE	5,290 SF
MAXIMUM LOT SIZE	9,123 SF
AVERAGE LOT SIZE	6,163 SF

DATE 2/1/26 JOB: 25012

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NAMPA, IDAHO 83687
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Regular **Item:** 25.

Memorandum

To:

City Council

Meeting Date:

April 6, 2026

Item Name:

Approve the Findings of Facts and Conclusions of Law for Heights at Verbena Ranch No. 1 Final Plat (SFP26-000002).

Summary Statement:

Recommended Action:

Budget:

Cost Impact:
Funding Source:
Timeline:

Attachments:

1. FCO_SR_Packet - Heights at Verbena Ranch No. 1 (SFP26-02)

Caldwell Planning & Zoning Department
STAFF REPORT / FINDINGS
Consent Item | City Council | 4/6/2026

Staff Planner: Joe Dodson, Principal Planner

CASE NO(s): SFP26-000002
Project Name: Heights at Verbena Ranch No. 1

STAFF REVIEW SUMMARY

Staff finds the final plat **IS** compliant with all applicable codes, regulations, and policies, and is in conformance with the approved preliminary plat. Staff recommends if approved, the approvals be subject to the conditions listed in the Findings of Fact, Conclusion of Law, and Decision herein.

CITY COUNCIL DECISION

City Council APPROVED/DENIED the final plat at the 4/6/2026 City Council meeting.

PROJECT SUMMARY:

Proposed Land Use Applications:

Final Plat for Heights at Verbena Ranch No. 1, consisting of 26 detached single-family residential building lots and 5 common lots on approximately 9.78 acres in the R-1 zoning district.

Project Name:	Heights at Verbena Ranch No. 1
Applicant:	Toll Brothers
Property Owner:	Toll West Inc.
Parcel ID Number(s):	R3267800000
Property or Project Size:	9.78 acres (this phase)



DECISION BODY – REQUIRED FINDINGS & APPROVAL CRITERIA

Before the City Council approves any application, the Council must find and conclude the proposed application is compliant with the Caldwell City Code approval criteria as listed under #11 within Section I, Findings of Facts, within this report.

BEFORE THE CALDWELL CITY COUNCIL
CITY OF CALDWELL, CANYON COUNTY, IDAHO

IN THE MATTER OF AN APPLICATION FOR A FINAL PLAT APPROVAL FOR HEIGHTS AT VERBENA RANCH SUBDIVIISON NO. 1 CONSISTING OF 26 DETACHED SINGLE-FAMILY RESIDENTIAL BUILDING LOTS AND 5 COMMON LOTS ON APPROXIMATELY 9.78 ACRES IN THE R-1 ZONING DISTRICT.

Property Owner: TOLL WEST INC.

FINDINGS OF FACT, CONCLUSIONS OF LAW AND DECISION

Case No. SFP26-000002

I. FINDINGS OF FACTS

1. **APPLICANT:** Toll Brothers

2. **PROPERTY OWNER:** Toll West Inc.

3. **APPLICATION REQUEST:** Application for Final Plat for Heights at Verbena Ranch No. 1, consisting of 26 detached single-family residential building lots and 5 common lots on approximately 9.78 acres in the R-1 zoning district.

4. **SITE ADDRESS AND LOCATION:** The subject site is located approximately ½ mile south of the Homedale Road and S. 10th Avenue intersection, at the NWC of the future Moss Street and 10th Avenue intersection, with a property address of 16569 S. 10th Avenue, described as a portion of the SE ¼ of the NE ¼ of Section 9, T3N, R3W, Boise Meridian, City of Caldwell, Canyon County, Idaho, 2026.

5. **ASSESSOR PARCEL NUMBER(S):** R3267800000

6. **PROJECT SIZE:** Phase 1 is approximately 9.78 acres, more or less

7. **PUBLIC NOTICING:** The Planning and Zoning Division notifies all political subdivisions providing services within the planning jurisdiction, including school districts who will be impacted by any changes that have been proposed from what was originally approved on the preliminary plat.

   Review of the final plat submitted determined there were no modifications proposed that would necessitate additional public agency notifications.

8. **PRELIMINARY PLAT AND DEVELOPMENT BACKGROUND AND HISTORY:**

The preliminary plat approval for Verbena Ranch Meadows (ANN24-00006 & SUB24-000024) was signed by the City Council on 5/5/2025. This is the first final plat for this preliminary plat and is therefore still a valid plat.

This phase consists of approximately 9.78 acres and includes 26 single-family detached residential lots with multiple shared drives. It complies with the approved preliminary plat.

9. **APPLICABLE REGULATIONS AND GUIDING DOCUMENTS:**

a. City of Caldwell Zoning Ordinance No. 1451, as amended
b. City of Caldwell Subdivision Ordinance, as amended
c. Idaho Code, Title 67, Chapter 65, Local Planning Act

10. **STAFF REVIEW AND ANALYSIS:**

Residential Type	**# of Lots**				
	PP	FP No. 1	FP No. 2	Remaining	
Single-Family Detached	53	**26**	TBD	**27**	
Common Lots	n/a	**5**	TBD	n/a	

Residential Type	**# of Buildings**				
	PP	FP No. 1	FP No. 2	Remaining	
Single-Family Detached	53	**26**	TBD	**27**	
Common Lots	n/a	**1 (shelter)**	TBD	none	

Residential Type	**# of Units**				
	PP	FP No. 1	FP No. 2	Remaining	
Single-Family Detached	53	**26**	TBD	**27**	

Non-Residential					
	PP	FP No. 1	FP No. 2	Remaining	
Open Space Acreage	2.78 ac	**1.84**	TBD	0.93 ac (approx.)	
Amenities Approved	Shade structure w/seating and firepit, active play structure for kids	Shade structure w/seating and firepit		Active play structure for kids	

Staff Comment: *Construction drawings (CD26-000001) and the proposed final plat have been reviewed for conformance with city codes and with the approved preliminary plat. The Planning & Zoning Division, in consultation with the Engineering Department, have determined the final plat is compliant with city code, as well as with the approved preliminary plat.*

11. **CITY COUNCIL DECISION:**

Regarding the request for a final plat approval for Heights at Verbena Ranch Subdivision No. 1, a residential subdivision with 26 detached single-family building lots and 5 common lots in the R-1 (Neighborhood Residential) zone on approximately 9.78 acres on Parcel R3267800000, located in the SE ¼ of the NE ¼ of Section 9, T3N, R3W, the subject application was placed on the 4/6/2026 City Council consent agenda for consideration.

Based upon the information received and the record of evidence presented, the City Council voted to **APPROVE** the request for final plat approval, subject to the conditions herein. In approving the requests, the City Council concluded the following:

1. The final plat is compliant with city code; and
2. The final plat is in compliance with the approved preliminary plat.

II. CONCLUSIONS OF LAW

1. The City of Caldwell has provided for the processing of Land Use permits authorized by Chapter 65, Title 67, Idaho Code, pursuant to Chapter 10 Zoning Regulations and Chapter 11 Subdivision Regulations.
2. The record includes, but is not limited to all files, application documents, public notices, public comments and testimony, staff reports and memos, presented evidence and exhibits, public hearing written minutes and audio, and the signed Findings of Facts, Conclusions of Law, and Decision.
3. The City Council is authorized to approve, approve with conditions, approve with modifications, or deny final plats in accordance with Section 11-02-03 (2) D of Caldwell City Code.
4. The City Council reviewed and considered all records, evidence, testimony, facts presented, applicable code standards, and approval criteria as specified within Caldwell City Code in making their decision.

III. CONDITIONS OF APPROVAL

NOTE: Any conditions removed by the governing body will be shown in a strikethrough. Any conditions added by the governing body will be shown as underlined.

The approval of the application requests for (SFP26-000002), are subject to the adherence of the following conditions:

A. Site Specific Requirements:

1. Future development of the subject site shall be substantially consistent with the approved plans herein and all conditions/entitlements associated with Verbena Ranch Meadows Preliminary Plat and Verbena Ranch PUD (ANN24-00006, SUB24-000024, & PUD24-000004).
2. Prior to Final Plat Signature, the Applicant shall submit a revised landscape plan depicting the additional amenity approved to be within the central open space lot (an active play structure for kids) at the time of preliminary plat approval.

B. General Requirements:

1. Development of the subject property shall be in conformance with all municipal codes, policies, standards, and regulations of the City of Caldwell, unless specifically stated otherwise in a Development Agreement or in the Order of Decision. **NOTE:** *Failure to identify a code violation during the review of the plans DOES NOT give the applicant the right or permission to violate any codes, policies, standards and/or regulations.*
2. If any term or provision of this decision, to any extent, is held invalid or unenforceable, the remaining terms and provisions hereof shall not be affected thereby, but each such remaining term and provision shall be valid and enforced to the fullest extent permitted by law.
3. Any nuisances existing on the property (weeds, trash, debris, etc) shall be resolved and in compliance with city codes prior to the approval of any construction drawings and/or issuance of building permits.

4. Any changes to the plans and specifications upon which this approval is based, other than those required by the above conditions, will require submittal of an application for modification and approval of that application prior to commencing any change.
5. All improvements and operations shall comply with applicable local, state and federal requirements and procedures whether specifically addressed in the analysis of this application or not.
6. Fencing: Fencing must comply with Caldwell City Code Section 10-02-07.
7. Approval: This approval is for the application(s) specified herein only. Additional permits, licenses and approvals may be necessary.
8. Solid Waste Disposal: All solid waste receptacles utilized during development and/or construction shall be provided by the same company with which the City of Caldwell has an exclusive contract.
9. Business Licensing: All businesses operating within the corporate limits of the city shall obtain a business permit license prior to commencing business operations.

C. Site Design and Development Standards:

1. General: All new construction shall comply with the current dimensional standards (height and setback schedule) in effect at the time the building permit is filed, excluding any deviations approved through a planned unit development, special use permit, and/or development agreement.
2. Stormwater: Strict adherence to the "Caldwell Stormwater Management Manual", as adopted by the city council as well as any subsequent adopted updates, is required. **NOTE:** *Any modifications necessary to the original approved stormwater design where additional stormwater retention or detention facilities are required, or where the approved retention and detention facilities are required to be expanded, still requires adherence to the requirements for minimum open space, landscape buffers, lot sizes and setbacks.*

D. Engineering Department Conditions:

The following items shall be completed prior to the City Engineer signing the final plat. Said items cannot be deferred by posting a financial security:

1. Water System: The final plat cannot be signed until the water system has been constructed, pressure tested and clean water samples received.
2. Sewer System: The final plat cannot be signed until the sewer system has been constructed, pressure tested, CCTV video has been submitted and approved and interim as-builts have been approved by the Engineering Department.
3. Pressurized Irrigation System: The final plat cannot be signed until the pressure irrigation system within the public right-of-way has been constructed and pressure tested.
4. Storm Drain System: The final plat cannot be signed until the storm drain system located within the public right-of-way has been constructed, passed visual inspection, and interim as-builts have been approved by the Engineering Department.
5. All-Weather Surfaces: The final plat cannot be signed until all-weather surfaces are in place, compaction test results have been submitted and approved for roadways and emergency accesses and, if paved, core sample results have been submitted and approved.
6. Street Signs: The final plat cannot be signed until all street signs have been installed to City standards and approved.

7. Construction Security: Construction security (compliant with current City Code requirements) must be provided for all items which are not among the items listed above, and which are not yet completed before the City Engineer can sign the final plat. The City must be in agreement on a construction security amount for those improvements.

8. Final Plat Review: The final plat drawing shall be submitted to the Engineering Department for review prior requesting signatures on the final plat. Adequate review time (no less than 30 days) shall be provided by the Applicant. Final plats submitted for review must meet all State statutes and City codes, policies, and ordinances.

9. Addressing: In an effort to expedite the addressing process of the final plat, applicants shall submit electronic copies of the final plat, in both PDF and AutoCAD format, to the Engineering and Mapping departments as soon as possible.

E. Fire Department Conditions:

1. All requirements from the Fire Department for access, turnarounds, emergency access, water supply, fire hydrants, etc. shall be met in the development and/or platting of the subject property.

2. Final approval of the location and number of fire hydrants within the development shall be determined by the Fire Marshal and take place by phase at the time of submittal of applicable construction drawings for each phase.

F. Mapping Department Conditions:

1. Approved Subdivision Name. No changes to an approved subdivision name shall occur unless a request is initiated through the filing of an application for a "Subdivision Name Change Request", and subsequently reviewed and approved the Mapping and Planning and Zoning Department, at an administrative staff level. In making application, the application shall file a completed application with the Planning and Zoning Department on forms prescribed by the department accompanied by such data and information necessary to assure the fullest presentation of facts, as determined by the Planning Director.

    a. Subdivision Name Change Requests; Prior to Final Plat Submission: If approved, an amended preliminary plat will need to be submitted to the Planning and Zoning Department with the reflected subdivision name change prior to the approval of construction drawings. All construction drawings and final subdivision plats shall reflect the new approved subdivision name.

    b. Name Change Requests; Prior to Final Plat Recording: If approved, an amended final plat drawings and mylars will need to be submitted to the Planning and Zoning Department with the reflected subdivision name change prior to signature of the final plat.

    c. Name Change Requests; After Final Plat Recording: If approved, an amended final plat drawing indicating the new subdivision name OR an Affidavit of Correction indicating that the plat is otherwise known as "insert the new approved subdivision name", shall be recorded at the county recorder's office. Once the plat or affidavit is recorded, a copy of the recorded plat or affidavit shall be provided to the Planning and Zoning Department.

2. Approved Street Names, Street Layout, Lot and Block Numbering, and Subdivision Phasing Plan. No changes to the original approved street names, street layout and configuration, lot and block numbering, or subdivision phasing plan shall occur without prior approval from the City of Caldwell Mapping Division. Any substantial changes from what was originally approved may require additional public hearings.

G. Landscaping Specific Requirements:

1. Compliance: The applicant shall comply with all landscaping requirements based on Caldwell City Code.

2. Landscape Plan: The Landscape Plan **(Exhibit 1)** represents the approved landscape plan. Any changes to

the landscape plan must be submitted to the City for review and approval prior to installation.

3. If the City determines that any such changes require additional public comment due to potential impacts on surrounding property or the community, or that such change is a substantial enough change from the landscape plan presented to the public, a public hearing shall be held on the proposed changes and notice shall be provided as required by the City.
4. Landscape Maintenance: All landscaping and screening devices shall be maintained in an attractive, live, safe and healthy manner, and to meet the specific requirements in the Caldwell City Code.
5. Subdivisions: The homeowner's association is responsible for maintaining all common area landscaping and screening devices within a subdivision, development, and/or the subject property.
6. Street Landscape Buffers: The street landscape buffers shall contain a mixture of sod, trees (deciduous and evergreen), shrubs, lawn, vegetative and non-vegetative ground cover so that the entire buffer area is covered. Plantings shall meet or exceed the minimum plant sizes as follows:

Planting Type	Minimum Size at Time Planting
Evergreen trees	6-foot height minimum
Ornamental trees	2-inch caliper minimum
Shade trees	2-inch caliper minimum
Shrubs & Perennials	10" height and/or spread minimum, depending on plant species

H. Subdivision Specific Requirements:

1. Cluster Mailboxes: The development shall utilize cluster mailboxes for delivery of mail. Individual mailboxes shall not be allowed. A cluster mailbox placement plan shall be submitted to the Planning and Zoning department showing coordination with the United States Postal Services prior to submitting the construction drawings.
2. Subdivision Construction Signage: At the time of development a "rules and regulations" sign shall be posted and maintained at the entryways to the project until it is fully developed and build out is complete. The signs would be intended for subcontractors performing work and should include: a) no dogs; b) no loud music; c) no alcohol or drugs; d) no abusive language; e) disposal of personal trash and site debris; f) daily cleanup of any mud and/or dirt that is deposited from the construction parcel onto streets; g) installation of a temporary construction fence that would keep debris from being blown off site by the wind; h) no burning of construction or other debris on the property.
3. Plat Expirations:

   Final plats must be recorded for a single-phase development or for the first phase of a multi-phase development within twenty-four (24) months of the date of signature on the approving order of decision for the final plat.
4. Phased Subdivisions: The subdivider may file and obtain acceptance of successive final plats for continuous segments of the approved preliminary plat without reapplication for preliminary plat approval, provided that final plats are recorded in successive intervals of not more than two (2) years each, as measured from the date of recordation of the prior phase final plat.

I. Planned Unit Development Specific Requirements:

1. PUD Ownership: A planned unit development shall be under single ownership/control during the planning and developmental stage to ensure that the development can be accomplished in a unified manner.
2. PUD Amenities: 50% of the amenities shall be completed with the first 80% of building permits issued for the entire development. All amenities shall be completed prior to the final landscape inspection for street buffers and open space.
3. PUD Expiration: The completion of the first phase of a planned unit development shall take place within three (3) years of the signature date on the order of decision approving the planned unit development or said approval shall become null and void. For each phase after the first phase there shall be an allowed one year time frame per phase for completion. Should any phase not be completed within its one year time frame, approval on the uncompleted portion of the planned unit development shall become null and void. Exceptions to the time frames may be granted at the time of original approval of the planned unit development, provided said exceptions are requested in the initial application.

IV. ORDER OF DECISION

The Council, based upon the testimony and evidence in record in this matter and upon findings of fact and conclusions of law set forth herein DOES HEREBY DETERMINE AND DECIDE AS FOLLOWS: the request for a final plat approval for Heights at Verbena Ranch Subdivision No. 1, a residential subdivision with 26 detached single-family building lots and 5 common lots in the R-1 (Neighborhood Residential) zone on approximately 9.78 acres on Parcel R3267800000, located in the SE ¼ of the NE ¼ of Section 9, T3N, R3W, is **APPROVED SUBJECT TO THE CONDITIONS OF APPROVAL LISTED HEREIN.**

These Findings of Fact, Conclusions of Law and Decision are for Heights at Verbena Ranch Subdivision No. 1 approved and adopted by the Caldwell City Council on this date, April 6, 2026.

_____ _____

Eric Phillips, Mayor Date of Decision

ATTEST:

_____

Kristina Buchan, City Clerk
City of Caldwell

EXHIBIT 1

Application Documents

- Application
- Narrative
- Vicinity Map
- Final Plat
- Approved Preliminary Plat
- Landscape Plan
- Open Space Exhibit
- Setback Exhibit

City of Caldwell

Community Development Department – Planning & Zoning Division

MASTER LAND USE APPLICATION

Please note that any land use action below marked with an asterisk (*) will require public hearing. Land use actions below marked with two asterisks (**) may require public hearing depending on the scope of project.

APPLICATION REQUESTS

Note: Please check all that apply.

- ☐ Director Determination
- ☐ Administrative Development Review[2]
- ☐ Alternative Method of Compliance
- ☐ *Annexation w/ Zoning
- ☐ Business License (Business Permit)
- ☐ *Certificate of Appropriateness
- ☐ *Comprehensive Plan Amendment
  - ☐ Text
  - ☐ Map
- ☐ *Deannexation
- ☐ **Design Review
- ☐ Development Agreement
  - ☐ *New
  - ☐ **Modification
  - ☐ *Termination
- ☐ Home Occupation Permit
  - ☐ New
  - ☐ Renewal
- ☐ Lot Line Adjustment
- ☐ Lot Split
  - ☐ Administrative
  - ☐ Simple
- ☐ *Manufactured Home Community
- ☐ Mobile Food Unit (Individual)
- ☐ Mobile Food Unit Park / Court
- ☐ Outdoor Dining Permit
- ☐ Parcel Consolidation
- ☐ Performance Bonding
- ☐ Planned Unit Development (PUD)
  - ☐ *New
  - ☐ **Modification
- ☐ Public Art / Murals
- ☐ *Rezone (Zoning Map Amendment)
- ☐ Signs[1]
- ☐ Special Use Permit (SUP)
  - ☐ *New
  - ☐ **Modification
  - ☐ Time Extension
- ☐ Subdivision Plats
  - ☐ *Preliminary Plat
  - ☒ Final Plat
  - ☐ *Short Plat (Regular)
  - ☐ *Short Plat (Condo)
  - ☐ **Plat Modification
  - ☐ Time Extension
  - ☐ Renewal
- ☐ Temporary Use Permit
  - ☐ New ☐ Renewal
  - ☐ Construction Trailer
  - ☐ Model Home Sales Office
  - ☐ Storage Containers / Pods
  - ☐ Temporary Housing
  - ☐ Transient Merchant
- ☐ Traffic Impact Study Review
- ☐ Vacation of Easement and/or Right-of-way
- ☐ *Variance
- ☐ *Zoning Ordinance Text Amendment
- ☐ Other, Pleases Describe:

_____

_____

_____

[1]Freestanding, post/pole, or monument signs less than 6' in height. All other signs must be submitted through the building department.

[2] Used when not associated with other land use applications, when revisions to an approved (non-subdivision development) is being proposed, or when the land use schedules or specific use provisions of the Code indicate the requirement for Administrative Development Review.

City of Caldwell

Community Development Department – Planning & Zoning Division

MASTER LAND USE APPLICATION

PROJECT and SITE/PROPERTY INFORMATION	
Project or Business Name: Heights at Verbena Ranch Subdivision No. 1	
Site Address (s): 16569 S 10th Ave, Caldwell, ID 83607	**Suite #:**
Parcel #(s): R3267800000	
Total Acres: 8.28	
General Location of Site: SW of the Homedale Rd & 10th Ave intersection	
Current Zoning of Parcel(s): *(Check all that apply)*	☐ RS-1 ☐ RS-2 ☒ R-1 ☐ R-2 ☐ R-3 ☐ C-1 ☐ C-2 ☐ C-3 ☐ C-4 ☐ C-C ☐ DCB ☐ M-1 ☐ M-2 ☐ I-P ☐ A-D ☐ C-D ☐ H-D ☐ P-D ☐ T-N ☐ H-C ☐ Property currently In County Please list the current county zoning designation: _____
Overlay Districts: *(Check all that apply)*	☐ APO-1 ☐ APO-2 ☐ Indian Creek Corridor Overlay ☐ Downtown Local Historic Area ☐ Steunenberg Historic District ☐ Floodplain Overlay ☒ None
City of Caldwell Comprehensive Plan Designation of Parcel(s): *(Check all that apply)*	☐ Neighborhood 1 ☒ Neighborhood 2 ☐ Neighborhood 3 ☐ Urban Neighborhood ☐ Community Center ☐ Mixed Use Center ☐ Downtown ☐ Employment Center ☐ Special Purpose
Are parcels located within an Area Hub as indicated on the City of Caldwell Comprehensive Plan?	☐ Yes ☒ No

City of Caldwell

Community Development Department – Planning & Zoning Division

MASTER LAND USE APPLICATION

Description of Proposed Project / Request:

Subdivision - Final Plat for Heights at Verbena Ranch Subdivision No. 1. The project is located at 16569 S 10th Ave, Caldwell, ID 83607, in the NE 1/4 of Section 9, Township 3 North, Range 3 West. The final plat includes 26 single-family residential lots and 5 common lots (1 private road) on 8.28 acres.

APPLICANT INFORMATION:

Name:	Kyle Prewett
Company Name (if applicable):	Toll Brothers
☐ Property Owner ☒ Authorized Agent ☐ Purchaser ☐ Petitioner (Vacations only)	
Mailing Address:	3103 W Sheryl Dr, STE 100, Meridian, ID 83642
Phone:	2084240020
Email:	kprewett@tollbrothers.com

PROPERTY OWNERS' INFORMATION

(If an LLC, please provide documentation of being an authorized signer)

☐ Not Applicable

Name:	Toll West Inc.
Mailing Address:	3103 W Sheryl Dr, STE 100, Meridian, ID 83642
Phone:	2084240020
Email:	rhammons@tollbrothers.com

City of Caldwell

Community Development Department – Planning & Zoning Division

MASTER LAND USE APPLICATION

DESIGNATED CONTACT PERSON

(Who will receive and disseminate all correspondence from the city)

Same as:

☒ Applicant ☐ Property Owner ☐ Other

Name: Kyle Prewett

Company Name (if applicable): Toll Brothers

Mailing Address: 3103 W Sheryl Dr, STE 100, Meridian, ID 83642

Phone: 2085763625

Email: kprewett@tollbrothers.com

CONTRACTOR / DEVELOPER INFORMATION

☐ Not Applicable

Name: Martin Taylor

Company Name (if applicable): TOLL SOUTHWEST LLC

Mailing Address: 3103 W Sheryl Dr, STE 100, Meridian, ID 83642

Phone: 2084240020

Email: mtaylor1@tollbrothers.com

ARCHITECT INFORMATION

☒ Not Applicable

Name:

Company Name (if applicable):

Mailing Address:

Phone:

Email:

City of Caldwell

Community Development Department – Planning & Zoning Division

MASTER LAND USE APPLICATION

ENGINEER / SURVEYOR INFORMATION

☐ Not Applicable

Name:	Anna Hirning
Company Name (if applicable):	ESE Consultants, Inc.
Mailing Address:	3103 W Sheryl Dr, STE 100, Meridian, ID 83642
Phone:	2084240020
Email:	ahirning@eseconsultants.com

LANDSCAPE ARCHITECT INFORMATION

☐ Not Applicable

Name:	Kimberly Siegenthaler
Company Name (if applicable):	Jensen Belts Associates
Mailing Address:	1509 Tyrell Lane, STE 130, Boise, ID 83706
Phone:	2083437175
Email:	kim@jensenbelts.com

City of Caldwell

Community Development Department – Planning & Zoning Division

MASTER LAND USE APPLICATION

ACKNOWLEDGEMENTS

☒ By signing this application, I authorize employees/agents of the City to enter onto the property that is the subject of this application during regular business hours. The sole purpose of entry is to make an examination of the property that is necessary to process this application.

☒ I certify that I am the owner of this property, the owner's authorized agent, or the petitioner (if for a vacation). If acting as an authorized agent, I further certify that I have full power and authority to file this application and to perform, on behalf of the owner, all acts required to enable the jurisdiction to process and review such an application. I will comply with all provisions of the law and ordinance governing this type of application.

☒ I certify that the information furnished by me as part of this application is true and correct to the best of my knowledge.

I am the: ☐ Property Owner ☒ Authorized Agent ☐ Petitioner (Vacations Only)

Applicant Signature: Kyle Prewett _____ Date: 1/9/26

Printed Name: Kyle Prewett _____

City of Caldwell

Community Development Department – Planning & Zoning Division

MASTER LAND USE APPLICATION

Online Application Submittal Instructions

The City of Caldwell Planning and Zoning Department utilizes an online application portal for submission of all applications, documents, plans, and payment of fees.

Step 1:

- Log in or create an account in Citizenserve (Citizenserve Users Guide)
- Select your permit and/or application type and enter in all required information.

Step 2

- Pay fees online via Citizenserve. You will receive an email from Citizenserve directing you to make a payment once staff have reviewed your application.

Drawing Submittal Instructions:

1. All plan sheets must be uploaded in PDF format only (no CAD, JPEG, TIFF, PNG, etc.)
2. All plan sheets must be to scale.
3. All plan sheets must be uploaded to Citizenserve.
4. All applications, checklists, calculations, reports, drawings, plans, and other supporting documents must be uploaded as single-sided pdf's and must be legible and in a high-definition format.
5. All documents and plans must follow the "Naming Schematic" as listed on the attached document.

City of Caldwell
Planning & Zoning Department
621 Cleveland Blvd., Caldwell, ID 83605 | PZ@cityofcaldwell.org | 208-455-3021

FINAL PLAT CHECKLIST

Upon receipt of this application, staff will review the project to confirm that all pre-requisite application type(s) have been submitted, reviewed, and approved. The following items must be submitted for the application to be considered complete.

- *Final plat applications may be submitted concurrently with the submission of civil construction drawings.*
- *Final plat applications are submitted to the Planning and Zoning Department.*
- *Civil construction drawings are submitted to the Engineering Department.*

1. FORMAT AND GENERAL INFORMATION REQUIRED

Applicant	Description	Staff
☑	Caldwell Master Development Application	☐
☑	If the signatory on this application is not the owner of the property, an original notarized statement (affidavit of legal interest) from the owner stating the applicant is authorized to submit this application is required.	☐
☑	Associated Fee(s): as listed on the Development Review Fee Schedule	☐
☑	A completed copy of this checklist (check each box)	☐
☑	Provide a copy of a current title report, or warranty deed for the subject property	☐
☑	Provide a project narrative addressing any conditions of approval or changes from the approved preliminary plat.	☐
☑	One (1) full size copy of the approved preliminary plat (pdf format).	☐
☐ incl. ☑ n/a	One (1) full size copy of an amended preliminary plat in pdf format (if changes from the approved preliminary plat are being proposed)	☐
☑	One (1) full size copy of the final plat (pdf format)	☐
☑	One (1) georeferenced ArcMap-compatible file, such as a zipped shapefile, of the final plat shall be submitted with construction drawings to the engineering department.	☐
☑	The final plat drawing(s) shall be submitted in digital form using .dwg drawing file format and shall be spatially referenced to the Idaho state plane coordinate system - west zone, North American datum (NAD) 83.	☐
☑	One (1) copy of the final plat shall be a reproducible Mylar copy, suitable for blue line reproduction, and shall be submitted to the engineering department.	☐

☑	Provide a copy of the Order of Decision for the preliminary plat	☐
☐ incl. ☑ n/a	Provide a copy of the Development Agreement (if applicable)	☐
☑	General formatting: The final plat shall be drawn to an accurate scale having not more than one hundred feet to an inch (100' = 1") and shall be in a high-resolution format that is clear and legible. All final plats to be offered for recording shall be in accordance with Idaho Code title 50, chapter 13, and city code.	☐
☑	All final plat sheets shall be 24" x 36" with an appropriate, readable scale.	☐
	☐ Orient plat so that north is to the top or left-hand side of sheet.	☐
	☐ Provide north arrow, graphic scale, and written scale.	☐
	☐ Provide a vicinity map in the same orientation of plat showing subject property.	☐

2. FINAL PLAT REQUIRED CONTENT

Applicant	Description	Staff
☑	Designate a title block in the lower, right-hand corner of the plat document. The title block shall contain the name of the subdivision and its location by number, section, township, range and county, date of preparation, and plat type.	☐
☑	Surveyor Information: Plat shall contain the name, address and official seal of the professional land surveyor preparing and stamping the plat.	☐
☑	Include the number of lots for each residential, commercial, and/or industrial type land use; the number of common open space lots; acreage; and the number of dwelling units for each type.	☐
☑	Plat shall include a statement in accordance with Idaho Code section 50-1334 as to the water system being utilized.	☐
☑	For multiple page plats, indicate the sheet number for each page of the plat as: Sheet [#] of [Total #].	☐
☑	Boundaries of the tract to be subdivided fully balanced and closed, showing all bearings and distances, determined by an accurate survey in the field. All dimensions shall be expressed in feet and decimals thereof.	☐
☑	Any excepted parcel(s) within the plat boundaries shall show all bearings and distances, determined by an accurate survey in the field. All dimensions shall be expressed in feet and decimals thereof.	☐
☑	Location and description of cardinal points to which all dimensions, angles, bearings, and similar data on the plat shall be referenced.	☐
☑	Reference by dimension and bearing to a combination of two (2) section corners, quarter section corners, or recorded monuments.	☐
☑	Provide a legend for all abbreviations, graphic symbols, and line types used.	☐

Applicant	Description	Staff
☑	Name, right of way lines, courses; lengths and widths of all public streets, pathways, and utility easements; all linear curves for street centerlines and property lines shall include the following information: (A) Radii. (B) Central angle. (C) Arc length. (D) Points of tangency. (E) Long chord, length and bearing.	☐
☑	All proposed easements for access provided for public services, utilities, or public pathways, and any limitations of the easements, as well as dimensions, bearings, widths, and use indicated. Any existing recorded easements on the subject property shall also be shown with use, width, dimensions, bearings and applicable instrument numbers.	☐
☑	All lots shall be numbered by consecutive numbers throughout the plat. "Exceptions" or areas not designated as a lot shall be so designated, lettered or named and clearly dimensioned. Both square footage and acreage of every lot within the subdivision shall be noted.	☐
☑	Location, dimensions, bearings, radii, arcs and central angles of all sites to be dedicated to the public shall be clearly indicated and the intended use specified.	☐
☑	Certification and signature by the professional land surveyor preparing said plat certifying to the accuracy of the survey and plat and that the monuments described in it have been located as described.	☐
☑	Certification, acknowledgment, and signature by the owner including dedication of all streets, rights of way and any sites for public use, and granting of any existing or proposed easements, including acknowledgment of such.	☐
☑	Certification and signature of the county surveyor verifying that the accuracy of the plat complies with the requirements of Idaho Code.	☐
☑	Signature block for city engineer verifying that final plat complies with Idaho Code, title 50 and with city code.	☐
☑	Signature block for city clerk verifying council approval of said final plat.	☐
☑	Certification and signature of the health department verifying approval of sewer and water facilities as required by Idaho Code, title 50, chapter 13.	☐
☑	Certification of county treasurer as required by Idaho Code, title 50, chapter 13.	☐

3. SITE DATA

Applicant	Description	Staff
☑	Complete the data table below.	☐

Total Acreage of Site:	8.28	Total Acreage of Any Out-Parcels:	
Residential / Multi-Family Information:			
Total # of Lots:	31	Total # of Dwelling Units:	31
# of Residential Lots	26	# of Single-Family (detached or townhomes):	0
# of Common Lots	5	# of Duplex Dwelling Units:	0
Total Acreage of Common Lots:	1.84	# of Triplex Dwelling Units:	0
Minimum Lot Size:	5,200 SF	# of 4-, 5-, or Six Family Dwelling Units:	0
Maximum Lot Size:	8,056 SF	# of Multi-Family Dwelling Units:	0
Average Lot Size:	5,925 SF	Dwelling Units per Gross Acre:	3.14
Minimum Street Frontage:	50'	Minimum Lot Width:	65'
Commercial / Industrial Information:			
# of Commercial Lots:		Total Gross Square Feet of Commercial Buildings:	
# of Industrial Lots:		Total Gross Square Feet of Industrial Buildings:	

APPLICANT ACKNOWLEDGMENT

By signing below, I acknowledge:

☑ All items on the checklist are included in the submittal package.

☑ All documents are single sided and high-resolution.

☑ All submittal information included within the checklist and the application are, to the best of my knowledge, complete and accurate.

☑ I am aware that my civil construction drawings WILL NOT be approved until all outstanding items have been addressed and the final plat has been heard by City Council.

Kyle Prewett

Printed Name

1/9/2026

Date

Kyle Prewett

Signature

The applicant is the:

☐ Property Owner

☑ Property Owner's Agent/Representative

Toll Brothers®
LAND DEVELOPMENT

PAVING THE WAY FOR AMERICA'S LUXURY HOMEBUILDER

January 9, 2026

City of Caldwell Planning and Zoning Department
205 S. 6th Ave.
Caldwell, Idaho 83605

RE: Heights at Verbena Ranch Subdivision No. 1 – Final Plat

Dear Planning and Zoning Staff,

Attached for your review and approval is the final plat for Heights at Verbena Ranch Subdivision No. 1. The final plat comprises 26 single-family residential lots and 5 common lots, covering a total of 9.78 acres. The site is located southwest of the Homedale Rd and S 10th Ave intersection (Parcel R3267800000). Zoning for the property is designated as R-1 (Low Density Residential).

Heights at Verbena Ranch Subdivision No. 1 features a minimum lot size of 5,200 SF, a maximum of 8,056 SF, and an average of 5,925 SF. Usable open space includes the main amenity for the preliminary plat area, which features the following amenities: patio with a fire pit and shade shelters, walking paths, and green space. Other usable open spaces separate from the main amenity area include further walking paths and green space. The usable open space percentage for this phase is 18%.

Caldwell City Council approved the Planned Unit Development (PUD) and Preliminary Plat for Heights at Verbena Ranch Subdivision on May 5th, 2025. The final plat is in conformance with all conditions of approval and requirements of the order of decision for the PUD and Preliminary Plat. The PUD allows for deviations from required dimensional standards typical of the R-1 zoning designation. The dimensional standards as established by the PUD, specifically for Heights at Verbena Ranch, are as follows:

- Max Height: 30'
- Front Yard Setback (Living Area): 10'
- Rear Setback: 10'
- Interior Side Setback: 5'
- Minimum Interior Lot Size: 5,000 SF
- Minimum Corner Lot Size: 5,000 SF

The Development Agreement does not allow for any further deviations from established zoning district regulations and standards for Heights at Verbena Ranch. This plat is in conformance with all other conditions and requirements of the PUD and preliminary plat.

Thank you for your time and consideration of this final plat application. If you have any questions or need further information, please don't hesitate to reach out to me at 208-576-3625 or by email at kprewett@tollbrothers.com.

3103 W Sheryl Drive, Suite 100, Meridian ID 83642
Phone: (208) 424-0020 Fax: (208) 424-0030

Toll Brothers®
LAND DEVELOPMENT

PAVING THE WAY FOR AMERICA'S LUXURY HOMEBUILDER

Sincerely,

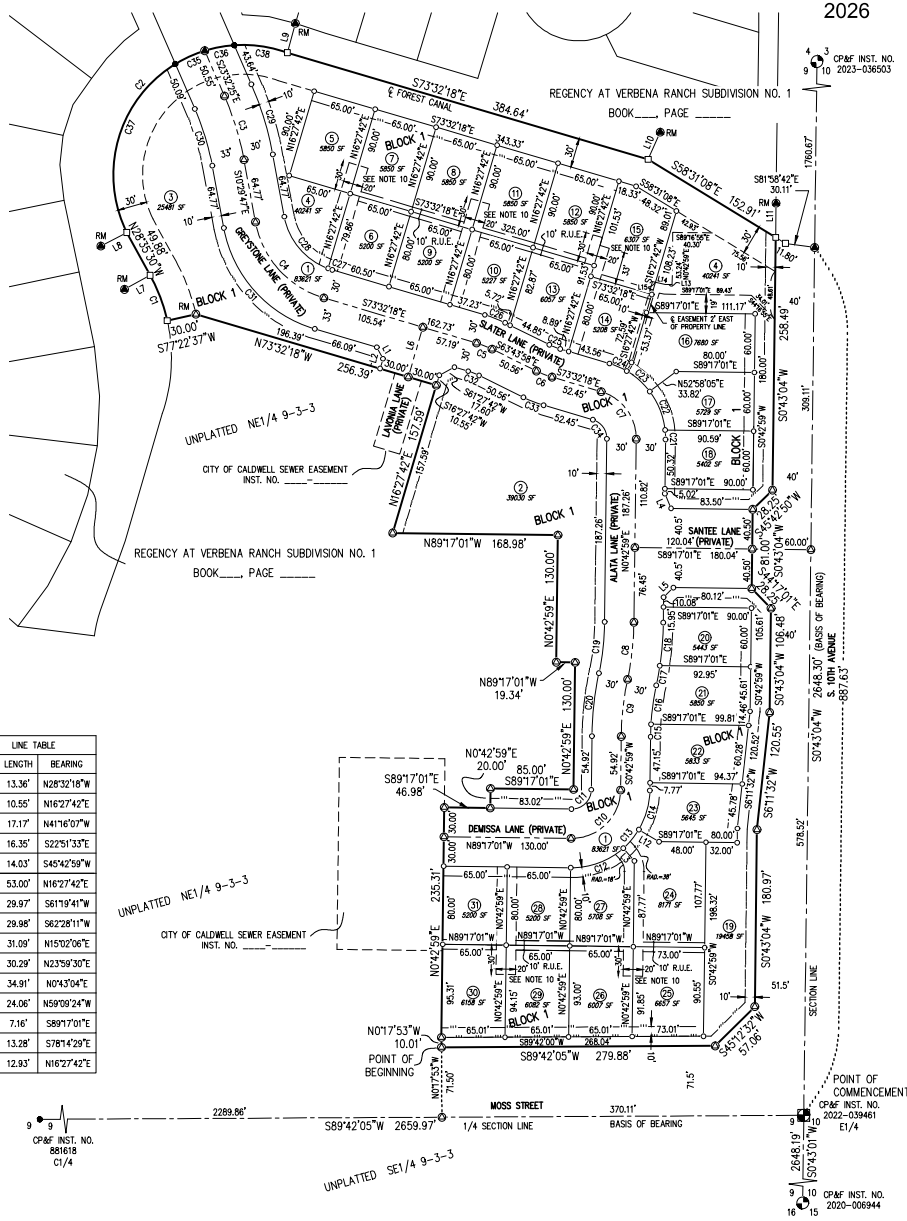
Kyle Prewett
Land Entitlement Manager
Toll Brothers

3103 W Sheryl Drive, Suite 100, Meridian ID 83642
Phone: (208) 424-0020 Fax: (208) 424-0030

HEIGHTS AT VERBENA RANCH SUBDIVISION NO. 1

A PARCEL LOCATED IN THE NE1/4 OF SECTION 9, TOWNSHIP 3 NORTH, RANGE 3 WEST, BOISE MERIDIAN, CITY OF CALDWELL, CANYON COUNTY, IDAHO 2026

BOOK ____ , PAGE _____


REGENCY AT VERBENA RANCH SUBDIVISION NO. 1
BOOK____, PAGE _____
CP&F INST. NO. 2023-036503
S73°32'18"E 384.64'
S68°31'08"E 152.97'
S81°58'42"E 30.11'
1760.67'
BLOCK 1
GREYSTONE LANE (PRIVATE)
SLATER LANE (PRIVATE)
LAUNA LANE (PRIVATE)
ALATA LANE (PRIVATE)
SANTEE LANE 120.04' (PRIVATE)
DEMISSA LANE (PRIVATE)
S. 10TH AVENUE
(BASIS OF BEARING)
2648.30'
887.63'
UNPLATTED NE1/4 9-3-3
CITY OF CALDWELL SEWER EASEMENT INST. NO. ____-_____
N89°17'01"W 168.98'
N0°42'59"E 130.00'
N89°17'01"W 19.34'
S89°17'01"E 46.98'
N0°42'59"E 20.00'
S89°17'01"E 85.00'
83.02'
N89°17'01"W 130.00'
S89°17'01"E 80.00'
48.00'
32.00'
S89°17'01"E 99.81'
S89°17'01"E 94.37'
S89°17'01"E 90.59'
S89°17'01"E 90.00'
S89°17'01"E 92.95'
S89°17'01"E 180.04'
N89°17'01"W 130.00'
N89°17'01"W 130.00'
N89°17'01"W 130.00

HEIGHTS AT VERBENA RANCH SUBDIVISION NO. 1

BOOK ____ , PAGE _____

CERTIFICATE OF OWNERS

KNOW ALL MEN BY THESE PRESENTS: THAT WE, THE UNDERSIGNED, ARE THE OWNERS OF THE REAL PROPERTY DESCRIBED BELOW IN CANYON COUNTY, IDAHO, AND THAT WE INTEND TO INCLUDE THE FOLLOWING DESCRIBED PROPERTY IN THIS SUBDIVISION;

A PARCEL BEING A PORTION OF THE NE1/4 OF SECTION 9, TOWNSHIP 3 NORTH, RANGE 3 WEST, BOISE MERIDIAN, CITY OF CALDWELL, CANYON COUNTY, IDAHO, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN ALUMINUM CAP MONUMENT MARKING THE SOUTHEAST CORNER OF THE NE1/4 OF SAID SECTION 9, FROM WHICH A ½" DIAMETER REBAR WITH CAP #6552 MARKING THE SOUTHWEST CORNER OF SAID NE1/4 BEARS S 89°42'05" W A DISTANCE OF 2659.97 FEET;

THENCE S 89°42'05" W ALONG THE SOUTHERLY BOUNDARY OF SAID NE1/4 A DISTANCE OF 370.11 FEET TO A POINT;

THENCE LEAVING SAID SOUTHERLY BOUNDARY N 0°17'53" W A DISTANCE OF 71.50 FEET TO THE POINT OF BEGINNING;

THENCE N 0°17'53" W A DISTANCE OF 10.01 FEET TO A POINT;

THENCE N 0°42'59" E A DISTANCE OF 235.31 FEET TO A POINT;

THENCE S 89°17'01" E A DISTANCE OF 46.98 FEET TO A POINT;

THENCE N 0°42'59" E A DISTANCE OF 20.00 FEET TO A POINT;

THENCE S 89°17'01" E A DISTANCE OF 85.00 FEET TO A POINT;

THENCE N 0°42'59" E A DISTANCE OF 130.00 FEET TO A POINT;

THENCE N 89°17'01" W A DISTANCE OF 19.34 FEET TO A POINT;

THENCE N 0°42' 59" E A DISTANCE OF 130.00 FEET TO A POINT;

THENCE N 89°17'01" W A DISTANCE OF 168.98 FEET TO A POINT;

THENCE N 16°27'42" E A DISTANCE OF 157.59 FEET TO A POINT;

THENCE N 73°32'18" W A DISTANCE OF 256.39 FEET TO A POINT;

THENCE S 77°22'37" W A DISTANCE OF 30.00 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE BEING THE EASTERLY BOUNDARY OF REGENCY AT VERBENA RANCH SUBDIVISION NO. 1, AS SHOWN IN BOOK ___OF PLATS ON PAGE_____, RECORDS OF CANYON COUNTY, IDAHO

THENCE ALONG SAID EASTERLY BOUNDARY THE FOLLOWING DESCRIBED COURSES:

THENCE A DISTANCE OF 49.68 FEET ALONG THE ARC OF A 176.09 FOOT RADIUS CURVE LEFT, SAID CURVE HAVING A CENTRAL ANGLE OF 16° 09' 50" AND A LONG CHORD BEARING N 20°42'18" W A DISTANCE OF 49.51 FEET TO A POINT OF TANGENCY;

THENCE N 28°35'30" W A DISTANCE OF 49.88 FEET TO THE BEGINNING OF A TANGENTIAL CURVE;

THENCE A DISTANCE OF 316.06 FEET ALONG THE ARC OF A 132.80 FOOT RADIUS CURVE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE OF 136°21'51" AND A LONG CHORD BEARING N 41°46'41" E A DISTANCE OF 246.57 FEET TO A POINT OF TANGENCY;

THENCE S 73°32'18" E A DISTANCE OF 384.64 FEET TO A POINT;

THENCE S 58°31'08" E A DISTANCE OF 152.91 FEET TO A POINT;

THENCE LEAVING SAID EASTERLY BOUNDARY S 0°43'04" W DISTANCE OF 258.49 FEET TO A POINT;

THENCE S 45°42'50" W DISTANCE OF 28.25 FEET TO A POINT;

THENCE S 0°43'04" W DISTANCE OF 81.00 FEET TO A POINT;

THENCE S 44°17'01" E DISTANCE OF 28.25 FEET TO A POINT;

THENCE S 0°43'04" W DISTANCE OF 106.48 FEET TO A POINT;

THENCE S 6°11'32" W DISTANCE OF 120.55 FEET TO A POINT;

THENCE S 0°43'04" W DISTANCE OF 180.97 FEET TO A POINT;

THENCE S 45°12'32" W DISTANCE OF 57.06 FEET TO A POINT;

THENCE S 89°42'05" W DISTANCE OF 279.88 FEET TO THE POINT OF BEGINNING.

THIS PARCEL CONTAINS 8.28 ACRES, MORE OR LESS.

ALL THE LOTS IN THIS SUBDIVISION WILL BE ELIGIBLE TO RECEIVE WATER SERVICE FROM THE CITY OF CALDWELL. THE CITY OF CALDWELL HAS AGREED IN WRITING TO SERVE ALL THE LOTS IN THIS SUBDIVISION.

THE PUBLIC STREETS SHOWN ON THIS PLAT ARE HEREBY DEDICATED TO THE PUBLIC. THE PRIVATE STREETS AS SHOWN ON THIS PLAT ARE NOT DEDICATED TO THE PUBLIC, PUBLIC UTILITY, IRRIGATION AND DRAINAGE EASEMENTS ON THIS PLAT ARE NOT DEDICATED TO THE PUBLIC, BUT THE RIGHT OF ACCESS TO, AND USE OF, THESE EASEMENTS IS HEREBY RESERVED FOR PUBLIC UTILITIES, DRAINAGE AND FOR ANY OTHER USES AS MAY BE DESIGNATED HEREON AND NO PERMANENT STRUCTURES OTHER THAN FOR SAID USES ARE TO BE ERECTED WITHIN THE LIMITS OF SAID EASEMENTS.

THE OWNERS HEREBY CERTIFY THAT SURFACE WATER FOR IRRIGATION IS REASONABLY AVAILABLE, PER SECTION 67-6537, IDAHO CODE, AND THAT THEY ARE IN COMPLIANCE WITH SECTION 31-3805, IDAHO CODE.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HAND THIS ____ DAY OF _____ , 20___.

TOLL WEST INC.

_____

BY RYAN HAMMONS, DIVISION PRESIDENT

ACKNOWLEDGMENT

STATE OF IDAHO }
COUNTY OF ADA } S.S.

ON THIS ____ DAY OF _____ , 20___, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE PERSONALLY APPEARED RYAN HAMMONS, KNOWN TO ME TO BE THE DIVISION PRESIDENT OF TOLL WEST INC, AN IDAHO CORPORATION, THE PERSON WHO EXECUTED THE FOREGOING "CERTIFICATE OF OWNERS" AND ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.

MY COMMISSION EXPIRES_____

RESIDING AT _____

_____
NOTARY PUBLIC FOR THE STATE OF IDAHO

CERTIFICATE OF SURVEYOR

I, CLINTON W. HANSEN, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF IDAHO, AND THAT THIS PLAT AS DESCRIBED IN THE "CERTIFICATE OF OWNERS" WAS DRAWN FROM THE FIELD NOTES OF A SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION AND ACCURATELY REPRESENTS THE POINTS PLATTED THEREON, AND IS IN CONFORMITY WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.

City of Caldwell
APPROVED FOR CONSTRUCTION

These plans and/or specifications have been reviewed for compliance with City Code. This review does not relieve the owner, engineer or contractor of the responsibility to design and construct these facilities in compliance with all applicable federal, state, and local laws, rules, regulations, ordinances, orders of decisions, development agreements, or specifications. Inconsistencies not isolated by City staff shall not be construed as approved unless specifically addressed as a variance and granted by City Council as a variance. The City retains the right to enforce provisions of said document and policies even if inconsistencies are not noted by the City. Any revisions of the approved plans will require a resubmittal for a full review and approval.

Name: Martin Gergen

PROFESSIONAL LAND SURVEYOR REGISTERED 11115 STATE OF IDAHO CLINTON W. HANSEN 3/17/22

LandSolutions
Land Surveying and Consulting
231 E. 5TH ST.
MERIDIAN, ID 83642
(208) 288-2040 fax (208) 288-2557
www.landsolutions.biz

JOB NO. 25-44

HEIGHTS AT VERBENA RANCH SUBDIVISION NO. 1

BOOK ____ , PAGE _____

HEALTH CERTIFICATE

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13, HAVE BEEN SATISFIED BY A QUALIFIED LICENSED PROFESSIONAL ENGINEER (QLPE) REPRESENTING THE CITY OF CALDWELL AND THE QLPE APPROVAL OF THE DESIGN PLANS AND SPECIFICATIONS AND THE CONDITIONS IMPOSED ON THE DEVELOPER FOR CONTINUED SATISFACTION OF THE SANITARY RESTRICTIONS. BUYER IS CAUTIONED THAT AT THE TIME OF THIS APPROVAL, NO DRINKING WATER EXTENSIONS OR SEWER EXTENSIONS WERE CONSTRUCTED. BUILDING CONSTRUCTION CAN BE ALLOWED WITH APPROPRIATE BUILDING PERMITS IF DRINKING WATER EXTENSIONS OR SEWER EXTENSIONS HAVE SINCE BEEN CONSTRUCTED OR IF THE DEVELOPER IS SIMULTANEOUSLY CONSTRUCTING THOSE FACILITIES. IF THE DEVELOPER FAILS TO CONSTRUCT FACILITIES, THEN SANITARY RESTRICTIONS MAY BE REIMPOSED, IN ACCORDANCE WITH SECTION 50-1326, IDAHO CODE, BY THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL, AND NO CONSTRUCTION OF ANY BUILDING OR SHELTER REQUIRING DRINKING WATER OR SEWER/SEPTIC FACILITIES SHALL BE ALLOWED.

_____

DISTRICT HEALTH DEPARTMENT,REHS DATE

APPROVAL OF CITY COUNCIL

I, THE UNDERSIGNED, CITY CLERK IN AND FOR THE CITY OF CALDWELL, CANYON COUNTY, IDAHO, DO HEREBY CERTIFY THAT AT A REGULAR MEETING OF THE CITY COUNCIL HELD ON THE ____ DAY OF _____ , 20___, THIS PLAT WAS DULY ACCEPTED AND APPROVED.

_____

CITY CLERK

APPROVAL OF THE CITY ENGINEER

I, THE UNDERSIGNED, CITY ENGINEER IN AND FOR THE CITY OF CALDWELL, CANYON COUNTY, IDAHO, HEREBY APPROVE THIS PLAT.

_____

CITY ENGINEER ~ CALDWELL, IDAHO

CERTIFICATE OF THE COUNTY SURVEYOR

I, THE UNDERSIGNED, PROFESSIONAL LAND SURVEYOR FOR CANYON COUNTY, IDAHO, HEREBY CERTIFY THAT I HAVE CHECKED THIS PLAT AND FIND THAT IT COMPLIES WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.

_____

CANYON COUNTY SURVEYOR

CERTIFICATE OF THE COUNTY TREASURER

I, THE UNDERSIGNED, COUNTY TREASURER IN AND FOR THE COUNTY OF CANYON, STATE OF IDAHO, PER THE REQUIREMENTS OF I.C. 50-1308, DO HEREBY CERTIFY THAT ANY AND ALL CURRENT AND OR DELINQUENT COUNTY PROPERTY TAXES FOR THE PROPERTY INCLUDED IN THIS SUBDIVISION HAVE BEEN PAID IN FULL. THIS CERTIFICATION IS VALID FOR THE NEXT THIRTY (30) DAYS ONLY.

DATE: _____ _____

COUNTY TREASURER

City of Caldwell
APPROVED FOR CONSTRUCTION

These plans and/or specifications have been reviewed for compliance with the City of Caldwell specifications. This review does not relieve the owner, engineer, or contractor of the responsibility to design and/or construct these facilities in compliance with all current applicable federal, state and local laws, ordinances, regulations, ordinances, orders of decisions, development agreements, or special conditions. Inconsistencies not isolated by City staff shall not be construed as approved unless specifically addressed as a variance and granted by City Council as a variance. The City retains the right to enforce provisions of said document and policies even if inconsistencies are not noted by the City. Any revisions of these conditions will require a resubmittal for a full review and approval.

