



**Regular City Council Meeting
(City Hall - Chambers Room #100)**

May 18, 2026

6:00 PM

Caldwell City Hall

205 South 6th Avenue

Live Stream Viewing: 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 5:00pm

Fire Department - Community Risk Assessment, Standards of Cover, and Station Location Study

Invocation

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. Deer Flat NWR Presentation
2. Airport - Department Update

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. Approve the City Council minutes from April 20 and May 4, 2026
3. Approve Resolution accepting the Dedication of Sewer, Water, Pressure Irrigation, Storm Drain and Street Light Facilities in the Topaz Ranch West Subdivision, Phase No. 2
4. Approve Resolution accepting the Dedication of Sewer, Water, Pressure Irrigation, Storm Drain and Street Light Facilities in the U-haul Moving & Storage Located at: (2715 Franklin Rd.)
5. Approve Resolution accepting the dedication Sewer, Water, Pressure Irrigation, street Lights and certain storm drain facilities for Cirrus Pointe West Subdivision
6. Approve Resolution accepting the updated Pressure Irrigation Pump Station Plan (Standard Drawing 909B) for the Caldwell Municipal Irrigation District Supplemental Specifications

7. Approve Resolution accepting the Professional Services Agreement between Parametrix Engineering and the City of Caldwell
8. Approve Resolution accepting the Professional Services Agreement between Atlas Technical Consultant, LLC and the City of Caldwell
9. Approve Resolution accepting the Disposition of City owned property from the Caldwell Water Department
10. Approve Resolution Authorizing the extension of waterline infrastructure to the Caldwell Fire Department Training Grounds, for \$75,000 as budgeted.
11. Approve Resolution accepting the Disposition of City owned property from the Caldwell Wastewater Department
12. Approve Resolution accepting the Disposition of City owned property from the Caldwell Parks Department
13. Approve updated Pool Use and Maintenance Policy
14. Approve the Findings of Facts and Conclusions of Law and Development Agreements for Silverleaf Subdivision (ANN25-000010, ANN25-000013, ANN25-000014, SPP25-000014).
15. Approve the Findings of Facts and Conclusions of Law for Trails at Verbena Ranch No. 2 Final Plat (SFP26-000019).
16. Approve the Findings of Facts and Conclusions of Law for Element Ridge No. 1 Final Plat (SFP26-000010).
17. Approve the Findings of Facts and Conclusions of Law for Mason Creek Landing No. 6 Final Plat (SFP25-000006).
18. Approve Resolution 136-26 Recommending Eligibility of the Caldwell Municipal Rose Garden to the National Register of Historic Places as Recommended by the Historic Preservation Commission.
19. Approve Resolution Authorizing the purchase of ten autonomous mowers for the Golf Department

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.

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: Public Hearing (Quasi-Judicial): Case Number ANN25-000012, SPP25-000016:** The applicant, NV5, on behalf of Endurance Holdings LLC, is requesting annexation of parcel R3523601000 with a zoning designation of R-2. Concurrently the applicant is requesting approval of a preliminary plat application for Traverse Landing Subdivision, a single-family residential subdivision with six buildable lots and one common lot. The site is located within the Neighborhood 2 place type within the Future Land Use Map. The approximately 1.07-acre site is located on the north side of Marble Front Rd., approximately 1,040 feet west of the intersection with N. KCID Rd., in Caldwell, Idaho. *This application was recommended for approval at the April 8, 2026, Planning and Zoning Commission meeting.*
2. **ACTION ITEM:** Consider Bill No. 74 (Ordinance No. 3726) associated with ANN25-000012, with a request to move for its passage by title only and approve the summary for publication.
3. **ACTION ITEM: (Quasi-Judicial): Case Number DEV26-000002:** The applicant, KM Engineering LLP, on behalf of 3300 Ustick LLC, is requesting approval of a development agreement modification for the existing Solstice Subdivision Development Agreement, recorded by instrument number 2022-026412. The applicant requests Lot 2, Block 1 (parcel R2495710100) of Solstice Subdivision to allow the following uses: Single family dwelling (detached), single family dwelling (attached), two-plex dwelling, tri-plex dwelling, four-plex dwelling, and Multi-family Apartments (small scale). Residential uses will be limited to no more than 50% of the total land uses on Lot 2, Block 1. The parcel is zoned C-1, neighborhood commercial, and residential uses are currently prohibited in that zone. The 0.39 acre site is located on the south side of E. Ustick Rd., approximately 1,000 feet west of the intersection with Lake Ave.
4. **ACTION ITEM: (Quasi-Judicial): Case Number DEV25-000009, PUD25-000004, SPP25-000013:** The applicant, Eli Benski of Brighton Co., on behalf of the landowner, DWT Investments, is requesting a Development Agreement Modification, Planned Unit Development, and Preliminary Plat for Aviary Heights Subdivision. The subject sites have existing zoning of H-C (Mixed-Use / Regional Commercial), R-2 (Community Residential), and R-1 (Neighborhood Residential), where the current City comprehensive plan future land use map place types are Neighborhood 2, Neighborhood 3, and Mixed Use Center. The applicant is requesting approval of a planned unit development and preliminary plat for Aviary Heights Subdivision, a mixed-use subdivision with 305 single-family detached and attached residential building lots, 11 commercial lots, and two (2) public/quasi-public lots for a future fire station and school lot. The 124.6 acre development is located on the west side of Midland Blvd, south of the Lower Fivemile Drain, generally at the northwest corner of the HWY 20/26 and Midland Blvd intersection. *This application was recommended for approval at the April 14, 2026, Hearing Examiner meeting. Item to be continued to the June 15, 2026 Council Meeting at the request of staff.*
5. Consider 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

1. June 1, 2026 - 8:00am, Roger Brooks Master Plan Discussion and Workshop
2. June 1, 2026 - 5:00pm, Caldwell Police Department Pinning and Promotion Ceremony
3. June 1, 2026 - 6:00pm, Caldwell City Council Regular Meeting

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.