Regular City Council Meeting
(City Hall - Chambers Room #100)
May 18, 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 5:00pm

1. 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 of 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.

2026 - Caldwell Fire Department

STANDARD OF COVER

Critical Tasking, Benchmarks Statements, & Performance Gaps for Levels of Risk

The Caldwell Fire Department publishes a standard of response cover to outline the contract for services with the community. The document outlines various levels of risk for emergency medical services, fire suppression, hazardous materials response, technical rescue, and swift water rescue. The document identifies the critical tasks with each benchmark statement for each community risk reduction program, the resources needed, the output of a three-axis risk scoring methodology, and the response time goals and performance gaps.

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Risk Score Methodology & Definitions

Probability of Occurrence & Consequence to the Community

Caldwell Fire Department (CFD) uses the last five years of response data to determine the likelihood of occurrence. The three-axis model uses a numeric score based on the definitions in the following figure. Additionally, the Department subjectively assigns a consequence score based on the definitions outlined in Figures 1 & 2.

Figure 1. Probability/Frequency Occurrence Score Chart

Probability/Frequency of Occurrence	
500 Years	1
100 Years	2
10 Years	3
2-10 Years	4
Quarterly - Up to One Year	5
Every Two Months	6
Monthly	7
Weekly	8
Daily	9
Multiple Times a Day	10

Figure 2. Consequence to Community Score Chart

Consequence to Community	
No Person	1
One Person	2
One Household	3
Single Business Interruption - One Day	4
Single Business Interruption - 2-7 Days	5
Multiple Businesses or Households Impacted	6
Neighborhood Block Impacted	7
City-Wide Impact	8
Regionwide Impact	9
Statewide Impact	10

Impact on Caldwell Fire Department

The CFD calculates the impact score by dividing the staff resources assigned by the department's minimum staffing and multiplying by 10. This method provides a result on a ten-point scale and aligns with the practices of the other two axes.

(Staff Assigned to Incident/Minimum Staffing) x 10 = Impact Score

Three-Axis Risk Scoring Model

The Caldwell Fire Department uses the three-axis scoring methodology. This method uses the square root of each risk element value to determine the "surface area." The surface area value then becomes the risk's numeric value.

Square Root of $((Prob^2 \times Cons^2/2) + (Cons^2 \times Imp^2/2) + (Prob^2 \times Imp^2/2))$ *= Risk Score*

The scores derived from this method indicate the level of risk associated with certain types of incident responses. The scores are sorted into four risk classifications: low, moderate, high, and extremely high. The following figure shows the score ranges for each type.

Figure 3: Risk Score Rating

Low Risk	Moderate Risk	High Risk	Extremely High
0 – 24.99	25 – 49.99	50 – 74.99	75 – 100

Purpose, Methodology, & System Capacity Overview

The Caldwell Fire Department's Standards of Cover is a forward-looking document that defines how emergency services are delivered to the community, what level of performance is expected, and where gaps currently exist. It serves as both a planning tool and a transparent communication of risk, capability, and need.

At its core, this document answers three fundamental questions:

1. What types of emergencies occur in the community?
2. How serious are the emergencies that occur in the community?
3. Do we have the resources to respond effectively?

To answer these questions, the CFD used a data-driven risk model based on three key factors.

The first factor is probability, or how often a type of incident occurs. This is calculated using five (5) years of historical response data and reflects the real demand placed on the system. Incidents that occur more frequently require a higher level of readiness and consistent staffing.

The second factor is the consequence, which reflects the impact an incident has on the community. This ranges from minor, isolated events to incidents that affect neighborhoods, critical infrastructure, or the entire city. As consequence increases, so does the need for a timely, coordinated, and well-resourced response.

The third factor is the impact on the fire department, which is directly tied to staffing. This measures whether the CFD has enough personnel available to safely and effectively complete the critical tasks required at an incident. This is the only factor within the model that can be directly influenced through staffing and resource allocation.

These three elements are combined into a single risk score that classifies incidents as low, moderate, high, or extremely high risk. This scoring system provides a consistent and defensible way to evaluate performance, identify gaps, and prioritize resources.

National standards, aligned with NFPA guidance, establish the number of personnel needed to manage emergencies safely and effectively. These standards are based on the ability to perform multiple critical tasks at the same time, including fire attack, search and rescue, ventilation, incident command, and firefighter safety. When staffing levels fall below these benchmarks, tasks will be delayed, combined, or left incomplete, increasing risk to both the public and responders.

This document does not assume that emergencies will decrease. It recognizes that growth, increasing call volume, and expanding service demands will continue to place pressure on the system. The purpose of this analysis is to align available resources with actual risk and clearly identify where gaps exist.

What follows is a detailed breakdown of emergency response types, the critical tasks required to manage them, the staffing levels recommended by national best practices, and the Caldwell Fire Department's current ability to meet those demands.

Current Capability & Required Standard

The analysis within this document demonstrates a consistent and measurable gap between the CFD's current staffing levels and the personnel required to meet nationally recognized response standards.

Across all major incident types, the Caldwell Fire Department is operating below the effective response force (ERF) necessary to safely and efficiently manage emergencies.

Current staffing compared to recommended benchmarks is as follows:

- High-acuity EMS incidents
  Current staffing: 12 personnel
  Recommended staffing: 16 personnel
  Difference: 4 personnel below standard

- Typical structure fire response
  Current staffing: 14 personnel
  Recommended staffing: 16 personnel
  Difference: 2 personnel below standard

- Multi-family or commercial fire incidents
  Current staffing: 16 personnel
  Recommended staffing: 28 personnel
  Difference: 12 personnel below standard

- Large or complex fire incidents
  Current staffing: 24 personnel
  Recommended staffing: 43 personnel
  Difference: 19 personnel below standard

- Complex technical rescue incidents
  Current staffing: 14 personnel
  Recommended staffing: 24 personnel
  Difference: 10 personnel below standard

- Large-scale wildland fire incidents
  Current staffing: 24 personnel
  Recommended staffing: 42 personnel
  Difference: 18 personnel below standard

These gaps are not isolated to a single type of response. They exist across the full spectrum of emergency services and increase as incident complexity grows.

In many cases, minimum staffing levels are only achieved through the addition of mutual aid resources. Although mutual aid is an essential component of regional response, reliance on outside agencies to meet baseline operational needs introduces variability, extends response times, and limits immediate on-scene effectiveness.

As a result, the department is frequently required to prioritize or delay critical tasks rather than perform them simultaneously. This directly affects fire control, rescue operations, patient care, and overall incident stabilization.

To align with national standards and improve operational effectiveness, the CFD must move toward consistently achieving the following baseline response capabilities:

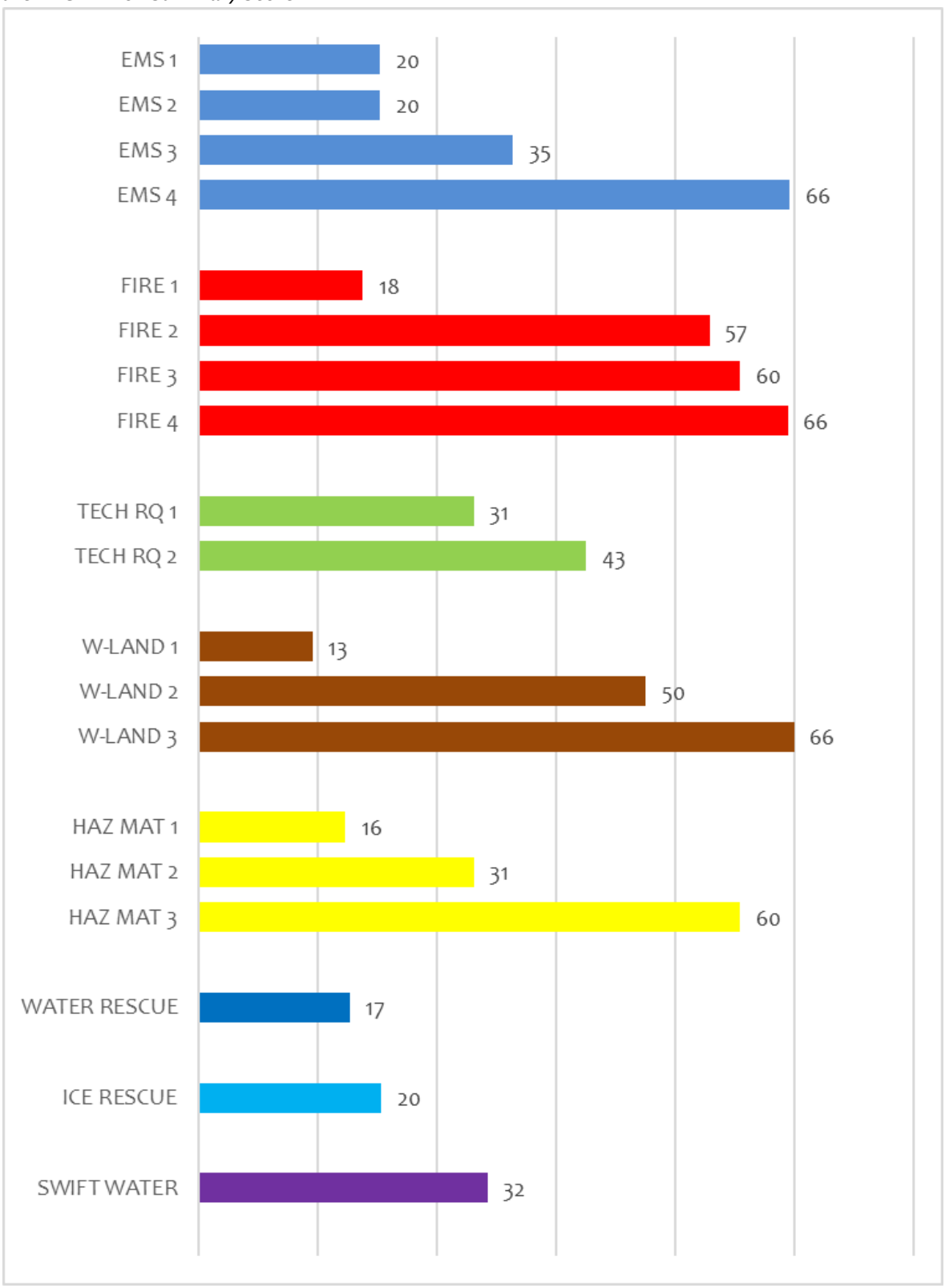
- 16 personnel on initial structure fire responses
- 28 personnel on moderate-complexity incidents
- 40 or more personnel on large or complex incidents

Reaching these benchmarks ensures that critical tasks can be performed concurrently, safety functions are maintained, and incidents can be managed in a timely and controlled manner.

The difference between current capability and recommended staffing represents a clear and quantifiable gap. Addressing this gap is necessary to reduce risk, improve outcomes, and ensure the CFD can meet the service expectations of a growing community.

Risk Score Summary

Figure 4. CFD Risk Summary Score



Emergency Medical Services

The Caldwell Fire Department provides basic life support (BLS) response as the first response to medical incidents. Advanced life support (ALS) and transport are provided by Canyon County EMS (CCEMS), which is dispatched with the CFD to all medical emergencies.

EMS Level 1 (Low Risk – Score 20)

EMS Level 1 incidents generally consist of basic life support (BLS) responses that demand an intervention to prevent a patient's condition from worsening, but are not a life-threatening risk. These incidents are identified and prioritized based on ProQA Emergency Medical Dispatch (EMD) criteria, specifically focusing on Alpha and Omega call types. Alpha and Omega calls typically represent low-acuity situations where immediate life threats are unlikely; as such, response guidelines may include non-emergent transport or alternative care pathways when appropriate. The assessment of these incidents is integrated into a comprehensive Community Risk Assessment (CRA) and is measured against performance objectives established in NFPA 1710 standards.

Figure 5. CFD EMS Level 1

Critical Task Staffing	Recommended	CFD
Patient Care 1	1	2
Patient Care 2	1	1
Effective Response Force	**2**	**3**

Three-Axis Risk Score (L1)	
Probability of Occurrence	10
Consequence to Community	2
Impact on Fire Department	2
Score	**20**

Benchmark Resource Comparison	
National Recommendation	2
CFD Deployment	3
Benchmark Over/Under Percentage	**150%**

Benchmark Statements

For 90% of Level 1 emergency medical responses in the area of responsibility, the total response time for the first-arriving fire unit, staffed with at least two emergency medical technicians, shall be 6 minutes (6:00).

The first-arriving unit for Level 1 emergency medical responses shall be capable of:

- Conducting a rapid size-up of the emergency scene
- Initiating an incident command system
- Assessing the need for additional resources
- Obtaining vitals and patient medical history
- Administering advanced life support patient care
- Deploying automatic external defibrillation (AED)
- Performing cardiopulmonary resuscitation (CPR)

For 90% of Level 1 emergency medical responses in the area of responsibility, the total response time for the arrival of all fire and other EMS units and personnel necessary to complete the first-alarm assignment, otherwise referred to as the effective response force (ERF), shall be 8 minutes (8:00).

The effective response force for Level 1 emergency medical response shall be capable of:

- Conducting a rapid size-up of the emergency scene
- Initiating an incident command system
- Assessing the need for additional resources
- Obtaining vitals and patient medical history
- Administering advanced life support patient care
- Deploying automatic external defibrillation (AED)
- Performing cardiopulmonary resuscitation (CPR)
- Assisting transport personnel with packaging the patient
- Providing advanced life support
- Providing patient transport to the closest appropriate facility

EMS Level 2 (Low Risk – Score 20)

EMS Level 2 incidents, commonly designated as Bravo during triage through the ProQA Emergency Medical Dispatch (EMD) Computer-Aided Dispatch (CAD) system, typically involve moderate acuity medical emergencies requiring a Basic Life Support (BLS) response. These incidents may include chest pain without priority symptoms, minor trauma, or non-life-threatening medical complaints. The Standards of Cover (SOC) for these events should reflect the community's risk profile and service expectations, and align with the Commission on Fire Accreditation International (CFAI) and NFPA 1710 standards.

Figure 6. CFD EMS Level 2

Critical Task Staffing	Recommended	CFD
Command/Patient Lead (L2)	1	1
Patient Care (L2)	2	1
Patient Support/Documentation (L2)	1	1
Canyon County EMS Transport (Non-CFD Personnel)		2
Effective Response Force	**4**	**5**

Three-Axis Risk Score (L2)	
Probability of Occurrence	10
Consequence to Community	2
Impact on Fire Department	2
Score	**20**

Benchmark Resource Comparison	
National Recommendation	4
CFD Deployment	3
EMS – 3rd Party Transport	2
Benchmark Over/Under Percentage	**75%**

Benchmark Statements

For 90% of Level 2 emergency medical responses in the area of responsibility, the total response time for the first-arriving fire unit, staffed with at least two (2) emergency medical technicians, shall be 6 minutes (6:00).

The first-arriving unit for Level 2 emergency medical responses shall be capable of:

- Conducting a rapid size-up of the emergency scene
- Initiating an incident command system
- Assessing the need for additional resources
- Obtaining vitals and patient medical history
- Administering advanced life support patient care
- Deploying automatic external defibrillation (AED)

- Performing cardiopulmonary resuscitation (CPR)

For 90% of Level 2 emergency medical responses in the area of responsibility, the total response time for the arrival of all fire and other EMS units and personnel necessary to complete the first-alarm assignment, otherwise referred to as the effective response force (ERF), shall be 8 minutes (8:00).

The effective response force for Level 2 emergency medical response shall be capable of:

- Conducting a rapid size-up of the emergency scene
- Initiating an incident command system
- Assessing the need for additional resources
- Obtaining vitals and patient medical history
- Administering advanced life support patient care
- Deploying automatic external defibrillation (AED)
- Performing cardiopulmonary resuscitation (CPR)
- Assisting transport personnel with packaging the patient
- Providing advanced life support
- Providing patient transport to the closest appropriate facility

EMS Level 3 (Moderate Risk – Score 35)

EMS Level 3 incidents represent moderate to high acuity medical emergencies that require Advanced Life Support (ALS) intervention. These incidents are identified and based on the ProQA Emergency Medical Dispatch (EMD) system, specifically under Charlie-level determinant codes, which indicate a need for ALS resources but without the urgency of Delta or Echo-level calls. Examples of Charlie-level incidents include: (Chest pain without priority symptoms, Diabetic emergencies with altered mental status, Seizures with postictal confusion, Falls with potential fractures but stable vitals, and Abdominal pain with moderate distress). These calls typically warrant a HOT response (lights and sirens) and require ALS-trained personnel capable of advanced assessment and intervention.

Figure 7. CFD EMS Level 3

Critical Task Staffing	Recommended	CFD
Command/Patient Lead (L2)	1	1
Patient Care (L2)	3	2
Patient Support/Documentation (L2)	2	2
BLS Rotation (L3)	2	2*
Canyon County EMS Transport (Non-CFD Personnel)		2
Effective Response Force	**8**	**7**

*CFD utilizes a Lucas device on all CPR Incidents. The Lucas Device is the equivalent of two (2) BLS personnel who are recommended for CPR compression rotation.

Three-Axis Risk Score (L3)	
Probability of Occurrence	9
Consequence to Community	2
Impact on Fire Department	5
Score	**35**

Benchmark Resource Comparison	
National Recommendation	8
CFD Deployment	5+2*
EMS – 3rd Party Transport	2
Benchmark Over/Under Percentage	**88 %**

Benchmark Statements

For 90% of Level 3 emergency medical responses in the area of responsibility, the total response time for the first-arriving fire unit, staffed with at least two (2) emergency medical technicians, shall be 6 minutes (6:00).

The first-arriving unit for Level 3 emergency medical responses shall be capable of:

- Conducting a rapid size-up of the emergency scene
- Initiating an incident command system
- Assessing the need for additional resources
- Obtaining vitals and patient medical history
- Administering advanced life support patient care
- Deploying automatic external defibrillation (AED)
- Performing cardiopulmonary resuscitation (CPR)

For 90% of Level 3 emergency medical responses in the area of responsibility, the total response time for the arrival of all fire and other EMS units and personnel necessary to complete the first-alarm assignment, otherwise referred to as the effective response force (ERF), shall be 8 minutes (8:00).

The effective response force for Level 3 emergency medical response shall be capable of:

- Conducting a rapid size-up of the emergency scene
- Initiating an incident command system
- Assessing the need for additional resources
- Obtaining vitals and the patient medical history
- Administering advanced life support patient care
- Deploying automatic external defibrillation (AED)
- Performing cardiopulmonary resuscitation (CPR)
- Assisting transport personnel with packaging the patient
- Providing advanced life support
- Providing patient transport to the closest appropriate facility

EMS Level 4 (High Risk – Score 66)

EMS Level 4 incidents represent the highest acuity medical emergencies requiring immediate Advanced Life Support (ALS) intervention. These incidents are identified and prioritized based on the ProQA Emergency Medical Dispatch (EMD) system and fall under Delta and Echo determinant levels, which indicate life-threatening conditions where time is critical to patient survival.

Delta-level calls include:(Severe respiratory distress, major trauma with bleeding, unconscious patients with unknown cause, and seizures with prolonged postictal state)

Echo-level calls include: (Cardiac arrest, choking with airway obstruction, hanging or strangulation, drowning or underwater rescue, and Person on fire)

These calls require maximum response configurations, including ALS units, non-standard responders (e.g., AED-equipped police/fire vehicles), and rapid dispatch protocols.

Figure 8. CFD Level 4

Critical Task Staffing	Recommended	CFD
Command	1	1
Patient Care	6	4
Extrication	6	4
Suppression Line	2	2
Pump Operator	1	1
Canyon County EMS Transport (Non-CFD Personnel)		2
Effective Response Force	**16**	**12**

Three-Axis Risk Score (L4)	
Probability of Occurrence	7
Consequence to Community	7
Impact on Fire Department	8
Score	**66**

Benchmark Resource Comparison	
National Recommendation	16
CFD Deployment	12
EMS – 3rd Party Transport	2
Benchmark Over/Under Percentage	**75%**

Benchmark Statements

For 90% of Level 4 emergency medical responses in the area of responsibility, the total response time for the first-arriving fire unit, staffed with at least two (2) emergency medical technicians, one of which is an advanced life support-level EMT, shall be 6 minutes (6:00).

The first-arriving unit for Level 4 emergency medical responses shall be capable of:

- Conducting a rapid size-up of the emergency scene
- Initiating an incident command system
- Assessing the need for additional resources
- Obtaining vitals and patient medical history
- Administering advanced life support patient care
- Deploying automatic external defibrillation (AED)
- Performing cardiopulmonary resuscitation (CPR)

For 90% of Level 4 emergency medical responses in the area of responsibility, the total response time for the arrival of all fire and other EMS units and personnel necessary to complete the first-alarm assignment, otherwise referred to as the effective response force (ERF), shall be 8 minutes (8:00).

The effective response force for Level 4 emergency medical response shall be capable of:

- Conducting a rapid size-up of the emergency scene
- Initiating an incident command system
- Assessing the need for additional resources
- Obtaining vitals and patient medical history
- Administering advanced life support patient care
- Deploying automatic external defibrillation (AED)
- Performing cardiopulmonary resuscitation (CPR)
- Assisting transport personnel with packaging the patient
- Providing patient transport to the closest appropriate facility

Fire Suppression

The Caldwell Fire Department maintains a comprehensive and strategically equipped fleet to ensure effective emergency and non-emergency response capabilities for the community it serves. The fleet includes seven (7) engines, two (2) ladder trucks, one (1) water tender, three (3) squad/brush trucks, two (2) HAZMAT units, one (1) rescue boat, one (1) utility terrain vehicle, four (4) fire prevention vehicles, eight (8) command vehicles, and six (6) support vehicles, resulting in a total of thirty-five (35) apparatus. The frontline suppression apparatus is evaluated based on five categories: age, mileage, service, condition, and reliability, with each category receiving a rating from 1 to 5.

Figure 9: Apparatus Assessment Score Criteria

Evaluation Factors	Points Assignment Criteria
Age	One point for every year of chronological age, based on in-service date.
Miles/Hours	One point for every 10,000 miles or 1,000 hours.
Service	One, three, or five points are assigned based on the type of service a unit receives. For instance, fire pumpers would be given a '5' because they are classified as severe-duty service.
Condition	This category considers body condition, rusty interior condition, accident history, anticipated repairs, etc. The better the condition, the lower the points assigned.
Reliability	Points are assigned as one, three, or five, depending on how frequently a vehicle is in the shop for repair. For example, a '5' would be assigned to a vehicle in the shop two or more times per month on average, while a '1' would be assigned to a vehicle in the shop on average once every three months or less.

Point Range	Condition Rating	Condition Description
Under 18 points	Condition I	Excellent
19 to 22 points	Condition II	Good
23 to 27 points	Condition IIII	Consider Replacement
28 points or higher	Condition IV	Immediate Replacement

Figure 10. CFD Apparatus Fleet

Unit ID	Resource	Location	Model	Year	Pump	Tank	Aerial Length	Total Score
Engine 11	Engine/ Pumper	Station 1	Pierce	2024	1,500	750		4.5
Engine 12	Engine/ Pumper	Station 2	Pierce	2023	1,500	1,000		5.7
Engine 13	Engine/ Pumper	Station 3	Pierce	2025	1,500	750		3.2
Engine 14	Engine/ Pumper	Station 1	Pierce	2017	1,500	750		22.5
Engine 15	Engine/ Pumper	Station 2	Pierce	2018	1,500	750		20.5
Engine 16	Engine/ Pumper	Station 3	Pierce	2006	1,500	1,000		37.0
Truck 11	Truck	Station 1	Pierce	2020	1,500	300	100'	13.0
Truck 12*	Truck	Station 1	Pierce	2005	0	0	100'	29.0
Engine 18*	Engine/ Pumper	Station 8	Pierce	2008	1,500	1,000		22.2
SQ12	Squad/ Brush Truck	Station 2	BME/ Ford F550	2023	150	300		8.0
SQ13	Squad/ Brush Truck	Station 3	BME/ Ford F550	2025	250	300		4.1
SQ18*	Squad/ Brush Truck	Station 8	BME/ International	2022	150	300		11.0
HM3	HAZMAT	Station 3	Kenworth T300	2005	0	0		32.0
HMS3	HAZMAT	Station 3	Kenworth T300	2005	0	0		27.0

(*) indicates equipment for rural firefighting. Engine 18, Squad 18, and Truck 12 are rural units. Engine 18 and Truck 12 have been refurbished and function well, regardless of their assessment scores.

Fire Level 1 (Low Risk – Score 18)

Level 1 fire incidents are those emergent calls for service that are unlikely to cause injury or significant property damage. Examples of Level 1 fire incidents may include vehicles, trash, brush, and other non-structural fires.

Figure 11. CFD Fire Level 1

Critical Task Staffing	Recommended	CFD
Command	1	0.5*
Pump Operators	1	0.5*
Suppression Line	2	2.0
Backup Line	2	0.0
RIC	2	0.0
Effective Response Force	**8**	**3**

* A single person shares these tasks.

Three-Axis Risk Score (L1)	
Probability of Occurrence	9
Consequence to Community	2
Impact on Fire Department	2
Score	**18**

Benchmark Resource Comparison	
National Recommendation	8
CFD Deployment	3
Benchmark Over/Under Percentage	**38%**

Benchmark Statements

For 90% of Level 1 fire responses within the area of responsibility, the total response time for the first-arriving fire unit, staffed with at least three (3) firefighters, shall be 6 minutes, 20 seconds (6:20).

The first-arriving unit for Level 1 fire responses shall be capable of:

- Conducting a rapid size-up of the emergency scene
- Initiating an incident command system
- Assessing the need for and requesting additional resources as needed
- Providing 1,500 GPM water-pumping capacity
- Advancing a charged fire suppression attack hose line for fire control or rescue

The response model achieves an effective response force with the first-arriving unit.

Fire Level 2 (High Risk – Score 57)

Level 2 fire incidents are those calls for service that are unlikely to cause injury or significant property damage. Examples of Level 2 fire incidents may include single-family homes, utility facilities, commercial and business occupancies, and storage facilities.

Figure 12. CFD Fire Level 2

Critical Task Staffing	Recommended	CFD
Command	1	1
Safety	1	.5*
Pump Operator	1	2
Suppression Line	2	2
Backup Line	2	1*
Rapid Intervention Crew	2	2
Hydrant	1	.5*
Ladder/Ventilation	2	2
Search and Rescue	2	1*
Aerial	2	2
Effective Response Force	**16**	**14**

(*) A single person/crew shares these tasks.

Three-Axis Risk Score (L2)	
Probability of Occurrence	8
Consequence to Community	3
Impact on Fire Department	9
Score	**57**

Benchmark Resource Comparison	
National Recommendation	16
CFD Deployment	14
Benchmark Over/Under Percentage	**88%**

Benchmark Statements

For 90% of Level 2 fire responses in the area of responsibility, the total response time for the first-arriving fire unit, staffed with at least three (3) firefighters, shall be 6 minutes, 20 seconds (6:20).

The first-arriving unit for Level 2 fire responses shall be capable of:

- Conducting a rapid size-up of the emergency scene
- Initiating an incident command system
- Assessing the need for and requesting additional resources as needed
- Providing 1,500 GPM water-pumping capacity
- Advancing a charged fire suppression attack hose line for fire control or rescue

For 90% of all Level 2 structure fire responses within the area of responsibility, the total response time for the arrival on scene of all fire units and personnel necessary to complete a full first-alarm assignment, otherwise referred to as the effective response force (ERF), shall be 10 minutes, 20 seconds (10:20).

The effective response force for Level 2 fire responses shall be capable of:

- Conducting a rapid size-up of the emergency scene
- Establishing an incident command system
- Providing an uninterrupted water supply
- Advancing a charged fire suppression attack hose line and a backup line for fire control
- Complying with the OSHA requirements of “two-in and two-out”
- Completing the forcible entry
- Searching for and rescuing at-risk victims
- Ventilating the structure
- Controlling utilities
- Placing elevated master streams into service from aerial apparatus

Fire Level 3 (High Risk – Score 60)

Level 3 fire incidents are those calls for service that are likely to cause injury or significant property damage. Examples of Level 3 fire incidents may include multi-family occupancies, places of assembly, high-rise buildings, academic, athletic, and health buildings, industrial buildings, mixed-use, and railway emergencies.

Figure 13. CFD Fire Level 3

Critical Task Staffing	Recommended	CFD
Command	2	1
Safety	2	2*
Pump Operator	2	2
Suppression Line	6	4
Backup Line	4	4*
Rapid Intervention Crew	4	3
Hydrant	2	2
Ladder/Ventilation	3	3
Search and Rescue	2	2*
Aerial	1	1
Mutual Aid Received *		8*
Effective Response Force	**28**	**24**

Three-Axis Risk Score (L3)	
Probability of Occurrence	7
Consequence to Community	4
Impact on Fire Department	10
Score	**60**

Benchmark Resource Comparison	
National Recommendation	28
CFD Deployment	16
Mutual Aid Personnel	8
Benchmark Over/Under Percentage	**57 %**

Benchmark Statements

For 90% of Level 3 fire responses in the area of responsibility, the total response time for the first-arriving fire unit, staffed with at least three (3) firefighters, shall be 6 minutes, 20 seconds (6:20).

The first-arriving unit for Level 3 fire responses shall be capable of:

- Conducting a rapid size-up of the emergency scene
- Initiating an incident command system
- Assessing the need for and requesting additional resources as needed
- Providing 1,500 GPM water-pumping capacity
- Advancing a charged fire suppression attack hose line for fire control or rescue
- Initiating other fire ground operations per department policies and procedures

For 90% of all Level 3 structure fire responses within the area of responsibility, the total response time for the arrival on the scene of all fire units and personnel necessary to complete a full first-alarm assignment, otherwise referred to as the effective response force (ERF), shall be 10 minutes, 20 seconds (10:20).

The effective response force for Level 3 fire responses shall be capable of:

- Conducting a rapid size-up of the emergency scene
- Establishing an incident command system
- Providing an uninterrupted water supply
- Advancing a charged fire suppression attack hose line and a backup line for fire control
- Complying with the OSHA requirements of “two-in and two-out”
- Completing the forcible entry
- Searching for and rescuing at-risk victims
- Ventilating the structure
- Controlling utilities
- Placing elevated master streams into service from aerial apparatus

Fire Level 4 (High Risk – Score 66)

Level 4 fires are rare but pose the highest level of risk. These incidents will surpass any agency's capabilities and resources, and the risk for injury and/or death to both responders and the community is at the highest potential levels. These incidents are often multi-day-long events. This requires ongoing response, rehabilitation time, logistical planning, and operational divisions to be deployed. Examples of catastrophic fires include oil refinery or chemical plant explosions, terrorist attacks with a bomb detonation in highly occupied areas, or a natural disaster that results in multiple significant fires across a community.

Figure 14. CFD Fire Level 4

Critical Task Staffing	Recommended	CFD
Command	1	1
Safety	2	2*
Pump Operator	4	2
Suppression Line	9	4
Backup Line	6	4*
Rapid Intervention Crew	5	3
Hydrant	2	2
Ladder/Ventilation	4	3
Search and Rescue	5	2*
Aerial	2	1
Lobby Control	1	0
Interior Staging Manager	1	0
Elevator Ops Manager	1	0
Mutual Aid Received *		8*
Effective Response Force	**43**	**24**

Three-Axis Risk Score (L4)	
Probability of Occurrence	7
Consequence to Community	5
Impact on Fire Department	10
Score	**66**

Benchmark Resource Comparison	
National Recommendation	43
CFD Deployment	24
Mutual Aid Personnel	8*
Benchmark Over/Under Percentage	**56%**

Benchmark Statements

For 90% of Level 4 fire responses in the area of responsibility, the total response time for the first-arriving fire unit, staffed with at least three (3) firefighters, shall be 6 minutes, 20 seconds (6:20).

The first-arriving unit for Level 4 fire responses shall be capable of:

- Conducting a rapid size-up of the emergency scene
- Initiating an incident command system
- Assessing the need for and requesting additional resources as needed
- Providing 1,500 GPM water-pumping capacity
- Advancing a charged fire suppression attack hose line for fire control or rescue
- Initiating other fire ground operations per department policies and procedures

For 90% of all Level 4 structure fire responses within the area of responsibility, the total response time for the arrival on the scene of all fire units and personnel necessary to complete a full first-alarm assignment, otherwise referred to as the effective response force (ERF), shall be 10 minutes, 20 seconds (10:20).

The effective response force for Level 4 fire responses shall be capable of:

- Conducting a rapid size-up of the emergency scene
- Establishing an incident command system
- Providing an uninterrupted water supply
- Advancing a charged fire suppression attack hose line and a backup line for fire control
- Complying with the OSHA requirements of “two-in and two-out”
- Completing the forcible entry
- Searching for and rescuing at-risk victims
- Ventilating the structure
- Controlling utilities
- Placing elevated master streams into service from aerial apparatus

Technical Rescue

Technical rescue incidents require specialized training, tools and equipment, and different strategies and tactical approaches. Although these incidents are typically less frequent, the ability to mitigate and achieve positive outcomes requires constant training and equipment ready for deployment. Examples of technical rescue incidents would include low- and high-rope rescue, confined space, and MVAs with significant extrication involvement.

Technical Rescue Level 1 (Moderate Risk – Score 31)

Level 1 technical rescue would include such incidents as a person trapped down a well or a worker trapped in a piece of equipment.

Figure 15. CFD Technical Rescue Level 1

Critical Task Staffing	Recommended	CFD
Command	1	1
Safety	1	1
Entry Team	2	2
Attendant Team	4	2
Patient Care	2	2
Back-up Team	2	0
Effective Response Force	**12**	**8**

Three-Axis Risk Score (L1)	
Probability of Occurrence	4
Consequence to Community	5
Impact on Fire Department	6
Score	**31**

Benchmark Resource Comparison	
National Recommendation	12
CFD Deployment	8
Benchmark Over/Under Percentage	**67%**

Benchmark Statements

For 90% of Level 1 technical rescue responses within the area of responsibility, the total response time for the first-arriving fire unit, staffed with at least three (3) firefighters, shall be six minutes, twenty seconds (6:20).

The first-arriving unit for Level 1 technical rescue responses shall be capable of:

- Conducting a rapid size-up of the emergency scene
- Initiating an incident command system

- Assessing the need for additional resources
- Isolating and controlling access to high-hazard areas

For 90% of all Level 1 technical rescue responses within the area of responsibility, the total response time for the arrival on scene of all fire units and personnel necessary to complete a full first-alarm assignment, otherwise referred to as the effective response force (ERF), shall be 10 minutes, 20 seconds (10:20).

The effective response force Level 1 technical rescue responses shall be capable of:

- Conducting a rapid size-up of the emergency scene
- Initiating an incident command system
- Assessing the need for additional resources
- Isolating and controlling access to high-hazard areas
- Rescuing and transporting victims to an appropriate medical facility

Technical Rescue Level – 2 (Moderate Risk – Score 43)

Level 2 technical rescues are even less frequent but pose a high risk to both the responder and potential victims. More advanced training and even specialized equipment are needed for such incidents. Most states have regional teams that can be deployed for these types of incidents. Response and coordination for this level typically is 2–4 hours. These incidents usually involve multiple patients and often require extended extrication/rescue times. These events can last for several days or weeks.

Figure 16. CFD Technical Rescue Level 2

Critical Task Staffing	Recommended	CFD
Command	1	1
Safety	1	1
Rescue Team	6	4
Attendant Team	6	4
Patient Care	6	4
Rope Tenders	4	4
Effective Response Force	**24**	**14**

Three-Axis Risk Score (L2)	
Probability of Occurrence	4
Consequence to Community	5
Impact on Fire Department	9
Score	**43**

Benchmark Resource Comparison	
National Recommendation	24
CFD Deployment	14
Benchmark Over/Under Percentage	**58%**

Benchmark Statements

For 90% of Level 2 technical rescue responses within the area of responsibility, the total response time for the first-arriving fire unit, staffed with at least three (3) firefighters, shall be six minutes, twenty seconds (6:20).

The first-arriving unit for Level 2 technical rescue responses shall be capable of:

- Conducting a rapid size-up of the emergency scene
- Initiating an incident command system
- Assessing the need for additional resources
- Isolating and controlling access to high-hazard areas

For 90% of all Level 2 technical rescue responses within the area of responsibility, the total response time for the arrival on scene of all fire units and personnel necessary to complete a full first-alarm assignment, otherwise referred to as the effective response force (ERF), shall be 10 minutes, 20 seconds (10:20).

The effective response force for Level 2 technical rescue responses shall be capable of:

- Conducting a rapid size-up of the emergency scene
- Initiating an incident command system
- Assessing the need for additional resources
- Isolating and controlling access to high-hazard areas
- Rescuing and transporting victims to an appropriate medical facility

Wildland Fires

Wildland incidents vary across the nation in terms of their intensity and severity. The Midwestern and Western portions of the U.S. face a significantly high risk of wildfires annually. This is based on the low humidity and the dry nature of the vegetation during the spring and summer months. In the Southeast, wildfires are still a risk, but due to the normal humidity being higher throughout the year and vegetation being typically greener, large wildfires are not as prevalent. Most agencies are capable of handling small (less than 1 acre) fires with standard structural firefighting equipment.

Wildland Level 1 (Low Risk – Score 13)

Level 1 wildfires are those that are typically small—no larger than 20' x 20' and less than one (1) acre. These are often the result of a discarded cigarette on the side of the road or a spark from an engine misfire.

Figure 17. CFD Wildland Level 1

Critical Task Staffing	Recommended	CFD
Command	1	1*
Safety/Lookout	1	
Pump Operators	1	1
Suppression Line	2	1
Backup Line	1	
Effective Response Force	**6**	**3**

*On small incidents, a single person can and may handle both command and pump operations.

Three-Axis Risk Score (L1)	
Probability of Occurrence	8
Consequence to Community	1
Impact on Fire Department	2
Score	**13**

Benchmark Resource Comparison	
National Recommendation	6
CFD Deployment	3
Benchmark Over/Under Percentage	**50%**

Benchmark Statements

For 90% of Level 1 wildland responses in the area of responsibility, the total response time for the first-arriving fire unit, staffed with at least three (3) firefighters, shall be 6 minutes, 20 seconds (6:20).

The first-arriving unit for Level 1 wildland responses shall be capable of the following:

- Conducting a rapid size-up of the emergency scene

- Initiating an incident command system
- Developing an initial incident action plan
- Providing either a mobile attack or progressive hose lays
- Extinguishing fire

For 90% of all Level 1 wildland fires, the total response time for the arrival of the effective response force, staffed with 16 firefighters, shall be 10 minutes, 20 seconds (10:20). The effective response force must be capable of the following:

- Establishing command
- Sizing up the incident
- Developing an initial incident action plan
- Extending appropriate hose lines
- Providing either a mobile attack or progressive hose lays
- Extinguishing fire

Wildland Level 2 (Moderate/High Risk – Score 50)

Level 2 wildland fires are those that have grown to an area larger than one (1) acre.

Figure 18. CFD Wildland Level 2

Critical Task Staffing	Recommended	CFD
Command	1	1
Safety/Lookout	1	
Pump Operators	2	2
Suppression Line	4	3
Backup Line	4	3
Handline Crew	4	3
Effective Response Force	**16**	**12**

Three-Axis Risk Score (L2)	
Probability of Occurrence	7
Consequence to Community	4
Impact on Fire Department	8
Score	**50**

Benchmark Resource Comparison	
National Recommendation	16
CFD Deployment	12
Benchmark Over/Under Percentage	**75%**

Benchmark Statements

For 90% of Level 2 wildland responses in the area of responsibility, the total response time for the first-arriving fire unit, staffed with at least three (3) firefighters, shall be 6 minutes, 20 seconds (6:20).

The first-arriving unit for Level 2 wildland responses shall be capable of the following:

- Conducting a rapid size-up of the emergency scene
- Initiating an incident command system
- Developing an initial incident action plan
- Providing either a mobile attack or progressive hose lays
- Extinguishing fire

For 90% of all Level 2 wildland fires, the total response time for the arrival of the effective response force, staffed with 16 firefighters, shall be 10 minutes, 20 seconds (10:20). The effective response force must be capable of the following:

- Establishing command
- Sizing up the incident
- Developing an initial incident action plan
- Extending appropriate hose lines
- Providing either a mobile attack or progressive hose lays
- Extinguishing fire

Wildland Level 3 (High Risk – Score 66)

Level 3 wildland fires are those incidents that have grown to an area larger than 10 acres. These types of incidents will often require multiple agencies, and possibly state and/or federal support and resources as well.

Figure 19. CFD Wildland Level 3

Critical Task Staffing	Recommended	CFD
Command	3	1/1*t
Safety/Lookout	2	1*
Pump Operators/Tenders	6	1
Structure Protection	9	4 / 4*
Handline Crew/Suppression Line	16	6 / 6*
Air Attack	4	0
Logistics/Planning Chief	2	0
Mutual Aid Received *		12*
Effective Response Force	**42**	**24**

Three-Axis Risk Score (L3)	
Probability of Occurrence	5
Consequence to Community	9
Impact on Fire Department	8
Score	**66**

Benchmark Resource Comparison	
National Recommendation	42
CFD Deployment	12
Mutual Aid Personnel	12*
Benchmark Over/Under Percentage	**29%**

Benchmark Statements

For 90% of Level 3 wildland responses in the area of responsibility, the total response time for the first-arriving fire unit, staffed with at least three (3) firefighters, shall be 6 minutes, 20 seconds (6:20).

The first-arriving unit for Level 3 wildland responses shall be capable of the following:

- Conducting a rapid size-up of the emergency scene
- Initiating an incident command system
- Developing an initial incident action plan
- Providing either a mobile attack or progressive hose lays
- Extinguishing fire

For 90% of all Level 3 wildland fires, the total response time for the arrival of the effective response force, staffed with 16 firefighters, shall be 10 minutes, 20 seconds (10:20). The effective response force must be capable of the following:

- Establishing command
- Sizing up the incident
- Developing an initial incident action plan
- Extending appropriate hose lines
- Providing either a mobile attack or progressive hose lays
- Extinguishing fire

Hazardous Materials

The Caldwell Fire Department responds to hazardous materials (HAZMAT) incidents, operating at both operational and technical levels, enabling personnel to safely identify, contain, and mitigate hazardous materials incidents in the community. Through coordinated efforts, the CFD relies not only on its in-house capabilities but also on mutual aid from surrounding departments and agencies. This collaborative approach ensures that there is adequate staffing, expertise, and resources available to respond effectively to incidents of varying complexity, protecting public safety and property.

Hazardous Materials Level 1 (Low Risk - Score 16)

Level 1 hazardous materials incidents are those calls for service that are unlikely to cause injury or significant property damage. Examples of Level 1 hazardous materials incidents may include spills of 10-50 gallons of automotive fluid.

Figure 20. CFD Hazardous Materials Level 1

Critical Task Staffing	Recommended	CFD
Command	1	1
Safety	1	0
Entry Team	2	1
Backup Team	2	0
Pump Operator	1	1
Effective Response Force	**7**	**3**

Three-Axis Risk Score (L1)	
Probability of Occurrence	8
Consequence to Community	2
Impact on Fire Department	2
Score	**16**

Benchmark Resource Comparison	
National Recommendation	7
CFD Deployment	3
Benchmark Over/Under Percentage	**43%**

Benchmark Statements

For 90% of Level 1 hazardous materials responses within the area of responsibility, the total response time for the first-arriving fire unit, staffed with at least three (3) firefighters, shall be six minutes, twenty seconds (6:20).

The first-arriving unit for Level 1 hazardous materials responses shall be capable of:

- Conducting a rapid size-up of the emergency scene
- Initiating an incident command system
- Assessing the need for additional resources
- Evacuating immediate and adjacent areas
- Isolating and controlling access to high-hazard areas

The response model achieves an effective response force with the first-arriving unit.

Hazardous Materials Level 2 (Moderate Risk – Score 31)

Level 2 hazardous materials incidents are those calls for service that are unlikely to cause injury or significant property damage. Examples of Level 2 hazardous materials incidents may include spills greater than 50 gallons of automotive fluid, an unknown chemical emergency, or biological powder, or a facility's HAZMAT alarm. Natural gas or propane leaks and alarms are not included in this risk level.

Figure 21. CFD Hazardous Materials Level 2

Critical Task Staffing	Recommended	CFD
Command	1	1
Safety	1	0
Entry Team	4	2
Backup Team	4	2
Pump Operator	2	1
Evacuation Group Sup.	1	0
HAZMAT Group Sup.	1	0
Effective Response Force:	**16**	**6**

Three-Axis Risk Score (L2)	
Probability of Occurrence	6
Consequence to Community	5
Impact on Fire Department	4
Score	**31**

Benchmark Resource Comparison	
National Recommendation	16
CFD Deployment	6
Benchmark Over/Under Percentage	**38%**

Benchmark Statements

For 90% of Level 2 hazardous materials responses in the area of responsibility, the total response time for the first-arriving fire unit, staffed with at least three (3) firefighters, shall be six minutes, twenty seconds (6:20).

The first-arriving unit for Level 2 hazardous materials responses shall be capable of:

- Conducting a rapid size-up of the emergency scene
- Initiating an incident command system
- Assessing the need for additional resources
- Evacuating immediate and adjacent areas
- Isolating and controlling access to high-hazard areas

For 90% of all Level 2 hazardous materials responses within the area of responsibility, the total response time for the arrival on scene of all fire units and personnel necessary to complete a full first-alarm assignment, otherwise referred to as the effective response force (ERF), shall be 10 minutes, 20 seconds (10:20).