Name: Martin Gergen

PROFESSIONAL LAND SURVEYOR REGISTERED CLINTON W. HANSEN STATE OF IDAHO 11112 03-07-18

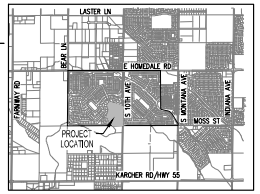
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JOB NO. 25-44

PRELIMINARY PLAT FOR
HEIGHTS AT VERBENA RANCH

PROPERTY LOCATED IN THE NE 1/4 of SECTION 9, TOWNSHIP 3 NORTH, RANGE 3 WEST, BOISE MERIDIAN

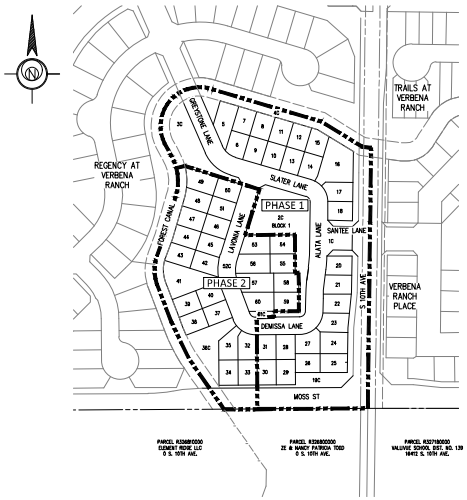
CANYON COUNTY, IDAHO



VICINITY MAP
N.T.S

PRELIMINARY PLAT NOTES

1. SANITARY SEWER AND DOMESTIC WATER SERVICE TO BE PROVIDED BY CITY OF CALDWELL.
2. ALL STREETS PROPOSED WITHIN THIS DEVELOPMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF CALDWELL AND CANYON HIGHWAY DISTRICT NO.4 STANDARDS.
3. DIRECT LOT ACCESS TO S. 10TH AVENUE, E HOMEDALE ROAD, AND MOSS ST IS PROHIBITED.
4. THIS DEVELOPMENT RECOGNIZES IDAHO CODE SECTION 22-4503, RIGHT TO FARM ACT, WHICH STATES, "NO AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC, BY ANY CHANGED CONDITIONS IN OR ABOUT THE SURROUNDING NONAGRICULTURAL ACTIVITIES AFTER IT HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR, WHEN THE OPERATION, FACILITY OR EXPANSION WAS NOT A NUISANCE AT THE TIME IT BEGAN OR WAS CONSTRUCTED. THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHENEVER A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF ANY AGRICULTURAL OPERATION, AGRICULTURAL FACILITY, OR EXPANSION THEREOF."
5. IRRIGATION WATER SERVICE IS PROVIDED TO THIS PROPERTY BY EXISTING GROUNDWATER IRRIGATION WATER RIGHTS THROUGH A PI PUMP STATION CONSTRUCTED TO CMID STANDARDS WHICH WILL BE DEDICATED TO, OPERATED BY, CMID.
6. BUILDING SETBACKS AND DIMENSIONAL STANDARDS SHALL BE IN ACCORDANCE WITH THE CITY OF CALDWELL STANDARDS, AND THE PROJECT DEVELOPMENT AGREEMENT AS SHOWN ON THIS PLAN.
7. STORMWATER RUNOFF GENERATED ON THIS SITE SHALL BE COLLECTED AND CONVEYED TO STORMWATER FACILITIES IN ACCORDANCE WITH CITY OF CALDWELL REQUIREMENTS.



PHASING PLAN
SCALE:1"=200'

LAND USE SUMMARY	
TOTAL SITE AREA	15.56 Acres
RESIDENTIAL LOT AREA	7.51 Acres
COMMON LOT AREA	3.66 Acres
RIGHT OF WAY AREA	1.72 Acres
PRIVATE STREET AREA	2.67 Acres
RESIDENTIAL LOTS	53
COMMON LOTS	8
GROSS DENSITY	3.41 DU/Acre
NET DENSITY	7.04 DU/Acre
MINIMUM RESIDENTIAL LOT SIZE	5,256 sf
AVERAGE RESIDENTIAL LOT SIZE	6,171 sf

OPEN SPACE SUMMARY	
OPEN SPACE AREA	1.82 Acres
PERCENT OPEN SPACE	11.70%

PROPOSED BUILDING SETBACK REQUIREMENTS	
FRONT LIVING	10 ft*
FRONT GARAGE	20 ft
REAR YARD	10 ft*
INTERIOR SIDE YARD	5 ft*
STREET SIDE YARD	15 ft
MINIMUM LOT AREA	5,250 sf*
MINIMUM LOT FRONTAGE	50 ft
* REQUESTED MODIFICATION TO CITY OF CALDWELL STANDARDS FOR R-1 ZONE	

DEVELOPER
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mtaylor1@tollbrothers.com
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ENGINEER
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jbozovich@eseconsultants.com
Phone: (208) 955-6555

SURVEYOR
ESE CONSULTANTS, INC.
JOHN CAYTON, P.L.S
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jcayton@eseconsultants.com
PHONE: (425) 502-2524

SHEET INDEX

1 OF 6 PP-1.1 COVER SHEET
2 OF 6 PP-1.2 NOTES AND SECTIONS
3 OF 6 PP-2.1 NATURAL FEATURES MAP
4 OF 6 PP-3.1 PRELIMINARY PLAT
5 OF 6 PP-4.1 PRELIMINARY ENGINEERING PLAN
6 OF 6 PP-5.1 PRELIMINARY GRADING AND DRAINAGE PLAN

LEGEND

PROPERTY BOUNDARY LINE	PROPOSED GRAVITY IRRIGATION
EXISTING LOT LINE	PROPOSED PRESSURE IRRIGATION
EXISTING EASEMENT LINE	PROPOSED EDGE OF PAVEMENT
EXISTING BARB WIRE FENCE LINE	PROPOSED STORM PIPE
EXISTING IRRIGATION	PROPOSED PHASE BOUNDARY
EXISTING POWER LINE	PROPOSED SEEPAGE BED
EXISTING SANITARY SEWER LINE	PROPOSED SAND AND GREASE TRAP
EXISTING CABLE TV PER UTILITY MAP	PROPOSED STORM MANHOLE
EXISTING WATER LINE	PROPOSED STORM CATCH BASIN
EXISTING EDGE OF PAVEMENT	PROPOSED GRAVITY IRRIGATION BOX
EXISTING EDGE OF GRAVEL	PROPOSED GRAVITY IRRIGATION MANHOLE
EXISTING STORM PIPE	PROPOSED FIRE HYDRANT
PROPOSED LOT LINE	PROPOSED SANITARY MANHOLE
PROPOSED RIGHT-OF-WAY	SANTEE LANE — STREET NAME
PROPOSED ROAD CENTERLINE	PROPOSED STREET LIGHT
PROPOSED 3" ROLLED CURB	TEST PIT/MONITORING WELL
PROPOSED 6" VERTICAL CURB & GUTTER	MAILBOX
PROPOSED 6" VERTICAL CURB (NOT GUTTER)	SIGN
PROPOSED 5' SIDEWALK	BLOCK 4 — BLOCK NUMBER
PROPOSED 8" SANITARY SEWER	10 — SINGLE-FAMILY LOT NUMBER
PROPOSED 10" SANITARY SEWER	35C — COMMON LOT NUMBER
PROPOSED POTABLE WATER	MONUMENTS

Toll Brothers
AMERICA'S LUXURY HOME BUILDER

NOT APPROVED FOR CONSTRUCTION

PROFESSIONAL ENGINEER — 12448 — STATE OF IDAHO — JUSTIN E. BOZOVICH

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T: 208-454-0555

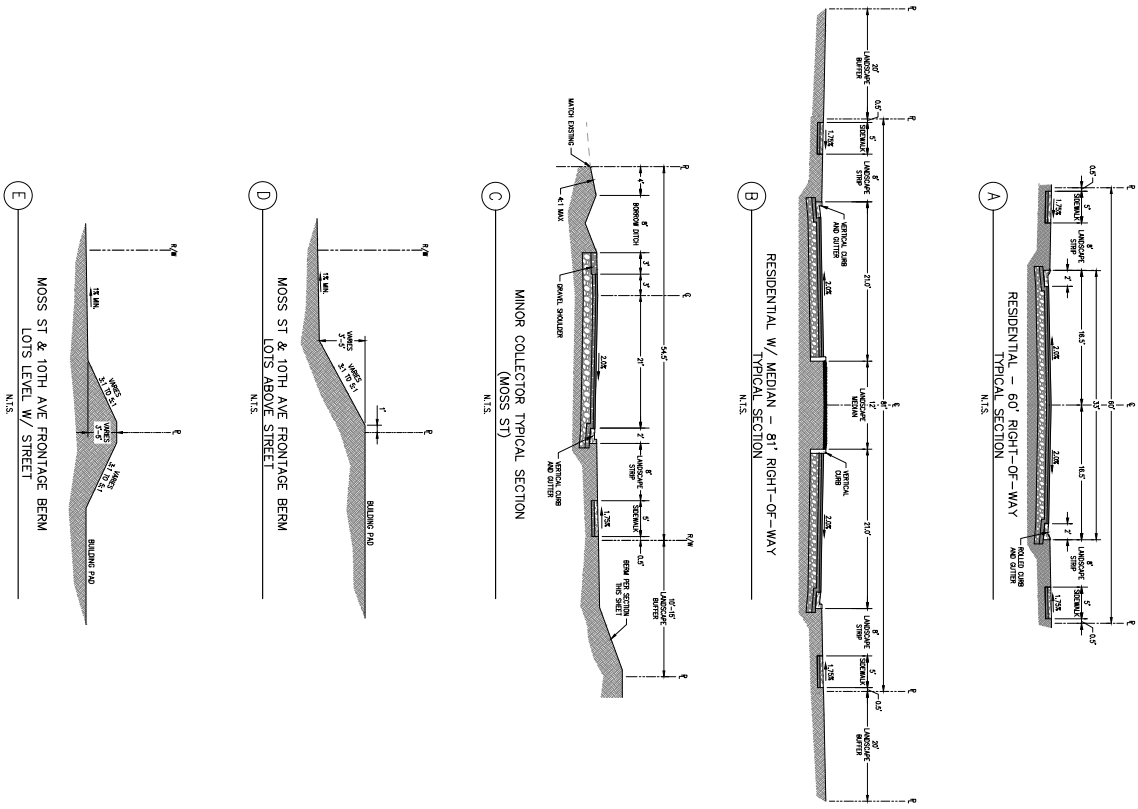
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3	03/24/2025	CITY COMMENTS	ALH
2	09/20/2024	CITY COMMENTS	ALH
1	05/22/2024	AGENCY SUBMITTAL	AJV/JBS

COVER SHEET

PRELIMINARY PLAT FOR
HEIGHTS AT VERBENA RANCH
CITY OF CALDWELL, CANYON COUNTY, IDAHO

DATE: 03/24/2025	SCALE: AS NOTED
DESIGN: JEB	DRAWN: ALH/JBS
JOB NO.: 8447	FILE NAME: 8447-HTS-S-COVER-PP
REF. NO.: PP-1.1	
SHEET NO.: 1 OF 6	

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SHEET NO.:	2	OF	6
REF. NO.:	PP1.2		
JOB NO.:	8447		
FILENAME:	8447-HTS-S-COVER-PP		
DESIGN:	JEB		
DRAWN:	AUH/JBS		
DATE:	03/24/2025		
SCALE:	AS NOTED		

NOTES AND SECTIONS

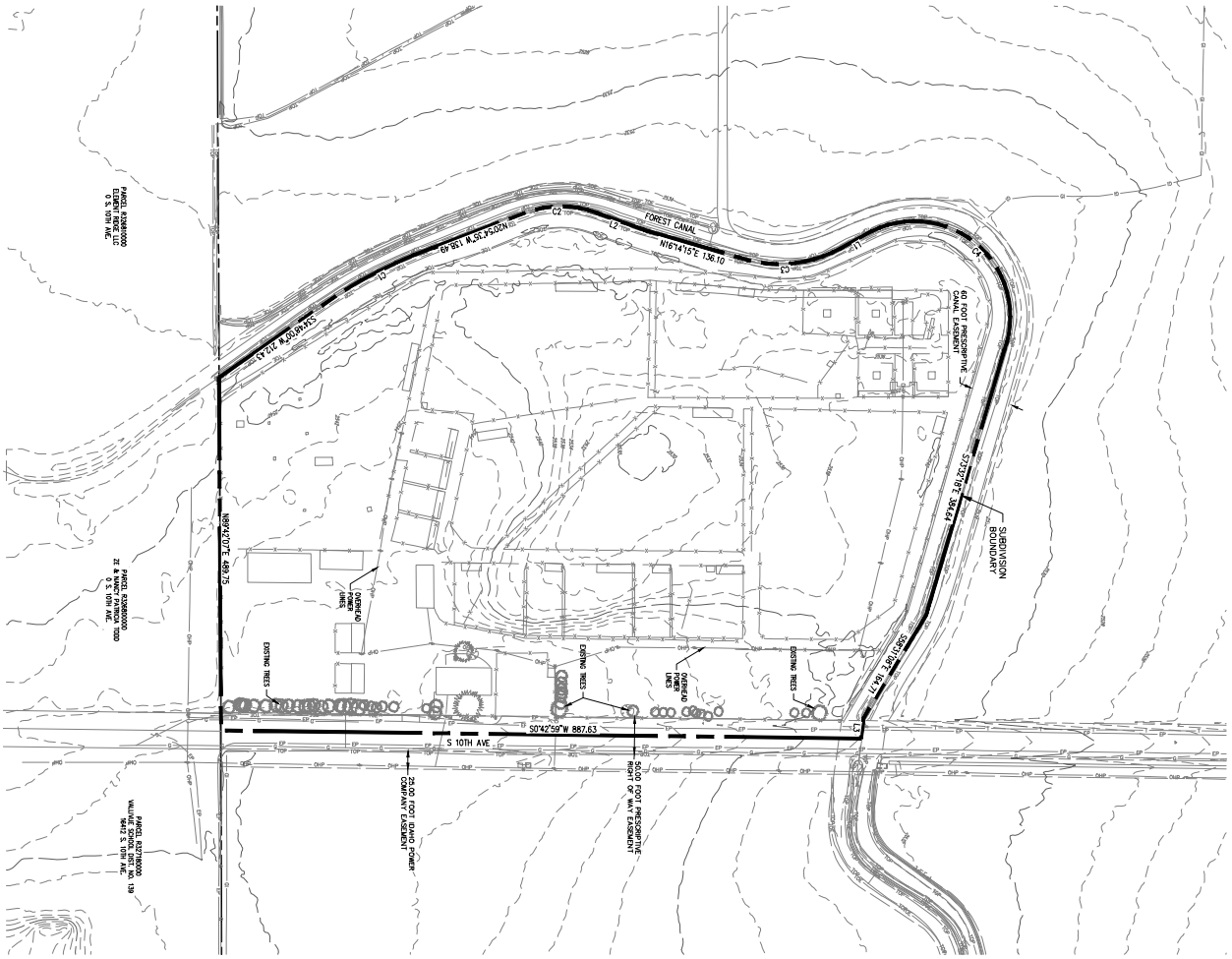
PRELIMINARY PLAT FOR
HEIGHTS AT VERBENA RANCH
CITY OF CALDWELL, CANYON COUNTY, IDAHO

REV.	DATE	DESCRIPTION	DRAWN
3	03/24/2025	CITY COMMENTS	AUH
2	09/20/2024	CITY COMMENTS	AUH
1	05/22/2024	AGENCY SUBMITTAL	AUH/JBS

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T: 208-424-0080

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PROFESSIONAL ENGINEER
LICENSED
12449
STATE OF IDAHO
JUSTIN E. BOZOVICH



CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	134.91	668.64	11°33'38"	N25°27'57"W	134.68
C2	99.59	144.02	39°37'07"	N01°08'51"E	97.61
C3	145.83	176.09	47°26'59"	N5°03'43"W	141.70
C4	316.06	132.80	136°21'51"	N41°46'41"E	246.57

LINE TABLE		
LINE	LENGTH	DIRECTION
L1	49.88	N28°35'30"W
L2	71.01	N19°49'32"E
L3	30.08	S81°58'42"E

GRAPHIC SCALE
1 inch = 80 ft. Horizontal
80 0 40 80 160

REV.	DATE	DESCRIPTION	DRAWN
3	03/24/2025	CITY COMMENTS	AUH
2	09/20/2024	CITY COMMENTS	AUH
1	05/22/2024	AGENCY SUBMITTAL	AUH/JBS

NATURAL FEATURES MAP

PRELIMINARY PLAT FOR
HEIGHTS AT VERBENA RANCH
CITY OF CALDWELL, CANYON COUNTY, IDAHO

SHEET NO.: 3 OF 6
REF. NO.: PP-2.1
JOB NO.: 8447
FILE NAME: 8447-HTS-S-EXIST-PP
DESIGN: JBS
DRAWN: AUH/JBS
DATE: 03/24/2025
SCALE: AS NOTED

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PROFESSIONAL ENGINEER LICENSED 12449 STATE OF IDAHO JUSTIN E. BOZOVICH
Signature



GRAPHIC SCALE
1 inch = 60 ft. Horizontal

SHEET NO.:	4 of 6	DATE:	03/24/2025
REF. NO.:	PP3.1	DESIGN:	JEB
JOB NO.:	8447	DRAWN:	AUH/JBS
FILE NAME:	8447-HTS-S-PLAT-PP	SCALE:	AS NOTED

PRELIMINARY PLAT

PRELIMINARY PLAT FOR HEIGHTS AT VERBENA RANCH

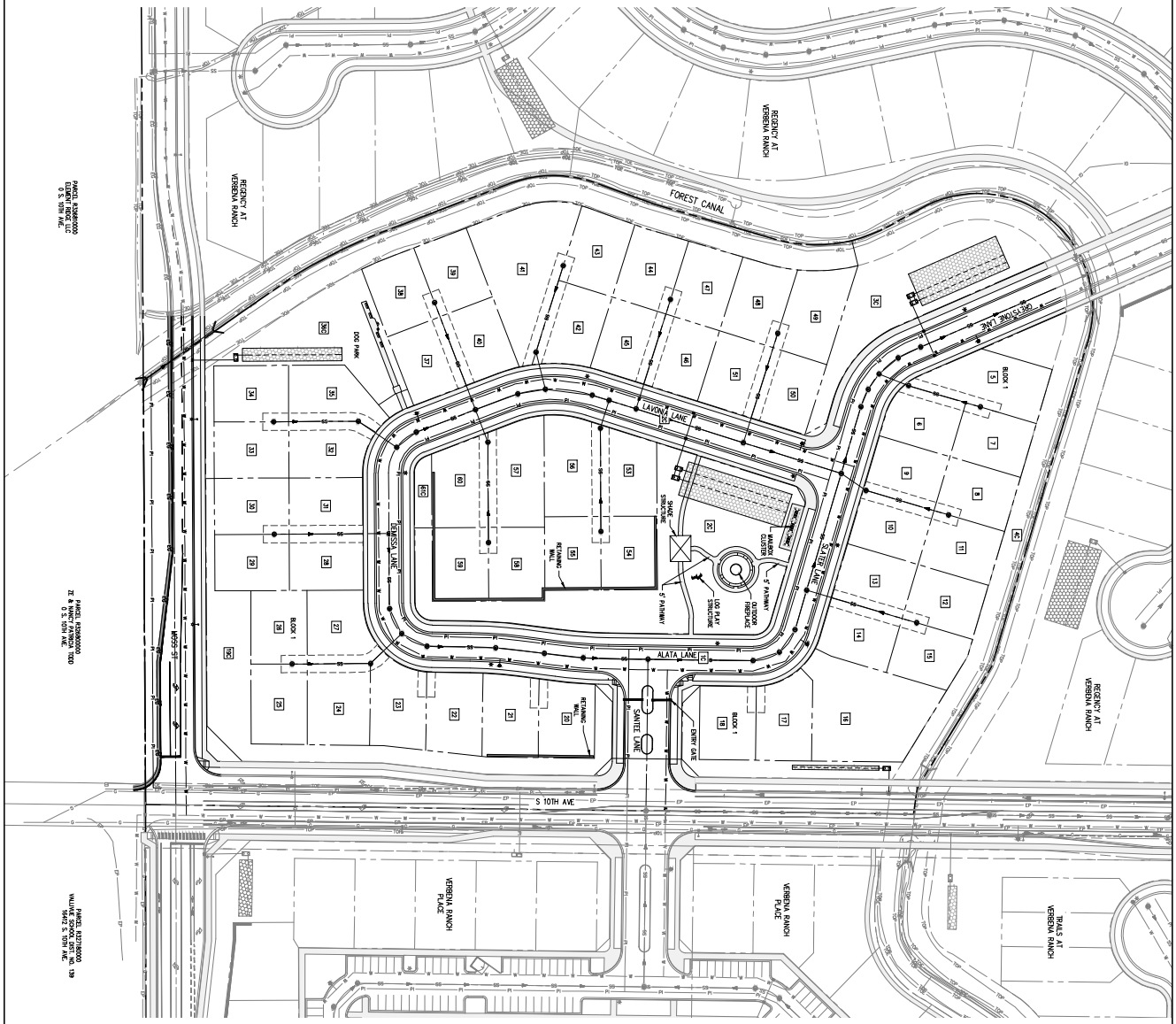
CITY OF CALDWELL, CANYON COUNTY, IDAHO

REV.	DATE	DESCRIPTION	DRAWN
3	03/24/2025	CITY COMMENTS	AUH
2	09/20/2024	CITY COMMENTS	AUH
1	05/22/2024	AGENCY SUBMITTAL	AUH/JBS

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PROFESSIONAL ENGINEER LICENSED 12449 STATE OF IDAHO JUSTIN E. BOZOVICH



GRAPHIC SCALE
1 inch = 60 ft. Horizontal
60 0 30 60 120

SHEET NO.:	5 of 6	DATE:	03/24/2025
REF. NO.:	PP4.1	DESIGN:	JEB
JOB NO.:	8447	DRAWN:	AUH/JBS
FILE NAME:	8447-HTS-S-ENG-PP	SCALE:	AS NOTED

PRELIMINARY ENGINEERING PLAN

PRELIMINARY PLAT FOR
HEIGHTS AT VERBENA RANCH
CITY OF CALDWELL, CANYON COUNTY, IDAHO

REV.	DATE	DESCRIPTION	DRAWN
3	03/24/2025	CITY COMMENTS	AUH
2	09/20/2024	CITY COMMENTS	AUH
1	05/22/2024	AGENCY SUBMITTAL	AUH/JBS

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PROFESSIONAL ENGINEER LICENSED 12449 STATE OF IDAHO JUSTIN E. BOZOVICH



PRELIMINARY EARTHWORK QUANTITIES
CUT: 25,000 CY
FILL: 25,000 CY
NET: 0 CY

GRAPHIC SCALE
1 inch = 60 ft. Horizontal
60 0 30 60 120

PRELIMINARY GRADING AND DRAINAGE PLAN

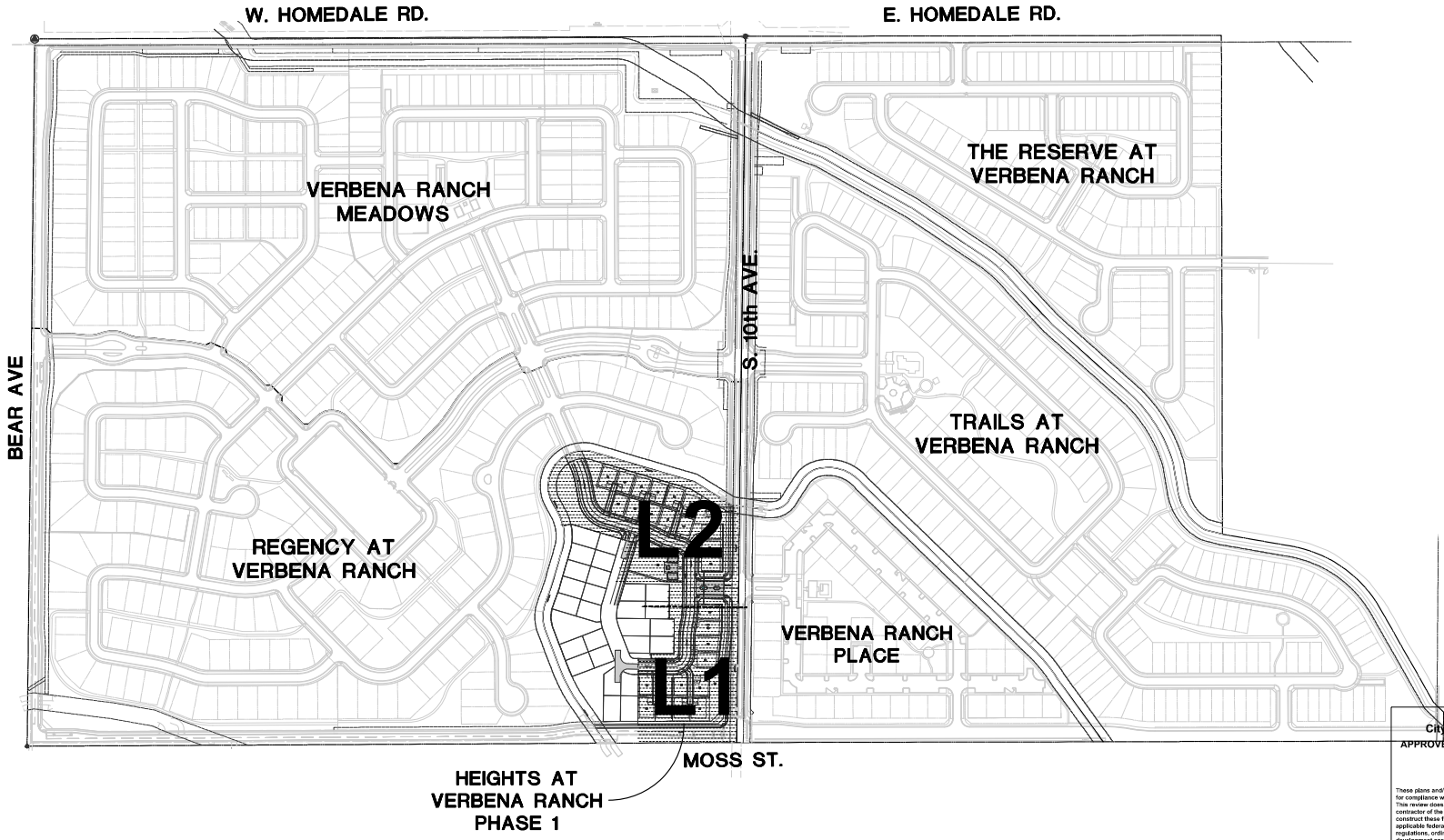
PRELIMINARY PLAT FOR HEIGHTS AT VERBENA RANCH
CITY OF CALDWELL, CANYON COUNTY, IDAHO

REV.	DATE	DESCRIPTION	DRAWN
3	03/24/2025	CITY COMMENTS	AJH
2	09/20/2024	CITY COMMENTS	AJH
1	05/22/2024	AGENCY SUBMITTAL	AJH/JBS

SHEET NO.: 6 of 6
REF. NO.: PP-5.1
JOB NO.: 8447
DESIGN: JBS
DRAWN: AJH/JBS
DATE: 03/24/2025
SCALE: AS NOTED

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PROFESSIONAL ENGINEER LICENSED 12449 STATE OF IDAHO JUSTIN E. BOZOVICH



NOTES

1. REFER TO EACH INDIVIDUAL SHEET (L1-L2) FOR COMPLETE LANDSCAPE PLANTING PLANS.
2. REFER TO SHEET L3 FOR PLANT SCHEDULE, LANDSCAPE NOTES, AND DETAILS.
3. REFER TO SHEET L4 FOR LANDSCAPE AND IRRIGATION PERFORMANCE SPECIFICATIONS.

City of Caldwell
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Name: Martin Gergen

NORTH

0' 200' 400' 600'

SCALE 1" = 200'

Issue Description	Date
ISSUE	12-12-25
CITY COMMENTS	2-4-26
BASE REVISIONS	3-13-26

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HEIGHTS AT VERBENA RANCH PHASE 1 CALDWELL, IDAHO

FINAL PLAT LANDSCAPE PLAN

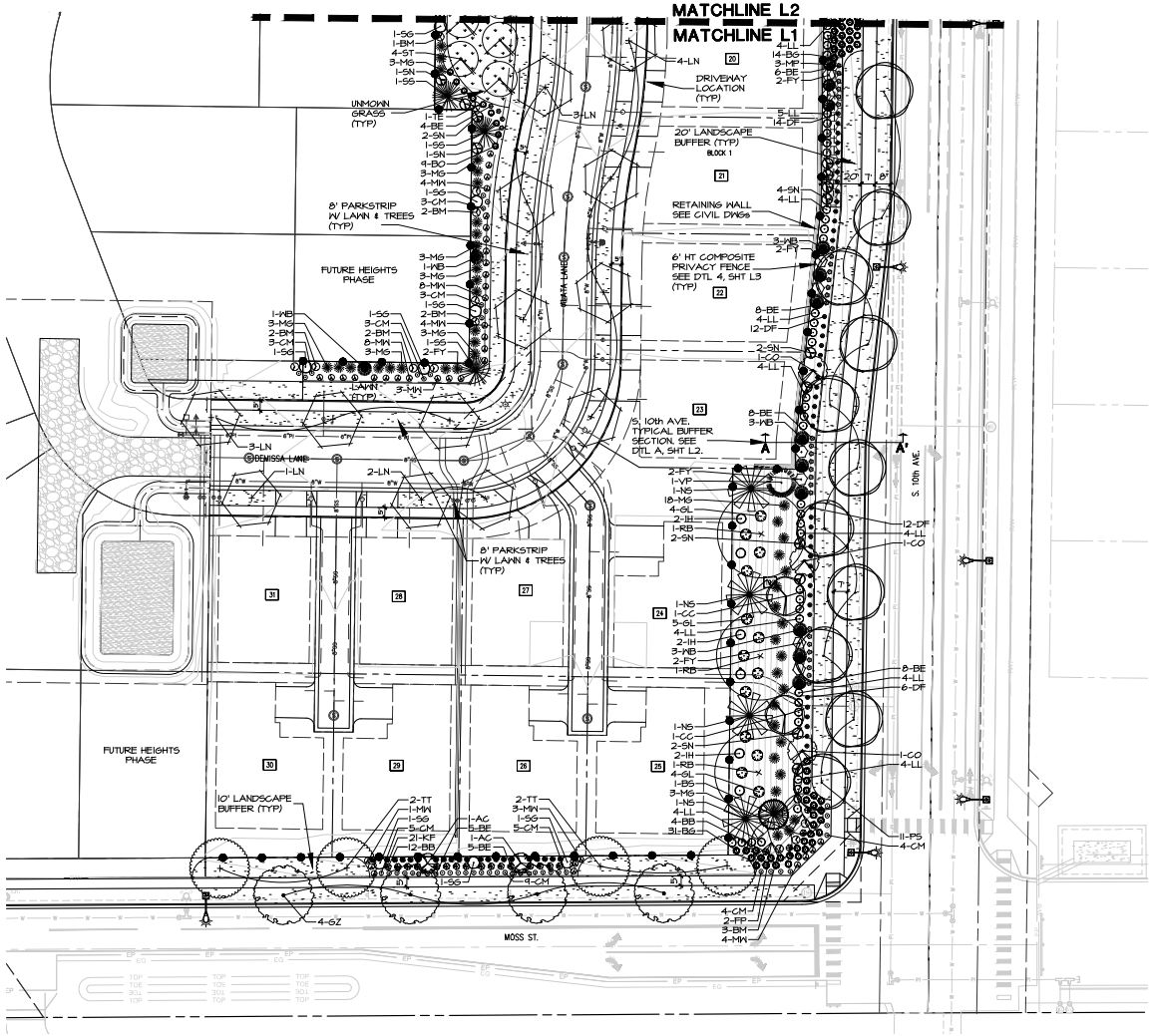
Job Number 2517

Drawn	Checked
JJN	KCS
Scale	AS SHOWN

Sheet Title: **OVERALL PLAN**

Sheet Number: **L0**

1 of 5 Sheets



PLANT SCHEDULE

(REFERENCE SHEET L3)

SYM	COMMON NAME
EVERGREEN TREES	
AC	COLUMNAR BLUE ATLAS CEDAR
BS	MOREHEIM BLUE SPRUCE
KC	KARL FUCHS CEDAR
NS	NORWAY SPRUCE
SS	SERBIAN SPRUCE
VP	VANDERWOLF PINE
WB	WICHITA BLUE JUNIPER
SHADE TREES (CLASS III)	
SO	SWAMP OAK
SHADE/STREET TREES (CLASS II)	
AE	ACCOLADE ELM
CO	CRIMSON SPIRE OAK
GZ	GREEN VASE ZELKOVA
HL	SKYLINE HONEYLOCUST
LN	LITTLELEAF LINDEN
PS	PACIFIC SUNSET MAPLE
RB	HERITAGE RIVER BIRCH
SG	SLENDER SILHOUETTE SWEETGUM
TT	EMERALD CITY TULIP TREE
ORNAMENTAL TREES (CLASS I)	
CC	CENTURION CRABAPPLE
FP	FOREST PANSY REDBUD
HM	HOTWINGS MAPLE
JL	IVORY SILK JAPANESE TREE LILAC
ST	SUGAR TYME CRABAPPLE
SHRUBS/ORNAMENTAL GRASSES/PERENNIALS	
BB	SUNJOY ORANGE PILLAR BARBERRY
BE	BLACK EYED SUSAN
BG	BLONDE AMBITION BLUE GRAMMA GRASS
BM	BLUE MIST SPIREA
BO	BLUE OAT GRASS
BR	BLUE RUG JUNIPER
CM	WALKER'S DEEP BLUE CATMINT
DF	DWARF FOUNTAIN GRASS
FA	FIVELEAF AKEBIA
FL	FINE LINE BUCKTHORN
FY	SHOWOFF FORSYTHIA
GL	GRO-LOW SUMAC
HG	HENRY'S GARNET SWEETSPIRE
IH	IVORY HALO DOGWOOD
KF	KARL FOERSTER REED GRASS
LL	LITTLE LIME HYDRANGEA
MG	MAIDEN GRASS
MP	DWARF MUGO PINE
MM	MIDNIGHT SUN WEIGELA
RS	RUSSIAN SAGE
SM	SLOWMOUND MUGO PINE
SN	SUMMERWINE NINEBARK
TE	TIGER EYE SUMAC

LAWN SOD

UNMOWN GRASS

6' COMPOSITE FENCE AT PERIMETER PROPERTY LINES & LANDSCAPE BUFFERS (TYP), SEE DTL 4, SHT L3.

5' OPEN VISION BLACK IRON FENCE ALONG CANAL EASEMENTS (TYP) SEE DTL 5, SHT L3.

3.5' VINEYARD FENCE (TYP) SEE DTL. 6, SHT L3.

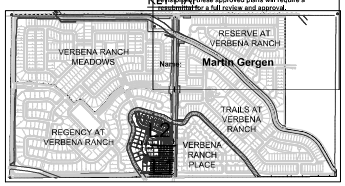
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2. REFER TO SHEET L4 FOR LANDSCAPE AND IRRIGATION PERFORMANCE SPECIFICATIONS.

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KEY MAP



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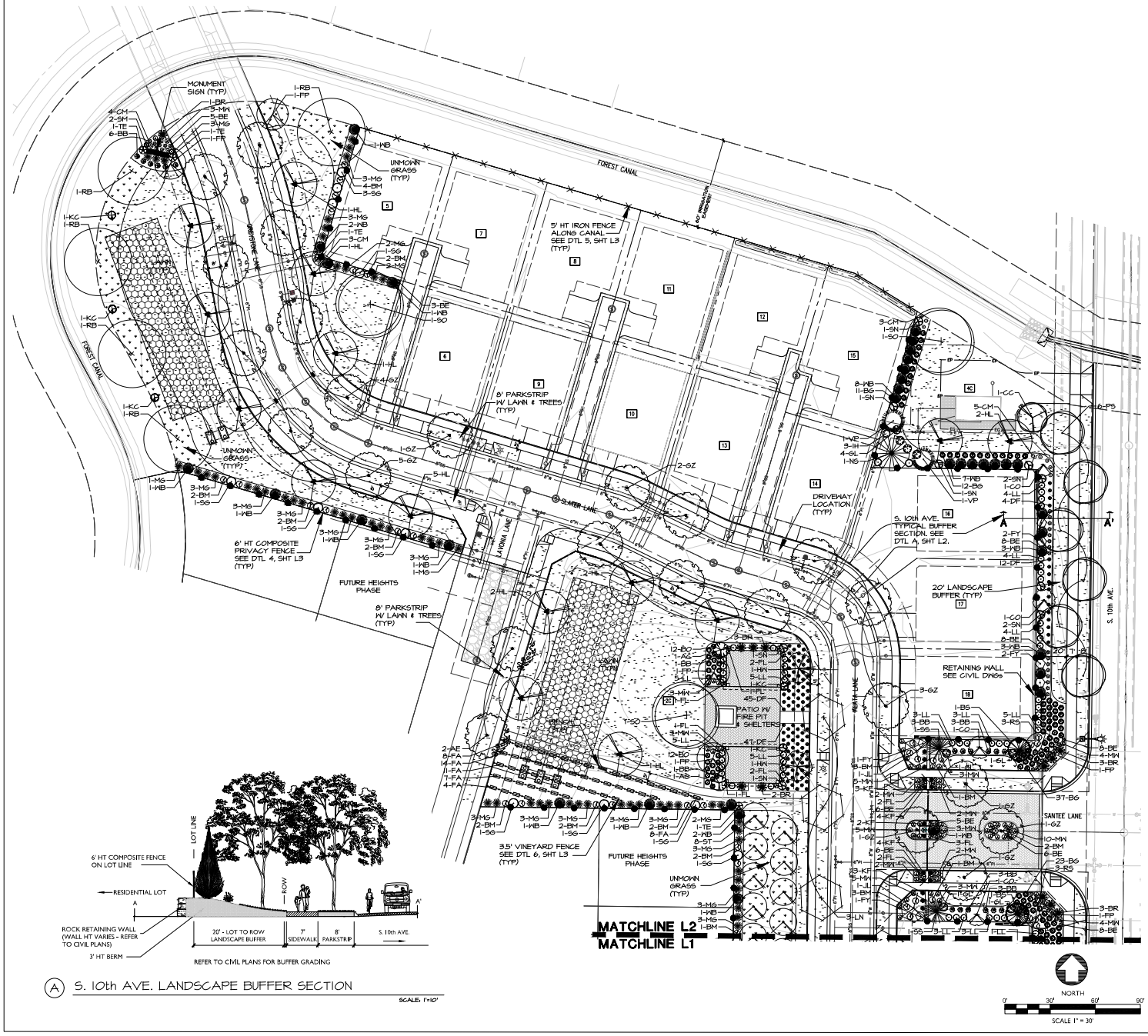
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Drawn	Checked
JJN	KCS
Scale	AS SHOWN

Sheet Title: **LANDSCAPE PLAN**

Sheet Number: **L1**

2 of 5 Sheets



Ⓐ S. 10th AVE. LANDSCAPE BUFFER SECTION

SCALE: 1"=10'

PLANT SCHEDULE

(REFERENCE SHEET L3)

SYM	COMMON NAME
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KC	KARL FUCHS CEDAR
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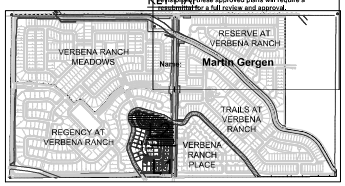
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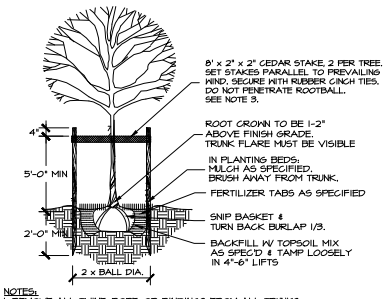
Sheet Title

LANDSCAPE PLAN

Sheet Number

L2

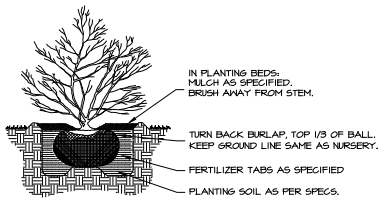
3 of 5 Sheets



NOTES:
1. REMOVE ALL TWINE, ROPE, OR BINDINGS FROM ALL TRUNKS.
2. REMOVE BURLAP AND WIRE BASKETS FROM THE TOP 1/3 OF ALL ROOT BALLS AFTER PLANTING. IF SYNTHETIC WRAP/BURLAP IS USED, IT MUST BE COMPLETELY REMOVED.
3. STAKING OF TREES TO BE THE CONTRACTOR'S OPTION; HOWEVER, THE CONTRACTOR IS RESPONSIBLE TO INSURE THAT ALL TREES ARE PLANTED STRAIGHT AND REMAIN STRAIGHT FOR A MIN OF 1 YEAR. ALL STAKING SHALL BE REMOVED AT THE END OF THE 1 YEAR WARRANTY PERIOD.
4. TREES PLANTED IN TURF AREAS: REMOVE TURF 3' DIA. FROM TREE TRUNK.

1 TREE PLANTING/STAKING

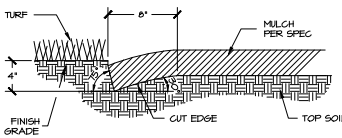
NOT TO SCALE



NOTE: DIG HOLE TWICE THE SIZE OF ROOTBALL.

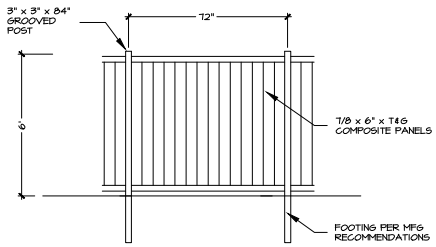
2 SHRUB PLANTING

NOT TO SCALE



3 PLANTER CUT BED EDGE

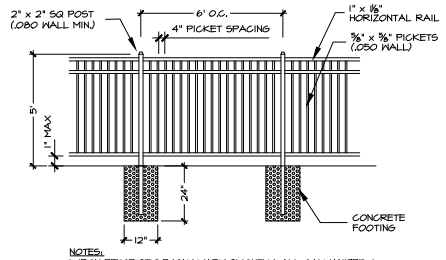
NOT TO SCALE



NOTES:
1. INSTALL PER MANUFACTURERS RECOMMENDATIONS/REQUIREMENTS.
2. FENCE TO STEP DOWN TO 3' HEIGHT 20' FROM ROW.
3. COLOR TO BE BROWN.

4 6' SOLID COMPOSITE FENCE

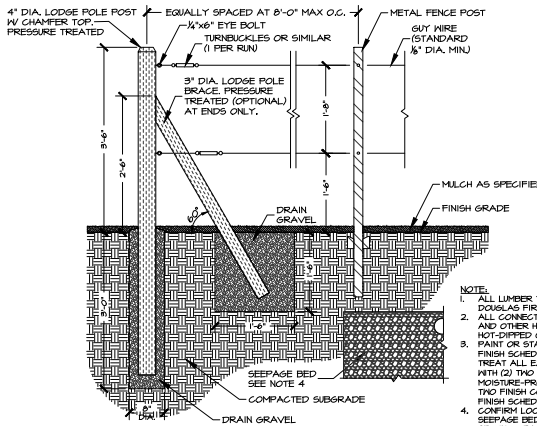
NOT TO SCALE



NOTES:
1. IRON FENCE STYLE MAY VARY SLIGHTLY. ALL GALVANIZED & POWDERCOATED BLACK.

5 IRON FENCE

NOT TO SCALE



NOTE:
1. ALL LUMBER TO BE SAW SIZED DOUGLAS FIR.
2. ALL CONNECTORS, FASTENERS, AND OTHER HARDWARE TO BE HOT-DIPPED GALVANIZED.
3. PAINT OR STAIN WOOD PER FINISH SCHEDULE. (IF PAINTING, TREAT ALL EXPOSED SURFACES WITH (2) TWO COATS MOISTURE-PROOF PRIMER AND (2) TWO FINISH COATS - REFER TO FINISH SCHEDULE FOR COLOR.)
4. CONFIRM LOCATION & DEPTH OF SEEPAGE BEDS PRIOR TO SETTING GRAVEL AND DRIVING POSTS. DO NOT PUNCTURE.

6 VINEYARD FENCE

NOT TO SCALE

LANDSCAPE CALCULATIONS

LANDSCAPE BUFFER TREES:

LOCATION	BUFFER WIDTH	LENGTH	PROVIDED
MOSS ST.	10'	315'	11 CLASS II TREES x 35' = 385' 1 CLASS I TREES x 25' = 25' 410' (14 EVERGREENS)
S. 10TH AVE.	20'	680'	22 CLASS II TREES x 35' = 770' 5 CLASS I TREES x 25' = 125' 845' (15 EVERGREENS)

LANDSCAPE BUFFER SHRUBS:

LOCATION	REQUIRED	PROVIDED
MOSS ST.	315'/4' = 79 SHRUBS	107 SHRUBS TO BE PROVIDED IN LANDSCAPE BUFFER
S. 10TH AVE.	680'/4' = 170 SHRUBS	326 SHRUBS TO BE PROVIDED IN LANDSCAPE BUFFER

LANDSCAPE BUFFER LAWN:

LOCATION	TOTAL BUFFER AREA	LAWN % PROVIDED
MOSS ST.	4,660 SF	2,040 SF/4,420 SF = 46% LAWN * INCLUDES PHASE 2 BUFFER AREA
S. 10TH AVE.	13,370 SF	5,710 SF/13,370 SF = 42% LAWN

COMMON OPEN SPACE:

	REQUIRED	PROVIDED
	82,735 SF / 5000 = 17 TREES	144 TREES
NUMBER OF TREES PROVIDED ON BUFFER,		58 TREES
NUMBER OF TREES PROVIDED WITHIN RESIDENTIAL PARKSTRIPS,		13 TREES
NUMBER OF TREES PROVIDED ON COMMON LOTS,		142 TREES
COMMON LOT TREES APPLIED TOWARD FUTURE PHASE REQUIREMENTS,		2 TREES
TOTAL NUMBER OF TREES,		215 TREES

PLANT SCHEDULE

SYM	COMMON NAME	BOTANICAL NAME	SIZE
EVERGREEN TREES			
AC	COLUMNAR BLUE ATLAS CEDAR	CEDRUS ATLANTICA 'FASTIGIATA'	6-8' HT B&B
BS	MOREHEIM BLUE SPRUCE	PICEA PUNGENS 'MOERHEIM'	6-8' HT B&B
KC	KARL FUCHS CEDAR	CEDRUS DEODARA 'KARL FUCHS'	6-8' HT B&B
NS	NORWAY SPRUCE	PICEA ABIES	6-8' HT B&B
SS	SERBIAN SPRUCE	PICEA OMORIKA	6-8' HT B&B
VP	VANDERWOLF PINE	PINUS FLEXILIS 'VANDERWOLF'S PYRAMID'	6-8' HT B&B
WB	WICHITA BLUE JUNIPER	JUNIPERUS SCOPULORUM 'WICHITA BLUE'	6-8' HT B&B
SHADE TREES (CLASS III)			
SO	SWAMP OAK	QUERCUS BICOLOR	2" CAL B&B
SHADE/STREET TREES (CLASS II)			
AE	ACCOLADE ELM	ULMUS DAVIDIANA 'MORTON'	2" CAL B&B
CO	CRIMSON SPIRE OAK	QUERCUS ROBUR x Q. ALBA 'CRIMSCHMIDT'	2" CAL B&B
GZ	GREEN VASE ZELKOVA	ZELKOVA SERRATA 'GREEN VASE'	2" CAL B&B
HL	SKYLINE HONEYLOCUST	GLEDITSIA TRIACANTHOS INERMIS 'SKYCOLE'	2" CAL B&B
LN	LITTLELEAF LINDEN	TILIA CORDATA	2" CAL B&B
PS	PACIFIC SUNSET MAPLE	ACER TRUNCATUM x PLAT. 'WARRENRED'	2" CAL B&B
RB	HERITAGE RIVER BIRCH	BETULA NIGRA 'CULLY'	2" CLUMP
SG	SLENDER SILHOUETTE SWEETGUM	LIQUIDAMBAR STYRACIFLUA 'SLENDER SILHOUETTE'	2" CAL B&B
TT	EMERALD CITY TULIP TREE	LIRIODENDRON TULIPIFERA 'LFS-OZ'	2" CAL B&B
ORNAMENTAL TREES (CLASS I)			
CC	CENTURION CRABAPPLE	MALUS sp. 'CENTZAM'	2" CAL B&B
FP	FOREST PANSY REDBUD	CERCIS CANADENSIS 'FOREST PANSY'	2" CAL B&B
HM	HOTWINGS MAPLE	ACER TATARICUM 'GARANN'	6-8' HT. MULTI-STEM
JL	IVORY SILK JAPANESE TREE LILAC	SYRINGA RETICULATA 'IVORY SILK'	2" CAL B&B
ST	SUGAR TYME CRABAPPLE	MALUS 'SUTZAM'	2" CAL B&B
SHRUBS/ORNAMENTAL GRASSES/PERENNIALS			
BB	SUNJOY ORANGE PILLAR BARBERRY	BERBERIS THUNBERGII 'NCBT3'	3 GAL
BE	BLACK EYED SUSAN	RUDBECKIA FULGIDA 'GOLDSTRUM'	1 GAL
BG	BLONDE AMBITION BLUE GRAMMA GRASS	BOUTELOUA GRACILIS 'BLONDE AMBITION'	1 GAL
BM	BLUE MIST SPIREA	CARYOPTERIS x CLANDONENSIS 'BLUE MIST'	3 GAL
BO	BLUE OAT GRASS	HELICTOTRICHON SEMPERVIRENS	1 GAL
BR	BLUE RUG JUNIPER	JUNIPERUS HORIZONTALIS 'WILTONII'	2 GAL
CM	WALKER'S DEEP BLUE CATMINT	NEPETA x 'WALKER'S DEEP BLUE'	1 GAL
DF	DWARF FOUNTAIN GRASS	PENNISETUM ALOPECUROIDES 'HAMELN'	1 GAL
FA	FIVELEAF AKEBIA	AKEBIA QUINATA	2 GAL
FL	FINE LINE BUCKTHORN	RHAMNUS FRAGULA 'RON WILLIAMS'	5 GAL
FY	SHOWOFF FORSYTHIA	FORSYTHIA x INTERMEDIA 'MINDOR'	5 GAL
GL	GRO-LOW SUMAC	RHUS AROMATICA 'GRO-LOW'	3 GAL
HG	HENRY'S GARNET SWEETSPIRE	ITEA VIRGINICA 'HENRY'S GARNET'	5 GAL
IH	IVORY HALO DOGWOOD	CORNUS ALBA 'BAILHALO'	5 GAL
KF	KARL FOERSTER REED GRASS	CALAMAGROSTIS ARUNDINACEA 'K.F.'	1 GAL
LL	LITTLE LIME HYDRANGEA	HYDRANGEA PANICULATA 'JANE'	5 GAL
MG	MAIDEN GRASS	MISCANTHUS SINENSIS 'GRACILLIMUS'	1 GAL
MP	DWARF MUGO PINE	PINUS MUGO var. PUMILIO	5 GAL
MW	MIDNIGHT SUN WEIGELA	WEIGELA FLORIDA 'VERWEIG9'	2 GAL
RS	RUSSIAN SAGE	PEROVSKIA ATRIPLICIFOLIA	2 GAL
SM	SLOWMOUND MUGO PINE	PINUS MUGO 'SLOWMOUND'	3 GAL
SN	SUMMERWINE NINEBARK	PHYSOCARPUS OPULIFOLIA 'SEWARD'	5 GAL
TE	TIGER EYE SUMAC	RHUS TYPHINA 'BAILTIGER'	5 GAL

LAWN SOD

UNMOWN GRASS

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3.5' VINEYARD FENCE (TYP) SEE DTL. 6, THIS SHT.

NOTES

1. ALL PLANTING AREAS SHALL BE INSTALLED BE IN ACCORDANCE WITH CITY OF CALDWELL CODE. REFER TO SHEET L4 - SPEC SECTION 32 90 00 - LANDSCAPE SPECIFICATIONS.
2. ALL PLANTING AREAS TO BE WATERED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. REFER TO SHEET L4 - SPEC SECTION 32 84 00 - IRRIGATION PERFORMANCE SPECIFICATIONS.
3. LOCATE AND PROTECT ALL UTILITIES DURING CONSTRUCTION.
4. TREES SHALL NOT BE PLANTED WITHIN THE 10-FOOT CLEAR ZONE OF ALL STORM DRAIN PIPE, STRUCTURES, OR FACILITIES. ACCESS TO INLETS AND OUTLETS OF DRAINAGE AREAS SHALL NOT BE PLANTED WITH TREES, SHRUBS, OR ANY LANDSCAPING THAT WOULD IMPEDE HEAVY EQUIPMENT VEHICLE ACCESS. SEEPAGE BEDS MUST BE PROTECTED FROM ANY AND ALL CONTAMINATION DURING THE CONSTRUCTION AND INSTALLATION OF THE LANDSCAPE IRRIGATION SYSTEM. ALL SHRUBS PLANTED OVER OR ADJACENT TO SEEPAGE BEDS TO HAVE A ROOT BALL THAT DOES NOT EXCEED 18" IN DIAMETER. NO LAWN SOD TO BE PLACED OVER DRAINAGE SWALE SAND WINDOWS. LANDSCAPING WITHIN
5. NO TREES SHALL IMPEDE THE 40' VISION TRIANGLE AT ALL INTERSECTIONS. NO CONIFEROUS TREES OR SHRUBS OVER 3' HIGH AT MATURITY WILL BE LOCATED WITHIN SIGHT TRIANGLE OR ROW. AS TREES MATURE, THE OWNER SHALL BE RESPONSIBLE FOR PRUNING TREE CANOPIES TO MEET REQUIREMENTS FOR MAINTAINING CLEAR VISIBILITY WITHIN 40' STREET VISION TRIANGLE.
6. TREES SHALL BE PLANTED NO CLOSER THAN 50' FROM INTERSECTION STOP SIGNS.
7. CLASS II TREES AND LANDSCAPE IN FRONT OF BUILDING LOTS ON INTERIOR STREETS TO BE COMPLETED DURING CONSTRUCTION ON THESE LOTS. TREE LOCATIONS MAY BE ALTERED TO ACCOMMODATE DRIVEWAYS AND UTILITIES. TREES MUST BE CLASS II AND SHALL NOT BE PLANTED WITHIN 5' OF WATER METERS OR UNDERGROUND UTILITY LINES.
8. AMENITIES ARE SHOWN SCHEMATICALLY. FINAL DESIGN BY OTHERS. AMENITIES MAY VARY DUE TO FINAL DESIGN FOR AMENITY CONFIGURATIONS AND ADA COMPLIANCE.
9. PLANT LIST IS SUBJECT TO SUBSTITUTIONS OF SIMILAR SPECIES DUE TO PLANT MATERIAL AVAILABILITY AT TIME OF PURCHASE. BURLAP AND WIRE BASKETS TO BE REMOVED FROM ROOT BALL AS MUCH AS POSSIBLE WITHOUT DISTURBING OR BREAKING DOWN THE BALL OF THE TREE. ALL NYLON ROPES TO BE COMPLETELY REMOVED FROM TREES.
10. ALL EXISTING TREES ON SITE TO BE REMOVED. REFER TO THE CIVIL EXISTING CONDITIONS PLANS.

OPEN SPACE CALCULATIONS

(PER CIVIL OPEN SPACE EXHIBIT 12/15/2025)

COMMON OPEN SPACE	1.84 ACRES (80,096 SF)
GROSS LAND AREA	9.78 ACRES
PERCENT COMMON OPEN SPACE	18.81%

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DEVELOPER/PLANNER

TOLL SOUTHWEST LLC

Name: Matthew Gerber 3103 W. SHERYL DR., STE. 100 MERIDIAN, ID 83642 Phone (208) 713-3847

ENGINEER

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JUSTIN BOZOVICH, P.E.
3103 W. SHERYL DR., STE. 100
MERIDIAN, ID 83642
Phone (208) 424-0020

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JJN	KCS
Scale	AS SHOWN

Sheet Title

LANDSCAPE DETAILS

Sheet Number

L3

4 of 5 Sheets

SECTION 32 90 00 - LANDSCAPE WORK

PART 1 - GENERAL

1.1 RELATED DOCUMENTS
A. Drawings and general provisions of Contract, including General and Supplementary Conditions and Division 1 Specification Sections.

1.2 SUMMARY
A. This Section includes provisions for the following items:
1. Trees.
2. Shrubs; Ground cover.
3. Lawns.
4. Topsoil and Soil Amendments.
5. Miscellaneous Landscape Elements.
6. Initial maintenance of landscape materials.
B. Related Sections: The following sections contain requirements.
1. Underground sprinkler system is specified in Section 32 84 00 - Irrigation

1.3 QUALITY ASSURANCE
A. Subcontract landscape work to a single firm specializing in landscape work.
B. Source Quality Control:
1. General: Ship landscape materials with certificates of inspection required by governing authorities. Comply with regulations applicable to landscape materials.
2. Do not make substitutions. If specified landscape material is not obtainable, submit proof of non-availability to Architect, with proposal for use of equivalent material.
3. Analysis and Standards: Package standard products with manufacturer's certified analysis. For other materials, provide analysis by recognized laboratory made in accordance with methods established by the Association of Official Agricultural Chemists, wherever applicable.
4. Trees, Shrubs and Groundcovers: Provide trees, shrubs, and groundcovers of quantity, size, genus, species, and variety shown and scheduled for work complying with recommendations and requirements of ANSI Z60.1 "American Standard for Nursery Stock". Provide healthy, vigorous stock, grown in recognized nursery in accordance with good horticultural practice and free of disease, insects, eggs, larvae, and defects such as knots, sun-scald, injuries, abrasions, or disfigurement.
5. Label at least one tree and one shrub of each variety with attached waterproof tag with legible designation of botanical and common name.
a. Where formal arrangements or consecutive order of trees or shrubs are shown, select stock for uniform height and spread.
6. Inspection: The Architect may inspect trees and shrubs either at place of growth or at site before planting, for compliance with requirements for genus, species, variety, size, and quality. Architect retains right to further inspect trees and shrubs for size and condition of balls and root systems, insects, injuries and latent defects, and to reject unsatisfactory or defective material at any time during progress of work. Remove rejected trees or shrubs immediately from project site.

1.4 SUBMITTALS
A. General: Submit the following in accordance with Conditions of Contract and Division 1 Specification Sections.
B. Plant and Material Certifications:
1. Certificates of inspection as required by governmental authorities.
2. Manufacturer's or vendor's certified analysis for soil amendments and fertilizer materials.
3. Label data substantiating that plants, trees, shrubs and planting materials comply specified requirements.
4. Seed vendor's certified statement for each grass seed mixture required, stating botanical and common name, percentages by weight, and percentages of purity, germination, and weed seed for each grass seed species.
C. Mulch: Submit 1 gal bag of mulch sample for approval.

1.5 DELIVERY, STORAGE AND HANDLING
A. Seed shall be delivered to site in unopened container, with seed and inert material content clearly marked on outside of container. Container shall be stored on site for tally.
B. Sod: Time delivery so that sod will be placed within 24 hours after stripping. Protect sod against drying and breaking of rolled strips.
C. Trees and Shrubs: Provide freshly dug trees and shrubs. Do not prune prior to delivery unless otherwise approved by Architect. Do not bend or bind-tie trees or shrubs in such manner as to damage bark, break branches, or destroy natural shape. Provide protective covering during delivery. Do not drop balled and burlapped stock during delivery.
D. Deliver trees and shrubs after preparations for planting have been completed and plant immediately. If planting is delayed more than 6 hours after delivery, set trees and shrubs in shade, protect from weather and mechanical damage, and keep roots moist by covering with mulch, burlap or other acceptable means of retaining moisture.
E. Do not remove container-grown stock from containers until planting time.
F. Do not drop or dump materials from vehicles during delivery or handling. Avoid any damage to rootballs during delivery, storage and handling.

1.6 JOB CONDITIONS
A. Utilities: Determine location of underground utilities and work in a manner which will avoid possible damage. Hand excavate, as required. Maintain grade stakes until removal is mutually agreed upon by parties concerned.
B. Excavation: When conditions detrimental to plant growth are encountered, such rubble fill, adverse drainage conditions, or obstructions, notify Architect before planting.
C. Adjacent Landscape: Protect planted areas adjacent to construction area. Replace or recondition to prior conditions at project completion.

1.7 SEQUENCING AND SCHEDULING
A. Planting Time: Proceed with, and complete landscape work as rapidly as portions of site become available, working within seasonal limitations for each kind of landscape work required.
1. Plant or install all plant materials during normal planting seasons from 15 March to 15 November.
2. Correlate planting with specified maintenance periods to provide maintenance from date of substantial completion.
B. Coordination with Lawns: Plant trees and shrubs after final grades are established and prior to planting of lawns, unless otherwise acceptable to Architect. If planting of trees and shrubs occurs after lawn work, protect lawn areas and promptly repair damage to lawns resulting from planting operations.

1.8 SPECIAL PROJECT WARRANTY
A. Warranty lawns through specified lawn maintenance period, until Final Project Acceptance.
B. Warranty trees and shrubs, for a period of one year after date of substantial completion, against defects including death and unsatisfactory growth, except for defects resulting from neglect by Owner, abuse or damage by others, or unusual phenomena or incidents beyond Landscape Installer's control.
C. Remove and replace trees, shrubs, or other plants dead or in unhealthy condition during warranty period. Make replacements during growth season following end of warranty period. Replace trees and shrubs which are in doubtful condition at end of warranty period, unless, in opinion of Architect, it is advisable to extend warranty period for a full growing season.

PART 2 - PRODUCTS

2.1 TOPSOIL
A. If deemed usable, native topsoil shall be stockpiled for re-use in landscape work. Topsoil shall be fertile, friable, natural loam, surface soil, reasonable free of subsoil, clay lumps, brush, weeds, roots, stones larger than 1 inch in any dimension, and other extraneous or toxic matter harmful to plant growth.
1. Contractor shall send a minimum of three (3) representative topsoil samples for testing. See testing requirements below. Contractor is responsible for whatever soil additives are recommended by the tests. Submit to Architect for approval. Compost will be added to other additives and added regardless of test results.
B. If quantity of stockpiled topsoil is insufficient, contractor to provide imported topsoil that is fertile, friable, natural loam, surface soil, reasonably free of subsoil, clay lumps, brush, weeds and other litter, and free of roots, stumps, stones larger than 1 inches in any dimension, and other extraneous or toxic matter harmful to plant growth.
1. Obtain topsoil from local sources or areas with similar soil characteristics to that of project site. Obtain topsoil only from naturally well-drained sites where topsoil occurs in a depth of not less than 4 inches. Do not obtain from bogs or marshes.
2. Composition: Topsoil shall contain from 1 to 20% organic matter as determined by the Organic Carbon, 6A, Chemical Analysis Method described in USDA Soil Survey Investigation Report No. 1. Maximum particle size, 3/4-inch, with maximum 3% retained on 1/4-inch screen.
Other components shall conform to the following limits:

pH	6.5 to 7.5
Soluble Salts	600 ppm maximum
Silt	25-50%
Clay	10-30%
Sand	20-50%

3. Contractor shall submit representative soil report on imported topsoil proposed for use for approval. Report shall meet standards below. Contractor is responsible for whatever soil additives are recommended by the test. Compost will be in addition to other additives and added regardless of test results.
C. Soil Testing
1. Soil tests are required for this project (see above for requirements). Test shall be provided as follows:
a. Provide certified analysis at time of sample submitted (three samples imported topsoil). Amend soils per chemist's recommendations and as herein specified unless otherwise approved by Architect.
2. Test shall include, but not limited to recommendations on chemical distributions, organic contents, pH factors, and sieve analysis as necessary. Test #11 by Western Laboratories (1-800-658-3858) is required.
3. Contractor is responsible for whatever soil additives are recommended by the soil testing laboratory.
4. Contractor shall coordinate, obtain and pay for all soil tests.
5. If ingredient materials are present in the soil, remove all resultant growth including roots throughout one-year period after acceptance of work, at no cost to Owner.

2.2 pH ADJUSTERS
A. When pH does not comply with this specification, commercial grade aluminum sulfate shall be used to adjust soil pH.

2.3 SOIL AMENDMENTS
A. Compost: Compost: "Cascade Compost" from Cloverdale Nursery (208) 375-5262 and NuSoil Compost (208) 629-8912 or approved equal in equal amounts by volume.
B. Commercial Fertilizer: Fertilizer shall be complete, standard commercial brand fertilizer. It shall be free-flowing and packaged in new waterproof, non-overlaid bags clearly labeled as to weight, manufacturer, and content. Protect materials from deterioration during delivery and while stored at site.
1. Commercial fertilizer "A" for trees and shrubs during planting; slow release Agriform Planting Tablets 20-10-5 type or equal.
2. Commercial fertilizer "B" for lawn areas, applied to bed prior to seeding or sodding, to be 16-16-17 applied at the rate of ten pounds per acre.
3. Commercial fertilizer "C" for lawn areas three to four weeks after planting (sod) or after first mowing (seed). Organic Fertilizer Milorganite (6-0-2) type or equal.
C. Herbicide: Pre-emergent for topical application in planting beds. Oxadiazon 2G brand or pre-approved equal. Use in accordance with manufacturer's recommendation on all planting beds.

2.4 PLANT MATERIALS
A. Quality: Provide trees, shrubs, and other plants of size, genus, species, and variety shown for landscape work and complying with recommendations and requirements of ANSI Z60.1 "American Standard for Nursery Stock".
B. Deciduous Trees: Provide trees of height and caliper scheduled or shown with branching configuration recommended by ANSI Z60.1 for type and species required. Single stem trees except where special forms are shown or listed.
C. Deciduous Shrubs: Provide shrubs of the height shown or listed, not less than minimum number of canes required by ANSI Z60.1 for type and height of shrub.
D. Coniferous and Broadleafed Evergreens: Provide evergreens of sizes shown or listed. Dimensions indicate minimum spread for spreading and semi-spreading type evergreens and height for other types, such as globe, dwarf, cone, pyramidal, broad upright, and columnar. Provide normal quality evergreens with well balanced form complying with requirements for other size relationships to the primary dimension shown.

2.5 GRASS MATERIALS
A. Lawn sod: Provide strongly rooted sod, not less than 1 growing season old, and free of weeds and undesirable native grasses. Provide only sod capable of growth and development when planted (viable, not dormant).
1. Provide sod of uniform pad sizes with maximum 5% deviation in either length or width. Broken pads or pads with uneven ends will not be acceptable. Sod pads incapable of supporting their own weight when suspended vertically with a firm grasp on upper 10% of pad will be rejected.
B. Provide sod composed of: Rhizomatous Tall Fescue (RTF) from the The Turf Company, Meridian, ID (208) 888-3760 or approved equal.
C. Unmown Grass Seed or Sod

Festuca rubra communtata	Chewing Fescue	33%
Festuca ovina 'Covar'	Covar Sheep Fescue	33%
Festuca longifolia	Hard Fescue	33%
Total		4.00 - 6.0lbs/1000 sq ft

2.6 MISCELLANEOUS LANDSCAPE MATERIALS
A. Anti-Desiccant: Emulsion type, film-forming agent designed to permit transpiration, but retard excessive loss of moisture from plants. Deliver in manufacturer's fully identified containers and mix in accordance with manufacturer's instructions.
B. Mulch: Mulch for planting beds shall be medium ground bark mulch, free of splinters, consistent in appearance, and shall contain no toxic substance detrimental to plant life.
C. Stakes and Guys: Provide stakes and deadmen of sound new hardwood, treated softwood, or redwood, free of knot holes and other defects. Provide wire ties and guys of 2-strand, twisted, pliable galvanized iron wire, not lighter than 12 ga. with zinc-coated turnbuckles. Provide not less than 2 inch diameter rubber or plastic hose, cut to required lengths and of uniform color, material, and size to protect tree trunks from damage by wires.

PART 3 - EXECUTION

3.1 PREPARATION - GENERAL
A. General Contractor shall be responsible for excavating planting areas to appropriate depths for placement of topsoil as specified herein.
B. Lay out individual tree and shrub locations and areas for multiple plantings. Stake locations and outline areas and secure Architect's acceptance before start of planting work. Make minor adjustments as may be required.

3.2 PREPARATION OF PLANTING SOIL
A. Before mixing, clean topsoil of roots, plants, sod, stones, clay lumps, and other extraneous materials harmful or toxic to plant growth.
B. Mix specified compost and fertilizers with topsoil at rates specified. Delay mixing fertilizer if planting will not follow placing of planting soil in a few days.
Compost: Lawn Areas: 1/4 compost. 3/4 topsoil.
Shrub Areas: 1/3 compost, 2/3 topsoil.
Fertilizer: Per soil test and manufacturer's recommendations.
C. For shrub and lawn area, mix amending soil either prior to planting or apply on surface of topsoil and mix thoroughly before planting.

3.3 PREPARATION FOR PLANTING LAWNS
A. After excavating and removing surface material to proper depth, loosen subgrade of lawn areas to a minimum depth of 4 inches. Remove stones measuring over 1-1/2 inches in any dimension. Remove sticks, roots, rubbish, and other extraneous matter. Limit preparation to areas which will be planted promptly after preparation.
1. Spread topsoil mix to minimum depth of 4 inches for sodded lawns as required to meet lines, grades, and elevations shown, after light rolling, addition of amendments, and natural settlement. Place approximately 1/2 of total amount of topsoil required. Work into top of loosened subgrade to create a transition layer and then place remainder of planting soil. Add specified soil amendments as required and mix thoroughly into upper 4 inches of topsoil.

3.4 PREPARATION FOR SEEDING
A. Loosen subgrade of areas stripped of topsoil to a minimum depth of 4 inches. Remove stones measuring over 1-1/2 inches in any dimension. Remove sticks, roots, rubbish, and other extraneous matter. Limit preparation to areas which will be planted promptly after preparation.
1. Spread topsoil mix to required depth to meet lines, grades, and elevations shown, after light rolling and natural settlement (where required). Topsoil shall be 6" deep minimum in all seeded areas.
2. Place approximately ½ of total amount of topsoil required. Work into top of loosened subgrade to create a transition layer and then place remainder of planting soil. Add recommended nutrients, fertilizers and 1-1/2" thickness of specified compost over entire area and mix thoroughly into upper 4 inches of topsoil.
B. Fine grade areas to smooth, even surface with loose, uniformly fine texture. Roll, rake, and drag areas, remove ridges and fill depressions, as required to meet finish grades. Limit fine grading to areas which can be planted immediately after grading.
C. Moisten prepared areas before planting if soil is dry. Water thoroughly and allow surface moisture to dry before planting. Do not create a muddy soil condition.
D. Restore areas to specified condition, if eroded or otherwise disturbed, after fine grading and prior to planting.
E. Maintain and protect all surfaces from wind and water erosion until final acceptance.

3.5 PREPARATION OF PLANTING BEDS
A. Loosen subgrade of planting areas to a minimum depth of 6 inches using a cult-mulcher or similar equipment. Remove stones measuring over 1 1/2 inches in any dimension. Remove sticks, stones, rubbish, and other extraneous matter.
B. Spread planting soil mixture to minimum 12 inch depth required to meet lines, grades, and elevations shown, after light rolling and natural settlement. Add 1 1/2 inches of specified compost over entire planting area and mix thoroughly into upper 6 inches of topsoil. Place approximately 1/2 of total amount of planting soil required. Work into top of loosened subgrade to create a transition layer, then place remainder of the planting soil.
C. Apply Pre-Emergent per manufacturer's recommendation.

3.6 PLANTING TREES AND SHRUBS
A. Set balled and burlapped (B&B) stock on layer of compacted planting soil mixture, plumb and in center of pit or trench with top of ball at same elevation as adjacent finished landscape grades. Remove burlap from sides of balls; retain on bottoms. When set, place additional backfill around base and sides of ball, and work each layer to settle backfill and eliminate voids and air pockets. Place fertilizer tablets in excavated area per manufacturer's written instructions. When excavation is approximately 2/3 full, water roughly before placing remainder of backfill. Repeat watering until no more is absorbed. Water again after placing final layer of backfill. Remove all ties from around base of trunk.
B. Set container grown stock, as specified, for balled burlapped stock, except cut cans on 2 sides with an approved can cutter and remove can; remove bottoms of wooden boxes after partial backfilling so as not to damage root balls.
C. Trees planted in turf area: Remove turf 3' dia around tree trunk. Dish top of backfill to allow for mulching.
D. Mulch pits, and planted areas. Provide not less than following thickness of mulch, and work into top of backfill and finish level with adjacent finish grades.
1. Provide 3 inches thickness of mulch.
E. If season and weather conditions dictate, apply anti-desiccant, using power spray, to provide an adequate film over trunks, branches, stems, twigs and foliage.
F. Prune, thin out, and shape trees and shrubs in accordance with standard horticultural practice. Prune trees to retain required height and spread. Unless otherwise directed by Architect, do not cut tree leaders, and remove only injured or dead branches from flowering trees, if any. Prune shrubs to retain natural character.
G. Remove and replace excessively pruned or misformed stock resulting from improper pruning.
H. Guy and stake trees immediately after planting, as indicated.
I. Apply approved herbicide to all shrub bed areas at manufacture specified rate. Re-apply as necessary for elimination of weeds.

3.7 SODDING NEW LAWNS
A. General: Install lawn sod in all areas designated on the drawings.
B. Sod Preparation
1. Any sod lawn areas that may have become compacted prior to sodding must be scarified to a depth of eight (8) inches by approved means, then finish graded as hereinbefore described.
C. Lay sod within 24 hours from time of stripping. Do not plant dormant sod or if ground is frozen.
D. Sod Placement
1. Sod will be brought onto lawn areas by wheeled means with proper protection of sod beds. Sod layers shall be experienced, or if inexperienced, shall be constantly supervised by an experienced foreman. The Contractor shall insure that the base immediately ahead of sod layer is moist. Sod shall be laid tight with not gaps. Allowance shall be made for shrinkage. Lay sod with long edges perpendicular to primary slope.
2. Lay to form a solid mass with tightly fitted joints. Butt ends and sides of strips; do not overlap. Stagger strips to offset joints in adjacent courses. Work on boards to avoid damage to subgrade or sod. Tamp or roll lightly to ensure contact with subgrade. Work filled soil into minor cracks between pieces; remove excess to avoid smothering of adjacent grass.
3. Sod shall be rolled with a two hundred (200) pound roller after installation to insure proper contact between soil and sod. Final rolling must provide a uniform surface. After final rolling, the sod lawn shall be mowed and watered. Approval of sod lawns shall be based on uniform, healthy and vigorous growth with no dry or dead spots.
4. Add fertilizer "B" at the manufacturer's recommended application rate.
E. Water sod thoroughly with a fine spray immediately after planting.
F. Sodded Lawn Establishment
1. The Contractor will be responsible for first mowing, subsequent mowings and fertilizing of sod lawn areas until Final Acceptance of the project.
2. Mowing shall be done by an approved "reel" type mower. Mower blades shall be set at two (2) inches high for all mowings.
3. Subsequent fertilizing shall occur three to four weeks after installation. Apply fertilizer as per the Manufacturer's recommended application rate. Verify all methods of application. Contractor shall notify the Architect in writing that the fertilizer applications have occurred and on what dates.

3.8 SEEDING
A. General
1. Seeding for irrigated areas shall be accomplished in the spring (after March 15) or fall (before October 1) of the year and/or when weather conditions are favorable for proper working of the soil and seed germination.
2. Seed shall be spread by approved mechanical (hopper or cult-packer) or hydroseed methods only.
3. Seeding shall be done only after topsoil mix placement, finish grading, adjacent construction and plantings have been completed and approved by Architect.
B. Soil Preparation: Any seeded lawn area that has become compacted prior to seeding must be scarified to a depth of eight (8) inches by approved means, then finish graded as hereinbefore described.
C. Seeding - Mechanical Method
1. Apply fertilizer at the manufacturer's recommended application rate. Thoroughly mix six (6) inches deep, taking care not to incorporate subsoil into topsoil mix. After mixing is complete, remove any debris or rocks over one (1) inch in size. Rake to true grade and roll for firmness. If soil is dry, lightly sprinkle prior to rolling. Grades after rolling to be approved by Architect prior to seeding.
2. Seed Application Rate: See "Products".
3. Seed Application Method
a. Using a hopper type seeder, seeding shall be done on a split day, with one-half (2) of the seed to reach area being sown in a direction at right angles to the other half. After seeding, the surface shall be lightly raked parallel to the contours such that half or more of the seed is lightly covered by soil, then rolled once with a roller weighing not less than one hundred (100) pounds per lineal foot, and finally watered with a fine spray.
b. A cult-packer or approved similar equipment may be used to drill, cover, and firm the seed bed in one operation.
4. After seeding, raking and rolling, lawn areas shall be covered with a one (1) inch loose layer of clean wheat or oat straw. Straw shall be kept moist until the lawn is established. Remove loose straw from site.
D. Seeding - Hydroseed Method
1. No hydroseeding after a rain or when the wind exceeds five (5) miles per hour.
2. Use only where slopes exceed 5:1.
3. Spray the mixture of water, seed, mulch and commercial fertilizer evenly over the planting area.
E. Seeding Areas Establishment
1. The Contractor shall be responsible for the first mowing and subsequent mowings, watering and fertilizing of seeded areas until Final Acceptance of the project. Subsequent mowings shall be the Owner's responsibility.
2. First mowing shall be done when lawn areas are well established; when germination approaches ninety percent and height exceeds two-and-a-half (2 1-2) inches as approved by the Architect. Set mower height at two (2) inches high for first and subsequent mowings.
3. Fertilizing shall occur after the first mowing. Apply fertilizer as per the manufacturer's recommended application rate.
4. Seed beds must achieve ninety (90) percent germination and be uniform in appearance, free of weeds and/or other undesirable plant species as approved by the Architect.
5. Check for bare areas in seeded areas (approximately twenty-one (21) days after seeding and overseed as originally specified at the time or at such time as weather and season permit for seed germination or as approved by the Architect. The Architect shall determine and approve the necessity and extent of overseeding in order to achieve the ninety (90) percent germination uniformity throughout the seed bed areas necessary for Final Acceptance.
6. Seeded areas shall be established as specified above at time of substantial completion.

3.9 MAINTENANCE
A. Begin landscape maintenance immediately after planting. Maintenance shall continue until Project Final Acceptance.
B. Maintain trees, shrubs, and other plants by pruning, cultivating, and weeding as required for healthy growth. Restore planting saucers. Tighten and repair stake and guy supports and reset trees and shrubs to proper grades or vertical position as required. Restore or replace damaged wrappings. Spray as required to keep trees and shrubs free of insects and disease.
C. Maintain lawns by watering, fertilizing, weeding, mowing, trimming, and other operations such as rolling, regrading and replanting as required to establish a smooth, acceptable lawn, free of eroded or bare areas.
D. Maintain lawns for no less than period stated above, or longer as required to establish acceptable lawn. If seeded in fall and not given full 60 days of maintenance before Final Acceptance, or if not considered acceptable at that time, continue maintenance the following spring until acceptable lawn is established.

3.10 CLEANUP AND PROTECTION
A. During landscape work, keep pavements clean and work area in an orderly condition.
B. Protect landscape work and materials from damage due to landscape operations, operations by other contractors and trades, and trespassers. Maintain protection during installation and maintenance periods. Treat, repair, or replace damaged landscape work as directed.

3.11 INSPECTION AND ACCEPTANCE
A. When landscape work is completed, including maintenance, Architect will, upon request, make an inspection to determine acceptability.
B. When inspected landscape work does not comply with requirements, replace rejected work and continue specified maintenance until reinspected by Architect and found to be acceptable. Remove rejected plants and materials promptly from project site.

END OF SECTION

SECTION 32 84 00 - IRRIGATION (PERFORMANCE)

PART 1 - GENERAL

1.1 CONDITIONS AND REQUIREMENTS:
A. General and Supplementary Conditions, and Division 1 General Requirements.

1.2 SUMMARY
A. Work included:
1. Provide and install a complete and operating automatic irrigation system for all lawn and planting areas.
2. Connect to main water supply at existing site stubout as provided.
3. Sleeving under paved areas (by others)
4. Obtain and pay for all permits and fees for the work of this section.
5. Perform work on a design/construct basis, subject to the requirements of the Contract Documents, applicable codes, and good design practice.
6. Winterization of system.

1.3 SUBMITTALS
A. Within 30 days after Contractor's receipt of Owner's Notice to Proceed, submit:
1. Manufacturer's printed product information and catalog cut sheets for all system components; five copies.
B. Shop Drawings: Submit shop drawings for underground irrigation system including plan layout and details illustrating location and type of head, type and size of valve, piping circuits, circuit GPM, pipe size, controls, and accessories.
C. Record Drawings: At completion of this work, submit to the Contractor:
1. Record Drawings; reproducible and five prints.
2. Operations and Maintenance information (2 copies), including:
a. Information including descriptive details, parts list, specifications, maintenance schedules and procedures for system components.
b. Operation adjustment of system and components instructions.
c. Winterization procedures.
d. Schedule indicating required open valve time to produce given precipitation amounts and seasonal adjustments.
e. Warranties and guarantees.
f. Submit five copies.

1.4 GUARANTEE
A. Guarantee in writing all materials, equipment and workmanship furnished to be free of all defects of workmanship and materials. Within one year after date of Substantial Completion repair or replace all defective parts or workmanship that may be found at no additional cost to Owner.
B. Fill and repair all depressions and replace all necessary lawn and planting which result from the settlement of irrigation trenches for one year after date of Substantial Completion.
C. Supply all manufacturer's printed guarantees.

1.5 QUALITY ASSURANCE
A. Contractor shall be licensed in the State in which this work is being performed.
B. Contractor shall have at least two years prior experience in projects of equal or larger scope. Provide minimum of three references and list of similar projects with owners' names, addresses, and phone numbers, when requested by Owner.
C. Contractor shall employ on site at all times a foreman who is thoroughly experienced and competent in all phases of the work of this Section.

1.6 SYSTEM DESCRIPTION
A. Design requirements:
1. Minimum water coverage: Planting areas - 85%, Lawn areas - 100%
2. Layout and system to obtain optimum coverage using manufacturer's standard heads. Spray on walks, walls or paved areas is not acceptable.
3. Zoning shall be designed for optimum use of available pressure and efficient distribution for types of plantings and shapes of planting areas.
4. Design pressures: Install pressure regulating equipment as necessary.
5. Provide/install approved fixed tee or coupling device for air blow winterization. Location shall be on main supply line downstream from main shut off valve.
6. Install approved backflow prevention device in conformance with local or prevailing codes, and in approved site location. Provide for drainage without erosive damage.

1.7 EXTRA EQUIPMENT
A. In addition to irrigation system, furnish owner with the following:
1. Valve operating key and marker key.
2. Wrench for each sprinkler head cover type.
3. Two (2) sprinkler head bodies of each size and type.
4. Two (2) nozzles for each size and type used.
B. Store above items safely until Substantial Completion.
C. Deliver above items at Substantial Completion.

PART 2 - PRODUCTS

2.1 PIPE AND FITTINGS
A. PVC 1120, ASTM D-1784, permanently marked with manufacturer's name, schedule rating, size, type. Solvent-weld type:
1. Pipe:
a. Pressure lines: Schedule 40 solvent weld.
b. Lateral lines: Class 200 pvc.
c. Sleeving: Class 200 pvc.
2. Fittings: Schedule 40 PVC, solvent-weld type. Install threaded joints where required at valves, risers, etc.
3. Risers: Lawn and shrub heads - flexible and damage-resistant plastic "polypipe" riser.
4. Solvent: approved solvent for Type I & II PVC.
B. Polyethylene Pipe
1. Pipe: Class 100, 3/4" lateral line, for use on drip irrigation zone(s) where drip tubing is not otherwise used.
2. Fittings: Schedule 80 PVC.
3. Clamps: Stainless Steel.
C. Drip Line: Netafim Techline Drippedline, with .6 GPH drippers at 18" spacing.

2.2 SPRINKLER HEADS
A. Description: Appropriate for application in throw, pressure and discharge. Each type of head shall be of a single manufacturer.
1. Lawn heads: pop-up type.
B. Manufacturer: Rainbird, Hunter, Weathermatic Irrigation Company.

2.3 AUTOMATIC CONTROL SYSTEM
A. General: Furnish low voltage system manufactured expressly for control of automatic circuit valves of underground irrigation systems, Provide unit of capacity to suit number of circuits as indicated.
B. Control Enclosure: Manufacturer's standard wall mount with locking cover, complying with NFPA 70.
C. Circuit Control: each circuit variable from approximately 5 to 60 minutes, including switch for manual or automatic operation of each circuit.
D. Timing Device: Adjustable 24-hour and 7 or 14 day clocks to operate any time of day and skip any day in a 7 or 14 day period.
E. Wiring: Solid or stranded direct-burial type as recommended by manufacturer of control unit; type AWG-UF, UL approved.

2.4 VALVING
A. Manual valves: brass or bronze for direct burial, gate valves, 150 pound class, threaded connection with cross type handle designed to receive operating key.
B. Automatic circuit valves: high impact plastic with corrosion-resistant internal parts. Low power solenoid control, normally closed, with manual flow adjustment; same manufacturer as control unit.
1. Standard sprinkler valve shall be Rainbird PEB-PRS-B. Use scrubber valve if not connected to potable water.
2. Drip Control Zone Kit: Hunter PCZ-101.
C. Quick coupler valve: brass or bronze construction with hinged top. One per zone or valve grouping.
D. Manual drain valves:
1. Bronze construction, straight type, 150 pound class, threaded connections, with cross type operating handle designed to receive operating key. Calco, Champion 100, or approved equal.
2. Size: 3/4 inch.
E. Pressure Regulator: Netafim Model PRV075HF35, 3/4", one per zones.
F. Flushing Valve: Netafim Model TLFV-I, two per zone (each end).
G. Filter: Netafim Model DF075-120, 3/4" filter, one per drip zone.
H. Air Relief Valve: Netafim Model TLAVRV,

2.5 MISCELLANEOUS
A. Chemicals: primer and solvent glue as required by pipe manufacturer.
B. Valve box - high impact plastic, green in color.
C. Valve cover and frame - compatible with valve box with provision for locking.
D. Drainage backfill - clean gravel or crushed stone, graded from 3" maximum to 3/4" minimum.

PART 3 - EXECUTION

3.1 GENERAL
A. Install system to provide for adequate protection against freeze damage.
B. Install system in accordance with approved Contractor design drawings. All deviations from the plans must be approved, and clearly recorded on record drawing.
C. Install system and components in strict accordance with manufacturer's recommendations.
D. Install quick coupler(s) on main supply line, approximately equal spacing, at valve box locations or intervals of approximately 200 feet, whichever is greater. Locate adjacent to paved surfaces, at valve boxes where practical.

3.2 SURFACE CONDITIONS
A. Examine the areas and conditions under which work will be performed. Notify Contractor of conditions detrimental to timely and proper completion of Section work. Do not proceed until unsatisfactory conditions are corrected.
B. Locate all underground utilities and structures and notify Architect of any conflict with Section work. Protect structures and utilities. Repair or replace said structures or utilities damaged by this work at no cost to the Owner.

3.3 SLEEVING
A. Sleeving installed by others. Coordinate with other trades.

3.4 TRENCHING AND BACKFILLING
A. Trenching and backfilling shall be per applicable ISPWC Section.
B. Cut trenches straight and without abrupt grade changes to allow the following minimum cover:
1. Main Lines and Sleeving: 18 inches.
2. PVC Lateral: 12 inches.
C. Surround lines with 2 inches of clean rock-free material on all sides.

3.5 MISCELLANEOUS VALVES
A. Install manual drain valves up stream. Install devise at mainline tap in accordance with manufacturer requirements for complete operation. Install backflow provision and connect to controller.

3.6 CIRCUIT VALVES
A. Install in valve box, arranged for easy adjustment and removal.
1. Provide union on downstream side.
2. Adjust automatic control valves to provide flow rate of rated operating pressure required for each sprinkler circuit.

3.7 PIPE INSTALLATION
A. Lay PVC pipe in accordance with standard and acceptable practice. Thrust blocks to be used at points of intersection and change of direction in main line pipe as per manufacturer's recommended specifications. Install manual drains.
B. PVC pipe joints, solvent welded except as indicated. Cut pipe square, deburr, wipe from surface all saw chips, dust, dirt, moisture and any foreign matter which may contaminate the cemented joint. Apply cleaner/primer and solvent cement, make joints in accordance with manufacturer's recommendations. Use Teflon thread sealant (tape) at all threaded joints.
C. Contractor shall size pipe according to schedule provided. Flow velocities shall not exceed 5 feet/second in all cases. Lateral lines shall be laid out and installed per zone to balance the pressure loss and provide minimum fluctuation in system operating pressures.

Pipe Size	Pipe Section	Pipe Size	Pipe Section
3/4"	0-9 GPM	1 1/2"	26-34 GPM
1"	10-17 GPM	2"	35-50 GPM
1 1/4"	18-25 GPM	2 1/2"	51-80 GPM

D. Techline Drip Line: Place in shallow furrow at 1'-2" below finish topsoil grade, below layer of specified mulch. Lay in uniform grid pattern in groundcover/shrub areas (rows 18"-24" apart max). Coil 20 linear feet at each balled and burlapped tree around base and to allow for tree removal if required. Staple drip line every 36" max. Flush all lines with full head of water prior to installation of flush valves at end of circuit runs.
E. Flush Valves: Install flush valve at end of each drip line run.

3.8 SPRINKLER HEADS
A. Flush circuit lines with full head of water prior to head installation.
1. Install heads at level with mulch
2. Locate part-circle sprinkler heads to maintain a minimum distance of six inches (6") from walls and four inches (4") from other boundaries unless otherwise indicated. Keep overspray to a minimum.

3.9 CONTROL WIRE INSTALLATION
A. Bury wires beside or below main line pipe in same trench.
B. Bundle multiple wires together with tape at ten feet (10') maximum intervals.
C. Provide 36 inch loop in wires at each valve where controls are connected and at 100' maximum intervals between.
D. Make all electrical joints (splices) in boxes only. Make electrical joints waterproof, Scotch-Lock connectors, or approved.

3.10 AUTOMATIC CONTROLLER
A. Install on site as approved. Verify location with Owner Representative.
B. Install typewritten legend inside controller door.

3.11 TESTING
A. Do not allow or cause any work of this Section to be covered up or enclosed until it has been inspected and tested.
B. Pressure testing:
1. Make necessary provision for thoroughly testing all lines under pressure and valves.
2. Before testing, cap all risers, and install all valves.
3. Fill all main supply lines with water. Pressurize to 100 psi. Close air supply and test for leakage. Test shall be approved if no greater than 5 psi loss occurs in 15 minutes.
4. Fill all zone lines with water to stabilize pressure. Pressurize to 100 psi. Close air supply and test for leakage. Test shall be approved if no greater than 5 psi loss occurs in 15 minutes.
5. Contractor shall provide all required labor, materials, and equipment. Testing shall be performed in presence of Owner's Representative.
6. Provide required testing equipment and maintain during entire testing period. Including switch for manual or automatic operation of each circuit.
7. Repair leaks, and retest until acceptable results are obtained.
C. Coverage Inspection: upon completion of work of this section, operate system for adequate coverage and uniformity. Observe entire area to determine if coverage of water and operation of heads is adequate and uniform. Change heads, nozzles, or adjust heads as required to provide adequate and uniform coverage.
D. Final inspection:
1. Clean, adjust, and balance all system components. Verify that all work complies with requirements.
a. Remote control valves are properly adjusted for operation.
b. Heads are properly adjusted for radius and arc of coverage.
c. The installed system is workable, clean and efficient.
E. Winterization: Winterize system at the end of first season of system operation. Review procedures with Owner Representative.

END OF SECTION

City of Caldwell
APPROVED FOR CONSTRUCTION
These plans and specifications have been reviewed for compliance with the City of Caldwell specifications. This review does not relieve the owner, engineer, or contractor of the responsibility to design and/or construct the project in compliance with all current applicable federal, state, and local laws, rules, regulations and ordinances, orders of decisions, standards, agreements, or specifications.
Approval is not intended to cover all issues that may be contained in approved plans specifically addressed as a variance but granted by any waiver or variance. The City retains the right to enforce provisions of said document and policies even if inconsistencies are not noted by the City. Any revisions of these approved plans will require a re-submittal for a full review and approval.
Name: Martin Gergen

Issue Description	Date
ISSUE	12-12-25
CITY COMMENTS	2-4-26
BASE REVISIONS	3-13-26

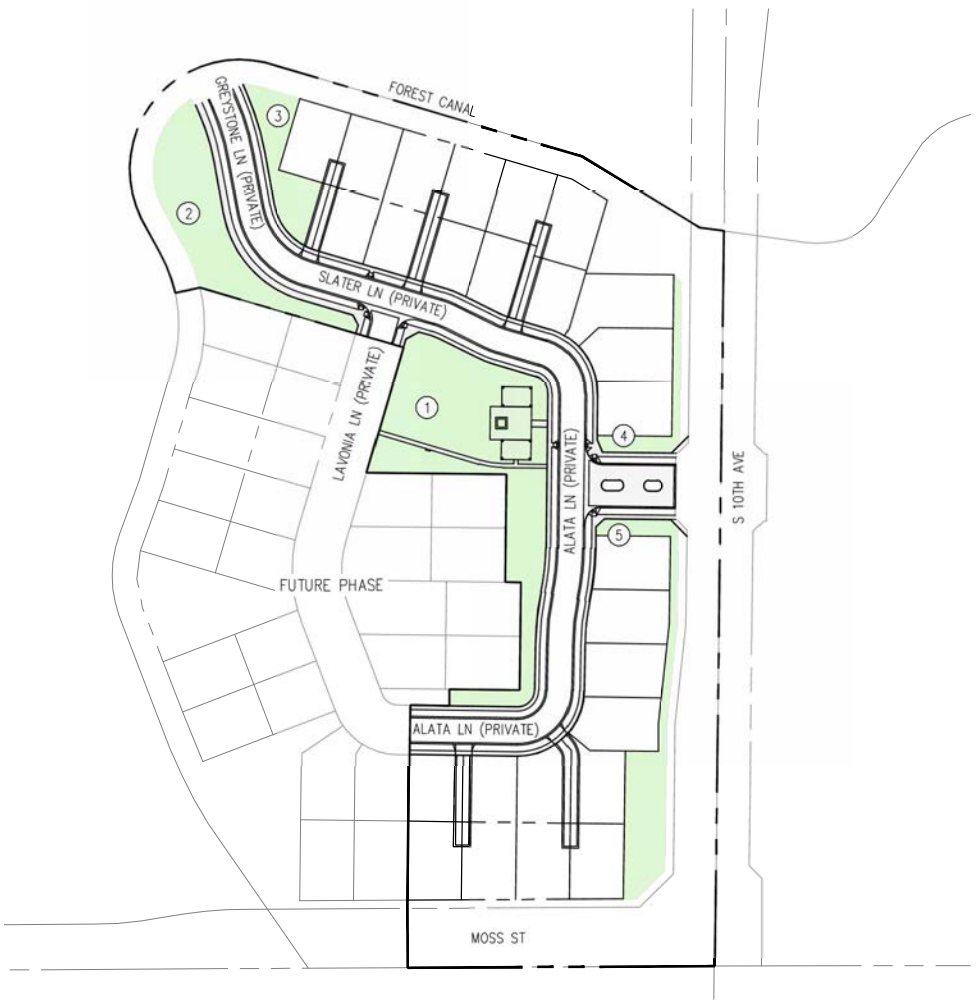
JENSENBELTS ASSOCIATES
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Landscape Architecture
1509 Tyrell Lane, Ste 130
Boise, Idaho 83706
Ph. (208) 343-7175
www.jensenbelts.com

HEIGHTS AT VERBENA RANCH
PHASE 1
CALDWELL, IDAHO
FINAL PLAT LANDSCAPE PLAN

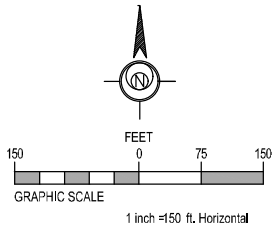
Job Number 2517

Drawn JJN | Checked KCS
Scale AS SHOWN
Sheet Title
LANDSCAPE SPECIFICATIONS

Sheet Number
L4
5 of 5 Sheets



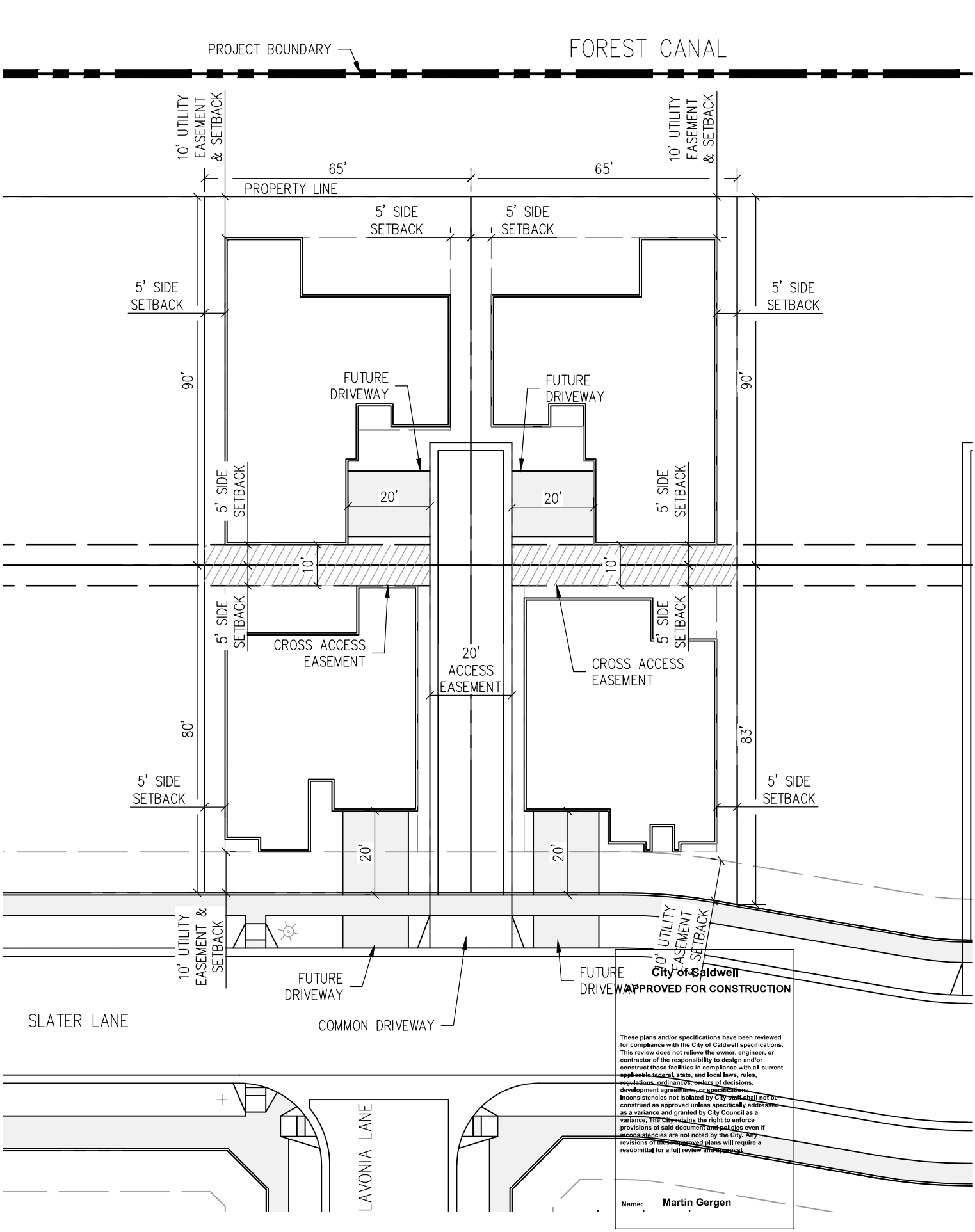
OPEN SPACE CALCULATIONS		
	QUALIFIED OPEN SPACE AREA	
PARKS AND PATHWAYS	SF	ACRES
1	39029.94	0.90
2	17213.18	0.39
3	7218.41	0.17
4	3808.79	0.09
5	12826.07	0.29
COMMON OPEN SPACE	80,096	1.84
GROSS LAND AREA		9.78
PERCENT COMMON OPEN SPACE		**18.81%**



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HEIGHTS AT VERBENA RANCH SUBDIVISION NO. 1
OPEN SPACE EXHIBIT
December 15, 2025 - Caldwell, Idaho

Toll Brothers
AMERICA'S LUXURY HOME BUILDER®



SETBACK EXHIBIT

Heights at Verbena Ranch

Regular **Item:** 26.

Memorandum

To:

City Council

Meeting Date:

April 6, 2026

Item Name:

Approve the Findings of Facts and Conclusions of Law for Chestnut Heights No. 4 Final Plat (SFP25-000028).

Summary Statement:

Recommended Action:

Budget:

Cost Impact:
Funding Source:
Timeline:

Attachments:

1. FCO_SR_Packet_Chestnut Heights No. 4 - (SFP25-28)

Caldwell Planning & Zoning Department
STAFF REPORT / FINDINGS
Consent Item | City Council | 4/6/2026

Staff Planner: Garline Davis

CASE NO(s): SFP25-000028
Project Name: Chestnut Heights No. 4

STAFF REVIEW SUMMARY

Staff finds the final plat **IS** compliant with all applicable codes, regulations, and policies, and is in conformance with the approved preliminary plat. Staff recommends if approved, the approvals be subject to the conditions listed in the Findings of Fact, Conclusion of Law, and Decision herein.

CITY COUNCIL DECISION

This will be updated to reflect the city council decision after the meeting and prior to signature.

City Council APPROVED / DENIED the final plat at the 4/6/2026 City Council meeting.

PROJECT SUMMARY:

Proposed Land Use Applications:

- Final Plat for Chestnut Heights Subdivision No. 4 consisting of 47 residential lots and 12 common lots with 1.57 acres of qualifying open space on 16.18 acres in the R-1 zone.

Project Name:	Chestnut Heights No. 4
Applicant:	Matt Price – JUB Engineers, Inc.
Property Owner:	Challenger Development, Inc.
Parcel ID Number(s):	R3272201100 and R3272200000.
Property or Project Size:	16.18 acres



DECISION BODY – REQUIRED FINDINGS & APPROVAL CRITERIA

Before the City Council approves any application, the Council must find and conclude the proposed application is compliant with the Caldwell City Code approval criteria as listed under #11 within Section I, Findings of Facts, within this report.

BEFORE THE CALDWELL CITY COUNCIL
CITY OF CALDWELL, CANYON COUNTY, IDAHO

NOTE: *THIS IS NOT A PREDETERMINED DECISION. PORTIONS OF THE FINDINGS ARE WRITTEN IN AN APPROVAL AND DENIAL FORMAT. ALL EVIDENCE WILL BE CONSIDERED AND THE FINDINGS OF FACT, CONCLUSIONS OF LAW AND DECISION WILL BE UPDATED PRIOR TO FINAL SIGNATURE.*

IN THE MATTER OF AN APPLICATION FOR FINAL PLAT APPROVAL OF CHESTNUT HEIGHTS SUBDIVISION NO. 4 CONSISTING OF 47 RESIDENTIAL LOTS AND 12 COMMON LOTS WITH 1.57 ACRES OF QUALIFYING OPEN SPACE ON 16.18 ACRES IN THE R-1 ZONE.

Property Owner: Challenger Development, Inc.

FINDINGS OF FACT, CONCLUSIONS OF LAW AND DECISION

Case No. SFP25-000028

I. FINDINGS OF FACTS

1. **APPLICANT:** Matt Price – JUB Engineers, Inc.

2. **PROPERTY OWNER:** Challenger Development, Inc.

3. **APPLICATION REQUEST:** Application for final plat approval for Chestnut Heights Subdivision No. 4 consisting of 47 residential lots and 12 common lots with 1.57 acres of qualifying open space on 16.18 acres in the R-1 zone.

4. **SITE ADDRESS AND LOCATION:** The subject site is located south of Homedale Road and east of Chestnut Heights No. 2, with a property address of 0 Homedale Rd., described as a parcel of land located in the Northeast Quarter of Section 11, Township 3 North, Range 3 West, Boise Meridian.

5. **ASSESSOR PARCEL NUMBER(S):** R3272201100 and R3272200000.

6. **PROPERTY SIZE:** Approximately 16.18 acres, more or less

7. **PUBLIC NOTICING:** The planning and zoning department notifies all political subdivisions providing services within the planning jurisdiction, including school districts who will be impacted by any changes that have been proposed from what was originally approved on the preliminary plat.

Review of the final plat submitted determined there were no modifications proposed that would necessitate additional public agency notifications.

8. **PRELIMINARY PLAT AND DEVELOPMENT BACKGROUND AND HISTORY:**

The Preliminary Plat approval for Chestnut Heights Subdivision (SUB21-000038-PP) was approved by the City Council on 4/4/2022. The Final Plat for Phase 1 was approved by Council on 10/21/2024 and recorded on 01/13/2025. The Final Plat for Phase 2 was approved on 11/4/2024. The Final Plat for Phase 3 was approved on 05/19/2025. The deadline for the recording of the Final Plat for Phase 2 is 01/13/2027.

The current phase consists of approximately 16.18 acres and includes 47 single-family residential lots. This is the last phase of the Chestnut Heights subdivision preliminary plat.

9. **APPLICABLE REGULATIONS AND GUIDING DOCUMENTS:**

a. City of Caldwell Zoning Ordinance No. 1451, as amended
b. City of Caldwell Subdivision Ordinance, as amended
c. Idaho Code, Title 67, Chapter 65, Local Planning Act

10. **STAFF REVIEW AND ANALYSIS:**

Residential Type	# of Lots					
	PP	FP No 1	FP No 2	FP No 3	FP No 4	Remaining
Single-Family Detached	203	40	51	65	47	n/a
Common Lots	31	14	14	15	12	n/a

Non-Residential						
	PP	FP No 1	FP No 2	FP No 3	FP No 4	Remaining
Open Space Acreage	4.27 AC	1.20 AC	1.49 AC	1.15 AC	1.57 AC	n/a
Amenities Approved	Playground Picnic Shelter Basketball Court	-	-	Playground Picnic Shelter	Half-Court Basketball	n/a

Staff Comment: *Construction drawings and the proposed final plat have been reviewed for conformance with city codes and with the approved preliminary plat. The Planning & Zoning Division, in consultation with the Engineering Department, have determined the final plat is compliant with city code, as well as with the approved preliminary plat.*

11. **CITY COUNCIL DECISION:**

Regarding the request for a final plat approval for Chestnut Heights No. 4, a residential subdivision with 47 single-family lots and 12 common lots in an R-1 (Neighborhood Residential) zone on approximately 16.18 acres on Parcels R3272201100 and R3272200000, located in the NE ¼ of Section 11, T3N, R3W, the subject application was placed on the 4/6/2026 City Council consent agenda for consideration.

Based upon the information received and the record of evidence presented, the City Council voted to **APPROVE** the request for final plat approval, subject to the conditions herein. In approving the requests, the City Council concluded the following:

1. The final plat is compliant with city code; and
2. The final plat is in compliance with the approved preliminary plat.

II. CONCLUSIONS OF LAW

1. The City of Caldwell has provided for the processing of Land Use permits authorized by Chapter 65, Title 67, Idaho Code, pursuant to Chapter 10 Zoning Regulations and Chapter 11 Subdivision Regulations.
2. The record includes, but is not limited to all files, application documents, public notices, public comments and testimony, staff reports and memos, presented evidence and exhibits, public hearing written minutes and audio, and the signed Findings of Facts, Conclusions of Law, and Decision.
3. The City Council is authorized to approve, approve with conditions, approve with modifications, or deny final plats in accordance with Section 11-02-03 (2) D of Caldwell City Code.
4. The City Council reviewed and considered all records, evidence, testimony, facts presented, applicable code standards, and approval criteria as specified within Caldwell City Code in making their decision.

III. CONDITIONS OF APPROVAL

NOTE: Any conditions removed by the governing body will be shown in a strikethrough.
Any conditions added by the governing body will be shown as underlined.

The approval of the application requests for (SFP25-000028) are subject to the adherence of the following conditions:

A. Site Specific Requirements:

1. All conditions for entitlements associated with the preliminary plat (SUB21-000038) shall apply.

B. General Requirements:

1. Development of the subject property shall be in conformance with all municipal codes, policies, standards, and regulations of the City of Caldwell, unless specifically stated otherwise in a Development Agreement or in the Order of Decision. **NOTE:** *Failure to identify a code violation during the review of the plans DOES NOT give the applicant the right or permission to violate any codes, policies, standards and/or regulations.*
2. If any term or provision of this decision, to any extent, is held invalid or unenforceable, the remaining terms and provisions hereof shall not be affected thereby, but each such remaining term and provision shall be valid and enforced to the fullest extent permitted by law.
3. Any nuisances existing on the property (weeds, trash, debris, etc) shall be resolved and in compliance with city codes prior to the approval of any construction drawings and/or issuance of building permits.
4. Any changes to the plans and specifications upon which this approval is based, other than those required by the above conditions, will require submittal of an application for modification and approval of that application prior to commencing any change.

5. All improvements and operations shall comply with applicable local, state and federal requirements and procedures whether specifically addressed in the analysis of this application or not.

6. Fencing: Fencing must comply with Caldwell City Code Section 10-02-07.

7. Approval: This approval is for the application(s) specified herein only. Additional permits, licenses and approvals may be necessary.