The effective response force for Level 2 hazardous materials responses shall be capable of:

- Conducting a rapid size-up of the emergency scene
- Initiating an incident command system
- Assessing the need for additional resources
- Evacuating immediate and adjacent areas
- Isolating and controlling access to high-hazard areas
- Establishing and conducting emergency decontamination procedures as necessary
- Identifying and assessing hazardous materials involved and their potential for harm
- Developing a plan of strategies and tactics to mitigate the incident effectively

Hazardous Materials Level 3 (Low Risk – Score 20)

Level 3 hazardous materials incidents are those calls for service that are likely to cause injury or significant property damage. Examples of Level 3 hazardous materials incidents may include spills larger than 100 gallons of automotive fluid, a chemical, or a biological substance emergency with identified and immediate impacts on life and health. Natural gas or propane leaks and alarms are not included in this risk.

Figure 22. CFD Hazardous Materials Level 3

Critical Task Staffing	Recommended	CFD
Command	3	2
Safety	2	2*
Entry Team	6	4
Backup Team	6	4*
Pump Operator	3	2*
Evacuation Group Sup.	1	0
HAZMAT Group Sup.	1	0
Decon Team	4	2*
Tech Specialist and Team	8	0
Suppression Lines/Foam	5	0
Backup Lines/Foam	3	0
Mutual Aid Received *		14*
Effective Response Force	**42**	**24**

Three-Axis Risk Score (L3)	
Probability of Occurrence	4
Consequence to Community	7
Impact on Fire Department	10
Score	**60**

Benchmark Resource Comparison	
National Recommendation	42
CFD Deployment	24
Mutual Aid Personnel	14*
Benchmark Over/Under Percentage	**57%**

Benchmark Statements

For 90% of Level 3 hazardous materials responses in the area of responsibility, the total response time for the first-arriving fire unit, staffed with at least three (3) firefighters, shall be six minutes, twenty seconds (6:20).

The first-arriving unit for Level 3 hazardous materials responses shall be capable of:

- Conducting a rapid size-up of the emergency scene

- Initiating an incident command system
- Assessing the need for additional resources
- Evacuating immediate and adjacent areas
- Isolating and controlling access to high-hazard areas

For 90% of all Level 3 hazardous materials responses within the area of responsibility, the total response time for the arrival on scene of all fire units and personnel necessary to complete a full first-alarm assignment, otherwise referred to as the effective response force (ERF), shall be 10 minutes, 20 seconds (10:20).

The effective response force for Level 3 hazardous materials responses shall be capable of:

- Conducting a rapid size-up of the emergency scene
- Initiating an incident command system
- Assessing the need for additional resources
- Evacuating immediate and adjacent areas
- Isolating and controlling access to high-hazard areas
- Establishing and conducting emergency decontamination procedures as necessary
- Identifying and assessing hazardous materials involved and their potential for harm
- Developing a plan of strategies and tactics to mitigate the incident effectively

Water Rescue

Water rescue incidents involve emergencies where people or animals are in danger on or in bodies of water like oceans, rivers, lakes, or flooded areas. These require quick, coordinated reactions from trained professionals such as lifeguards, firefighters, and rescue teams. Scenarios include drowning, boat accidents, swift water emergencies, or stranded individuals on ice. Rescuers face challenges like currents, hazards, weather, and low visibility. Operations personnel use specialized gear like boats, throw bags, life jackets, and ropes, along with techniques such as swift water swimming and lifesaving maneuvers. These incidents require high skills, training, and coordination to ensure safety and successful rescues.

Water Rescue Level 1 (Low Risk – Score 17)

Level 1 water rescue incidents refer to calls for service that are not likely to result in substantial damage to property or cause injury. Such incidents may involve a single swimmer in distress or a single boat accident and can occur either in inland waterways or in the open waters of the bay or ocean.

Figure 23. CFD Water Rescue Level 1

Critical Task Staffing	Recommended	CFD
Command	1	1
Boat Operator	1	1
Marine Rescue Team	3	2
Engine Crew	3	1
Canyon County EMS Transport (Non-CFD Personnel)	2	2
Effective Response Force	**10**	**7**

Three-Axis Risk Score (L1)	
Probability of Occurrence	4
Consequence to Community	2
Impact on Fire Department	5
Score	**17**

Benchmark Resource Comparison	
National Recommendation	10
CFD Deployment	7
Benchmark Over/Under Percentage	**41%**

Ice Rescue

Flooding incident emergency response involves a coordinated effort to address the immediate dangers and aftermath of flooding events. As floodwaters rise, response teams activate pre-established protocols to safeguard lives, property, and infrastructure. The initial phase focuses on rapid assessment and communication to determine the extent of flooding, identify Level 3 areas, and prioritize response efforts. Emergency services, including fire departments, police, and search and rescue teams, mobilize to conduct swift water rescues and evacuations and provide medical assistance to those in need.

Ice Rescue Level 1 (Low Risk - Score 20)

A Level 1 flooding incident typically involves minor flooding in localized areas, such as streets, yards, or low-lying areas, due to moderate rainfall or snowmelt. These incidents typically do not pose immediate threats to life or significant property damage. Response to Level 1 flooding incidents typically involves basic mitigation measures aimed at preventing further water damage and ensuring public safety.

Figure 24. CFD ICE Rescue Level 1

Critical Task Staffing	Recommended	CFD
Command	1	1
Safety	1	1
Triage/Survey Team	4	1
Rescue Team	4	2
Backup Team	2	2
Patient Care	2	0
Evacuation Team	2	0
Logistics Officer	1	0
Effective Response Force	**17**	**7**

Three-Axis Risk Score (L1)	
Probability of Occurrence	5
Consequence to Community	2
Impact on Fire Department	5
Score	**20**

Benchmark Resource Comparison	
National Recommendation	17
CFD Deployment	7
Benchmark Over/Under Percentage	**41%**

Swift Water

Swift water rescue involves the strategic deployment of specialized teams and equipment to save individuals trapped in swift-moving water environments. This type of rescue requires a high level of technical skill and training, including operating rescue boats, utilizing ropes and pulleys, and navigating turbulent waters. Responders must be adept at assessing the hydrodynamic conditions, ensuring safety protocols, and executing precise maneuvers to reach and extract victims swiftly. Coordination among team members is paramount, with designated roles such as command leaders, boat operators, and marine rescue personnel working cohesively. The goal is to mitigate risks, minimize injuries, and conduct practical rescues in potentially life-threatening scenarios.

Swift Water Level 1 (Moderate Risk – Score 32)

A Level 1 Swift water rescue would typically involve incidents with a single victim.

Figure 25. CFD Swift Water Level 1

Critical Task Staffing	Recommended	CFD
Command	1	1
Safety Officer	1	1*
Operations Officer	2	2*
Rescue Team (Leader)	2	2
Rescue Team (Swimmers/Technicians)	4	4*
Downstream Safety Team	4	2
Canyon County EMS Transport (Non-CFD Personnel)		2**
Mutual Aid Received *		7*
Effective Response Force	**16**	**16**

Three-Axis Risk Score (L1)	
Probability of Occurrence	4
Consequence to Community	2
Impact on Fire Department	10
Score	**32**

Benchmark Resource Comparison	
National Recommendation	16
CFD Deployment	16
Mutual Aid/CC EMS	9*
Benchmark Over/Under Percentage	**100%**

2026 STATION LOCATION STUDY

Caldwell Fire Department

Idaho

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Emergency Services Consulting International

Providing Expertise and Guidance that Enhances Community Safety

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Executive Summary

In December 2024, Emergency Services Consulting International (ESCI) was contracted by the Caldwell Fire Department (CFD) in Idaho to assist with a fire station location study. Beginning in mid-2025, the project team reviewed existing fire station locations as compared to industry standards and best practices, along with historical service demand in order to provide recommendations for future fire station locations. These recommendations were developed in concert with CFD leadership in order to incorporate system knowledge as to potential growth and development within the community. The following are potential locations for future fire stations:

- Station 5 – May be located near Highway 20 and the rail line just west of Midland Avenue (Aviary Heights).
- Station 6 – May be located near Highway 55 and Riverside Road or in the area of Homedale and Wagner, depending on annexation and development.
- Station 7 – Near Peckham Road and Notus Road.

Actual locations may change based on the availability of parcels meeting the requirements of a fire station. These recommendations are not made with any specific timeframe or order of construction, but merely as locations that may best serve the community.

Acknowledgments

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Organizational Overview

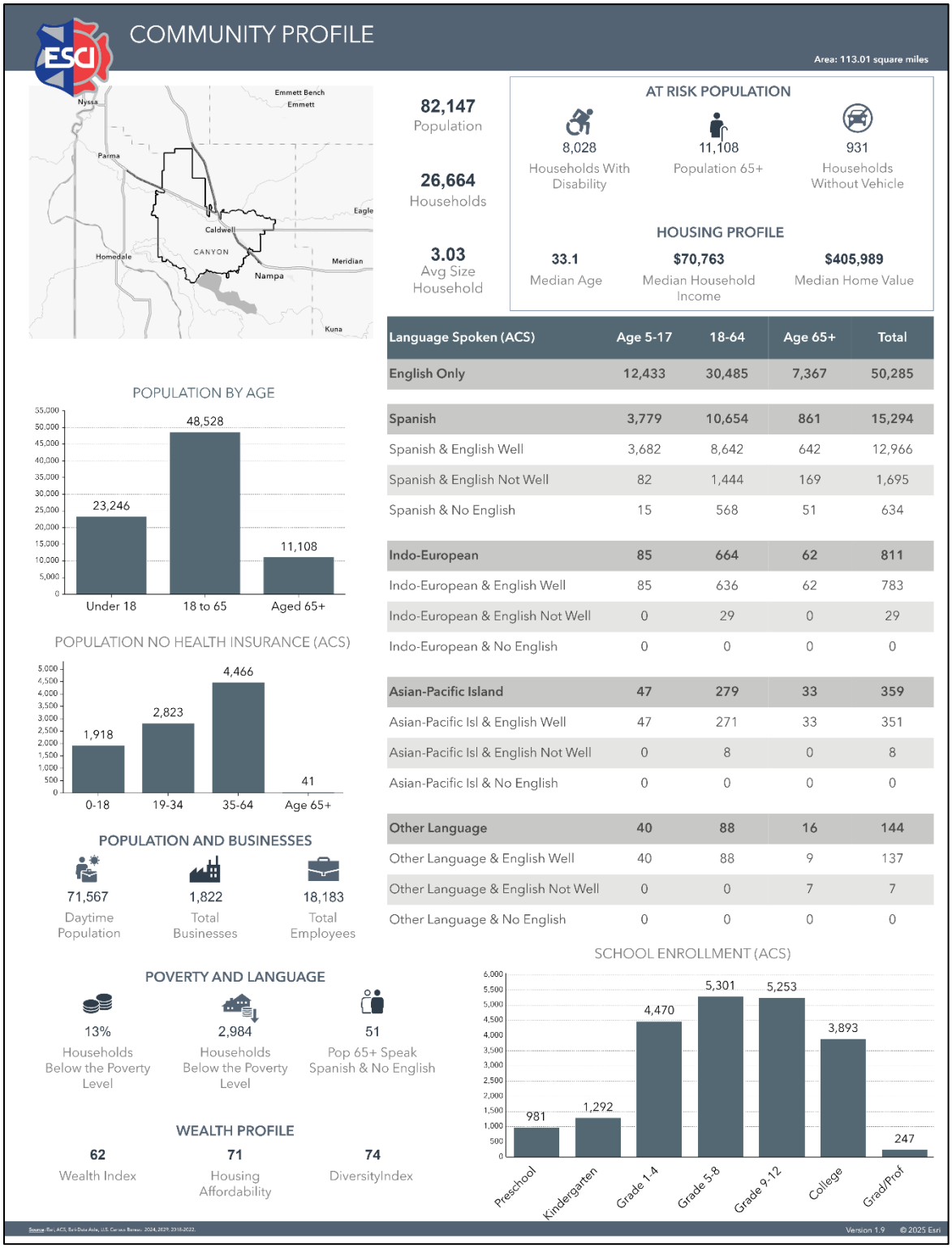
Service Area Population & Demographics

Caldwell is a fast-growing, culturally diverse hub in Idaho's Treasure Valley. The city covers 24 square miles and has about 79,000 residents. The CFD also provides service delivery to an additional 89 square miles outside the city, reaching approximately 5,000 people (this is an approximation, as local information and census data are not always aligned). In total, the response area covers 113 square miles and has a population of approximately 84,000. The economy is anchored by healthcare, construction, and retail, with rising wages in the high-tech and public administration sectors. Infrastructure includes parks, historic districts, a liberal arts college, civic amenities, and expanding industrial zones. Its downtown renaissance and community events reflect a city balancing growth with cultural identity.

The following figure (Figure 1. Caldwell Community Profile) provides an informational graphic of the entire response area.

Note: the Infor Graph is pulled from ESRI ArcGIS "Census and Community Survey (ACS) Data. This is at the federal level, so the local numbers are often more accurate.

Figure 1. Caldwell Community Profile



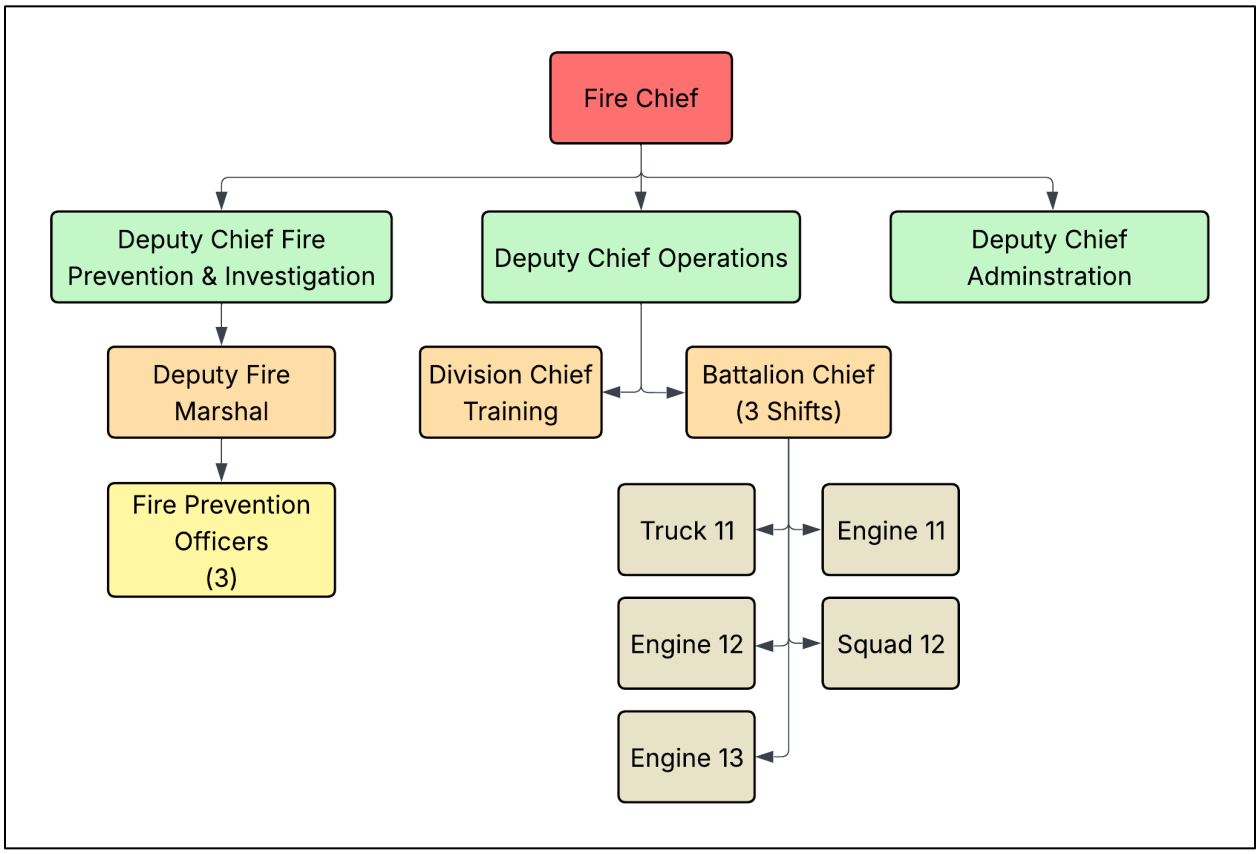
Language Spoken (ACS)	Age 5-17	18-64	Age 65+	Total
English Only	**12,433**	**30,485**	**7,367**	**50,285**
Spanish	**3,779**	**10,654**	**861**	**15,294**
Spanish & English Well	3,682	8,642	642	12,966
Spanish & English Not Well	82	1,444	169	1,695
Spanish & No English	15	568	51	634
Indo-European	**85**	**664**	**62**	**811**
Indo-European & English Well	85	636	62	783
Indo-European & English Not Well	0	29	0	29
Indo-European & No English	0	0	0	0
Asian-Pacific Island	**47**	**279**	**33**	**359**
Asian-Pacific Isl & English Well	47	271	33	351
Asian-Pacific Isl & English Not Well	0	8	0	8
Asian-Pacific Isl & No English	0	0	0	0
Other Language	**40**	**88**	**16**	**144**
Other Language & English Well	40	88	9	137
Other Language & English Not Well	0	0	7	7
Other Language & No English	0	0	0	0

Current Service Delivery Infrastructure

The City of Caldwell benefits from a robust service-delivery infrastructure designed to meet the needs of its growing, diverse population. Emergency services, public amenities, and civic functions are central components of this infrastructure, ensuring both safety and community engagement. The city is equipped with multiple fire stations strategically located to provide comprehensive coverage. In addition to emergency response capabilities, other services such as pre-fire planning, safety inspections, and public education initiatives reflect a proactive approach to community protection. The city's infrastructure integrates historic districts, a liberal arts college, and expanding industrial zones, further enhancing its ability to deliver services while preserving its cultural and historical essence. The following figure provides an organizational chart for the Caldwell Fire Department.

Organizational Design

Figure 2. CFD Organizational Chart



Operational Staffing

The CFD operates from four (4) fire stations, with three (3) located in the city and one located in the contracted area of Canyon County, located in Notus, ID. CFD operates with three (3) shifts working a 48-hour on and 96-hour off shift schedule with a minimum daily staffing of 16 personnel. The CFD is staffed daily with one (1) Battalion Chief, one (1) on-call Investigator, three (3) engine companies, one (1) truck company, and one (1) squad (Type 6 engine). The Caldwell Fire Department cross-staffs a hazardous material response unit, a marine rescue unit, and one (1) water tender.

Service Delivery & Performance

Service delivery and performance are the metrics that best illustrate the services provided by the fire department to a community.

Service Demand Analysis

When assistance is requested, a service request is submitted to the fire department. Analyzed by each calendar year, the primary analyses of service demand include the types of incidents, when they occur, and where they occur.

Incident Type Analysis

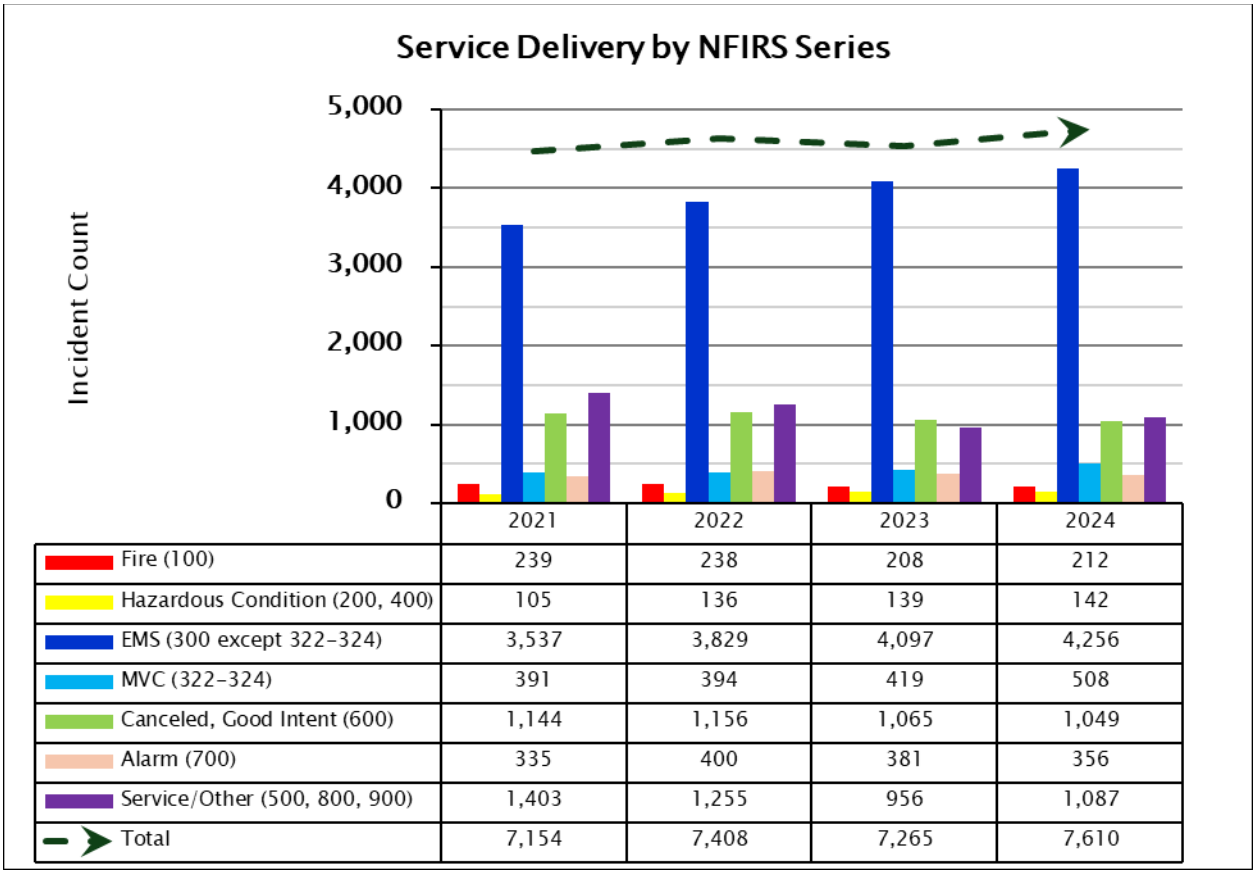
Documentation of response to incidents includes recording the type of incident that was found by an arriving unit. The National Fire Incident Reporting System (NFIRS) and its successor, the National Emergency Response Information System (NERIS), are industry-standard systems used by the local fire department to record this information. The systems track over 100 incident types, which are grouped into series as illustrated in the following figure.

Figure 3. NFIRS Incident Series

Incident Series	Incident Heading
100 Series	Fires
200 Series	Overpressure Rupture, Explosion, Overheat (No Fire)
300 Series	Rescue and Emergency Medical Service (EMS) Incidents
400 Series	Hazardous Condition (No Fire)
500 Series	Service Call
600 Series	Canceled, Good Intent
700 Series	False Alarm, False Call
800 Series	Severe Weather, Natural Disaster
900 Series	Special Incident Type

The following figure illustrates the types of incidents to which the CFD has responded over the past four years. Calendar year 2020 was excluded from this analysis due to data quality related to incident type coding.

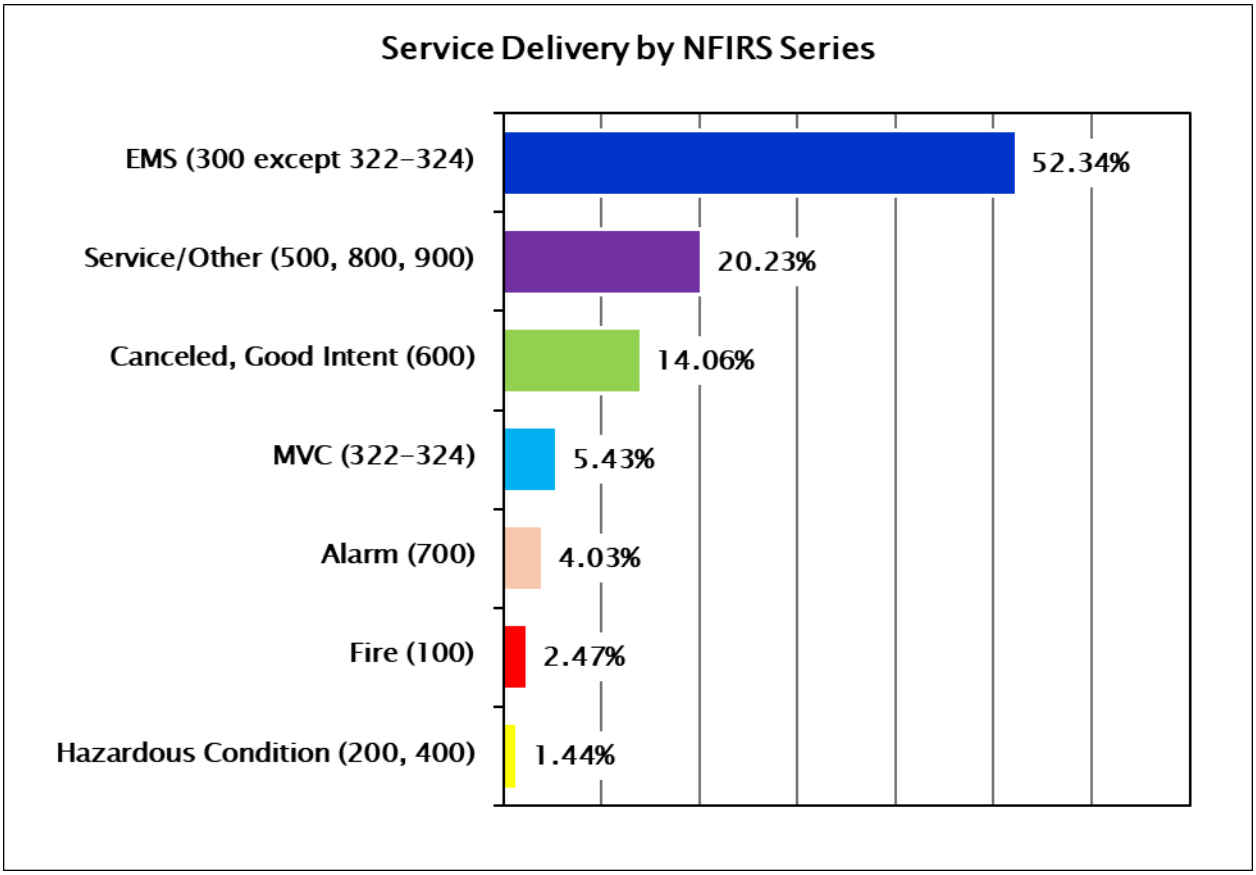
Figure 4. CFD Service Demand by NFIRS Series, 2021–2024



	2021	2022	2023	2024
Fire (100)	239	238	208	212
Hazardous Condition (200, 400)	105	136	139	142
EMS (300 except 322–324)	3,537	3,829	4,097	4,256
MVC (322–324)	391	394	419	508
Canceled, Good Intent (600)	1,144	1,156	1,065	1,049
Alarm (700)	335	400	381	356
Service/Other (500, 800, 900)	1,403	1,255	956	1,087
Total	7,154	7,408	7,265	7,610

Another consideration is to determine the percentage represented by each category comprising the entirety of service demand, as illustrated in the following figure.

Figure 5. CFD Service Demand by NFIRS Series, 2020–2024



Temporal Analysis

Another data point documented for each incident response is the time at which it occurs. This may be analyzed from three different views—month, day, and hour, as illustrated in the following three figures.

Figure 6. CFD Service Demand by Month, 2020–2024

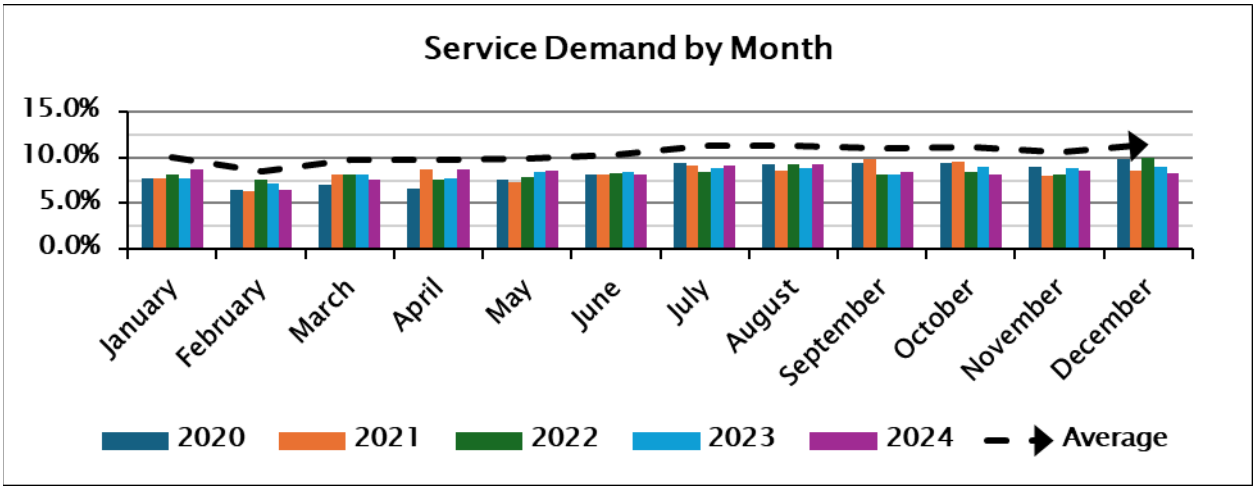


Figure 7. CFD Service Demand by Day, 2020–2024

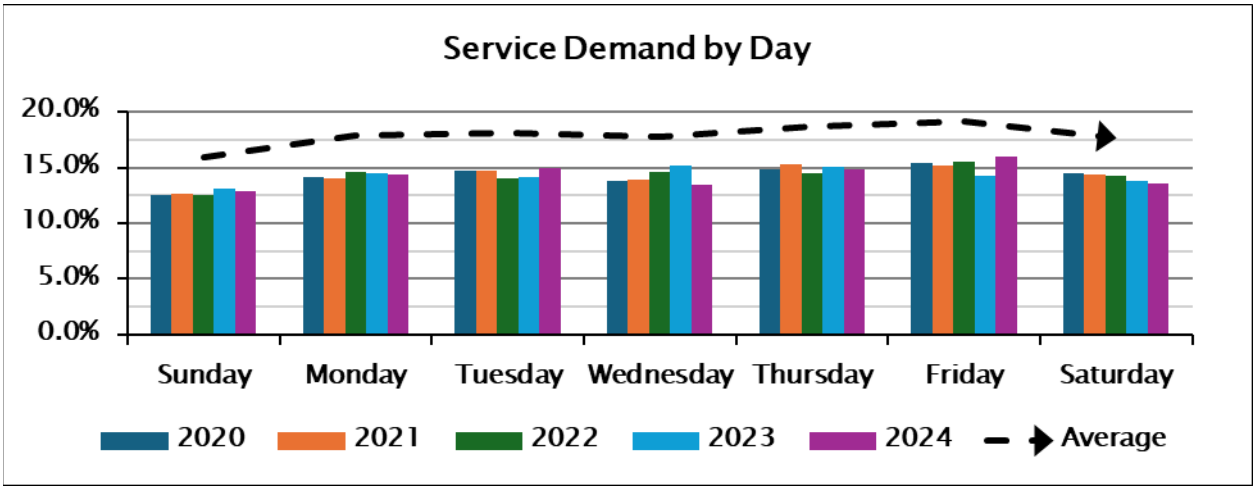
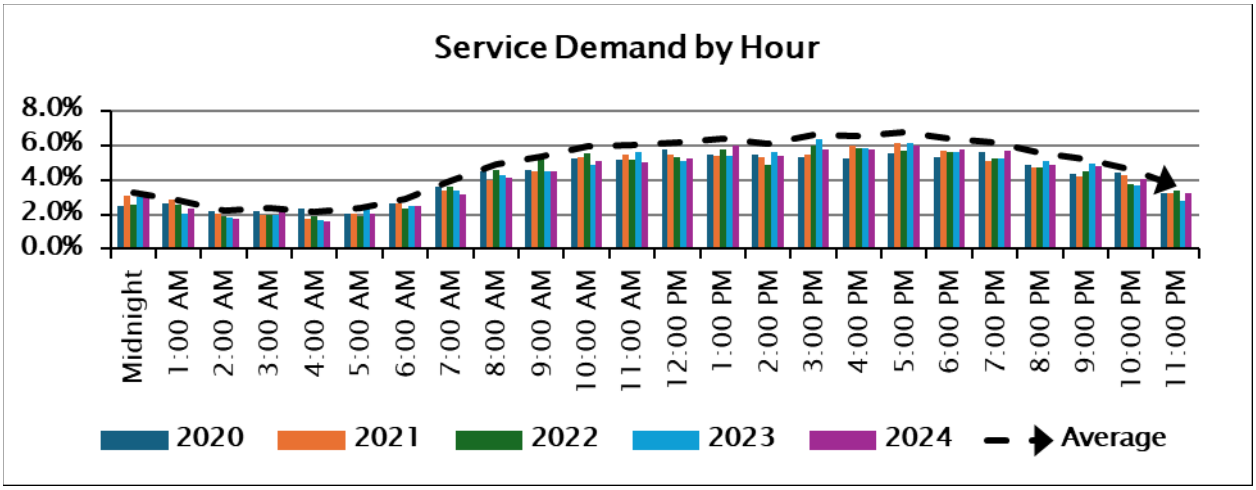


Figure 8. CFD Service Demand by Hour, 2020–2024



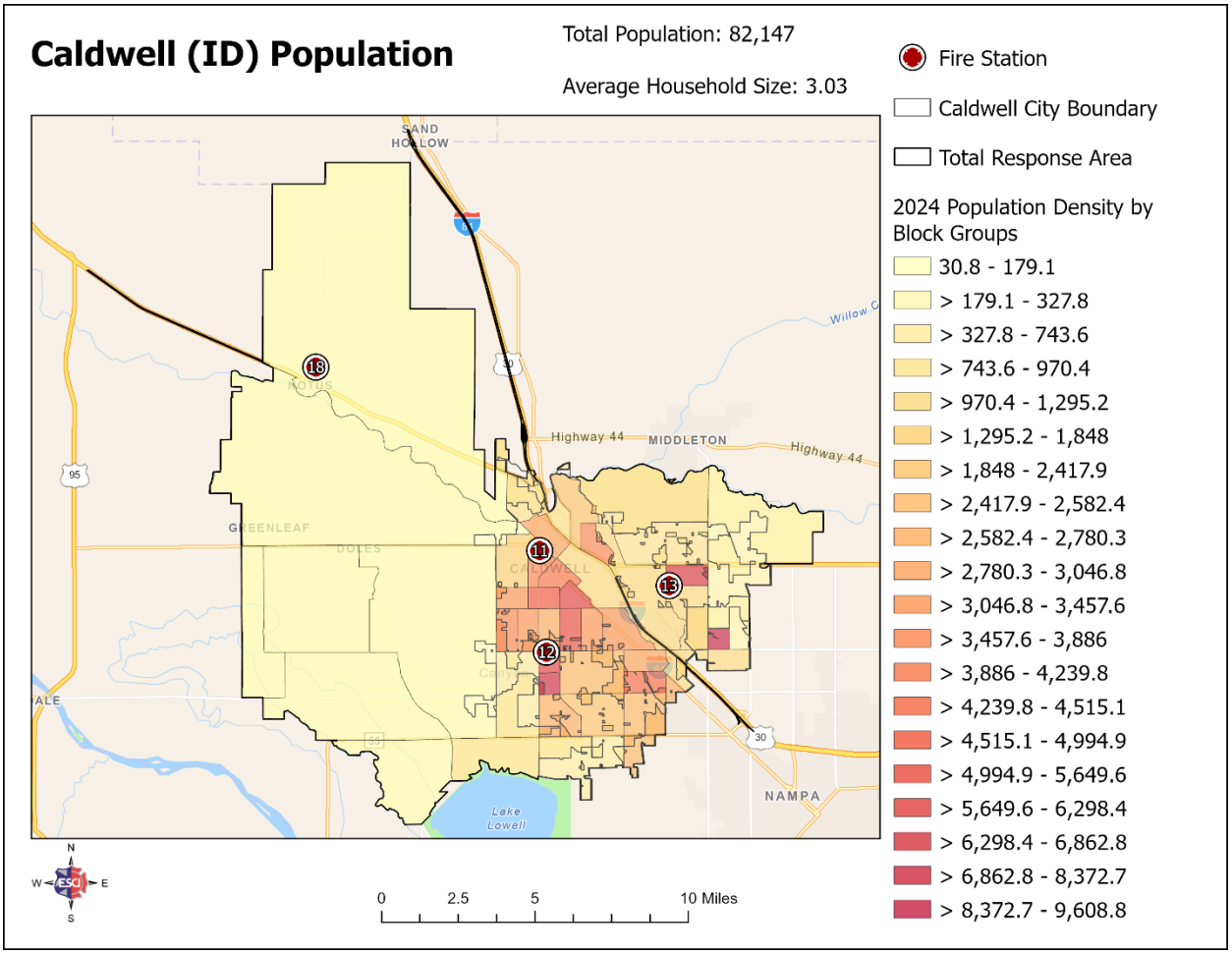
One additional note for time of day: Based on a recently published national study, from 2018 to 2020 the occurrence of residential structure fires with fatalities was highest between midnight and 1:00 AM. The eight-hour peak period (11:00 PM to 7:00 AM) accounted for 45% of residential fatal fires[1].

[1] *Fatal Fires in Residential Buildings (2018–2020), Topical Fire Report Series Volume 22, Issue 2 /June 2022, U.S. Department of Homeland Security, U.S. Fire Administration, National Fire Data Center.*

Geographic Analysis

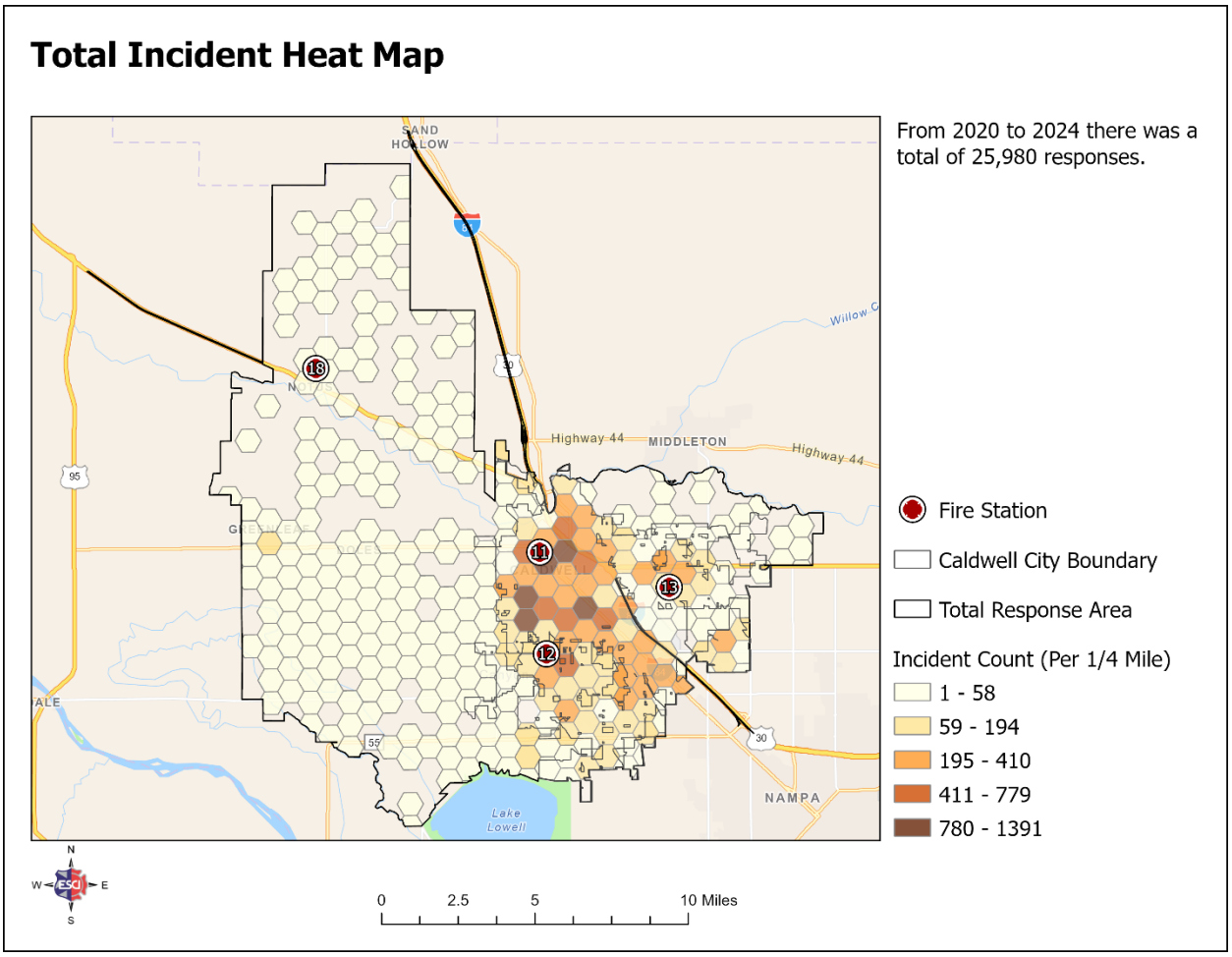
The location of incidents is closely related to the population density within the community. In other words, where there is greater population density (number of people per unit area, such as square mile), there tends to be greater incident density. Heat maps are used to display this information. To compare the initial relationship of incidents and population, the first information needed is the population density, as illustrated in the following figure.

Figure 9: FD Population Density, 2024



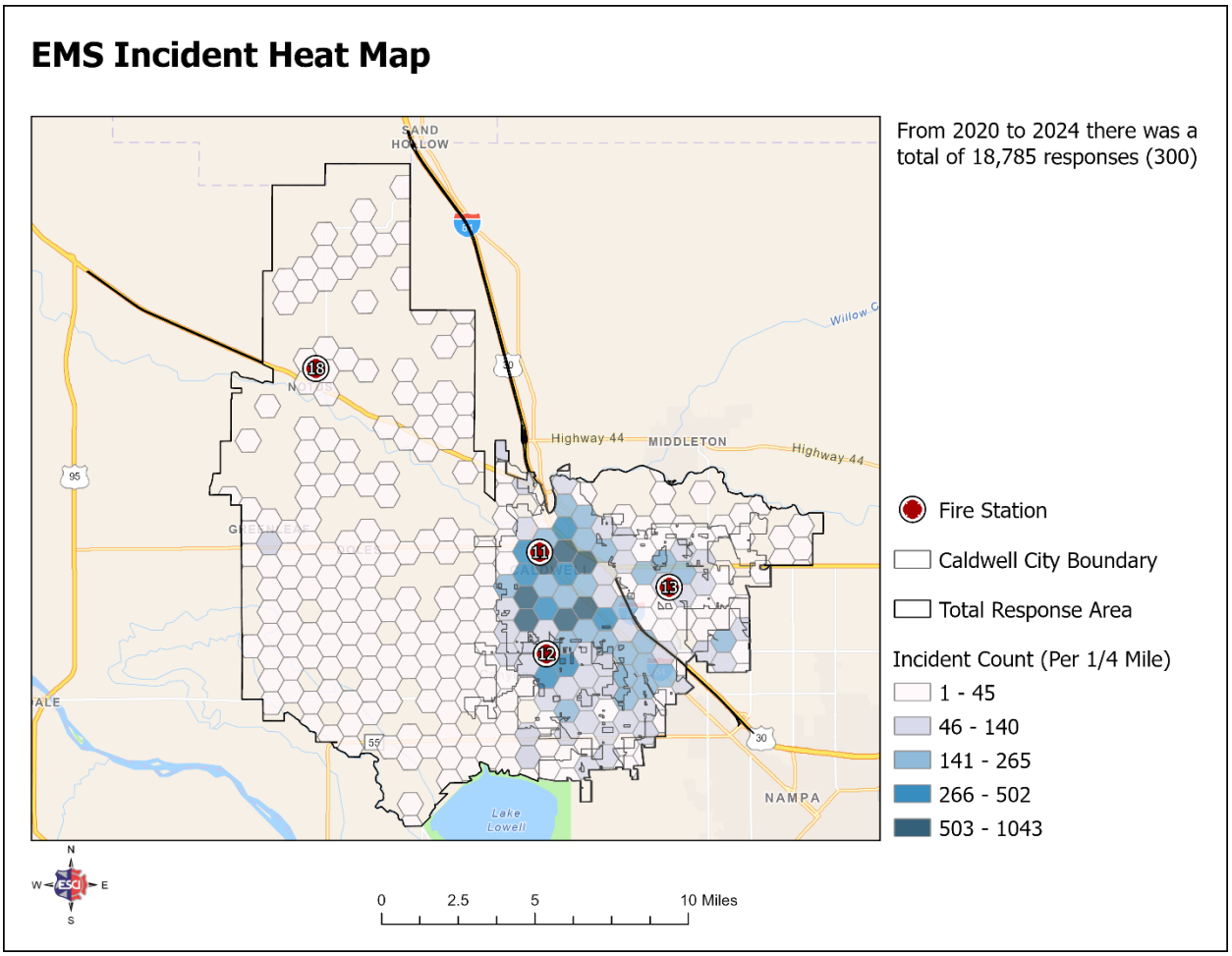
Another datapoint documented for each incident response is the location of the incident, either by address and/or the latitude and longitude of the incident. The first view of incident density includes all responses within the service area, regardless of incident type, as illustrated in the following figure.