8. Solid Waste Disposal: All solid waste receptacles utilized during development and/or construction shall be provided by the same company with which the City of Caldwell has an exclusive contract.

9. Business Licensing: All businesses operating within the corporate limits of the city shall obtain a business permit license prior to commencing business operations.

C. Site Design and Development Standards:

1. General: All new construction shall comply with the current dimensional standards (height and setback schedule) in effect at the time the building permit is filed, excluding any deviations approved through a planned unit development, special use permit, and/or development agreement.

2. Stormwater: Strict adherence to the "Caldwell Stormwater Management Manual", as adopted by the city council as well as any subsequent adopted updates, is required. **NOTE:** *Any modifications necessary to the original approved stormwater design where additional stormwater retention or detention facilities are required, or where the approved retention and detention facilities are required to be expanded, still requires adherence to the requirements for minimum open space, landscape buffers, lot sizes and setbacks.*

D. Engineering Department Conditions:

The following items shall be completed prior to the City Engineer signing the final plat. Said items cannot be deferred by posting a financial security:

1. Water System: The final plat cannot be signed until the water system has been constructed, pressure tested and clean water samples received.

2. Sewer System: The final plat cannot be signed until the sewer system has been constructed, pressure tested, CCTV video has been submitted and approved and interim as-builts have been approved by the Engineering Department.

3. Pressurized Irrigation System: The final plat cannot be signed until the pressure irrigation system within the public right-of-way has been constructed and pressure tested.

4. Storm Drain System: The final plat cannot be signed until the storm drain system located within the public right-of-way has been constructed, passed visual inspection, and interim as-builts have been approved by the Engineering Department.

5. All-Weather Surfaces: The final plat cannot be signed until all-weather surfaces are in place, compaction test results have been submitted and approved for roadways and emergency accesses and, if paved, core sample results have been submitted and approved.

6. Street Signs: The final plat cannot be signed until all street signs have been installed to City standards and approved.

7. Construction Security: Construction security (compliant with current City Code requirements) must be provided for all items which are not among the items listed above, and which are not yet completed before the City Engineer can sign the final plat. The City must be in agreement on a construction security amount for those improvements.

8. Final Plat Review: The final plat drawing shall be submitted to the Engineering Department for review prior requesting signatures on the final plat. Adequate review time (no less than 30 days) shall be provided by the Applicant. Final plats submitted for review must meet all State statutes and City codes, policies, and ordinances.

9. Addressing: In an effort to expedite the addressing process of the final plat, applicants shall submit electronic copies of the final plat, in both PDF and AutoCAD format, to the Engineering and Mapping departments as soon as possible.

E. Fire Department Conditions:

1. All requirements from the Fire Department for access, turnarounds, emergency access, water supply, fire hydrants, etc. shall be met in the development and/or platting of the subject property.

2. Final approval of the location and number of fire hydrants within the development shall be determined by the Fire Marshal and take place by phase at the time of submittal of applicable construction drawings for each phase.

F. Mapping Department Conditions:

1. Approved Subdivision Name. No changes to an approved subdivision name shall occur unless a request is initiated through the filing of an application for a "Subdivision Name Change Request", and subsequently reviewed and approved the Mapping and Planning and Zoning Department, at an administrative staff level. In making application, the application shall file a completed application with the Planning and Zoning Department on forms prescribed by the department accompanied by such data and information necessary to assure the fullest presentation of facts, as determined by the Planning Director.

   a. Subdivision Name Change Requests; Prior to Final Plat Submission: If approved, an amended preliminary plat will need to be submitted to the Planning and Zoning Department with the reflected subdivision name change prior to the approval of construction drawings. All construction drawings and final subdivision plats shall reflect the new approved subdivision name.

   b. Name Change Requests; Prior to Final Plat Recording: If approved, an amended final plat drawings and mylars will need to be submitted to the Planning and Zoning Department with the reflected subdivision name change prior to signature of the final plat.

   c. Name Change Requests; After Final Plat Recording: If approved, an amended final plat drawing indicating the new subdivision name OR an Affidavit of Correction indicating that the plat is otherwise known as "insert the new approved subdivision name", shall be recorded at the county recorder's office. Once the plat or affidavit is recorded, a copy of the recorded plat or affidavit shall be provided to the Planning and Zoning Department.

2. Approved Street Names, Street Layout, Lot and Block Numbering, and Subdivision Phasing Plan. No changes to the original approved street names, street layout and configuration, lot and block numbering, or subdivision phasing plan shall occur without prior approval from the City of Caldwell Mapping Division. Any substantial changes from what was originally approved may require additional public hearings.

G. Landscaping Specific Requirements:

1. Compliance: The applicant shall comply with all landscaping requirements based on Caldwell City Code.

2. Landscape Plan: The Landscape Plan **(Exhibit 1)** represents the approved landscape plan. Any changes to the landscape plan must be submitted to the City for review and approval prior to installation.

3. If the City determines that any such changes require additional public comment due to potential impacts on surrounding property or the community, or that such change is a substantial enough change from the landscape plan presented to the public, a public hearing shall be held on the proposed changes and notice

shall be provided as required by the City.

4. Landscape Maintenance: All landscaping and screening devices shall be maintained in an attractive, live, safe and healthy manner, and to meet the specific requirements in the Caldwell City Code.
5. Subdivisions: The homeowner's association is responsible for maintaining all common area landscaping and screening devices within a subdivision, development, and/or the subject property.
6. Street Landscape Buffers: The street landscape buffers shall contain a mixture of sod, trees (deciduous and evergreen), shrubs, lawn, vegetative and non-vegetative ground cover so that the entire buffer area is covered. Plantings shall meet or exceed the minimum plant sizes as follows:

Planting Type	**Minimum Size at Time Planting**
Evergreen trees	6-foot height minimum
Ornamental trees	2-inch caliper minimum
Shade trees	2-inch caliper minimum
Shrubs & Perennials	10" height and/or spread minimum, depending on plant species

H. Subdivision Specific Requirements:

1. Cluster Mailboxes: The development shall utilize cluster mailboxes for delivery of mail. Individual mailboxes shall not be allowed. A cluster mailbox placement plan shall be submitted to the Planning and Zoning department showing coordination with the United States Postal Services prior to submitting the construction drawings.
2. Subdivision Construction Signage: At the time of development a "rules and regulations" sign shall be posted and maintained at the entryways to the project until it is fully developed and build out is complete. The signs would be intended for subcontractors performing work and should include: a) no dogs; b) no loud music; c) no alcohol or drugs; d) no abusive language; e) disposal of personal trash and site debris; f) daily cleanup of any mud and/or dirt that is deposited from the construction parcel onto streets; g) installation of a temporary construction fence that would keep debris from being blown off site by the wind; h) no burning of construction or other debris on the property.
3. Plat Expirations:

   Final plats must be recorded for a single-phase development or for the first phase of a multi-phase development within twenty-four (24) months of the date of signature on the approving order of decision for the final plat.
4. Phased Subdivisions: The subdivider may file and obtain acceptance of successive final plats for continuous segments of the approved preliminary plat without reapplication for preliminary plat approval, provided that final plats are recorded in successive intervals of not more than two (2) years each, as measured from the date of recordation of the prior phase final plat.

IV. ORDER OF DECISION

The Council, based upon the testimony and evidence in record in this matter and upon findings of fact and conclusions of law set forth herein DOES HEREBY DETERMINE AND DECIDE AS FOLLOWS: the request for final plat approval of Chestnut Heights No. 4, a residential subdivision with 47 single-family lots and 12 common lots in an R-1 (Neighborhood Residential) zone on approximately 16.18 acres on Parcels R3272201100 and R3272200000, located in the NE ¼ of Section 11, T3N, R3W, is **APPROVED SUBJECT TO THE CONDITIONS OF APPROVAL LISTED HEREIN.**

These Findings of Fact, Conclusions of Law and Decision are for Chestnut Heights Subdivision No. 4 approved and adopted by the Caldwell City Council on this date, April 6, 2026.

_____ _____

Eric Phillips, Mayor Date of Decision

ATTEST:

_____

Kristina Buchan, City Clerk
City of Caldwell

EXHIBIT 1

Application Documents

- Checklist
- Application
- Narrative
- Vicinity Map
- Site Plan
- Approved Final Plat
- Approved Landscape Plan
- Approved Preliminary Plat
- Open Space Exhibit

City of Caldwell
Planning & Zoning Department
621 Cleveland Blvd., Caldwell, ID 83605 | PZ@cityofcaldwell.org | 208-455-3021

FINAL PLAT CHECKLIST

Upon receipt of this application, staff will review the project to confirm that all pre-requisite application type(s) have been submitted, reviewed, and approved. The following items must be submitted for the application to be considered complete.

- *Final plat applications may be submitted concurrently with the submission of civil construction drawings.*
- *Final plat applications are submitted to the Planning and Zoning Department.*
- *Civil construction drawings are submitted to the Engineering Department.*

1. FORMAT AND GENERAL INFORMATION REQUIRED

Applicant	Description	Staff
☒	Caldwell Master Development Application	☐
☒	If the signatory on this application is not the owner of the property, an original notarized statement (affidavit of legal interest) from the owner stating the applicant is authorized to submit this application is required.	☐
☒	Associated Fee(s): as listed on the Development Review Fee Schedule	☐
☒	A completed copy of this checklist (check each box)	☐
☒	Provide a copy of a current title report, or warranty deed for the subject property	☐
☒	Provide a project narrative addressing any conditions of approval or changes from the approved preliminary plat.	☐
☒	One (1) full size copy of the approved preliminary plat (pdf format).	☐
☐ incl. ☒ n/a	One (1) full size copy of an amended preliminary plat in pdf format (if changes from the approved preliminary plat are being proposed)	☐
☒	One (1) full size copy of the final plat (pdf format)	☐
☒	One (1) georeferenced ArcMap-compatible file, such as a zipped shapefile, of the final plat shall be submitted with construction drawings to the engineering department.	☐
☒	The final plat drawing(s) shall be submitted in digital form using .dwg drawing file format and shall be spatially referenced to the Idaho state plane coordinate system - west zone, North American datum (NAD) 83.	☐
☒	One (1) copy of the final plat shall be a reproducible Mylar copy, suitable for blue line reproduction, and shall be submitted to the engineering department.	☐

☒	Provide a copy of the Order of Decision for the preliminary plat	☐
☐ incl. ☒ n/a	Provide a copy of the Development Agreement (if applicable)	☐
☒	General formatting: The final plat shall be drawn to an accurate scale having not more than one hundred feet to an inch (100' = 1") and shall be in a high-resolution format that is clear and legible. All final plats to be offered for recording shall be in accordance with Idaho Code title 50, chapter 13, and city code.	☐
☒	All final plat sheets shall be 24" x 36" with an appropriate, readable scale.	☐
	☒ Orient plat so that north is to the top or left-hand side of sheet.	☐
	☒ Provide north arrow, graphic scale, and written scale.	☐
	☒ Provide a vicinity map in the same orientation of plat showing subject property.	☐

2. FINAL PLAT REQUIRED CONTENT

Applicant	Description	Staff
☒	Designate a title block in the lower, right-hand corner of the plat document. The title block shall contain the name of the subdivision and its location by number, section, township, range and county, date of preparation, and plat type.	☐
☒	Surveyor Information: Plat shall contain the name, address and official seal of the professional land surveyor preparing and stamping the plat.	☐
☒	Include the number of lots for each residential, commercial, and/or industrial type land use; the number of common open space lots; acreage; and the number of dwelling units for each type.	☐
☒	Plat shall include a statement in accordance with Idaho Code section 50-1334 as to the water system being utilized.	☐
☒	For multiple page plats, indicate the sheet number for each page of the plat as: Sheet [#] of [Total #].	☐
☒	Boundaries of the tract to be subdivided fully balanced and closed, showing all bearings and distances, determined by an accurate survey in the field. All dimensions shall be expressed in feet and decimals thereof.	☐
☒	Any excepted parcel(s) within the plat boundaries shall show all bearings and distances, determined by an accurate survey in the field. All dimensions shall be expressed in feet and decimals thereof.	☐
☒	Location and description of cardinal points to which all dimensions, angles, bearings, and similar data on the plat shall be referenced.	☐
☒	Reference by dimension and bearing to a combination of two (2) section corners, quarter section corners, or recorded monuments.	☐
☒	Provide a legend for all abbreviations, graphic symbols, and line types used.	☐

Applicant	Description	Staff
☒	Name, right of way lines, courses; lengths and widths of all public streets, pathways, and utility easements; all linear curves for street centerlines and property lines shall include the following information: (A) Radii. (B) Central angle. (C) Arc length. (D) Points of tangency. (E) Long chord, length and bearing.	☐
☒	All proposed easements for access provided for public services, utilities, or public pathways, and any limitations of the easements, as well as dimensions, bearings, widths, and use indicated. Any existing recorded easements on the subject property shall also be shown with use, width, dimensions, bearings and applicable instrument numbers.	☐
☒	All lots shall be numbered by consecutive numbers throughout the plat. "Exceptions" or areas not designated as a lot shall be so designated, lettered or named and clearly dimensioned. Both square footage and acreage of every lot within the subdivision shall be noted.	☐
☒	Location, dimensions, bearings, radii, arcs and central angles of all sites to be dedicated to the public shall be clearly indicated and the intended use specified.	☐
☒	Certification and signature by the professional land surveyor preparing said plat certifying to the accuracy of the survey and plat and that the monuments described in it have been located as described.	☐
☒	Certification, acknowledgment, and signature by the owner including dedication of all streets, rights of way and any sites for public use, and granting of any existing or proposed easements, including acknowledgment of such.	☐
☒	Certification and signature of the county surveyor verifying that the accuracy of the plat complies with the requirements of Idaho Code.	☐
☒	Signature block for city engineer verifying that final plat complies with Idaho Code, title 50 and with city code.	☐
☒	Signature block for city clerk verifying council approval of said final plat.	☐
☒	Certification and signature of the health department verifying approval of sewer and water facilities as required by Idaho Code, title 50, chapter 13.	☐
☒	Certification of county treasurer as required by Idaho Code, title 50, chapter 13.	☐

3. SITE DATA

Applicant	Description	Chestnut Heights Subdivision No 4	Staff
☒	Complete the data table below.		☐

Total Acreage of Site:	Approx. 16.18 AC	Total Acreage of Any Out-Parcels:	0
Residential / Multi-Family Information:			
Total # of Lots:	59	Total # of Dwelling Units:	59
# of Residential Lots	47	# of Single-Family (detached or townhomes):	0
# of Common Lots	12	# of Duplex Dwelling Units:	0
Total Acreage of Common Lots:	2.99 acres	# of Triplex Dwelling Units:	0
Minimum Lot Size:	8,001	# of 4-, 5-, or Six Family Dwelling Units:	0
Maximum Lot Size:	11,711	# of Multi-Family Dwelling Units:	0
Average Lot Size:	8,441	Dwelling Units per Gross Acre:	2.90
Minimum Street Frontage:	47.88	Minimum Lot Width:	55
Commercial / Industrial Information:			
# of Commercial Lots:	0	Total Gross Square Feet of Commercial Buildings:	0
# of Industrial Lots:	0	Total Gross Square Feet of Industrial Buildings:	0

APPLICANT ACKNOWLEDGMENT

By signing below, I acknowledge:

☒ All items on the checklist are included in the submittal package.

☒ All documents are single sided and high-resolution.

☒ All submittal information included within the checklist and the application are, to the best of my knowledge, complete and accurate.

☒ I am aware that my civil construction drawings WILL NOT be approved until all outstanding items have been addressed and the final plat has been heard by City Council.

Matt Price

Printed Name

11/07/2025

Date

Matt Price

Signature

The applicant is the:

☐ Property Owner

☒ Property Owner's Agent/Representative

COMMUNITY DEVELOPMENT DEPARTMENT
Planning & Zoning Division
Caldwell City Hall: 205 S 6th Avenue | Mail: PO Box 1179 Caldwell, ID 83606 Phone: 208-455-3024
https://www.cityofcaldwell.org/Departments/Community-Development/Building-Safety-Division
Robin Collins, PCED, CBO | Community Development Director & Building Official

Master Land Use Application

This Master Land Use Application and specific land use checklists must be completed, with all required supplemental documents provided, prescreening passed, and fees paid for an application to be considered complete and accepted.

Hearing dates and codes utilized for review are based on the date is "complete and accepted".

Failure to submit all requested items (in legible form) may delay the processing of your application.

APPLICATION LEGEND:

* = Public hearing(s) required
** = May require public hearing
*** = City Council consent agenda
All others are considered Administrative Staff Level Reviews

I. Application Requests (check all that apply)

- ☐ Admin Director Determination
- ☐ Administrative Development Review[2]
- ☐ Alternative Method of Compliance
- ☐ Annexation w/Zoning*
- ☐ Business License (Permit)
- ☐ Certificate of Appropriateness*
- ☐ Comprehensive Plan (Map) Amendment*
- ☐ Comprehensive Plan (Text) Amendment*
- ☐ Deannexation*
- ☐ Design Review**
- ☐ Development Agreement (New)*
- ☐ Development Agreement (Modification)**
- ☐ Development Agreement (Termination)*
- ☐ Home Occupation Permit (New)
- ☐ Home Occupation Permit (Renewal)
- ☐ Lot Line / Boundary Line Adjustment
- ☐ Lot Split (Administrative)
- ☐ Lot Split (Simple)
- ☐ Manufactured Home Community*
- ☐ Mobile Food Unit (Individual)
- ☐ Mobile Food Unit Park / Court
- ☐ Modification to Conditions of Approval**
- ☐ Outdoor Dining Permit
- ☐ Parcel Consolidation
- ☐ Performance Bonding
- ☐ Planned Unit Development (New)*
- ☐ Planned Unit Development (Modification)**
- ☐ Public Art / Mural
- ☐ Rezone* (Zoning Map Amendment)
- ☐ Signs[1]
- ☐ Special Use Permit (New)*
- ☐ Special Use Permit (Modification)**
- ☐ Subdivision (Prelim) Plat*
- ☑ Subdivision (Final) Plat***
- ☐ Subdivision (Short) Plat*
- ☐ Subdivision Plat Modification**
- ☐ Subdivision Plat (Time Extension)
- ☐ Subdivision Plat (Renewal)
- ☐ Temporary Use Permit
- ☐ Traffic Impact Study Review
- ☐ Vacation (Easement)*
- ☐ Vacation (Plat Note) *
- ☐ Vacation (ROW) *
- ☐ Variance*
- ☐ Zoning Ordinance Text Amendment*

Footnotes:

[1]Freestanding, post/pole, or monument signs less than 6' in height. All other signs must be submitted through the building department.

[2] Used when not associated with other land use applications, when revisions to an approved (non-subdivision development) is being proposed, or when the land use schedules indicate the requirement for Administrative Development Review.

II. General Project / Site Information

Project or Development Name: *(for business licensing, use business name)*	Chestnut Heights Subdivision No 4
Site Address(s): *Upload separate attached sheet if more than six (6) site addresses*	Located in Caldwell, south of Homedale Road and East of Florida Av It is also located East of phase 2 and 3.
Suite #s:	
Parcel #s:	R3272201100 R3272200000
Total Acres:	Approx. 16.18 AC
Prior Use of Property:	Open Land
Proposed Use of Property:	Single Family Development

Current Zoning of Subject Parcel(s): *(check all that apply)*

☐ RS-1	☐ C-1	☐ M-1	☐ D-CC	☐ A-D	☐ Property in County
☐ RS-2	☐ C-2	☐ M-2	☐ C-CB	☐ C-D	
☑ -1	☐ C-3	☐ I-P	☐ T-N	☐ H-D	List County Designation:
☐ R-2	☐ C-4			☐ P-D	
☐ R-3	☐ H-C				

Proposed Zoning of Subject Parcel(s): *(check all that apply)*

☐ No Change	☐ C-1	☐ M-1	☐ D-CC	☐ A-D
☐ RS-1	☐ C-2	☐ M-2	☐ C-CB	☐ C-D
☐ RS-2	☐ C-3	☐ I-P	☐ T-N	☐ H-D
☑ R-1	☐ C-4			☐ P-D
☐ R-2	☐ H-C			
☐ R-3				

Select the Overlay District for the Subject Parcel(s): *(check all that apply)*

☑ Not in Overlay Zone	☐ ED-1	☐ FP-1	☐ HD-1	☐ SO-1	☐ UD-1
☐ APO-1			☐ HD-2	☐ SO-2	☐ UD-2
☐ APO-2			☐ HD-3	☐ SO-3	☐ UD-3

City of Caldwell Comprehensive Plan Designation of Subject Parcel(s): *(check all that apply)*

☑ Neighborhood 1	☐ Downtown
☐ Neighborhood 2	☐ Mixed Use Center
☐ Neighborhood 3	☐ Community Center
☑ Urban Neighborhood	☐ Special Purpose

Is/Are Subject Parcel(s) located within an "Area Hub" as indicated within the City of Caldwell Comprehensive Plan?

☐ Yes ☑ No

III. Applicant Information

Note: If applicant is an LLC, proof of authorized signer will be required from the Secretary of State.

Name: Matt Price

Company Name: *(if applicable)* J-U-B Engineers, Inc

Mailing Address: 2760 W Excursion Lane, Ste 400
Meridian, ID 83642

Phone: (208) 376-7330 **Email:** mprice@jub.com

Email Address: mprice@jub.com

Applicants Relationship to Property Owner: ☐ Property Owner ☑ Authorized Agent/Representative ☐ Purchaser ☐ Petitioner *(vacation requests only)*

IV. Property Owners' Information *(if different from applicant)*

Name:	Challenger Development, Inc.
Mailing Address:	1977 E Overland Rd Meridian, ID 83642
Phone:	(208) 991-4931
Email:	clockwood@trilogyidaho.com

V. Contractor / Developer Information *(fill out, if applicable)*

Name:	Cory Lockwood
Company Name: *(if applicable)*	Trilogy Development
Mailing Address:	9839 W Cable Car, Ste 101 Boise, ID 83709
Phone:	(208) 999-1260
Email:	clockwood@trilogyidaho.com

VI. Architect Information *(fill out, if applicable)*

Name:	
Company Name: *(if applicable)*	
Mailing Address:	
Phone:	
Email:	

VII. Civil Engineer / Surveyor Information *(fill out, if applicable)*

Name:	Matt Price
Company Name: *(if applicable)*	J-U-B Engineers, Inc.
Mailing Address:	2760 W Excursion Lane, Ste 400 Meridian, ID 83642
Phone:	(208) 376-7330
Email:	mprice@jub.com

VIII. Landscape Architect Information *(fill out, if applicable)*

Name:	Kimberly Slegenthaler
Company Name: *(if applicable)*	Jensen Belts Associates
Mailing Address:	1509 Tyrell Lane, Ste 130 Boise, Idaho 83706
Phone:	(208) 343-7175
Email:	kim@jensenbekts.com

IX. Applicant Acknowledgement

☑ By signing this application, I authorize employees/agents of the City to enter onto the property that is the subject of this application during regular business hours. The sole purpose of entry is to make an examination of the property that is necessary to process this application; and

☑ I certify that I am the owner of this property, the owner's authorized agent/representative, or the petitioner (if for a vacation). If acting as an authorized agent or representative, I further certify that I have full power and authority to file this application and to perform, on behalf of the owner, all acts required to enable the jurisdiction to process and review such an application. I will comply with all provisions of the law and ordinance governing this type of application; and

☑ I certify that failure to submit all required documents in compliance with the checklist could result in delayed acceptance, processing, and hearing date timelines; and

☑ I certify that the information furnished by me as part of this application is true and correct to the best of my knowledge.

I certify that I am the:

☐ Property Owner ☑ Authorized Agent / Representative ☐ Petitioner (Vacations Only)

Matt Price

Applicant / Applicant's Representative Printed Name

11/07/2025

Date

Matt Price

Applicant / Applicant's Representative Signature

November 10, 2025

City of Caldwell
Planning and Zoning Department
621 Cleveland Blvd
Caldwell, ID 83605

RE: Chestnut Heights Subdivision No 4 | **Final Plat Review Application**

We are pleased to submit the enclosed Final Plat Application associated with the Chestnut Heights Subdivision No 4. JUB Engineering will be representing the landowner, Challender Development, as the applicant/developer for this request. The property is generally located south of Homedale Road and East of Florida Avenue, in Caldwell. Parcel numbers are R3272201100 and R3272200000. The proposed final plat for Chestnut Heights Subdivision No 4 consists of 47 residential lots on approximately 16.18 acres. The average lot size will be 8,486 square feet with a minimum lot size of 8,441 square feet. The property is currently zoned R-1 and is located in Canyon County.

The specific provisions requested in the final plat application are intended to be addressed in the plat and construction documents as described below:

- The final plat conforms to the approved preliminary plat.
- The final plat conforms to the applicable provisions of the City of Meridian code.
- The final plat and development plans conform to best management practices and acceptable surveying, engineering, and landscape architectural practices, and local standards.

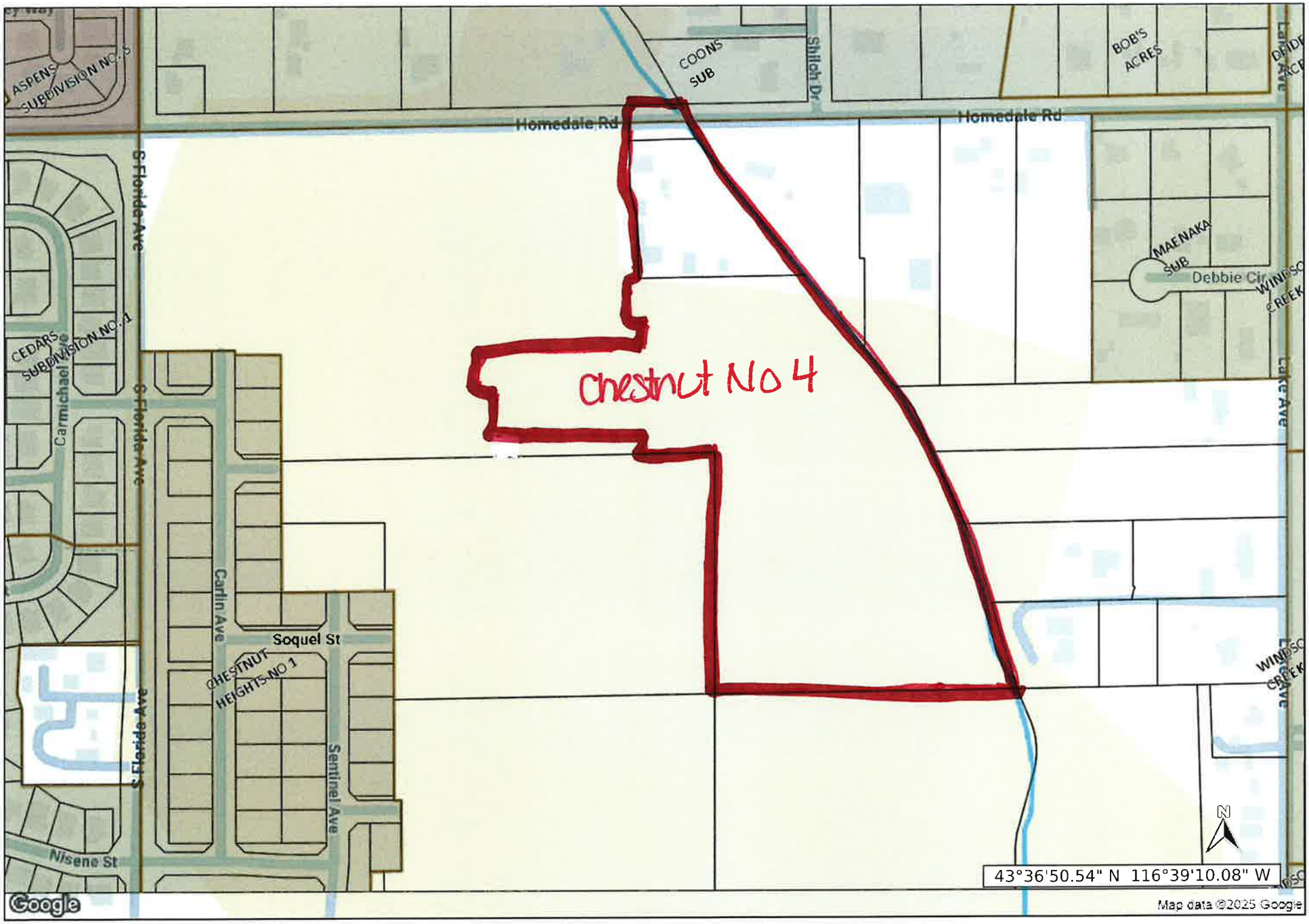
The enclosed applications have been submitted in accordance with the requirements of the City of Caldwell. As you complete your review, please do not hesitate to contact me. I can be reached via email at mprice@jub.com or 208-376-7330.

Sincerely,

Matt Price

Matt Price, P.E., P.M.

Chestnut No 4
Vicinity Map



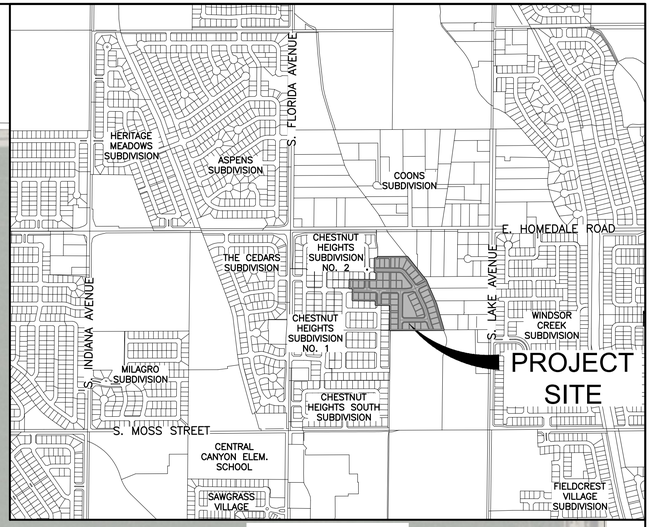
The materials available at this website are for informational

TOTAL ACREAGE (PH.4)	16.18 Ac.
BUILDABLE LOTS	47 LOTS
COMMON LOTS	12 LOTS
TOTAL IRRIGABLE AREA	12.14 Ac.

PROJECT INFORMATION

0 80 160

SCALE IN FEET



LOCATION MAP

REUSE OF DRAWINGS

J-U-B SHALL RETAIN ALL COMMON LAW, STATUTORY, COPYRIGHT AND OTHER RESERVED RIGHTS OF THESE DRAWINGS, AND THE SAME SHALL NOT BE REUSED WITHOUT J-U-B'S PRIOR WRITTEN CONSENT. ANY REUSE WITHOUT WRITTEN CONSENT BY J-U-B WILL BE AT CLIENT'S SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO J-U-B.

REVISION

NO.	DESCRIPTION	BY	APR	DATE

J-U-B ENGINEERS, INC.
2760 W. Excursion Ln.
Suite 400
Meridian, ID 83642

Phone: 208.376.7330
www.jub.com

J-U-B ENGINEERS, INC.

FILE :	CN 4 SITE_PLAN
JUB PROJ. # :	10-23-119
DRAWN BY:	JMK
DESIGN BY:	MEP
CHECKED BY:	MEP

ONE INCH
AT FULL SIZE, IF NOT ONE INCH, SCALE ACCORDINGLY

CHESTNUT HEIGHTS SUBDIVISION NO. 4
CALDWELL, IDAHO

SITE PLAN

LAST UPDATED: 9/8/2025

SHEET NUMBER:

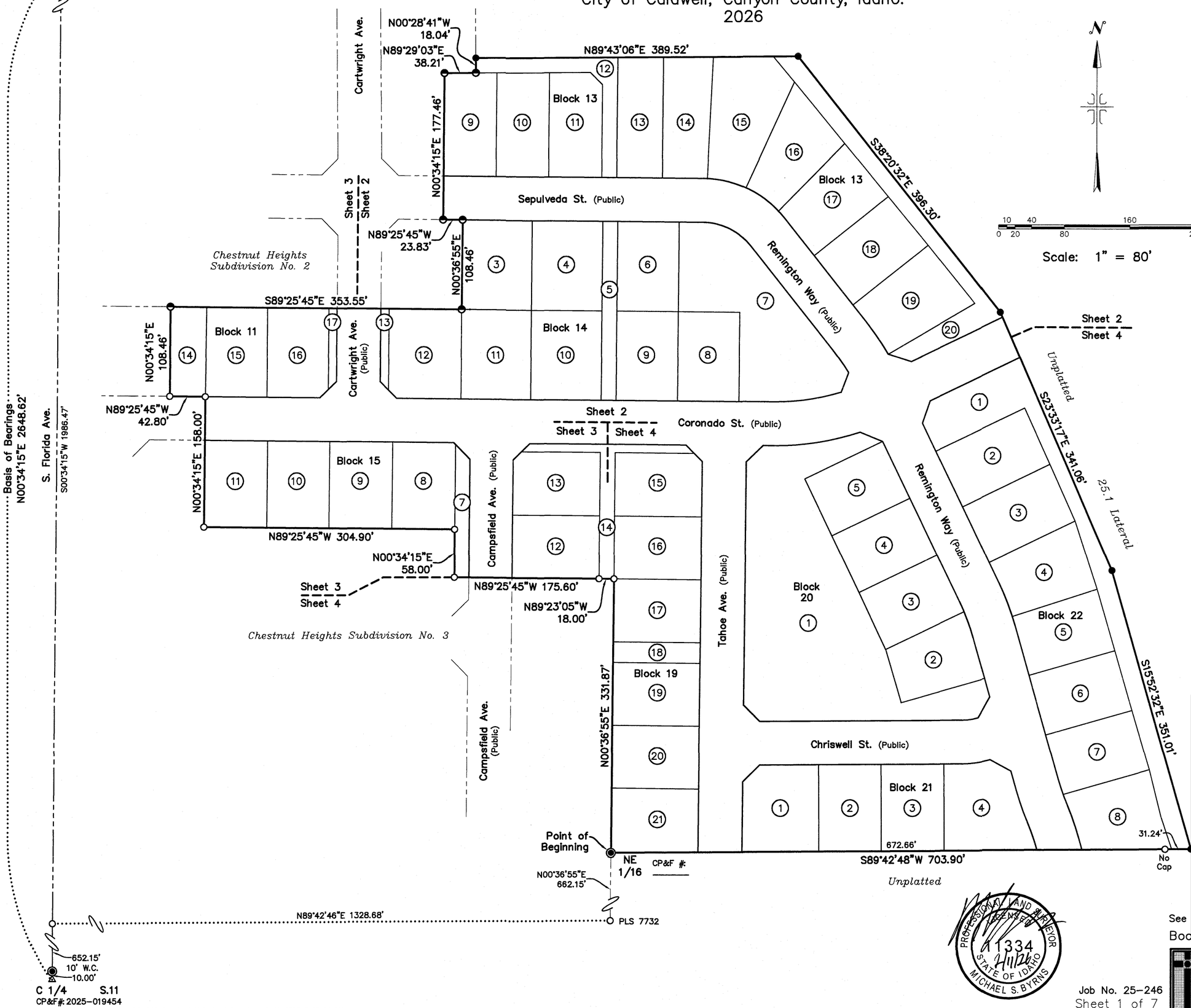
G-1

Plot Date:9/9/2025 10:14 AM Plotted By: Everett Earnest
Date Created:9/8/2025 \\JUB.COM\CENTRAL\CLIENTS\ID\TRILOGY\PROJECTS\09-25-021 CHESTNUT\HEIGHTS\SUB4\CAD\EXHIBITS\SITE PLAN\CN 4 SITE_PLAN.DWG

Plat Showing

Chestnut Heights Subdivision No. 4

Situated in the North half of the Northeast Quarter of Section 11,
Township 3 North, Range 3 West, Boise Meridian,
City of Caldwell, Canyon County, Idaho.
2026



Legend

◉	Found Aluminum Cap Monument
○	Found 5/8" Iron Pin, PLS 11334, or as noted
○	Found 1/2" Iron Pin, PLS 11334
◓	Found 5/8" Iron Pin, PLS 17665
◓	Found 1/2" Iron Pin, PLS 17665
●	Set 5/8" x 24" Iron Pin with Plastic Cap, "ISG PLS 11334"
•	Set 1/2" x 24" Iron Pin with Plastic Cap "ISG PLS 11334"
⊗	Set 1/2" x 24" Iron Pin with Plastic Cap "ESMT ISG PLS 11334"
△	Point Not Set or Found
(1)	Lot Number
———	Subdivision Boundary Line
— - — - —	Section Line
———	Right-of-Way Line
———	Lot Line
— — — —	Adjacent Parcel Line
— — — —	Centerline
.....	Tie Line
— — — —	Match Line
----------	Utility Easement Line
----------	25.1 Lateral Easement Line
- - - - - -	Public Access Easement Line
sf	Square Feet
W.C.	Witness Corner

Surveyors Narrative:

The purpose of this survey is to subdivide the property shown hereon. The boundary lines and subdivision lot lines were provided by JUB Engineers in conjunction with the approved preliminary plat. The monuments common to Chestnut Heights Subdivision No. 2, Chestnut Heights Subdivision No. 3 and Record of Survey 2006-17972 were found and accepted. The bearing system is: ROS 200617972

Reference Documents:

ROSs: 200404641, 200617972, 200515638, 200375202, 8421929, 8511993, 9329091, 9410080, 2018-018841, 200451108, 2015-036840.

Subdivisions: Chestnut Heights South Subdivision, Chestnut Heights Subdivision No. 1-3.

Deeds: 35603, 2006102696, 2019-018090, 2021-059341, 2021-042102, 2021-020943, 2024-035855, 2024-017369, 2024-028624, 2020-013837 & 2013-016154.

City of Caldwell
APPROVED FOR CONSTRUCTION

These plans and/or specifications have been reviewed for compliance with the City of Caldwell specifications. This review does not relieve the owner, engineer, or contractor of the responsibility to design and/or construct these facilities in compliance with all current applicable federal, state, and local laws, rules, regulations, ordinances, orders of decisions, development agreements, or specifications. Inconsistencies not isolated by City staff shall not be considered approved unless specifically addressed as a variance and granted by City Council as a variance. The City retains the right to enforce provisions of this document and policies even if inconsistencies are not isolated by the City staff. Revisions of these approved plans will require a resubmittal for a full review and approval.

Date: 2/26/26
By: [illegible]

Lake Ave.
CP&F #: 2020-060067
N 1/16
S.11 S.12

See Sheet 5 for Notes and Line & Curve Tables.

Book Page

PROFESSIONAL LAND SURVEYOR LICENSED 11334 STATE OF IDAHO MICHAEL S. BYRNS 2/11/26

Job No. 25-246
Sheet 1 of 7

IDAHO SURVEY GROUP, LLC
9939 W. EMERALD ST.
BOISE, IDAHO 83704
(208) 846-8570
WWW.IDAHOSURVEY.COM

P:\Chestnut Heights 4 25-246.dwg Plat\25-246 Chestnut Heights 4 Plat.dwg 2/11/2026 3:02:38 PM

Chestnut Heights Subdivision No. 4

Unplatted

N00°28'41"W 18.04'
N89°29'03"E 38.21'
N89°43'06"E 389.52'
172.15'
5511 sf
55.01'
59.94'
72.34'
30.08'
N89°43'06"E 138.88'
38.21'
25.80'
10'
64.01'
49.07'
18'
S44°51'20"E 20.97'
S39°45'04"E 40.25'
10'
Block 13
9 8003 sf
10 8067 sf
11 8017 sf
12
13 8041 sf
14 8392 sf
15 11711 sf
16 8806 sf
17 8720 sf
18 8821 sf
19 9653 sf
20 11009 sf
N00°34'15"E 177.46'
124.46'
N00°34'15"E 125.57'
N00°34'15"E 126.52'
N00°34'15"E 112.54'
N00°34'15"E 145.78'
N00°34'15"E 146.60'
N02°47'11"E 147.70'
N24°36'14"E 141.08'
S39°22'44"E 96.71'
S38°20'32"E 396.30'
25-1 Lateral
64.00'
64.00'
10'
64.00'
18.00'
55.00'
49.33'
C4
C5
C3
C6
C7
C2
C1
S89°25'45"E 314.33'
26.50'
26.50'
S89°25'45"E 314.33'
Sepulveda St. (Public)
53'
26.5'
5'W.C.
N44°36'49"E 114.89'
S39°20'01"E 83.28'
Block 13
S89°25'45"E 290.50'
N89°25'45"W 23.83'
85.00'
10'
85.00'
18.00'
74.00'
28.50'
58.26'
N51°39'28"E 114.99'
S39°28'49"E 76.22'
10'
Unplatted
Sheet 3
Sheet 2
Cartwright Ave.
Chestnut Heights Subdivision No. 2
N00°36'55"E 108.46'
3 9224 sf
4 9219 sf
5 3905 sf
6 8026 sf
7 23400 sf
N00°34'15"E 108.46'
108.46'
10'
S38°20'32"E 162.83'
Remington Way (Public)
S38°20'32"E 162.83'
76.20'
10'
N51°39'28"E 116.51'
S38°44'13"E 90.50'
S89°25'45"E 353.55'
26.50'
26.50'
53'
87.90'
10'
S89°25'45"E 85.08'
S89°25'45"E 85.00'
10'
S89°25'45"E 74.00'
10'
S89°25'45"E 74.00'
N00°34'15"E 216.92'
N00°34'15"E 216.92'
10'
N59°40'35"E 121.46'
6.48'
L18
26.52'
Sheet 2
Sheet 4
Block 14
17 935 sf
13 935 sf
12 9488 sf
11 9228 sf
10 9219 sf
9 8026 sf
8 8026 sf
N00°36'55"E 98.46'
N00°36'55"E 88.46'
N00°36'55"E 134.96'
Cartwright Ave. (Public)
N00°36'55"E 88.46'
N00°36'55"E 98.46'
N00°34'15"E 108.46'
N00°34'15"E 108.46'
N00°34'15"E 108.46'
N00°34'15"E 108.46'
N00°34'15"E 108.46'
N00°34'15"E 108.46'
10'
14.15'
14.15'
L1
14.13'
14.14'
L2
77.99'
10'
85.08'
85.00'
18.00'
74.00'
74.00'
10'
42.73'
S89°25'45"E 456.80'
Coronado St. (Public)
C11
C10
L9
C8
C9
L10
N64°22'31"E 122.87'
26.5'
19.46'
26.52'
N64°22'31"E 172.49'
148.87'
N64°22'31"E 120.87'
L19
5'W.C.
13.36'
4.16'
City of Caldwell
APPROVED FOR CONSTRUCTION
1
20112 sf
N25°37'29"E 37.96'
N64°22'31"E 119.61'
These plans and/or specifications have been reviewed for compliance with the City of Caldwell specifications. This review does not relieve the owner, engineer, or contractor of the responsibility to design and/or construct the facilities in compliance with all current applicable federal, state, and local laws, rules, regulations, ordinances, orders of decisions, development agreements, or specifications. Inconsistencies not isolated by City staff shall not be construed as approved unless specifically addressed as a variance and granted by City Council as a variance. The City retains the right to enforce provisions of said document and policies even if inconsistencies are not noted by the City. Any revisions of these approved plans will require a resubmittal for a full review and approval.
5'W.C.
162.90'
S89°25'45"E 689.57'
5'W.C.
281.00'
5'W.C. 59.42'
C12
Sheet 3
Sheet 4
S89°25'45"E 188.00'
S89°25'45"E 95.00'
S89°25'45"E 95.00'
18'
14.15'
14.15'
14.13'
14.14'
L4
L5
14
4734 sf
66.74'
76.82'
76.80'
66.89'
13
15
S89°25'45"E 302.63'
76.20'
74.03'
3.21'
L3
25.06'
Block 15
9
8
105.00'
N00°34'15"E
105.00'
N00°34'15"E
N00°34'15"E 102.73'
S00°36'55"W 189.50'
Campsfield Ave. (Public)
Sheet 3
Sheet 4
L6
L7
C13
L8
N64°22'31"E 105.00'
10'
10'
5
79.90'
See Sheet 5 for Notes and Line & Curve Tables.
Name: Martin Gergen
Book
Page
PROFESSIONAL LAND SURVEYOR
LICENSED
11334
2/11/26
STATE OF IDAHO
MICHAEL S. BYRNS
Job No. 25-246
Sheet 2 of 7
IDAHO SURVEY GROUP, LLC
9939 W. EMERALD ST.
BOISE, IDAHO 83704
(208) 846-8570
WWW.IDAHOSURVEY.COM
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0 5 10 20 40 80 120
Scale: 1" = 40'

Chestnut Heights Subdivision No. 4

Chestnut Heights Subdivision No. 3

Chestnut Heights Subdivision No. 2

Cartwright Ave. (Public)

Remington Way (Public)

Coronado St. (Public)

Campsfield Ave. (Public)

Idaho Ave. (Public)

Block 11

Block 14

Block 15

Sheet 2

Sheet 3

Sheet 4

Chestnut Heights Subdivision No. 3

N89°25'45"W 304.90'

N00°34'15"E 158.00'

S89°25'45"E 302.63'

N89°25'45"W 175.60'

S89°25'45"E 188.00'

N89°23'05"W 18.00'

S89°25'45"E 353.55'

N89°25'45"W 42.80'

S89°25'45"E 139.77'

S89°25'45"E 456.80'

S89°25'45"E 689.57'

S89°25'45"E 59.42'

N00°34'15"E 108.46'

N00°36'55"E 108.46'

N00°36'55"E 134.96'

S00°36'55"W 189.50'

S00°36'55"W 143.00'

S00°36'55"W 387.90'

S00°36'55"W 394.50'

S00°36'55"W 341.38'

N00°34'15"E 58.00'

S38°20'32"E 162.83'

N51°39'28"E 114.99'

N64°22'31"E 105.00'

1	4688 sf	
2	8072 sf	
3	8080 sf	
4	935 sf	
5	2682 sf	
6	935 sf	
7	9488 sf	
8	9228 sf	
9	9219 sf	
10	9224 sf	
11	9219 sf	
12	3905 sf	
13	8026 sf	
14	8026 sf	
15	8026 sf	
16	8720 sf	
17	23400 sf	
	8001 sf	
	8001 sf	
	8001 sf	
	8009 sf	
	8012 sf	
	4734 sf	
	8018 sf	
	8003 sf	
	8002 sf	
	8001 sf	

N

0 5 10 20 40 80 120

Scale: 1" = 40'

City of Caldwell
APPROVED FOR CONSTRUCTION

These plans and/or specifications have been reviewed for compliance with the City of Caldwell specifications. This review does not relieve the owner, engineer, or contractor of the responsibility to design and/or construct these facilities in compliance with all current applicable federal, state, and local laws, rules, regulations, ordinances, orders of decisions, development agreements, or specifications. Inconsistencies not isolated by City staff shall not be construed as approved unless specifically addressed as a variance and granted by City Council as a variance. The City retains the right to enforce provisions of said document and policies even if inconsistencies are not noted by the City. Any revisions of these approved plans will require a resubmittal for a full review and approval.

PROFESSIONAL LAND SURVEYOR LICENSED 11334 2/11/26 STATE OF IDAHO MICHAEL S. BYRNS

See Sheet 5 for Notes and Line & Curve Tables.

Name: Martin Gergen

Book Page

Job No. 25-246

Sheet 3 of 7

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Chestnut Heights Subdivision No. 4

Sheet 2
Sheet 4

Sheet 2
Sheet 3 | Sheet 4

Coronado St. (Public)

Tahoe Ave. (Public)

Remington Way (Public)

Chriswell St. (Public)

Unplatted

25.1 Lateral

Chestnut Heights Subdivision No. 3

Block 19
Block 20
Block 21
Block 22

Unplatted

Point of Beginning

NE 1/16

CP&F #:

Scale: 1" = 40'

City of Caldwell
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PROFESSIONAL LAND SURVEYOR
11334
STATE OF IDAHO
MICHAEL S. BYRNS

See Sheet 5 for Notes and Line & Curve Tables.

Name: Martin Gergen

Book Page

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Job No. 25-246
Sheet 4 of 7

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Chestnut Heights Subdivision No. 4

Notes:

1. Any resubdivision of this plat shall comply with the applicable zoning regulations in effect at the time of resubdivision.
2. Building setbacks and dimensional standards in this subdivision shall be in compliance with the applicable zoning regulations of the City of Caldwell at the time of issuance of building permit.
3. All lot, parcel, and tract sizes shall meet dimensional standards established in the applicable zoning ordinance or as specifically approved.
4. The availability of building permits for this development may be limited pursuant to Caldwell City Code 11–04–07(I) which limits the number of building permits that may be issued prior to final completion of the development. Applicant shall disclose to lot purchasers whether the issuance of building permits is in fact restricted by Caldwell City Code 11–04–07(1)(I) and lot purchasers are encouraged to contact the Caldwell City Building Department prior to closing.
5. Restrictive covenants will be in effect for this subdivision. See CC&Rs Instrument Number 2025–007524, and as may be amended from time to time.
6. This development recognizes Idaho Code Section 22–4503, Right to Farm Act, which states: "No agricultural operation, agricultural facility or expansion thereof shall be or become a nuisance, private or public, by any changed conditions in or about the surrounding nonagricultural activities after it has been in operation for more than one (1) year, when the operation, facility or expansion was not a nuisance at the time it began or was constructed. the provisions of this section shall not apply when a nuisance results from the improper or negligent operation of an agricultural operation, agricultural facility or expansion thereof."
7. The lands included in the plat are located within the service area of Caldwell Municipal Irrigation District, (208)455–3070, water@cityofcaldwell.org, 205 S. 6th Ave, Caldwell, ID 83605, https: //www.cityofcaldwell.org/Departments/Irrigation. Irrigation water will be provided to all lots through a pressure irrigation delivery system which has been approved pursuant to Idaho Code 31–3805(4). The purchaser of each lot shall remain subject to all assessments levied by Caldwell Municipal Irrigation District, and unpaid Caldwell Municipal Irrigation District assessments are a lien on the land.
8. Lot 20, Block 13 and Lot 1, Block 22 are subject to an easement for the 25.1 Lateral, 16 feet wide from the top of bank. Maintenance of any irrigation or drainage pipe or ditch crossing a lot is the responsibility of the lot owner unless such responsibility is assumed by an irrigation/drainage entity.
9. Lot 14, Block 11; Lot 7, Block 14; and Lot 1, Block 20 contain storm drain facilities. The homeowners association is responsible for all storm drainage facilities outside the public right–of–way, including all routine and heavy maintenance.
10. This subdivision is located in Zone X of the unprinted Flood Insurance Rate Map No. 16027C0375F which bears an effective date of May 24, 2011 and is not in a Special Flood Hazard Area.
11. Direct lot access to Homedale Road, Moss Lane, and South Florida Avenue is prohibited unless specifically approved by the City of Caldwell.
12. Lot areas depicted hereon are for convenience, and are subordinate to the dimensions of the lots.
13. A ten (10) foot wide permanent public utilities, property drainage and pressure irrigation easement is hereby designated along all lot lines common to a public right–of–way, along the subdivision boundary, and rear lot lines, unless otherwise delineated and referenced.
14. Lots 14 & 17, Block 11; Lots 12 & 20, Block 13; Lots 5, 7 & 13, Block 14; Lot 7, Block 15; Lots 14 & 18, Block 19; Lot 1, Block 20; and Lot 1, Block 22 are common lots to be owned and maintained by The Chestnut Heights Homeowners Association or its assigns, and are reserved for use as stated within the restrictive covenants for the subdivision.
15. Lot 17, Block 11; Lots 12 & 20, Block 13; Lots 7 & 13, Block 14; Lot 7, Block 15; Lots 14 & 18, Block 19; and Lot 1, Block 22 are subject to a blanket public utilities, property drainage and pressure irrigation easement.
16. Lot 12, Block 13; Lot 5, Block 14; and Lot 14, Block 19 contain a pathway to be owned and maintained by the Chestnut Heights Homeowners Association, and are subject to an eighteen (18) foot wide public access easement.
17. No easement created hereon shall preclude the construction and maintenance of hard–surfaced driveways, landscaping (except trees), parking, or other such non–permanent improvements. All easements created hereon are non–exclusive and any future use for new facilities shall not interfere with the use of existing improvements or facilities.
18. All easements are parallel (or concentric) to the lines (or arcs) that they are dimensioned from, unless otherwise noted.
19. The rights–of–way for public streets shown hereon are to be dedicated to the public (see Owners Certificate for dedication).
20. Cartwright Ave., Supulveda St., Coronado St., Remington Way, Campsfield Ave., Tahoe Ave., and Chriswell St. are public streets.