Figure 10: CFD Incident Density (All Incidents), 2020–2024



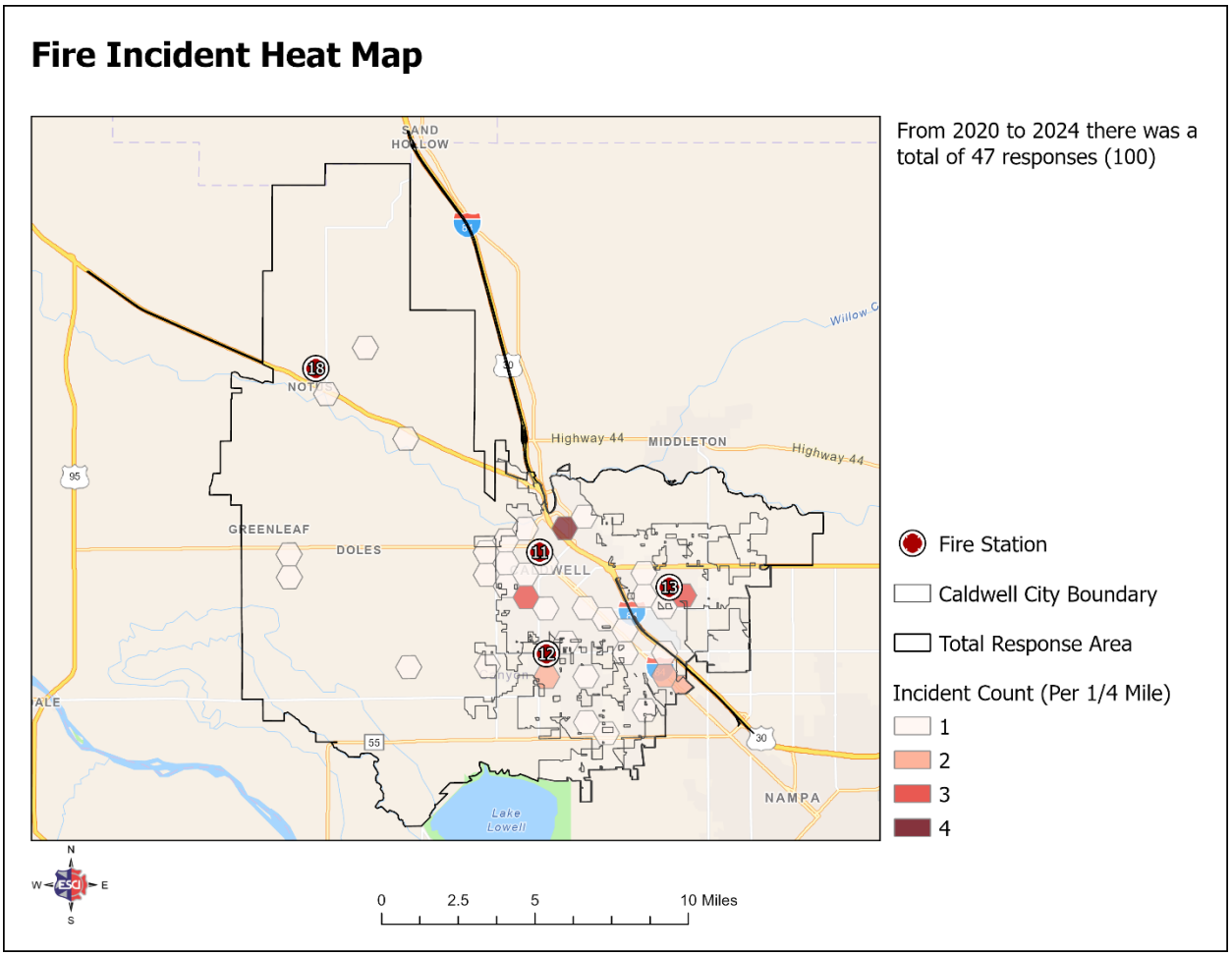
The second view of incident density includes only emergency medical services incidents, as illustrated in the following figure.

Figure 11. CFD Incident Density (EMS), 2020–2024



The third view of incident density includes only fire incidents, as illustrated in the following figure.

Figure 12. CFD Incident Density (Fire), 2020–2024



Resource Distribution Analysis

The placement of emergency services resources within the community should be compared to the location of incident density, as well as being guided by various industry standards and best practices.

ISRB/ISO Distribution

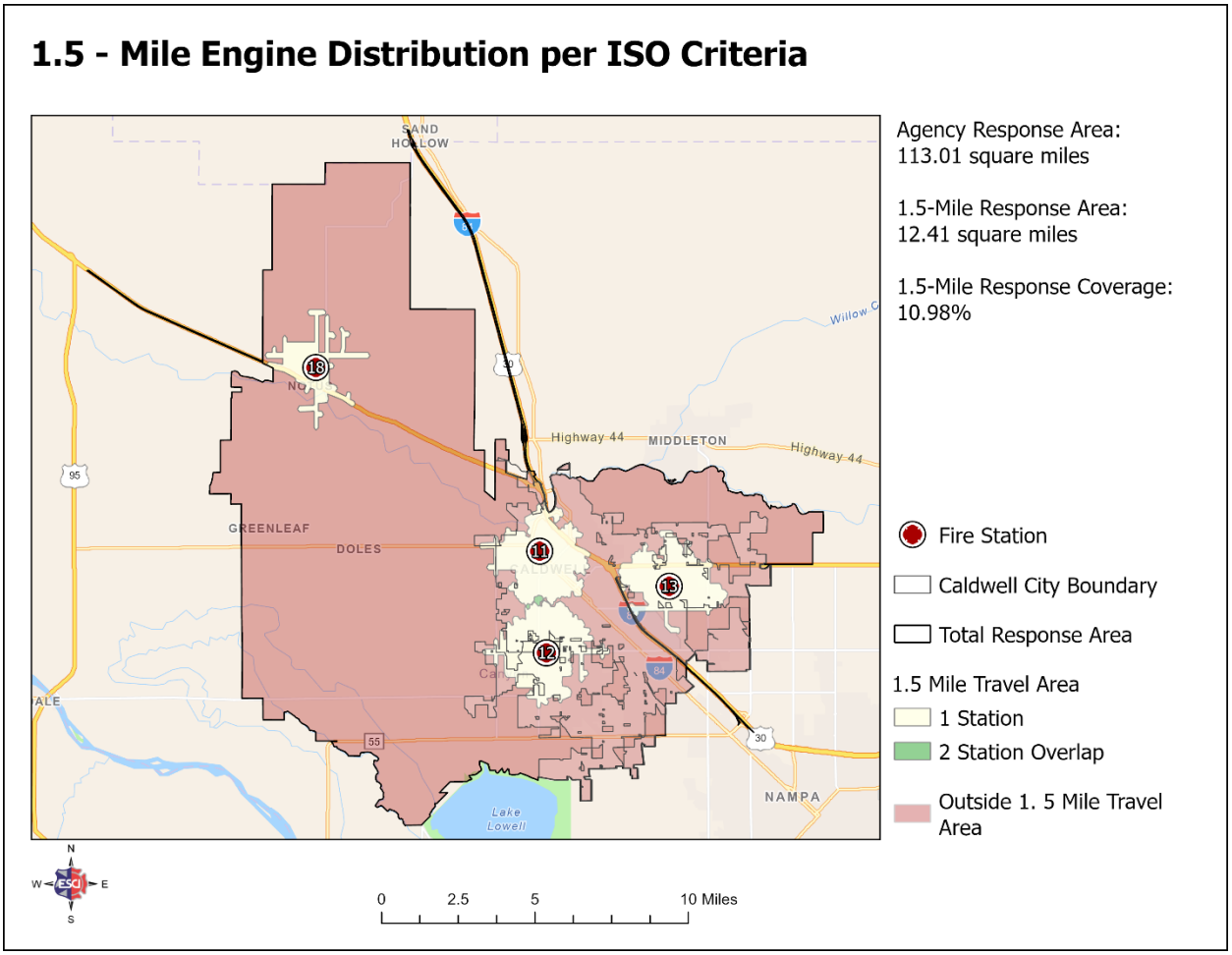
The Insurance Services Office, Inc. (ISO) is a national insurance industry organization that evaluates fire protection for communities across the country. Idaho has the option to use the Idaho Surveying and Rating Bureau (ISRB) for insurance ratings instead of the ISO. Both organizations utilize the same standards of measure and criteria for rating schedules. A community's ISO or ISRB rating is an important factor when considering fire station and apparatus concentration, distribution, and deployment, as there is a correlation between these ratings and the cost of fire (homeowners') insurance for residents and businesses.

To receive maximum credit for station and apparatus distribution, both the ISO and the ISRB evaluate the percentage of the community (contiguously built-upon area) that is within specific distances of fire stations, central water supply access (fire hydrants), engine/pumper companies, and aerial/ladder apparatus.

1.5-Mile Engine Distribution

The ISO's first measure is the overall percentage of the service area that lies within a 1.5-mile travel distance of the first-due fire engine from a fire station, as illustrated in the following figure.

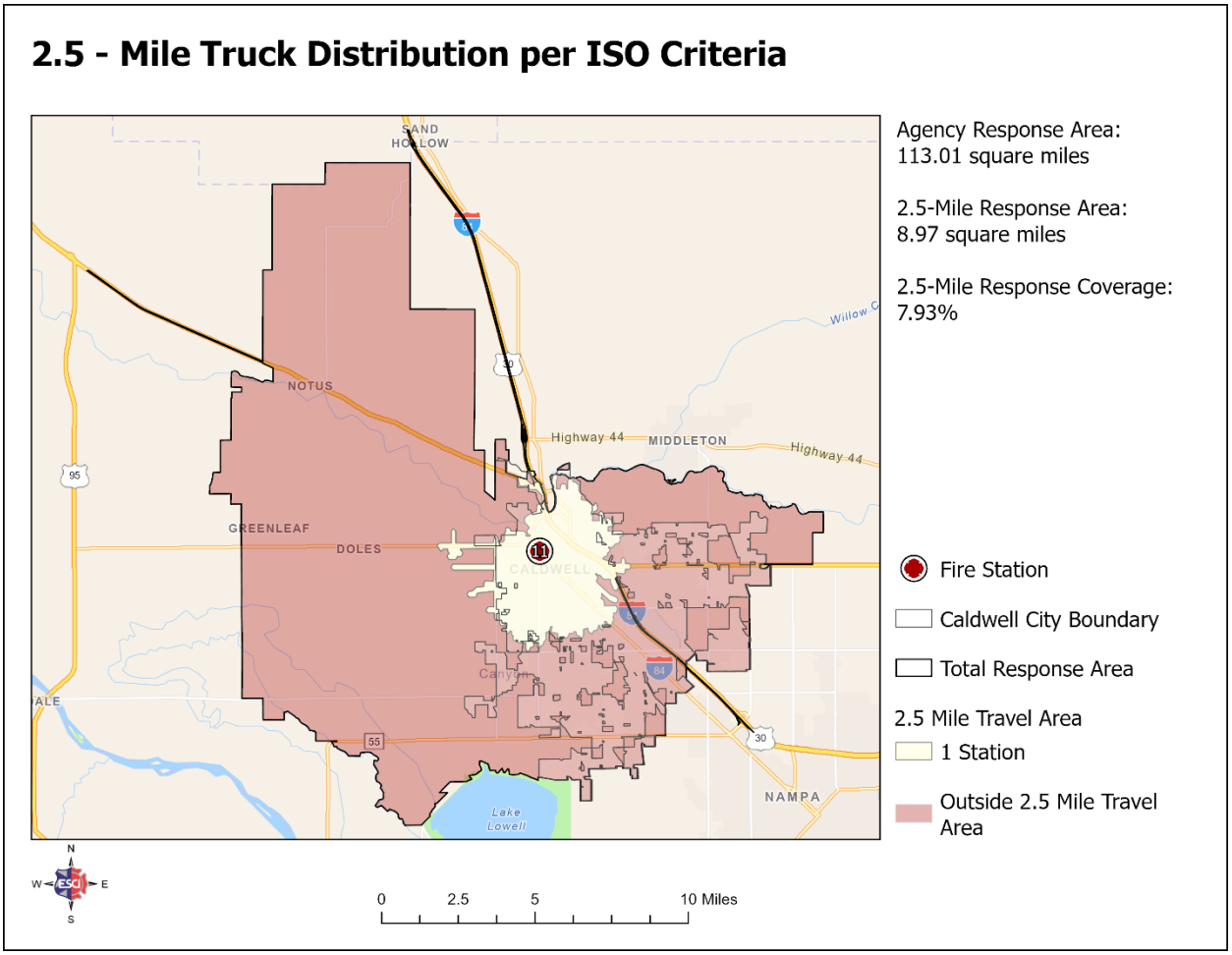
Figure 13. CFD Engine Distribution



2.5-Mile Aerial Distribution

The ISO's second measure is the overall percentage of the service area that lies within a 2.5-mile travel distance of the first-due aerial apparatus from a fire station, as illustrated in the following figure.

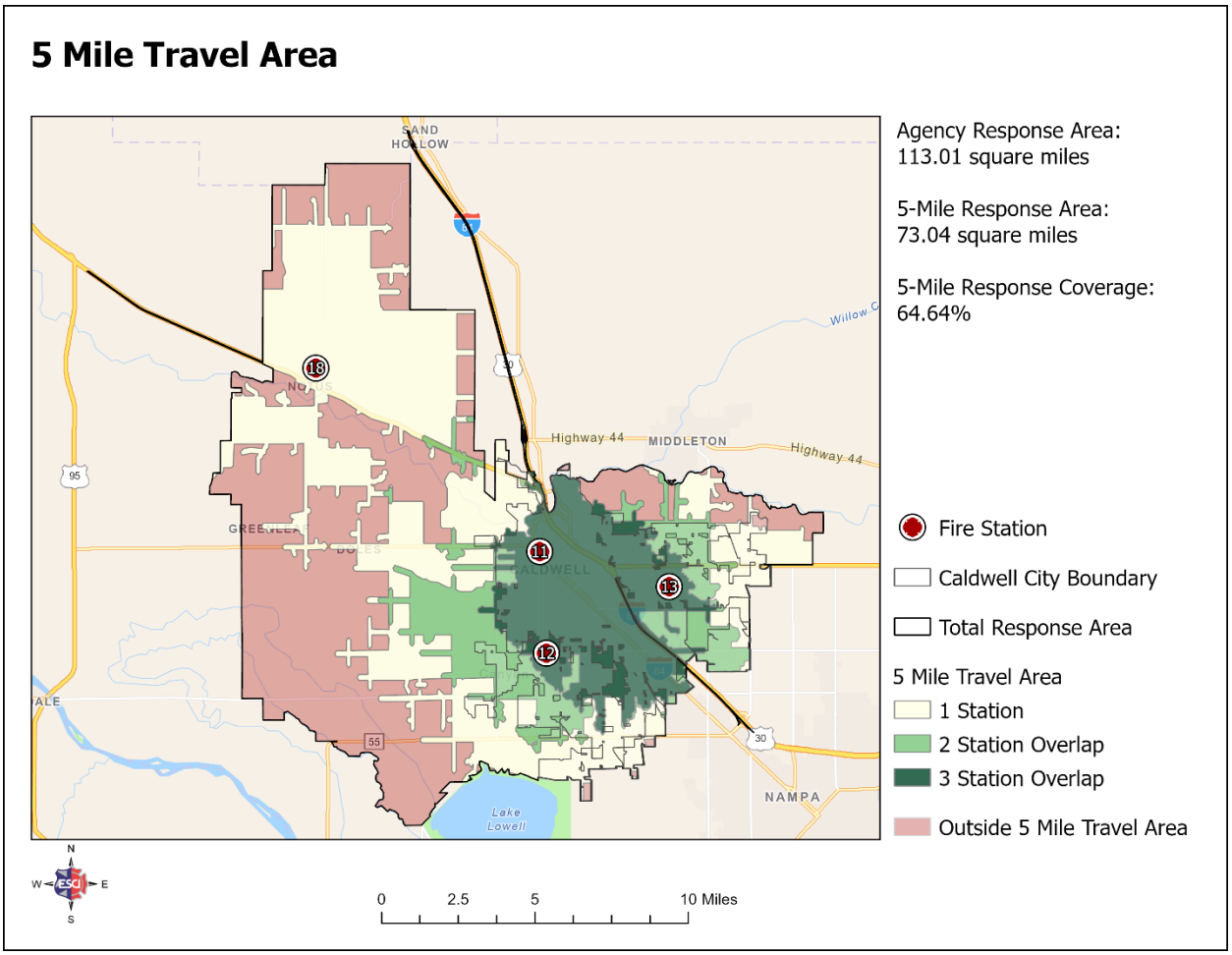
Figure 14. CFD Aerial Distribution



5-Mile Distribution

The ISO's third measure is the overall percentage of the service area that lies within a 5-mile travel distance of a fire station, as illustrated in the following figure. Areas outside of the 5-mile travel distance are subject to a PPC® rating of 10 (no fire department protection available).

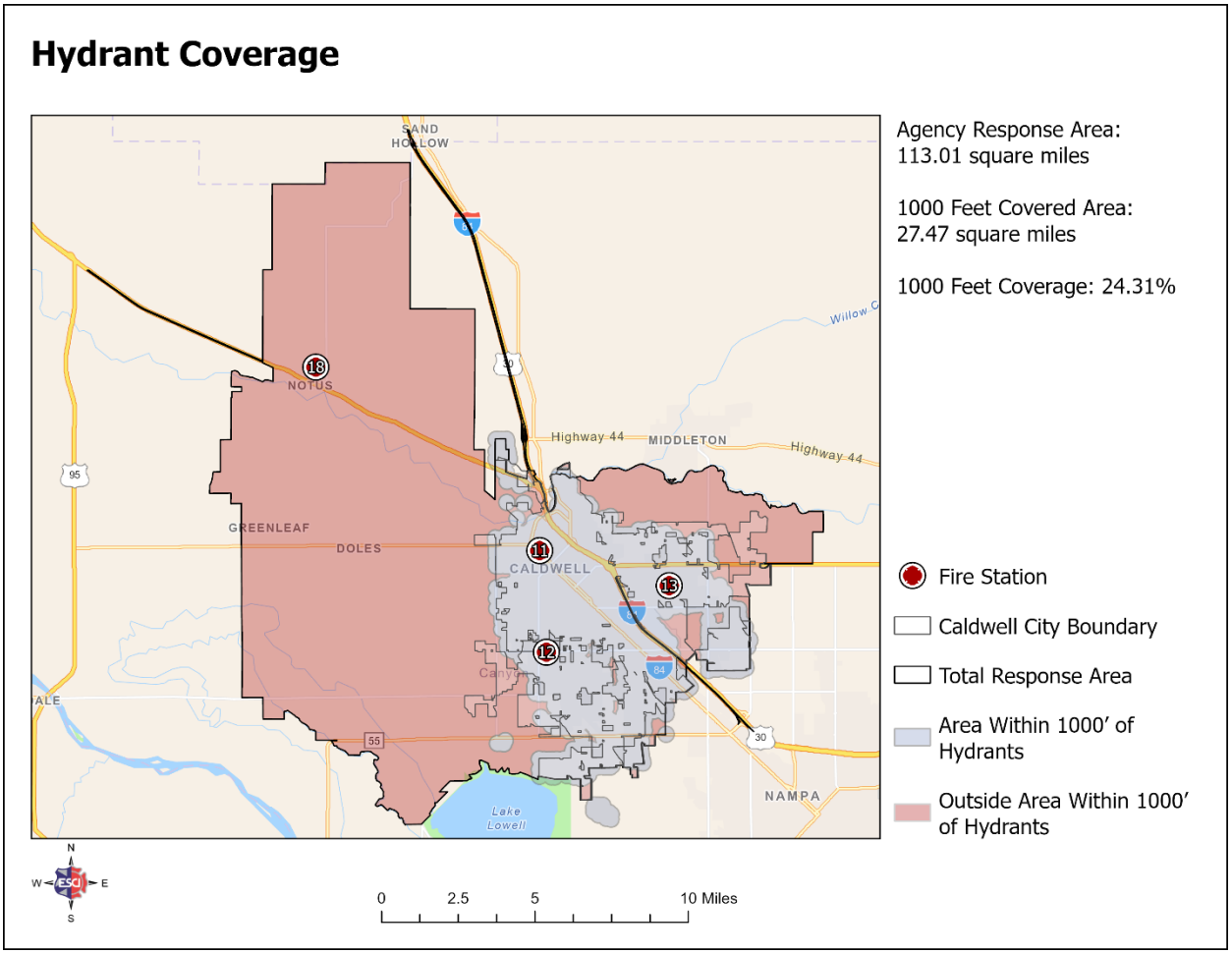
Figure 15. CFD Station Distribution



Water Supply

The ISO's fourth measure is the overall percentage of the service area that lies within a 1,000-foot travel distance of a fire hydrant, as illustrated in the following figure. Exceptions are made when a fire department can show that a dry hydrant or a suitable water tanker operation can provide the needed volume of water for fire suppression activities for a specific period.

Figure 16. CFD Hydrant Distribution



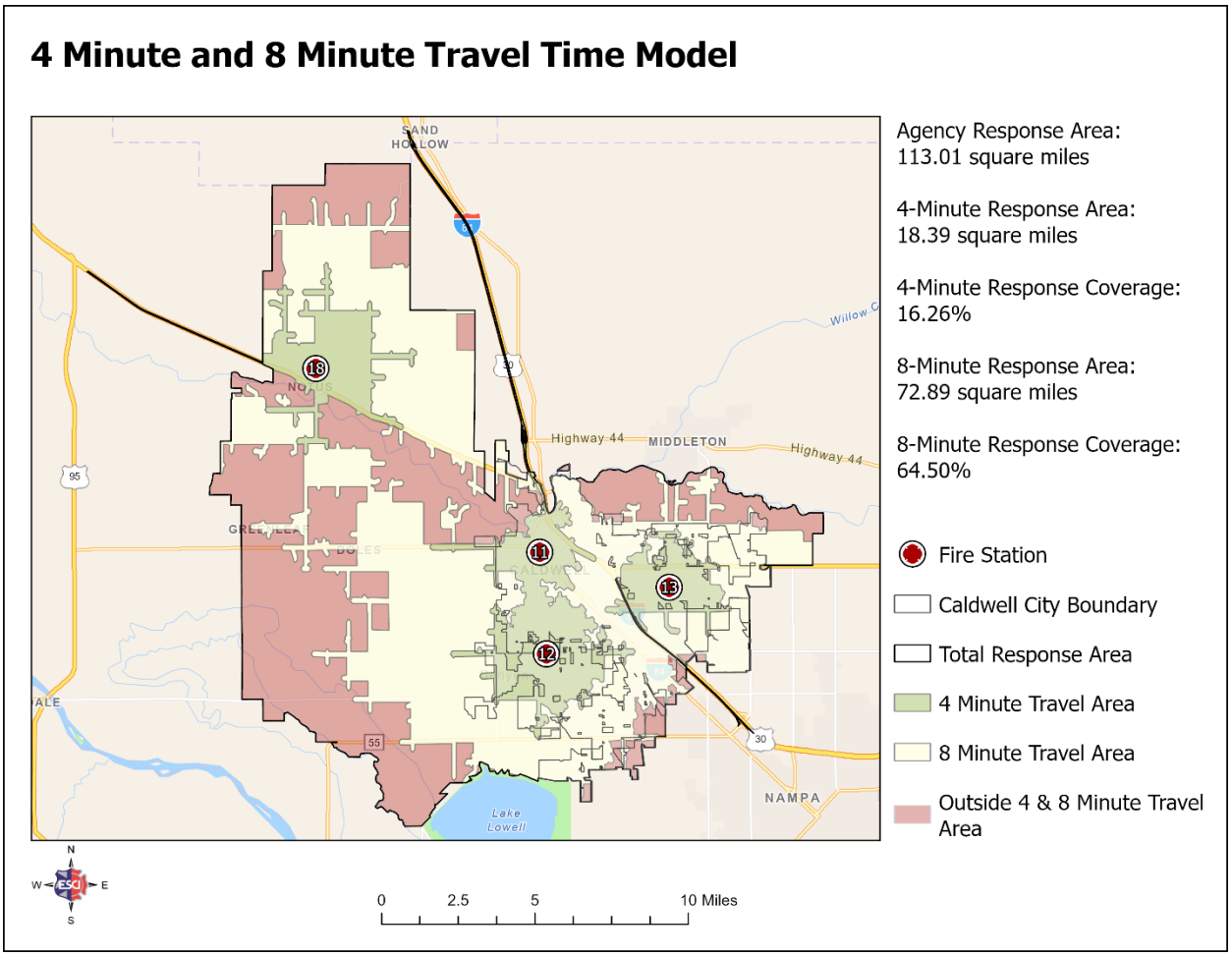
NFPA Distribution

The National Fire Protection Association (NFPA) is an industry trade association that develops and provides standards and codes for fire departments and emergency medical services for use by local governments.

The standard, NFPA 1710: *Standard for the Organization and Deployment of Fire Suppression Operations, Emergency Medical Operations, and Special Operations to the Public by Career Fire Departments*, serves as a national consensus standard for career fire department performance, operations, and safety. Within this standard, a travel time of 4 minutes 90% of the time is identified as the benchmark for *career* departments to reach emergency incidents within their jurisdiction with the first-arriving unit. Additionally, the balance of the response (called the effective response force or ERF) is required to arrive at the incident within 8 minutes 90% of the time.

The following figure illustrates the service area that falls within the 4-minute and 8-minute travel times of a fire station.

Figure 17. CFD 4-/8-Minute Travel Time per NFPA Criteria



The previous graphic provides theoretical travel times based on all units within the station at the time of dispatch. The following figure illustrates actual travel times grouped into 4-minute increments.

Figure 18. CFD Travel Time Analysis, 2020-2024

Travel Time Category	2020	2021	2022	2023	2024
4 Minutes or Less	35.9%	40.3%	39.3%	40.3%	41.0%
4-8 Minutes	47.9%	42.1%	43.9%	43.1%	43.1%
8-12 Minutes	12.5%	13.0%	12.2%	12.3%	12.1%
Greater than 12 Minutes	3.7%	4.5%	4.7%	4.4%	3.8%

Resource Concentration Analysis

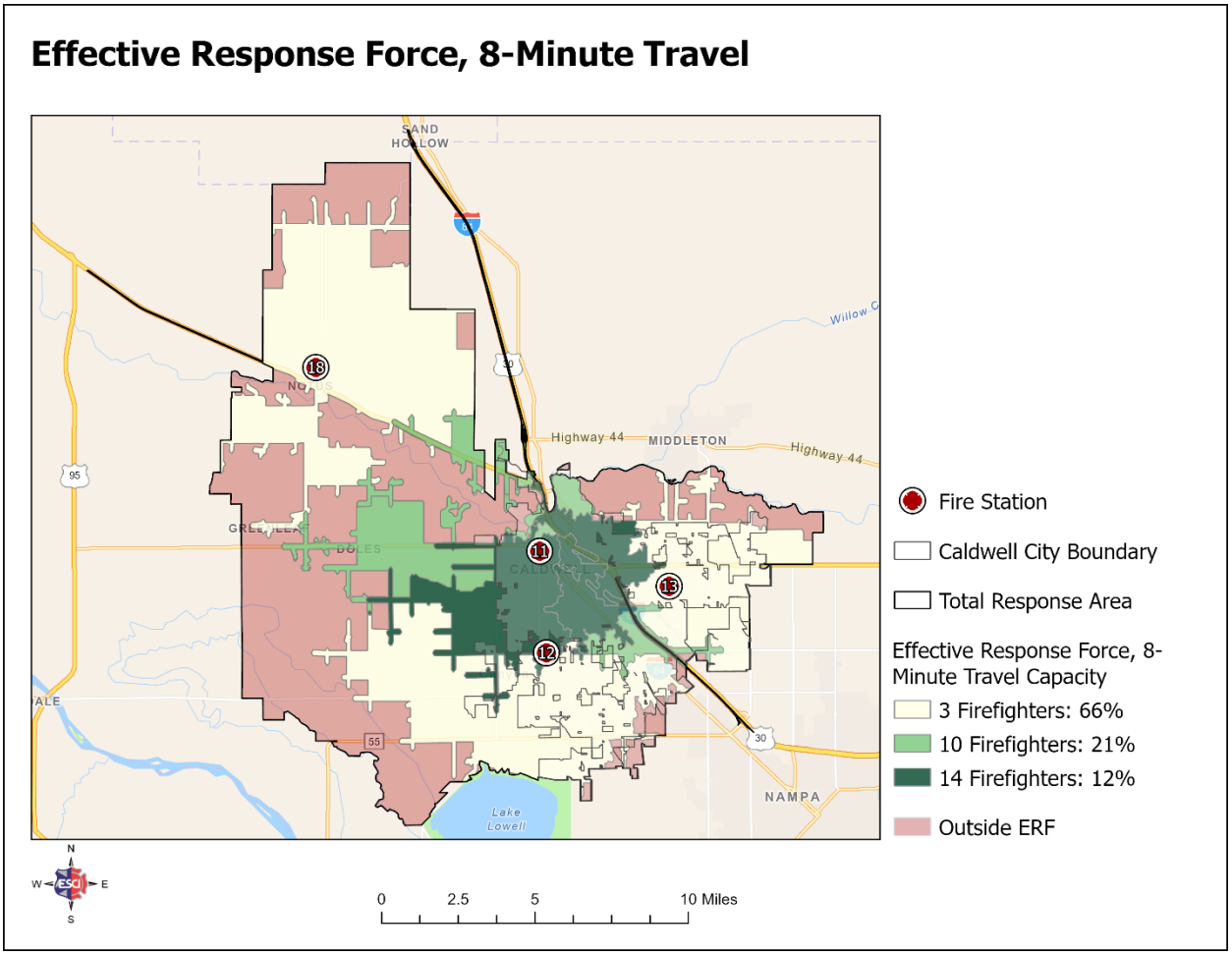
Each of the prior measures provided a view specifically associated with the arrival of the first unit to an incident scene. Although arriving at an incident quickly and safely is important, the ability to safely mitigate the incident is also influenced by the timely arrival of sufficient resources. The measure of this ability is referred to as effective response force (ERF) and ensures that sufficient personnel and resources arrive on scene early enough to safely control a fire or mitigate other types of emergencies prior to substantial damage, injury, or loss of life. The ERF is also commonly referred to as the "full assignment" to the incident. The following figure illustrates the ERF recommended through standards such as NFPA 1710: *Standard for the Organization and Deployment of Fire Suppression Operations, Emergency Medical Operations, and Special Operations to the Public by Career Fire Departments,* and the Commission on Fire Accreditation International (CFAI) Standards of Cover.

Figure 19. NFPA 1710 ERF Recommendations Based on Risk

Task	Moderate Risk (Sgl. Or Dplx. Residential)	High Risk (Strip Mall or Apartment)	Extreme Risk (Multi-story or High-rise)
Command	1	2	2
Apparatus Operator	1	2	2
Handlines (2 FFs each)	4	6	4
Support Members	2	3	8
Search and Rescue	2	4	4
Ground Ladders/Ventilation	2	4	
Aerial Operator (If Deployed)	1	1	2
Initial Rapid Intervention Crew	4	4	4
Initial Medical Care Component		2	4
Building Fire Pump (If Equipped)			1
Hose Line – Floor Above Fire			2
Elevator Operations Manager			1
Incident Safety Officer			1
Interior Staging Manager			2
Member Rehabilitation			2
Vertical Ventilation Crew			4
Lobby Control			1
Total	**16(17)**	**27 (28)**	**42 (43)**

The following figure illustrates the concentration of firefighters that may arrive within the 8-minute travel time. Where responses from more than one station overlap, the number of firefighters arriving increases.

Figure 20. CFD Effective Response Force per NFPA 1710



Resource Reliability Analysis

To consider the reliability of a unit to respond to incidents within their primary response, workload, and zone unit, the first unit to arrive should be analyzed.

Commitment Time

A fair measure of workload for each unit within the department is to evaluate the time assigned to incidents relative to the total time the unit is in service, called the commitment factor. While there are limited formal performance measures to serve as targets, in May 2016, the Henrico County (VA) Division of Fire published an article after studying its department's EMS workload.[2] As a result of the study, the Henrico County Division of Fire developed a commitment factor scale for their department. The following figure (Figure 23) is a summary of the findings as it relates to commitment factors and may be utilized by the department's leadership as a base for developing internal workload measures. These workload measures may vary based on the type of apparatus (i.e., fire engine versus transport ambulance).

[2] *How Busy Is Busy? Retrieved from https://www.fireengineering.com/articles/print/volume-169/issue-5/departments/fireems/how-busy-is-busy.html*

Figure 21. Commitment Factors as Developed by Henrico County (VA) Division, 2016

Factor	Indication	Description
16%–24%	Ideal Commitment Range	Personnel can maintain training requirements and physical fitness and can consistently achieve response time benchmarks. Units are available to the community more than 75% of the time.
25%	System Stress	Community availability and unit sustainability are not questioned. First-due units are responding to their assigned community 75% of the time, and response benchmarks are rarely missed.
26%–29%	Evaluation Range	The community served will experience delayed incident responses. Just under 30% of the day, first-due ambulances are unavailable; thus, neighboring responders will likely exceed goals.
30%	"Line in the Sand"	Not Sustainable: Commitment Threshold—The community has a less than 70% chance of timely emergency service and immediate relief is vital. Personnel assigned to units at or exceeding 0.3 may show signs of fatigue and burnout and may be at increased risk of errors. Required training and physical fitness sessions are not consistently completed.

The following figure illustrates the commitment factors by unit, regardless of which station it was based in at any given time.

Figure 22. CFD Commitment Times, 2020–2024

Unit	2020	2021	2022	2023	2024	Change Over Study Period
E11	E11	3.8%	3.6%	4.5%	4.5%	4.0%
E12	E12	6.2%	7.3%	6.4%	6.9%	6.1%
E13	E13	1.5%	1.8%	1.5%	2.8%	3.0%
E14	E14	0.0%	0.0%	0.0%	0.1%	0.2%
SQ11	SQ11	0.0%	0.0%	0.0%	0.8%	0.4%
SQ12	SQ12	0.3%	0.2%	1.3%	0.4%	2.0%
SQ18	SQ18	0.0%	0.0%	0.0%	0.1%	0.0%
T11	T11	0.0%	0.1%	0.0%	1.1%	1.4%

Response Zone Coverage by Response Zone Units

Ideally, incidents within each fire station response zone (or planning zone) would receive initial services from a unit primarily responsible for that zone (usually the closest unit). Following the same concept as that of the commitment factor and although no formal standard exists, this should occur for greater than 75% of incidents, allowing for units that may be committed already on other calls, or the first-arriving unit was a unit that is not normally the closest unit. Although this is not a specific standard, it is a starting point for the CFD's leadership to consider when evaluating the reliability of units and the potential need for additional resources.

The following figure illustrates the percentage of times that the primary responsible unit for a zone was the first to arrive on a call in that zone.

Figure 23. CFD Zone Unit First Arrival, 2020–2024

Zone	2020	2021	2022	2023	2024
Station 11	86.3%	83.5%	89.9%	93.9%	93.0%
Station 12	91.3%	85.2%	92.2%	95.2%	94.2%
Station 13	72.2%	81.0%	89.1%	94.5%	94.6%

Response Performance Analysis

How quickly a unit arrives at the scene of caller's emergency is a key factor in their valuation of the services provided. Industry standards and best practices recommend that departments regularly monitor this performance (total response time), as well as all of the following time performance measures that are subsets of total response time:

- Alarm handling time
- Turnout time
- Travel time
- Response time

In analyzing response performance, ESCI aligns with national standards and best practices and generates percentile measurements of time performance. Percentile measurements are a more accurate measurement of performance standard compliance. A 90th percentile measurement means that 10% of the values are greater than the value stated, and all other data are at or below this level. This can be used as a performance objective to determine the degree of success in achieving the goal.

As this report progresses through response performance analysis, it is important to keep in mind that each component of response performance is not cumulative. Each is analyzed as an individual component, and the point at which the percentile is calculated exists in a set of data unto itself. Each of the following analyses included only those incidents where the response was coded as "emergency" priority.

Alarm Handling Time

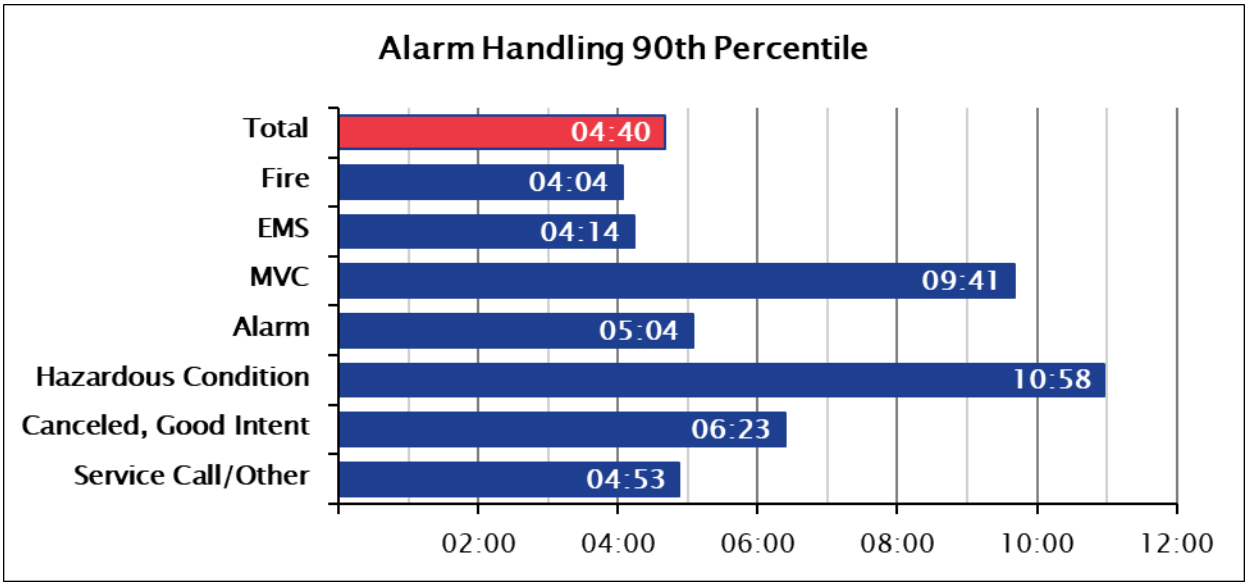
The measure of time between answering the 911 call and dispatch of resources is known as alarm handling time. For this measure, there is one applicable standard as illustrated in the following figure.

Figure 24. Alarm Handling Time Benchmark, NFPA 1225

Standard	Performance
NFPA 1225: *Standard for Emergency Services Communications* (2022 Edition)	60 seconds at the 90th percentile

The following figure illustrates the CFD's alarm handling time performance.

Figure 25. CFD Alarm Handling Time Performance, 2020–2024



Turnout Time

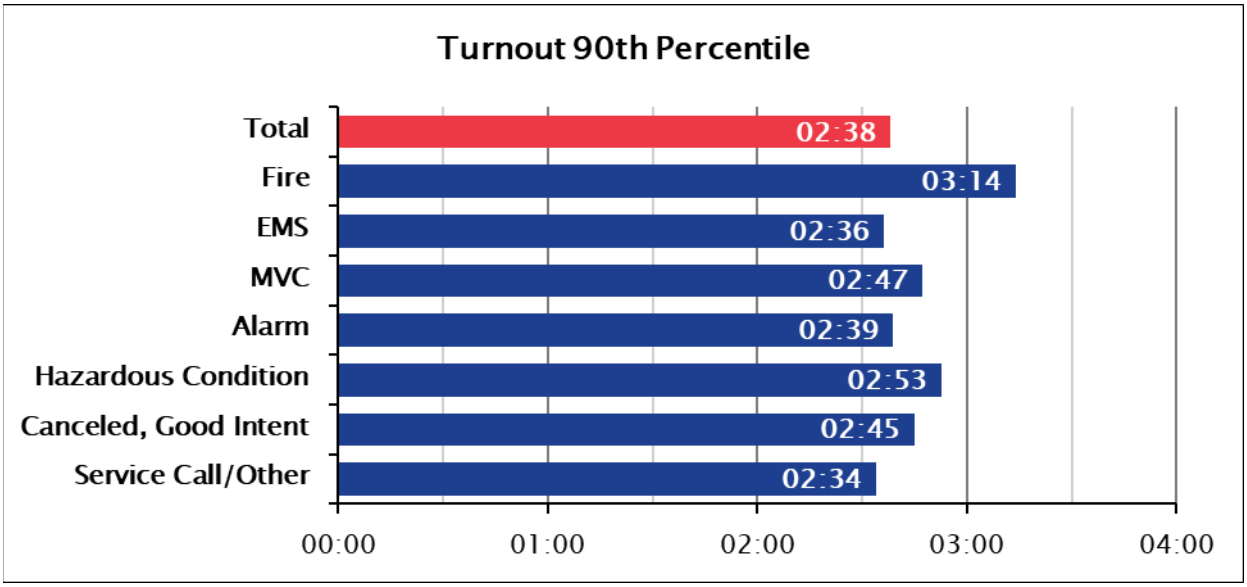
The measure of time between notifying the fire department (dispatching) and the time that the first unit goes en route is known as the turnout time.

Figure 26. Turnout Time Benchmark, NFPA 1710

Standard	Performance
NFPA 1710: *Standard for the Organization and Deployment of Fire Suppression Operations, Emergency Medical Operations, and Special Operations to the Public by Career Fire Departments*	Fire and Special Operations Incidents 80 seconds at the 90th percentile All Other Incidents 60 seconds at the 90th percentile

The following figure illustrates the turnout time for the first-responding units.

Figure 27. CFD Turnout Time Performance, 2020-2024



As this is the first measure under direct control of the fire department, the department's leadership may consider the various actions that occur within this measure and determine if there are areas where process changes could improve performance. These factors include:

- Systems used to notify personnel of an incident.
- Station design as it relates to the movement of personnel from living quarters to the apparatus bay.
- Personnel adherence to departmental policies and acting with appropriate speed towards the apparatus.
- Time required to don protective equipment prior to responding.
- Moving equipment between apparatus when units are cross-staffed.
- Time from starting the apparatus until the radio system is capable of transmitting.

Travel Time

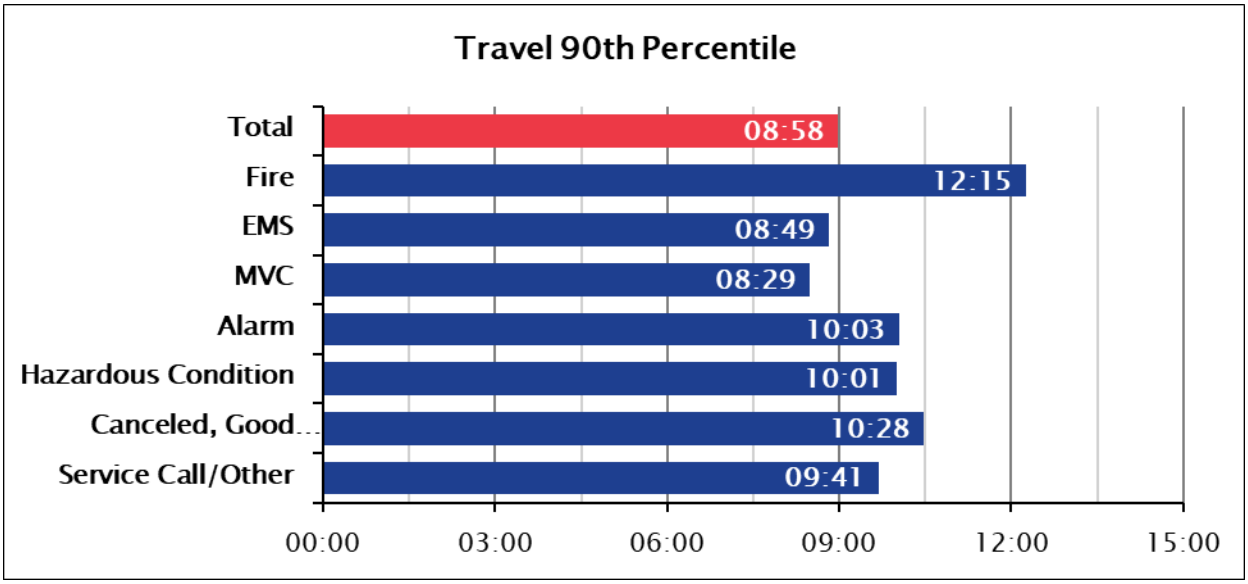
The measure of time between the apparatus moving toward the scene of the emergency and arrival at the scene of the emergency is known as travel time. For this measure, there is one applicable standard as illustrated in the following figure.

Figure 28. Travel Time Benchmark, NFPA 1710

Standard	Performance
NFPA 1710: *Standard for the Organization and Deployment of Fire Suppression Operations, Emergency Medical Operations, and Special Operations to the Public by Career Fire Departments*	4 minutes at the 90th percentile

The following figure illustrates the travel time for the first-responding units.