Line Table

Line	Bearing	Length
L1	N45°35'35"E	28.30'
L2	S44°24'25"E	28.27'
L3	S44°24'25"E	28.27'
L4	N45°35'35"E	28.30'
L5	S44°24'25"E	28.27'
L6	N45°35'35"E	28.30'
L7	S89°25'45"E	12.94'
L8	S67°47'08"E	29.65'
L9	S20°53'09"W	25.55'
L10	S72°07'43"E	29.02'
L11	N19°22'31"E	28.28'
L12	S44°50'08"E	28.06'
L13	N29°43'11"E	28.58'
L14	N45°10'04"E	28.51'
L15	S61°28'15"E	28.58'
L16	S15°32'28"E	7.22'
L17	S15°32'28"E	14.45'
L18	S28°06'45"E	56.48'
L19	S23°45'10"E	84.52'

Curve Table

Curve	Length	Radius	Delta	Chord Bearing	Chord Length
C1	65.54'	73.50'	51°05'13"	S63°53'09"E	63.39'
C2	89.16'	100.00'	51°05'13"	S63°53'09"E	86.24'
C3	112.79'	126.50'	51°05'13"	S63°53'09"E	109.09'
C4	4.89'	126.50'	2°12'56"	S88°19'17"E	4.89'
C5	48.17'	126.50'	21°49'04"	S76°18'18"E	47.88'
C6	48.80'	126.50'	22°06'13"	S54°20'39"E	48.50'
C7	10.93'	126.50'	4°57'01"	S40°49'02"E	10.93'
C8	45.33'	326.50'	7°57'17"	S34°21'54"E	45.29'
C9	66.59'	300.00'	12°43'03"	S31°59'01"E	66.45'
C10	32.64'	273.50'	6°50'16"	S34°55'24"E	32.62'
C11	82.56'	273.50'	17°17'41"	N81°55'24"E	82.24'
C12	137.16'	300.00'	26°11'44"	N77°28'23"E	135.97'
C13	106.91'	326.50'	18°45'43"	N81°11'23"E	106.44'
C14	55.56'	326.50'	9°44'57"	S20°45'01"E	55.49'
C15	44.53'	326.50'	7°48'53"	S21°43'03"E	44.50'
C16	11.02'	326.50'	1°56'04"	S16°50'34"E	11.02'
C17	51.05'	300.00'	9°44'57"	S20°45'01"E	50.99'
C18	46.54'	273.50'	9°44'57"	S20°45'01"E	46.48'
C19	13.44'	273.50'	2°48'55"	S24°13'02"E	13.44'
C20	33.10'	273.50'	6°56'02"	S19°20'33"E	33.08'

Curve Table

Curve	Length	Radius	Delta	Chord Bearing	Chord Length
C21	20.00'	73.50'	15°35'20"	N81°55'08"E	19.94'
C22	27.21'	100.00'	15°35'20"	N81°55'08"E	27.12'
C23	34.42'	126.50'	15°35'20"	N81°55'08"E	34.31'
C24	40.63'	326.50'	7°07'45"	S19°26'24"E	40.60'
C25	37.33'	300.00'	7°07'45"	S19°26'24"E	37.30'
C26	34.03'	273.50'	7°07'45"	S19°26'24"E	34.01'
C27	19.97'	273.50'	4°10'59"	S17°58'01"E	19.96'
C28	14.06'	273.50'	2°56'46"	S21°31'54"E	14.06'
C29	42.53'	326.50'	7°27'49"	S19°16'22"E	42.50'
C30	39.08'	300.00'	7°27'49"	S19°16'22"E	39.05'
C31	35.62'	273.50'	7°27'45"	S19°16'24"E	35.60'

City of Caldwell
APPROVED FOR CONSTRUCTION

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Name: Martin Gergen

Book

Page

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Job No. 25–246
Sheet 5 of 7

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Chestnut Heights Subdivision No. 4

Certificate Of Owners

Know all men by these presents: that Challenger Development Inc., an Idaho Corporation, is the owner of the real property described as follows:
To Wit:

A parcel of land situated in the north half of the northeast quarter of Section 11, Township 3 North, Range 3 West, Boise Meridian, City of Caldwell, Canyon County, Idaho, and being more particularly described as follows:

Commencing at the north quarter–section corner of Section 11, Township 3 North, Range 3 West, Boise Meridian, which bears N00°34'15"E, 2648.62 feet from the center quarter–section corner of Section 11;
Thence S00°34'15"W, 1986.47 feet along the west line of the northeast quarter of Section 11;
Thence N89°42'46"E, 1328.68 feet to the southeast corner of Chestnut Heights Subdivision No. 3 (Book ___ of Plats at Page ___, records of Canyon County, Idaho) and the northeast corner of Chestnut Heights South Subdivision (Book ___ of Plats at Page ___, records of Canyon County, Idaho),
Thence N00°36'55"E, 662.15 feet along the east boundary of Chestnut Heights Subdivision No. 3 to the northeast sixteenth–section corner of Section 11, the POINT OF BEGINNING:

Thence N00°36'55"E, 331.87 feet along the boundary of Chestnut Heights Subdivision No. 3;
Thence N89°23'05"W, 18.00 feet along the boundary of Chestnut Heights Subdivision No. 3;
Thence N89°25'45"W, 175.60 feet along the boundary of Chestnut Heights Subdivision No. 3;
Thence N00°34'15"E, 58.00 feet along the boundary of Chestnut Heights Subdivision No. 3;
Thence N89°25'45"W, 304.90 feet along the boundary of Chestnut Heights Subdivision No. 3;
Thence N00°34'15"E, 158.00 feet along the boundary of Chestnut Heights Subdivision No. 3;
Thence N89°25'45"W, 42.80 feet along the boundary of Chestnut Heights Subdivision No. 3;
Thence N00°34'15"E, 108.46 feet along the boundary of Chestnut Heights Subdivision No. 3 to the boundary of Chestnut Heights Subdivision No. 2 (Book ___ of Plats at Page ___, records of Canyon County, Idaho);
Thence S89°25'45"E, 353.55 feet along the boundary of Chestnut Heights Subdivision No. 2;
Thence N00°36'55"E, 108.46 feet along the boundary of Chestnut Heights Subdivision No. 2;
Thence N89°25'45"W, 23.83 feet along the boundary of Chestnut Heights Subdivision No. 2;
Thence N00°34'15"E, 177.46 feet along the boundary of Chestnut Heights Subdivision No. 2;
Thence N89°29'03"E, 38.21 feet along the boundary of Chestnut Heights Subdivision No. 2;
Thence N00°28'41"W, 18.04 feet along the boundary of Chestnut Heights Subdivision No. 2;
Thence N89°43'06"E, 389.52 feet;
Thence S38°20'32"E, 396.30 feet;
Thence S23°33'17"E, 341.06 feet;
Thence S15°52'32"E, 351.01 feet to the south line of the northeast quarter of the northeast quarter;
Thence S89°42'48"W, 703.90 feet along the south line of the northeast quarter of the northeast quarter to the POINT OF BEGINNING.

The above–described parcel contains 16.18 acres, more or less.

It is the intention of the undersigned to hereby include the herein described property in this plat and to dedicate to the public, the public streets as shown on this plat. The easements created on said plat are not dedicated to the public, however, the right to use said easements is perpetually reserved for utilities and for such other uses as designated hereon, and no permanent structure other than for such utility purposes or such other uses are to be erected within the limits of said easements. Challenger Development, Inc. hereby certifies that surface water for irrigation is reasonably available, per Idaho Code 67–6537, and that it is in compliance with Idaho Code 31–3805. All lots in this plat will be eligible to receive water service from the City of Caldwell, and the City of Caldwell has agreed in writing to serve all the lots within the subdivision.

In witness whereof, I have hereunto set my hand:
Challenger Development, Inc., an Idaho Corporation

_____
By: Corey D. Barton
Its: President

Acknowledgment

State of _____

County of _____

This record was acknowledged before me on this_____day of_____, 20____, by Corey D. Barton, as President of Challenger Development, Inc.
In witness whereof, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

_____ My Commission Expires: _____
Signature of Notary Public

Certificate of Surveyor

I, Michael S. Byrns, do hereby certify that I am a Professional Land Surveyor, licensed by the State of Idaho, and that this plat is correct, and was surveyed in accordance with Idaho Code relating to plats and surveys.

City of Caldwell
APPROVED FOR CONSTRUCTION

These plans and/or specifications have been reviewed for compliance with the City of Caldwell specifications. This review does not relieve the owner, engineer, or contractor of the responsibility to design and/or construct the project in accordance with all current applicable City of Caldwell codes, regulations, standards, ordinances, rules, development agreements, or specifications. Inconsistencies not caught by City staff may not be construed as approved unless specifically addressed as a variance and granted by City Council as a variance. The City expressly has the right to enforce provisions of City ordinances, rules, and standards even if inconsistencies are not identified by City staff. Any revision of the approved plans will require a resubmittal, review and approval.

MICHAEL S. BYRNS

Name: Martin Gergen

Book _____ Page _____

Job No. 25–246
Sheet 6 of 7

IDAHO SURVEY GROUP, LLC
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Chestnut Heights Subdivision No. 4

Health Certificate

Sanitary restrictions as required by Idaho Code, Title 50, Chapter 13 have been satisfied based on a review by a Qualified Licensed Professional Engineer (QLPE) representing City of Caldwell Public Works, and the QLPE approval of the design plans and specifications and the conditions imposed on the developer for continued satisfaction of the sanitary restrictions. Buyer is cautioned that at the time of this approval, no drinking water extensions or sewer extensions were constructed. Building construction can be allowed with appropriate building permits if drinking water extensions or sewer extensions have since been constructed or if the developer is simultaneously constructing those facilities. If the developer fails to construct facilities, then sanitary restrictions may be reimposed, in accordance with Section 50–1326, Idaho Code, by the issuance of a Certificate of Disapproval, and no construction of any building or shelter requiring drinking water or sewer/septic facilities shall be allowed.

_____
Southwest District Health Department, REHS Date

Approval of City Council

I, the undersigned, City Clerk, in and for the City of Caldwell, Canyon County, Idaho do hereby certify that at a meeting of the City Council held on the _____ day of _____ , 20___ , this plat was duly accepted and approved.

_____
City Clerk, Caldwell, Idaho

Approval of City Engineer

I, the undersigned, City Engineer in and for the City of Caldwell, Canyon County, Idaho, hereby approve this plat.

_____
City Engineer PE Date

Certificate Of County Surveyor

I, the undersigned, Professional Land Surveyor, for Canyon County, Idaho, do hereby certify that I have examined this plat and that it complies with the requirements of Idaho State Code, relating to plats and surveys.

_____ PLS _____ Date _____
Professional Land Surveyor,
Under IC 50–1305, for Canyon County

Certificate of County Treasurer

I, the undersigned, County Treasurer in and for the County of Canyon, State of Idaho, per the requirements of I.C.50–1308 do hereby certify that any and all current and/or delinquent county property taxes for the property included in this subdivision have been paid in full. This certification is valid for the next thirty (30) days only.

_____
County Treasurer Date

City of Caldwell
APPROVED FOR CONSTRUCTION

These plans and/or specifications have been reviewed for compliance with the City of Caldwell ordinances. This review does not relieve the engineer, architect, or contractor of the responsibility of the person and/or to construct these facilities in accordance with all current applicable federal, state, and local laws and/or regulations, ordinances, orders, conditions, development agreements, or specifications. Inconsistencies not isolated by City staff shall not be construed as approved unless specifically requested as a variance and granted by City Council as a variance. The City retains the right to require any provisions of said document and plans if inconsistencies are not noted by the City. Any revisions of these approved plans will require a resubmittal for a full review and approval.

Name: **Martin Gergen**

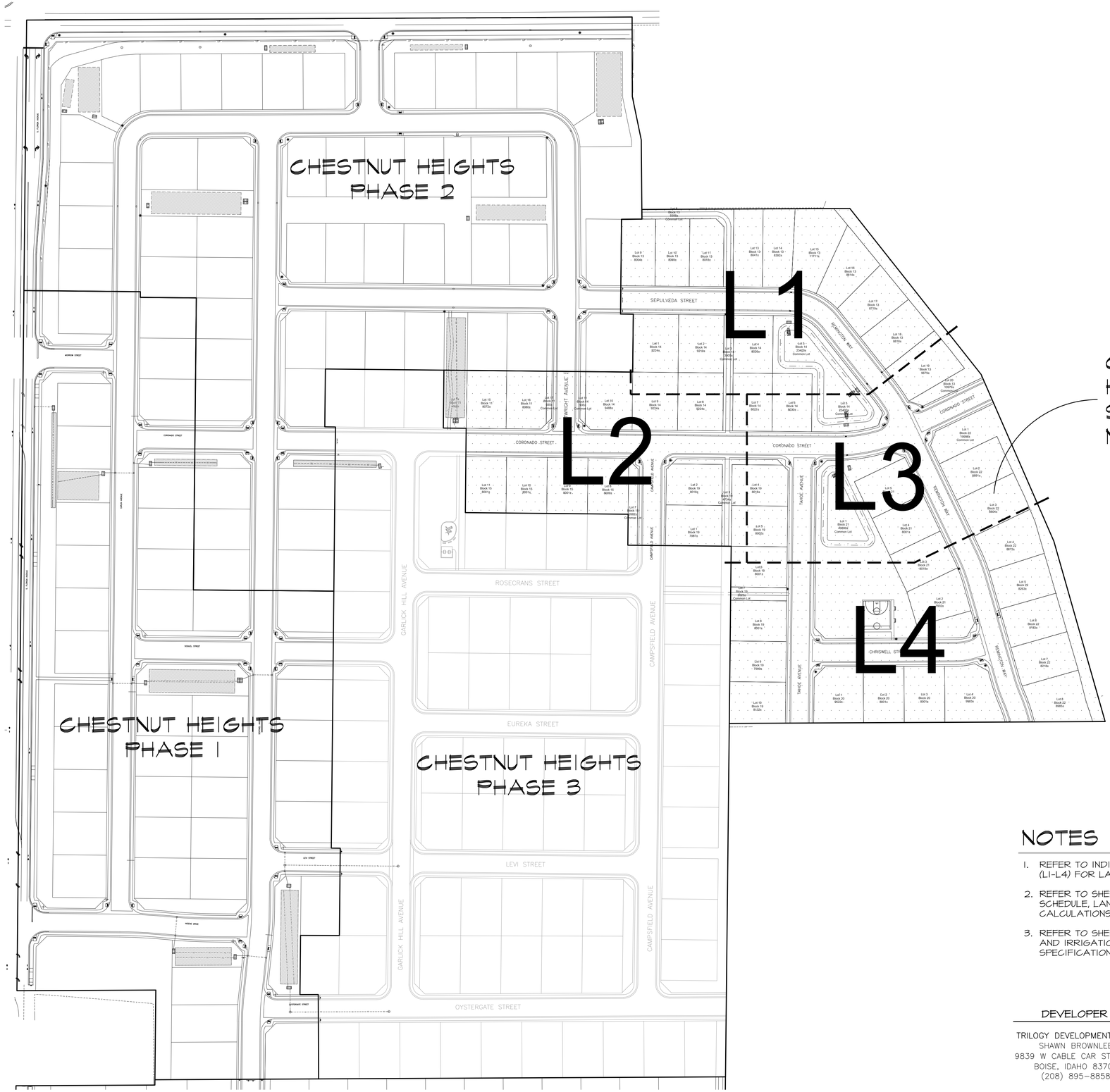
PROFESSIONAL LAND SURVEYOR — 21334 — 9/12/25 — STATE OF IDAHO — JASON S. BYRNS

Book Page

Job No. 25–246
Sheet 7 of 7

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NOTES

1. REFER TO INDIVIDUAL SHEETS (L1-L4) FOR LANDSCAPE PLANS.
2. REFER TO SHEET L5 FOR PLANT SCHEDULE, LANDSCAPE NOTES, AND CALCULATIONS.
3. REFER TO SHEET L6 FOR LANDSCAPE AND IRRIGATION PERFORMANCE SPECIFICATIONS.

DEVELOPER

TRILOGY DEVELOPMENT, INC.
SHAWN BROWNLEE
9839 W CABLE CAR ST. #101
BOISE, IDAHO 83709
(208) 895-8858

CIVIL ENGINEER

J-U-B ENGINEERS
MATT E PRICE, P.E.
2760 W EXCURSION LN. #400
MERIDIAN, IDAHO 83642
(208) 376-7330

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Name: **Martin Gergen**

NORTH

0' 100' 200' 300'

SCALE 1" = 100'

Issue Description	Date
ISSUE	8-21-25

STATE OF IDAHO — Kimberly Kay Eggenberger — LA 16535 — LANDSCAPE ARCHITECT

JENSENBELTS ASSOCIATES

Site Planning
Landscape Architecture

1509 Tyrell Lane, Ste 130
Boise, Idaho 83706
Ph. (208) 343-7175

www.jensenbelts.com

CHESTNUT HEIGHTS No.4
CALDWELL, ID

FINAL PLAT LANDSCAPE PLAN

Job Number 2156

Drawn	Checked
JJN	KCS

Scale AS SHOWN

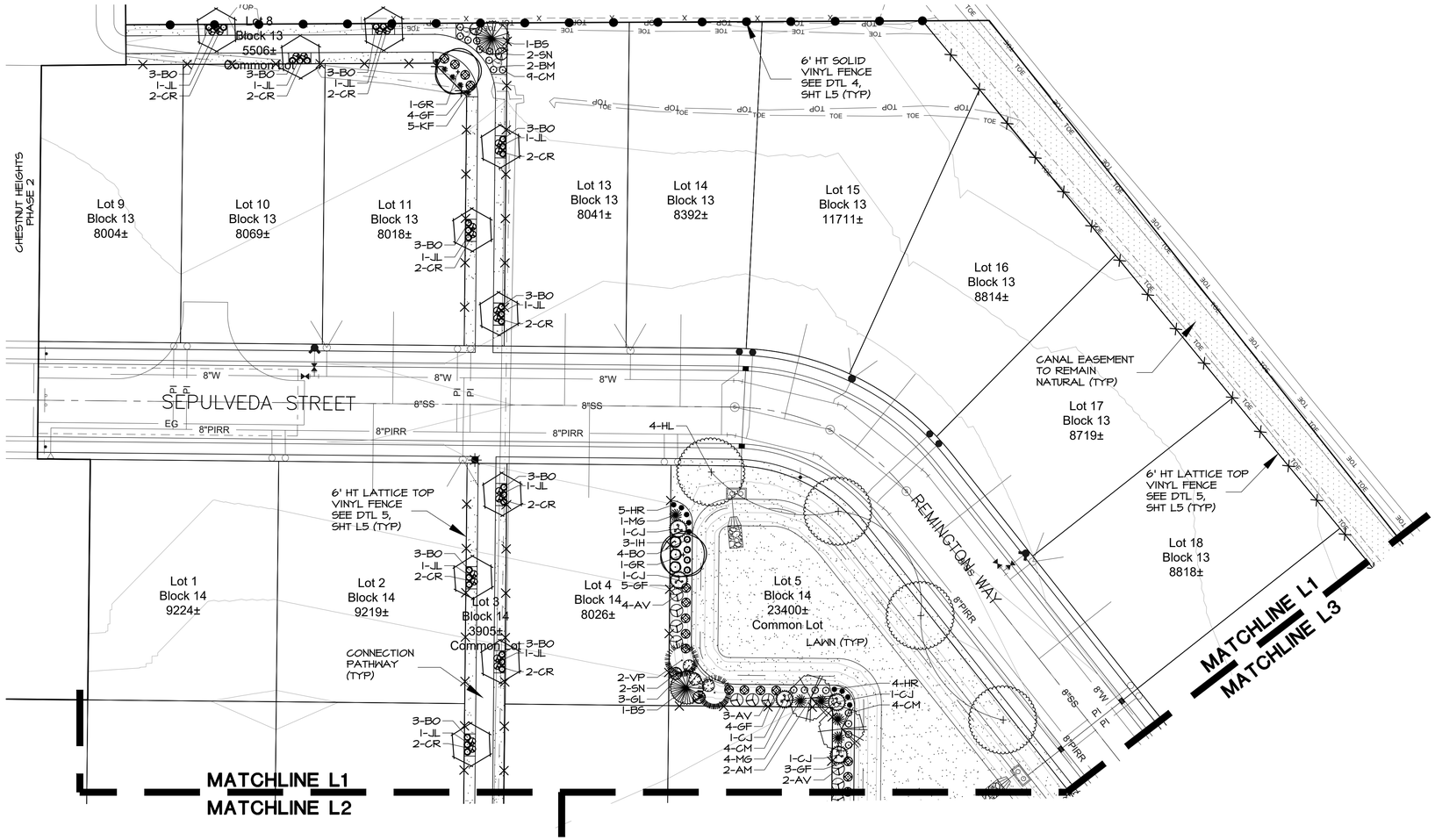
Sheet Title

LANDSCAPE KEY PLAN

Sheet Number

L0

1 of 7 Sheets



PLANT SCHEDULE

(REFERENCE SHEET L5)

SYM	COMMON NAME
EVERGREEN TREES	
BH	BLACK HILLS SPRUCE
BS	FAT ALBERT BLUE SPRUCE
CJ	COLOGREEN JUNIPER
VP	VANDERWOLFS PINE
SHADE TREES (CLASS III)	
SO	SWAMP OAK
SHADE/STREET TREES (CLASS II)	
HL	SKYLINE HONEYLOCUST
LL	LITTLELEAF LINDEN
PM	PACIFIC SUNSET MAPLE
TT	TULIP TREE
ORNAMENTAL TREES (CLASS I)	
AM	FLAME AMUR MAPLE
GR	GOLDEN RAINDROPS CRABAPPLE
JL	IVORY SILK JAPANESE LILAC TREE
RR	ROYAL RAINDROPS CRABAPPLE
SHRUBS/ORNAMENTAL GRASSES/PERENNIALS	
AV	BLUE MUFFIN ARROWWOOD VIBURNUM
BM	BLUEMIST SPIREA
BO	BLUE OAT GRASS
CM	LITTLE TRUDY CATMINT
CR	RED FLOWER CARPET ROSE
DG	DARTS GOLD NINEBARK
FY	SPRING GLORY FORSYTHIA
GF	GOLDFLAME SPIRAEA
GL	GRO-LOW SUMAC
HR	HUSKER RED PENSTEMON
IH	IVORY HALO DOGWOOD
KF	KARL FOERSTER REED GRASS
MG	MAIDEN GRASS
SM	SLOWMOUND MUGO PINE
SN	SUMMERWINE NINEBARK

LAWN

6' SOLID VINYL FENCE ALONG PERIMETER PROPERTY LINES (TYP). SEE DTL 4, SHT L5.

6' VINYL LATTICE TOP FENCE (TYP). SEE DTL 5, SHT L5.

NOTES

1. REFERENCE SHEET L5 FOR PLANT SCHEDULE, LANDSCAPE NOTES, AND LANDSCAPE CALCULATIONS.
2. REFERENCE SHEET L6 FOR LANDSCAPE AND IRRIGATION PERFORMANCE SPECIFICATIONS.

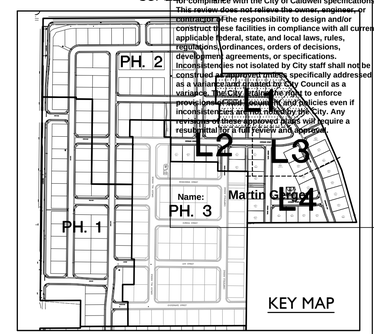
City of Caldwell
APPROVED FOR CONSTRUCTION

NORTH

0' 30' 60' 90'

SCALE

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Issue Description	Date
ISSUE	8-21-25

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Landscape Architecture

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CHESTNUT HEIGHTS No.4

CALDWELL, ID

FINAL PLAT LANDSCAPE PLAN

Job Number 2156

Drawn	Checked
JJN	KCS
Scale	AS SHOWN

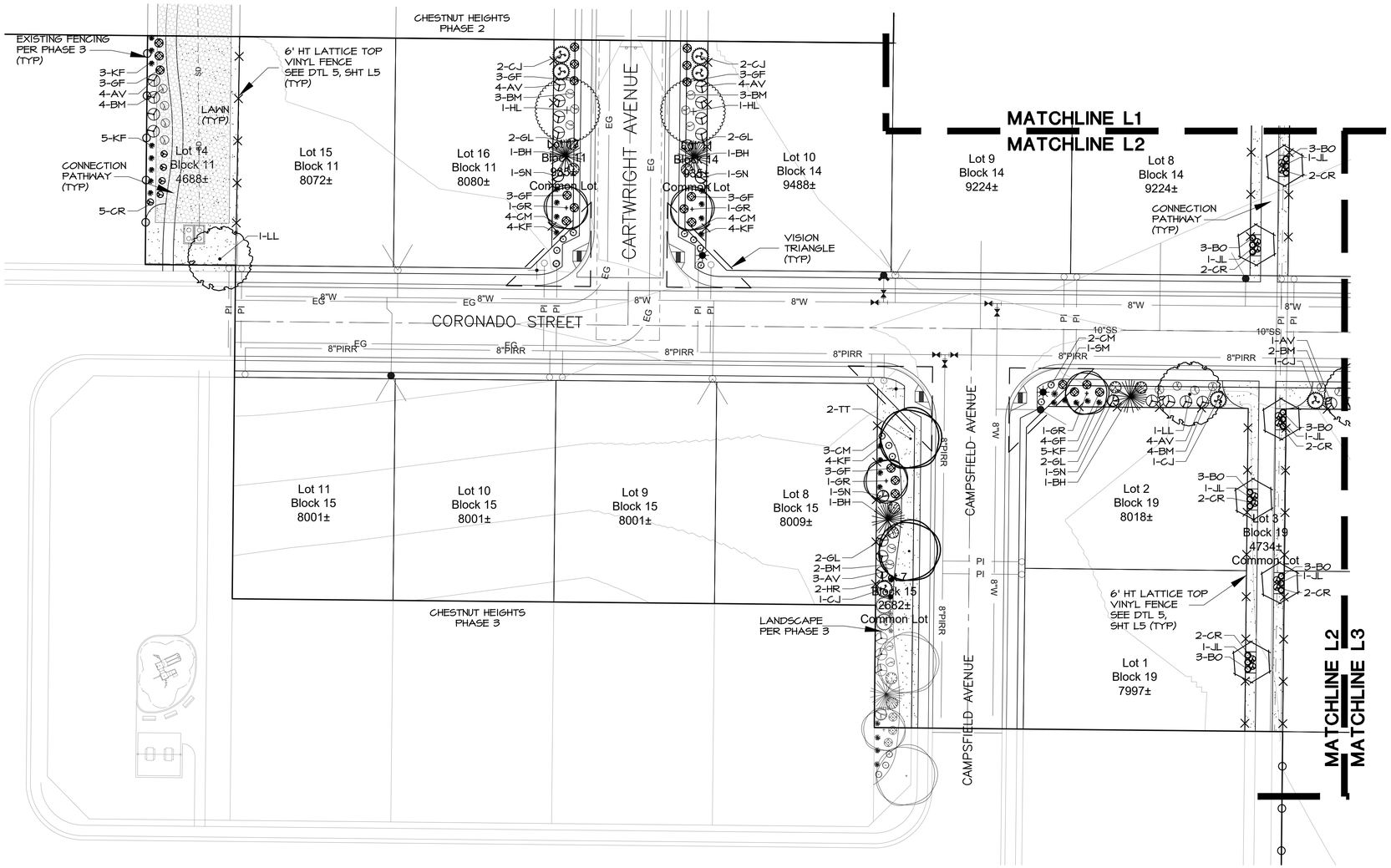
Sheet Title

LANDSCAPE PLAN

Sheet Number

L1

2 of 7 Sheets



PLANT SCHEDULE

(REFERENCE SHEET L5)

SYM	COMMON NAME
EVERGREEN TREES	
BH	BLACK HILLS SPRUCE
BS	FAT ALBERT BLUE SPRUCE
CJ	COLOGREEN JUNIPER
VP	VANDERWOLFS PINE
SHADE TREES (CLASS III)	
SO	SWAMP OAK
SHADE/STREET TREES (CLASS II)	
HL	SKYLINE HONEYLOCUST
LL	LITTLELEAF LINDEN
PM	PACIFIC SUNSET MAPLE
TT	TULIP TREE
ORNAMENTAL TREES (CLASS I)	
AM	FLAME AMUR MAPLE
GR	GOLDEN RAINDROPS CRABAPPLE
JL	IVORY SILK JAPANESE LILAC TREE
RR	ROYAL RAINDROPS CRABAPPLE
SHRUBS/ORNAMENTAL GRASSES/PERENNIALS	
AV	BLUE MUFFIN ARROWWOOD VIBURNUM
BM	BLUEMIST SPIREA
BO	BLUE OAT GRASS
CM	LITTLE TRUDY CATMINT
CR	RED FLOWER CARPET ROSE
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LAWN

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6' VINYL LATTICE TOP FENCE (TYP). SEE DTL 5, SHT L5.

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NORTH

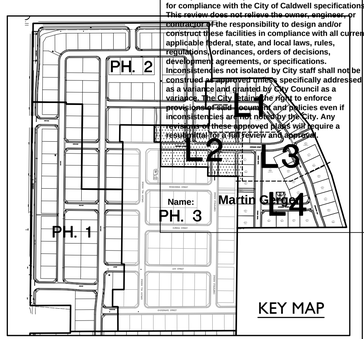
0' 30' 60' 90'

SCALE 1" = 30'

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Name: Martin Gloss



Issue Description	Date
ISSUE	8-21-25

STATE OF IDAHO — Kimberly Kay Hagenbuch — PLA 16535 — LANDSCAPE ARCHITECT

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Drawn	Checked
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Scale AS SHOWN

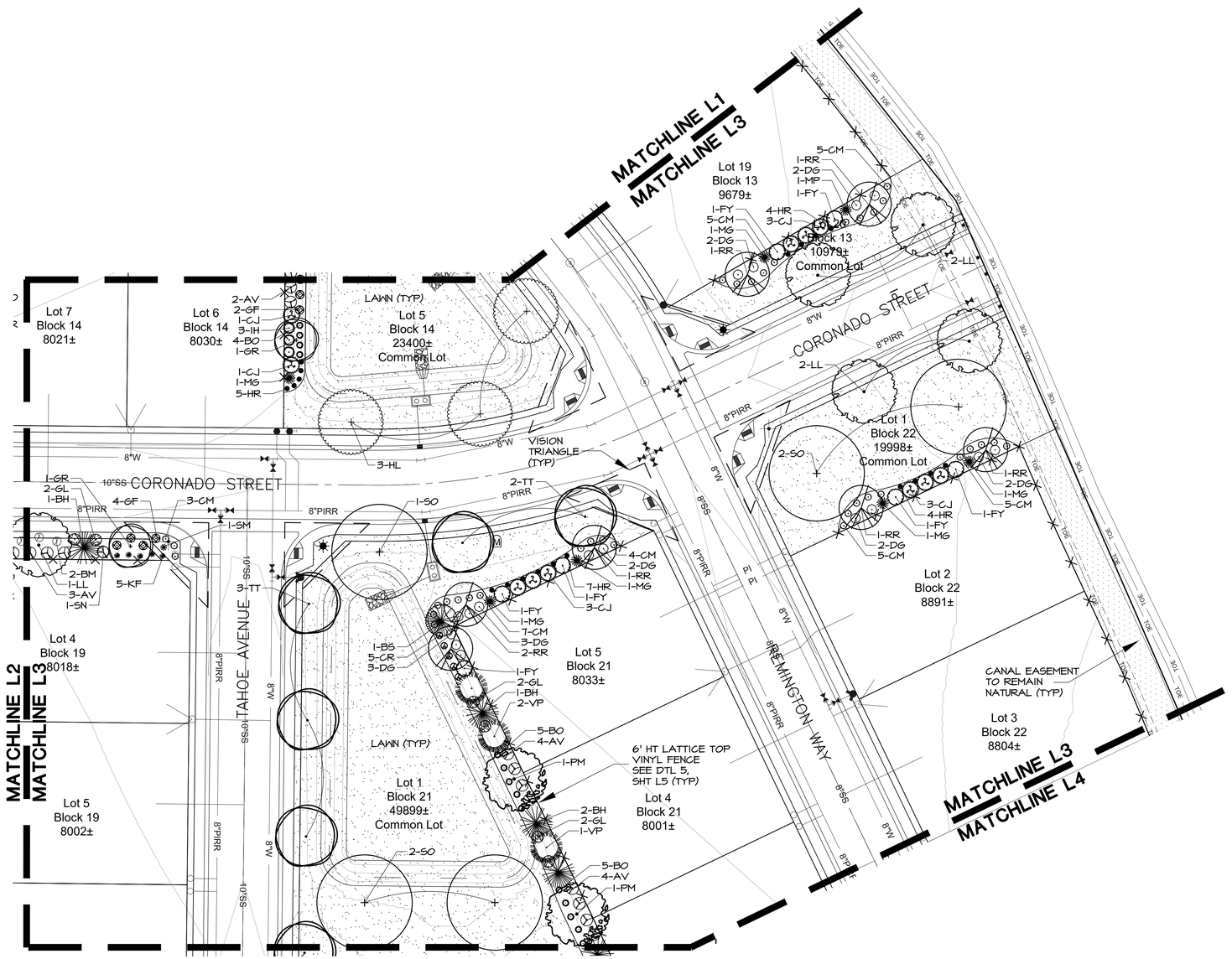
Sheet Title

LANDSCAPE PLAN

Sheet Number

L2

3 of 7 Sheets



PLANT SCHEDULE

(REFERENCE SHEET L5)

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BS	FAT ALBERT BLUE SPRUCE
CJ	COLOGREEN JUNIPER
VP	VANDERWOLFS PINE
SHADE TREES (CLASS III)	
SO	SWAMP OAK
SHADE/STREET TREES (CLASS II)	
HL	SKYLINE HONEYLOCUST
LL	LITTLELEAF LINDEN
PM	PACIFIC SUNSET MAPLE
TT	TULIP TREE
ORNAMENTAL TREES (CLASS I)	
AM	FLAME AMUR MAPLE
GR	GOLDEN RAINDROPS CRABAPPLE
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RR	ROYAL RAINDROPS CRABAPPLE
SHRUBS/ORNAMENTAL GRASSES/PERENNIALS	
AV	BLUE MUFFIN ARROWWOOD VIBURNUM
BM	BLUEMIST SPIREA
BO	BLUE OAT GRASS
CM	LITTLE TRUDY CATMINT
CR	RED FLOWER CARPET ROSE
DG	DARTS GOLD NINEBARK
FY	SPRING GLORY FORSYTHIA
GF	GOLDFLAME SPIRAEA
GL	GRO-LOW SUMAC
HR	HUSKER RED PENSTEMON
IH	IVORY HALO DOGWOOD
KF	KARL FOERSTER REED GRASS
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SM	SLOWMOUND MUGO PINE
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LAWN

6' SOLID VINYL FENCE ALONG PERIMETER PROPERTY LINES (TYP). SEE DTL 4, SHT L5.

6' VINYL LATTICE TOP FENCE (TYP). SEE DTL 5, SHT L5.

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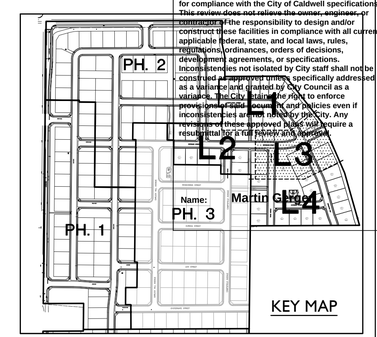
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Issue Description	Date
ISSUE	8-21-25

STATE OF IDAHO — KEVIN J. NELSON — LICENSED LANDSCAPE ARCHITECT — LA-16535

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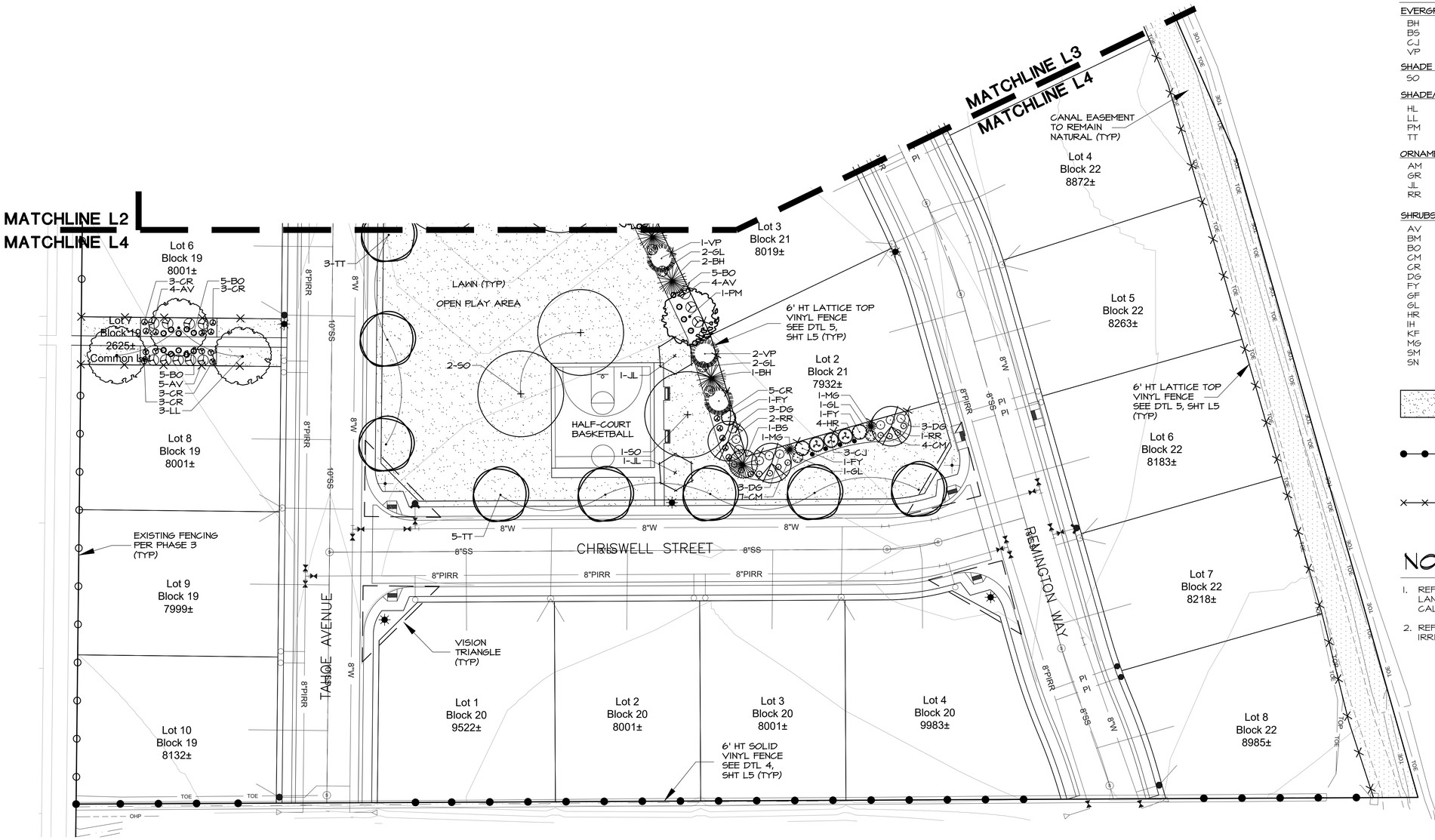
Sheet Title

LANDSCAPE PLAN

Sheet Number

L3

4 of 7 Sheets



PLANT SCHEDULE

(REFERENCE SHEET L5)

SYM	COMMON NAME
EVERGREEN TREES	
BH	BLACK HILLS SPRUCE
BS	FAT ALBERT BLUE SPRUCE
CJ	COLOGREEN JUNIPER
VP	VANDERWOLFS PINE
SHADE TREES (CLASS III)	
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SHADE/STREET TREES (CLASS II)	
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CR	RED FLOWER CARPET ROSE
DG	DARTS GOLD NINEBARK
FY	SPRING GLORY FORSYTHIA
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LAWN

6' SOLID VINYL FENCE ALONG PERIMETER PROPERTY LINES (TYP). SEE DTL 4, SHT L5.

6' VINYL LATTICE TOP FENCE (TYP). SEE DTL 5, SHT L5.

NOTES

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2. REFERENCE SHEET L6 FOR LANDSCAPE AND IRRIGATION PERFORMANCE SPECIFICATIONS.

NORTH

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SCALE 1" = 30'

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Name: Martin Gerig

KEY MAP

Issue Description	Date
ISSUE	8-21-25

STATE OF IDAHO — Kenneth Eugene Austin — 16535 — LANDSCAPE ARCHITECT

JENSENBELTS ASSOCIATES

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CHESTNUT HEIGHTS No.4

CALDWELL, ID

FINAL PLAT LANDSCAPE PLAN

Job Number 2156

Drawn	Checked
JJN	KCS
Scale	AS SHOWN

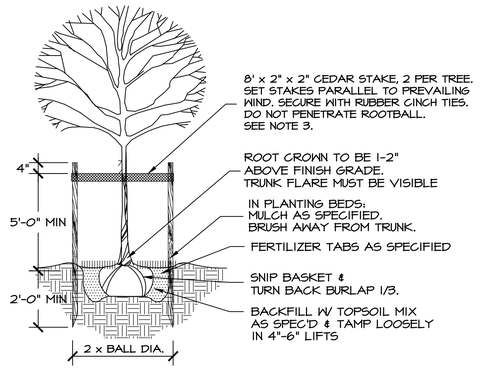
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LANDSCAPE PLAN

Sheet Number

L4

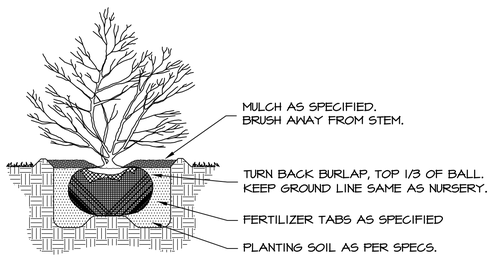
5 of 7 Sheets



NOTES:
1. REMOVE ALL TWINE, ROPE, OR BINDINGS FROM ALL TRUNKS.
2. REMOVE BURLAP AND WIRE BASKETS FROM THE TOP 1/3 OF ALL ROOT BALLS AFTER PLANTING. IF SYNTHETIC WRAP/BURLAP IS USED, IT MUST BE COMPLETELY REMOVED.
3. STAKING OF TREES TO BE THE CONTRACTOR'S OPTION; HOWEVER, THE CONTRACTOR IS RESPONSIBLE TO INSURE THAT ALL TREES ARE PLANTED STRAIGHT AND REMAIN STRAIGHT FOR A MIN OF 1 YEAR. ALL STAKING SHALL BE REMOVED AT THE END OF THE 1 YEAR WARRANTY PERIOD.
4. TREES PLANTED IN TURF AREAS: REMOVE TURF 3' DIA. FROM TREE TRUNK.

(1) TREE PLANTING/STAKING

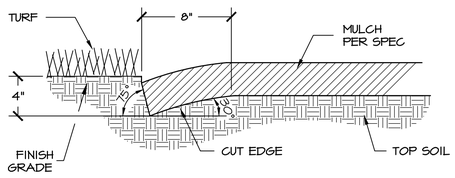
NOT TO SCALE



NOTE: DIG HOLE TWICE THE SIZE OF ROOTBALL.

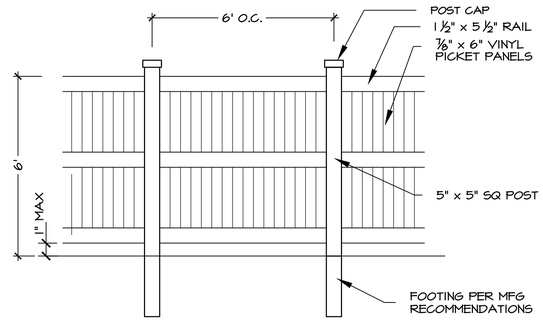
(2) SHRUB PLANTING

NOT TO SCALE



(3) PLANTER CUT BED EDGE

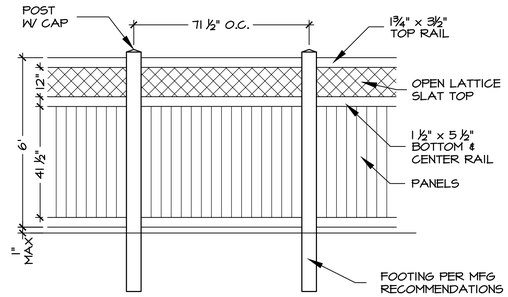
NOT TO SCALE



NOTES:
1. FENCE TO STEP DOWN TO 3' HEIGHT 20' FROM ROW.
2. FENCE STYLE MAY VARY SLIGHTLY.

(4) SOLID VINYL FENCE

NOT TO SCALE



NOTES:
1. FENCE TO STEP DOWN TO 3' HEIGHT 20' FROM ROW.
2. FENCE STYLE MAY VARY SLIGHTLY.

(5) VINYL LATTICE TOP FENCE

NOT TO SCALE

LANDSCAPE CALCULATIONS

COMMUNITY PATHWAY TREES & SHRUBS:

WIDTH	LENGTH	REQUIRED	PROVIDED
8'	680'	680'/40' = 17 TREES 680'/100' x 15 = 102 SHRUBS	18 TREES 102 SHRUBS

* PER THE CALDWELL LANDSCAPE CODE - 15 SHRUBS PER 100 LINEAR FEET. SHRUBS TO HAVE A MINIMUM SPREAD OF 10" IN HEIGHT AND WIDTH.

COMMON OPEN SPACE:

	REQUIRED	PROVIDED
	109,480 SF / 5,000 = 22 TREES	132 TREES
NUMBER OF TREES PROVIDED ON COMMON LOTS:		132 TREES
TOTAL NUMBER OF TREES:		132 TREES

PLANT SCHEDULE

SYM	COMMON NAME	BOTANICAL NAME	SIZE
EVERGREEN TREES			
BH	BLACK HILLS SPRUCE	PICEA GLAUCA 'DENSATA'	6-8' HT B&B
BS	FAT ALBERT BLUE SPRUCE	PICEA PUNGENS 'FAT ALBERT'	6-8' HT B&B
CJ	COLOGREEN JUNIPER	JUNIPERUS SCOPLULORUM 'COLOGREEN'	6-8' HT B&B
VP	VANDERWOLFS PINE	PINUS FLEXILIS 'VANDERWOLFS'	6-8' HT B&B
SHADE TREES (CLASS III)			
SO	SWAMP OAK	QUERCUS BICOLOR	2" CAL B&B
SHADE/STREET TREES (CLASS II)			
HL	SKYLINE HONEYLOCUST	GLEDITSIA TRIACANTHOS INERMIS 'SKYCOLE'	2" CAL B&B
LL	LITTLELEAF LINDEN	TILIA CORDATA	2" CAL B&B
PM	PACIFIC SUNSET MAPLE	ACER TRUNCATUM x A. PLATANOIDES 'WARRENRED'	2" CAL B&B
TT	TULIP TREE	LIRIODENDRON TULIPIFERA	2" CAL B&B
ORNAMENTAL TREES (CLASS I)			
AM	FLAME AMUR MAPLE	ACER GINNALA 'FLAME'	6-8' HT. MULTI-STEM
GR	GOLDEN RAINDROPS CRABAPPLE	MALUS x 'SCHMIDTCUTLEAF'	2" CAL B&B
JL	IVORY SILK JAPANESE LILAC TREE	SYRINGA RETICULATA 'IVORY SILK'	2" CAL B&B
RR	ROYAL RAINDROPS CRABAPPLE	MALUS x 'JFS-KW5'	2" CAL B&B
SHRUBS/ORNAMENTAL GRASSES/PERENNIALS			
AV	BLUE MUFFIN ARROWWOOD VIBURNUM	VIBURNUM DENTATUM 'CHRISTOM'	5 GAL
BM	BLUEMIST SPIREA	CARYOPTERIS CLANDONENSIS 'DARK KNIGHT'	3 GAL
BO	BLUE OAT GRASS	HELICTOTRICHON SEMPERVIRENS	2 GAL
CM	LITTLE TRUDY CATMINT	NEPETA x PSFIKE 'LITTLE TRUDY'	2 GAL
CR	RED FLOWER CARPET ROSE	ROSA 'FLOWER CARPET- NOARE'	2 GAL
DG	DARTS GOLD NINEBARK	PHYSOCARPUS OPULIFOLIUS 'DART'S GOLD'	3 GAL
FY	SPRING GLORY FORSYTHIA	FORSYTHIA x INTERMEDIA 'SPRING GLORY'	5 GAL
GF	GOLDFLAME SPIRAEA	SPIRAEA x BUMALDA 'GOLDFLAME'	3 GAL
GL	GRO-LOW SUMAC	RHUS AROMATICA 'GRO-LOW'	3 GAL
HR	HUSKER RED PENSTEMON	PENSTEMON DIGITALIS 'HUSKER RED'	2 GAL
IH	IVORY HALO DOGWOOD	CORNUS ALBA 'BAILHALO'	5 GAL
KF	KARL FOERSTER REED GRASS	CALAMAGROSTIS ARUNDINACEA 'K.F.'	2 GAL
MG	MAIDEN GRASS	MISCANTHUS SINENSIS 'GRACILLIMUS'	2 GAL
SM	SLOWMOUND MUGO PINE	PINUS MUGO 'SLOWMOUND'	2 GAL
SN	SUMMERWINE NINEBARK	PHYSOCARPUS OPULIFOLIUS 'SEWARD'	5 GAL

LAWN

6' SOLID VINYL FENCE ALONG PERIMETER PROPERTY LINES. SEE DTL 4, THIS SHT (TYP)

6' VINYL LATTICE TOP FENCE. SEE DTL 5, THIS SHT (TYP)

NOTES

1. ALL PLANTING AREAS SHALL BE INSTALLED BE IN ACCORDANCE WITH CITY OF CALDWELL CODE. REFER TO SHEET L6 - SPEC SECTION 32 90 00 - LANDSCAPE SPECIFICATIONS.
2. ALL PLANTING AREAS TO BE WATERED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. REFER TO SHEET L6 - SPEC SECTION 32 84 00 - IRRIGATION PERFORMANCE SPECIFICATIONS.
3. LOCATE AND PROTECT ALL UTILITIES DURING CONSTRUCTION.
4. TREES SHALL NOT BE PLANTED WITHIN THE 10-FOOT CLEAR ZONE OF ALL ACHD STORM DRAIN PIPE, STRUCTURES, OR FACILITIES. ACCESS TO INLETS AND OUTLETS OF ACHD DRAINAGE AREAS SHALL NOT BE PLANTED WITH TREES, SHRUBS, OR ANY LANDSCAPING THAT WOULD IMPEDE HEAVY EQUIPMENT VEHICLE ACCESS. SEEPAGE BEDS MUST BE PROTECTED FROM ANY AND ALL CONTAMINATION DURING THE CONSTRUCTION AND INSTALLATION OF THE LANDSCAPE IRRIGATION SYSTEM. ALL SHRUBS PLANTED OVER OR ADJACENT TO SEEPAGE BEDS TO HAVE A ROOT BALL THAT DOES NOT EXCEED 18" IN DIAMETER. NO LAWN SOD TO BE PLACED OVER DRAINAGE SWALE SAND WINDOWS. LANDSCAPING WITHIN ACHD STORMWATER BASINS AND SWALES MUST COMPLY WITH THE ACHD VEGETATION GUIDANCE MANUAL AND SECTION 8200 OF THE ACHD POLICY MANUAL.
5. NO TREES SHALL IMPEDE THE 40' VISION TRIANGLE AT ALL INTERSECTIONS. NO CONIFEROUS TREES OR SHRUBS OVER 3' HIGH AT MATURITY WILL BE LOCATED WITHIN SIGHT TRIANGLE OR ROW. AS TREES MATURE, THE OWNER SHALL BE RESPONSIBLE FOR PRUNING TREE CANOPIES TO MEET REQUIREMENTS FOR MAINTAINING CLEAR VISIBILITY WITHIN THE STREET VISION TRIANGLE.
6. TREES SHALL BE PLANTED NO CLOSER THAN 50' FROM INTERSECTION STOP SIGNS.
7. CLASS II TREES AND LANDSCAPE IN FRONT OF BUILDING LOTS ON INTERIOR STREETS TO BE COMPLETED DURING CONSTRUCTION ON THESE LOTS. TREE LOCATIONS MAY BE ALTERED TO ACCOMMODATE DRIVEWAYS AND UTILITIES. TREES MUST BE CLASS II AND SHALL NOT BE PLANTED WITHIN 5' OF WATER METERS OR UNDERGROUND UTILITIES.
8. PLAYGROUND, PICNIC STRUCTURE, AND AMENITIES ARE SHOWN SCHEMATICALLY. FINAL DESIGN BY OTHERS. LOCATIONS MAY VARY SLIGHTLY IN FINAL DESIGN FOR AMENITY CONFIGURATIONS AND ADA COMPLIANCE.
9. PLANT LIST IS SUBJECT TO SUBSTITUTIONS OF SIMILAR SPECIES DUE TO PLANT MATERIAL AVAILABILITY. BURLAP AND WIRE BASKETS TO BE REMOVED FROM ROOT BALL AS MUCH AS POSSIBLE, AT LEAST HALFWAY DOWN THE ROOT BALL OF EACH TREE. ALL NYLON ROPES TO BE COMPLETELY REMOVED FROM TREES.
10. THERE ARE NO EXISTING TREES ON SITE. NO MITIGATION IS REQUIRED.

City of Caldwell
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Name: Martin Gergen

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ISSUE	8-21-25

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Landscape Architecture
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CHESTNUT HEIGHTS No.4
CALDWELL, ID
FINAL PLAT LANDSCAPE PLAN

Job Number 2156

Drawn JN | Checked KCS
Scale AS SHOWN
Sheet Title
LANDSCAPE DETAILS

Sheet Number
L5
6 of 7 Sheets

SECTION 32 90 00 - LANDSCAPE WORK

PART 1 - GENERAL

1.1 RELATED DOCUMENTS
A. Drawings and general provisions of Contract, including General and Supplementary Conditions and Division 1 Specification Sections.

1.2 SUMMARY
A. This Section includes provisions for the following items:
1. Trees.
2. Shrubs; Ground cover.
3. Lawns.
4. Topsoil and Soil Amendments.
5. Miscellaneous Landscape Elements.
6. Initial maintenance of landscape materials.
B. Related Sections: The following sections contain requirements.
1. Underground sprinkler system is specified in Section 32 84 00 - Irrigation

1.3 QUALITY ASSURANCE
A. Subcontract landscape work to a single firm specializing in landscape work.
B. Source Quality Control:
1. General: Ship landscape materials with certificates of inspection required by governing authorities. Comply with regulations applicable to landscape materials.
2. Do not make substitutions. If specified landscape material is not obtainable, submit proof of non-availability to Architect, with proposal for use of equivalent material.
3. Analysis and Standards: Package standard products with manufacturer's certified analysis. For other materials, provide analysis by recognized laboratory made in accordance with methods established by the Association of Official Agriculture Chemists, wherever applicable.
4. Trees, Shrubs and Groundcovers: Provide trees, shrubs, and groundcovers of quantity, size, genus, species, and variety shown and scheduled for work complying with recommendations and requirements of ANSI Z60.1 "American Standard for Nursery Stock". Provide healthy, vigorous stock, grown in recognized nursery in accordance with good horticultural practice and free of disease, insects, eggs, larvae, and defects such as knots, sun-scald, injuries, abrasions, or disfigurement.
5. Label at least one tree and one shrub of each variety with attached waterproof tag with legible designation of botanical and common name.
a. Where formal arrangements or consecutive order of trees or shrubs are shown, select stock for uniform height and spread.
6. Inspection: The Architect may inspect trees and shrubs either at place of growth or at site before planting, for compliance with requirements for genus, species, variety, size, and quality. Architect retains right to further inspect trees and shrubs for size and condition of balls and root systems, insects, injuries and latent defects, and to reject unsatisfactory or defective material at any time during progress of work. Remove rejected trees or shrubs immediately from project site.

1.4 SUBMITTALS
A. General: Submit the following in accordance with Conditions of Contract and Division 1 Specification Sections.
B. Plant and Material Certifications:
1. Certificates of inspection as required by governmental authorities.
2. Manufacturer's or vendor's certified analysis for soil amendments and fertilizer materials.
3. Label data substantiating that plants, trees, shrubs and planting materials comply specified requirements.
C. Mulch: Submit 1 gal bag of mulch sample for approval.

1.5 DELIVERY, STORAGE AND HANDLING
A. Sod: Time delivery so that sod will be placed within 24 hours after stripping. Protect sod against drying and breaking of rolled strips.
B. Trees and Shrubs: Provide freshly dug trees and shrubs. Do not prune prior to delivery unless otherwise approved by Architect. Do not bend or bind-tie trees or shrubs in such manner as to damage bark, break branches, or destroy natural shape. Provide protective covering during delivery. Do not drop balled and burlapped stock during delivery.
C. Deliver trees and shrubs after preparations for planting have been completed and plant immediately. If planting is delayed more than 6 hours after delivery, set trees and shrubs in shade, protect from weather and mechanical damage, and keep roots moist by covering with mulch, burlap or other acceptable means of retaining moisture.
D. Do not remove container-grown stock from containers until planting time.
E. Do not drop or dump materials from vehicles during delivery or handling. Avoid any damage to rootballs during deliver, storage and handling.

1.6 JOB CONDITIONS
A. Utilities: Determine location of underground utilities and work in a manner which will avoid possible damage. Hand excavate, as required. Maintain grade stakes until removal is mutually agreed upon by parties concerned.
B. Excavation: When conditions detrimental to plant growth are encountered, such rubble fill, adverse drainage conditions, or obstructions, notify Architect before planting.
C. Adjacent Landscape: Protect planted areas adjacent to construction area. Replace or recondition to prior conditions at project completion.

1.7 SEQUENCING AND SCHEDULING
A. Planting Time: Proceed with, and complete landscape work as rapidly as portions of site become available, working within seasonal limitations for each kind of landscape work required.
1. Plant or install all plant materials during normal planting seasons from 15 March to 15 November.
2. Correlate planting with specified maintenance periods to provide maintenance from date of substantial completion.
B. Coordination with Lawns: Plant trees and shrubs after final grades are established and prior to planting of lawns, unless otherwise acceptable to Architect. If planting of trees and shrubs occurs after lawn work, protect lawn areas and promptly repair damage to lawns resulting from planting operations.

1.8 SPECIAL PROJECT WARRANTY
A. Warranty lawns through specified lawn maintenance period, until Final Project Acceptance.
B. Warranty trees and shrubs, for a period of one year after date of substantial completion, against defects including death and unsatisfactory growth, except for defects resulting from neglect by Owner, abuse or damage by others, or unusual phenomena or incidents beyond Landscape Installer's control.
C. Remove and replace trees, shrubs, or other plants dead or in unhealthy condition during warranty period. Make replacements during growth season following end of warranty period. Replace trees and shrubs which are in doubtful condition at end of warranty period; unless, in opinion of Architect, it is advisable to extend warranty period for a full growing season.

PART 2 - PRODUCTS

2.1 TOPSOIL
A. If deemed usable, native topsoil shall be stockpiled for re-use in landscape work. Topsoil shall be fertile, friable, natural loam, surface soil, reasonable free of subsoil, clay lumps, brush, weeds, roots, stumps, stones larger than 1 inch in any dimension, and other extraneous or toxic matter harmful to plant growth.
1. Contractor shall send a minimum of three (3) representative topsoil samples for testing. See testing requirements below. Contractor is responsible for whatever soil additives are recommended by the tests. Submit to Architect for approval. Compost will be added to other additives and added regardless of test results.
B. If quantity of stockpiled topsoil is insufficient, contractor to provide imported topsoil that is fertile, friable, natural loam, surface soil, reasonably free of subsoil, clay lumps, brush, weeds and other litter, and free of roots, stumps, stones larger than 1 inches in any dimension, and other extraneous or toxic matter harmful to plant growth.
1. Obtain topsoil from local sources or areas with similar soil characteristics to that of project site. Obtain topsoil only from naturally well-drained sites where topsoil occurs in a depth of not less than 4 inches. Do not obtain from bogs or marshes.
2. Composition: Topsoil shall contain from 1 to 20% organic matter as determined by the Organic Carbon, 6A, Chemical Analysis Method described in USDA Soil Survey Investigation Report No. 1. Maximum particle size, 3/4-inch, with maximum 3% retained on 1/4-inch screen.
Other components shall conform to the following limits:

pH	6.5 to 7.5
Soluble Salts	600 ppm maximum
Silt	25-50%
Clay	10-30%
Sand	20-50%

3. Contractor shall submit representative soil report on imported topsoil proposed for use for approval. Report shall meet standards below. Contractor is responsible for whatever soil additives are recommended by the test. Compost will be in addition to other additives and added regardless of test results.

C. Soil Testing
1. Soil tests are required for this project (see above for requirements). Test shall be provided as follows:
a. Provide certified analysis at time of sample submitted (three samples imported topsoil). Amend soils per chemist's recommendations and as herein specified unless otherwise approved by Architect.
2. Test shall include, but not limited to recommendations on chemical distributions, organic contents, pH factors, and sieve analysis as necessary. Test #1T by Western Laboratories (1-800-658-3858) is required.
3. Contractor is responsible for whatever soil additives are recommended by the soil testing laboratory.
4. Contractor shall coordinate, obtain and pay for all soil tests.
5. If regenerative noxious weeds are present in the soil, remove all resultant growth including roots throughout one-year period after acceptance of work, at no cost to Owner.

2.2 pH ADJUSTERS
A. When pH does not comply with this specification, commercial grade aluminum sulfate shall be used to adjust soil pH.

2.3 SOIL AMENDMENTS
A. Compost: Compost: "Cascade Compost" from Cloverdale Nursery (208) 375-5262 and NuSoil Compost (208) 629-6912 or approved equal in equal amounts by volume.
B. Commercial Fertilizer: Fertilizer shall be complete, standard commercial brand fertilizer. It shall be free-flowing and packaged in new waterproof, non-overlaid bags clearly labeled as to weight, manufacturer, and content. Protect materials from deterioration during delivery and while stored at site.
1. Commercial fertilizer "A" for trees and shrubs during planting; slow release Agriform Planting 5-gram tablets 20-10-5 type or equal.
2. Commercial fertilizer "B" for lawn areas, applied to bed prior sodding, to be 16-16-17 applied at the rate of ten pounds per acre.
3. Commercial fertilizer "C" for lawn areas three to four weeks after planting sod. Organic Fertilizer Milorganite (6-0-2) type or equal.
C. Herbicide: Pre-emergent for topical application in planting beds. Oxiadiazon 2G brand or pre-approved equal. Use in accordance with manufacturer's recommendation on all planting beds.

2.4 PLANT MATERIALS
A. Quality: Provide trees, shrubs, and other plants of size, genus, species, and variety shown for landscape work and complying with recommendations and requirements of ANSI Z60.1 "American Standard for Nursery Stock".
B. Deciduous Trees: Provide trees of height and caliper scheduled or shown with branching configuration recommended by ANSI Z60.1 for type and species required. Single stem trees except where special forms are shown or listed.
C. Deciduous Shrubs: Provide shrubs of the height shown or listed, not less than minimum number of canes required by ANSI Z60.1 for type and height of shrub.
D. Coniferous and Broadleafed Evergreens: Provide evergreens of sizes shown or listed. Dimensions indicate minimum spread for spreading and semi-spreading type evergreens and height for other types, such as globe, dwarf, cone, pyramidal, broad upright, and columnar. Provide normal quality evergreens with well balanced form complying with requirements for other size relationships to the primary dimension shown.

2.5 GRASS MATERIALS
A. Lawn sod: Provide strongly rooted sod, not less than 1 growing season old, and free of weeds and undesirable native grasses. Provide only sod capable of growth and development when planted (viable, not dormant).
1. Provide sod of uniform pad sizes with maximum 5% deviation in either length or width. Broken pads or pads with uneven ends will not be acceptable. Sod pads incapable of supporting their own weight when suspended vertically with a firm grasp on upper 10% of pad will be rejected.
B. Provide sod composed of: Rhizomatous Tall Fescue (RTF) from the The Turf Company, Meridian, ID (208) 888-3760 or approved equal.

2.6 MISCELLANEOUS LANDSCAPE MATERIALS
A. Anti-Desiccant: Emulsion type, film-forming agent designed to permit transpiration, but retard excessive loss of moisture from plants. Deliver in manufacturer's fully identified containers and mix in accordance with manufacturer's instructions.
B. Mulch: Mulch for planting beds shall be medium ground bark mulch, free of splinters, consistent in appearance, and shall contain no toxic substance detrimental to plant life.
C. Stakes and Guys: Provide stakes and deadmen of sound new hardwood, treated softwood, or redwood, free of knot holes and other defects. Provide wire ties and guys of 2-strand, twisted, pliable galvanized iron wire, not lighter than 12 ga. with zinc-coated turnbuckles. Provide not less than 2 inch diameter rubber or plastic hose, cut to required lengths and of uniform color, material, and size to protect tree trunks from damage by wires.

PART 3 - EXECUTION

3.1 PREPARATION - GENERAL
A. General Contractor shall be responsible for excavating planting areas to appropriate depths for placement of topsoil as specified herein.
B. Lay out individual tree and shrub locations and areas for multiple plantings. Stake locations and outline areas and secure Architect's acceptance before start of planting work. Make minor adjustments as may be required.

3.2 PREPARATION OF PLANTING SOIL
A. Before mixing, clean topsoil of roots, plants, sod, stones, clay lumps, and other extraneous materials harmful or toxic to plant growth.
B. Mix specified compost and fertilizers with topsoil at rates specified. Delay mixing fertilizer if planting will not follow placing of planting soil in a few days.
Compost: Lawn Areas: 1/4 compost, : 3/4 topsoil.
Shrub Areas: 1/3 compost, 2/3 topsoil.
Fertilizer: Per soil test and manufacture's recommendations.
C. For shrub and lawn area, mix planting soil either prior to planting or apply on surface of topsoil and mix thoroughly before planting.

3.3 PREPARATION FOR PLANTING LAWNS
A. After excavating and removing surface material to proper depth, loosen subgrade of lawn areas to a minimum depth of 4 inches. Remove stones measuring over 1-1/2 inches in any dimension. Remove sticks, roots, rubbish, and other extraneous matter. Limit preparation to areas which will be planted promptly after preparation.
1. Spread topsoil mix to minimum depth of 4 inches for sodded lawns as required to meet lines, grades, and elevations shown, after light rolling, addition of amendments, and natural settlement. Place approximately 1/2 of total amount of topsoil required. Work into top of loosened subgrade to create a transition layer and then place remainder of planting soil. Add specified soil amendments as required and mix thoroughly into upper 4 inches of topsoil.

3.4 PREPARATION OF PLANTING BEDS
A. Loosen subgrade of planting areas to a minimum depth of 6 inches using a culti-mulcher or similar equipment. Remove stones measuring over 1 1/2 inches in any dimension. Remove stocks, stones, rubbish, and other extraneous matter.
B. Spread planting soil mixture to minimum 12 inch depth required to meet lines, grades, and elevations shown, after light rolling and natural settlement. Add 1 1/2 inches of specified compost over entire planting area and mix thoroughly into upper 6 inches of topsoil. Place approximately 1/2 of total amount of planting soil required. Work into top of loosened subgrade to create a transition layer, then place remainder of the planting soil.
C. Apply Pre-Emergent per manufacturer's recommendation.

3.5 PLANTING TREES AND SHRUBS
A. Set balled and burlapped (B&B) stock on layer of compacted planting soil mixture, plumb and in center of pit or trench with top of ball at same elevation as adjacent finished landscape grades. Remove burlap from sides of balls; retain on bottoms. When set, place additional backfill around base and sides of ball, and work each layer to settle backfill and eliminate voids and air pockets. Place fertilizer tablets in excavated area per manufacture's written instructions. When excavation is approximately 2/3 full, water roughly before placing remainder of backfill. Repeat watering until no more is absorbed. Water again after placing final layer of backfill. Remove all ties from around base of trunk.
B. Set container grown stock, as specified, for balled burlapped stock, except cut cans on 2 sides with an approved can cutter and remove can; remove bottoms of wooden boxes after partial backfilling so as not to damage root balls.
C. Trees planted in turf area: Remove turf 3' dia around tree trunk. Dish top of backfill to allow for mulching.
D. Mulch pits, and planted areas. Provide not less than following thickness of mulch, and work into top of backfill and finish level with adjacent finish grades.
1. Provide 3 inches thickness of mulch.
E. If season and weather conditions dictate, apply anti-desiccant, using power spray, to provide an adequate film over trunks, branches, stems, twigs and foliage.
F. Prune, thin out, and shape trees and shrubs in accordance with standard horticultural practice. Prune trees to retain required height and spread. Unless otherwise directed by Architect, do not cut tree leaders, and remove only injured or dead branches from flowering trees, if any. Prune shrubs to retain natural character.
G. Remove and replace excessively pruned or misformed stock resulting from improper pruning.
H. Guy and stake trees immediately after planting, as indicated.
I. Apply approved herbicide to all shrub bed areas at manufacture specified rate. Re-apply as necessary for elimination of weeds.

3.6 SODDING NEW LAWNS
A. General: Install lawn sod in all areas designated on the drawings.
B. Soil Preparation
1. Any sod lawn areas that may have become compacted prior to sodding must be scarified to a depth of eight (8) inches by approved means, then finish graded as hereinbefore described.
C. Lay sod within 24 hours from time of stripping. Do not plant dormant sod or if ground is frozen.
D. Sod Placement
1. Sod will be brought onto lawn areas by wheeled means with proper protection of sod beds. Sod layers shall be experienced, or if inexperienced, shall be constantly supervised by an experienced foreman. The Contractor shall insure that the base immediately ahead of sod layer is moist. Sod shall be laid tight with not gaps. Allowance shall be made for shrinkage. Lay sod with long edges perpendicular to primary slope.
2. Lay to form a solid mass with tightly fitted joints. Butt ends and sides of strips; do not overlap. Stagger strips to offset joints in adjacent courses. Work on boards to avoid damage to subgrade or sod. Tamp or roll lightly to ensure contact with subgrade. Work sifted soil into minor cracks between pieces; remove excess to avoid smothering of adjacent grass.
3. Sod shall be rolled with a two hundred (200) pound roller after installation to insure proper contact between soil and sod. Final rolling must provide a uniform surface. After final rolling, the sod lawn shall be mowed and watered. Approval of sod lawns shall be based on uniform, healthy and vigorous growth with no dry or dead spots.
4. Add fertilizer "B" at the manufacturer's recommended application rate.
E. Water sod thoroughly with a fine spray immediately after planting.
F. Sodded Lawn Establishment
1. The Contractor shall be responsible for first mowing, subsequent mowings and fertilizing of sod lawn areas until Final Acceptance of the project.
2. Mowing shall be done by an approved "reel" type mower. Mower blades shall be set at two (2) inches high for all mowings.
3. Subsequent fertilizing shall occur three to four weeks after installation. Apply fertilizer as per the Manufacturer's recommended application rate. Verify all methods of application. Contractor shall notify the Architect in writing that the fertilizer applications have occurred and on what dates.

3.7 MAINTENANCE
A. Begin landscape maintenance immediately after planting. Maintenance shall continue until Project Final Acceptance.
B. Maintain trees, shrubs, and other plants by pruning, cultivating, and weeding as required for healthy growth. Restore planting saucers. Tighten and repair stake and guy supports and reset trees and shrubs to proper grades or vertical position as required. Restore or replace damaged wrappings. Spray as required to keep trees and shrubs free of insects and disease.
C. Maintain lawns by watering, fertilizing, weeding, mowing, trimming, and other operations such as tolling, regrading and replanting as required to establish a smooth, acceptable lawn, free of eroded or bare areas.
D. Maintain lawns for no less than period stated above, or longer as required to establish acceptable lawn.

3.8 CLEANUP AND PROTECTION
A. During landscape work, keep pavements clean and work area in an orderly condition.
B. Protect landscape work and materials from damage due to landscape operations, operations by other contractors and trades, and trespassers. Maintain protection during installation and maintenance periods. Treat, repair, or replace damaged landscape work as directed.

3.9 INSPECTION AND ACCEPTANCE
A. When landscape work is completed, including maintenance, Architect will, upon request, make an inspection to determine acceptability.
B. When inspected landscape work does not comply with requirements, replace rejected work and continue specified maintenance until reinspected by Architect and found to be acceptable. Remove rejected plants and materials promptly from project site.

END OF SECTION

SECTION 32 84 00 - IRRIGATION (PERFORMANCE)

PART 1 - GENERAL

1.1 CONDITIONS AND REQUIREMENTS:
A. General and Supplementary Conditions, and Division 1 General Requirements.

1.2 SUMMARY
A. Work included:
1. Provide and install a complete and operating automatic irrigation system for all lawn and planting areas.
2. Connect to main water supply at existing site stubout as provided.
3. Sleeving under paved areas (by others)
4. Obtain and pay for all permits and fees for the work of this section.
5. Perform work on a design/construct basis, subject to the requirements of the Contract Documents, applicable codes, and good design practice.
6. Winterization of system.

1.3 SUBMITTALS
A. Within 30 days after Contractor's receipt of Owner's Notice to Proceed, submit:
1. Manufacturer's printed product information and catalog cut sheets for all system components; five copies.
B. Shop Drawings: Submit shop drawings for underground irrigation system including plan layout and details illustrating location and type of head, type and size of valve, piping circuits, circuit GPM, pipe size, controls, and accessories.
C. Record Drawings: At completion of this work, submit to the Contractor:
1. Record Drawings; reproducible and five prints.
2. Operations and Maintenance information (2 copies), including:
a. Information including descriptive details, parts list, specifications, maintenance schedules and procedures for system components.
b. Operation, adjustment of system and components instructions.
c. Winterization procedures.
d. Schedule indicating required open valve time to produce given precipitation amounts and seasonal adjustments.
e. Warranties and guarantees.
f. Submit five copies.

1.4 GUARANTEE
A. Guarantee in writing all materials, equipment and workmanship furnished to be free of all defects of workmanship and materials. Within one year after date of Substantial Completion repair or replace all defective parts or workmanship that may be found at no additional cost to Owner.
B. Fill and repair all depressions and replace all necessary lawn and planting which result from the settlement of irrigation trenches for one year after date of Substantial Completion.
C. Supply all manufacturer's printed guarantees.

1.5 QUALITY ASSURANCE
A. Contractor shall be licensed in the State in which this work is being performed.
B. Contractor shall have at least two years prior experience in projects of equal or larger scope. Provide minimum of three references and list of similar projects with owners' names, addresses, and phone numbers, when requested by Owner.
C. Contractor shall employ on site at all times a foreman who is thoroughly experienced and competent in all phases of the work of this Section.

1.6 SYSTEM DESCRIPTION
A. Design requirements:
1. Minimum water coverage: Planting areas - 85%, Lawn areas - 100%
2. Layout system to obtain optimum coverage using manufacturer's standard heads. Spray on walks, walls or paved areas is not acceptable.
3. Zoning shall be designed for optimum use of available pressure and efficient distribution for types of plantings and shapes of planting areas.
4. Design pressures: Install pressure regulating equipment as necessary.
5. Provide/install approved fixed tee or coupling device for air blow winterization. Location shall be on main supply line downstream from main shut off valve.
6. Install approved backflow prevention device in conformance with local or prevailing codes, and in approved site location. Provide for drainage without erosive damage.

1.7 EXTRA EQUIPMENT
A. In addition to installed system, furnish owner with the following:
1. Valve operating key and marker key.
2. Wrench for each sprinkler head cover type.
3. Two (2) sprinkler head bodies of each size and type.
4. Two (2) nozzles for each size and type used.
B. Store above items safely until Substantial Completion.
C. Deliver above items at Substantial Completion.

PART 2 - PRODUCTS

2.1 PIPE AND FITTINGS
A. PVC 1120, ASTM D-1784, permanently marked with manufacturer's name, schedule rating, size, type. Solvent-weld type:
1. Pipe:
a. Pressure lines: Schedule 40 solvent weld.
b. Lateral lines: Class 200 pvc.
c. Sleeving: Class 200 pvc.
2. Fittings: Schedule 40 PVC, solvent-weld type. Install threaded joints where required at valves, risers, etc.
3. Risers: Lawn and shrub heads - flexible and damage-resistant plastic "polypipe" riser.
4. Solvent: NSF approved solvent for Type I & II PVC.
B. Polyethylene Pipe
1. Pipe: Class 100, 3/4" lateral line, for use on drip irrigation zone(s) where drip tubing is not otherwise used.
2. Fittings: Schedule 80 PVC.
3. Clamps: Stainless Steel.
C. Drip Line: Netafim Techline Dripperline, with .6 GPH drippers at 18" spacing.

2.2 SPRINKLER HEADS
A. Description: Appropriate for application in throw, pressure and discharge. Each type of head shall be of a single manufacturer.
1. Lawn heads: pop-up type.
B. Manufacturer: Rainbird, Hunter, Weathermatic Irrigation Company.

2.3 AUTOMATIC CONTROL SYSTEM
A. General; Furnish low voltage system manufactured expressly for control of automatic circuit valves of underground irrigation systems. Provide unit of capacity to suit number of circuits as indicated.
B. Control Enclosure: Manufacturer's standard wall mount with locking cover, complying with NFPA 70.
C. Circuit Control: each circuit variable from approximately 5 to 60 minutes. Including switch for manual or automatic operation of each circuit.
D. Timing Device: Adjustable 24-hour and 7 or 14 day clocks to operate any time of day and skip any day in a 7 or 14 day period.
E. Wiring: Solid or stranded direct-burial type as recommended by manufacturer of control unit; type AWG-UF, UL approved.

2.4 VALVING
A. Manual valves: brass or bronze for direct burial, gate valves, 150 pound class, threaded connection with cross type handle designed to receive operating key.
B. Automatic circuit valves: high impact plastic with corrosion-resistant internal parts. Low power solenoid control, normally closed, with manual flow adjustment; same manufacturer as control unit.
1. Standard sprinkler valve shall be Rainbird PEB-PRS-B. Use scrubber valve if not connected to potable water.
2. Drip Control Zone Kit: Hunter PCZ-101.
C. Quick coupler valve: brass or bronze construction with hinged top. One per zone or valve grouping.
D. Manual drain valves:
1. Bronze construction, straight type, 150 pound class, threaded connections, with cross type operating handle designed to receive operating key. Calco, Champion 100, or approved equal.
2. Size: 3/4 inch.

E. Pressure Regulator: Netafim Model PRV075HF35, 3/4", one per zones.
F. Flushing Valve: Netafim Model TLFV-1, two per zone (each end).
G. Filter: Netafim Model DF075-120, 3/4" filter; one per drip zone.
H. Air Relief Valve: Netafim Model TLAVRV,

2.5 MISCELLANEOUS
A. Chemicals: primer and solvent glue as required by pipe manufacturer.
B. Valve box - high impact plastic, green in color.
C. Valve cover and frame - compatible with valve box with provision for locking.
D. Drainage backfill - clean gravel or crushed stone, graded from 3" maximum to 3/4" minimum.

PART 3 - EXECUTION

3.1 GENERAL
A. Install system to provide for adequate protection against freeze damage.
B. Install system in accordance with approved Contractor design drawings. All deviations from the plans must be approved, and clearly recorded on record drawing.
C. Install system and components in strict accordance with manufacturer's recommendations.
D. Install quick coupler(s) on main supply line, approximately equal spacing, at valve box locations or intervals of approximately 200 feet, whichever is greater. Locate adjacent to paved surfaces, at valve boxes where practical.

3.2 SURFACE CONDITIONS
A. Examine the areas and conditions under which work will be performed. Notify Contractor of conditions detrimental to timely and proper completion of Section work. Do not proceed until unsatisfactory conditions are corrected.
B. Locate all underground utilities and structures and notify Architect of any conflict with Section work. Protect structures and utilities. Repair or replace said structures or utilities damaged by this work at no cost to the Owner.

3.3 SLEEVING
A. Sleeving installed by others. Coordinate with other trades.

3.4 TRENCHING AND BACKFILLING
A. Trenching and backfilling shall be per applicable ISPWC Section.
B. Cut trenches straight and without abrupt grade changes to allow the following minimum cover:
1. Main Lines and Sleeving: 18 inches.
2. PVC Laterals: 12 inches.
C. Surround lines with 2 inches of clean rock-free material on all sides.

3.5 MISCELLANEOUS VALVES
A. Install manual drain valves up stream. Install devise at mainline tap in accordance with manufacturer requirements for complete operation. Install backflow provision and connect to controller.

3.6 CIRCUIT VALVES
A. Install in valve box, arranged for easy adjustment and removal.
1. Provide union on downstream side.
2. Adjust automatic control valves to provide flow rate of rated operating pressure required for each sprinkler circuit.

3.7 PIPE INSTALLATION
A. Lay PVC pipe in accordance with standard and acceptable practice. Thrust blocks to be used at points of intersection and change of direction in main line pipe as per manufacturer's recommended specifications. Install manual drains.
B. PVC pipe joints, solvent welded except as indicated. Cut pipe square, deburr, wipe from surface all saw chips, dust, dirt, moisture and any foreign matter which may contaminate the cemented joint. Apply cleaner/primer and solvent cement, make joints in accordance with manufacturer's recommendations. Use Teflon thread sealant (tape) at all threaded joints.
C. Contractor shall size pipe according to schedule provided. Flow velocities shall not exceed 5 feet/second in all cases. Lateral lines shall be laid out and installed per zone to balance the pressure loss and provide minimum fluctuation in system operating pressures.

Pipe Size	Pipe Section	Pipe Size	Pipe Section
3/4"	0-9 GPM	1 1/2"	26-34 GPM
1"	10-17 GPM	2"	35-50 GPM
1 1/4"	18-25 GPM	2 1/2"	51-80 GPM

D. Techline Drip Line: Place in shallow furrow at 1"-2" below finish topsoil grade, below layer of specified mulch. Lay in uniform grid pattern in groundcover/shrub areas (rows 18"-24" apart max). Coil 20 linear feet at each balled and burlapped tree around base and to allow for tree removal if required. Staple drip line every 36" max. Flush all lines with full head of water prior to installation of flush valves at end of circuit runs.
E. Flush Valves: Install flush valve at end of each drip line run.

3.8 SPRINKLER HEADS
A. Flush circuit lines with full head of water prior to head installation.
1. Install heads at level with mulch
2. Locate part-circle shrubbery heads to maintain a minimum distance of six inches (6") from walls and four inches (4") from other boundaries unless otherwise indicated. Keep overspray to a minimum.

3.9 CONTROL WIRE INSTALLATION
A. Bury wires beside or below main line pipe in same trench.
B. Bundle multiple wires together with tape at ten feet (10') maximum intervals.
C. Provide 36 inch loop in wires at each valve where controls are connected and at 100' maximum intervals between.
D. Make all electrical joints (splices) in boxes only. Make electrical joints waterproof. Scotch-Lock connectors, or approved.

3.10 AUTOMATIC CONTROLLER
A. Install on site as approved. Verify location with Owner Representative.
B. Install typewritten legend inside controller door.

3.11 TESTING
A. Do not allow or cause any work of this Section to be covered up or enclosed until it has been inspected and tested.
B. Pressure testing:
1. Make necessary provision for thoroughly bleeding the line of air and debris.
2. Before testing, cap all risers, and install all valves.
3. Fill all main supply lines with water. Pressurize to 100 psi. Close air supply and test for leakage. Test shall be approved if no greater than 5 psi loss occurs in 15 minutes.
4. Fill all zone lines with water to static pressure. Hold for 15 minutes. Inspect for leakage.
5. Contractor shall provide all required testing equipment and personnel. Test shall be performed in presence of Architect. Contractor shall make notice of test (48) hours in advance.
6. Provide required testing equipment and personnel.
7. Repair leaks, and retest until acceptance by the Architect.
C. Coverage inspection: upon completion of all systems, perform a coverage test to determine if coverage of water afforded all areas is complete, adequate and uniform. Change heads, nozzles, orifices and/or adjustment as directed to provide uniform coverage.
D. Final inspection:
1. Clean, adjust, and balance all systems. Verify that:
a. Remote control valves are properly balanced;
b. Heads are properly adjusted for radius and arc of coverage;
c. The installed system is workable, clean and efficient.
E. Winterization: Winterize system at the end of the season. Review procedures with Owner Representative.

END OF SECTION

City of Caldwell
APPROVED FOR CONSTRUCTION
This plan and/or specifications have been reviewed and conform to the City's construction specifications. This review does not relieve the owner, engineer, or contractor of the responsibility to design and/or construct these facilities in compliance with all current applicable federal, state, and local laws, rules, regulations, ordinances, orders of decisions, development agreements, or specifications. Inconsistencies not isolated by City staff shall not be construed as approved unless specifically addressed as a variance and granted by City Council as a variance. The City retains the right to enforce provisions of said document and policies even if inconsistencies are not noted by the City. Any revisions of these approved plans will require a resubmittal for a full review and approval.
Name: Martin Gergen

Issue Description	Date
ISSUE	8-21-25

STATE OF IDAHO — Kimberly Rae Fitzgerald — LICENSED LANDSCAPE ARCHITECT

JENSENBELTS ASSOCIATES
Site Planning
Landscape Architecture
1509 Tyrell Lane, Ste 130
Boise, Idaho 83706
Ph. (208) 343-7175
www.jensenbelts.com

CHESTNUT HEIGHTS No.4
CALDWELL, ID
FINAL PLAT LANDSCAPE PLAN

Job Number 2156

Drawn	Checked
JJN	KCS
Scale	AS SHOWN

Sheet Title
LANDSCAPE SPECIFICATIONS

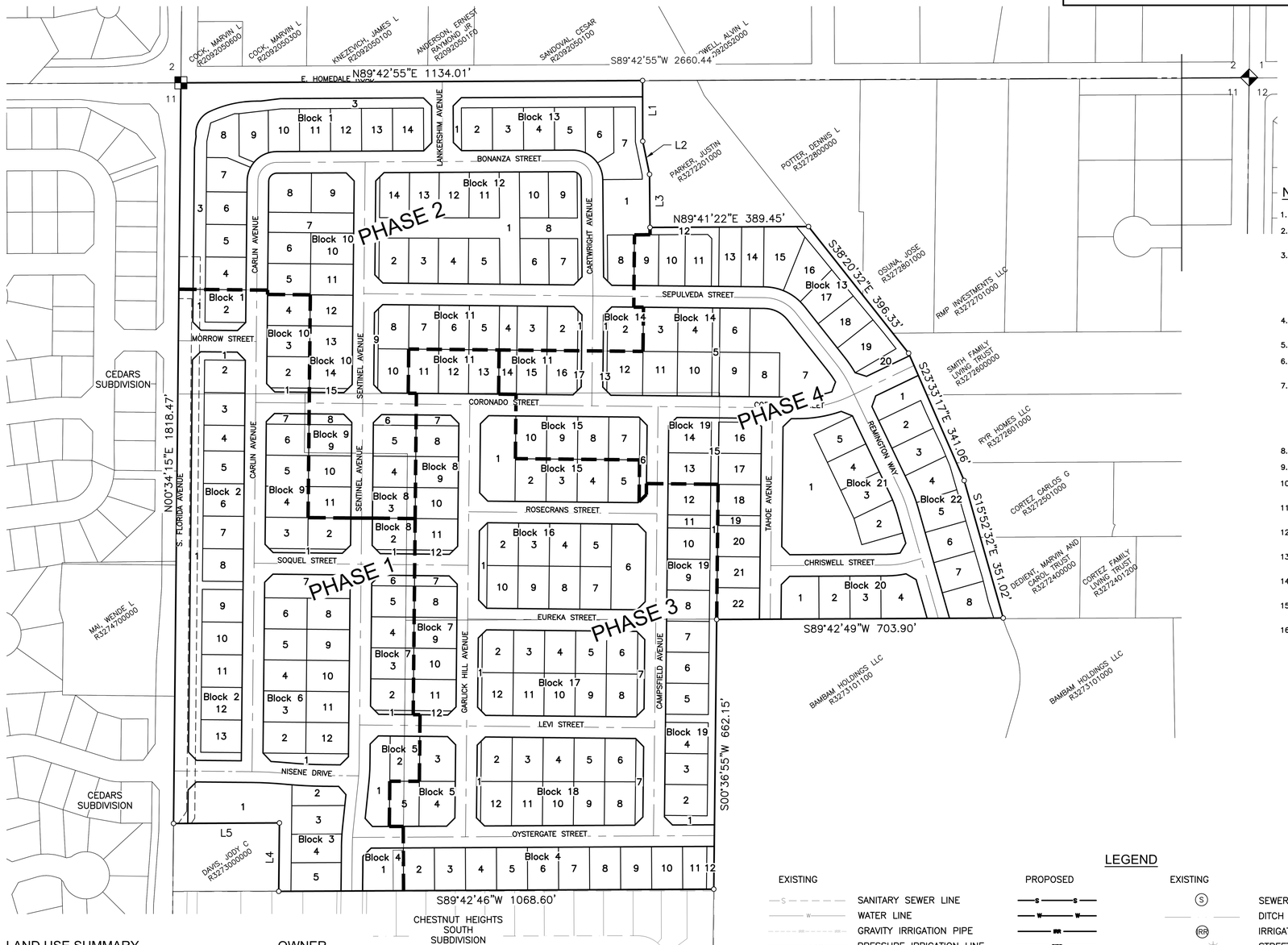
Sheet Number
L6
7 of 7 Sheets

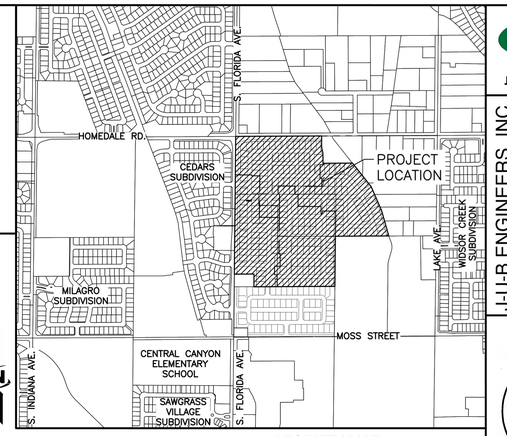
PRELIMINARY PLAT FOR

CHESTNUT HEIGHTS SUBDIVISION

A PARCEL OF LAND SITUATE IN THE NORTHEAST QUARTER OF SECTION 11,
TOWNSHIP 3 NORTH, RANGE 3 WEST, BOISE MERIDIAN,

CALDWELL, IDAHO
2023





VICINITY MAP
SCALE: 1"=1000'

NOTES

1. CONTOUR AND SPOT ELEVATION DATA IS REFERENCED TO NAVD88 VERTICAL DATUM.
2. ALL STREETS PROPOSED IN THIS DEVELOPMENT ARE PUBLIC STREETS AND SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF CALDWELL STANDARDS FOR PUBLIC STREETS WITH A MINIMUM GRADIENT OF 0.40%.
3. ALL LOTS ARE RESIDENTIAL BUILDING LOTS EXCEPT LOTS 1, 3, AND 8 OF BLOCK 1, LOTS 1 AND 4 OF BLOCK 2, LOTS 1 AND 2 OF BLOCK 3, LOTS 11 AND 12 OF BLOCK 4, LOT 1 OF BLOCK 5, LOTS 1 AND 7 OF BLOCK 6, LOTS 1, 6, 7, AND 12 OF BLOCK 7, LOTS 1, 6, 7, AND 12 OF BLOCK 8, LOTS 1, 7, AND 8 OF BLOCK 9, LOTS I, 7, AND 15 OF BLOCK 10, LOTS 1, 4, 9, 14, AND 17 OF BLOCK 11, LOTS 1 AND 8 OF BLOCK 12, LOTS 1, 7, 12, AND 20 OF BLOCK 13, LOT 1, 5, 7, AND 13 OF BLOCK 14, LOTS 1 AND 6 OF BLOCK 15, LOTS 1 AND 6 OF BLOCK 16, LOTS 1 AND 7 OF BLOCK 17, LOTS 1 AND 7 OF BLOCK 18, LOTS 1, 11, 15, AND 19 OF BLOCK 19, LOT 1 OF BLOCK 21, AND LOT 1 OF BLOCK 22, WHICH ARE COMMON AREA\DRAINAGE STORAGE LOTS.
4. STORMWATER RUN–OFF GENERATED ON THIS SITE SHALL HAVE A QUALITY CONTROL TREATMENT PRIOR TO BEING CONVEYED TO ONSITE STORAGE FACILITIES.
5. PUBLIC UTILITIES SHALL INCLUDE WATER, SEWER, ELECTRIC POWER, NATURAL GAS, TELEPHONE, AND CABLE TELEVISION.
6. THIS SUBDIVISION WILL RECEIVE PRESSURIZED IRRIGATION FROM THE CONSTRUCTED PRESSURE IRRIGATION SYSTEM AND SHALL BE MAINTAINED AND OPERATED BY CITY OF CALDWELL.
7. THIS DEVELOPMENT RECOGNIZES SECTION 22–4503 OF IDAHO CODE, RIGHT TO FARM ACT, WHICH STATES, "NO AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC, BY ANY CHANGED CONDITIONS IN OR ABOUT THE SURROUNDING NONAGRICULTURAL ACTIVITIES AFTER IT HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR, WHEN THE OPERATION, FACILITY OR EXPANSION WAS NOT A NUISANCE AT THE TIME IT BEGAN OR WAS CONSTRUCTED. THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHEN A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF AN AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF."
8. DOMESTIC AND FIRE PROTECTION WATER SHALL BE PROVIDED BY THE CITY OF CALDWELL.
9. SANITARY SEWER COLLECTION SHALL BE PROVIDED BY THE CITY OF CALDWELL.
10. IRRIGATION DITCHES THROUGH THE PROJECT SHALL BE PIPED WHERE THEY CROSS ROADWAYS WITH ALL STRUCTURES LOCATED BEYOND ANY PUBLIC RIGHT–OF–WAY.
11. LANDSCAPED COMMON LOTS ARE LOCATED THROUGHOUT THE PROJECT AND ARE IDENTIFIED ON THE PLAN. THESE LOTS SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
12. BUILDING SETBACKS AND DIMENSIONAL STANDARDS SHALL BE IN ACCORDANCE WITH THE CITY OF CALDWELL STANDARDS IN EFFECT AT THE TIME OF DEVELOPMENT.
13. ANY RE–SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN AFFECT AT THE TIME OF THE RE–SUBDIVISION.
14. THE OWNER SHALL COMPLY WITH IDAHO CODE, SECTION 31–3805 OR ITS PROVISIONS THAT MAY APPLY TO IRRIGATION RIGHTS.
15. THIS PROPERTY IS IN ZONE X OF THE FLOOD INSURANCE RATE MAPS NO. 16027C0375 F, COMMUNITY PANEL NO. 0375 F WHICH BEARS AN EFFECTIVE DATE OF MAY 24, 2011 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.
16. THIS PRELIMINARY PLAT MEETS THE REQUIREMENTS OF CITY OF CALDWELL CODE WITH NO EXCEPTIONS NOTED PER THE BEST OF THE PREPARER'S KNOWLEDGE.

LAND USE SUMMARY

TOTAL AREA:	69.43 AC.
TOTAL LOTS:	258 LOTS
RESIDENTIAL LOTS:	203 LOTS
COMMON AREA LOTS:	31 LOTS
DRAINAGE LOTS	24 LOTS
RESIDENTIAL DENSITY:	2.92 DU/AC
TOTAL COMMON AREA:	11.14 AC. (16.04%)
QUALIFIED COMMON AREA:	4.18 AC. (6.02%)
AVERAGE LOT SIZE:	8,187 S.F.
SMALLEST LOT:	8,000 S.F.
EXISTING ZONE:	R–1
PROPOSED ZONING:	R–1

OWNER
CHALLENGER DEVELOPMENT
1977 OVERLAND DR.
MERIDIAN, ID 83642

OWNER
OPEN DOOR RENTALS LLC
1977 E. OVERLAND DR.
MERIDIAN, ID 83642

OWNER
COREY BARTON
1977 E. OVERLAND DR.
MERIDIAN, ID 83642

DEVELOPER
TRILOGY DEVELOPMENT
SHAWN BROWNLEE
9839 W. CABLE CAR ST.
SUITE #101
BOISE, IDAHO 83709
208–895–8858

CIVIL ENGINEER
MATT E. PRICE, P.E.
J–U–B ENGINEERS
2760 W. EXCURSION LN.
STE. 400
MERIDIAN, ID 83642
208–376–7330

LAND SURVEYOR
TIMOTHY HARRIGAN, PLS
J–U–B ENGINEERS, INC.
2760 W. EXCURSION LN.
STE. 400
MERIDIAN, ID 83642
208–376–7330

LEGEND

EXISTING	PROPOSED	
S	S	SANITARY SEWER LINE
W	W	WATER LINE
IRR	IRR	GRAVITY IRRIGATION PIPE
PRR	PRR	PRESSURE IRRIGATION LINE
SD	SD	STORM DRAIN LINE
		CENTERLINE
		LOT LINE
		6" VERTICAL CURB & GUTTER
		ROLLED CURB & GUTTER
		5' SIDEWALK

EXISTING	PROPOSED	
S	S	SEWER MANHOLE
		DITCH FLOW LINE
RR	RR	IRRIGATION MANHOLE
		STREET LIGHT
		TREE DECIDUOUS
		TREE CONIFER
EP	EP	EDGE OF PAVEMENT
G	G	GAS LINE
X	X	FENCE LINE
		FIRE HYDRANT
2650		5' CONTOUR LINE
2651		1' CONTOUR LINE

0 150 300
SCALE IN FEET

BOUNDARY CERTIFICATION

PROFESSIONAL LAND SURVEYOR LICENSED 17665 STATE OF IDAHO TIMOTHY HARRIGAN
5/11/2023

J-U-B ENGINEERS, INC.
2760 W. Excursion Lane
Suite 400
Meridian, ID 83642
Phone: 208.376.7330
www.jub.com

PROFESSIONAL ENGINEER REGISTERED 17704 STATE OF IDAHO MATT E. PRICE
5/11/2023

REUSE OF DRAWINGS
J-U-B SHALL RETAIN ALL COMMON LAW, STATUTORY, COPYRIGHT AND OTHER RESERVED RIGHTS OF THESE DRAWINGS, AND THE SAME SHALL NOT BE REUSED WITHOUT J-U-B'S PRIOR WRITTEN CONSENT. ANY REUSE WITHOUT WRITTEN CONSENT BY J-U-B WILL BE AT CLIENTS SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO J-U-B

NO.	DESCRIPTION	BY	APPR.	DATE
	REVISION			

CHESTNUT HEIGHTS SUBDIVISION
CALDWELL, IDAHO

BOUNDARY AND PROJECT INFORMATION

FILE: 10-21-067_PRE-PLAT
JUB PROJ. #: 10-21-067
DRAWN BY: SAS
DESIGN BY: MEP
CHECKED BY: MEP
ONE INCH
AT FULL SIZE, IF NOT ONE INCH, SCALE ACCORDINGLY
LAST UPDATED: 5/11/2023

SHEET NUMBER:
PP-01

Plot Date:5/11/2023 11:40 AM Plotted By: Timothy Harrigan
Date Created:5/11/2023 \\UB.COM\CENTRAL\CLIENTS\DTRILOGY\PROJECTS\10-21-067_CHESTNUTHEIGHTSPREPLAT\DESIGN\CAD\SHEET\10-21-067_PRE-PLAT.DWG

PARCEL AREA TABLE						
PARCEL NAME	SQUARE FEET	ACRES	TYPE	USE	% QUALIFIED	QUALIFIED TOTAL
LOT 14 BLOCK 11	4688 - OPEN Q	0.11 OPEN Q	COMMON	OPEN SPACE	100 OPEN	0.11
LOT 17 BLOCK 11	935 - BUFFER NQ	0.02 BUFFER NQ	COMMON	BUFFER	0 BUFFER	0.00
LOT 12 BLOCK 13	5506 - OPEN Q	0.13 OPEN Q	COMMON	OPEN SPACE	100 OPEN	0.13
LOT 20 BLOCK 13	8085 - GIRR NQ 2894 - BUFFER Q	0.19 GIRR NQ 0.07 BUFFER Q	COMMON	GIRR BUFFER	0 GIRR 100 BUFFER	0.07
LOT 3 BLOCK 14	3904 - OPEN Q	0.09 OPEN Q	COMMON	OPEN SPACE	100 OPEN	0.09
LOT 5 BLOCK 14	23400 - DRAIN NQ	0.54 DRAIN NQ	COMMON	DRAINAGE	0 DRAIN	0.00
LOT 11 BLOCK 14	934 - BUFFER NQ	0.02 BUFFER NQ	COMMON	BUFFER	0 BUFFER	000
LOT 7 BLOCK 15	2681 - BUFFER Q	0.06 BUFFER NQ	COMMON	BUFFER	100 BUFFER	0.06
LOT 3 BLOCK 19	1980 BUFFER Q 2754 - OPEN Q	0.05 BUFFER Q 0.06 OPEN Q	COMMON	BUFFER OPEN SPACE	100 BUFFER 100 OPEN	0.11
LOT 7 BLOCK 19	2625 - OPEN Q	0.06 OPEN Q	COMMON	OPEN SPACE	100 OPEN	0.06
LOT 1 BLOCK 21	15985 - DRAIN NQ 2439 - BUFFER Q 31401 OPEN Q	0.37 DRAIN NQ 0.06 OPEN Q 0.72 OPEN Q	COMMON	DRAINAGE BUFFER OPEN SPACE	0 DRAIN 100 BUFFER OPEN SPACE	0.78
LOT 1 BLOCK 22	13188 - GIRR NQ 6795 - BUFFER Q	0.30 GIRR NQ 0.16 BUFFER Q	COMMON	GIRR BUFFER	0 GIRR 100 BUFFER	0.16

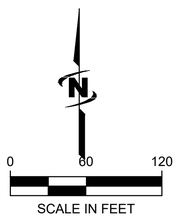
TOTAL AREA: 16.18 AC.
TOTAL COMMON AREA: 3.01 AC. (18.6%)
QUALIFIED COMMON AREA: 1.57 AC. (9.7%)

OPEN SPACE/BUFFER AREA

DRAINAGE AREA

GRAVITY IRRIGATION EASEMENT





J-U-B ENGINEERS, INC.

J-U-B ENGINEERS, INC.
2760 W. Excursion Ln.
Suite 400
Meridian, ID 83642
Phone: 208.376.7330
www.jub.com

REUSE OF DRAWINGS
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NO.	DESCRIPTION	BY	APPR.	DATE
	REVISION			

CHESTNUT HEIGHTS SUBDIVISION NO. 4
CALDWELL, IDAHO

OPEN SPACE EXHIBIT

FILE : CHESTNUT 4 OPEN SPACE EXHIBIT
JUB PROJ. # : 10-23-045
DRAWN BY: EE
DESIGN BY: ###
CHECKED BY: MEP
ONE INCH
AT FULL SIZE, IF NOT ONE INCH, SCALE ACCORDINGLY
LAST UPDATED: 9/8/2025

SHEET NUMBER:
1

Plot Date:9/9/2025 10:27 AM Plotted By: Everett Earnest
Date Created:9/8/2025 \\UB.COM\CENTRAL\CLIENTS\ID\TRILOGY\PROJECTS\09-25-021_CHESTNUT\HEIGHTSSUB4\CAD\EXHIBITS\OPEN SPACE\CHESTNUT 4 OPEN SPACE EXHIBIT.DWG

Regular **Item:** 27.

Memorandum

To:

City Council

Meeting Date:

April 6, 2026

Item Name:

Appointment of Sean Blackwell to the Historic Preservation Commission for Term #1.

Summary Statement:

Recommended Action:

Budget:

Cost Impact:
Funding Source:
Timeline:

Attachments:

1. Sean Blackwell Letter of Interest - Historic Preservation Commission
2. Blackwell New Member - HPC
3. Sean Blackwell CV
4. Sean Blackwell Historic Preservation Commission Application

Dr. Sean Blackwell
2407 College Avenue
Caldwell, ID 83605

21 March 2026

Mayor Eric Phillips
205 South 6th Avenue
Caldwell, ID 83605

Dear Mayor Phillips,

Councilman Geoff Williams recently reached out to inform me of at least one vacancy on the Historic Preservation Commission and asked if I was interested and ready to serve. I am. Caldwell has given my family so much and I am eager to find ways to give back to this wonderful city.

What connects me to Caldwell? I have had the honor of working for just shy of ten years as a professor at The College of Idaho, where I chair the Anthropology, Sociology, & Criminology Department and lead our Criminology programs. I also have the honor of, unlike many of my colleagues, *living* in Caldwell, just two blocks from campus in the Mountain View Addition. We may not be as fancy as the Steunenberg District, but we're definitely more 'eventful'!

In my role as a professor, I have had numerous opportunities to work with local government agencies and actors. I co-led a three-year student research project called the "Farmway Village Research Collective", for which an annual cohort of four students designed, conducted, and presented year-long research projects about affordable housing, Farmway Village resident issues, and related topics. I worked for many years with the 2CKids Succeed Initiative, which is a cooperative comprised of local government, non-profit, and religious leaders dedicated to reducing Adverse Childhood Experiences (ACEs) among our youth. Our impactful work gained PBS' attention and we became the subject of a documentary called, "Resilient Idaho". Third District Judge Gene Petty invited me to participate in the Sequential Intercept Mapping Project to help identify crossroads, overlaps, and connections across the criminal justice system to streamline services and help reduce recidivism through appropriate programming and treatment. I have also helped organize and speak at multiple community forums – the most recent of these were two forums on education and housing led by the Caldwell Chamber of Commerce. These are just a few examples of the diverse opportunities I have had to serve our community. Serving on the Historic Preservation Commission is an exciting 'next step' in working with our city leaders and fellow citizens to protect our legacy from the force of rapacious development.

Although I tend to embrace growth and the opportunities that can bring for Caldwell, I think we must not allow that growth to erase our historical legacies. History is about more than just 'cool' brick buildings and statues of dead politicians – it is about recognizing and honoring those who have shepherded this city through many great (and dark) chapters, about ensuring our young people can appreciate, understand, and come to value those echoes of our past as much we have. If we lose sight of that past and fail to preserve it at every turn, then we risk becoming just another plastic Boise suburb. And that would profane our forebears' work.

I welcome any opportunity to speak further with you about this position. The attached volunteer application and *curriculum vita* contain extensive evidence to support my suitability for the role. Thank you for your time and consideration.

Respectfully,

Dr. Sean Blackwell

NEW MEMBER
Recommendation

Please attach letter(s) of interest on the volunteer application from the interested citizen(s) concerning the open position(s).

Name of Commission or Committee: Historic Preservation Commission

Name: Dr. Sean Blackwell
Address: 2407 College Ave.
City: Caldwell **Zip:** 83605
E-mail Address: seanblackwell@gmail.com **Phone:** 208-585-8737
Term Expiration: December 31, 2028

Name: _____
Address: _____
City: _____ **Zip:** _____
E-mail Address: _____ **Phone:** _____
Term Expiration: _____

Name: _____
Address: _____
City: _____ **Zip:** _____
E-mail Address: _____ **Phone:** _____
Term Expiration: _____

Name: _____
Address: _____
City: _____ **Zip:** _____
E-mail Address: _____ **Phone:** _____
Term Expiration: _____

SEAN BLACKWELL

2407 College Avenue
Caldwell, ID 83605
seanbblackwell@gmail.com
(208) 585-8737 (Mobile)
(208) 459-5068 (Office)

The College of Idaho
Department of Anthropology & Sociology
2112 Cleveland Boulevard
Caldwell, ID 83605
sblackwell@collegeofidaho.edu

EDUCATION

2024 - Ph.D., Criminology
University of Leicester – Leicester, United Kingdom
Dissertation "Documents and Artifacts: Exploring Community Corrections Training and Culture Amidst Criminal Legal Reform"
Supervisors Dr. Gina Fox [Chair], Professor Sam King, Dr. Rita Shah

2015 - Felony Probation & Parole Certification
Idaho Peace Officer Standards & Training – Meridian, ID

2010 - M.Sc. with Merit, Sociology of Crime, Control, and Globalization
The London School of Economics & Political Science – London, United Kingdom
Thesis "Torture in the War on Terror" [Awarded 'Distinction']
Supervisors Professor Paddy Rawlinson [Chair], Professor Dick Hobbs

2009 - B.S., Criminal Justice
Texas Christian University – Fort Worth, TX
Honors Thesis "Praise God and Pass the Blanket – A Brief Look at Spirituality in a Homeless Shelter"
Summa cum Laude with Departmental Honors

ACADEMIC APPOINTMENTS

The College of Idaho - Department of Anthropology & Sociology
2022-Present Assistant Professor of Sociology and Anthropology & Sociology Department Chair
2018-2022 Sociology & Criminal Justice Instructor
2016-2018 Sociology & Criminal Justice Visiting Instructor

PUBLICATIONS

2024 **Blackwell, S.** "Documents and Artifacts: Exploring Community Corrections Training and Culture Amidst Criminal Legal Reform". Doctoral dissertation published on the University of Leicester Research Repository.

2021 **Blackwell, S.** "'Guys, Get Your Guns Out!'": An Autobiographical Account of a US Community Corrections Training Academy. *Probation Journal*, 68(3), pp. 330-346.

2021 Thomsen, J., Thomsen, B., Copeland, K., Coose, S., **Blackwell, S.**, and Dante, V. "Social Enterprise as a Model to Improve Live Release and Euthanasia Rates in Animal Shelters. *Frontiers in Veterinary Science*, 20 April 2021. Open Access.

2019 **Blackwell, S.** Book Review: Mark Hamm and Ramon Spaaij, *The Age of Lone Wolf Terrorism*. *Crime, Media, Culture*, 15(2), pp. 391-393.

2011 **Blackwell, S.** and Giachetti, D. "Drinking Games: Alcohol Abuse and Overdose" Teacher's Resource Book. Mount Kisco, NY: Human Relations Media, Inc.

2011 **Blackwell, S.** et al. "'Coming Out' In School - What Does it Mean?" Teacher's Resource Book. Mount Kisco, NY: Human Relations Media, Inc.

2008 **Blackwell, S.** and Burns, R.G. "Law Enforcement Responses to Burglar Alarms in Texas". *Southwest Journal of Criminal Justice*, 5(2), pp. 158-169.

WORKS UNDER REVIEW AND IN PROGRESS

Under Review

Blackwell, S. "Scaling the Blue Wall of Silence: Practitioners and Parole Research" **Invited Book Chapter** under final review with Routledge, March 2026.

Blackwell, S. *Reform and Resistance: Community Corrections Officer Culture and (Thwarted) Change*. **Monograph Proposal Under Review** with Temple University Press, February 2026.

Villar, D. et al. (including **Blackwell, S.**) "Integrating Business and Conservation Research: A Guide to Mixed Methods for Ecologists". **Under Second Review after Revision** with *Methods in Ecology & Evolution* July, 2025.

Thomsen, B. et al. (including **Blackwell, S.**) "Multispecies Ethnography as a Pathway for Translational Ecology: a Methodological Approach to Foreground Nonhumans in Applied Ecology". **Under Second Review after Revision** with *People & Nature* July, 2025.

In Progress

Thomsen, B. et al (including **Blackwell, S.**) "Research Pack or Lone Wolf?: On Co-producing Just, Equitable, Diverse, and Inclusive Knowledge" **Final Preparations for Submission** August, 2025.

Blackwell, S., Stanciu, J., Wallin-Ruschman, J., and Weiss, A. "Sincerity is a Talisman Warding Off Evil Spirits: Reflection on the Farmway Village Research Collective". **Data Collection Stage** September, 2025.