Figure 29. CFD Travel Time Performance, 2020-2024



Response Time

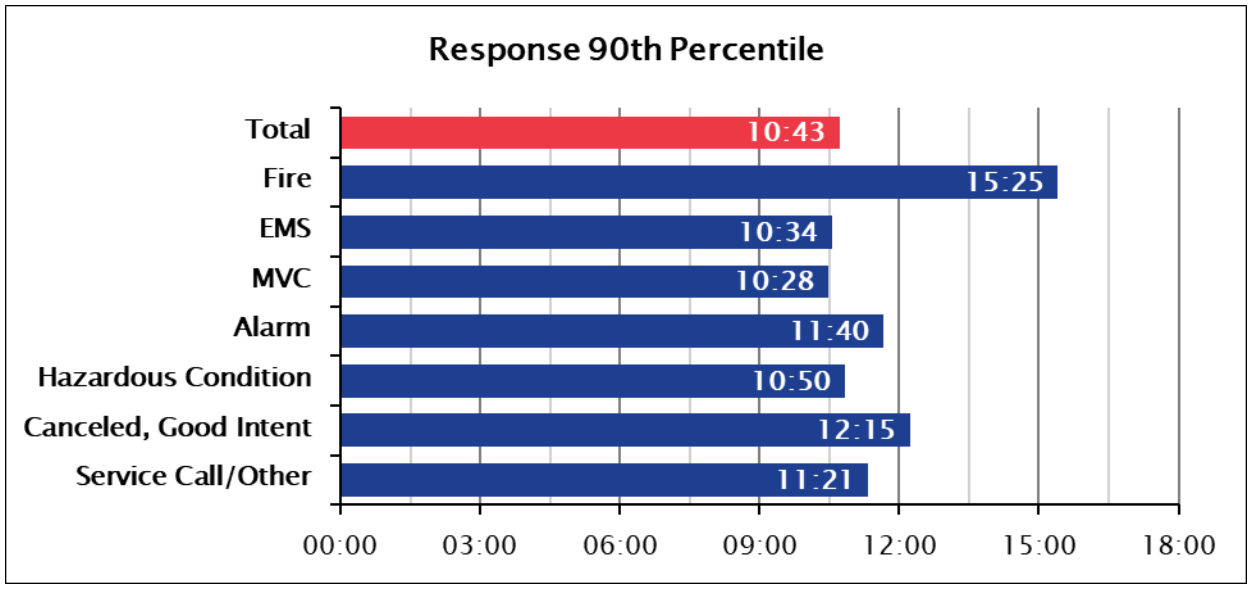
The measure of time between the dispatch of units and the arrival at the scene of the emergency is known as response time. For this measure, there is not a specific applicable standard. However, by combining the individual component standards, the following figure illustrates expected performance.

Figure 30. Response Time Benchmark

Standard	Performance
Turnout Time	Fire and Special Operations Incidents 80 seconds at the 90th percentile All Other Incidents 60 seconds at the 90th percentile
Travel Time	4 minutes at the 90th percentile
Combined	Fire and Special Operations Incidents 5 minutes, 20 seconds at the 90th percentile All Other Incidents 5 Minutes at the 90th percentile

The following figure illustrates the response time for the first-responding units.

Figure 31. CFD Response Time Performance, 2020-2024



Total Response Time

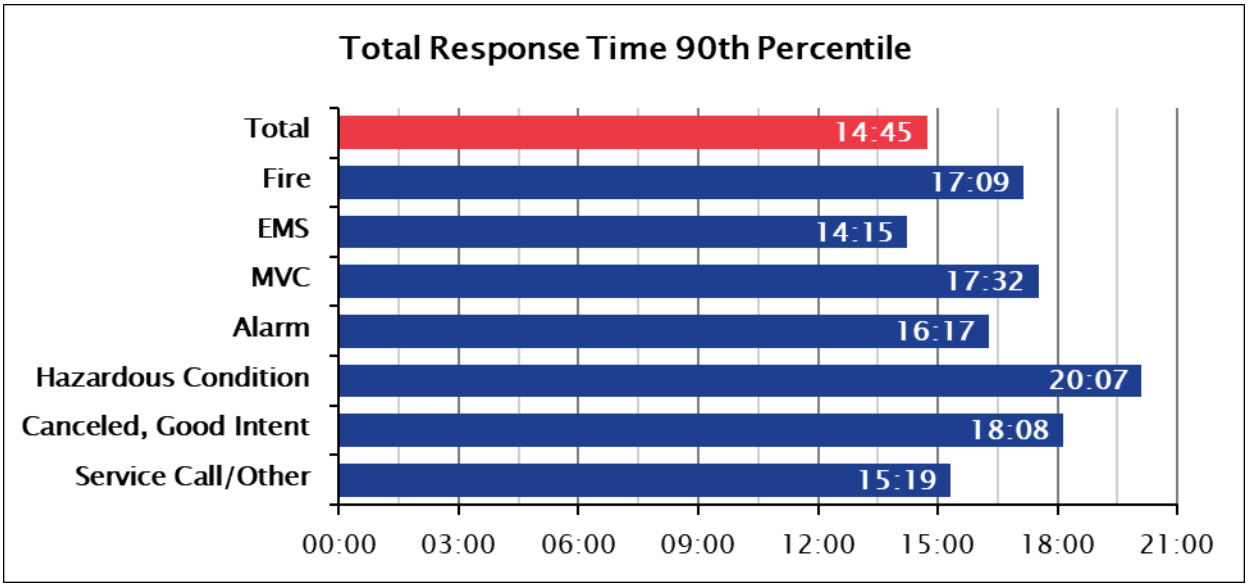
The measure of time between answering the 911 call and arrival at the scene of the emergency is known as total response time. For this measure, there is no specific applicable standard. However, by combining the individual component standards, the following figure illustrates expected performance.

Figure 32. Total Response Time Benchmark

Component	Performance
Alarm Handling Time	60 seconds at the 90th percentile
Turnout Time	Fire and Special Operations Incidents 80 seconds at the 90th percentile All Other Incidents 60 seconds at the 90th percentile
Travel Time	4 minutes at the 90th percentile
Combined	Fire and Special Operations Incidents 6 minutes, 20 seconds at the 90th percentile All Other Incidents 6 Minutes at the 90th percentile

The following figure illustrates the total response time for the first-responding units.

Figure 33. CFD Total Response Time Performance, 2020–2024



Mutual & Automatic Aid

Fire departments throughout the nation enter into agreements with neighboring agencies whereby resources are shared. Within an automatic aid agreement, resources from all agencies are included in an initial dispatch to the incident. Within a mutual aid agreement, outside agency resources are only dispatched upon the request of the primary agency. The following figure illustrates the agreements currently in place for the CFD.

Figure 34. Automatic & Mutual Aid Agencies

Agency	Agreement Type
MidStar Fire Department	Both
Nampa Fire Department	Both

As with other information, the use of automatic and mutual aid is documented within the system for each response. The following figure illustrates the use of automatic and mutual aid during the study period.

Figure 35. CFD Aid Given/Received, 2020–2024

Description	2020	2021	2022	2023	2024
Automatic aid given	9	7	3	5	9
Automatic aid received	9	12	6	11	15
Mutual aid given	13	21	4	7	14
Mutual aid received	11	7	6	3	13
Other aid given	1	3	2	3	8

Future Projections

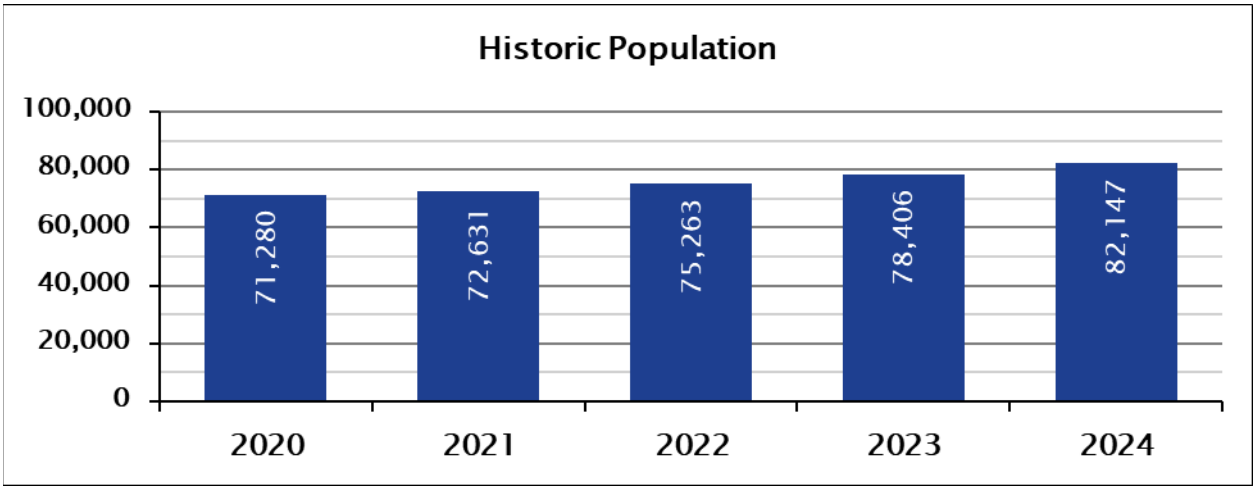
The project moves forward with an assessment of the future community conditions, service demand, and fire protection risks that the Caldwell Fire Department can be expected to experience. ESCI will analyze potential growth projections and interpret their impact on emergency service planning and delivery.

Population Growth Projections

Population History

Based on data from the American Community Survey (U. S. Census Bureau), there was an increase of population within the CFD service area of 19.41% from 2020 to 2024, as illustrated in the following figure (Figure 33). This equates to a compounded annual growth rate of 3.61%.

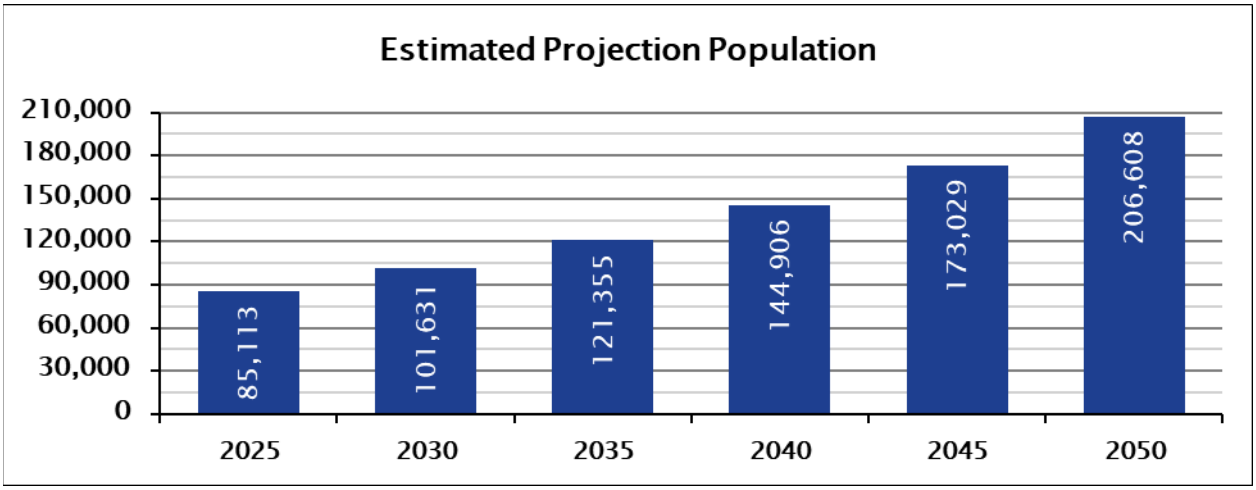
Figure 36. CFD Population, 2020–2024



Population Projection

Using a compounded annual growth rate of 3.61%, future population growth can be modeled, as illustrated in the following figure.

Figure 37. CFD Population, 2025–2050



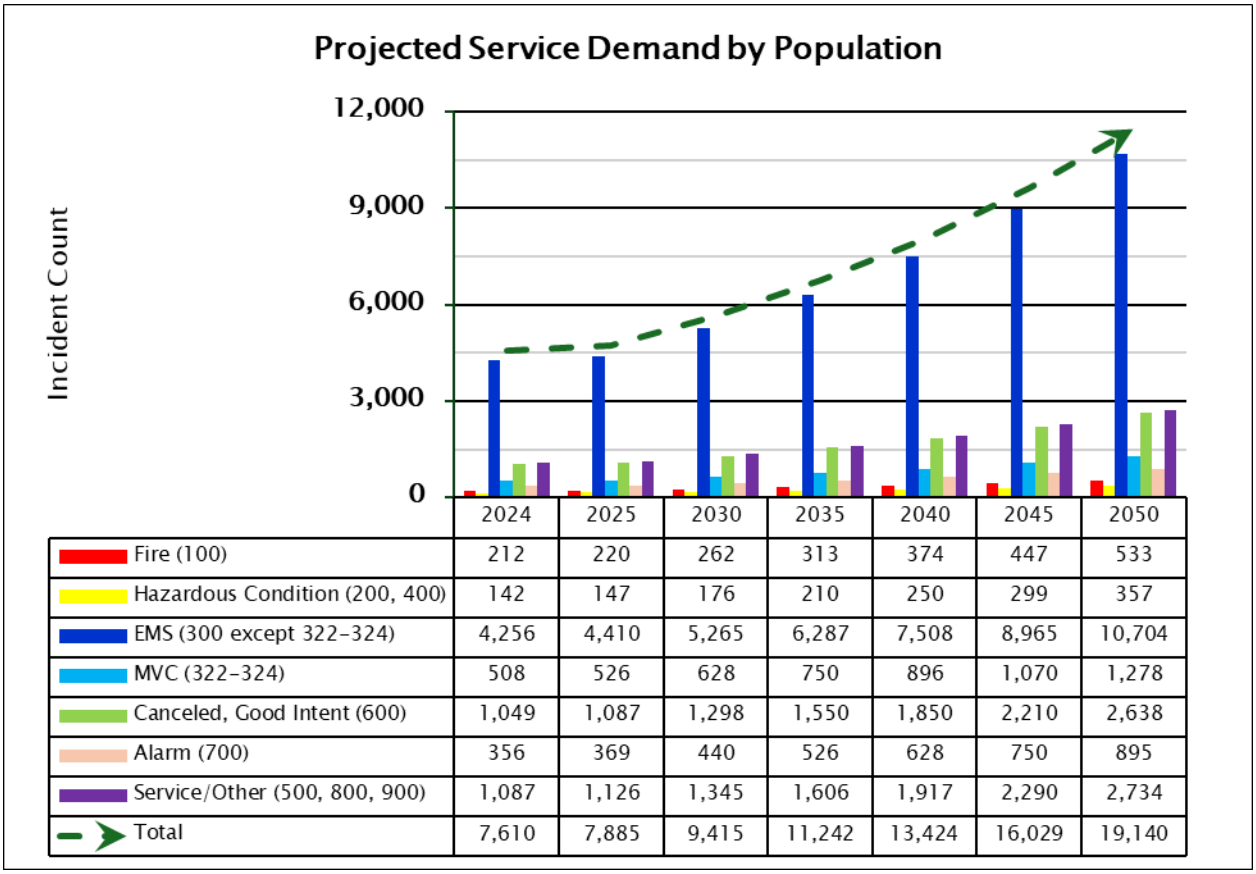
Service Demand Projections

ESCI uses two formulas to compute future service projections: historical incident trends and population trends. These two trends provide upper and lower boundaries for forecasting call volume.

Future Service Demand by Population

By evaluating the current number of incidents per 1,000 population and applying it to the projected population growth from the preceding figure, it is possible to forecast an upper-bound future service demand within the community, as illustrated in the following figure.

Figure 38: CFD Projected Service Demand by Population Change, 2025-2050

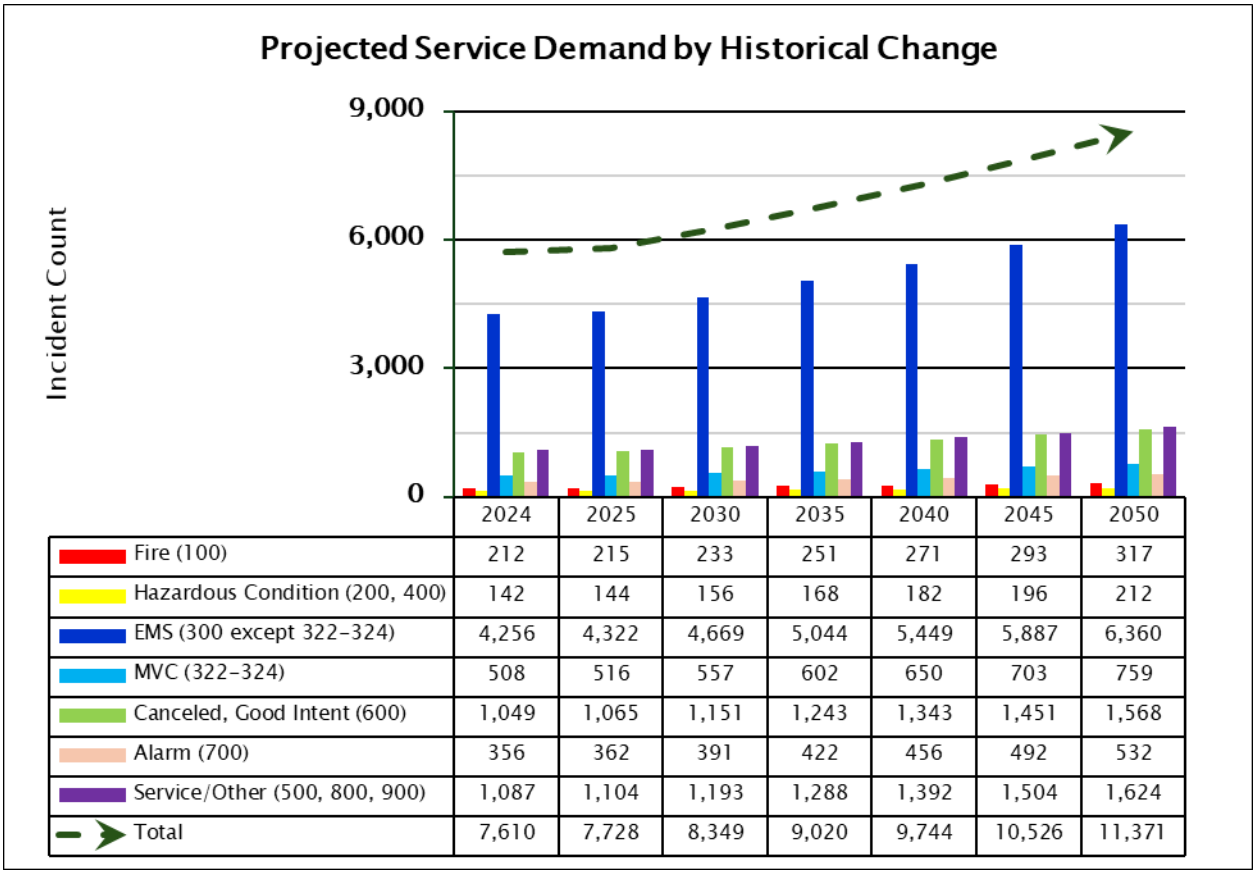


	2024	2025	2030	2035	2040	2045	2050
Fire (100)	212	220	262	313	374	447	533
Hazardous Condition (200, 400)	142	147	176	210	250	299	357
EMS (300 except 322-324)	4,256	4,410	5,265	6,287	7,508	8,965	10,704
MVC (322-324)	508	526	628	750	896	1,070	1,278
Canceled, Good Intent (600)	1,049	1,087	1,298	1,550	1,850	2,210	2,638
Alarm (700)	356	369	440	526	628	750	895
Service/Other (500, 800, 900)	1,087	1,126	1,345	1,606	1,917	2,290	2,734
Total	7,610	7,885	9,415	11,242	13,424	16,029	19,140

Future Service Demand by Historical Change

By applying the compounded annual growth rate (1.56%) derived from the incident type analysis, it is possible to forecast a lower future service demand boundary within the community, as illustrated in the following figure.

Figure 39. CFD Projected Service Demand by Historical Change, 2025–2050



	2024	2025	2030	2035	2040	2045	2050
Fire (100)	212	215	233	251	271	293	317
Hazardous Condition (200, 400)	142	144	156	168	182	196	212
EMS (300 except 322–324)	4,256	4,322	4,669	5,044	5,449	5,887	6,360
MVC (322–324)	508	516	557	602	650	703	759
Canceled, Good Intent (600)	1,049	1,065	1,151	1,243	1,343	1,451	1,568
Alarm (700)	356	362	391	422	456	492	532
Service/Other (500, 800, 900)	1,087	1,104	1,193	1,288	1,392	1,504	1,624
Total	7,610	7,728	8,349	9,020	9,744	10,526	11,371

2026 Update: While historical incident trends help estimate future growth, the most dependable indicator is actual call volume. As of May 2026, CFD is on pace to respond to about 9,200 incidents by year-end.

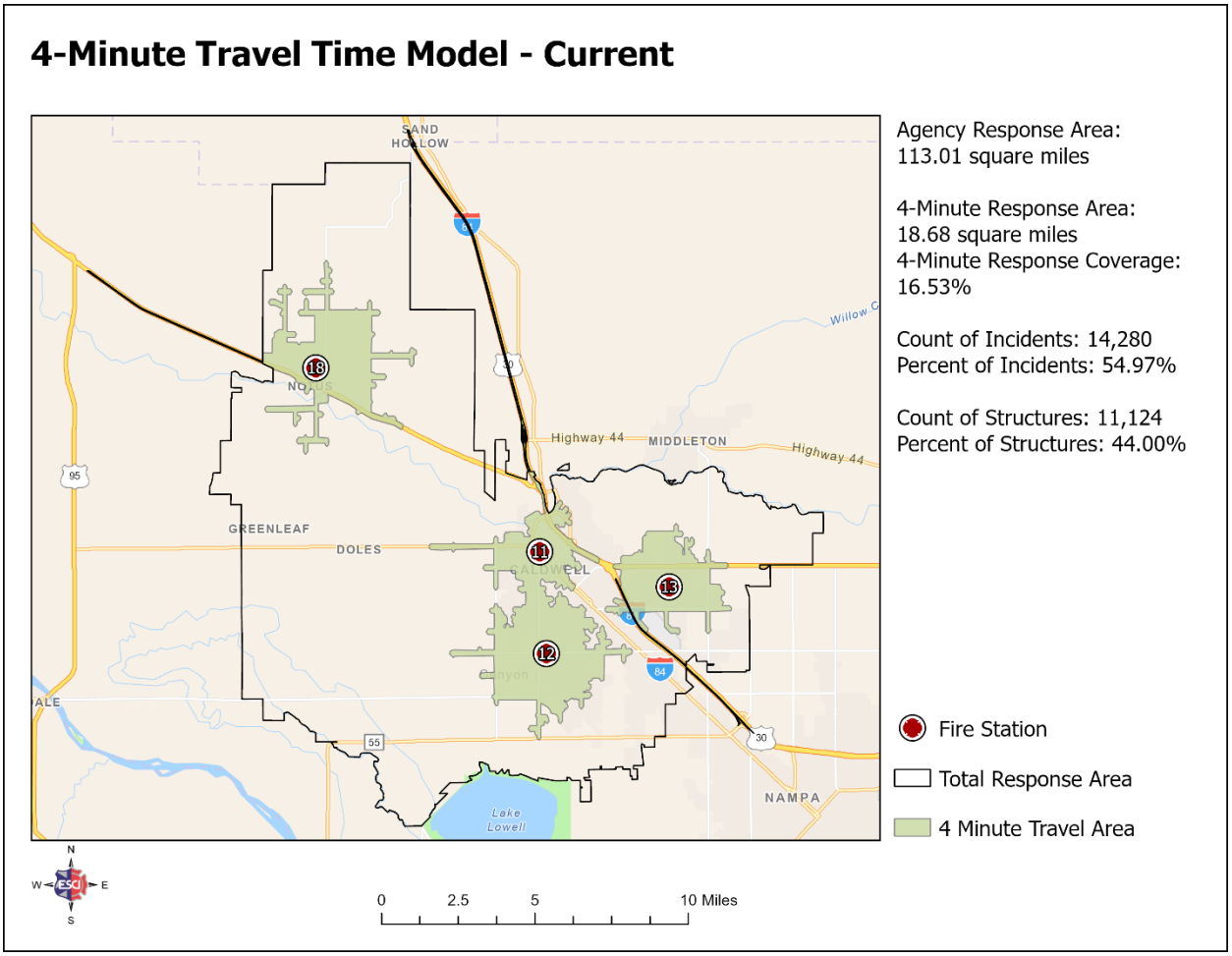
Recommended Long-Term Strategy

The ESCI project team worked closely with Caldwell Fire Department leadership to determine possible locations for future fire stations. The evaluation of locations considered planned growth as well as the distribution of historical incident data and current structures within the community within a 4-minute travel distance from a fire station. It is also important to recognize that the implementation of staffing at new stations, along with any additional staffing added to existing stations, will increase effective response force coverage within the community.

Current Station Configuration

The following figure illustrates the percentage of incidents and structures within the 4-minute travel area, based on the CFD stations currently in operation within the community.

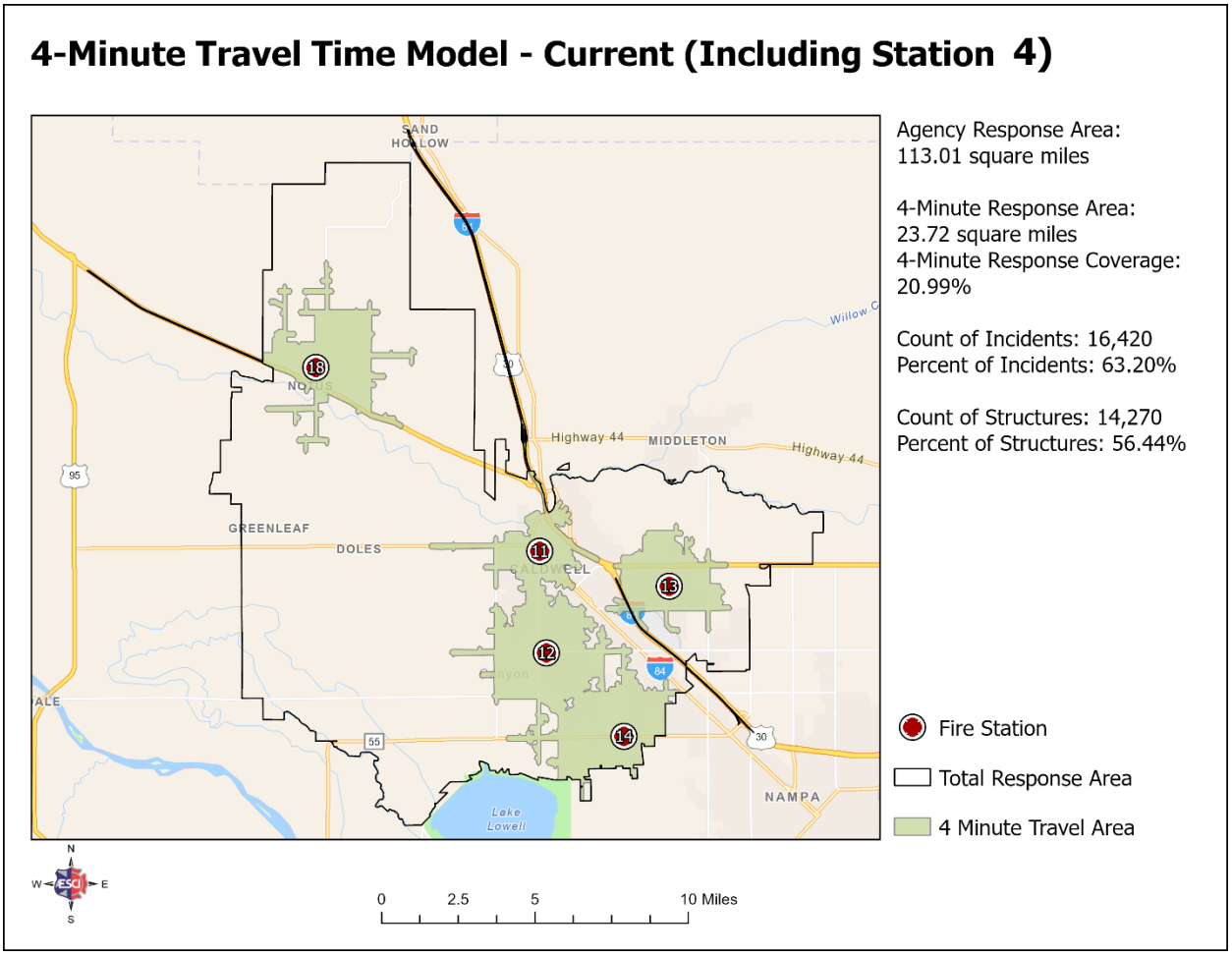
Figure 40. CFD Current Station Configuration



Current Station Configuration (Including Station 4)

Station 4 is currently planned and funded with an expected opening date in 2028. The following figure illustrates the percentage of incidents and structures within the 4-minute travel area, based on the stations currently in operation within the community, along with Station 4. The impact of opening this station is a 4.5% increase in 4-minute travel time, an 8.2% increase in the number of incidents covered, and a 12.4% increase in the number of structures covered.

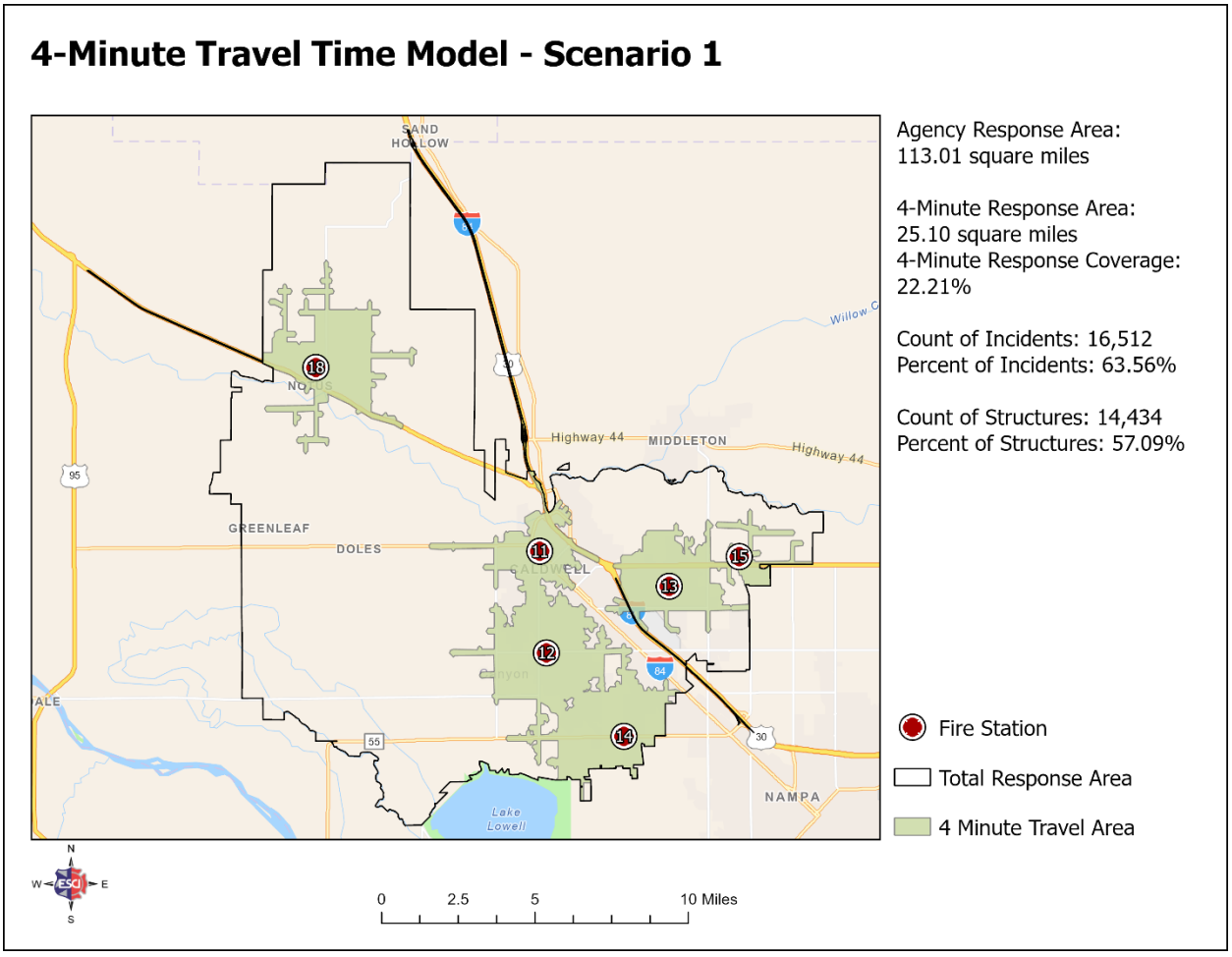
Figure 41. CFD Current Station Configuration (Including Station 4)



Potential New Station 5

This location is in the area near Highway 20 and the rail line just west of Midland Avenue. The following figure illustrates the percentage of incidents and structures within the 4-minute travel area, comparing stations currently in operation within the community along with Station 4 to the addition of Station 5. The impact created by opening this station is an increase to the 4-minute travel of 1.2%, an increase to the incidents covered by 0.4%, and an increase to the structures covered by 0.6%.

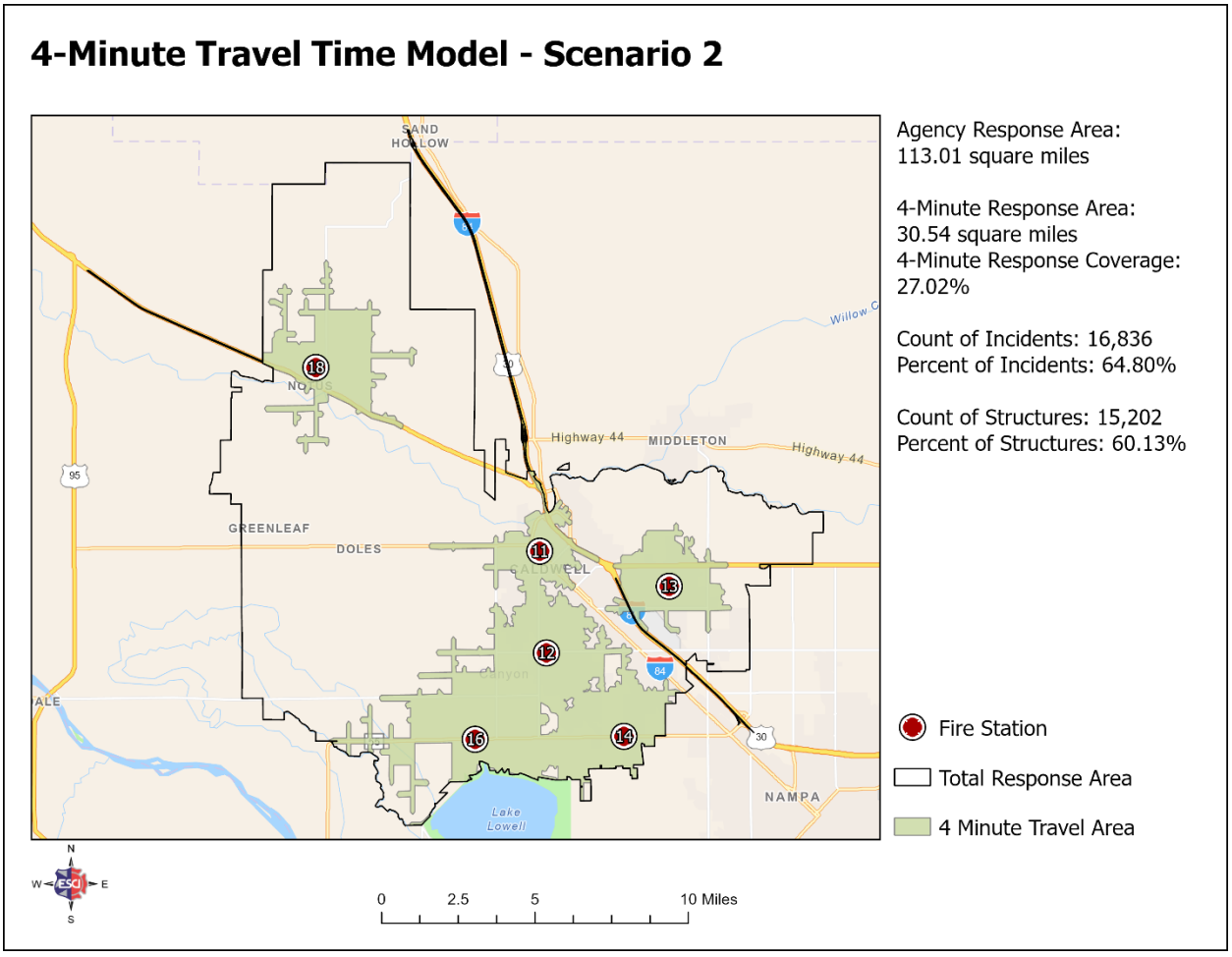
Figure 42. Potential New Station 5



Potential New Station 6

The potential Station 6 location is near Highway 55 and Riverside Road, but placement near Homedale and Wagner should also be considered given potential annexation and development. The following figure illustrates the percentage of incidents and structures within the 4-minute travel area, comparing stations currently in operation within the community, along with Station 4, to the addition of Station 6. The impact of opening this station is a 6% increase in 4-minute travel time, a 1.6% increase in the number of incidents covered, and a 3.7% increase in the number of structures covered. It is important to note that this location includes a new subdivision of 3,000 homes slated for development.

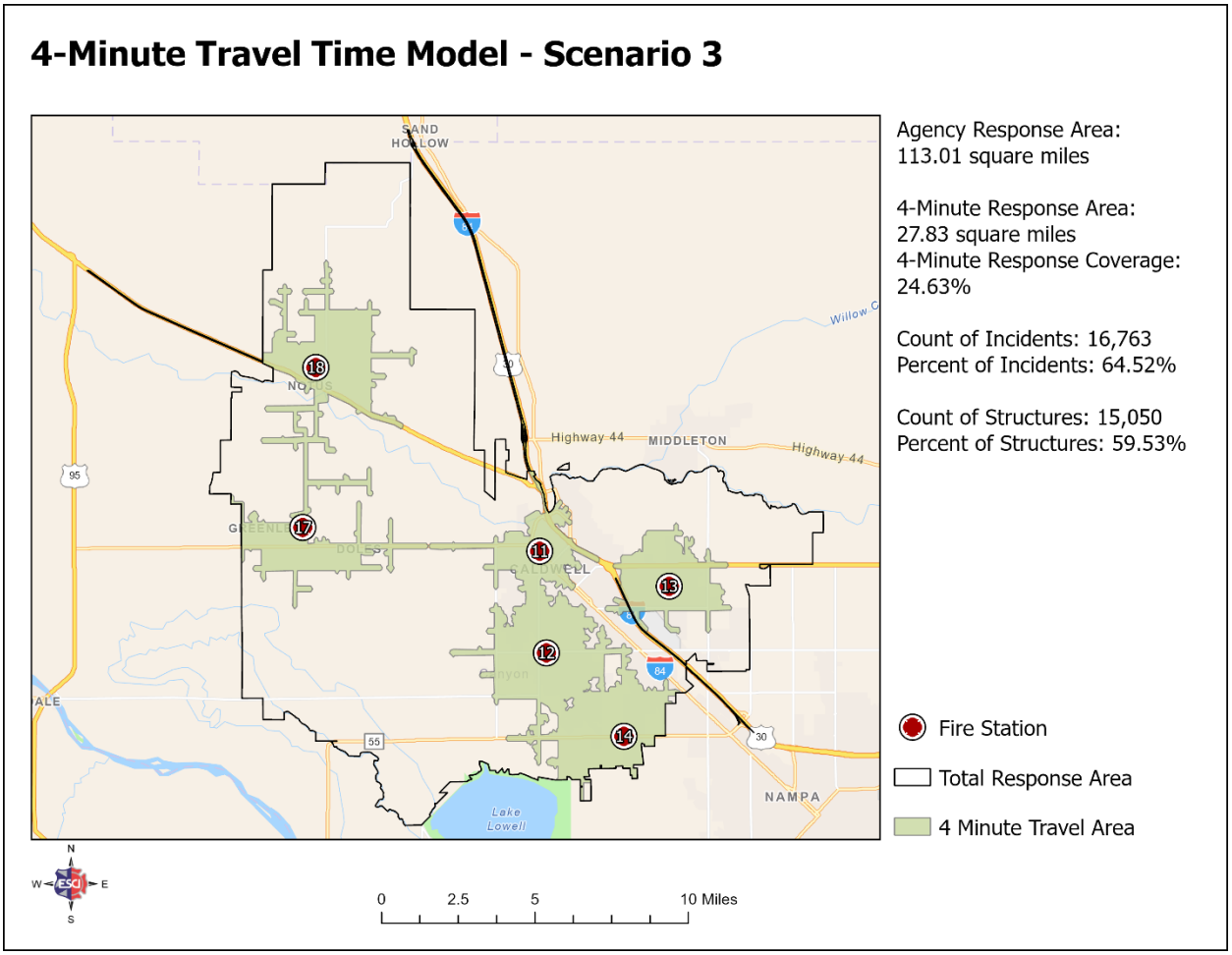
Figure 43. Potential New Station 6



Potential New Station 7

This location is near Peckham Road and Notus Road, serving the Rural District and the Cities of Greenleaf and Notus. The following figure illustrates the percentage of incidents and structures within the 4-minute travel area, comparing stations currently in operation within the community, along with Station 4, to the addition of Station 7. The impact of opening this station is a 3.6% increase in 4-minute travel time, a 1.3% increase in the number of incidents covered, and a 3.1% increase in the number of structures covered.

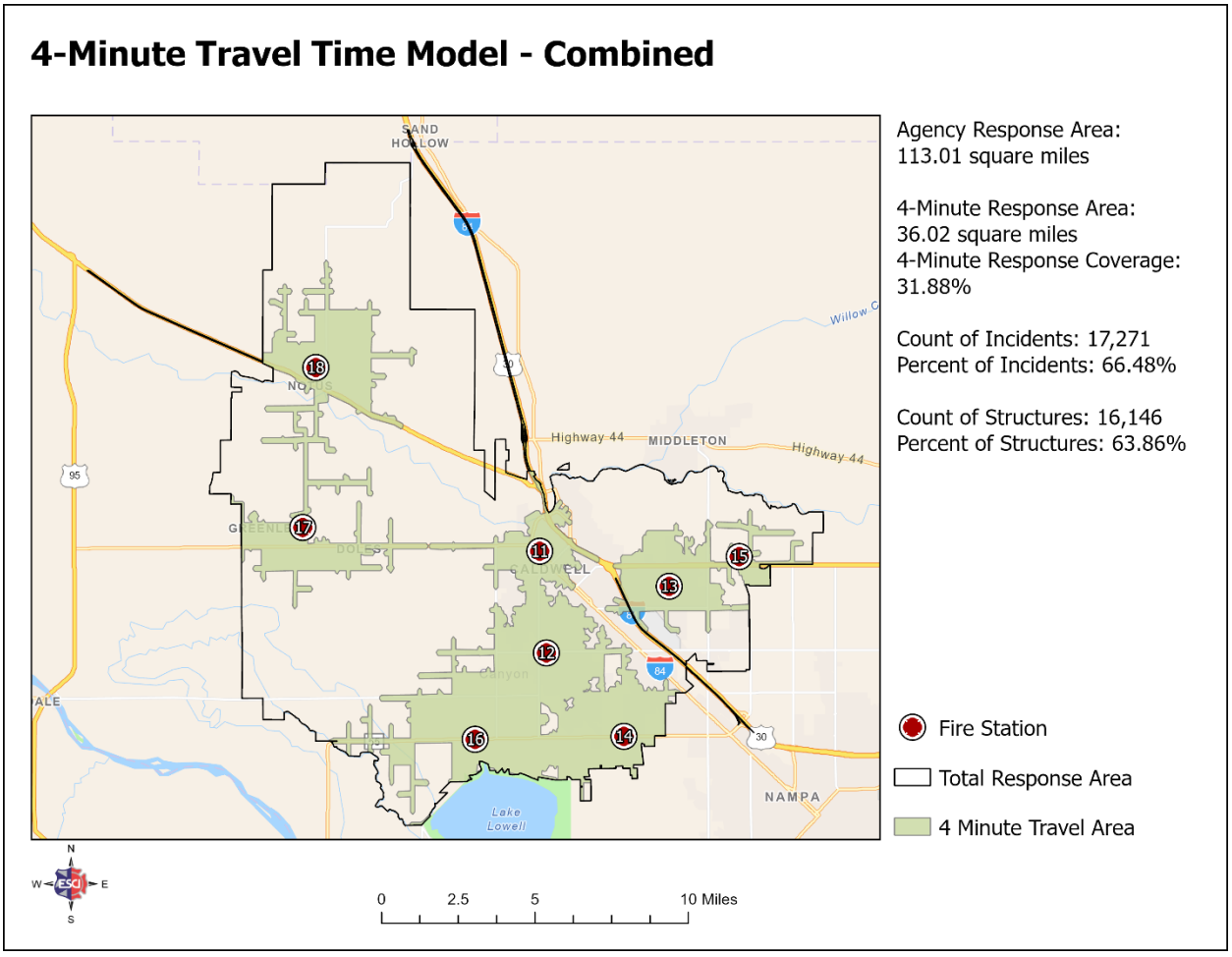
Figure 44. Potential New Station 7



Summary

The following figure illustrates the percentage of incidents and structures within the 4-minute travel area, comparing stations currently in operation within the CFD community, along with Station 4, to the addition of three new stations. The impact created by opening all three stations is an increase in the 4-minute travel time of 10.9%, an increase in the number of incidents covered by 3.3%, and an increase in the number of structures covered by 7.4%.