AWARDS AND HONORS

2019 University of Leicester Doctoral College Images of Research Competition Finalist
2019 The College of Idaho Senior Legacy Professor of Year
2017 University of Leicester Doctoral College Images of Research Competition Finalist
2017 *Kappa Alpha Theta* Professor of the Week
2015-2016 Idaho Department of Correction Red Hand Award for Performance & Teamwork
2015 Idaho Peace Officer Standards & Training Marksmanship Award
2011 *Boise Weekly* Monochrome Photography Contest – 1st place, 2nd place, and Honorable Mention
2008 Texas Christian University Department of Anthropology, Sociology, & Criminal Justice Senior Scholar – Voted Top Student by Faculty

GRANTS AND SCHOLARSHIPS

2023 College of Idaho Community Engagement Course Enhancement Award – "Housing" - $1,000
2021-2024 Caldwell Housing Authority Farmway Village Research Project Grant - $36,000 per year – free housing and $650/month stipend for four College of Idaho students [Total: $108,000].
2021 Wells Fargo Representation, Inclusion, & Equity Implementation Grant - "Intersectional Pedagogy" - $3,000

2020 Wells Fargo Representation, Inclusion, & Equity Planning Grant - "Intersectional Pedagogy" - $4,500
2019 Jolley Fund Grant - "Video Ethnography" - $1,885.50
2018 Mellon Digital Liberal Arts Travel Grant - "Video Ethnography" - $560
2018 Mellon Digital Liberal Arts Implementation Grant - "Video Ethnography" - $6,979.53
2018 *The Journal of Critical Sociology* Graduate Student Travel Grant - $750
2017 University of Leicester Postgraduate International Excellence Scholarship - £15,000
2016 Idaho Conference on Alcohol & Drug Dependency Millennium Scholar - Undisclosed

INVITED TALKS, LEADERSHIP ROLES, AND EVENTS

2026 Invited qualitative methodology trainer for University of Maynooth, Ireland, undergraduate participants in a multi-disciplinary research project led by Kyle Gannon (University of Sydney).
2025 Invited co-organizer and presenter for the Sydney Environment Institute Sustainability Forum, held at the University of Sydney, Australia. Collaborated with co-leader Dr. Bastian Thomsen and other colleagues on the first stages of a global wildlife trafficking project and collaboration with the Illegal Wildlife Trafficking Research Group.
2025 Invited (virtual) guest speaker on community punishment for Dr. Kate O'Neill's "Criminal Punishment" course at the University of Iowa.
2023 Invited presenter for Idaho Law Enforcement Management Institute's 'Executive Leadership and Development for Idaho [Police] Chiefs and Sheriffs'. Delivered a paid training session entitled: "Legal Implications of Social Media Use". East Idaho Personnel.
2022 Invited co-presenter with Jodi Nafzger, J.D., for Idaho Law Enforcement Management Institute's 'Executive Leadership and Development for Idaho [Police] Chiefs and Sheriffs'. Delivered a paid training session titled: "Legal Implications of Social Media Use". Southwest Idaho Personnel.
2021 Filmed discussion of my 2CKids Succeed Initiative volunteer work for the University of Leicester's Department of Criminology
2019 Filmed guest lecture on US Criminal Justice for University of Leicester Department of Criminology's Global Punishment course

CONFERENCE ACTIVITY

2025 "Scaling the Blue Wall of Silence" for Virtual Workshop on Contemporary Parole Research. Invited Presenter.
2022 "Documents and Artifacts: Excavating Community Corrections Work through (an) Archive" for Virtual Workshop on Contemporary Parole Research. Invited Presenter.
2021 "Speaking Through the Power of Our Difference: Performance, Pedagogy, Intersectionality, Racism" with Dr. Kyle Cheesewright, Dr. Jen Wallin-Ruschman, Mahailla Emele, and Nadia Rahimatpure at Society for Community Research & Action Biennial Conference – Online due to COVID-19 Pandemic. Presenter.
2018 "Culture, Image, & Narrative: Identity & Meaning-Making Among Community Corrections Officers and Supervised Felons" at New Directions in Critical Criminology Conference - Eastern Kentucky University – Richmond, KY. Presenter.
2018 "*The Age of Lone Wolf Terrorism* Book Review Panel" at New Directions in Critical Criminology Conference – Eastern Kentucky University – Richmond, KY. Panelist.
2017 "Criminal Justice: Liberal Arts Pedagogy and Experiential Learning" with Prof. Diane Raptosh at American Society of Criminology Annual Meeting – Philadelphia, PA. Presenter.
2008 "Law Enforcement Responses to Burglar Alarms in Texas" with Dr. Ron Burns at Southwest Association of Criminal Justice Annual Meeting – Fort Worth, TX. Presenter.
2007 Cyber Crime Panel - "On the Edge: Transgression & The Dangerous Other" Critical Criminology Conference – John Jay College of Criminal Justice – New York, NY. Panel Chair

CAMPUS TALKS

2024	Invited Panelist for three nights of College of Idaho theater production: "The Amish Project" to discuss school shootings, forgiveness, and restorative justice
2023	Invited Speaker for Public Sphere Club – "Criminal Legal Systems: Diversity, Abolition, & Reform"
2022	Invited Panelist for AFRO Club Criminal Justice Forum – College of Idaho MLK Day Program
2020	Invited Panelist for Dean's Forum on Homelessness – College of Idaho MLK Day Program
2019	"Halloween" - College of Idaho First-Year Experience 'Brain Food' Program
2017	"Diversity: Othering and Borderlands" - College of Idaho Ad Hoc Student Group
2017	"Clowns" - College of Idaho First-Year Experience 'Brain Food' Program
2017	Panelist for First Year Experience Book Program: *Just Mercy*

TEACHING EXPERIENCE

Sociology

2016-2022 – Faculty Sponsor for 7 student internships[1]
2016-2025 – Faculty Supervisor for 31 student independent studies

Introduction to Sociology	*In-Person*: Fall 2017, Spring 2018, Fall 2018, Spring 2019; Fall 2025 *Online Asynchronous*: Summer 2017, Summer 2018, Summer 2019, Summer 2020, Summer 2021, Summer 2022, Summer 2023; Summer 2024; Summer 2025; Fall 2025
Family Sociology	Spring 2019; Spring 2024; Spring 2025
Seminar in Social Research	Fall 2019, Fall 2022
Intersectionality	Spring 2017, Spring 2020 [Face-to-Face/Microsoft Teams], Spring 2021 [Microsoft Teams], Spring 2022
Death, Dying, & Bereavement	Fall 2020 [Microsoft Teams], Fall 2021, Fall 2022
Human Service Minor Portfolio	Spring 2019, Spring 2021 [Microsoft Teams]
Anthropology & Sociology Minor Portfolio	Spring 2019, Spring 2023
Senior Seminar in Sociology & Anthropology	Spring 2023
Topics: The Housing Crisis	Winter 2024; Winter 2025; Spring 2026
Power & Identity	Spring 2024
Topics: War & Militaries	Fall 2024
Topics: Horror & Culture	Spring 2026

Criminology & Criminal Justice

2016-2022 – Faculty Sponsor for 9 student internships
2016-2026 – Faculty Supervisor for 13 student independent studies

Introduction to Criminal Justice	Fall 2016, Spring 2017, Spring 2018, Fall 2018, Spring 2020 [Face-to-Face/Microsoft Teams], Spring 2021 [Microsoft Teams], Spring 2022, Spring 2023; Fall 2023; Fall 2024; Spring 2025; Fall 2025
Community Corrections	Fall 2016, Fall 2018, Fall 2019, Fall 2020 [Microsoft Teams], Fall 2021; Spring 2024
Criminology	Fall 2016, Spring 2017, Fall 2017, Spring 2018, Spring 2019, Spring 2020 [Face-to-Face/Microsoft Teams], Spring 2021 [Microsoft Teams], Spring 2022, Spring 2023; Spring 2025; Spring 2026 [In Development]
Cultural Criminology	Fall 2017, Fall 2019, Fall 2020 [Microsoft Teams], Fall 2021, Fall 2022; Fall 2024

[1] As of Fall 2022, professors no longer supervise internships.

Comparative Justice Systems	Winter 2017, Winter 2018, Winter 2020, Winter 2022
Topics: Serial Killers	May 2021 [Microsoft Teams], Winter 2023; Winter 2026
The Prison Experience	Winter 2019
Police & Society	Fall 2023; Fall 2025

SERVICE TO PROFESSION

2026	Chapter review for parole research collection, pending publication with Routledge
2025-Present	Invited external doctoral committee member for Alex Muir – Northwest Nazarene University
2025	Manuscript review for *Human-Animal Interactions*
2024	Textbook review for Cognella Academic Publishing
2024	Textbook review for Rowman & Littlefield
2023	Manuscript review for *Journal of Criminal Justice*
2021-2022	Manuscript review for *Law & Social Inquiry*
2019	Manuscript review for *Social Justice: A Journal of Crime, Conflict, & World Order*

DEPARTMENTAL AND COLLEGE SERVICE

2026	Faculty participant for Academic Advising Coordinator Search candidate meetings
2026	Katherine Albertson Scholarship Competition: Conducted 2 interviews
2025	Katherine Albertson Scholarship Competition: Scored 11 essays
2024	Researched, assembled, and successfully proposed the College's first Criminology Major
2024	Hosted Caldwell High School students for a recorded class observation and post-class interview
2024	PEAK Fair Department of Anthropology & Sociology Representative (1 Fair)
2024	Katherine Albertson Scholarship Competition: Scored 18 essays
2023	(Invited) Search Committee Member – Art Tenure-Track Assistant Professor
2023	PEAK Fair Department of Anthropology & Sociology Representative (2 Fairs)
2023	Co-Moderator – Student Research Conference – "Farmway Village Research Collective"
2023	Trained J-Board on Interview and Deception Detection Techniques
2023	Invited Faculty Representative for Spring New Student Orientation
2022-Pres.	Department Chair – Anthropology & Sociology [Two Three-Year Terms]
2022-2024	Invited Member of College of Idaho's Faculty Indigenous Working Group
2022	Department of Anthropology & Sociology Anthropologist Search Committee Member
2022	Invited Faculty Representative for New International Student Orientation
2022	Co-Moderator – Student Research Conference - "Farmway Village Research Collective"
2022	PEAK Fair Department of Anthropology & Sociology Representative
2022	Katherine Albertson Scholarship Competition: Conducted 1 interview
2022	(Invited) Davis Project for Peace Faculty Sponsor
2021	PEAK Fair Department of Anthropology & Sociology Representative
2021	Chaired Student Research Conference "Representation" Panel
2021	Katherine Albertson Scholarship Competition: Conducted 11 interviews
2020	Department of Anthropology & Sociology Instructor Search Committee Member
2020	Student Research Conference Abstract Reviewer
2019	Katherine Albertson Scholarship Competition: Conducted 6 interviews and scored 10 essays
2019	(Invited) Consultant for College of Idaho campus leadership on mass shooter preparedness
2019	Department Chair - Anthropology & Sociology [Spring]
2019	Piloted new teaching evaluations for SSPH Division
2019	PEAK Fair Department of Anthropology & Sociology Representative
2019	(Invited) College of Idaho 'Working Lunch" Collaborator with College of Western Idaho
2018	(Invited) Department of Psychology Visiting Assistant Professor Search Committee Member
2018	Katherine Albertson Scholarship Competition: Conducted 2 interviews
2018	(Invited) Consultant for College of Idaho Campus Safety Force Proposal
2018	(Invited) - Travelled with College of Idaho debate team to Oregon State Penitentiary competition and served as a Judge. Competition included justice-involved participants.

2018 (Invited) - Trained College of Idaho Resident Assistants in Motivational Interviewing
2018-2019 Minor Supervisor - Criminal Justice Studies
2017 (Invited) Teaching Evaluation Summer Task Force Member
2017 PEAK Fair Department of Anthropology & Sociology Representative
2017 Katherine Albertson Scholarship Competition: Conducted 2 interviews
2017 (Invited) Discussant with new faculty on campus culture and liberal arts teaching
2017 Collaborated with Anthropology & Sociology Department Chair and Departmental Assistant to hold a departmental movie night
2017 (Invited) Department of Business & Accounting Assistant Professor Search Candidate Breakfasts
2017 (Invited) Department of Psychology Visiting Assistant Professor Search Committee Member
2016-2024 Submitted 6 requested faculty evaluation letters and 1 evaluation letter as Department Chair
2017-2020 Assessment Committee – SSPH Division Representative
2016-2017 Department of Anthropology & Sociology External Review Contributor

EXTRACURRICULAR COLLEGE SERVICE

2026 Student interview: Housing
2025 Student interview: PEAK & Coyote Core curriculum
2025 Student interview: child media and psychology
2025 Faculty advisor for History of Middle Earth Club
2023-Pres. Faculty advisor for College of Idaho Gender-Sexuality Campus Alliance
2023-2025 Faculty advisor for Yote PACC (Politically Active College Campus)
2025 Student interview: foster care
2025 Student interview: high-impact criminal justice courses and pedagogy
2022-2023 Faculty advisor for College of Idaho Students for Sensible Drug Policy chapter
2023-2024 Faculty advisor for College of Idaho Dye Club
2023 Reviewer for two Fulbright Fellowship applications, one of which was successful
2023 Student interview: balancing family and work obligations
2022 Student interview: barriers to utilizing workplace benefits (especially for parents)
2022 Student interview: Interfaith Sanctuary relocation resistance and housing issues
2020-2021 Faculty advisor for College of Idaho Gender-Sexuality Campus Alliance
2020 Student interview: my professional background and PhD research
2020 Student interview: parenting teenagers
2020 Student interview: parenting young children
2019-2020 Faculty advisor for College of Idaho Horror Club
2019 Student interview: the death penalty
2019 Student interview: early modern criminology
2019 Student interview: campus diversity and inclusion
2017 Invited "Ms. C of I" judge for charity fundraising
2017 Student interview: international student issues
2017 Student interview: crime and the media
2016-2025 Provided graduate school letters of recommendation for 33 students, graduate school letters of recommendation for 3 alumni, internship letters of recommendation for 3 students, 1 Gipson Honors Program reference, 1 [successful] Rhodes Scholarship recommendation, 1 letter of recommendation for a student nominated for the "Idaho Accomplished Under 40" award, and 18 alumni or current student employment references

COMMUNITY INVOLVEMENT & OUTREACH

2025 Invited subject matter expert consultant for film script, "The Ripper of Whitechapel" (*gratis*)
2025 Interview: Probation & Parole Culture, Policy, and Reform for a University of Iowa student project
2025 Canyon County Education Summit – Co-Organizer and "Table Captain" Discussant
2024 Canyon County Housing and Development Summit – Organizer and Sponsor

2022 Invited consultant with Idaho Department of Juvenile Corrections to discuss a College of Idaho partnership for a new community-based educational outreach initiative.

2022 Invited collaborator for the Third District Court Sequential Intercept Mapping project as part of its Mental Health Project. The 2-day meeting brought together numerous community leaders, such as law enforcement supervisors, mental health clinicians, public transport providers, social workers, the Nampa Mayor, the Canyon County Prosecutor, the Canyon County Public Defender, and others.

2020 As part of the 2CKids Succeed Initiative - co-authored a $1 million+ Micron grant proposal to promote Black leadership in Idaho through community restoration, equitable opportunities, and mitigating systemic bias and marginality. The outcome is pending, but we have been told the proposal looks favorable.

2020 Recruited College of Idaho Associated Student Body President to join the 2CKids Succeed Steering Committee, where he was given a prominent K-12 outreach leadership role.

2020 Invited by Nampa Public Library to deliver a talk: "Crime and Urbanization" as part of Smithsonian Institute travelling exhibit. Cancelled due to the COVID-19 pandemic.

2017 Volunteer for two-day Warrior's Rock climbing event for disabled combat veterans

2011-12 Volunteer for Nampa Public Library – book repair and media management

2007 Volunteer for Fort Worth "Project Homeless Connect"

MEDIA COVERAGE

2024 Interview: Idaho Harm Reduction Project and Boise Police Raid for *The Coyote*

2023 Interview: Nampa School District Dress Codes and Gang Enforcement in *Idaho Press*: Link

2023 Interview: Farmway Research Collective for College of Idaho newsletter

2021-Pres. College of Idaho Criminal Justice Subject Matter Expert for KIVI Channel 6

2021 Interview: Optum Idaho Adverse Childhood Experiences article

2021 Interview: for College of Idaho newsletter regarding PBS documentary, "Resilience: Hope Lives Here", in which I appear

2020 Interview & Teaching Demonstration: PBS documentary, "Resilience: Hope Lives Here"

2019 Interview: career experiences, for College of Idaho newsletter

2018 Interview: community corrections, for Boise State University criminal justice podcast

RELEVANT NON-ACADEMIC PROFESSIONAL EXPERIENCE

2014-2016 Senior Probation & Parole Officer
Idaho Department of Correction

2011-2013 Psycho-Social Rehabilitation Specialist, Team Leader, & Compliance Auditor
Community Outreach Counseling

PROFESSIONAL DEVELOPMENT, TRAINING, AND CERTIFICATIONS

2024 Intermountain Fair Housing Council – Addressing Hate in Idaho Training [Invited] – Boise, ID

2024 Crime, Death, and the Gothic Imagination Conference [Online – UK]

2024 National Association of Housing and Redevelopment Organizations Conference Fair Housing Training [Invited] – Caldwell, ID

2022 An Introduction to Qualitative Data Analysis with Dr. Johnny Saldana [Online]

2021 PCL-R Psychopathy Assessment Certification with Dr. Reid Meloy and Dr. Robert Hare [Online]

2021 Representation, Inclusion, and Equity with Dr. Tim Raines [Online]

2020 American Probation & Parole Association Training Institute – New Orleans, LA

2019 Collective Thriving Conference - "Child Marriage in Idaho" - Boise, ID

2019 Research Design & Skills Program – University of Leicester [Online]

2019 Assessment Essentials Workshop – Portland, OR

2019 Dean's Two-Day Pedagogy Workshop – The College of Idaho

2019 Spectacle Four-Day Filmmaking & Production Course – London, UK

2018 Four Digital Teaching Workshops with Dr. Suzanne Becking – The College of Idaho

2017 Resilience: The Biology of Stress and the Science of Hope – Boise, ID
2017 Two-Day Student Writing Development Training – The College of Idaho
2016 Idaho Conference on Alcohol & Drug Dependency – Boise, ID
2016 Detecting Deception – Nampa, ID
2015 Crime in Idaho – Outlaw Motorcycle Gangs & Domestic Terrorism – Boise, ID
2015-2016 Basic & Advanced Motivational Interviewing – Boise, ID
2014-2016 Arrest Techniques & Defensive Tactics – Use of Force (OC & Baton) - Boise, ID
2014-2016 Firearms – Marksmanship, Combat, Low-Light, & Active Shooter Scenarios – Boise, ID
2014 Crisis Intervention Training – Conflict Resolution & De-Escalation - Nampa, ID
2014 Level of Service Inventory (LSI-R) Certification – Boise, ID
2014 ASIST Suicide Prevention Certification – Boise, ID
2013 USPRA Children's Psychiatric Rehabilitation Certificate – Nampa, ID
2013 Child and Adult Functional Assessment Scale (CAFAS) Certification – Nampa, ID

TEACHING AREAS/COURSES PREPARED TO TEACH

Sociology
Introduction to Sociology
Sociological Theories
Death, Dying, Bereavement
Intersectionality
Family Sociology
Visual Sociology
Social Research Methods
Advanced Qualitative & Ethnographic Methods
Cultural Sociology

Criminology & Criminal Justice
Introduction to Criminal Justice
Police & Policing
Corrections – Prison & Community
Comparative Justice Systems
Criminology/Criminological Theories
Cultural Criminology
Serial Killers
Sexual Offenders & Offending
State Crime, Genocide, & Terrorism

PROFESSIONAL MEMBERSHIPS & AFFILIATIONS

2CKids Succeed Initiative - Board of Directors & Steering Committee [Emeritus]
International Association of Visual Culture
Law Enforcement Action Partnership
Alpha Phi Sigma – Criminal Justice Honors Society

REFERENCES

Scott Draper, PhD
Department of Anthropology & Sociology
The College of Idaho
sdraper@collegeofidaho.edu
(208) 392-7792

Jen Wallin-Ruschman, PhD
Department of Psychology/HIPs
The College of Idaho
jwallinruschman@collegeofidaho.edu
(229) 402-8432

Bastian Thomsen, PhD
University of Maynooth
Director – Business & Global Cultures
Bastian.thomsen@mu.ie
+353 87 164 0680

Caldwell City Councilman Mike Dittenber
Executive Director
Caldwell Housing Authority
mike@chaidaho.org
(208) 899-1593

Gina Fox, PhD
Department of Criminology
PhD Supervision Committee Chair
University of Leicester
gina.fox@leicester.ac.uk

Caldwell City Councilman Geoff Williams
(208) 515-1663

Application
City Council Appointed
Committee/Board Positions

	Airport Advisory Board		Design Review Commission
	Audit Committee		Impact Fee Advisory Committee
	Caldwell Housing Authority		Downtown Parking Advisory Board
	Golf Course Board	X	Historic Preservation Commission
	Library Board of Directors		Parks & Recreation Commission
	Planning & Zoning Commission		Senior Citizen Center Commission
	Traffic Commission		Youth Master Plan Committee
	Urban Renewal Agency Commission		Downtown Parking Advisory Board

Name: Dr. Sean Blackwell

Home Address: 2407 College Avenue Caldwell, ID 83605

Telephone: 208-585-8737 E-Mail: seanbblackwell@gmail.com

Occupation: Professor

Are you a resident of Caldwell? Yes [X] No [ ]

If not, do you live in Caldwell's area of impact? Yes [ ] No [ ]

Why do you want to become involved? Now that I have tenure and have become established in the community, I want to find ways to 'give back' to a city that has meant so much to me. I love living and working in Caldwell and would enjoy serving fellow residents.

Do you participate in any local service clubs or organizations? Yes [X] No [ ]

If so, please list: I served for many years on the advisory board for the 2CKids Succeed initiative. Numerous volunteer experiences as listed on CV.

What areas of city government are of most interest to you? I am most interested in learning about and playing a role in shaping Caldwell's rapid growth to ensure that we protect and preserve our historical legacy whilst embracing our city's bright future.

Have you participated in any level of volunteer government in the past? Yes [ ] No [X]

If so, please list: _____

Do you understand the time commitment required to serve in this capacity? Yes [X] No [ ]

Signature: Sean Blackwell Digitally signed by Sean Blackwell Date: 2026.03.21 23:50:09 -06'00' Date: 3/23/2026

Please attach a resume and letter of interest with the application and return to:

City Clerk's Office, City of Caldwell, P.O. Box 1179 (205 South 6th Avenue), Caldwell, ID 83606
Email: cityclerk@cityofcaldwell.org ——— Phone: (208) 455-4502 or 455-4656

Regular **Item:** 28.

Memorandum

To:

City Council

Meeting Date:

April 6, 2026

Item Name:

Appointment of Gilbert Maiuro to the Historic Preservation Commission for Term #1.

Summary Statement:

Recommended Action:

Budget:

Cost Impact:
Funding Source:
Timeline:

Attachments:

1. Maiura New Member - HPC
2. Gilbert Maiuro

NEW MEMBER
Recommendation

Please attach letter(s) of interest on the volunteer application from the interested citizen(s) concerning the open position(s).

Name of Commission or Committee: Historic Preservation Commission

Name: Gilbert Maiuro
Address: 611 S. 19th Ave.
City: Caldwell **Zip:** 83605
E-mail Address: gmaiuro@probstelectric.com **Phone:** 208-559-5262
Term Expiration: December 31, 2028

Name: _____
Address: _____
City: _____ **Zip:** _____
E-mail Address: _____ **Phone:** _____
Term Expiration: _____

Name: _____
Address: _____
City: _____ **Zip:** _____
E-mail Address: _____ **Phone:** _____
Term Expiration: _____

Name: _____
Address: _____
City: _____ **Zip:** _____
E-mail Address: _____ **Phone:** _____
Term Expiration: _____

RECEIVED BY
CALDWELL CITY CLERK
MAR 12 2026

Application
City Council Appointed Committee/Board Positions

	Airport Advisory Board		Design Review Commission
	Audit Committee		Impact Fee Advisory Committee
	Caldwell Housing Authority		Downtown Parking Advisory Board
	Golf Course Board	X	Historic Preservation Commission
	Library Board of Directors		Parks & Recreation Commission
	Planning & Zoning Commission		Senior Citizen Center Commission
	Traffic Commission		Youth Master Plan Committee
	Urban Renewal Agency Commission		Downtown Parking Advisory Board

Name: Gilbert Maiuro

Home Address: 611s 19th ave Caldwell 83605

Telephone: 208-559-5262 E-Mail: gmaiuro@probstelectric.com

Occupation: Safety Supervisor / Safety and training

Are you a resident of Caldwell? Yes [x] No [ ]

If not, do you live in Caldwell's area of impact? Yes [ ] No [ ]

Why do you want to become involved? I live in the historical district for over 21 years now

Do you participate in any local service clubs or organizations? Yes [ ] No [x]

If so, please list: _____

What areas of city government are of most interest to you? Preservation and history

Have you participated in any level of volunteer government in the past? Yes [ ] No [X]

If so, please list: _____

Do you understand the time commitment required to serve in this capacity? Yes [X] No [ ]

Signature: [signature] Date: March 10 2026

Please attach a resume and letter of interest with the application and return to:

City Clerk's Office, City of Caldwell, P.O. Box 1179 (205 South 6th Avenue), Caldwell, ID 83606
Email: cityclerk@cityofcaldwell.org ——— Phone: (208) 455-4502 or 455-4656

Gil Maiuro

611s 19th Ave Caldwell Idaho 83605 Cell: 208-559-5262

Dear Council Committee,

Could I be added to the Historic Preservation list of applicants for review. I have lived in the historical district area from 2005 to current. Here also are some of my previous experiences to consider if you could.

I have much more to add to this as we move forward in the process, however I just wanted to make sure my name is added to the list. Thank you for all you do and hope to hear back soon.

Experience :

2024 Hired as Safety Supervisor / Safety and training with Probst Electric

- 2006 Hired at Northwest Lineman College as one of four Training Specialist
- 2007 Promoted to Industry Relations Manager, and first of the Utilities Training Services for eight years. Secured donations for campuses improvements and smart grid devices. Hiring opportunities with utilities for student graduates
- 2015 Moved back to Electrical Line worker Program training specialist at various campuses and when needed in the LAP training program at all levels.
- 1994 Hired at PG&E Area one Supervisor in San Francisco area.
- 1982-1994 Tri-County Rural Electric: IBEW apprentice to Journeyman level
- 2002 Moved to Idaho and crew Forman with Orius construction over four crews working with Idaho Power.

Education :

1993 Boces Community College for Electric motor controls: three-month course.

1994 Management Excellent Course: PG&E California.

2008 Boise state: Creative writing course: twelve weeks course.

2007-2010 Various Grid University courses about Professional Technical Educator classes.

2016 Awarded Unwavering Commitment award at NLC.

Accomplishments:

2023 Returned back to ELP training and LAP at Northwest Lineman College

2018 Joined the Mobile Training Division at NLC

2016 Awarded the unwavering Commitment award

2014 Awarded the Benchmark award at NLC.

2000 Awarded the safe work award with PG&E while helping Florida Power after the four hurricanes in the Vero Beach area.

1992 awarded advanced rubber glove certification with Statewide training out of Harrisburg PA.

1989 awarded IBEW Journeyman Certification.

Other certification copies and certificates upon request.

Sincerely,

Gil Maiuro

gmaiuro@probstelectric.com

208-559-5262 Cell: Training and Safety Supervisor

Regular **Item:** 29.

Memorandum

To:

City Council

Meeting Date:

April 6, 2026

Item Name:

Appointment of Tricia Stone to the Historic Preservation Commission for Term #1.

Summary Statement:

Recommended Action:

Budget:

Cost Impact:
Funding Source:
Timeline:

Attachments:

1. Stone application for Historic Preservation Commission
2. Stone New Member - HPC
3. Stone Resume 2026
4. Letter of Interest for Historical Preservation Commission

Application
City Council Appointed
Committee/Board Positions

	Airport Advisory Board		Design Review Commission
	Audit Committee		Impact Fee Advisory Committee
	Caldwell Housing Authority		Downtown Parking Advisory Board
	Golf Course Board	X	Historic Preservation Commission
	Library Board of Directors		Parks & Recreation Commission
	Planning & Zoning Commission		Senior Citizen Center Commission
	Traffic Commission		Youth Master Plan Committee
	Urban Renewal Agency Commission		Downtown Parking Advisory Board

Name: Tricia Stone

Home Address: 2411 Robert Ave

Telephone: (208) 863-6148 E-Mail: stonet1061@gmail.com

Occupation: Retired Educator

Are you a resident of Caldwell? Yes [X] No [ ]

If not, do you live in Caldwell's area of impact? Yes [ ] No [ ]

Why do you want to become involved? I'm a lifelong Caldwell citizen who has the time and energy to give back to my hometown.

Do you participate in any local service clubs or organizations? Yes [ ] No [X]

If so, please list: Not at this time

What areas of city government are of most interest to you? I am most interested in the work of the Historic Preservation Commission

Have you participated in any level of volunteer government in the past? Yes [ ] No [x]

If so, please list: _____

Do you understand the time commitment required to serve in this capacity? Yes [X] No [ ]

Signature: Tricia Stone Date: 3/19/26

Please attach a resume and letter of interest with the application and return to:

City Clerk's Office, City of Caldwell, P.O. Box 1179 (205 South 6th Avenue), Caldwell, ID 83606
Email: cityclerk@cityofcaldwell.org ——— Phone: (208) 455-4502 or 455-4656

NEW MEMBER
Recommendation

Please attach letter(s) of interest on the volunteer application from the interested citizen(s) concerning the open position(s).

Name of Commission or Committee: Historic Preservation Commission

Name: Tricia Stone
Address: 2411 Robert Ave.
City: Caldwell **Zip:** 83605
E-mail Address: stonet1061@gmail.com **Phone:** 208-863-6148
Term Expiration: December 31, 2028

Name: _____
Address: _____
City: _____ **Zip:** _____
E-mail Address: _____ **Phone:** _____
Term Expiration: _____

Name: _____
Address: _____
City: _____ **Zip:** _____
E-mail Address: _____ **Phone:** _____
Term Expiration: _____

Name: _____
Address: _____
City: _____ **Zip:** _____
E-mail Address: _____ **Phone:** _____
Term Expiration: _____

Tricia Stone

2411 Robert Ave
Caldwell, Idaho 83605
(208) 863-6148
stonet1061@gmail.com

Skills

Strong communicator

Active listener

Experienced Problem Solver

Leadership experience

Believer in teamwork

Experienced provider of customer service

Experience

July, 2023 - Present

Fujishin Winery, Caldwell, Idaho - *Wine Server and Seller*

- Maintain a clean and organized shop.
- Serve customers
- Sell bottles of wine
- Label bottles
- Pack and ship wine orders to customers across the country

December, 2023 - May, 2023

Wilder School District, Wilder Idaho – *Elementary School Teacher*

- Differentiate Instruction for student
- Manage Classroom Behaviors
- Communicate with students, parents, staff members and administrators

January 2021 - January, 2022

2C Wine Down, Caldwell, Idaho 83605 – *Wine server and seller*

- Maintain a clean and organized shop.
- Receive and price inventory
- Serve customers
- Sell bottles of wine

August, 2007 - May, 2018

Caldwell School District, Caldwell, Idaho *-School Administrator*

- Insure the safety of all students, staff and guests on campus
- Provide feedback and evaluations for all teachers and assistants
- Manage a building budget
- Communicate with students, staff, parents and district office personnel
- Oversee the academic achievement of all students in the building

August, 1983 - May, 2007

Caldwell School District, Caldwell, Idaho *-School Teacher*

Education

May, 1979

Caldwell High School *- High School Diploma*

May, 1983

College of Idaho - *B.A. - Elementary Education*

May, 2007

University of Idaho - *M.A. - Educational Leadership*

Tricia Stone
2411 Robert Ave.
Caldwell, Idaho 83605

March 19, 2026

Letter of Interest to join the Historic Preservation Commission

To whom it may concern,

My name is Tricia Stone and I am interested in joining Caldwell's Historic Preservation Commission this year.

I am someone who values community, heritage, and the stories that shape our shared identity. I have a deep appreciation for history and the role it plays in creating a sense of continuity. I am a lifelong citizen of the city of Caldwell and spent my entire career as a teacher and administrator in Caldwell School District. For me, Caldwell is not just a nice place, it's home.

If accepted, I will bring my strengths in organization, communication, collaboration and community engagement to this new position. I will work as a member of the commission to thoughtfully evaluate projects, balance progress with preservation and support decisions that reflect both community needs and historical integrity.

Thank you for your consideration. I would welcome the opportunity to contribute to the continued preservation and vitality of Caldwell's historic resources.

Sincerely,

Tricia Stone

Memorandum

To:

City Council

Meeting Date:

April 6, 2026

Item Name:

Approve Alex Martinez for Parks and Recreation Commission

Summary Statement:

Recommended Action:

Budget:

Cost Impact:
Funding Source:
Timeline:

Attachments:

1. Alex Martinez application-for-city-appointed-positions

Application
City Council Appointed Committee/Board Positions

	Airport Advisory Board		Design Review Commission
	Audit Committee		Impact Fee Advisory Committee
	Caldwell Housing Authority		Downtown Parking Advisory Board
	Golf Course Board		Historic Preservation Commission
	Library Board of Directors		Parks & Recreation Commission
	Planning & Zoning Commission		Senior Citizen Center Commission
	Traffic Commission		Youth Master Plan Committee
	Urban Renewal Agency Commission		Downtown Parking Advisory Board

Name: Alex Martinez-Rivas

Home Address: 1716 E Beech Street Caldwell Idaho

Telephone: 986-229-3244 E-Mail: alexisrivas1729@gmail.com

Occupation: Talent Aquisition Sourcer: Saint Alphonsus Health

Are you a resident of Caldwell? Yes [X] No [ ]

If not, do you live in Caldwell's area of impact? Yes [ ] No [ ]

Why do you want to become involved? I coached the CHS Cross Country team for 5 years and am a daily user of Caldwell's pathways and parks with my toddler. I have a vested interest in the quality of our town's outdoor offerings

Do you participate in any local service clubs or organizations? Yes [ ] No [X]

If so, please list: _____

What areas of city government are of most interest to you? Parks and Recreation

Have you participated in any level of volunteer government in the past? Yes [ ] No [X]

If so, please list: _____

Do you understand the time commitment required to serve in this capacity? Yes [X] No [ ]

Signature: _____ Date: 3/17/2026

Please attach a resume and letter of interest with the application and return to:

City Clerk's Office, City of Caldwell, P.O. Box 1179 (205 South 6th Avenue), Caldwell, ID 83606
Email: cityclerk@cityofcaldwell.org ——— Phone: (208) 455-4502 or 455-4656

Memorandum

To:

City Council

Meeting Date:

April 6, 2026

Item Name:

Approve Alexandra Maltsberger for Parks and Recreation Commission

Summary Statement:

Recommended Action:

Budget:

Cost Impact:
Funding Source:
Timeline:

Attachments:

1. Alexandra L. Maltsberger - Appl. for Parks & Rec Commission

Application
City Council Appointed
Committee/Board Positions

	Airport Advisory Board		Design Review Commission
	Audit Committee		Impact Fee Advisory Committee
	Caldwell Housing Authority		Downtown Parking Advisory Board
	Golf Course Board		Historic Preservation Commission
	Library Board of Directors	X	Parks & Recreation Commission
	Planning & Zoning Commission		Senior Citizen Center Commission
	Traffic Commission		Youth Master Plan Committee
	Urban Renewal Agency Commission		Downtown Parking Advisory Board

Name: Alexandra L. Maltsberger

Home Address: 1203 Dearborn St. Caldwell, ID 83605

Telephone: 208-421-4090 **E-Mail:** alexandramaltsberger@gmail.com

Occupation: Retired

Are you a resident of Caldwell? **Yes** [X] **No** [ ]

If not, do you live in Caldwell's area of impact? **Yes** [ ] **No** [X]

Why do you want to become involved? I want to serve on the Parks and Recreation Commission because I care deeply about the quality of life in Caldwell and believe our parks system is already strong, but capable of even more. Over the years, I've attended many community events, programs, and activities across the city, and those experiences have given me a clear sense of what we do well and where we have opportunities to grow. I'm motivated by the idea that parks are living, evolving spaces that reflect the community's needs and values. Caldwell has laid a solid foundation, and I would like to contribute fresh ideas, a conservationminded perspective, and a willingness to listen to residents. My goal is to help strengthen what already works while identifying ways to make our parks more accessible, engaging, and ecologically resilient for everyone who uses them.

Do you participate in any local service clubs or organizations? **Yes** [X] **No** [ ]

If so, please list: I am an active volunteer within the Idaho BMX community, including Idaho Indoor and Caldwell BMX, where I regularly support events and youth activities. I also volunteer with the Caldwell Wrestling Club (CWC), assisting throughout the season. In addition, I am involved with the Jefferson Middle School PTA and serve on the Caldwell School District Superintendent's Parent Committee.

What areas of city government are of most interest to you? I am most interested in areas of city government that focus on parks, recreation, community engagement, and environmental stewardship. I care deeply about how public spaces support quality of life, youth development, and ecological resilience. I'm especially drawn to work that strengthens community programs, expands access to outdoor recreation, and ensures our parks remain safe, welcoming, and wellmaintained for all residents.

Have you participated in any level of volunteer government in the past? **Yes** [ ] **No** [X]

If so, please list: _____

Do you understand the time commitment required to serve in this capacity? **Yes** [X] **No** [ ]

Signature: Alexandra L. Matthews Date: 2026-03-24

Please attach a resume and letter of interest with the application and return to:

City Clerk's Office, City of Caldwell, P.O. Box 1179 (205 South 6th Avenue), Caldwell, ID 83606

Email: cityclerk@cityofcaldwell.org
Phone: (208) 455-4502 or 455-4656

ALEXANDRA MALTSBERGER
Caldwell, ID 83605
(208) 421-4090 | alexandramaltsberger@gmail.com

PROFESSIONAL SUMMARY

Logistics/Supply Chain Manager with an active Secret Security Clearance leveraging 19+ years of proven experience in the United States Army. Adept at leading teams of 5+ in a dynamic, fast - paced environment. Possess extensive knowledge in Contingency Planning, Federal Acquisition and Procurement, Process Improvement, and Warehouse Operations. Managed assets valued at $18M while ensuring strict fiscal compliance. Career supported by a vast amount of training and management experience. Dedicated to community engagement and youth recreation, with extensive volunteer experience supporting local sports and outdoor programs.

CORE COMPETENCIES

- Warehouse Management
- Budget Planning
- Logistics Forecasting
- Inventory Control/Tracking
- Quality Assurance
- Project Management
- Shipping/Distribution
- Government Purchase Account
- HAZMAT Transportation

PROFESSIONAL EXPERIENCE

United States Army – Various Locations **2015 – 2025**

Supply Manager

- Managed logistical operations for an Ordnance Training center, and liaised with Operations, Training, Administrative Support, Instructors, and executive leadership to ensure the availability of training resources
- Created a property book catalog with item location and photographs which streamlined inventories and provided efficiency in locating items by 95%
- Developed Propane Procurement procedures shared with the Division of Supply Operations and was implemented as a best practice standard for the entire state
- Turned in over 370 pieces of excess equipment within the 2023 fiscal year and passed an annual Command Supply Discipline Program inspection with a 98.5% rating
- Set the standard for stock room organization and cleanliness emulated by other unit supply rooms
- Systematically reorganized indoor and portable vaults in serial number order improving sensitive item inventories

Supply Manager/Command Supply Discipline Program Manager

- Oversaw the request, receipt, issue, and accountability of individual, installation, equipment, and expendable items for unit operations, and accounted for property using the Global Combat Support System-Army
- Established relationships and coordinated resource-sharing agreements with other units to resolve unexpected supply and manning shortages
- Forecasted, ordered, and received training munitions for 3 units, and stockpiled Load munitions for 2 special readiness programs
- Maintained HAZMAT certification and led 12 HAZMAT material transportation missions without incident
- Administered safe ammunition transportation and certified 2 HAZMAT drivers
- Procured, received, and distributed emergency COVID-19 sanitation and medical supplies crucial in mitigating the spread of infection in the unit
- Initiated Financial Liability Investigations of Property Loss, maintained proper storage, key control, supply rooms, and vaults, and oversaw the use of the unit's Government Purchase Card and equipment worth $18M

Supply Supervisor

- Supervised a team of 4 supply clerks, managed various programs within the state of Idaho, coordinated and managed all supply functions for all headquarters sections
- Determined equipment funding requirements and coordinated for funds availability with supported units and resource management activities
- Established input to budget requests submitted by subordinate units for logistical requirements

Cont'd

- Analyzed all aspects of logistics to determine the most cost-effective or efficient means of transporting products
- Served as the Primary Key Custodian and ensured guaranteed security, and accountability and regulated 24-hour access and emergency access to unit facilities
- Supported and accounted for multiple unit Government Purchase Card purchases enhancing mission readiness by 54%
- Accounted for 11.6K rounds of ammunition in support of a large-scale Individual Weapons Qualification range resulting in a 95% personnel qualification rating

VOLUNTEER EXPERIENCE

Caldwell Wrestling Club: Volunteer

- Support youth wrestling events, practices, and seasonal activities
- Assist with event setup, coordination, and athlete/family support
- Contribute to a positive, safe, and inclusive environment for youth athletes

Idaho BMX Community (Idaho Indoor & Caldwell BMX): Volunteer

- Regularly assist with race-day operations, track preparation, and community events
- Support youth and family participation in recreational sports

Community Volunteer, Various Organizations

- Spend most weekends volunteering in local youth sports
- Provide consistent support for events that strengthen community engagement and outdoor activity

Specialized Military Training:
Property Book and Supply Enhancement Course
Senior Leadership and Management Course
Advanced Leadership and Management Course
Basic Leadership and Management Course
Senior Logistics Course

TECHNICAL COMPETENCIES

Software: Microsoft Office 365 (Word, Excel, PowerPoint), Canva, Adobe (Acrobat & basic Creative Cloud tools), Kaltura
Learning Platforms & Systems: Canvas LMS
Operating Systems: Microsoft Windows, MacOS
Additional Skills: Digital content creation, presentation design, video recording/editing (Kaltura), online collaboration tools

EDUCATION

Unity Environmental University: *Bachelor of Science, Wildlife Conservation (In Progress)*

- Completed **60+ credits** toward degree, continuing coursework
- Focus areas include ecological stewardship, habitat management, and conservation policy

Alexandra L. Maltsberger
Caldwell, ID 83605
(208) 421-4090
alexandramaltsberger@gmail.com

March 23, 2026

Mayor Eric Phillips
City of Caldwell
P.O. Box 1179
Caldwell, ID 83606

Dear Mayor Phillips,

I am writing to express my interest in serving on the Caldwell Parks & Recreation Commission because I believe my leadership experience, community involvement, and commitment to public service can contribute meaningfully to the city's parks and recreation initiatives. As a retired Army logistics manager and active volunteer in youth sports, I understand the importance of well-maintained, accessible, and engaging public spaces.

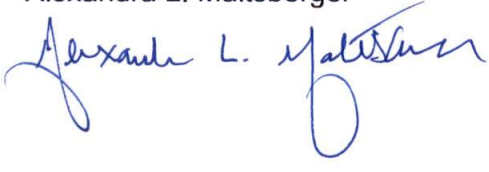
Throughout my 19-year military career, I built strong skills in leadership, resource management, and operational planning. I oversaw multimillion-dollar inventories, coordinated complex logistical missions, and improved systems that enhanced efficiency and accountability. These strengths, combined with my ongoing studies in wildlife conservation, position me well to support the Parks & Recreation Commission's strategic and environmental responsibilities.

Beyond my professional experience, I volunteer regularly with the Caldwell Wrestling Club and the Idaho BMX community. These roles have shown me how important accessible recreation is for youth development, community connection, and the overall well-being of Caldwell families.

I am currently completing my Bachelor of Science in Wildlife Conservation at Unity Environmental University, where I have earned more than 60 credits toward my degree. Through studies in ecological stewardship, habitat management, and conservation policy, I have developed a strong understanding of the environmental considerations that guide responsible park management and long-term public land planning.

I would be honored to serve on the Parks & Recreation Commission and contribute my experience and dedication to our community. Thank you for your consideration. I welcome the opportunity to support the continued growth of Caldwell's parks and programs, the parts of our city that make hard work worthwhile and fresh air unavoidable.

Sincerely,
Alexandra L. Maltsberger



Memorandum

To:

City Council

Meeting Date:

April 6, 2026

Item Name:

Approve Resolution authorizing the surplus by auction of a tractor belonging to the Caldwell Events Center

Summary Statement:

Recommended Action:

Budget:

Cost Impact:
Funding Source:
Timeline:

Attachments:

1. Surplus

RESOLUTION NO. _____

RESOLUTION AUTHORIZING THE DISPOSITION OF EXCESS CITY-OWNED SURPLUS EQUIPMENT FROM THE CALDWELL EVENT CENTER

WHERAS the following equipment is deemed as surplus with the recommendation for disposition as follows:

Type of Equipment/Vehicle	**VIN, Make/Model, or Description**	**Disposition (scrap, auction)**
Massey Ferguson 300 tractor	Vin # 18423	Auction

BE IT HEREBY RESOLVED by the Mayor and Council of the City of Caldwell, Idaho, that the Caldwell City Council has approved the request to declare the above listed items as excess for disposition as requested.

PASSED BY THE COUNCIL of the City of Caldwell, Idaho this 6th day of April, 2026.

APPROVED BY THE MAYOR of the City of Caldwell, Idaho this 6th day of April, 2026.

Approved

By _____
Mayor

ATTEST:

By _____
City Clerk

Memorandum

To:

City Council

Meeting Date:

April 6, 2026

Item Name:

Action Item: Appeal request by the property owner of 814 Trailside Dr., regarding a City Code Enforcement intent to abate shrubs on site due to a vision obstruction.

Summary Statement:

Recommended Action:

Budget:

Cost Impact:
Funding Source:
Timeline:

Attachments:

1. 814 Trailside Drive Code Compliance Case Appeal

Caldwell Planning & Zoning Division
205 S. 6th Avenue, Caldwell, Idaho

MEMORANDUM

DATE: March 30, 2026

TO: Mayor and City Council

FROM: Jene Price, Code Compliance Official

SUBJECT: 814 Trailside Drive Code Compliance Case Appeal

Purpose

This memo serves as a response to the appeal filed by Ms. Lach, property owner of 814 Trailside Drive. Ms. Lach is appealing the intent by Code Compliance to abate shrubs located on her property.

Background and Case Information

A citizen complaint was received concerning shrubs located at 814 Trailside Drive. The complainant stated that the shrubs obstruct vision and create a safety hazard.

A site inspection of the property found that it was located on the corner of Trailside Drive and Oxbow Avenue. It was found that the shrubs in question are approximately eight (8') to ten (10') feet in height and a large portion of the shrubs are located within the vision triangle. It was determined that the shrubs cause a vision obstruction and safety hazard at the corner of Trailside Drive and Oxbow Avenue. The shrubs are in violation of the following City codes:

- 10-02-09-12: Vision Triangles – The maximum height of any vegetative ground cover located within the vision triangle shall be no more than three (3') feet in height to provide for vision clearance.
- 07-11-01: Nuisance – Prohibits any condition of use of premises which causes or tends to cause a traffic hazard or that is otherwise injurious to the health, safety and general welfare of the public.

On February 24, 2026, a Request for Voluntary Compliance Notice was sent to the property owner, Ms. Lach. The notice requested that she trim the shrubs in the vision triangle down to a height of no more than three feet (3') to provide for vision clearance.

On March 4, 2026, Ms. Lach contacted Code Compliance via phone. She stated that she would not comply with the request to trim her shrubs and that she would be retaining an attorney. She was advised that Code Compliance would proceed with the case on her property.

On March 10, 2026, a site inspection was conducted to confirm that the shrubs had not been trimmed. An Intent of Abatement Notice was sent to Ms. Lach. The abatement notice advised Ms. Lach that if she did not trim the shrubs by March 17, 2026, the City would hire a contractor to abate them at her expense.

On March 13, 2026, Ms. Lach submitted a letter of appeal to the City Clerk. The letter was written in Polish and could not be immediately translated. The City Clerk's office asked Ms. Lach if she could re-write the letter in English, which she agreed to do no later than March 27th, 2026.

On March 26, 2026, Ms. Lach provided the re-written letter in English to the City Clerk.

Previous Code Compliance Case History

There are two previous cases on Ms. Lachs' property pertaining to the vision obstruction caused by her shrubs. A summary of both cases is listed below.

2015 Code Compliance Case:

- A citizen complaint was received. A Request for Voluntary Compliance Notice was sent. Compliance was not received and an Intent of Abatement Notice was sent. Ms. Lach sent a notice of appeal to the City Clerk's office. The appeal was heard by City Council, the Intent to Abate was affirmed, and the abatement was completed. The City was summoned to Small Claims Court by Ms. Lach. The judge ruled in favor of the City. The City was summoned to an Appeal Hearing in the 3rd District Court, brought forth by Ms. Lach. All case documents were transferred to the City Attorney and ICRMP for review and Code Compliance was later notified that the appeal had been denied.

2017 Code Compliance Case

- A citizen complaint was received. A Request for Voluntary Compliance Notice was sent. Compliance was not received and an Intent of Abatement Notice was sent. Ms. Lach attempted to reopen the appeal to the 3rd District Court, which the judge denied. When a re-inspection of the property was conducted it was found that Ms. Lach had trimmed the shrubs and the case was closed.

Recommendation

Ms. Lach's shrubs create a vision obstruction, and they pose a safety hazard. Ms. Lach has been given amble time to voluntarily comply with staff's request to trim her shrubs but has declined to do so. Therefore, Code Compliance recommends that you deny the appeal, and allow the abatement process to proceed.

List of Attachments:

1. Code Compliance Process
2. Applicable Code Sections
3. Site Photos
4. Aerial Map with Vision Triangle Parameters
5. Request for Voluntary Compliance Notice
6. Intent of Abatement Notice
7. Ms. Lach's Appeal Letters

Code Compliance Process

07-11-05: ABATEMENT OF NUISANCES; PROCEDURES, PENALTIES AND APPEALS:

(1) Request For Voluntary Compliance: If it is determined by a Code Enforcement Officer that a nuisance exists on any property, the Code Enforcement Officer shall cause a written request for voluntary compliance to be issued to the owner. Such request for voluntary compliance shall contain the street address and parcel number of the property, describe the nuisance existing thereon, request voluntary action to eliminate the nuisance, and establish the time period for voluntary elimination of said nuisance, which shall be ten (10) days from the date of the request for voluntary compliance.

(2) Intent Of Abatement Notice: If, following the issuance of a request for voluntary compliance pursuant to subsection (1) of this section, a Code Enforcement Officer finds that a nuisance still exists on any property, the officer shall cause an intent of abatement notice to be issued to the owner. Such intent of abatement notice shall contain the street address and parcel number of the property, describe the nuisance existing thereon, order the abatement of the nuisance, establish the time period for abatement, specify the penalty for noncompliance, and describe the opportunity and time for appeal.

(3) Time Period For Abatement: It shall be the duty of the owner to abate such nuisance within five (5) calendar days from the date of personal service, mailing, or publication.

(4) Appeal: Within four (4) calendar days from the date of service, mailing, or publication of the notice of violation and order to abate, the property owner may appeal to the City Council by filing a written appeal with the City Clerk, which appeal shall enumerate the grounds for appeal. The City Clerk may schedule such appeal for hearing at the next regular meeting of City Council. City Council shall consider written and oral testimony from the appellant and shall affirm, withdraw, or modify the order to abate. The decision of the City Council shall be final. If the City Council affirms the order, the appellant shall have five (5) calendar days from the date of such affirmation to abate the nuisance as ordered. (Ord. 3171, 8-20-2018)

(5) Criminal Penalties: If, following notice of violation and order to abate, any person allows the existence of a nuisance to continue, such person shall be guilty of a misdemeanor. Peace officers and Code Enforcement Officers shall have the authority to issue citations to violators of this section. (Ord. 3002, 6-15-2015)

(6) Civil Penalties: In addition to any other penalties described in this article, the city may also take civil action to obtain an order enjoining the ongoing maintenance of such property free from nuisance, and/or to recover any and all costs of abatement, enforcement, litigation, and/or prosecution including, but not limited to, attorney fees and court costs. (Ord. 2913, 10-15-2012)

(7) Abatement; Administrative Penalties: In addition to pursuing criminal and/or civil penalties, and notwithstanding the imposition of any civil or criminal fine, penalty or imprisonment, the code enforcement officer, after providing notice and hearing as provided herein, may abate or cause the abatement of any nuisance where the owner does not comply in all respects with the intent of abatement notice. The owner shall be billed, assessed, and/or held responsible for any and all actual expenses of such work, and any related charges, including fees and fines that may be imposed pursuant to this chapter and/or adopted by fee schedule, pursuant to the following procedures: (Ord. 2923, 4-15-2013)

Applicable Code Sections

07-11-01: DEFINITIONS:

NUISANCE: Any condition or use of premises which is detrimental to the premises of others or which causes or tends to cause material diminution in the value of other premises in the neighborhood or which creates a condition tending to promote blight and deterioration, to invite plundering, to create fire or traffic hazards, to constitute an unattractive nuisance, to create a harborage for rodents and insects or be otherwise injurious to the health, safety and general welfare of the inhabitants of the city.

07-11-03: NUISANCE CONDITIONS PROHIBITED; RESPONSIBLE PARTY:

(1) Nuisances Prohibited: It shall be unlawful for any owner, occupant, user, or person in charge or control of any property to create, cause, commit, maintain, or allow the existence of any nuisance on such property, or upon any street, sidewalk or public right-of-way abutting such property including the area behind curbs, sidewalks, parking areas, and property to the center of alleys and ditches.

10-02-09-12: VISION TRIANGLES:

(1) Purpose Of The Vision Triangle: To prevent sight obstructions that include any hedge, tree, shrubbery, fence, signage or wall that interfere with driver vision.
(2) Applicability Of Vision Triangle Standards:
A. All vision triangles located at controlled (signalized) or uncontrolled roadway intersections, shared/common driveways, alleyways, and nonresidential driveway connections to roadways.
(3) Parameters Of Vision Triangle:
A. Vision triangles shall be measured from the projected intersection of the lip of gutter a distance of forty feet (40') along each roadway edge and connecting the two (2) points with a straight line. This measuring approach defines the boundaries of a vision triangle at the intersection of two (2) roads.
(6) Items Prohibited or Limited Within The Vision Triangle:
C. Maximum height of any berm, vegetative ground cover, fencing, walls, signs (except publicly placed traffic directing devices), or any other structure as herein defined shall be no more than three feet (3') above finished grade at maturity.