Figure 45. Full Implementation of All Stations



To assist leadership in comparing options, the following figure illustrates a summary of changes from each option. The change for Scenarios 1–3 and Combined is based on comparison to Current (With Station 4).

Figure 46. Summary of Changes

Description	4-Minute	Change	Incidents	Change	Structures	Change
Current	16.5%	N/A	55.0%	N/A	44.0%	N/A
Current (With Station 14)	21.0%	4.5%	63.2%	8.2%	56.4%	12.4%
Scenario 1	22.2%	1.2%	63.6%	0.4%	57.1%	0.6%
Scenario 2	27.0%	6.0%	64.8%	1.6%	60.1%	3.7%
Scenario 3	24.6%	3.6%	64.5%	1.3%	59.5%	3.1%
Combined	31.9%	10.9%	66.5%	3.3%	63.9%	7.4%

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2026 Community Risk Assessment

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Executive Summary

This Community Risk Assessment (CRA) was prepared by Emergency Services Consulting International (ESCI) on behalf of the Caldwell Fire Department (CFD) and the City of Caldwell, Idaho. It provides an objective, data-driven evaluation of the department's service delivery capabilities, operational performance, community risk profile, and workforce capacity, against a backdrop of sustained, accelerating growth.

The CFD protects approximately 84,000 residents across 113 square miles — encompassing the incorporated City of Caldwell (79,000 residents, 24 square miles) and the contracted Caldwell Rural Fire District (5,000 residents, 89 square miles). The city is growing at a compounded annual rate of 3.61%, with residential, commercial, and industrial development expanding in all directions and placing increasing demands on every dimension of fire and emergency services.

- **Staffing** represents the department's most pressing operational gap. The CFD currently employs 72 uniformed firefighters operating across three shifts on a 48/96 rotation, with a minimum daily staffing level of 16. Applying the planning benchmark of 1.1 firefighters per 1,000 residents — consistent with national data from the U.S. Fire Department Profile (2020) — the department requires approximately 87 operational personnel to serve the city alone, and 93 for the full combined service area. With six personnel regularly assigned to rural contract operations, only 66 firefighters are effectively available for city response — a deficit of 21 positions, or 24% below the recommended benchmark. This shortfall limits the CFD's ability to consistently assemble an Effective Response Force (ERF) as defined by NFPA 1710, increases overtime dependency, and reduces staffing depth across all shifts.
- **Response performance** analysis covering 2020 through 2024 indicates that first-due travel time compliance with NFPA 1710's 4-minute benchmark remains below standard, with 41% of incidents reached within four minutes in 2024. Unit commitment factors are currently well within manageable thresholds; however, projected call volume growth will compress this margin as population increases. Turnout time performance presents an additional opportunity for targeted improvement.

- **Facilities** are a significant concern across three of the four stations. Station 1 — the department's primary headquarters — is rated Poor and is slated for relocation to the former City Hall site by late 2027. Stations 2 and 8 are rated Marginal. Station 2's planned interior remodel and annex addition have been deferred due to budget constraints. Only Station 3 meets an Excellent rating.
- **Apparatus** condition assessments identified four units at Condition IV (Immediate Replacement), including the primary HAZMAT unit and two frontline engines, and three additional units at Condition III (Consider Replacement), including the department's SCBA compressor. The absence of a formal Capital Improvement Plan presents compounding fiscal and operational risk as multiple units approach the end of their service life simultaneously.
- **Community risk** is broad and growing. The CFD operates in a full all-hazards environment encompassing high-volume EMS demand, hazardous materials exposure along active rail and highway corridors, water rescue risk along Indian Creek and the Boise River, and emerging aviation risk tied to the Caldwell Executive Airport's planned 2027 expansion — which will introduce freight carrier operations, FAA infrastructure improvements, and Aircraft Rescue and Fire Fighting (ARFF) requirements. The community's FEMA hazard risk profile further identifies elevated exposure to heat waves, lightning, winter weather, ice storms, and seismic activity.

The recommendations contained in this report address the CFD's most critical near- and long-term needs across staffing, service delivery, infrastructure, and training. They are intended to provide the City of Caldwell with a clear, prioritized framework for public safety investment that keeps pace with the community it serves

Acknowledgments

Caldwell Fire Department Administrative Staff

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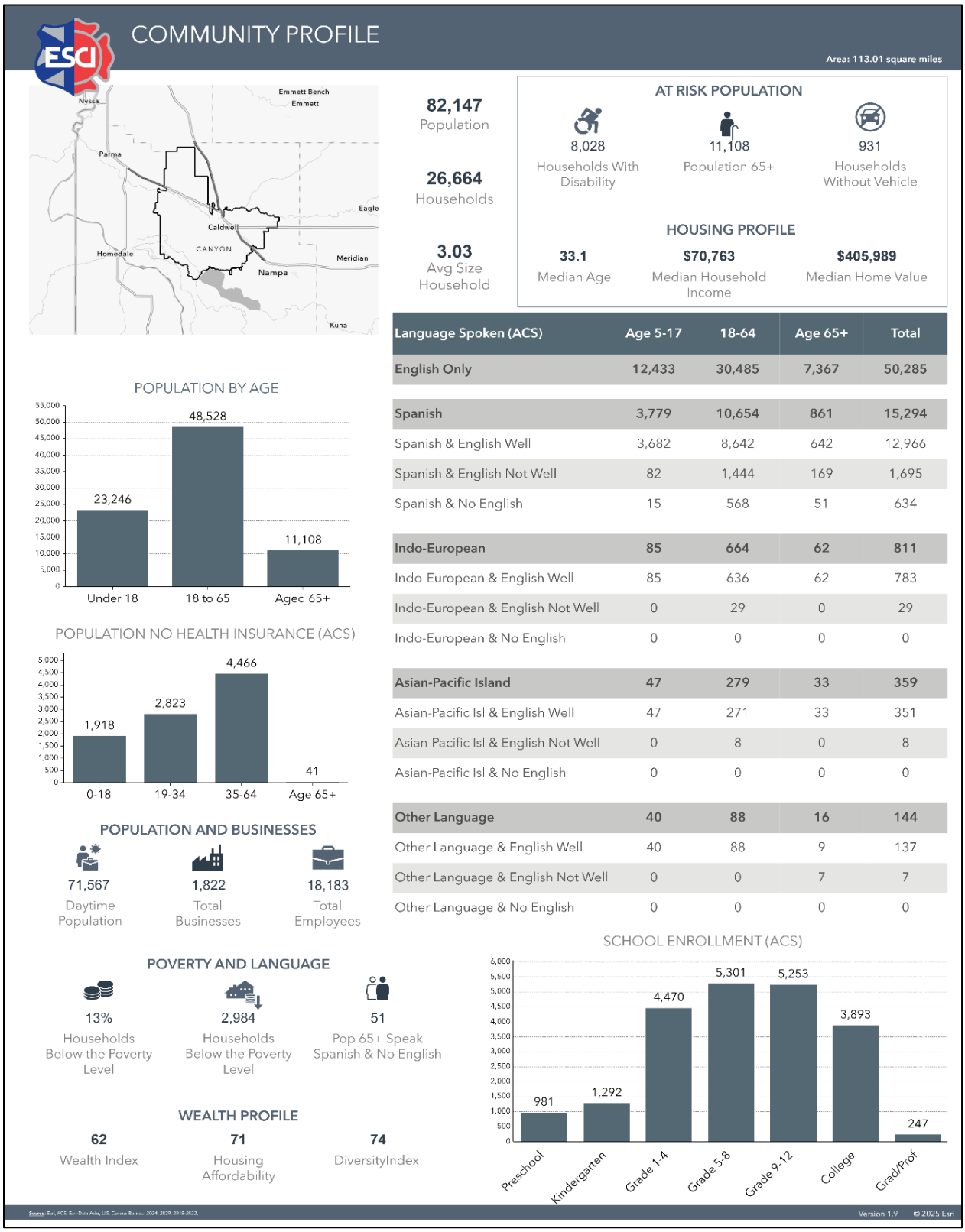
Organizational Overview

Service Area Population & Demographics

Caldwell is a fast-growing, culturally diverse hub in Idaho's Treasure Valley. The city covers 24 square miles and has about 79,000 residents. The CFD also provides service delivery to an additional 89 square miles outside the city, reaching approximately 5,000 people (this is an approximation, as local information and census data are not always aligned). In total, the response area covers 113 square miles and has a population of approximately 84,000. The economy is anchored by healthcare, construction, and retail, with rising wages in the high-tech and public administration sectors. Infrastructure includes parks, historic districts, a liberal arts college, civic amenities, and expanding industrial zones. Its downtown renaissance and community events reflect a city balancing growth with cultural identity. The following figure (Figure 1. Caldwell Community Profile) provides an informational graphic of the entire response area.

Note: the Infor Graph is pulled from ESRI ArcGIS "Census and Community Survey (ACS) Data. This is at the federal level, so the local numbers are often more accurate.

Figure 1. Caldwell Community Profile



Language Spoken (ACS)	Age 5-17	18-64	Age 65+	Total
English Only	**12,433**	**30,485**	**7,367**	**50,285**
Spanish	**3,779**	**10,654**	**861**	**15,294**
Spanish & English Well	3,682	8,642	642	12,966
Spanish & English Not Well	82	1,444	169	1,695
Spanish & No English	15	568	51	634
Indo-European	**85**	**664**	**62**	**811**
Indo-European & English Well	85	636	62	783
Indo-European & English Not Well	0	29	0	29
Indo-European & No English	0	0	0	0
Asian-Pacific Island	**47**	**279**	**33**	**359**
Asian-Pacific Isl & English Well	47	271	33	351
Asian-Pacific Isl & English Not Well	0	8	0	8
Asian-Pacific Isl & No English	0	0	0	0
Other Language	**40**	**88**	**16**	**144**
Other Language & English Well	40	88	9	137
Other Language & English Not Well	0	0	7	7
Other Language & No English	0	0	0	0

History, Formation, & General Demographics

Caldwell, Idaho, located in the Treasure Valley, is a community with a strong historical foundation and sustained growth. Founded in the nineteenth century as a key hub along the Oregon Short Line Railroad, Caldwell developed as a center for agriculture and trade. Over time, that history has merged with modern development, creating a community that continues to expand while maintaining its identity.

Today, the City of Caldwell encompasses approximately 24 square miles and serves a population of roughly 79,000 residents. The community is culturally diverse and supported by an evolving economy anchored in healthcare, construction, and retail, with continued growth in the high-tech and public administration sectors. Ongoing residential, commercial, and industrial development has increased both service demand and overall system complexity.

In addition to the incorporated city, the Caldwell Fire Department provides contracted fire and emergency services to the Caldwell Rural Fire District, which encompasses approximately 89 square miles and serves an estimated population of 5,000 residents outside of the Caldwell city limits. This area includes agricultural lands, rural residential development, transportation corridors, and expanding commercial activity, each presenting unique response challenges to the CFD related to distance, access, and infrastructure limitations.

In total, the Caldwell Fire Department is responsible for protecting approximately 84,000 residents across 113 square miles. This combined urban and rural service area requires a system capable of balancing high-density response demand within the city and extended travel distances and resource needs in the rural environment. These conditions directly influence staffing, deployment, response performance, and the long-term planning necessary to maintain reliable and effective fire and emergency services.

Description of the Current Service Delivery Infrastructure

Caldwell benefits from a robust service delivery infrastructure designed to meet the needs of its growing and diverse population. Emergency services, public amenities, and civic functions are central components of this infrastructure, ensuring both safety and community engagement. The city is equipped with multiple fire stations strategically located to provide comprehensive coverage. In addition to emergency response capabilities, other services such as pre-fire planning, safety inspections, and public education initiatives reflect a proactive approach to community protection. The city's infrastructure integrates historic districts, a liberal arts college, and expanding industrial zones, further enhancing its ability to deliver services while preserving its cultural and historical essence.

Governance & Lines of Authority

The City of Caldwell is led by a Mayor who serves as the Chief Executive Officer of the City and presides over the meetings of the City Council. The City Council is the legislative and policy-making branch of the municipality and is composed of six (6) members. The Caldwell Fire Department (CFD) is led by a Fire Chief and three (3) Deputy Chiefs.

Review of Services Provided

Emergency Services Response Types

The CFD is an all-hazards emergency agency that provides emergency and non-emergency services 24 hours a day. The CFD responds to all fires, medical emergencies, vehicle accidents, hazardous material incidents, technical rescue, marine rescue, and other requests for service by the community. The CFD also conducts fire investigations, fire and life safety inspections, pre-fire planning, plan review, and provides public education through the Fire Marshal's Office.

Operational Staffing & Assignments

The CFD operates from four (4) fire stations, with three (3) located in the city and one located in the contracted area of Canyon County, located in Notus, ID. CFD operates with three (3) shifts working a 48-hour on and 96-hour off shift schedule with a minimum daily staffing of 16 personnel. The CFD is staffed daily with one (1) Battalion Chief, one (1) on-call Investigator, three (3) engine companies, one (1) truck company, and one (1) squad (Type 6 engine). The Caldwell Fire Department cross-staffs a hazardous material response unit, a marine rescue unit, and one (1) water tender.

Staff Allocation for Emergency Functions

The CFD's staffing is organized with a ranking structure that includes firefighters, engineers, Captains, and Battalion Chiefs for daily operations. All personnel are trained to the Emergency Medical Technician Basic (EMT-B) Level. The firefighters, engineers, and captains staff the fire apparatus, and the battalion chiefs staff the command officer position as the shift supervisor.

CFD's current daily staffing is 23, with a minimum staffing level of 16. This figure does not account for annual leave, sick leave, military leave, etc. The department's current total firefighter position count is 72. The CFD should consider incorporating a relief factor in its total number of full-time positions to account for the various types of absences. The relief factor should be applied to operational positions. For career departments with minimum staffing, a widely accepted planning range is 1.3 to 1.5 full-time equivalents per position.

Staffing Benchmark

The US Fire Department Profile 2020, issued by the National Fire Protection Association (NFPA) in September 2022, compares career firefighters per 1,000 people protected (we would reference the study here). The NFPA does not prescribe or mandate a firefighters-per-1,000-resident ratio. However, NFPA reports that career/mostly career departments protecting populations ≥ 25,000 have median firefighter staffing levels of about .84 to 1.3 firefighters per 1,000 residents.

The Caldwell Fire Department should consider advancing toward a staffing benchmark of 1.1 firefighters per 1,000 residents, which falls within commonly observed national ranges and serves as a reasonable initial target for workforce planning.

At a current service delivery population of approximately 84,000 residents (City of Caldwell and Contracted Area outside the city limits), a 1.1 staffing factor equates to approximately 93 operational personnel assigned to emergency response functions (shift work). Currently, the department has 72 uniformed firefighters, providing a strong foundation to build on as service needs continue to grow. This figure also falls within the recommended relief factor range for full-time equivalent positions.

(Approximate service population of 84,000 / 1,000 = 84) (84 x 1.1= 92.4 or 93)

(City and Contracted Area Outside the City)

This benchmark only serves as a single point of reference for analyzing current operational activities and is a broad comparison. Other factors that play a significant role in the number of personnel communities deploy include residents' desired level of service, shift schedules, geography, community risks, and unique services a department might provide, such as hazardous materials teams, ambulance services, wildland strike teams, etc.

Maintaining this staffing level enables the CFD to provide timely and effective emergency response, ensuring that adequate personnel and resources are available to address a range of incidents throughout the community.

Based on the adopted planning benchmark of 1.1 firefighters per 1,000 residents, the Caldwell Fire Department requires approximately 87 personnel to effectively serve a population of 79,000 within the city limits.

(Approximate service population of 79,000 / 1,000 = 79) (79 x 1.1= 86.9 or 87)

(Caldwell City ONLY)

Staffing Gap Analysis

While the CFD has 72 total line personnel, six (6) are regularly assigned to the rural contract area, leaving 66 personnel effectively available to support city response operations.

This results in a deficit of 21 personnel across the department, or approximately 24% below the City of Caldwell's recommended staffing benchmark. While the planned activation of Fire Station #4 will move the CFD closer to this target, that improvement is based on current population levels and does not account for projected growth, increased call volume, or the expanded risk profile associated with continued development.

This gap directly impacts the Caldwell Fire Department's ability to consistently meet the deployment objectives outlined in NFPA 1710, particularly in assembling an effective response force for working incidents. Specifically, it increases reliance on overtime, reduces staffing depth across all three shifts, and limits the CFD's ability to absorb leave, training, and unplanned absences without impacting service levels.

As call volume and community growth continue, operating below this benchmark reduces system reliability and places sustained strain on personnel and daily operations.

Staffing Methodology

The Caldwell Fire Department (CFD) has adopted a staffing ratio of 1.1 firefighters per 1,000 residents as the foundational benchmark for workforce planning. This figure is derived from the U.S. Fire Department Profile (2020) and reflects both national

deployment standards and the operational realities of the CFD's service demands. The following factors substantiate the application of this ratio.

1. Support for Effective Response Force Assembly

NFPA 1710 establishes that a first-alarm structure fire requires 15–17 personnel assembled on scene. To reliably achieve this threshold, the CFD must maintain sufficient personnel depth to support simultaneous company arrivals, adequate per-apparatus staffing, and consistent coverage across all three operational shifts. The 1.1 ratio provides the total authorized workforce necessary to meet this deployment standard without chronic dependence on overtime or mutual aid activations.

2. Accommodation of 24/7 Shift Staffing Under the 48/96 Model

Unlike many public safety agencies, fire departments do not deploy their entire workforce simultaneously. Under the CFD's three-shift rotation, the authorized complement must be distributed across shifts while accounting for scheduled leave, training absences, occupational injuries, and position vacancies. The 1.1 factor ensures that minimum daily staffing levels remain operationally stable and sustainable — not merely adequate in theory — by building in the personnel margin necessary to absorb routine availability reductions without degrading response capability.

3. Reflection of All-Hazard Service Responsibilities

The CFD operates as a full-spectrum, all-hazards response agency. Staffing requirements extend well beyond structural fire suppression to encompass high-volume emergency medical services, regional hazardous materials response, technical and water rescue operations, and fire prevention, inspection, and investigation functions. The 1.1 benchmark accounts for this breadth of service delivery, ensuring the workforce is sized to meet the department's complete operational mission rather than a single-discipline workload.

4. Alignment with Projected Population and Call Volume Growth

Caldwell is experiencing sustained residential and commercial growth, with population and annual call volume both projected to increase significantly through 2050. Staffing ratios that fall below the 1.1 threshold create compounding operational risks as

demand rises, including accelerated unit fatigue, increased overtime dependency, and diminished response performance reliability. Adoption of the 1.1 standard positions the CFD to maintain service levels commensurate with current demand while establishing the personnel foundation necessary to absorb near- and long-term growth.

5. Balance Between Operational Effectiveness and Fiscal Sustainability

The 1.1 ratio represents a defensible middle-ground standard — one that is operationally sufficient, scalable in proportion to community growth, and realistic within the constraints of municipal budget planning. While higher staffing ratios exist in comparable jurisdictions, 1.1 firefighters per 1,000 residents reflects a practical, experience-based threshold that aligns with national deployment objectives, accommodates the CFD's all-hazard mission, and supports consistent, safe, and effective emergency response to the Caldwell community across current and future conditions.

Staff Allocations for Non-Emergency Functions

Some positions in the Caldwell Fire Department are not assigned to emergency functions. These positions are filled with uniformed and non-uniformed personnel. The CFD has personnel assigned to fire prevention who conduct fire inspections, fire investigations, fire and life safety public education, and some community risk reduction. Personnel are also assigned to the training division, logistics, and other administrative roles. Personnel assigned to these responsibilities are not on the response apparatus, are not dispatched to emergencies, and do not make up part of the effective fire suppression force.

Staff Scheduling Methodology

The CFD utilizes a three-platoon system operating on a 48-hour-on, 96-hour-off shift rotation. This schedule is a 56-hour workweek, and personnel receive overtime in compliance with the Fair Labor Standards Act (FLSA) requirements. The CFD utilizes overtime and callbacks to maintain a minimum daily staffing level and account for vacations, sick leave, and other unplanned absences.

Community Risk Assessment

Geospatial Community Characteristics

Caldwell, Idaho, located in the Treasure Valley region of southwestern Idaho, boasts a diverse and picturesque geographical profile. The city sits at an average elevation of 2,392 feet above sea level, with elevations ranging between 2,316 and 2,546 feet. The landscape consists primarily of broad, open plains and gentle slopes, shaped by ancient river activity and glacial deposits. The Boise River, which flows nearby, enriches the region's fertile farmland and supports its agricultural heritage. Beyond the city limits, the low hills and the distant Owyhee Mountains provide a scenic backdrop, adding a touch of natural beauty to the predominantly flat terrain.

Caldwell's geography is complemented by a multifaceted transportation infrastructure that supports its residents and economic activities. The city benefits from its proximity to Interstate 84, a major east-west highway connecting Caldwell to Boise and other key cities in southern Idaho. Additional routes, such as U.S. Route 20/26 and State Highway 19, further enhance accessibility across the region. Ongoing infrastructure improvements, including the Indian Creek Bridge replacement and the development of multi-lane roundabouts, aim to streamline traffic flow and accommodate growing transportation needs. Although Caldwell lacks a public transit system, the Boise Airport and the local business airport provide air travel and general aviation services, linking the community to broader aviation networks. This combination of favorable topography and robust transportation systems underscores Caldwell's strategic position within the region, fostering both residential livability and economic vitality.

Transportation

Caldwell boasts a multifaceted transportation infrastructure designed to cater to the diverse needs of its residents and support its economic activities. Located in the southwestern part of the state, near the bustling city of Boise, Caldwell benefits from its strategic position along several major transportation corridors, facilitating both local commuting and regional travel.

Key components of Caldwell’s transportation infrastructure include:

- **Roadways**: Caldwell is well-connected by a robust highway network that plays a vital role in regional transportation and commerce. The city is directly served by Interstate 84 (I-84), a major east-west corridor that links Caldwell to Boise and other key cities across southern Idaho and beyond. U.S. Route 20/26 and State Highway 19 (SH-19) also pass through the area, supporting both local and long-distance travel. Recent and upcoming infrastructure projects are enhancing this network, including the replacement of the Indian Creek Bridge on Ustick Road, which will widen the road and improve the railroad crossing; and the Centennial Way Roundabout project at the intersection of the SH-19 and I-84 business loop, aimed at improving traffic flow and safety. Additionally, a multi-land roundabout is planned for the intersection of Ustick Road and Farmway Road to accommodate heavy truck traffic.
- **Public Transportation**: No mass transit exists in Caldwell.
- **Air Transportation**: For air travel, the city is served by a mix of local and regional airports that support both general aviation and commercial travel. The Caldwell Executive (Industrial) Airport, located within the city, caters primarily to general aviation, flight training, and business charters. It spans over 450 acres and includes a terminal, pilot lounge, and various aviation services. For commercial air travel, residents rely on the Boise Airport (BOI), located approximately 27 miles east of Caldwell. The BOI is a medium-sized airport offering domestic flights and connecting the region to major hubs across the U.S. Additionally, nearby Nampa Municipal Airport provides further general aviation services, making the area well-equipped for both private and business aviation needs.
- **Rail and Freight Services**: Caldwell plays a modest but strategic role in the state's freight rail network, mainly through the operations of the Boise Valley Railroad. This short line, part of the Watco Companies, operates the Wilder Branch, an 11-mile route connecting Wilder and Caldwell. It serves various local industries by transporting key commodities such as potatoes, lumber, fertilizer, and fuels. The rail infrastructure in Caldwell supports regional agricultural and industrial supply chains, linking them to broader national markets. As part of Idaho's ongoing rail planning efforts, the Idaho Transportation Department is

updating its State Rail Plan to improve both freight and passenger rail systems across Idaho, ensuring that cities like Caldwell remain vital to the state's economic and logistical framework.

- **Waterways**: Caldwell is situated within the Lower Boise River Basin, and its primary waterway is Indian Creek, which flows directly through the city. Indian Creek has been central to Caldwell's revitalization efforts, especially in the downtown area, where it has been transformed into a scenic and recreational corridor. The creek not only enhances the city's aesthetic appeal but also plays a role in stormwater management and irrigation. Additionally, Caldwell draws much of its municipal water from groundwater sources, specifically fifteen deep wells that tap into the Treasure Valley aquifer system. While Caldwell is not located on a major navigable river, its waterways are vital for local agriculture, ecology, and community development.

  Pedestrian and Bicycle Infrastructure: Caldwell has been gradually enhancing its pedestrian and bicycle infrastructure to improve livability and connectivity. The city features a growing network of multi-use paths, including segments of the Boise River Greenbelt that extend into the area, offering scenic and safe routes for cyclists and walkers. Downtown Caldwell has seen improvements in walkability with widened sidewalks, pedestrian-friendly crossings, and traffic-calming measures. Although the infrastructure is still developing compared to larger cities, local initiatives and regional planning efforts continue to prioritize non-motorized transportation to support healthier, more sustainable mobility options for residents and visitors.

Evaluation of Physical Assets Protected

The Caldwell Airport is undergoing planned expansion to accommodate freight carriers such as DHL and UPS, with Federal Aviation Administration projects—including an air

traffic control tower, runway improvements, and terminal expansions—scheduled for 2027. As one of the busiest airports in Idaho by number of takeoffs and landings, these developments significantly increase aviation-related risk and necessitate specialized Aircraft Rescue and Fire Fighting (ARFF) training, as well as consideration of a dedicated fire station at the airport.

The surrounding industrial and commercial growth compounds the risk environment. Major operations, including Simplot facilities, extensive warehouse expansion projects, and additional business developments throughout the CFD service area, introduce heightened potential for large-scale incidents. Furthermore, hazardous materials risks are present through rail and over-the-road transportation routes, with uncertain levels of on-site storage.

Water-related hazards also represent a critical concern, with Indian Creek, the Boise River, and numerous neighborhood ponds presenting ongoing rescue challenges, including ice rescues during winter months.

Overall, these factors highlight the need for enhanced response capabilities, targeted training, and long-term infrastructure planning to address the increased demands on fire and emergency services.

Planning & Zoning Risk Areas

Planning and zoning risk areas in Caldwell are determined by a combination of land use types, proximity to major transportation corridors, industrial activities, and areas susceptible to environmental hazards (such as flooding) or hazardous material releases. Key risk areas include zones adjacent to rail lines and highways, industrial districts near the railroads and the Caldwell Executive Airport, and regions bordering Indian Creek. These zones serve as both vital infrastructure assets and potential points of vulnerability. Careful mapping and ongoing assessment of these zones are essential for guiding future development, allocating emergency resources, and ensuring community resiliency in the face of natural and human-made risks.

Community Land Use Regulations

Community land use regulations are governed by zoning and development ordinances, which are accessible through the official code library and the City of Caldwell's website. The city is organized into distinct zoning districts, each with specific guidelines regarding permissible land uses and structural developments.

The City Council recently adopted the Caldwell Comprehensive Plan, a strategic framework that guides decision-making related to future growth and development. Oversight of land use and development is managed by the Planning and Zoning Division, which ensures that all activities align with the Comprehensive Plan and the City's Code of Ordinances through carefully considered analysis and regulatory practices.

Occupancy Types by Land Use Designation

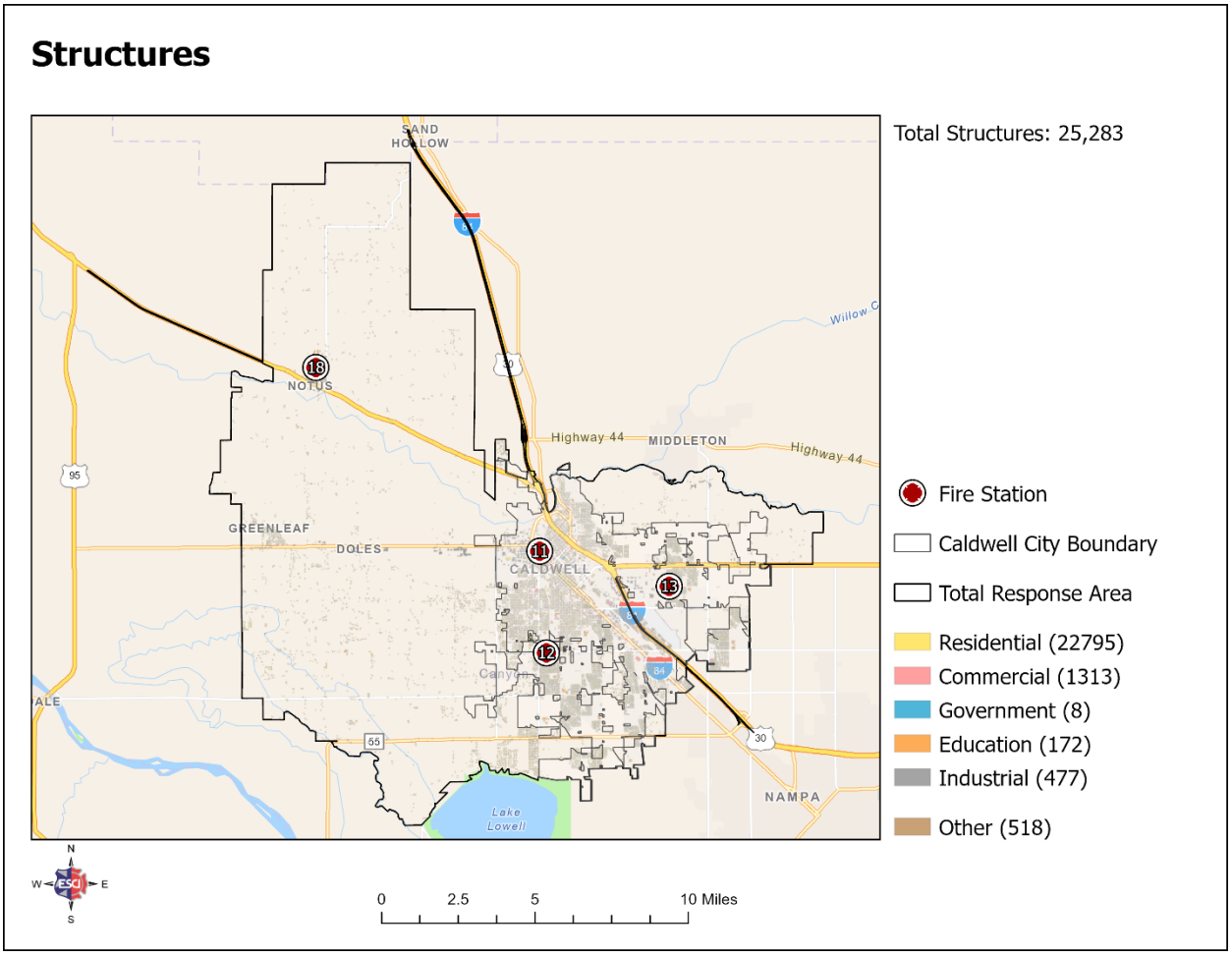
The following figure, Figure 2, shows the various land uses throughout the city and the surrounding contracted area. This distribution of occupancy and structure types—such as residential neighborhoods, industrial zones, commercial districts, and agricultural land—directly influences the risk profile and operational priorities for the Caldwell Fire Department. Areas with high-density residential or commercial structures often require rapid response capabilities due to the potential for higher occupant loads and greater life safety risks. In contrast, industrial districts introduce unique hazards, including hazardous material storage, manufacturing processes, and large-scale infrastructure that demand specialized training and equipment.

Understanding land use patterns is essential for the CFD to effectively allocate resources, plan for targeted training, and develop strategies for incident response. For example, industrial zones near major transportation corridors—such as rail lines and highways—present increased risks of hazardous material releases or large-scale fires, necessitating specialized hazardous-materials response teams and pre-incident planning. Similarly, areas adjacent to bodies of water like Indian Creek and the Boise River require technical rescue capabilities for water-related emergencies.

By analyzing occupancy and structure use distribution, the CFD can proactively identify high-risk zones, anticipate service demands, and coordinate with City Planners to ensure that emergency response infrastructure, such as fire stations and access routes, is optimally located. This comprehensive approach to understanding land use supports the CFD's mission to protect life, property, and the environment across Caldwell and its contracted service area.

Caldwell is primarily a residential community, with several large-scale subdivisions scheduled for development in the near future. The Caldwell Fire Department faces the ongoing challenge of addressing new commercial and industrial developments that are situated close to residential areas.

Figure 2. Occupancies/Structure Use & Distribution



Hazardous Substances

The Toxics Release Inventory (TRI) is a program managed by the U.S. Environmental Protection Agency (EPA) that tracks the management of certain toxic chemicals that may pose a threat to human health and the environment. The TRI provides information about toxic chemical releases and pollution prevention activities reported by industrial and federal facilities, supporting informed decision-making by communities, government agencies, companies, and others. Facilities that meet specific criteria must report annually on the quantities of toxic chemicals they release into the environment, manage through recycling, energy recovery, and treatment, or dispose of. The EPA makes TRI data available through various online tools, such as the TRI Explorer and the Risk-Screening Environmental Indicators (RSEI) model, which help users understand and analyze the data. This data is used by community groups, researchers, advocacy organizations, and others to support public health research, environmental improvement efforts, and advocacy. The EPA regularly updates the TRI to include new chemicals and categories, and recently proposed adding over 100 PFAS (per- and polyfluoroalkyl substances) to the TRI.

Community Risk Profile

The following is a structured summary of the primary natural hazards identified for Caldwell according to the FEMA National Risk Index[1]. Each risk is described, given a score, and assessed for its relevance to the CFD and residents. This analysis is intended to facilitate emergency preparedness, resource allocation, and mitigation planning. Caldwell corresponds to U.S. Census Tract 16027021500 and has a low overall risk score relative to the United States average. Caldwell has a score of 25.7 on the national percentile and 54.4 on the State of Idaho percentile. This indicates that 26% of all other U.S. Census tracts have a lower risk index, while 54% of Idaho Census tracts are lower. The following figure, Figure 3, presents the various hazard risk types and their corresponding scores based on the national percentile rankings.

[1] *https://hazards.fema.gov/nri/*

Figure 3. FEMA Hazard Risk Score Index for Caldwell, ID

Hazard Type	Risk Index Rating	Risk Index Score*
Avalanche	Not Applicable	--
Coastal Flooding	Not Applicable	--
Cold Wave	Relatively Moderate	75.9
Drought	No Rating	0
Earthquake	Relatively Low	78.7
Hail	Relatively Low	60.6
Heat Wave	Relatively High	89.9
Hurricane	Not Applicable	--
Ice Storm	Relatively Moderate	77.2
Landslide	No Rating	0
Lightning	Relatively High	85.8
Riverine Flooding	Very Low	32.5
Strong Wind	Relatively Low	40.8
Tornado	Very Low	22.4
Tsunami	Not Applicable	--
Volcanic Activity	Not Applicable	--
Wildfire	No Rating	0
Winter Weather	Relatively Moderate	85.1

* Scores are based on the National Index of 0–100.

Service Delivery & Performance

Service delivery and performance are the metrics that best illustrate the services provided by the fire department to a community.

Service Demand Analysis

When assistance is requested, a service request is submitted to the fire department. Analyzed by each calendar year, the primary analyses of service demand include the types of incidents, when they occur, and where they occur.

Incident Type Analysis

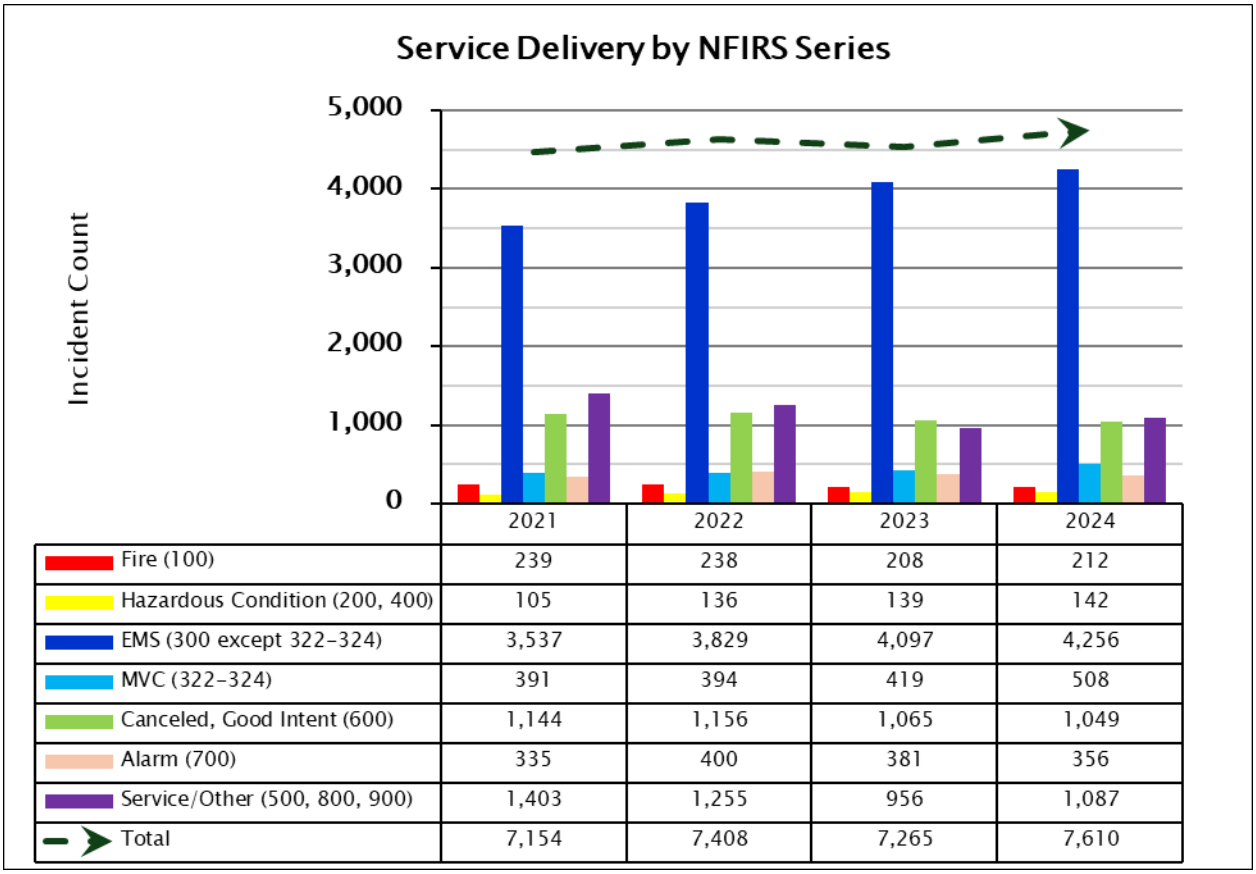
Documentation of response to incidents includes recording the type of incident that was found by an arriving unit. The National Fire Incident Reporting System (NFIRS) and its successor, the National Emergency Response Information System (NERIS), are industry-standard systems used by the local fire department to record this information. The systems track over 100 incident types, which are grouped into series as illustrated in the following figure.

Figure 4. NFIRS Incident Series

Incident Series	Incident Heading
100 Series	Fires
200 Series	Overpressure Rupture, Explosion, Overheat (No Fire)
300 Series	Rescue and Emergency Medical Service (EMS) Incidents
400 Series	Hazardous Condition (No Fire)
500 Series	Service Call
600 Series	Canceled, Good Intent
700 Series	False Alarm, False Call
800 Series	Severe Weather, Natural Disaster
900 Series	Special Incident Type

The following figure illustrates the types of incidents to which the CFD has responded over the past four years. Calendar year 2020 was excluded from this analysis due to data quality related to incident type coding.

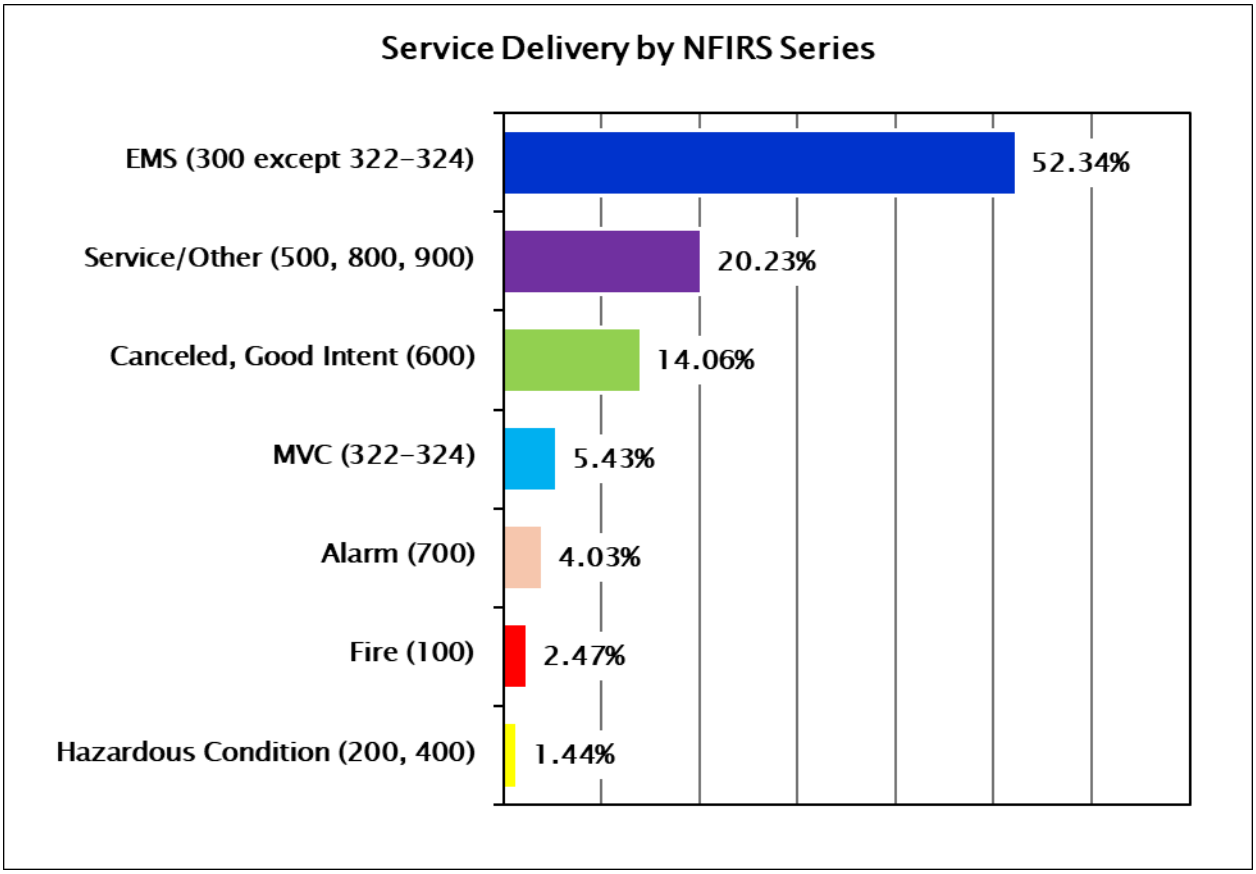
Figure 5. CFD Service Demand by NFIRS Series, 2021–2024



	2021	2022	2023	2024
Fire (100)	239	238	208	212
Hazardous Condition (200, 400)	105	136	139	142
EMS (300 except 322–324)	3,537	3,829	4,097	4,256
MVC (322–324)	391	394	419	508
Canceled, Good Intent (600)	1,144	1,156	1,065	1,049
Alarm (700)	335	400	381	356
Service/Other (500, 800, 900)	1,403	1,255	956	1,087
Total	7,154	7,408	7,265	7,610

Another consideration is to determine the percentage represented by each category comprising the entirety of service demand, as illustrated in the following figure.

Figure 6. CFD Service Demand by NFIRS Series, 2020–2024



Temporal Analysis

Another data point documented for each incident response is the time at which it occurs. This may be analyzed from three different views—month, day, and hour, as illustrated in the following three figures.

Figure 7. CFD Service Demand by Month, 2020–2024

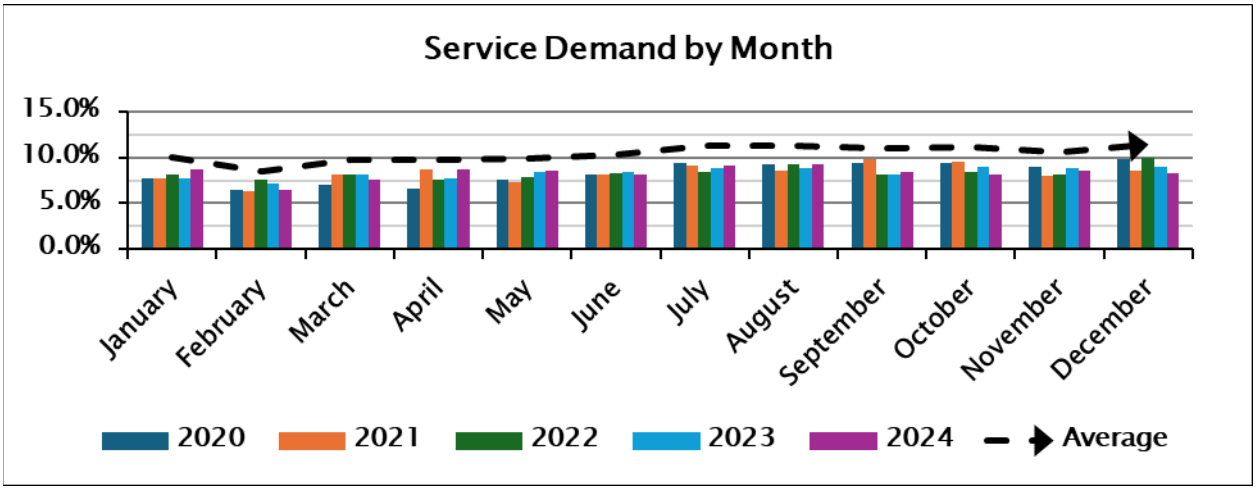


Figure 8. CFD Service Demand by Day, 2020–2024

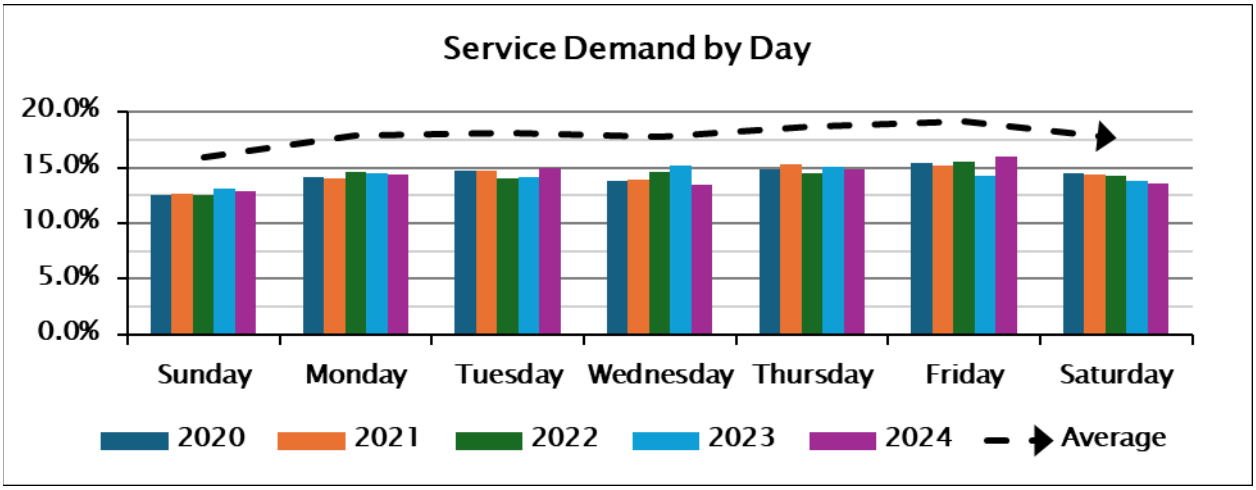
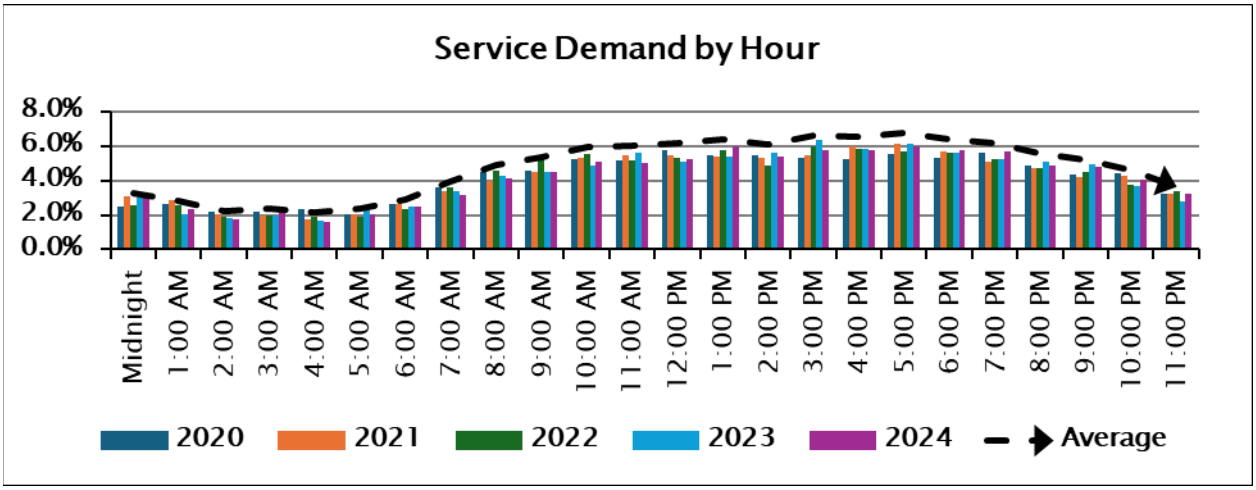


Figure 9. CFD Service Demand by Hour, 2020–2024



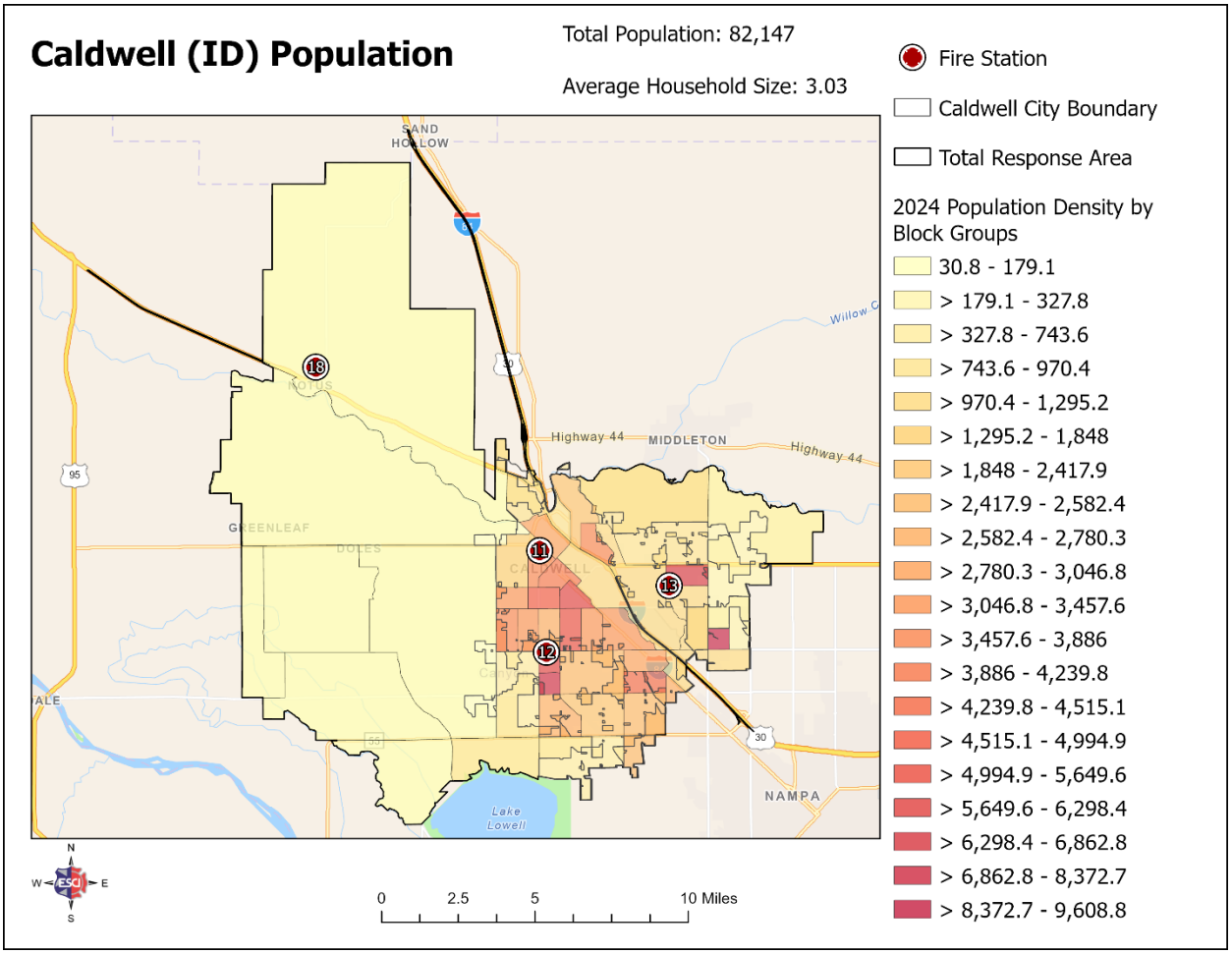
One additional note for time of day: Based on a recently published national study, from 2018 to 2020 the occurrence of residential structure fires with fatalities was highest between midnight and 1:00 AM. The eight-hour peak period (11:00 PM to 7:00 AM) accounted for 45% of residential fatal fires[2].

[2] *Fatal Fires in Residential Buildings (2018–2020), Topical Fire Report Series Volume 22, Issue 2 /June 2022, U.S. Department of Homeland Security, U.S. Fire Administration, National Fire Data Center.*

Geographic Analysis

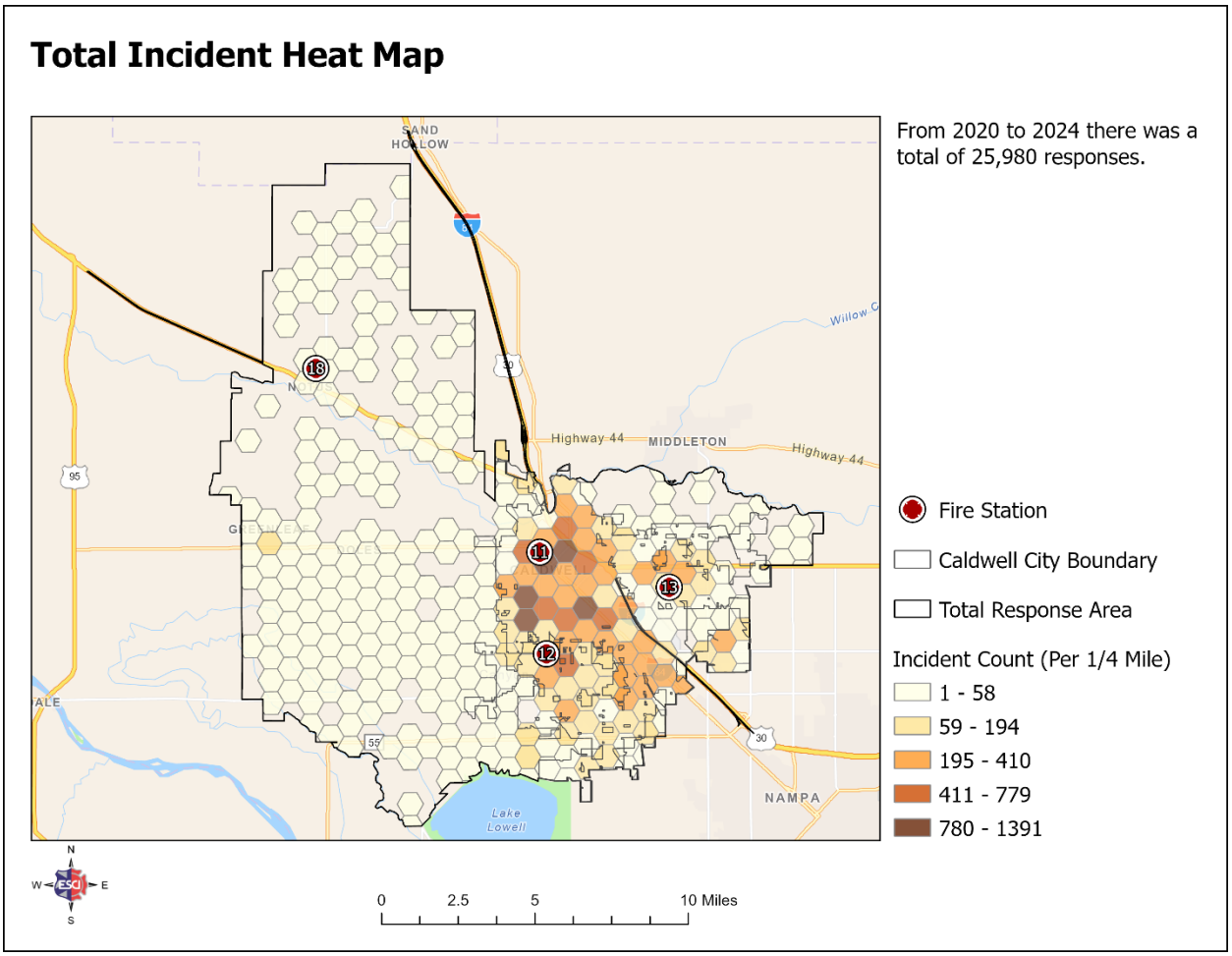
The location of incidents is closely related to the population density within the community. In other words, where there is greater population density (number of people per unit area, such as square mile), there tends to be greater incident density. Heat maps are used to display this information. To compare the initial relationship of incidents and population, the first information needed is the population density, as illustrated in the following figure.

Figure 10. CFD Population Density, 2024



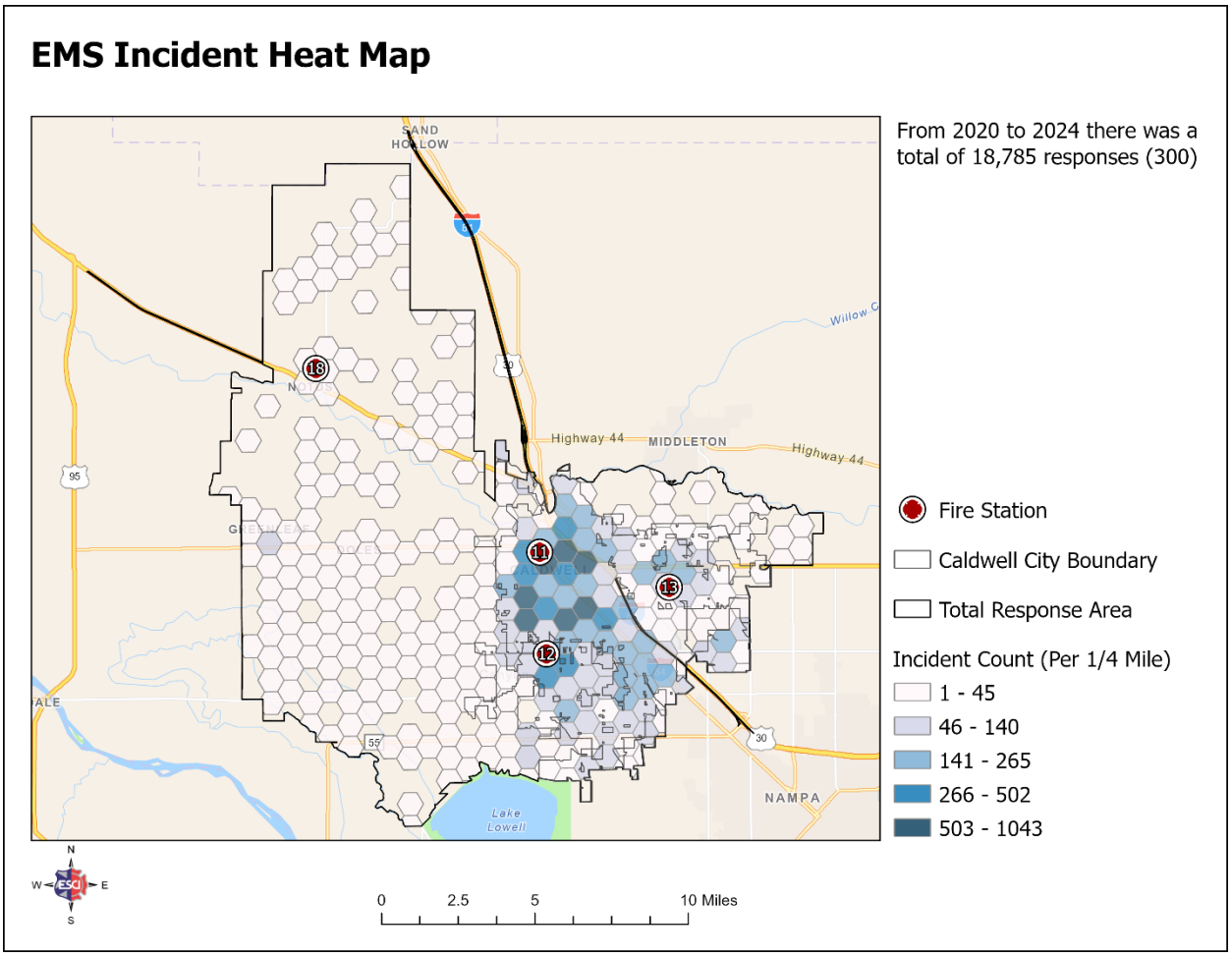
Another datapoint documented for each incident response is the location of the incident, either by address and/or the latitude and longitude of the incident. The first view of incident density includes all responses within the service area, regardless of incident type, as illustrated in the following figure.

Figure 11. CFD Incident Density (All Incidents), 2020–2024



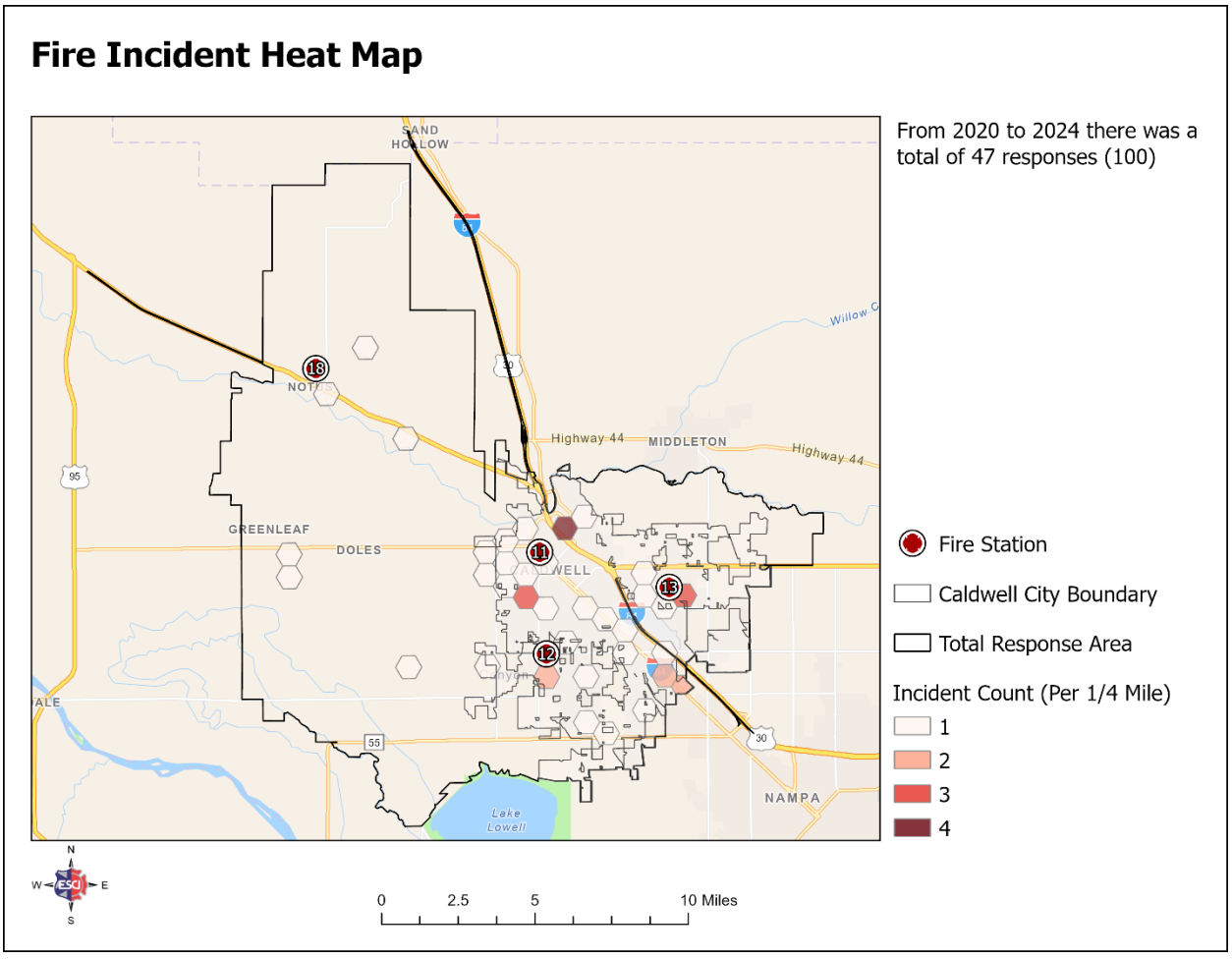
The second view of incident density includes only emergency medical services incidents, as illustrated in the following figure.

Figure 12. CFD Incident Density (EMS), 2020–2024



The third view of incident density includes only fire incidents, as illustrated in the following figure.

Figure 13. CFD Incident Density (Fire), 2020–2024



Resource Distribution Analysis

The placement of emergency services resources within the community should be compared to the location of incident density as well as being guided by various industry standards and best practices.

ISRB/ISO Distribution

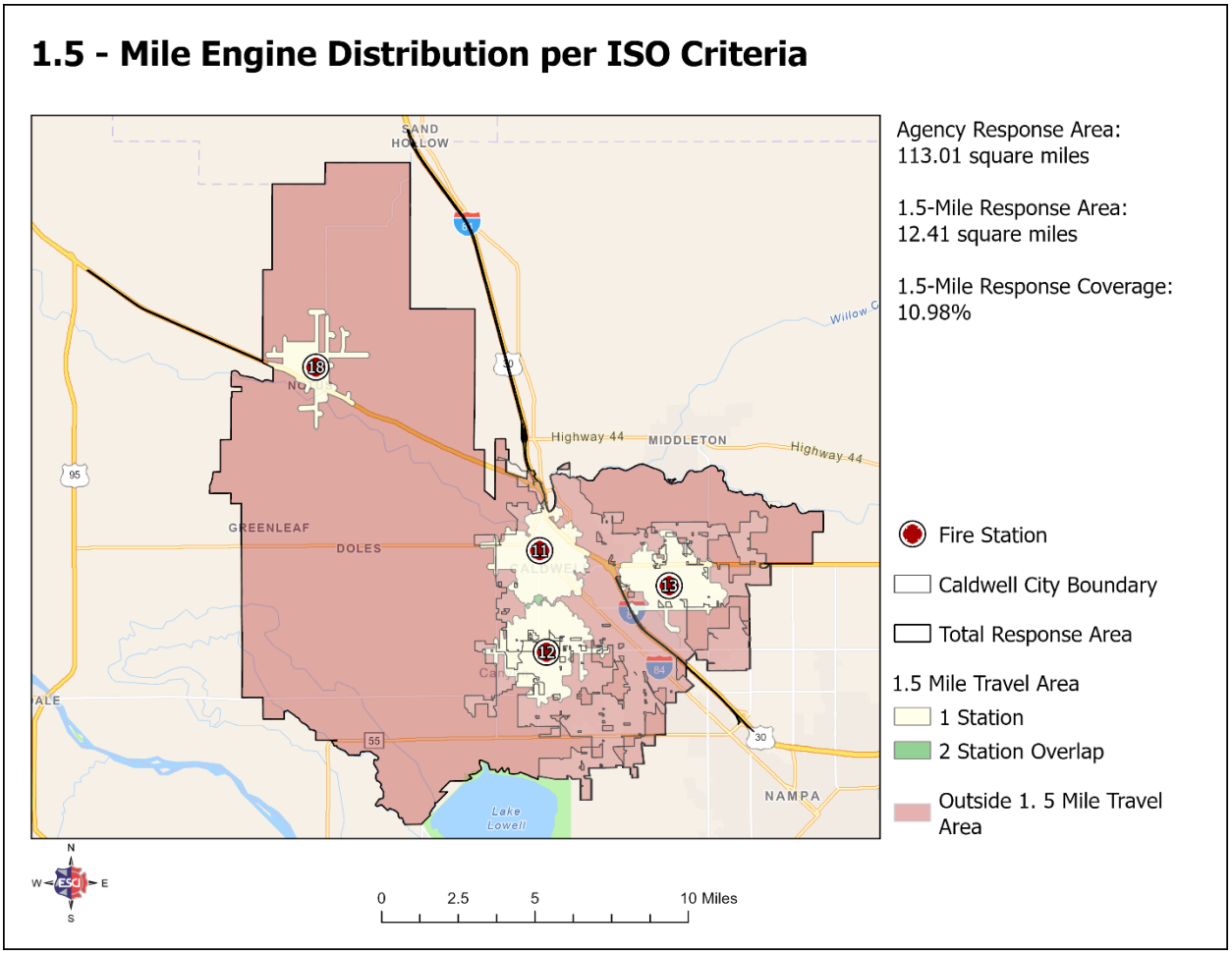
The Insurance Services Office, Inc. (ISO) is a national insurance industry organization that evaluates fire protection for communities across the country. Idaho has the option to use the Idaho Surveying and Rating Bureau (ISRB) for insurance ratings instead of the ISO. Both organizations utilize the same standards of measure and criteria for rating schedules. A community's ISO or ISRB rating is an important factor when considering fire station and apparatus concentration, distribution, and deployment, as there is a correlation between these ratings and the cost of fire (homeowners) insurance for residents and businesses.

To receive maximum credit for station and apparatus distribution, both the ISO and the ISRB evaluate the percentage of the community (contiguously built-upon area) that is within specific distances of fire stations, central water supply access (fire hydrants), engine/pumper companies, and aerial/ladder apparatus.

1.5-Mile Engine Distribution

The ISO's first measure is the overall percentage of the service area that lies within a 1.5-mile travel distance of the first-due fire engine from a fire station, as illustrated in the following figure.

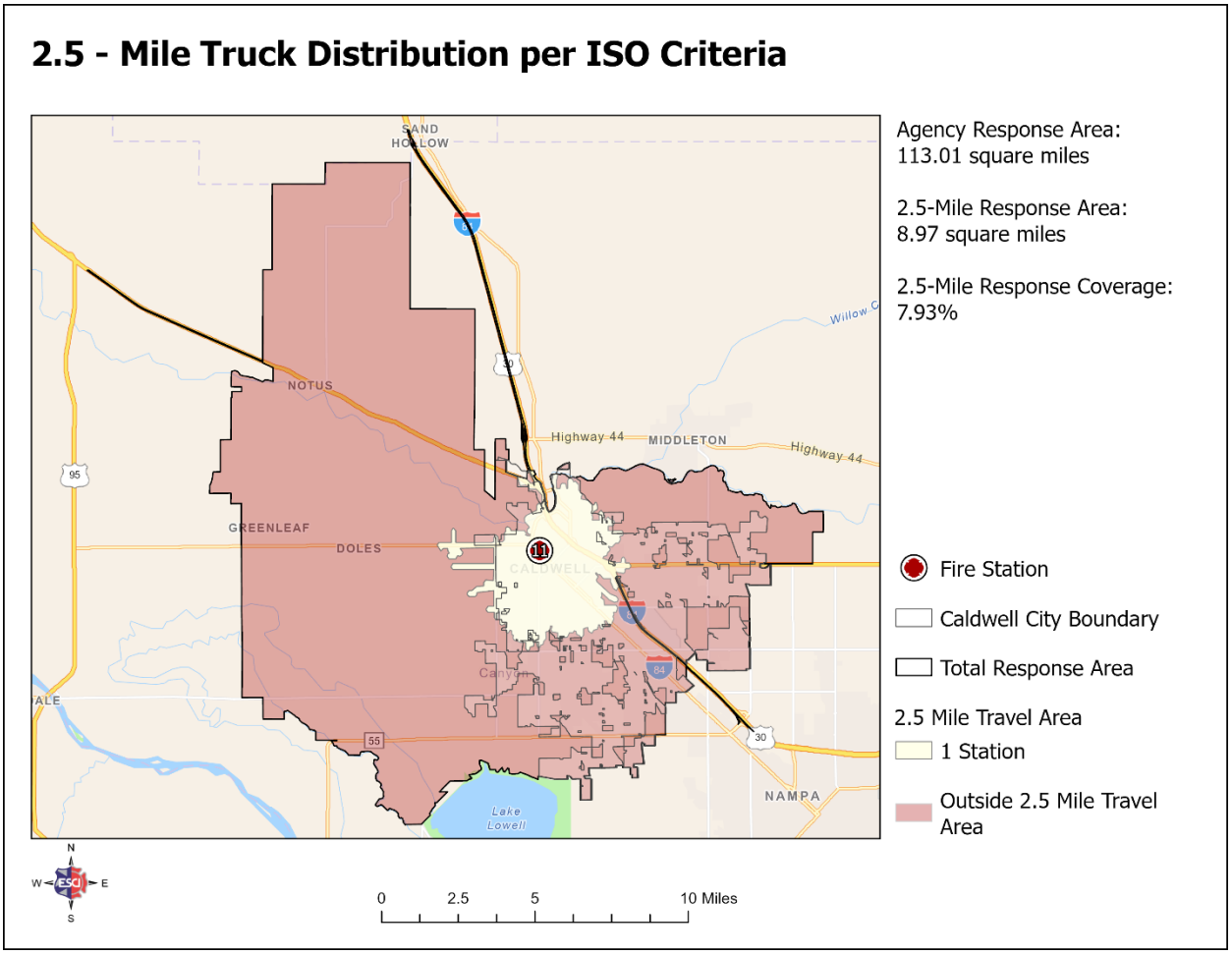
Figure 14. CFD Engine Distribution



2.5-Mile Aerial Distribution

The ISO's second measure is the overall percentage of the service area that lies within a 2.5-mile travel distance of the first-due aerial apparatus from a fire station, as illustrated in the following figure.

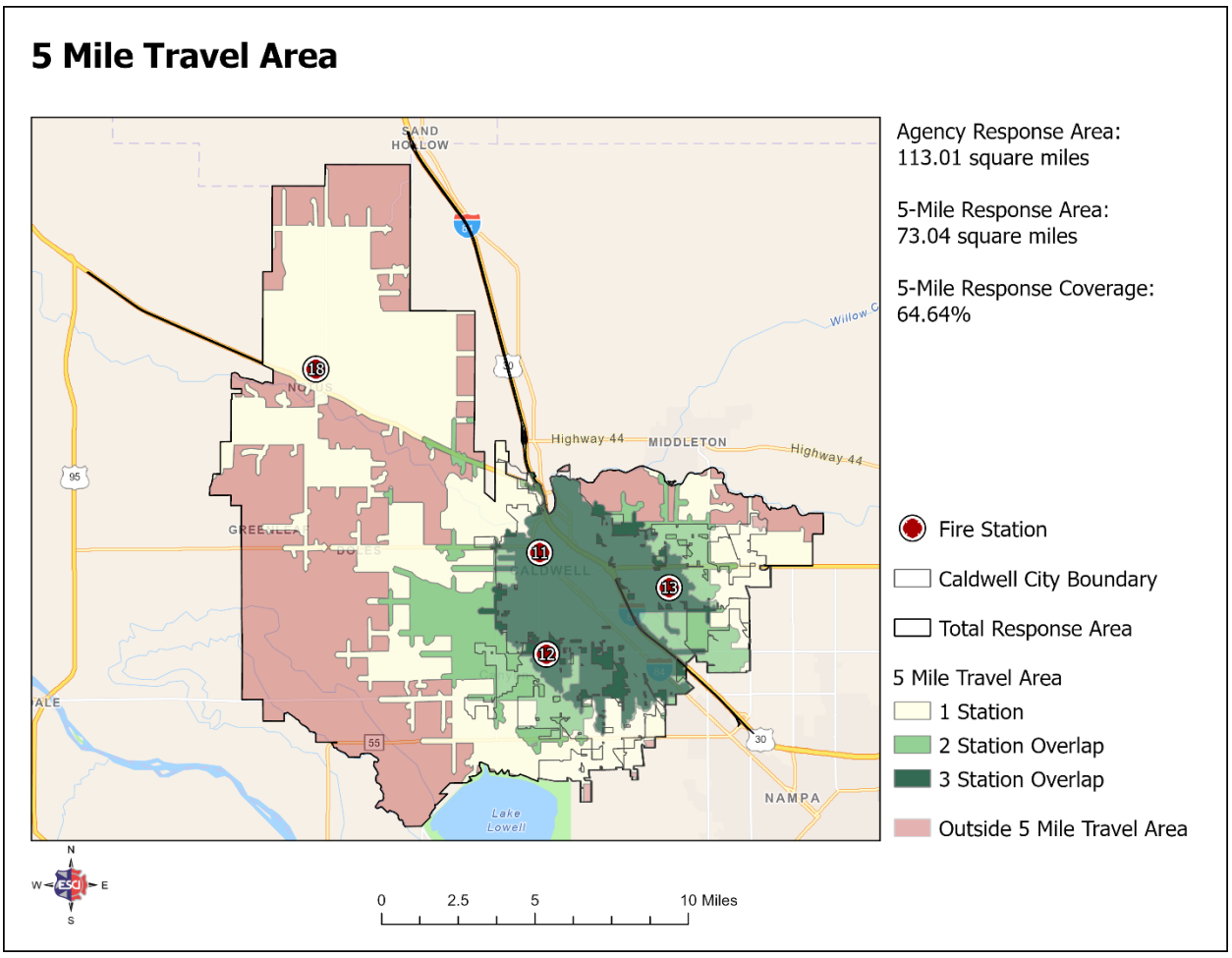
Figure 15. CFD Aerial Distribution



5-Mile Distribution

The ISO's third measure is the overall percentage of the service area that lies within a 5-mile travel distance of a fire station, as illustrated in the following figure. Areas outside of the 5-mile travel distance are subject to a PPC® rating of 10 (no fire department protection available).

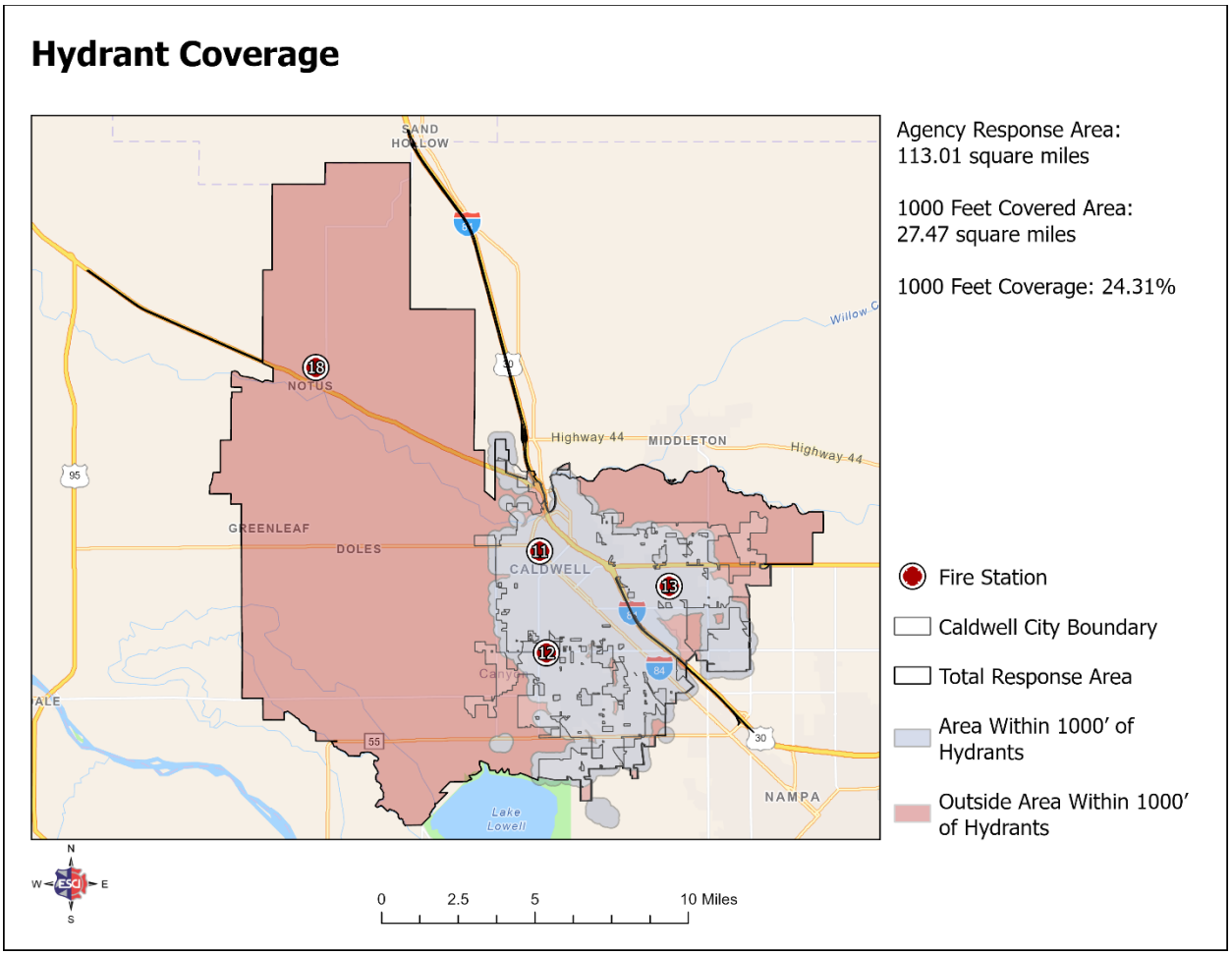
Figure 16. CFD Station Distribution



Water Supply

The ISO's fourth measure is the overall percentage of the service area that lies within a 1,000-foot travel distance of a fire hydrant, as illustrated in the following figure. Exceptions are made when a fire department can show that a dry hydrant or a suitable water tanker operation can provide the needed volume of water for fire suppression activities for a specific period.

Figure 17. CFD Hydrant Distribution



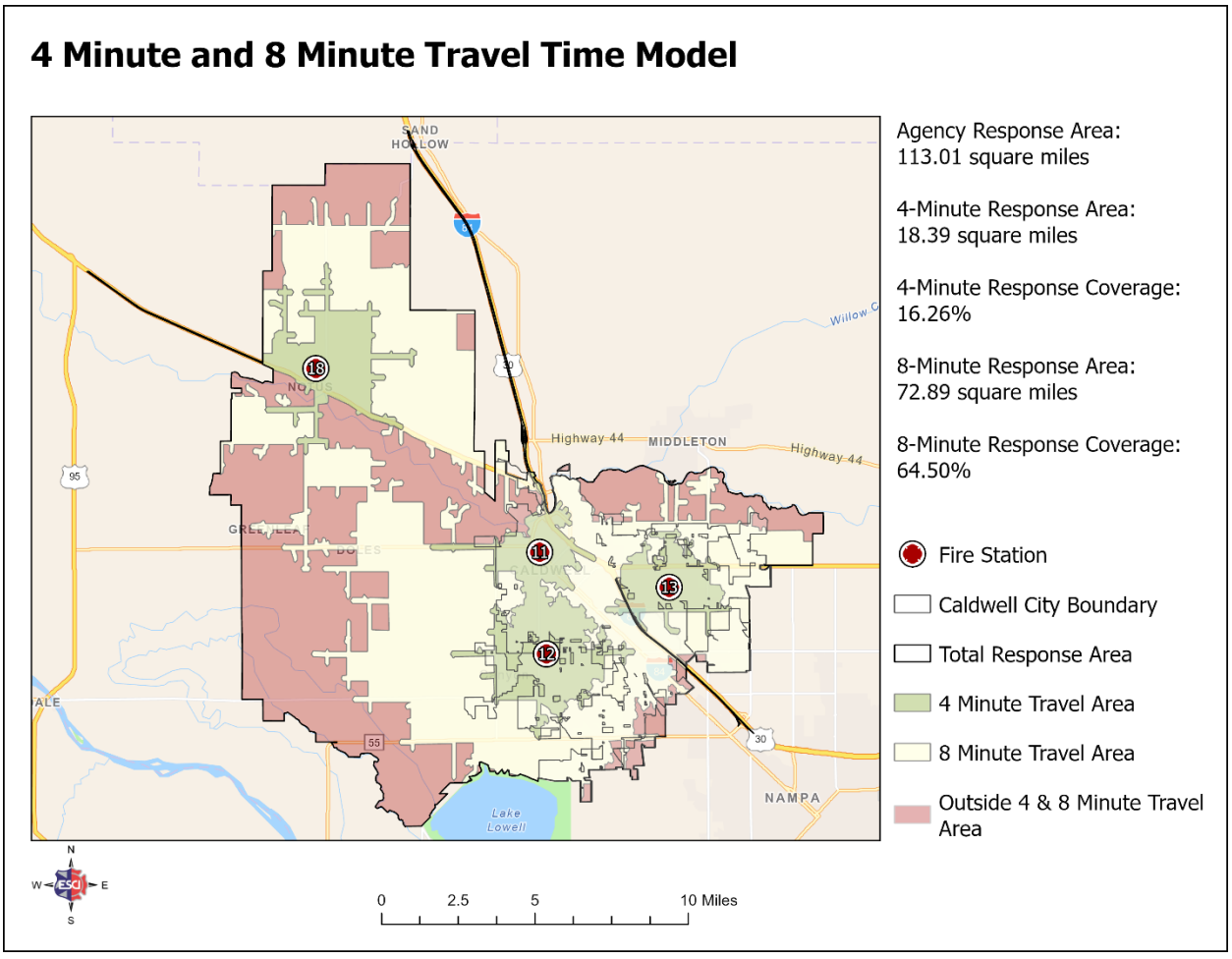
NFPA Distribution

The National Fire Protection Association (NFPA) is an industry trade association that develops and provides standards and codes for fire departments and emergency medical services for use by local governments.

The standard, NFPA 1710: *Standard for the Organization and Deployment of Fire Suppression Operations, Emergency Medical Operations, and Special Operations to the Public by Career Fire Departments*, serves as a national consensus standard for career fire department performance, operations, and safety. Within this standard, a travel time of 4 minutes 90% of the time is identified as the benchmark for *career* departments to reach emergency incidents within their jurisdiction with the first-arriving unit. Additionally, the balance of the response (called the effective response force or ERF) is required to arrive at the incident within 8 minutes 90% of the time.

The following figure illustrates the service area that falls within the 4-minute and 8-minute travel times of a fire station.

Figure 18. CFD 4-/8-Minute Travel Time per NFPA Criteria



The previous graphic provides theoretical travel times based on all units within the station at the time of dispatch. The following figure illustrates actual travel times grouped into 4-minute increments.