View of shrubs along Trailside Drive



View of shrubs along Oxbow Avenue



1

814 Trailside Drive Vision Triangle



City of Caldwell - Community Development
Planning & Zoning Department

205 S 6th Avenue
Caldwell ID 83605
Phone: (208) 455-3021
pz@cityofcaldwell.org

February 24, 2026

LACH KRYSTYNA
814 TRAILSIDE DR
CALDWELL, ID 83607

Parcel # R0747058700 **Case** # 26-000714

This serves as both a friendly request and an informational letter to you, a valued citizen of Caldwell. We know that you are more than willing to do your part in helping us all build and maintain a beautiful, safe and strong community.

City Council has adopted requirements of which you may not be aware to help achieve our mutual goal of a wonderful community. A complaint was received that your property located at 814 TRAILSIDE DR CALDWELL, ID is in violation of the following adopted requirements:

Violation: 07-11-01 1 Nuisance
Any Condition of use of premises which is detrimental to the premises of others or which causes or tends to cause material diminution in the value of other premises in the neighborhood or which creates a condition tending to promote blight and deterioration, to invite plundering, to create fire or **traffic hazards**, to constitute an unattractive nuisance, to create a harborage for rodents and insects or be otherwise injurious to the health safety and general welfare of the inhabitants of the city.
Violation: 10-02-09-12(6) Vision Triangle - Items Prohibited or Limited
The planting of trees in the vision triangle is prohibited All trees existing in the right of way shall be pruned to a minimum height of ten feet (10') above the ground or sidewalk surface and fourteen feet (14') above the adjacent roadway surface or be removed. Maximum height of any berm or vegetative ground cover shall be three feet (3') at maturity. No fences may be installed on a berm. No fences higher than three feet (3') are permitted. No structures or objects higher than three feet (3') are permitted, except publicly placed traffic devices. No signs taller than three feet (3') are permitted, except publicly placed traffic directing devices.
Corrective Action: Trim all shrubs located in the forty foot vision triangle down to a height of no more than three feet (3') to allow for vision clearance.
Correct By: 03/10/2026

We would really appreciate your help in achieving compliance no later than Correct By date(s) listed above. I encourage you to please call me at 208-455-4625 for any questions surrounding this issue or if additional time is needed to comply with this request. Thank you in advance for your willingness and cooperation in helping us continually achieve a safer, stronger and more beautiful City.

Sincerely,

Jene Price
Code Compliance Official
City of Caldwell Planning and Zoning Department

Attachments: Photo



City of Caldwell - Community Development
PLANNING AND ZONING DEPARTMENT

205 S. 6th Ave.
Caldwell, ID 83605

Phone: (208) 455-3021

INTENT OF ABATEMENT NOTICE

March 10, 2026

LACH KRYSTYNA
814 TRAILSIDE DR
CALDWELL, ID 83607

RE: **Parcel #** R0747058700, **Case #** 26-000714

Dear LACH KRYSTYNA:

The City of Caldwell's Code Compliance Office has scheduled your property to be abated in five (5) days.

You have been informed of the specific violations on your property at **814 TRAILSIDE DR.** You have been given at least **13 days** to bring your property into compliance with Caldwell City Code. Your property remains in violation of City Code, **with the existence of shrubs causing a vision obstruction within the vision triangle.**

You have 5 days, or until March 17, 2026, to trim all shrubs located within the vision triangle down to a height of no more than three feet (3') to provide for vision clearance or the City will abate the property at your expense. You will be charged all contractor fees, administrative fee of $190.00, and abatement inspection fee of $110.00.

You are hereby notified, if you attempt to interfere with the City's efforts to abate your property, you may face prosecution and be found guilty of a misdemeanor.

If you wish to contest this order, you must within four days of the date of this notice file an appeal with the City Clerk. If you still have questions regarding this matter, you may contact me at 208-455-4625.

Sincerely,

Jene Price
Code Compliance Official
City of Caldwell Planning and Zoning Department
208-455-4625

Krystyna Lach
814 Trailside Dr.
Caldwell, ID 83607-1512

Caldwell 12.III 2026

City of Caldwell

W odpowiedzi na pismo z dnia 24 lutego 2026r., a otrzymane 02 dnia marca 2026r. - Case M. 26-000714 - wyjaśniam co następuje:

- W Caldwell mieszkam od 1988 roku - do chwili obecnej przy ulicy 814 Trailside Dr. Z chwilą zakupu działki i wybudowania domu podpisałam deklarację - między o przestrzeganiu Regulaminu Osiedlowego. (powtórzę po miesiącach 2-ch latach)

- Z chwilą zamieszkania (byłam jedną z pierwszych mieszkanek) zaczęłyśmy zamieniać suchą, trawiastą ziemię wokół naszych domów na przydomowe grządki. Były to duże wydatki, ale wszyscy pragnęliśmy życia w normalnym świecie.

Posadziłam w koło swojej posesji "tuje", trawę, krzewy kwiatowe, owocowe i dekoracyjne. A wszystko to miesiącami pięknego białego "potoku", którego koszt zainwestowania wyniósł $7.000.

Sprzedałam mamie zacząć sprzątać swoje

dwóch wokół domów i wkrótce wszędzie się zaczęło. Nawet nasze dzieci spotykają na "ocach". Zawiązały się przyjaźnie. Martynika i potykają nas przyjaźń.

– W tym samym czasie miasto Caldwell wyglądało inaczej. Ulice nie posiadały chodników, chodziliśmy po ulicach po których jeździły samochody to z jednej i drugiej strony. Czy było bezpiecznie? Nie chcę miasto odpowiedzieć na to pytanie. Taka sytuacja nie zmieniła się szybko.

– Dzisiaj miasto nie szanuje naszej historii! Zaczęto zamazywać zapisy (obrazy nie wiem jeszcze istnieją, funkcjonują na innych prawach).

Od 28 lat mieszkam w tym samym miejscu, a moje okno-kuchnia widzi z niego jedno. Te lata mijają nie krzywdzą istnienia moich okien, które kwitną i pięknie pachną, a woń rozchodzi się daleko od swojego domu. Do tej pory było cicho i spokojnie, aż do momentu zmiany republikańskiej po Nowym. Nagle moje sąsiadki, zainteresowało się miasto. Wypleda na to, że jest to dziwne zaplanowane i ma na celu oszukanie mi.

Wokół przeciętnych „inteligentów" (wyjątkowych) na swoich
drzewach chce się zmieścić, ściąć drzewa, które
podnoszą wartość mojej posiadłości. Wysyłamy się
pismo jak: 02-11-01 I Nuisance. Pytanie od kiedy
te pisma obowiązują? Gdzieś prawo nie sięga
wstecz. Równie interesującą jest zakaz: 10-02-03-
12[6] Vision triangle. Trailside ulica znajdującą się
na Osiedlu. Co robić mieć przez 28 lat?
I dlatego może moje posiadłości zainteresował
się miasto (który uważa mój KWESTIONARIUSZ i
obecnie nie pomoże "tego" problemu. A jeżeli nie
jest to złośliwość, to ten "problem" można rozpo-
zać bardzo szybko, małym kosztem: przy zacho-
waniu obu stron. Wymagany postawić - lustro
wklęsłe - po drugiej stronie osiedlowej ulicy.
Widoczność będzie wystarczająca dla "strażaków"
i mieszkańców - klientów Osiedla. Taka
praktyka jest stosowana na całym świecie.
Drzewa będą odcinają zieleń, która jest
przeciw - "pięknemu miast" - (policzą dziurkami
a odstoją tych, uzależnionych do własnego życia).
Na ten temat rozmawiałem z "policją drogową"
której opinia jest przychylna dla mojego
rozwiązania "problemu" na Osiedlu. Potwierdza

jest mędrość i dobra wola.

Natomiast istnieje ponadto problemy wokół nas jak:

1. Zła, niezdrowa woda pitna, powodująca wiele chorób,
2. Masowy problem to narkotyki. Bezsens świadomej sprzedaży narkotyków przez młodzież szkolną,
3. Vandalizm - wystawy zobaczyć mój zniszczony płotkiem parkan, którego koszt postawienia wynosił $7.000.- Potem 2 razy był całkowicie zdemolowany i ponownie zniszczony. Zgłaszałem vandalizm na Policję. Dzisiaj już nie warto na odnowienie, nie można się przyzwyczaić ciągłym zniszczeniom...
4. Transport - Caldwell nie posiada transportu publicznego w pełni tego słowa znaczenia. Brak transportu odbija się na naszym codziennym życiu. Problem kontaktu z lekarzem (do Boise jest ~ 30 mil), brak komunikacji ze znajomymi z pobliskich miejscowości, wielki problem z zakupami, załatwianiem spraw życia codziennego. Co mogą robić ludzie

współpracami, a letnim miesiącu pomieszczenia się, itd. itd.

5. Wreszcie mamy a-ś pytanie: dlaczego od dłuższego czasu nikt z kontraktujących nie zgłosił zapotrzebowania jakim jest potrzebna płyta chodnikowa (na mapie) Trail Wide / Oxbow. Dlaczego od lat jest niedrożna?

I na koniec chcę zaznaczyć, że zaproszenie zdrowia nie są moje słowa (inwektywy), ale niegdyś z poważnymi obawami [illegible] Prezydent D. Trump. Myślę, że u Caldwell jest inaczej. Więc warto skoncentrować się na tym temacie. Niedługo kampanię ze wszystkich, dlatego na które mi zaprzeczali.

A koszt "lustra olmsteadowego" to koszt minimalny więc budżet miasta nie ucierpi, a rozwiąże konflikt pomiędzy mieszkańcami Osiedla a władzami Caldwell, za co z pewnością [illegible] chwalę.

Jeżeli powiałe jakieś [illegible] w kontakt tel. 208 (453-9621), albo poczekać z moją adresem zamieszkania.

Dziękuję za uprzejmość i życzliwość [illegible] Caldwell.

Krystyna Lach

Do wiadomości:

1. Mer Lucasa Caldwell
2. City Council
3. Planning + Zoning Department

Pismo jest w języku polskim, ale
odpowiedź może sformułować po angielsku.

RECEIVED BY
CALDWELL CITY CLERK
MAR 26 2026

Krystyna Lach
814 Trailside Dr.
Caldwell, ID 83607

Caldwell March 12/2026

City of Caldwell

In response to the letter dated February 24/2026 and received on March 2/2026 - a case no. 26 000 714, I explain the following:

- I have lived in Caldwell since 1998 until now, at 814 Trailside Dr. When I purchased the plot and build the house, I signed a commitment to respect the future Subdivision Regulations which come into being almost a year later.
- From the moment we moved in (I was one of the first residents), we began transforming houses into gardens. It was a big expense, but we all longed for a normal life.

I planted; thuja, grass, fruit tree, bushes, and ornamental shrubs around my property, and topped it all off, I covered it all a three foot white vinyl fence, which cost was $7.000.

- The neighbors also began transforming the bare earth into a more human-looking space. As soon everything was green.

Our dreams come true. We formed friendships that i hope exist to this day.

- I haven't broken any regulations of subdivision. For years no one questioned the ~~eg~~ egxistence of my trees. I hearing many compliements; the beautiful smell from my garden spreads far from my property.

- Previous City officials had no complaints about my property.

Now (after election) the City officials change, there be a sudden surge of interest in 814 Treadstone Dr.

- Today the City does not respect our agreement, it imposes its own regulations, destroying our peace of mind, try to model the subdivision to his taste, without concerning residents, and applying the law backwards. Furthermore, by referring to people, the city is going against the residents, but the City has forgotten it's history, (but we, the people remember). At the time (1988) the "town" of Caldwell looked completely diffrent that it does today, very, very diffrent, for example; the streets had no side walks, We walked on streets with cars driving back and forth. This situation last~~ed~~ for ~~quite~~ a long time.

My question now is: "When did you create the regulations you are referring to in 2026?"

- But for stopping this problem (behind ~~it's seat~~ residents and the City) I think, such a wise solution (I travel around the County and I spoke with the traffic police who supported my solution) is installation "street mirrors" at problem area, so the problem be immediately SOLVED. at minimal costs for the City of Caldwell. I think that wisdom and goodwill should results in a positive decision.

Thank you.

- TREES ARE LUNG WORLD "-

Sincerely

Kyriacos Loukas.

Memorandum

To:

City Council

Meeting Date:

April 6, 2026

Item Name:

Action Item: Public Hearing for Case Number SPP25-000009, ZON25-000005: The applicant, ALC Architecture, on behalf of Bennett Forest Industries INC., is requesting a rezone of a portion of parcel(s) R3258200000 and R325810000, from C-2 to R-2 to include a Development Agreement, as well as approval of a preliminary plat for Ambrosa Subdivision of parcels R3258200000 and R3258100000, a mixed use subdivision with 8.42 acres of commercial fronting on Ustick Rd. and S. 10th Ave. The subdivision will also include 5.03 acres of single family residential (63 single family detached lots) with a density of 8.6 units per acre. The subject site is located on the south side of E. Ustick Rd., approximately 275 feet west of the intersection with S. 10th Ave. The application was recommended for denial by the Hearing Examiner on Tuesday, February 24, 2026. **THIS CASE IS BEING CONTINUED TO THE APRIL 20TH CITY COUNCIL MEETING.**

Summary Statement:

Recommended Action:

Budget:

Cost Impact:
Funding Source:
Timeline:

Attachments:

None

Regular **Item:** 3.

Memorandum

To:

City Council

Meeting Date:

April 6, 2026

Item Name:

ACTION ITEM: (Quasi-Judicial): CASE APP26-000002: Request for Reconsideration of denial decision by City Council at the February 17, 2026 public hearing for Summit Grove annexation and preliminary plat.

Summary Statement:

Recommended Action:

Budget:

Cost Impact:
Funding Source:
Timeline:

Attachments:

None

Memorandum

To:

City Council

Meeting Date:

April 6, 2026

Item Name:

Consider the Caldwell Finance Report

Summary Statement:

Recommended Action:

Budget:

Cost Impact:
Funding Source:
Timeline:

Attachments:

1. Checks by date 02.28.26-03.31.26
2. Council Memo 04.01.26
3. Council Spreadsheet 04.01.26

Bank Reconciliation

Checks by Date

User: ecarter
Printed: 03/31/2026 - 12:11PM
Cleared and Not Cleared Checks

Check No	Check Date	Name	Comment	Module	Clear Date	Amount
0	2/28/2026	AUTO DEBIT ONLY US Bank/Elavon-I		AP	2/28/2026	24,295.24
0	2/28/2026	AUTO DEBIT ONLY US Bank/Elavon-I		AP	2/28/2026	3,910.85
0	3/5/2026	AUTO DEBIT ONLY US Bank PCard		AP		53,202.86
0	3/5/2026	WEX Bank		AP		35,384.90
0	3/6/2026	AUTO DEBIT ONLY US Bank Virtual I		AP		133,146.44
192095	3/11/2026	120 Water Inc		AP		2,026.06
192096	3/11/2026	Acco Engineered Systems		AP		1,972.00
192097	3/11/2026	Acushnet Company		AP		3,101.34
192098	3/11/2026	AME Electric Inc		AP		910.00
192099	3/11/2026	American Construction Supply and Renta		AP		358.00
192100	3/11/2026	American Safety Supply LLC		AP		45.49
192101	3/11/2026	Alejandra Argote		AP		100.97
192102	3/11/2026	ASC Inc		AP		4,650.00
192103	3/11/2026	AT T Mobility - CC		AP		38.78
192104	3/11/2026	Lawrence Banta		AP		63.70
192105	3/11/2026	Black Canyon Irrigation		AP		5,728.00
192106	3/11/2026	Boise Peterbilt Inc Caldwell Peterbilt		AP		129.00
192107	3/11/2026	Boise Rigging Supply		AP		1,192.57
192108	3/11/2026	Joseph Bongiorno		AP		147.61
192109	3/11/2026	Boulder Creek Landscape LLC		AP		3,632.00
192110	3/11/2026	Bowen Collins and Associates Inc		AP		2,870.00
192111	3/11/2026	ByteSpeed LLC		AP		2,450.00
192112	3/11/2026	Caldwell Auto Supply		AP		714.58
192113	3/11/2026	Caldwell Chamber Of Commerce		AP		330.00
192114	3/11/2026	Caldwell Floral		AP		59.99
192115	3/11/2026	Caldwell True Value		AP		304.88
192116	3/11/2026	Callaway		AP		830.76
192117	3/11/2026	Prosecuting Attorneys Office Canyon Co		AP		29,203.00
192118	3/11/2026	Canyon County Solid Waste		AP		5,067.25
192119	3/11/2026	Lana or John Cardiff		AP		89.63
192120	3/11/2026	Paul Carranza		AP		1,179.64
192121	3/11/2026	Cate Industrial Solutions LLC		AP		526.69
192122	3/11/2026	CBL Painting LLC		AP		3,100.00
192123	3/11/2026	CDW Government Inc		AP		2,808.75
192124	3/11/2026	CenturyLink		AP		360.27
192125	3/11/2026	Lizett Chavez or Miguel Calderon		AP		11.54
192126	3/11/2026	Christensen Inc		AP		4,084.86
192127	3/11/2026	Cintas Corporation No 3		AP		1,887.14
192128	3/11/2026	Cobalt Truck Equipment		AP		463.57
192129	3/11/2026	Kyle Collins		AP		152.67
192130	3/11/2026	Commercial Glass Inc		AP		240.00
192131	3/11/2026	Concrete Construction Concepts Inc		AP		32,600.00
192132	3/11/2026	Core and Main LP		AP		50,755.76
192133	3/11/2026	COREY BARTON HOMES INC		AP		78.75
192134	3/11/2026	Corwin Ford		AP		11.68
192135	3/11/2026	Cutting Edge Services LLC		AP		444.66
192136	3/11/2026	Cameron Daniel		AP		145.59
192137	3/11/2026	DATABLAZE		AP		79.90
192138	3/11/2026	Timothy Davis		AP		35.57
192139	3/11/2026	DeBest Plumbing Inc		AP		450.00
192140	3/11/2026	DEX Imaging LLC		AP		370.26

192141	3/11/2026	DigLine	AP	2,275.65
192142	3/11/2026	DIRECTV Entertainment Holdings LLC	AP	169.39
192143	3/11/2026	Douglas D Shepherd	AP	330.00
192144	3/11/2026	Downtown Caldwell BID Inc	AP	41,153.25
192145	3/11/2026	Sabrina Durtschi	AP	349.98
192146	3/11/2026	E & H Quality Construction LLC	AP	1,855.00
192147	3/11/2026	Cassidy B Earley or Gabriel Carter	AP	91.51
192148	3/11/2026	Eide Bailly LLP	AP	84,840.00
192149	3/11/2026	Enterprise FM Trust	AP	39,734.36
192150	3/11/2026	Enterprise Mobility	AP	856.04
192151	3/11/2026	Enviro Clean Equipment Inc	AP	20,829.84
192152	3/11/2026	ERS Emergency Responder Services Inc	AP	845.00
192153	3/11/2026	Eluterio Escamilla	AP	796.08
192154	3/11/2026	Ferguson Waterworks	AP	4,765.43
192155	3/11/2026	Fisher Scientific	AP	736.50
192156	3/11/2026	Fishers Technology	AP	41.79
192157	3/11/2026	Gardner Denver Nash LLC	AP	12,746.67
192158	3/11/2026	Ross Garven	AP	720.00
192159	3/11/2026	Golf Comptete Inc	AP	10,705.20
192160	3/11/2026	Grainger	AP	1,294.85
192161	3/11/2026	Grizzly Sports	AP	154.65
192162	3/11/2026	HD Fowler Company	AP	16,149.73
192163	3/11/2026	Emma Hill	AP	1,381.00
192164	3/11/2026	Holland Supply Inc	AP	186.55
192165	3/11/2026	Home Depot Credit Services	AP	97.72
192166	3/11/2026	Zachary Hopper or Summer King	AP	96.23
192167	3/11/2026	Hychem Inc	AP	27,316.15
192168	3/11/2026	Idaho Asphalt Supply	AP	770.01
192169	3/11/2026	Idaho Power Company	AP	1,111.69
192170	3/11/2026	Idaho Springs LLC	AP	12.00
192171	3/11/2026	Idaho State Police	AP	70.25
192172	3/11/2026	Rex Ingram	AP	692.20
192173	3/11/2026	Intercheck LLC	AP	1,600.00
192174	3/11/2026	International Assoc of Arson Investigator	AP	880.00
192175	3/11/2026	Interstate Batteries	AP	247.35
192176	3/11/2026	Jace Hvac LLC	AP	225.00
192177	3/11/2026	Leslie Jimenez	AP	857.11
192178	3/11/2026	J-U-B Engineers Inc	AP	21,539.50
192179	3/11/2026	Karen Dash Consulting LLC	AP	3,264.00
192180	3/11/2026	Kenworth Sales Company	AP	37.67
192181	3/11/2026	Bryan Kida	AP	306.00
192182	3/11/2026	Brevin Kingston	AP	371.70
192183	3/11/2026	Lawn Master LLC	AP	3,313.83
192184	3/11/2026	Jordan Lowe	AP	50.00
192185	3/11/2026	Waylon Matson	AP	147.76
192186	3/11/2026	Kim Mazur	AP	85.00
192187	3/11/2026	Drew McConnell	AP	50.00
192188	3/11/2026	Meridian Fence LLC	AP	30.42
192189	3/11/2026	MES Serivce Company LLC MES I Acqı	AP	7,031.26
192190	3/11/2026	MetroQuip Inc	AP	997.20
192191	3/11/2026	Denise Milburn	AP	287.35
192192	3/11/2026	Patrick Miller	AP	83.59
192193	3/11/2026	Temita Marylu or Galindo Roblero Mora	AP	19.42
192194	3/11/2026	Motion and Flow	AP	540.87
192195	3/11/2026	Motion Industries	AP	262.36
192196	3/11/2026	Kayla Natali	AP	86.53
192197	3/11/2026	Northwest Power Systems	AP	335.00
192198	3/11/2026	Northwest Scientific Inc	AP	1,667.09
192199	3/11/2026	Christopher Ong	AP	251.85
192200	3/11/2026	Marisol Ornelas	AP	54.73
192201	3/11/2026	Oxarc Inc	AP	1,564.96
192202	3/11/2026	Paige Mechanical Group Inc	AP	366.03
192203	3/11/2026	Parma Post and Pole	AP	486.40

192204	3/11/2026	Shea Phillips	AP	153.90
192205	3/11/2026	Platt Electric	AP	572.69
192206	3/11/2026	Mackenzie Prater	AP	573.02
192207	3/11/2026	PreCise MRM LLC	AP	3,564.00
192208	3/11/2026	Daniel Quakenbush	AP	83.38
192209	3/11/2026	R and R Products Company	AP	813.35
192210	3/11/2026	Jim Raines or Sonny Hilzman	AP	38.92
192211	3/11/2026	Rambo Sand and Gravel Co	AP	2,373.60
192212	3/11/2026	Matthew Rapattoni	AP	50.00
192213	3/11/2026	RDK Corporation	AP	1,305.00
192214	3/11/2026	Reading Truck Equipment LLC	AP	8,344.64
192215	3/11/2026	Rider Restrooms LLC	AP	500.00
192216	3/11/2026	Rizzo Investments, LLC	AP	106.13
192217	3/11/2026	Rodda Paint Co	AP	81.51
192218	3/11/2026	Security Gate Systems LLC	AP	120.00
192219	3/11/2026	Select Printing LLC	AP	3,650.00
192220	3/11/2026	Sherwin-Williams	AP	904.15
192221	3/11/2026	Sign Solutions USA LLC	AP	1,114.52
192222	3/11/2026	Smarsh Inc	AP	34.36
192223	3/11/2026	Smiths Lawn Mower Sales and Service	AP	415.65
192224	3/11/2026	Scott Sprenger	AP	199.21
192225	3/11/2026	Standard Plumbing Supply	AP	257.20
192226	3/11/2026	Cherie Staples	AP	195.44
192227	3/11/2026	Star Fire Protection District	AP	1,649.57
192228	3/11/2026	State of Idaho	AP	125.00
192229	3/11/2026	Lance Stoller	AP	114.81
192230	3/11/2026	Michael Stults	AP	50.00
192231	3/11/2026	Sunbelt Rentals	AP	49.35
192232	3/11/2026	Suncore Construction and Materials Inc	AP	400.40
192233	3/11/2026	Superior Signs	AP	2,050.00
192234	3/11/2026	Thelma or Thomas Swain	AP	81.96
192235	3/11/2026	Tacoma Screw Products Inc	AP	258.29
192236	3/11/2026	Seferino Tapia	AP	898.08
192237	3/11/2026	TaylorMade	AP	598.94
192238	3/11/2026	Vicky Tollefson	AP	180.56
192239	3/11/2026	Top Gun Pest Control	AP	129.00
192240	3/11/2026	Total Equip and Rental of Canyon Count	AP	363.63
192241	3/11/2026	Treasure Valley Coffee Inc	AP	338.84
192242	3/11/2026	Turf Solutions	AP	1,282.89
192243	3/11/2026	United Site Services A Company Inc	AP	585.50
192244	3/11/2026	Utility Trailer Sales Of Boise	AP	599.29
192245	3/11/2026	Valley Wide Co-Op	AP	846.72
192246	3/11/2026	Valli Information Systems	AP	21,636.67
192247	3/11/2026	Lynsie Vickery	AP	341.88
192248	3/11/2026	Edilberto Villa or Cindy Fugan	AP	75.99
192249	3/11/2026	West Coast Paper	AP	404.74
192250	3/11/2026	West Valley Humane Society	AP	22,500.00
192251	3/11/2026	Mike Whitaker or Shirin Rivers	AP	66.33
192252	3/11/2026	Xerox Corporation	AP	383.24
9992053	3/11/2026	A Gem Supply Inc	AP	2,348.60
9992054	3/11/2026	Action Garage Door Inc	AP	180.00
9992055	3/11/2026	Analytical Laboratories Inc	AP	318.00
9992056	3/11/2026	Crane Alarm Service	AP	365.00
9992057	3/11/2026	D and B Supply Company	AP	3,592.24
9992058	3/11/2026	DuBois Chemicals Inc	AP	1,345.60
9992059	3/11/2026	Electrical Wholesale Supply Co Inc	AP	1,305.29
9992060	3/11/2026	Fairbank Equipment, Inc.	AP	253.16
9992061	3/11/2026	High Desert Harley Davidson	AP	323.94
9992062	3/11/2026	Hughes Fire Equipment Inc	AP	217.00
9992063	3/11/2026	Idaho Press Tribune	AP	124.80
9992064	3/11/2026	L N Curtis and Sons	AP	329.85
9992065	3/11/2026	Leatham Family LLC	AP	821.00
9992066	3/11/2026	LN Curtis and Sons	AP	42.00

9992067	3/11/2026	Mountainland Supply	AP	1,994.64
9992068	3/11/2026	Norco Inc	AP	256.90
9992069	3/11/2026	Permacold Engineering Inc	AP	2,307.00
9992070	3/11/2026	RMT Equipment	AP	1,577.42
9992071	3/11/2026	Specialty Construction Supply	AP	6,274.71
9992072	3/11/2026	Scott Wallace	AP	63.00
0	3/13/2026	Caldwell Flex Plan	AP	10,093.40
0	3/13/2026	Caldwell Health Care Pl Trust	AP	288,802.18
0	3/13/2026	EFTPS IRS withdraw DO NOT CASH	AP	247,245.55
0	3/13/2026	Idaho State Tax Commission	AP	38,844.41
0	3/13/2026	PERSI Fire Voluntary Retiremnt	AP	22,709.87
0	3/13/2026	PERSI Voluntary Retirement	AP	38,516.67
0	3/13/2026	PERSI Voluntary Retirement Con	AP	11,845.85
0	3/13/2026	Public Employee Fire Retirement	AP	76,407.41
0	3/13/2026	Public Employee Fire Retirement	AP	22,629.34
0	3/13/2026	Public Employee Retirement	AP	200,538.90
0	3/13/2026	Washington State Support Registry	AP	270.34
192253	3/13/2026	American Family Life Assurance	AP	654.93
192254	3/13/2026	Business Planning Concepts Inc	AP	240.00
192255	3/13/2026	Caldwell Fraternal Order of Police Lodge	AP	1,820.00
192256	3/13/2026	California State Disbursement Unit	AP	468.91
192257	3/13/2026	City Of Caldwell Treasurer	AP	2.50
192258	3/13/2026	Colonial Life and Accident Insurance Co	AP	3,084.86
192259	3/13/2026	Idaho Child Support Receipting	AP	733.34
192260	3/13/2026	Int l Firefighters LAFF 1821	AP	4,014.25
192261	3/13/2026	Montana CSSD	AP	299.76
192262	3/13/2026	Nationwide Retirement Solutions	AP	12,539.34
192263	3/13/2026	Northwest Firefighters Benefits Trust	AP	95,566.18
192264	3/13/2026	Ohio Child Support Payment Central	AP	235.38
192265	3/13/2026	United Heritage Life Insurance Company	AP	6,575.43
192266	3/13/2026	Willamette Dental Group	AP	2,251.97
192267	3/13/2026	WSCFF Employee Benefit Trust	AP	7,100.00
192268	3/18/2026	Acco Engineered Systems	AP	169.00
192269	3/18/2026	Acrisure West Insurance Services LLC	AP	1,536.50
192270	3/18/2026	Acushnet Company	AP	6,415.67
192271	3/18/2026	Advanced Control Systems LLC	AP	24,195.01
192272	3/18/2026	All Star Prop Mgmt	AP	143.60

192273	3/18/2026	AME Electric Inc	AP	9,825.00
192274	3/18/2026	American Mechanical Corp	AP	1,297.00
192275	3/18/2026	AmeriGas	AP	116.17
192276	3/18/2026	AT T Mobility - CC	AP	2,420.29
192277	3/18/2026	Aaron or Rachel Balvin	AP	190.57
192278	3/18/2026	Barnes Construction	AP	1,966.94
192279	3/18/2026	Beet City Bombers	AP	608.30
192280	3/18/2026	Bermuda Sands Apparel LLC	AP	555.77
192281	3/18/2026	Caldwell Auto Supply	AP	248.17
192282	3/18/2026	Callaway	AP	237.26
192283	3/18/2026	Canyon County Fleet	AP	370.01
192284	3/18/2026	Canyon County Solid Waste	AP	5,041.50
192285	3/18/2026	Katie or Dewayne Carrell	AP	174.11
192286	3/18/2026	CenturyLink	AP	2,818.29
192287	3/18/2026	CHALLENGER DEVELOPMENT INC	AP	80.43
192288	3/18/2026	ChannelBound LLC	AP	2,950.00
192289	3/18/2026	Michael Chaves	AP	67.81
192290	3/18/2026	Christensen Inc	AP	1,025.20
192291	3/18/2026	Cintas Corporation No 3	AP	575.85
192292	3/18/2026	CMC Design LLC	AP	260.38
192293	3/18/2026	COREY BARTON HOMES INC	AP	83.20
192294	3/18/2026	COREY BARTON HOMES INC	AP	19.56
192295	3/18/2026	Corwin Ford	AP	8.00
192296	3/18/2026	Custom Glass Inc	AP	645.00
192297	3/18/2026	Cutting Edge Services LLC	AP	549.60
192298	3/18/2026	Dans Pump and Filter LLC	AP	3,710.95
192299	3/18/2026	Charles Davidson	AP	243.48
192300	3/18/2026	Destination Caldwell Inc	AP	200.00
192301	3/18/2026	DEX Imaging LLC	AP	102.52
192302	3/18/2026	DigLine	AP	2,864.55
192303	3/18/2026	DrugFree Idaho	AP	344.00
192304	3/18/2026	Emergency Responders Health	AP	24,150.00
192305	3/18/2026	Entenmann Rovin Co	AP	149.50
192306	3/18/2026	Abigail Eureste	AP	73.29
192307	3/18/2026	FarrWest Enviromental Supply Inc	AP	1,328.41
192308	3/18/2026	FBC Construction	AP	42,328.00
192309	3/18/2026	Ferguson Waterworks	AP	6,113.40
192310	3/18/2026	FlagShooter Inc	AP	270.15
192311	3/18/2026	Wanda Fuhriman	AP	110.69
192312	3/18/2026	Ross Garven	AP	675.00
192313	3/18/2026	Matt Garza	AP	123.49
192314	3/18/2026	Gemini Group Consulting LLC	AP	4,417.00
192315	3/18/2026	Mark Gepner	AP	129.00
192316	3/18/2026	Debbie Geyer	AP	50.00
192317	3/18/2026	Sabrina or Justin Griffith	AP	126.26
192318	3/18/2026	Shawn Harman	AP	50.00
192319	3/18/2026	Jenna Harrison	AP	211.53
192320	3/18/2026	HD Fowler Company	AP	2,973.24
192321	3/18/2026	Hilty Bower Haws and Seable PLLC	AP	7,427.06
192322	3/18/2026	Home Depot Credit Services	AP	86.20
192323	3/18/2026	Idaho Irrigation Supply LLC	AP	10,325.35
192324	3/18/2026	Idaho Rural Water Association	AP	470.00
192325	3/18/2026	Integrity Pump Solutions Inc	AP	8,438.00
192326	3/18/2026	Interactive Data LLC	AP	527.00
192327	3/18/2026	Intermountain Gas Company	AP	12,885.48
192328	3/18/2026	J Higgins Ltd Inc	AP	378.00

192329	3/18/2026	Jim Myers and Sons Inc	AP	10,925.00
192330	3/18/2026	Jevon Jones	AP	230.00
192331	3/18/2026	Mike Kimbrough	AP	30.00
192332	3/18/2026	Kindred Vineyards LLC	AP	200.00
192333	3/18/2026	Dave Larson	AP	50.00
192334	3/18/2026	Kennon Lee	AP	201.15
192335	3/18/2026	Les Schwab Tire Center	AP	597.00
192336	3/18/2026	Level 3 Communications LLC	AP	666.26
192337	3/18/2026	LONG Building Technologies Inc	AP	133.00
192338	3/18/2026	Mayra Magdaleno or Diego Torres	AP	55.55
192339	3/18/2026	Luis Martinez	AP	41.98
192340	3/18/2026	Alejandra Martinez Miranda	AP	58.18
192341	3/18/2026	Tim or Barbara Marvin	AP	85.61
192342	3/18/2026	Mayors Youth Advisory Council	AP	500.00
192343	3/18/2026	MetroQuip Inc	AP	1,073.57
192344	3/18/2026	Misty Moody or Erik Gunderson	AP	178.31
192345	3/18/2026	Hesler Eduardo Morales Martinez	AP	213.84
192346	3/18/2026	Motion Industries	AP	81.88
192347	3/18/2026	Northwest Power Systems	AP	3,158.11
192348	3/18/2026	Northwest Safety and Risk Serv Inc	AP	900.00
192349	3/18/2026	Northwest Scientific Inc	AP	1,814.00
192350	3/18/2026	OReilly Automotive Stores Inc	AP	95.36
192351	3/18/2026	Oxarc Inc	AP	586.54
192352	3/18/2026	Pantera Market	AP	200.00
192353	3/18/2026	PD Co LLC	AP	425.00
192354	3/18/2026	Pelzer Golf Supplies	AP	272.59
192355	3/18/2026	Shannon Pickens	AP	113.11
192356	3/18/2026	Nora Pinales	AP	91.84
192357	3/18/2026	PING	AP	256.54
192358	3/18/2026	Quadient Finance USA Inc	AP	3,573.64
192359	3/18/2026	Shasta Rath	AP	88.96
192360	3/18/2026	Republic Services Meridian Transfer 479	AP	225.56
192361	3/18/2026	Lisa Richard	AP	32.61
192362	3/18/2026	Safelite Fulfillment Inc.	AP	659.81
192363	3/18/2026	SAMG occupational Med Emerald	AP	100.00
192364	3/18/2026	Lexi Schroeder or Loren Westphal	AP	192.00
192365	3/18/2026	Shamrock Foods Company	AP	1,131.49
192366	3/18/2026	Silver Creek Supply	AP	78.90
192367	3/18/2026	Smiths Lawn Mower Sales and Service	AP	789.99
192368	3/18/2026	Claudia Sosa	AP	66.10
192369	3/18/2026	Sparklight	AP	2,480.57
192370	3/18/2026	Cherie Staples	AP	136.49
192371	3/18/2026	State of Idaho Federal Surplus Property	AP	37.50
192372	3/18/2026	Stein Distributing Company Inc	AP	893.11
192373	3/18/2026	Sysco Idaho Inc	AP	1,582.14
192374	3/18/2026	Tacoma Screw Products Inc	AP	2,444.73
192375	3/18/2026	Thomas Talbert	AP	68.73
192376	3/18/2026	TaylorMade	AP	11,037.48
192377	3/18/2026	The Odom Corporation	AP	1,782.82
192378	3/18/2026	Erin Lee Ann Thornbrugh	AP	400.00
192379	3/18/2026	Timber Creek Recycling LLC	AP	16,347.85
192380	3/18/2026	Top Gun Pest Control	AP	55.00
192381	3/18/2026	Treasure Valley Coffee Inc	AP	117.07
192382	3/18/2026	Tri Tech Forensics Inc	AP	1,290.40
192383	3/18/2026	Turf Equipment and Irrigation	AP	658.01
192384	3/18/2026	United Parcel Service Inc	AP	93.29

192385	3/18/2026	Valley ViewTowing Inc	AP	420.00
192386	3/18/2026	Hugo or Leticia Vega	AP	69.11
192387	3/18/2026	Verizon Wireless	AP	766.14
192388	3/18/2026	Scott Wallace	AP	205.00
192389	3/18/2026	West Coast Paper	AP	77.50
192390	3/18/2026	Western Records Destruction	AP	228.00
192391	3/18/2026	Phil Whitbeck	AP	50.00
192392	3/18/2026	Xerox Corporation	AP	588.09
192393	3/18/2026	Caleb or Josie-Lynne Yoder	AP	275.62
192394	3/18/2026	Young Elevator Inc	AP	1,825.00
9992073	3/18/2026	Analytical Laboratories Inc	AP	1,830.00
9992074	3/18/2026	C R Higer Plumbing Inc	AP	315.47
9992075	3/18/2026	Campbell Tractor Company	AP	27.32
9992076	3/18/2026	D and B Supply Company	AP	1,300.69
9992077	3/18/2026	ESO Solutions Inc	AP	1,087.27
9992078	3/18/2026	Fairbank Equipment, Inc.	AP	264.12
9992079	3/18/2026	Gem State Paper and Supply Co	AP	3,859.05
9992080	3/18/2026	Idaho Press Tribune	AP	291.38
9992081	3/18/2026	Intermountain Communications	AP	510.00
9992082	3/18/2026	L N Curtis and Sons	AP	16,452.69
9992083	3/18/2026	LN Curtis and Sons	AP	1,355.79
9992084	3/18/2026	RMT Equipment	AP	2,961.41
9992085	3/18/2026	Rocky Mountain Steel	AP	140.74
9992086	3/18/2026	Simplot Partners	AP	300.00
9992087	3/18/2026	Specialty Construction Supply	AP	8,003.77
9992088	3/18/2026	The Jesse Tree of Idaho Inc	AP	5,193.00
0	3/20/2026	Idaho Sales Tax Division	AP	14,907.79
192395	3/25/2026	Christopher or Jeanine Abernathy	AP	131.63
192396	3/25/2026	Acco Engineered Systems	AP	1,464.74
192397	3/25/2026	ADB Comapnies	AP	121.09
192398	3/25/2026	Alliance Testing and Inspection LLC	AP	990.00
192399	3/25/2026	Allied Business Solutions Inc	AP	223.25
192400	3/25/2026	AME Electric Inc	AP	9,008.00
192401	3/25/2026	Apex Excavation	AP	1,345.61
192402	3/25/2026	Autozone Inc	AP	71.24
192403	3/25/2026	Collin Black	AP	25.73
192404	3/25/2026	Blakely Property Management	AP	71.25
192405	3/25/2026	Bluebird Truck Wash LLC	AP	137.00
192406	3/25/2026	Boise Peterbilt Inc Caldwell Peterbilt	AP	343.88
192407	3/25/2026	Boise Valley Monument Company	AP	65.00
192408	3/25/2026	Efren Botello Garcia or Maria del Mondı	AP	56.03
192409	3/25/2026	Burks Tractor LLC	AP	1,984.37
192410	3/25/2026	ByteSpeed LLC	AP	4,900.00
192411	3/25/2026	C and B Mechanical	AP	850.00
192412	3/25/2026	Caldwell Auto Supply	AP	796.22
192413	3/25/2026	Caldwell True Value	AP	17.90
192414	3/25/2026	Callaway	AP	1,980.38
192415	3/25/2026	Canyon County Solid Waste	AP	4,858.00
192416	3/25/2026	CenturyLink	AP	110.91
192417	3/25/2026	Adriana Chacon or Miguel A Arciniega	AP	107.98
192418	3/25/2026	CHALLENGER DEVELOPMENT INC	AP	151.38
192419	3/25/2026	Christensen Inc	AP	4,515.66
192420	3/25/2026	Cintas Corporation No 3	AP	1,024.12
192421	3/25/2026	City of Boise	AP	996.00
192422	3/25/2026	City Of Caldwell Police Dept	AP	91.12
192423	3/25/2026	Core and Main LP	AP	765.90

192424	3/25/2026	COREY BARTON HOMES INC	AP	107.73
192425	3/25/2026	COREY BARTON HOMES INC	AP	126.30
192426	3/25/2026	Corwin Ford	AP	760.76
192427	3/25/2026	Desert Ridge Investments Inc	AP	683.08
192428	3/25/2026	Timothy or Danna Douglas	AP	83.18
192429	3/25/2026	Carrie Dye	AP	77.26
192430	3/25/2026	Enviro Clean Equipment Inc	AP	512.30
192431	3/25/2026	Wayne Evans	AP	100.07
192432	3/25/2026	EZ Rig Crane Inc	AP	4,247.41
192433	3/25/2026	Fastenal Company	AP	141.81
192434	3/25/2026	Ferguson Waterworks	AP	169.74
192435	3/25/2026	Fishers Technology	AP	25.02
192436	3/25/2026	Nevan Fuqua	AP	104.26
192437	3/25/2026	Maria Garcia	AP	18.34
192438	3/25/2026	Ross Garven	AP	125.00
192439	3/25/2026	Lacie or Lionel Garza III	AP	193.18
192440	3/25/2026	Mark Gepner	AP	68.00
192441	3/25/2026	Jaclyn Gibbons	AP	167.75
192442	3/25/2026	Grainger	AP	9.28
192443	3/25/2026	Hach Company	AP	2,030.90
192444	3/25/2026	Jenna Harrison	AP	3.15
192445	3/25/2026	HD Fowler Company	AP	31,144.41
192446	3/25/2026	HDR Engineering Inc	AP	4,453.76
192447	3/25/2026	Home Depot Credit Services	AP	16.49
192448	3/25/2026	Horrocks LLC	AP	28,593.00
192449	3/25/2026	Idaho Asphalt Supply	AP	409.71
192450	3/25/2026	Idaho Chiefs Of Police Assoc	AP	350.00
192451	3/25/2026	Idaho Dept of Water Resources	AP	250.00
192452	3/25/2026	Idaho Materials and Construction	AP	7,410.29
192453	3/25/2026	Innovative Wealth Group	AP	73.29
192454	3/25/2026	Integrity Pump Solutions Inc	AP	279.00
192455	3/25/2026	Interstate Batteries	AP	1,073.40
192456	3/25/2026	Jace Hvac LLC	AP	445.00
192457	3/25/2026	Gary Johnson	AP	185.21
192458	3/25/2026	Kenworth Sales Company	AP	627.91
192459	3/25/2026	L2 Excavation LLC	AP	199,470.25
192460	3/25/2026	Judy Legler	AP	73.88
192461	3/25/2026	Local Highway Tech Assist Coun	AP	640.00
192462	3/25/2026	Jolene or Wyatt Logan	AP	72.40
192463	3/25/2026	Logan Simpson Design Inc.	AP	7,380.00
192464	3/25/2026	Luis Martinez	AP	151.29
192465	3/25/2026	Christopher or Ana McDevitt	AP	95.45
192466	3/25/2026	Erica Mendez or Juan Carlos Gomez	AP	94.57
192467	3/25/2026	MetroQuip Inc	AP	186.54
192468	3/25/2026	Denise Milburn	AP	415.40
192469	3/25/2026	Motion and Flow	AP	330.79
192470	3/25/2026	Ryan Myhre	AP	50.81
192471	3/25/2026	Robert Nelson	AP	263.73
192472	3/25/2026	Northwest Auto Detail	AP	300.00
192473	3/25/2026	Northwest Excavation LLC	AP	2,550.00
192474	3/25/2026	Northwest Scientific Inc	AP	1,274.21
192475	3/25/2026	Optimus Properties, LLC	AP	28.49
192476	3/25/2026	OReilly Automotive Stores Inc	AP	27.69
192477	3/25/2026	Orion Integration Group	AP	23,014.98
192478	3/25/2026	Pacific Golf and Turf LLC	AP	6,277.32
192479	3/25/2026	Paige Mechanical Group Inc	AP	440.00

192480	3/25/2026	Parma Post and Pole	AP	1,220.30
192481	3/25/2026	Bernice Patzer	AP	95.93
192482	3/25/2026	Jwon Pearce	AP	8.64
192483	3/25/2026	PING	AP	256.58
192484	3/25/2026	Platt Electric	AP	9,354.20
192485	3/25/2026	John Prebonick	AP	226.99
192486	3/25/2026	Precision Engineering LLC	AP	4,680.00
192487	3/25/2026	Proguard Pest Control LLC	AP	298.00
192488	3/25/2026	Reading Truck Equipment LLC	AP	899.03
192489	3/25/2026	Republic Services	AP	690,161.63
192490	3/25/2026	Riverside Irrigation District	AP	1,147.31
192491	3/25/2026	Daniela Rodriguez Romo	AP	126.42
192492	3/25/2026	Christopher or Sarah Schinnerer	AP	84.24
192493	3/25/2026	Shamrock Foods Company	AP	1,918.00
192494	3/25/2026	Sign Solutions USA LLC	AP	4,261.76
192495	3/25/2026	Simplot Partners	AP	4,014.00
192496	3/25/2026	Smiths Lawn Mower Sales and Service	AP	969.87
192497	3/25/2026	Eladio or Rosa Soto	AP	206.42
192498	3/25/2026	Standard Plumbing Supply	AP	54.10
192499	3/25/2026	Stein Distributing Company Inc	AP	943.14
192500	3/25/2026	Sunbelt Rentals	AP	547.58
192501	3/25/2026	Suncore Construction and Materials Inc	AP	2,135.66
192502	3/25/2026	Swarco McCain Inc	AP	1,580.00
192503	3/25/2026	T Mobile USA, Legal & Emergency Res	AP	115.00
192504	3/25/2026	Tacoma Screw Products Inc	AP	968.10
192505	3/25/2026	TDS Metrocom LLC	AP	968.72
192506	3/25/2026	The Odom Corporation	AP	983.50
192507	3/25/2026	TRQ Concrete and Asphalt LLC	AP	10,490.00
192508	3/25/2026	United Parcel Service Inc	AP	28.26
192509	3/25/2026	Upson Company	AP	550.00
192510	3/25/2026	Valli Information Systems	AP	24,491.32
192511	3/25/2026	Verizon Wireless	AP	441.71
192512	3/25/2026	Vermeer Rocky Mountain Inc	AP	947.54
192513	3/25/2026	Britney Vineyard	AP	23.22
192514	3/25/2026	Vogel Traffic Services Inc	AP	136.11
192515	3/25/2026	Scott Wallace	AP	400.00
192516	3/25/2026	Western Systems Inc	AP	3,242.56
192517	3/25/2026	Richard or Ruth Widder	AP	255.09
192518	3/25/2026	Zamco Technology	AP	279.50
192519	3/25/2026	Zions Public Finance Inc	AP	2,000.00
192520	3/25/2026	Gentry Civil Corp	AP	1,234,178.43
192521	3/25/2026	John Prebonick	AP	164.40
9992089	3/25/2026	CDW Government Inc	AP	1,985.78
9992090	3/25/2026	D and B Supply Company	AP	1,940.29
9992091	3/25/2026	Demark Auto Service	AP	609.15
9992092	3/25/2026	Electrical Wholesale Supply Co Inc	AP	7,461.80
9992093	3/25/2026	Fairbank Equipment, Inc.	AP	56.98
9992094	3/25/2026	Fifth Asset Inc	AP	26,145.00
9992095	3/25/2026	Fire Extinguisher Co Inc	AP	296.00
9992096	3/25/2026	Gem State Paper and Supply Co	AP	136.94
9992097	3/25/2026	Good Year/Wingfoot Commercial Tire	AP	570.60
9992098	3/25/2026	Gordon Truck Centers Inc	AP	292.44
9992099	3/25/2026	Idaho Press Tribune	AP	49.96
9992100	3/25/2026	Interwest Supply	AP	95.25
9992101	3/25/2026	LN Curtis and Sons	AP	202.94
9992102	3/25/2026	Mountainland Supply	AP	261.24

9992103	3/25/2026	Norco Inc	AP	777.30
9992104	3/25/2026	The Jesse Tree of Idaho Inc	AP	3,932.00
0	3/27/2026	Caldwell Flex Plan	AP	10,296.80
0	3/27/2026	Caldwell Health Care Pl Trust	AP	288,899.11
0	3/27/2026	EFTPS IRS withdraw DO NOT CASH	AP	261,939.27
0	3/27/2026	Idaho State Tax Commission	AP	40,602.42
0	3/27/2026	PERSI Fire Voluntary Retiremnt	AP	22,610.91
0	3/27/2026	PERSI Voluntary Retirement	AP	38,771.74
0	3/27/2026	PERSI Voluntary Retirement Con	AP	11,801.18
0	3/27/2026	Public Employee Fire Retirement	AP	22,539.98
0	3/27/2026	Public Employee Fire Retirement	AP	75,948.88
0	3/27/2026	Public Employee Retirement	AP	204,322.81
0	3/27/2026	Washington State Support Registry	AP	270.34
192522	3/27/2026	American Family Life Assurance	AP	654.93
192523	3/27/2026	Business Planning Concepts Inc	AP	240.00
192524	3/27/2026	Caldwell Fraternal Order of Police Lodge	AP	1,820.00
192525	3/27/2026	California State Disbursement Unit	AP	468.91
192526	3/27/2026	City Of Caldwell Treasurer	AP	2.50
192527	3/27/2026	Colonial Life and Accident Insurance Co	AP	2,651.93
192528	3/27/2026	Idaho Child Support Receipting	AP	733.34
192529	3/27/2026	Int l Firefighters LAFF 1821	AP	4,014.25
192530	3/27/2026	Montana CSSD	AP	299.76
192531	3/27/2026	Nationwide Retirement Solutions	AP	12,506.49
192532	3/27/2026	Northwest Firefighters Benefits Trust	AP	81,295.78
192533	3/27/2026	Ohio Child Support Payment Central	AP	235.38
192534	3/27/2026	State Tax Commission Field Ser	AP	173.77
192535	3/27/2026	United Heritage Life Insurance Company	AP	3,325.36
192536	3/27/2026	Willamette Dental Group	AP	2,251.97

Total Check Count: 522

Total Check Amount: 5,768,483.45

CITY OF
Caldwell, Idaho

ERIC PHILLIPS
Mayor

208.455.3011
(f) 208.455.3003

City Hall
205 South 6th Ave.
Caldwell, Idaho 83605

Post Office Box
P.O. Box 1179
Caldwell, Idaho 83606

For a list of the City Council members, visit:
Website
www.cityofcaldwell.org

CITY OF CALDWELL FINANCIAL REPORT

TO: Mayor Phillips, Rachelle Castleberry, and Members of the City Council

FROM: Destiny Platt

DATE: April 01, 2026

This packet contains:

- Payroll and Accounts Payable Reports
- Check Register of approved accounts payable claims

Detailed reports are available for your review at any time.

FINANCE COMMITTEE MOTION:

The Finance Committee has reviewed current accounts payable in the amount of **$5,768,483.45 for the period ending March 31, 2026** and net payroll of **$1,684,532.04 for pay period ending March 21, 2026.**

I move that accounts payable in the amount of **$5,768,483.45** represented by check numbers **192095** through **192536** and electronic payments and payroll for the amount of **$1,684,532.04** represented by check numbers **40745** through **40762** and direct deposits be accepted, payments approved, and vouchers filed in the office of the City Clerk.

Payroll report by: Destiny
Payroll ending: 3/21/2026
Paid on: 3/27/2026

Check numbers: 40745-40762
Total net checks: $ 1,684,532.04
# of Employees: 447

Fund Name	Fund #	Salary	Benefits	Total
General	01	$ 1,894,371.28	$ 882,858.03	2,777,229.31
Events Center	03	13,552.64	5,781.68	19,334.32
Library	04	75,542.42	39,559.00	115,101.42
Street	05	106,956.50	51,811.30	158,767.80
Airport	06	23,499.20	11,400.35	34,899.55
Parks & Recreation	08	92,083.98	45,517.51	137,601.49
CDBG	10	3,751.50	1,438.98	5,190.48
ARPA Grant Funds	11	-	-	-
Cemetery	20	17,233.44	7,658.38	24,891.82
Economic Development	28	12,232.00	6,087.78	18,319.78
Golf	60	30,947.64	14,395.01	45,342.65
Water	70	162,545.88	81,369.60	243,915.48
Sewer	72	137,464.43	59,672.29	197,136.72
Electrical	75	29,841.59	14,534.90	44,376.49
Irrigation	76	30,969.10	13,801.87	44,770.97
TOTAL		**$ 2,630,991.60**	**$ 1,235,886.68**	**$ 3,866,878.28**

Balancing		
Fund 02	$	3,844,107.37
Total	$	3,866,878.28
Grand Total		$7,710,985.65
GL Grand Total		7,710,985.65
Off		0.00

Accounts Payable Report

check #'s	$ Amount	Date
electronic check	$ 133,146.44	2/25/2026
electronic check	$ 24,295.24	2/28/2026
electronic check	$ 3,910.85	2/28/2026
electronic check	$ 53,202.86	3/5/2026
192095-192252	$ 567,479.96	3/11/2026
9992053-9992072	$ 24,040.15	3/11/2026
electronic check	$ 35,384.90	3/10/2026
192253-192267	$ 135,586.85	3/12/2026
electronic check	$ 919,059.51	3/12/2026
electronic check	$ 38,844.41	3/17/2026
192268-192394	$ 269,978.87	3/18/2026
9992073-9992088	$ 43,892.70	3/18/2026
electronic check	$ 14,907.79	3/20/2026
192395-192519	$ 1,136,918.61	3/25/2026
9992089-9992104	$ 44,813.67	3/25/2026
192520-192521	$ 1,234,342.83	3/25/2026
192522-192536	$ 110,674.37	3/26/2026
electronic check	$ 978,003.44	3/26/2026
Total:	$ 5,768,483.45	