Figure 19. CFD Travel Time Analysis, 2020-2024

Travel Time Category	2020	2021	2022	2023	2024
4 Minutes or Less	35.9%	40.3%	39.3%	40.3%	41.0%
4-8 Minutes	47.9%	42.1%	43.9%	43.1%	43.1%
8-12 Minutes	12.5%	13.0%	12.2%	12.3%	12.1%
Greater than 12 Minutes	3.7%	4.5%	4.7%	4.4%	3.8%

Resource Concentration Analysis

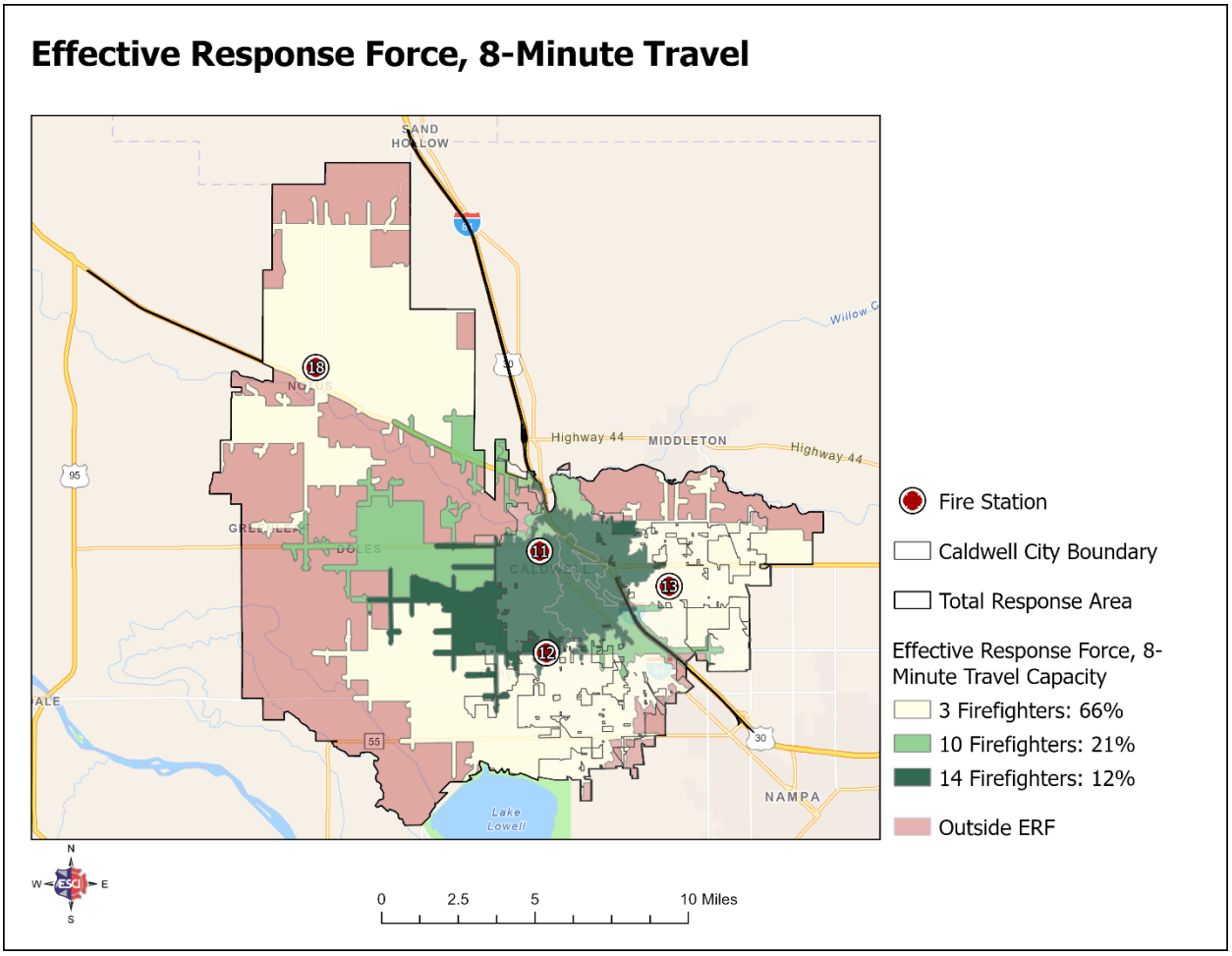
Each of the prior measures provided a view specifically associated with the arrival of the first unit to an incident scene. Although arriving at an incident quickly and safely is important, the ability to safely mitigate the incident is also influenced by the timely arrival of sufficient resources. The measure of this ability is referred to as effective response force (ERF) and ensures that sufficient personnel and resources arrive on scene early enough to safely control a fire or mitigate other types of emergencies prior to substantial damage, injury, or loss of life. The ERF is also commonly referred to as the "full assignment" to the incident. The following figure illustrates the ERF recommended through standards such as NFPA 1710: *Standard for the Organization and Deployment of Fire Suppression Operations, Emergency Medical Operations, and Special Operations to the Public by Career Fire Departments,* and the Commission on Fire Accreditation International (CFAI) Standards of Cover.

Figure 20. NFPA 1710 ERF Recommendations Based on Risk

Task	Moderate Risk (Sgl. Or Dplx. Residential)	High Risk (Strip Mall or Apartment)	Extreme Risk (Multi-story or High-rise)
Command	1	2	2
Apparatus Operator	1	2	2
Handlines (2 FFs each)	4	6	4
Support Members	2	3	8
Search and Rescue	2	4	4
Ground Ladders/Ventilation	2	4	
Aerial Operator (If Deployed)	1	1	2
Initial Rapid Intervention Crew	4	4	4
Initial Medical Care Component		2	4
Building Fire Pump (If Equipped)			1
Hose Line – Floor Above Fire			2
Elevator Operations Manager			1
Incident Safety Officer			1
Interior Staging Manager			2
Member Rehabilitation			2
Vertical Ventilation Crew			4
Lobby Control			1
Total	**16(17)**	**27 (28)**	**42 (43)**

The following figure illustrates the concentration of firefighters that may arrive within the 8-minute travel time. Where responses from more than one station overlap, the number of firefighters arriving increases.

Figure 21. CFD Effective Response Force per NFPA 1710



Resource Reliability Analysis

To consider the reliability of a unit to respond to incidents within their primary response, workload, and zone unit, the first unit to arrive should be analyzed.

Commitment Time

A fair measure of workload by each unit within the department is to evaluate the amount of time assigned to incidents as compared to the total time the unit is in service, called a commitment factor. While there are limited formal performance measures to use as a target measure, in May 2016, the Henrico County (VA) Division of Fire published an article after studying their department's EMS workload.[3] As a result of the study, the Henrico County Division of Fire developed a commitment factor scale for their department. The following figure (Figure 23) is a summary of the findings as it relates to commitment factors and may be utilized by the department's leadership as a base for developing internal workload measures. These workload measures may vary based on the type of apparatus (i.e., fire engine versus transport ambulance).

[3] *How Busy Is Busy? Retrieved from https://www.fireengineering.com/articles/print/volume-169/issue-5/departments/fireems/how-busy-is-busy.html*

Figure 22. Commitment Factors as Developed by Henrico County (VA) Division, 2016

Factor	Indication	Description
16%–24%	Ideal Commitment Range	Personnel can maintain training requirements and physical fitness and can consistently achieve response time benchmarks. Units are available to the community more than 75% of the time.
25%	System Stress	Community availability and unit sustainability are not questioned. First-due units are responding to their assigned community 75% of the time, and response benchmarks are rarely missed.
26%–29%	Evaluation Range	The community served will experience delayed incident responses. Just under 30% of the day, first-due ambulances are unavailable; thus, neighboring responders will likely exceed goals.
30%	"Line in the Sand"	Not Sustainable: Commitment Threshold—The community has a less than 70% chance of timely emergency service and immediate relief is vital. Personnel assigned to units at or exceeding 0.3 may show signs of fatigue and burnout and may be at increased risk of errors. Required training and physical fitness sessions are not consistently completed.

The following figure illustrates the commitment factors by unit, regardless of which station it was based in at any given time.

Figure 23. CFD Commitment Times, 2020–2024

Unit	2020	2021	2022	2023	2024	Change Over Study Period
E11	E11	3.8%	3.6%	4.5%	4.5%	4.0%
E12	E12	6.2%	7.3%	6.4%	6.9%	6.1%
E13	E13	1.5%	1.8%	1.5%	2.8%	3.0%
E14	E14	0.0%	0.0%	0.0%	0.1%	0.2%
SQ11	SQ11	0.0%	0.0%	0.0%	0.8%	0.4%
SQ12	SQ12	0.3%	0.2%	1.3%	0.4%	2.0%
SQ18	SQ18	0.0%	0.0%	0.0%	0.1%	0.0%
T11	T11	0.0%	0.1%	0.0%	1.1%	1.4%

Response Zone Coverage by Response Zone Units

Ideally, incidents within each fire station response zone (or planning zone) would receive initial services from a unit primarily responsible for that zone (usually the closest unit). Following the same concept as that of the commitment factor and although no formal standard exists, this should occur for greater than 75% of incidents, allowing for units that may be committed already on other calls, or the first-arriving unit was a unit that is not normally the closest unit. Although this is not a specific standard, it is a starting point for the CFD's leadership to consider when evaluating the reliability of units and the potential need for additional resources.

The following figure illustrates the percentage of times that the primary responsible unit for a zone was the first to arrive on a call in that zone.

Figure 24. CFD Zone Unit First Arrival, 2020–2024

Zone	2020	2021	2022	2023	2024
Station 11	86.3%	83.5%	89.9%	93.9%	93.0%
Station 12	91.3%	85.2%	92.2%	95.2%	94.2%
Station 13	72.2%	81.0%	89.1%	94.5%	94.6%

Response Performance Analysis

How quickly a unit arrives at the scene of the caller's emergency is a key factor in their valuation of the services provided. Industry standards and best practices recommend that departments regularly monitor this performance (total response time), as well as all the following time performance measures that are subsets of total response time:

- Alarm handling time
- Turnout time
- Travel time
- Response time

In analyzing response performance, ESCI aligns with national standards and best practices and generates percentile measurements of time performance. Percentile

measurements are a more accurate measurement of performance standard compliance. A 90th percentile measurement means that 10% of the values are greater than the value stated, and all other data are at or below this level. This can be used as a performance objective to determine the degree of success in achieving the goal.

As this report progresses through response performance analysis, it is important to keep in mind that each component of response performance is not cumulative. Each is analyzed as an individual component, and the point at which the percentile is calculated exists in a set of data unto itself. Each of the following analyses included only those incidents where the response was coded as "emergency" priority.

Alarm Handling Time

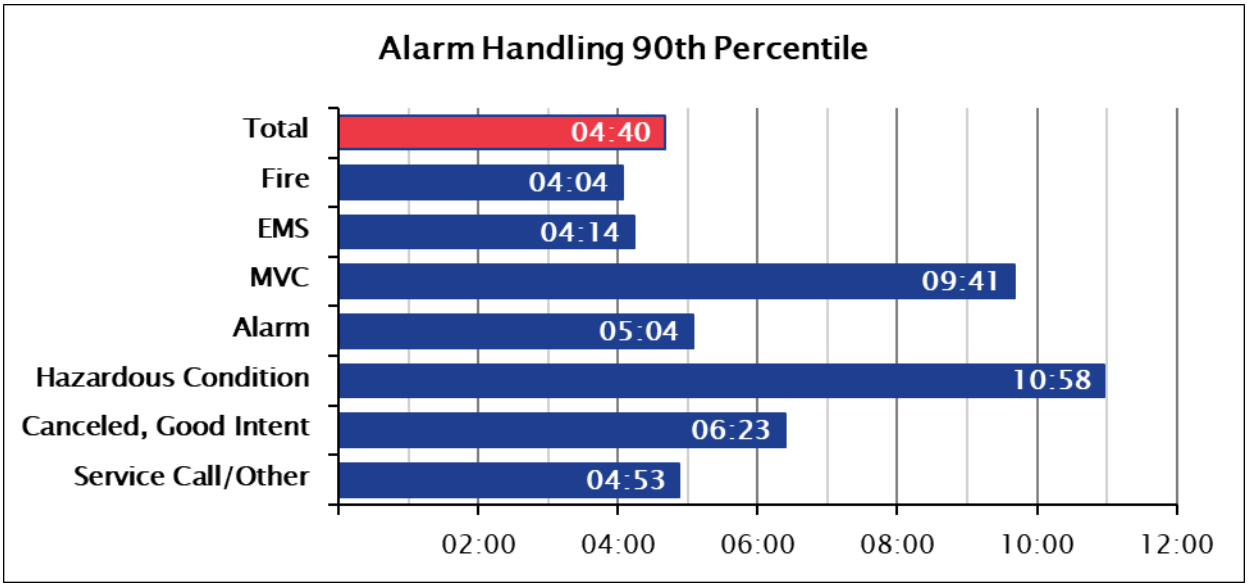
The measure of time between answering the 911 call and dispatch of resources is known as alarm handling time. For this measure, there is one applicable standard as illustrated in the following figure.

Figure 25. Alarm Handling Time Benchmark, NFPA 1225

Standard	Performance
NFPA 1225: *Standard for Emergency Services Communications* (2022 Edition)	60 seconds at the 90th percentile

The following figure illustrates the CFD's alarm handling time performance.

Figure 26. CFD Alarm Handling Time Performance, 2020–2024



Turnout Time

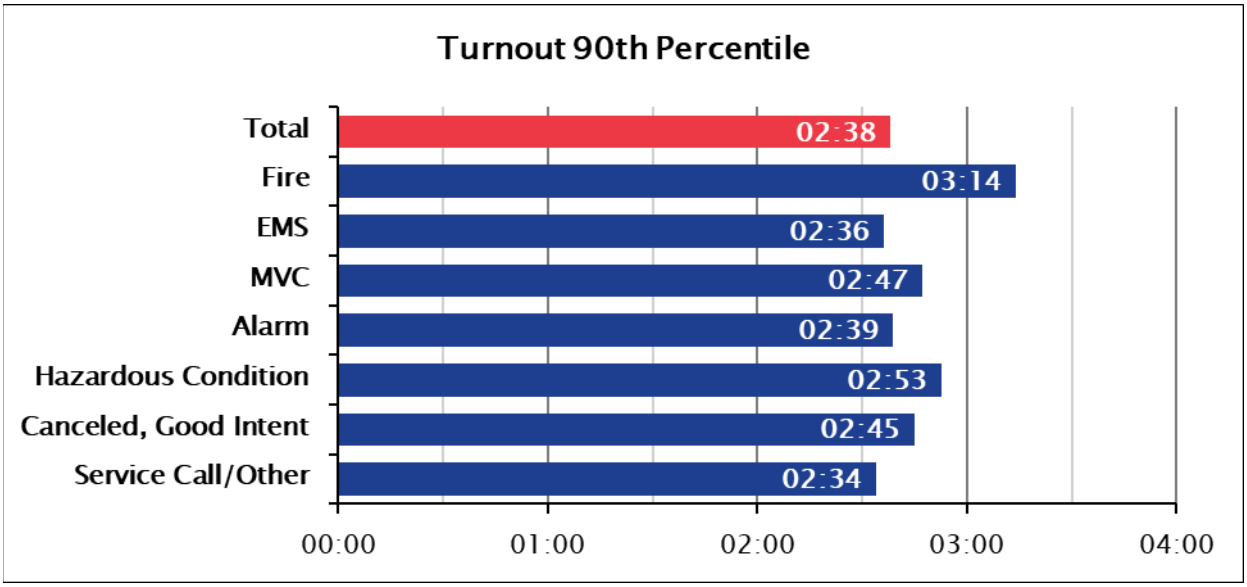
The measure of time between notifying the fire department (dispatching) and the time that the first unit goes en route is known as the turnout time.

Figure 27. Turnout Time Benchmark, NFPA 1710

Standard	Performance
NFPA 1710: *Standard for the Organization and Deployment of Fire Suppression Operations, Emergency Medical Operations, and Special Operations to the Public by Career Fire Departments*	Fire and Special Operations Incidents 80 seconds at the 90th percentile All Other Incidents 60 seconds at the 90th percentile

The following figure illustrates the turnout time for the first-responding units.

Figure 28. CFD Turnout Time Performance, 2020–2024



As this is the first measure under direct control of the fire department, the department's leadership may consider the various actions that occur within this measure and determine if there are areas where process changes could improve performance. These factors include:

- Systems used to notify personnel of an incident.
- Station design as it relates to the movement of personnel from living quarters to the apparatus bay.
- Personnel adherence to departmental policies and acting with appropriate speed towards the apparatus.
- Time required to don protective equipment prior to responding.
- Moving equipment between apparatus when units are cross-staffed.
- Time from starting apparatus until radio system is capable of transmitting.

Travel Time

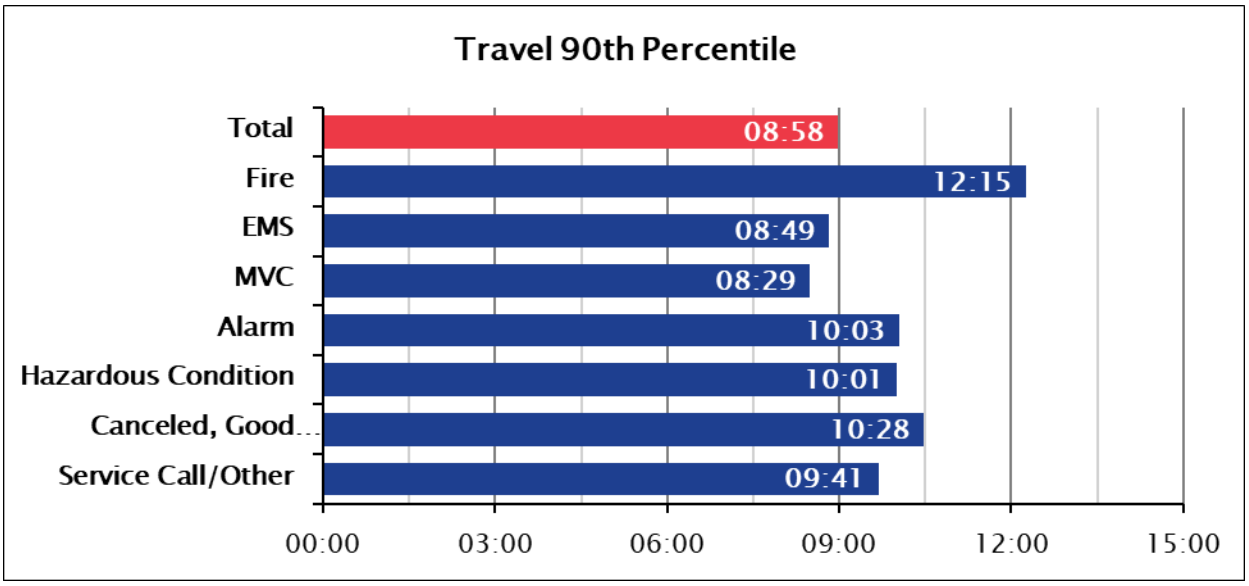
The measure of time between apparatus moving toward the scene of the emergency and arrival at the scene of the emergency is known as travel time. For this measure there is one applicable standard as illustrated in the following figure.

Figure 29. Travel Time Benchmark, NFPA 1710

Standard	Performance
NFPA 1710: *Standard for the Organization and Deployment of Fire Suppression Operations, Emergency Medical Operations, and Special Operations to the Public by Career Fire Departments*	4 minutes at the 90th percentile

The following figure illustrates the travel time for the first-responding units.

Figure 30. CFD Travel Time Performance, 2020-2024



Response Time

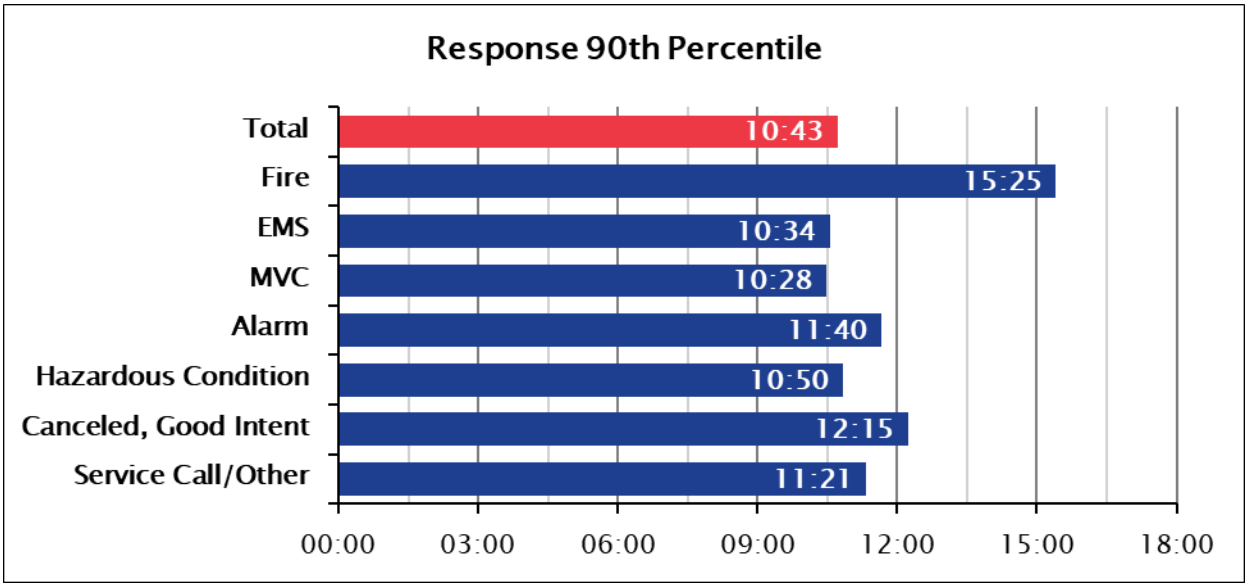
The measure of time between the dispatch of units and the arrival at the scene of the emergency is known as response time. For this measure, there is not a specific applicable standard. However, by combining the individual component standards, the following figure illustrates expected performance.

Figure 31. Response Time Benchmark

Standard	Performance
Turnout Time	Fire and Special Operations Incidents 80 seconds at the 90th percentile All Other Incidents 60 seconds at the 90th percentile
Travel Time	4 minutes at the 90th percentile
Combined	Fire and Special Operations Incidents 5 minutes, 20 seconds at the 90th percentile All Other Incidents 5 Minutes at the 90th percentile

The following figure illustrates the response time for the first-responding units.

Figure 32. CFD Response Time Performance, 2020–2024



Total Response Time

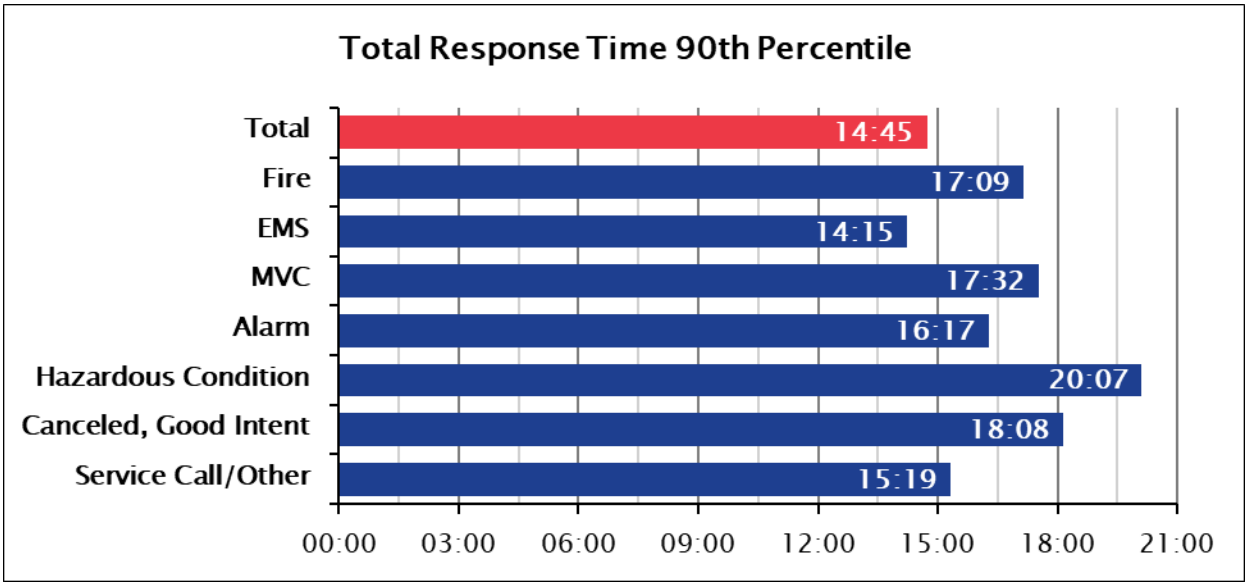
The measure of time between answering the 911 call and arrival at the scene of the emergency is known as total response time. For this measure, there is not a specific applicable standard. However, by combining the individual component standards, the following figure illustrates expected performance.

Figure 33. Total Response Time Benchmark

Component	Performance
Alarm Handling Time	60 seconds at the 90th percentile
Turnout Time	Fire and Special Operations Incidents 80 seconds at the 90th percentile All Other Incidents 60 seconds at the 90th percentile
Travel Time	4 minutes at the 90th percentile
Combined	Fire and Special Operations Incidents 6 minutes, 20 seconds at the 90th percentile All Other Incidents 6 Minutes at the 90th percentile

The following figure illustrates the total response time for the first-responding units.

Figure 34. CFD Total Response Time Performance, 2020–2024



Mutual & Automatic Aid

Fire departments throughout the nation enter into agreements with neighboring agencies whereby resources are shared. Within an automatic aid agreement, resources from all agencies are included in an initial dispatch to the incident. Within a mutual aid agreement, outside agency resources are only dispatched upon the request of the primary agency. The following figure illustrates the agreements currently in place for the CFD.

Figure 35. Automatic & Mutual Aid Agencies

Agency	Agreement Type
MidStar Fire Department	Both
Nampa Fire Department	Both

As with other information, the use of automatic and mutual aid is documented within the system for each response. The following figure illustrates the use of automatic and mutual aid during the study period.

Figure 36. CFD Aid Given/Received, 2020–2024

Description	2020	2021	2022	2023	2024
Automatic aid given	9	7	3	5	9
Automatic aid received	9	12	6	11	15
Mutual aid given	13	21	4	7	14
Mutual aid received	11	7	6	3	13
Other aid given	1	3	2	3	8

Future Projections

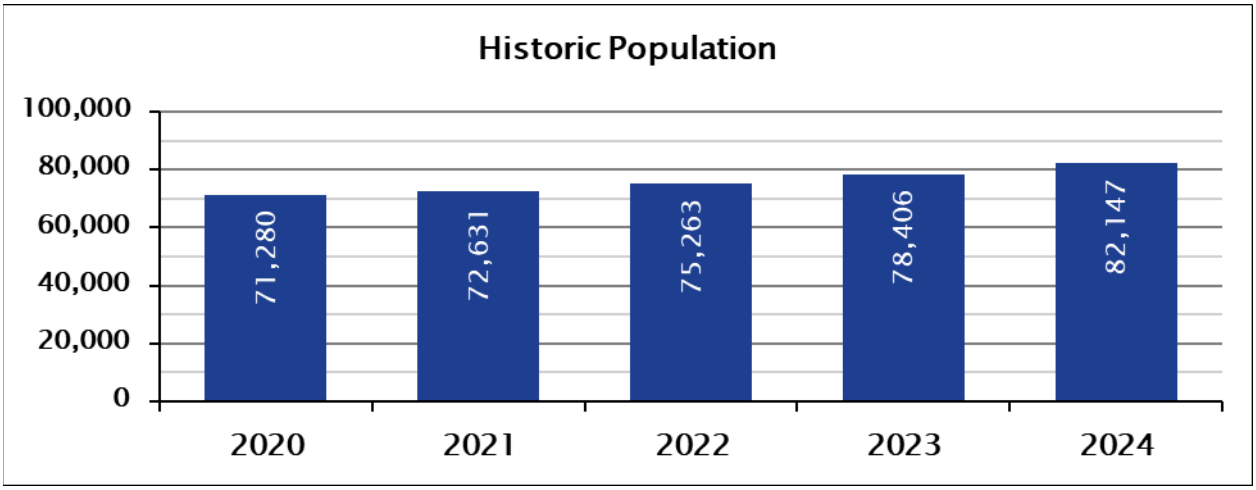
The project moves forward with an assessment of the future community conditions, service demand, and fire protection risks that the Caldwell Fire Department can be expected to experience. ESCI will analyze potential growth projections and interpret their impact on emergency service planning and delivery.

Population Growth Projections

Population History

Based on data from the American Community Survey (U. S. Census Bureau), there was an increase of population within the CFD service area of 19.41% from 2020 to 2024, as illustrated in the following figure (Figure 33). This equates to a compounded annual growth rate of 3.61%.

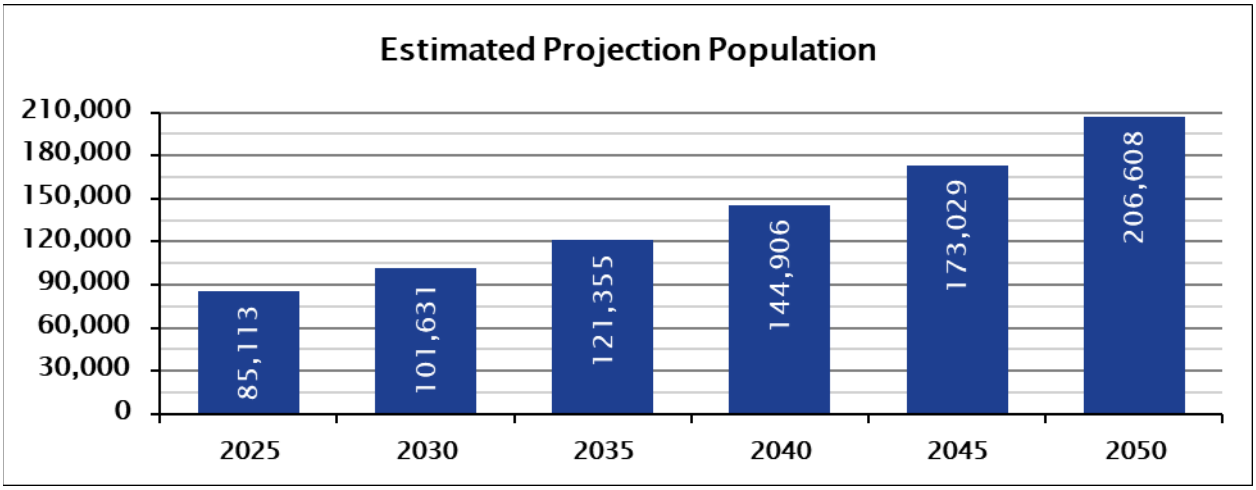
Figure 37. CFD Population, 2020–2024



Population Projection

Using a compounded annual growth rate of 3.61%, future population growth can be modeled, as illustrated in the following figure.

Figure 38. CFD Population, 2025–2050



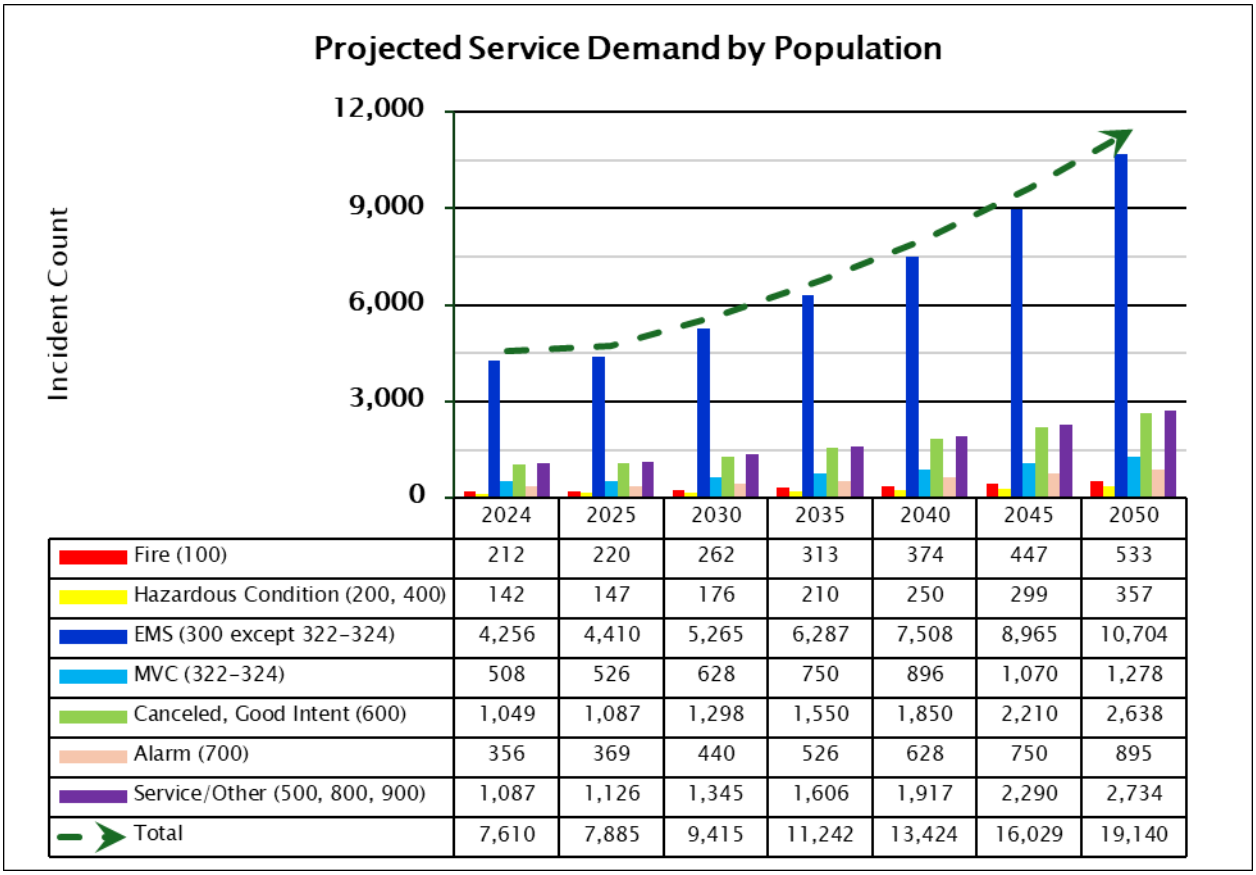
Service Demand Projections

ESCI uses two formulas to compute future service projections: historical incident trends and population trends. These two trends provide upper and lower boundaries for forecasting call volume.

Future Service Demand by Population

By evaluating the current number of incidents per 1,000 population and applying that to the projected population growth from the preceding figure, it is possible to forecast an upper future service demand boundary within the community, as illustrated in the following figure.

Figure 39. CFD Projected Service Demand by Population Change, 2025–2050

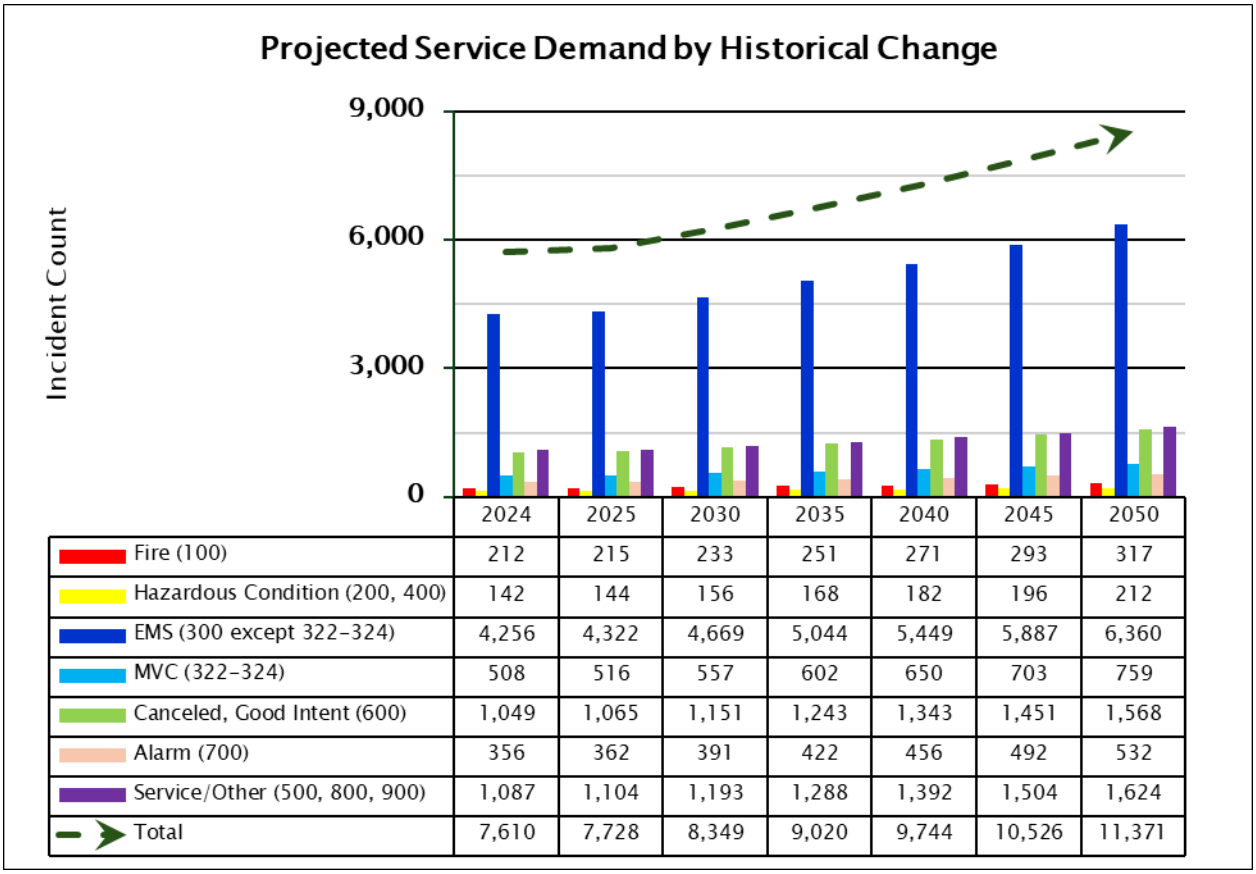


	2024	2025	2030	2035	2040	2045	2050
Fire (100)	212	220	262	313	374	447	533
Hazardous Condition (200, 400)	142	147	176	210	250	299	357
EMS (300 except 322–324)	4,256	4,410	5,265	6,287	7,508	8,965	10,704
MVC (322–324)	508	526	628	750	896	1,070	1,278
Canceled, Good Intent (600)	1,049	1,087	1,298	1,550	1,850	2,210	2,638
Alarm (700)	356	369	440	526	628	750	895
Service/Other (500, 800, 900)	1,087	1,126	1,345	1,606	1,917	2,290	2,734
Total	7,610	7,885	9,415	11,242	13,424	16,029	19,140

Future Service Demand by Historical Change

By applying the compounded annual growth rate (1.56%) derived from the incident type analysis, it is possible to forecast a lower future service demand boundary within the community, as illustrated in the following figure.

Figure 40. CFD Projected Service Demand by Historical Change, 2025–2050



	2024	2025	2030	2035	2040	2045	2050
Fire (100)	212	215	233	251	271	293	317
Hazardous Condition (200, 400)	142	144	156	168	182	196	212
EMS (300 except 322–324)	4,256	4,322	4,669	5,044	5,449	5,887	6,360
MVC (322–324)	508	516	557	602	650	703	759
Canceled, Good Intent (600)	1,049	1,065	1,151	1,243	1,343	1,451	1,568
Alarm (700)	356	362	391	422	456	492	532
Service/Other (500, 800, 900)	1,087	1,104	1,193	1,288	1,392	1,504	1,624
Total	7,610	7,728	8,349	9,020	9,744	10,526	11,371

2026 Update: While historical incident trends help estimate future growth, the most dependable indicator is actual call volume. As of May 2026, CFD is on pace to respond to about 9,200 incidents by year-end.

Facilities

Fire Station 1/Headquarters – 310 S. 7th Avenue

Fire Station 1 and the CFD Headquarters, located at 310 S. 7th Avenue in Caldwell, Idaho, serves multiple functions including administration, maintenance, emergency operations, special operations, training, and communications. Constructed in 1966 and remodeled in 1990, the two-story facility has a total of nine beds and nine bedrooms, with living quarters and kitchen facilities available. The station is equipped with apparatus bays, equipment storage, exercise/workout areas, training/meeting rooms, and essential systems such as a security fence and gate, CCTV, and key access. The facility supports a maximum staffing capacity of nine (9) and includes features like shower facilities, a firefighter PPE extractor, and an apparatus exhaust removal system. Currently, Station 1 is slated for relocation (across the street at the former City Hall site) and will be operational by late 2027.

Figure 41. CFD Station 1



Fire Station 2 – 724 Ustick Road

Fire Station 2, located at 724 Ustick Road in Caldwell, Idaho, primarily serves emergency operations and is a one-story facility constructed in 2000. The station offers living quarters with six beds and six bedrooms supporting a maximum staffing capacity of six (6), as well as kitchen facilities, shower facilities, and training/meeting rooms. Additional amenities include exercise/workout areas, equipment storage, apparatus bays (six back-in bays), a firefighter PPE extractor, and an apparatus exhaust removal system. Security features at the station consist of CCTV and keypad access. In 2025, Station 2 was slated for an interior remodel, re-roofing, and the addition of an annex building for a gymnasium, aimed at enhancing its operational capacity and facilities to better serve the CFD's mission. This project has been deferred based on budget limitations.

Figure 42. CFD Station 2



Fire Station 3 – 11945 Skyway Street

Fire Station 3, located at 11945 Skyway Street in Caldwell, Idaho, is a modern facility constructed in 2018 that is currently considered to be in very good condition. The station provides specialized spaces including living quarters, kitchen facilities, equipment storage, exercise/workout areas, shower facilities, and training/meeting rooms. The facility features six beds and six bedrooms, with apparatus bays supporting six back-in vehicles. Security is maintained through systems such as a keypad and CCTV, and additional amenities include a firefighter PPE extractor and an apparatus exhaust removal system. With a maximum staffing capacity of six, Station 3 is well equipped to meet the needs of the CFD and its community.

Figure 43: Caldwell Fire Station 3



CFD Training Facility

The CFD Training Facility is located at the intersection of Chicago and Pond Lane in Caldwell, Idaho, situated on a two-acre gravel lot adjacent to the Boise River. This site utilizes metal Conex boxes and various props for firefighter training activities. The facility lacks formal records of design or permitting, and its only security measure is a locked traffic gate; no additional security systems such as fencing, CCTV, or access control are present. The location also faces water runoff challenges on the drill ground due to its proximity to the river, which may impact training operations and site maintenance. The CFD has an expansion development plan for the training site to include classrooms and specialized training props.

Figure 44. CFD Training Site Development



Fire Station 8 – 707 Notus Road

Fire Station 8, located at 707 Notus Road in Caldwell, Idaho, is owned by the local Caldwell Rural Fire District but is staffed and operated by Caldwell Fire Department personnel through a contractual agreement. This unique arrangement allows Station 8 to leverage the Caldwell Fire Department's resources and experience while maintaining its community-based ownership. As a result, the station can provide effective emergency response services and support the department's overall mission within the region.

Figure 45. Caldwell Rural Fire District Station 8 (Covers Contracted Area)



Facilities Review

The Facility Assessment Criteria shown in The following page serves as a structured tool for evaluating the condition and operational suitability of fire station facilities. These criteria categorize stations with descriptive ratings, such as "Excellent," which is reserved for locations in like-new condition, free from visible structural defects, and maintained to a high standard of cleanliness. Facilities at this level have interiors that support efficient workflow, allowing clear access to apparatus bays and offices, and are not burdened by a history of significant defects. Furthermore, the building's design and construction are tailored to its intended purpose, often characteristic of structures less than ten years old. Such rigorous standards ensure each station offers a safe and effective environment for personnel while advancing the Caldwell Fire Department's mission.

Rating	Criteria
Excellent	• Like-new condition with no visible structural defects. • Facility is clean, well-maintained, and free of unnecessary impediments to apparatus bays or offices. • No significant defect history. • Building design and construction match the building's purposes. • Age is typically less than 10 years.
Good	• Good exterior appearance with minor or no defects; clean lines and good workflow design. • Only minor interior wear; roof and apparatus apron are in good working order. • Absent any significant full-thickness cracks, crumbling apron surface, or visible roof patches/leaks. • Building design and construction match the building's purposes. • Age is typically less than 20 years.
Fair	• Structurally sound with weathered appearance and minor non-structural defects. • Interior shows normal wear and tear but flows effectively to the apparatus bay or offices. • Mechanical systems are in working order. • Building design and construction may not match the building's purposes well. • Shows increasing age-related maintenance but no critical defects; age is typically 30+ years.
Marginal	• Structurally sound with weathered appearance and moderate non-structural defects. • Full-thickness cracks and crumbling concrete on the apron may exist. • Roof has evidence of leaking and/or multiple repairs. • Interior is poorly maintained or shows signs of deterioration with moderate non-structural defects. • Problematic age-related maintenance evident; may not be well suited to its intended purpose; age is typically 40+ years.
Poor	• Cosmetically weathered and worn with potential structural defects, though not imminently dangerous. • Large, multiple full-thickness cracks and crumbling concrete on the apron may exist. • Roof has evidence of leaking and/or multiple repairs. • Interior is poorly maintained or shows signs of advanced deterioration with moderate to significant non-structural defects. • Problematic age-related maintenance and/or major defects evident; may not be well suited to its intended purpose; age is typically 50+ years.

Figure 46. CFD Station Assessment Ratings

Station	Address	Rating
Station 1	310 S. 7th Avenue	Poor
Station 2	724 Ustick Road	Marginal
Station 3	11945 Skyway Street	Excellent
Station 8	707 Notus Road	Marginal

Apparatus

Apparatus & Vehicles

The Caldwell Fire Department maintains an extensive and strategically equipped fleet of apparatus to ensure comprehensive emergency and non-emergency response capabilities for the community it serves. The CFD's fleet consists of the following: seven (7) engines, two (2) ladder trucks, one (1) water tender, three (3) squad/brush trucks, two (2) HAZMAT units, one (1) rescue boat, one (1) utility terrain vehicle (UTV), four (4) fire prevention vehicles, eight (8) command vehicles, and six (6) support vehicles, culminating in a total of 35 apparatus. Each vehicle within the fleet is meticulously categorized and designated to fulfill specific functions, thereby optimizing operational efficiency and readiness. The following figure provides a detailed breakdown of each apparatus type along with its primary operational role.

Figure 47. CFD Apparatus Fleet

Location	Unit ID	Unit Type	Primary Role
Station 1	Engine 11	Engine/Pumper	Frontline
Station 2	Engine 12	Engine/Pumper	Frontline
Station 3	Engine 13	Engine/Pumper	Frontline
Station 1	Engine 14	Engine/Pumper	Reserve
Station 2	Engine 15	Engine/Pumper	Reserve
Station 3	Engine 16	Engine/Pumper	Reserve
Station 1	Truck 11	Ladder Truck	Frontline

Location	Unit ID	Unit Type	Primary Role
Station 1	Truck 12	Ladder Truck	Reserve
Station 8	Engine 18	Engine/Pumper	Frontline (Rural Coverage)
Station 2	SQ12	Squad/Brush Truck	Frontline
Station 3	SQ13	Squad/Brush Truck	Frontline
Station 8	SQ18	Squad/Brush Truck	Frontline
Station 3	HM3	HAZMAT	Frontline
Station 3	HMS3	HAZMAT	Frontline
Station 1	Utility 11	Pickup Truck	Admin/Support
Station 1	UTV11	UTV	Frontline
Station 1	Boat 11	Rescue Boat	Frontline
Station 1	Air11	SCBA Compressor	Frontline
Station 3	BC2	Command Vehicle	Frontline
Station 3	RBC2	Command Vehicle	Frontline
Station 1	TRN1	Command Vehicle	Frontline
Headquarters	Admin	Staff Vehicle	Administration
Headquarters	C101	Command Vehicle	Administration
Headquarters	C102	Command Vehicle	Administration
Headquarters	C103	Command Vehicle	Administration
Headquarters	C104	Command Vehicle	Administration
Headquarters	C105	Command Vehicle	Administration
Headquarters	DFM110	Fire Prevention	Fire Marshal's Office
Headquarters	FP11	Fire Prevention	Fire Marshal's Office
Headquarters	FP12	Fire Prevention	Fire Marshal's Office
Headquarters	FP13	Fire Prevention	Fire Marshal's Office
Station 1	Logistics	Logistics	Admin/Support
Station 1	Utility Truck	Utility Truck	Admin/Support
Station 1	Utility Truck	Utility Truck	Admin/Support

Apparatus Reviews

The age of each vehicle, calculated from its in-service date, contributes to its total points. Additionally, mileage and operational hours are crucial factors, with one point assigned for every 10,000 miles or 1,000 hours of usage. The condition of each vehicle is assessed, considering aspects such as body integrity, interior rust, accident history, and expected repairs. This thorough evaluation ensures that the Caldwell Fire Department fleet remains reliable and ready to meet the community's needs.

Figure 48. Apparatus Assessment Score Criteria

Evaluation Factors	Points Assignment Criteria
Age	One point for every year of chronological age, based on in-service date.
Miles/Hours	One point for every 10,000 miles or 1,000 hours.
Service	One, three, or five points are assigned based on the type of service a unit receives. For instance, fire pumpers would be given a '5' because they are classified as severe-duty service.
Condition	This category considers body condition, rusty interior condition, accident history, anticipated repairs, etc. The better the condition, the lower the points assigned.
Reliability	Points are assigned as one, three, or five, depending on how frequently a vehicle is in the shop for repair. For example, a '5' would be assigned to a vehicle in the shop two or more times per month on average, while a '1' would be assigned to a vehicle in the shop on average once every three months or less.

Point Range	Condition Rating	Condition Description
Under 18 points	Condition I	Excellent
19 to 22 points	Condition II	Good
23 to 27 points	Condition IIII	Consider Replacement
28 points or higher	Condition IV	Immediate Replacement

Following is a list of the Caldwell Fire Department fleet and the assessment scores for each apparatus.

Figure 49. CFD Apparatus Assessment Scores

Station	Unit ID	Service	Condition	Reliability	Age	Mileage	Total Score	Condition Rating
Sta.3	Eng. 13	1	1	1	0	0.2	3.2	Condition I
Sta.1	FP11	1	1	1	0	0.3	3.3	Condition I
Sta.1	FP12	1	1	1	0	0.3	3.3	Condition I
Sta.1	Logistics	1	1	1	0	0.3	3.3	Condition I
Sta.1	C102	1	1	1	0	0.5	3.5	Condition I
Sta.1	C105	1	1	1	0	0.5	3.5	Condition I
Sta.1	Boat 11	1	1	1	1	N/A	4.0	Condition I
Sta.3	SQ13	1	1	2	0	0.1	4.1	Condition I
Sta.1	Eng. 11	1	1	1	1	0.5	4.5	Condition I
Sta.1	Admin	1	1	1	1	0.5	4.5	Condition I
Sta.2	Eng. 12	1	1	1	2	0.7	5.7	Condition I
Sta.1	C101	1	1	1	2	1.2	6.2	Condition I
Sta.1	C104	1	1	1	2	1.2	6.2	Condition I
Sta.1	C103	1	1	1	2	1.4	6.4	Condition I
Sta.1	DFM110	1	1	1	2	1.5	6.5	Condition I
Sta.1	FP13	1	1	1	2	1.5	6.5	Condition I
Sta.2	SQ12	1	1	2	2	2.0	8.0	Condition I
Sta.1	Utility Truck	1	1	1	3	2.0	8.0	Condition I
Sta.1	TRN1	1	1	2	3	3.0	10.0	Condition I
Sta.1	UTV11	1	2	1	6	0.5	10.5	Condition I
Sta.8	SQ18	1	2	2	3	3.0	11.0	Condition I
Sta.1	Truck 11	1	1	2	5	4.0	13.0	Condition I
Sta.1	RBC2	1	2	2	6	4.0	15.0	Condition I
Sta.2	Eng. 15	1	2	2	7	8.5	20.5	Condition II
Sta.1	BC2	1	2	2	8	8.5	21.5	Condition II
Sta.1	Eng. 14	1	2	2	8	9.5	22.5	Condition II
Sta.1	Utility Truck	2	3	3	10	8.0	26.0	Condition III
Sta.1	Air11	1	4	3	19	N/A	27.0	Condition III

Station	Unit ID	Service	Condition	Reliability	Age	Mileage	Total Score	Condition Rating
Sta.3	HMS3	1	3	3	20	0.0	27.0	Condition III
Sta.1	Utility 11	2	3	2	24	0.0	31.0	Condition IV
Sta.3	HM3	1	3	3	20	5.0	32.0	Condition IV
Sta.1	Utility Truck	2	3	3	16	10.0	34.0	Condition IV
Sta.3	Eng. 16	1	3	3	19	11.0	37.0	Condition IV
Sta.1	Truck 12*	1	2	2	20	4.0	29.0	Condition IV
Sta.8	Eng. 18*	1	2	2	17	14.0	36.0	Condition IV

Note: Truck 12 and Eng. 18 have recently gone through a complete overhaul and refurbishment. This brings their Condition up from an IV to an II now.

Recommendations

System Planning & Process Improvements (SPPI)

SPPI.1: Develop a comprehensive ten-to-fifteen-year Master Plan to provide long-term guidance for organizational growth, resource allocation, and enhanced service delivery.

SPPI.2: As the CFD expands its workforce to meet the staffing benchmark and anticipated growth, establish and maintain a formal, equitable promotional process aligned with current industry standards — including a regular examination schedule — to ensure a continuous pipeline of qualified supervisory personnel across all ranks.

SPPI.3: Establish a formal process for engaging with new development projects to assess potential impact fees or funding contributions that will assist in addressing fire department needs—such as new or expanded stations, apparatus, and equipment—required to meet the increased service demands generated by growth.

SPPI.4: Pursue ongoing advancement of records management system (RMS) capabilities to ensure the collection of accurate, reliable data that supports continuous evaluation of service delivery and guides long-term strategic decision-making.

SPPI.5: Sustain and enhance training initiatives that emphasize the critical importance of accurate incident reporting, ensuring personnel remain proficient in established policies and procedures to support accountability, data integrity, and informed organizational decision-making.

SPPL.6: Initiate formal coordination with the Caldwell Executive Airport authority and the Federal Aviation Administration in anticipation of the airport's planned 2027 expansion, including freight carrier operations and FAA infrastructure improvements. This coordination should evaluate ARFF training requirements, equipment needs, and the potential siting of a dedicated fire station to serve aviation risk.

SPPI.7: Develop and maintain pre-incident plans for high-risk hazardous materials sites and transportation corridors — including rail lines and highway routes — within the CFD service area, in coordination with HAZMAT team operations and regional response partners.

Service Delivery (SD)

SD.1: Analyze the CFD's turn-out time data to identify areas where performance falls short of established standards and formulate targeted strategies for improvement.

SD.2: Develop a Comprehensive Plan to establish a minimum staffing level of three (3) personnel at Station 8 that addresses operational readiness, personnel allocation, and budgetary considerations. This plan should include a staffing model that ensures coverage across all shifts, with at least one (1) firefighter certified as a fire lieutenant to provide on-scene leadership and supervision. The inclusion of a fire lieutenant position enhances command structure, improves incident management, and supports training and mentorship within the crew. The plan should also evaluate current staffing resources and outline a phased implementation strategy to minimize disruption while achieving the desired staffing level.

SD.3: Develop a staffing plan to systematically increase the CFD's daily minimum staffing toward the 1.1 firefighters-per-1,000-residents benchmark — requiring approximately 87 operational positions for city operations and 93 for the full-service area — to meet NFPA 1710 Effective Response Force standards, reduce overtime dependency, and sustain response performance as community growth continues

SD.4: Establish consistent documentation and tracking of all specialized or out-of-jurisdiction responses — including mutual aid activations, regional HAZMAT responses, and agency-specific requests — to support workload analysis, reimbursement, and resource planning.

SD.5: Maintain and strengthen collaboration with Canyon County Communications to reduce delays between receipt of 911 calls at the Public Service Answering Point (PSAP) and the dispatch of responding units.

SD.6: Conduct a formal review of all mutual and automatic aid agreements with neighboring agencies — including Nampa Fire Department and MidStar Fire Department — to ensure agreements reflect current operational needs, reciprocity is equitable, and reliance on outside resources does not substitute for adequate internal staffing and deployment.

SD.7: Incorporate first-due travel time performance — currently at 41% compliance with NFPA 1710's 4-minute benchmark — as a primary metric in future station siting analysis, and develop an improvement plan that addresses coverage gaps through new station placement consistent with projected growth corridors.

Infrastructure & Equipment (IE)

IE.1: Establish a comprehensive Capital Improvement Plan designed to facilitate structured, long-term planning for the systematic replacement of apparatus, acquisition of major equipment, execution of critical facility repairs, and strategic development of new fire stations.

IE.2: To ensure optimal service delivery and strategic resource allocation, it is essential to conduct a thorough review of relevant data and statistical trends. This analysis will help identify current and projected community needs, enabling informed decisions regarding enhancements to emergency services. Specifically, the evaluation will support the determination of whether additional fire stations are required and guide the selection of their most effective and geographically appropriate locations. Such data-driven planning is critical to maintaining public safety, improving response times, and ensuring equitable access to emergency services across all areas.

IE.3: Prioritize the evaluation of ladder truck placement at Stations 1 and 3, and future Station 5 as a critical initiative to enhance service delivery, achieve alignment with NFPA coverage standards, and ensure the highest levels of firefighter safety.

IE.4: Assess the feasibility of developing a consolidated facility that would accommodate multiple public safety agencies, including fire, police, and emergency medical services, to enhance operational efficiency and interagency collaboration.

IE.5: Consider staffing additional squad units. This will reduce the demand on the engine and truck apparatus, extending their lifespans and lowering long-term replacement costs for these expensive units.

IE.6: Review and evaluate increasing the fire department-level initial EMS capability. Providing more fire department personnel with advanced life support (ALS) capabilities will reduce the critical-care intervention time currently while waiting for Canyon County EMS to arrive.

IE.7: Prioritize the timely completion of the Station 1/Headquarters relocation project, scheduled for late 2027, given the facility's current 'Poor' condition rating. Ensure the new facility is designed to meet long-term operational capacity requirements, including appropriate staffing capacity, apparatus bay configuration, and administrative function space.

IE.8: Restore and fund the deferred Station 2 interior remodel and facility improvements, currently rated Marginal. The deferral of this project should be addressed within the Capital Improvement Plan to prevent further facility deterioration and to maintain a safe and functional working environment for personnel.

IE.9: Prioritize the replacement of HAZMAT apparatus HM3 (Condition IV — Immediate Replacement) and the expedited evaluation of HMS3 (Condition III — Consider Replacement), given the CFD's regional hazardous materials response responsibilities and the operational risk associated with primary specialized apparatus at end of service life.

Training Program (TP)

TP.1: Continue the construction and development of a dedicated fire training facility to provide personnel with a controlled and realistic environment for practicing essential skills and operational procedures. This facility will serve as a critical resource for enhancing readiness, improving safety, and ensuring consistent, high-quality training across all levels of the Caldwell Fire Department.

TP.2: Continue the development of the training division by establishing comprehensive staff training curricula and assigning dedicated personnel to oversee and deliver training programs. This will ensure consistency, quality, and alignment with organizational goals.

TP.3: Continue the development and implementation of policies and standards that define training levels, ensuring alignment with nationally recognized curricula and certification processes. This approach will promote consistency, credibility, and quality across all training programs.

TP.4: Develop and implement specialized training programs for Aircraft Rescue and Fire Fighting (ARFF) operations and regional hazardous materials response, consistent with the risk profile identified in this assessment. Training should address evolving threats from the Caldwell Executive Airport expansion, rail corridor hazmat exposure, and the department's regional HAZMAT team obligations.

Memorandum

To:

City Council

Meeting Date:

May 18, 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:
GL Account:
Timeline:
Department:
Project Manager:

Attachments:

None

Regular **Item:** 2.a.

Memorandum

To:

City Council

Meeting Date:

May 18, 2026

Item Name:

Approve the City Council minutes from April 20 and May 4, 2026

Summary Statement:

Recommended Action:

Budget:

Cost:
GL Account:
Timeline:
Department:
Project Manager:

Attachments:

None

Memorandum

To:

City Council

Meeting Date:

May 18, 2026

Item Name:

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

Summary Statement:

In accordance with the requirement that sewer, water, pressure irrigation and street light improvements, along with certain storm drain conveyance facilities in the right-of-way in the Topaz Ranch West Subdivision, Phase No. 2

, 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.

Letter from Trilogy Development, INC, requesting the dedication of sewer, water, pressure irrigation, storm drain and street light facilities in the Topaz Ranch West Subdivision, Phase No. 2.

A. Engineer's certificate from Bailey Engineering, INC affirming that the facilities were constructed according to approved plans.
B. 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:
GL Account:

Timeline:
Department:
Project Manager:

Attachments:

1. 4. Engineer Cert Screenshot 2026-04-28 144559
2. 3.QLPE Topaz Ranch West No. 2_LF
3. Dedication M&R 2024 _ 2-year Warranty
4. 1&2. Annex & dedication requests-Topaz Ranch West #2 -

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, Idaho

ENGINEER'S CERTIFICATION FORM
(City of Caldwell)

Topaz Ranch West Subdivision No. 2
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 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.

Signature of Engineer / Representative

04/21/2026
Date

Engineers Stamp



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: Topaz Ranch West No. 2

2 Approving Authority*: City Of Caldwell

3 Qualified Licensed Professional Engineer:

Name: Hallie Hart, P.E.

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: Jonah Duncan, P.E.

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: ID 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.	☐

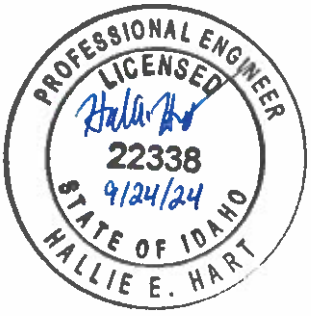
V. NOTE ON RULES AND STANDARDS

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



MEMORANDUM

TO: Caldwell City Council

Meeting Date: May 18, 2026

AGENDA ITEM INFORMATION

SUBJECT:

Dedication of Sewer, Water, Pressure Irrigation, Storm Drain and Street Light Facilities in the Topaz Ranch West Subdivision, Phase No. 2

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, pressure irrigation and street light improvements, along with certain storm drain conveyance facilities in the right-of-way in the Topaz Ranch West Subdivision, Phase No. 2 , 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.

Letter from Trilogy Development, INC, requesting the dedication of sewer, water, pressure irrigation, storm drain and street light facilities in the Topaz Ranch West Subdivision, Phase No. 2.

A. Engineer's certificate from Bailey Engineering, INC affirming that the facilities were constructed according to approved plans.
B. 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, PRESSURE IRRIGATION MAIN LINES, STREET LIGHTS AND CERTAIN STORM DRAIN CONVEYANCE FACILITIES LOCATED IN THE RIGHT-OF-WAY IN THE TOPAZ RANCH WEST SUBDIVISION, PHASE NO. 2, TO SAID CITY BY TRILOGY DEVELOPMENT, INC IN ACCORDANCE WITH PROCEDURES ESTABLISHED IN CITY RESOLUTION NO. 4-94

Be It Resolved that the City of Caldwell, Idaho hereby accepts from Trilogy Development, INC, the dedication of sewer main lines, water main lines, pressure irrigation main lines, storm drain lines and streetlights within the Topaz Ranch West Subdivision No 2., and which facilities include the following appurtenances exclusively of service lines:

DESCRIPTION

Topaz Ranch West. Phase No. 2

1. 2926 LF 8” Water Main
2. 100 LF 6” Water Main
3. 10 EA 8” Water Valves
4. 10 EA 6” Water Valves
5. 4 EA Single Water Meters
6. 32 EA Double Water Meters
7. 10 EA Fire Hydrants
8. 81 EA Pressure Irrigation Services
9. 2008 LF 6” Pressure Irrigation Main
10. 876 LF 4” Pressure Irrigation Main
11. 4 EA 4” Pressure Irrigation Valves
12. 5 EA 6” Pressure Irrigation Valves
13. 2558 LF 8” Sewer Main
14. 14 EA 48” Sewer Manhole
15. 199 LF 12” Storm Drain Main
16. 272 LF 14” Storm Drain Main
17. 225 LF 16” Storm Drain Main
18. 23 LF 18” Storm Drain Main
19. 5 EA 48” Storm Drain Manhole
20. 11 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 Trilogy Development, INC. 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 18th day of May, 2026.

APPROVED BY THE MAYOR of the City of Caldwell, Idaho, this the 18th day of May, 2026.

Approved By:

_____

Eric Phillips, Mayor

Attest:

_____

Kristina Buchan, City Clerk

Challenger Development, Inc.

1977 E. Overland Road
Meridian, ID 83642

January 23, 2026

I, Corey Barton, as Member of Challenger Development Inc., and developer of Topaz Ranch West #2, hereby request that the City of Caldwell annex this subdivision into the Caldwell Municipal Irrigation District.



Challenger Development, Inc.

1977 E. Overland Road
Meridian, ID 83642

January 23, 2026

I, Corey Barton, as Member of Challenger Development Inc., and developer of Topaz Ranch West #2, hereby request that the City of Caldwell accept dedication of all public utilities located in this development.



Memorandum

To:

City Council

Meeting Date:

May 18, 2026

Item Name:

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.)

Summary Statement:

In accordance with the requirement that sewer, water, and street light facilities, in the U-haul Moving & Storage 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.

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:
GL Account:
Timeline:
Department:
Project Manager:

Attachments:

1. Dedication M&R 2024 _ 2-year Warranty
2. 1. Dedication Request of Public Facilities 2025
3. 4. U-Haul Engineer's Certification

4. 3. QLPE Signed

MEMORANDUM

TO: Caldwell City Council

Meeting Date: May 18, 2026

AGENDA ITEM INFORMATION

SUBJECT:

Dedication of Sewer, Water, Pressure Irrigation, Storm Drain and Street Light Facilities in the U-haul Moving & Storage Located at: (2715 Franklin 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, and street light facilities, in the U-haul Moving & Storage 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 Amerco Real Estate Company, requesting the dedication of sewer, water, and street light facilities in the U-haul Moving & Storage development.
B. Engineer's certificate from JSA Civil, LLC 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, AND STREET LIGHT FACILITIES LOCATED IN THE U-HAUL MOVING & STORAGE DEVELOPMENT, TO SAID CITY BY AMERCO REAL ESTATE COMPANY IN ACCORDANCE WITH PROCEDURES ESTABLISHED IN CITY RESOLUTION NO. 4-94

Be It Resolved that the City of Caldwell, Idaho hereby accepts from Amerco Real Estate Company, the dedication of sewer main lines, water main lines and streetlights within the U-haul Moving & Storage development, and which facilities include the following appurtenances exclusively of service lines:

DESCRIPTION

U-haul Moving & Storage

1. 957 LF 8" Water Main
2. 142 LF 6" Water Main
3. 4 EA 8" Water Valves
4. 4 EA 6" Water Valves
5. 1 EA Single Water Meters
6. 4 EA Fire Hydrants
7. 271 LF 8" Sewer Main
8. 3 EA 48" Sewer Manhole
9. 1 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 Amerco Real Estate Company 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 18th day of May, 2026.

APPROVED BY THE MAYOR of the City of Caldwell, Idaho, this the 18th day of May, 2026.

Approved By:

_____

Eric Phillips, Mayor

Attest:

_____

Kristina Buchan, City Clerk

AMERCO
REAL ESTATE COMPANY

Dedication Request of Public Facilities

January 14, 2025

I, Gregory Spurlock, as the of Amerco Real Estate, hereby request that the City of Caldwell accept dedication of all public utilities constructed as part of this development.

Gregory Spurlock

AMERCO
REAL ESTATE COMPANY

GREG SPURLOCK
Owner's Representative

8155 W. Chinden • Garden City, ID 83714
(208) 377-2770 • CELL: (208) 340-2736
EMAIL: gregory_spurlock@uhaul.com

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)

Caldwell, ID U-Haul

Name of Subdivision

U-Haul

Developer

Charlie Severs, PE

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

10/15/2025

Date

Engineers Stamp



October 15, 2025

Mr. Noah Briggs
City of Caldwell
205 S 7th Avenue
Caldwell, ID 83605

Re: Caldwell, ID U-Haul
CB #7 to CB #3 As-built Storm Pipe

Dear Mr. Briggs,

As the engineer of record for this project, I am providing certification regarding the hydraulic functionality of the installed storm pipe between Catch Basin #7 (CB #7) and Catch Basin #3 (CB #3).

The as-built slope of the 12-inch storm pipe between CB #7 and CB #3 has been field measured at approximately -0.06%. Based on hydraulic modeling and comparative analysis, this pipe configuration will function approximately as an 8-inch storm pipe installed at a 1% slope.

Storm modeling was performed using *Autodesk's Storm and Sanitary Analysis* software. The tributary area to CB #7 is approximately 9,000 square feet. The model yielded a peak flow of 0.5 cubic feet per second (cfs) for a 100-year, 24-hour storm event. Under normal conditions, an 8-inch storm pipe at a 1% slope has a flow capacity of approximately 1.5 cfs, which exceeds the modeled peak flow.

Additionally, the primary storm run at CB #3 is approximately 0.5 feet lower than the invert elevation of the storm inlet pipe from CB #7, providing sufficient hydraulic head to support gravity flow.

Based on these conditions and modeling results, I certify that the installed storm pipe from CB #7 to CB #3 will function as designed under normal operating conditions.

Please contact me directly at (360) 515-9600 if you have any questions or require further documentation.

Respectfully,
JSA CIVIL, LLC



Charlie Severs, PE
Principal

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: U-Haul Moving & Storage

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: Charlie Severs

Employer: JSA Civil, LLC

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

Name: Gregory Spurlock

Firm: UHC of Idaho

Address: 8155 Chinden Blvd

City: Boise State: Idaho ZIP: 83714

* 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.

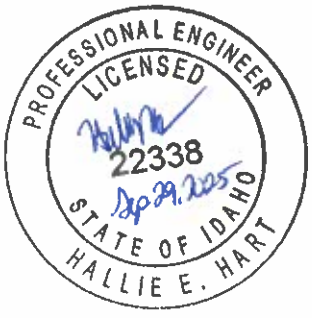
Recommendation	Yes
I have reviewed and approved all drinking water and wastewater improvements included in this project, and I recommend that the district health department release sanitary restrictions.	☒
OR	
I have reviewed and approved only the drinking water ☐ wastewater ☐ (check one) improvements 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

Memorandum

To:

City Council

Meeting Date:

May 18, 2026

Item Name:

Approve Resolution accepting the dedication of Sewer, Water, Pressure Irrigation, street lights, and certain storm drain facilities for Cirrus Pointe West Subdivision

Summary Statement:

In accordance with the requirement that sewer, water, pressure irrigation and street light improvements, along with certain storm drain conveyance facilities in the right-of-way in the Cirrus Pointe West 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.

1. Letter from Lennar Homes of Idaho, LLC, requesting the dedication of sewer, water, pressure irrigation, storm drain and street light facilities in the Cirrus Pointe West Subdivision.
2. Engineer's certificate from Kimley-Horn 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:
GL Account:
Timeline:
Department:
Project Manager:

Attachments:

1. Dedication M&R 2024 _ 2-year Warranty
2. 1. Cirrus_Pointe_9_West_-_Dedication_Requestdocx
3. 4. Cirrus Pointe West - Engineer's Statement Form
4. 3. QLPE

MEMORANDUM

TO: Caldwell City Council

Meeting Date: May 18, 2026

AGENDA ITEM INFORMATION				
SUBJECT: Dedication of Sewer, Water, Pressure Irrigation, Storm Drain and Street Light Facilities in the Cirrus Pointe West 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	JC
		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 street light improvements, along with certain storm drain conveyance facilities in the right-of-way in the Cirrus Pointe West 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 Lennar Homes of Idaho, LLC, requesting the dedication of sewer, water, pressure irrigation, storm drain and street light facilities in the Cirrus Pointe West Subdivision.
B. Engineer's certificate from Kimley-Horn 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, PRESSURE IRRIGATION MAIN LINES, STREET LIGHTS AND CERTAIN STORM DRAIN CONVEYANCE FACILITIES LOCATED IN THE RIGHT-OF-WAY IN THE CIRRUS POINTE WEST SUBDIVISION, TO SAID CITY BY LENNAR HOMES OF IDAHO, LLC IN ACCORDANCE WITH PROCEDURES ESTABLISHED IN CITY RESOLUTION NO. 4-94

Be It Resolved that the City of Caldwell, Idaho hereby accepts from Lenna Homes of Idaho, LLC, the dedication of sewer main lines, water main lines, pressure irrigation main lines, storm drain lines and streetlights within the Cirrus Pointe West Subdivision, and which facilities include the following appurtenances exclusively of service lines:

DESCRIPTION

Cirrus Pointe West Subdivision

1. 1129 LF 12” Water Main
2. 5456 LF 8” Water Main
3. 181 LF 6” Water Main
4. 4 EA 12” Water Valves
5. 19 EA 8” Water Valves
6. 9 EA 6” Water Valves
7. 8 EA Single Water Meters
8. 35 EA Double Water Meters
9. 9 EA Fire Hydrants
10. 69 EA Pressure Irrigation Services
11. 5897 LF 6” Pressure Irrigation Main
12. 4905 LF 8” Sewer Main
13. 19 EA 48” Sewer Manhole
14. 879 LF 12” Storm Drain Main
15. 19 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 Lennar Homes of Idaho, 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 18th day of May, 2026.

APPROVED BY THE MAYOR of the City of Caldwell, Idaho, this the 18th day of May, 2026.

Approved By:

_____

Eric Phillips, Mayor

Attest:

_____

Kristina Buchan, City Clerk

LENNAR

City of Caldwell
Development Services
621 Cleveland Blvd.
Caldwell, ID 83605

April 7, 2026

RE: Cirrus Pointe Subdivision Phase 9 – Dedication Request

To Whom It May Concern:

On behalf of Lennar Homes of Idaho, LLC, developer of the Cirrus Pointe Phase 9 Subdivision, I hereby request that the City of Caldwell accept dedication of all public utilities located in this development.

Sincerely,

Signed by:
Darren Lloyd
A14F695F2139426...

Darren Lloyd
Land Development Manager

STATEMENT
ENGINEER'S ~~CERTIFICATION~~ FORM
(City of Caldwell)

CIRRUS POINTE WEST
Name of Subdivision

LENNAR HOMES OF IDAHO
Developer

IAN CONNAIR (KIMLEY-HORN)
Engineer of Record

I hereby ~~certify~~ STATE 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. - NOT APPLICABLE

Signature of Engineer / Representative

04/22/2026
Date

Engineers Stamp

PROFESSIONAL ENGINEER
LICENSED
21250
4/22/26
STATE OF IDAHO
IAN CONNAIR

EXPIRES 11/22/27

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: Cirrus Pointe West Subdivision

2 Approving Authority*: City of Caldwell

3 Qualified Licensed Professional Engineer:

Name: Hallie Hart

Employer: City of Caldwell

4 This approval is for:

X Public drinking water system simple water main extension

X Public sewer system simple wastewater main extension

5 Design Engineer

Name: Ian Connair

Employer: Kimley Horn

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

Name: Jeff Clemens

Firm: Lennar Homes of Idaho

Address: 408 S Eagle RD #100

City: Eagle State: Idaho ZIP: 83616

* 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.	X
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)	X
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.)	X
D) The Approving Authority will own and operate the project upon completion of construction. (Attach separate letter or other documentation if needed.)	X
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.	X

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.	X
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.	X
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. **	X
D) This extension project will connect to: 1) Existing drinking water and/or wastewater mains owned by the Approving Authority.	X
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.	X

** 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.	X
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.	☐

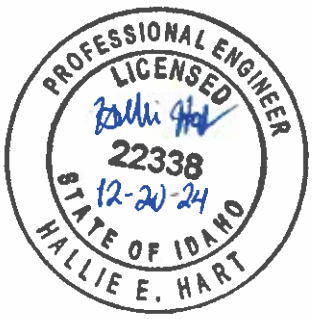
V. NOTE ON RULES AND STANDARDS

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



Memorandum

To:

City Council

Meeting Date:

May 18, 2026

Item Name:

Approve Resolution accepting the updated Pressure Irrigation Pump Station Plan (Standard Drawing 909B) for the Caldwell Municipal Irrigation District Supplemental Specifications

Summary Statement:

The Pressure Irrigation Pump Station Plan (Standard Drawing 909B) in the Supplemental Specifications for the Caldwell Municipal Irrigation District has been revised to optimize the pump and piping layout for improved compatibility with standard pump station building dimensions. The revisions reduce construction costs by eliminating the need for larger buildings and decrease Water/Irrigation Department staff time previously spent coordinating layout accommodations with developers. This update has been reviewed by staff members in the Engineering Department and Water/Irrigation Department with no objections.

Recommended Action:

It is requested that City Council favorably consider this update to Standard Drawing 909B and approve the resolution.

Budget:

Cost:
GL Account:
Timeline:
Department:
Project Manager:

Attachments:

1. SD 909-B SHEET 1
2. SD 909-B SHEET 2
3. Resolution

KEY NOTES

1. 6" MINIMUM OVERLAP OF WET WELL SKID (DRYLAC POWDER COATED).
2. DISCHARGE PIPE. 6" MINIMUM.
3. GEAR OPERATED GREASABLE BUTTERFLY VALVES ONLY. AMAID SAF FILTERS ONLY.
4. SAF SERIES FILTERS ONLY.
5. MAIN PUMP DISCHARGE (x2) MANIFOLD.
6. MAIN PUMP DISCHARGE (x2) GEAR OP. GREASABLE BFV.
7. MAIN PUMP DISCHARGE (x2) SPOOL.
8. MAIN PUMP DISCHARGE (x2) SILENT CHECK VALVE.
9. 72" WET WELL (VERIFY DEPTH).
10. (2) VERTICAL TURBINE PUMPS WITH VFD CONTROL ABB ACS 580-01 IN HOFFMAN ENCLOSURE.
11. ACCESS HATCH TO BE 36"X36" AND NOT TO OVERLAP CONCRETE.
12. INSTALL 1/4" BALL VALVES. INSTALL 2" 0-100 PSI GAUGES AND WIKA TRANSDUCERS. REFER TO PUMP HOUSES. ALL FITTINGS TO BE BRASS.
13. AIR-VACUUM VALVE TO BE NELSON IRRIGATION CORP ACV200 W/BRASS BALL VALVE TO BE INSTALLED UPSTREAM AND DOWNSTREAM OF AMIAD.
14. SIEMANS SITRANS MAG FLOW METER.
15. INSTALL 1" DRAINS PRE-FILTER AND PAST FILTER ON BOTTOM OF MANIFOLD. BRASS NIPPLE AND BRASS BALL VALVE.
16. 2" POLY WATER SUPPLY LINE TO CLEMONS TO HAVE 2" BANJO FILTER AND BALL VALVE UP STREAM OF FILTER. ALL FITTINGS ON FEED LINE TO BE BRASS AND HAVE 3-WAY FITTINGS. (ERIKSON) IN LINE FOR FILTER REMOVAL.
17. ADD 2" BRASS BALL VALVE (OR SIZE TO FIT) INSTALLED UPSTREAM OF PRV FOR ISOLATION. MUST INCLUDE BRASS 3 WAY UNION DOWNSTREAM OF PRV SIZE TO FIT.
18. VFD CONTROL ABB DRIVES MUST BE IN A WHITE HOFFMAN WEATHER FLOW ENCLOSURE, AND MUST BE MOUNTED TO THE NORTH OR EAST SIDE OF THE BUILDING AND NOT TO THE SKID (MOUNT TO WALL).
19. 1-1/2" - 2" BALL VALVE.
20. BERMAD OR DOROT MODEL 44 PRESSURE RELIEF SUSTAINING VALVE. SIZE TO FIT PIPE W/2" BRASS BALL VALVE UPSTREAM OF PRV FOR ISOLATION.
21. INSTALL 3 WAY UNION DOWNSTREAM OF VALVE (IN BRASS).
22. 1-1/2" OR 2" BRASS TEE WITH PRESSURE GAUGE.
23. MINIMUM OF 6" DIAMETER STEEL OR DUCTILE PIPING THROUGHOUT PUMP HOUSE.
24. 3' MINIMUM CLEARANCE FROM SKID TO ANY OBSTRUCTION, CABINET, PIPE, ECT. REFER TO 1201
25. C-900 SUPPLY LINE
26. CALL OUT CW SIZE NEEDED

NOTES

1. ALL PUMP STATION PIPING SIZES MAY VERY DEPENDING ON IRRIGATION DISTRIBUTION SYSTEM REQUIREMENTS WITH CMID.

2. APPROVAL. PUMP SUPPLIER SHALL VERIFY WET WELL DEPTH IS ADEQUATE FOR PUMP OPERATION.

3. IRRIGATION DRAIN WITH BLOW OFF (SD 903) MAY BE EXCUSED, DEPENDING ON ELEVATION, BY CMID.

4. TWO AUTOMATIC FILTERS MAY BE REQUIRED AT THE SOLE DISCRETION OF CMID BASED ON SUBDIVISION SIZE AND DITCH WATER QUALITY.

5. PUMP TRANSDUCERS MUST BE INSTALLED UPSTREAM OF AMIAD FILTER AS WELL AS ONE TRANSDUCER FOR SCADA. INSTALL WHERE 12 IS POINTING ON UP STREAM SIDE OF MANIFOLD.

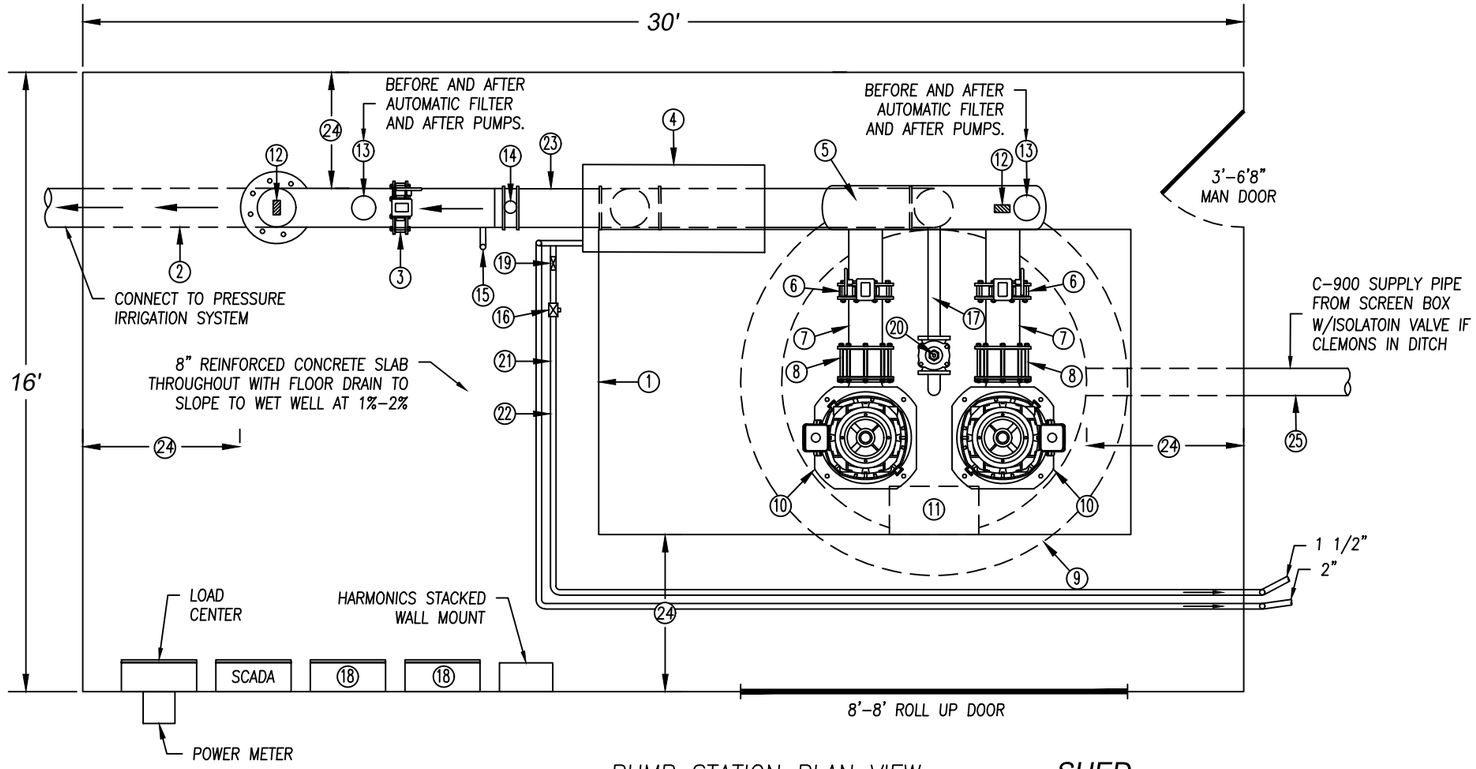
6. REFER TO KEY NOTE 12, THERE SHOULD BE A TRANSDUCER (AND A GAUGE) FOR EACH PUMP AND ONE FOR SCADA ON UPSTREAM SIDE. DOWNSTREAM #12, THERE SHOULD BE A GAUGE AND ONE TRANSDUCER FOR SCADA.

7. ALL SMALL PLUMBING FITTINGS IN PUMP HOUSE TO BE BRASS OR STAINLESS STEEL, PVC PIPE AND FITTINGS WILL NOT BE ACCEPTED.

8. NO FILTER BYPASS ALLOWED.

CONTRACTOR INSTALLATION NOTES

(2) _____
(3) _____
(4) _____
(5) _____
(6) _____
(7) _____
(8) _____
(9) _____
(10) _____
(18) _____
(25) _____
(26) _____



PUMP STATION PLAN VIEW
NOT TO SCALE

SHED
16'X30' MINIMUM

CITY OF CALDWELL
ENGINEERING DEPARTMENT
205 S 6TH AVE.
CALDWELL, IDAHO 83605
(208) 455-3006
FAX (208) 455-3012

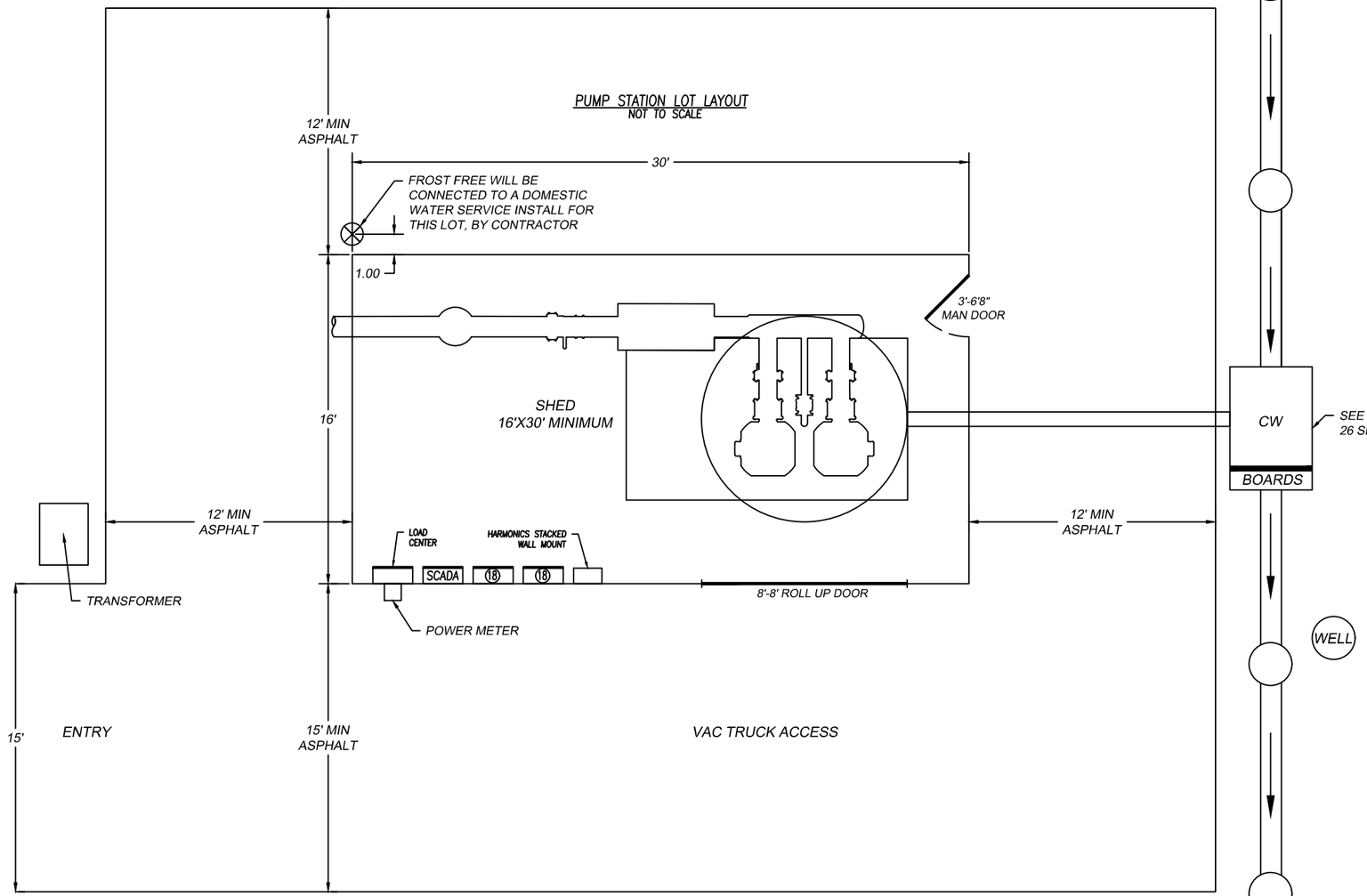
REVISIONS

NO.	DESCRIPTION	BY	DATE

SD 909 B
PRESSURE IRRIGATION PUMP STATION PLAN

DATE: 3/31/2026
SCALE: AS SHOWN

LAYOUT CAN BE FLIPPED IF NEEDED



CITY OF CALDWELL
ENGINEERING DEPARTMENT
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REVISIONS

NO.	DESCRIPTION	BY	DATE

SD 909 B
PRESSURE IRRIGATION
PUMP STATION PLAN

DATE: 3/31/2026
SCALE: AS SHOWN
2 OF 2

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RESOLUTION NO. _____

BE IT HEREBY RESOLVED by the Mayor and the Council of the City of Caldwell, Idaho, that the Caldwell City Council accepts and approves the alteration to the Pressure Irrigation Pump Station Plan (Standard Drawing 909B) for the Caldwell Municipal Irrigation District Supplemental Specifications and allowing this new detail to be constructed and implemented throughout the City as permitted.

PASSED BY THE COUNCIL of the City of Caldwell, Idaho this 18th day of May 2026.

APPROVED BY THE MAYOR of the City of Caldwell, Idaho this 18th day of May 2026.

Approved By:

_____
Mayor

Attest:

_____
Clerk

Memorandum

To:

City Council

Meeting Date:

May 18, 2026

Item Name:

Approve Resolution accepting the Professional Services Agreement between Parametrix Engineering and the City of Caldwell

Summary Statement:

Attached is a proposed agreement and budget from Parametrix Engineering for professional design services of a roundabout located at the intersection of Homedale Road & Lake Avenue. Staff has reviewed the agreement and budget and recommends approval.

Recommended Action:

Staff has reviewed the proposal and reccomends approval as submitted.

Budget:

Cost:
GL Account:
Timeline:
Department:
Project Manager:

Attachments:

1. 051126 _ Homedale and Lake Roundabout Budget
2. 051126 _ Homedale and Lake Roundabout Scope of Work
3. PSA Res. - Parametrix _ 5-18-26

Homedale Road and Lake Avenue Roundabout

A1 Parametrix Labor

	Staff	Hours	Raw Rate	Raw Labor Cost
1	Project Manager	189	$81.38	$15,380.82
2	Sr. Independent Reviewer	70	$96.17	$6,731.90
3	Sr. Engineer	250	$79.69	$19,922.50
4	Engineer	736	$53.16	$39,123.92
5	Designer	409	$38.84	$15,885.56
6	PLS	153	$72.37	$11,072.61
7	Survey Technician	292	$50.48	$14,740.16
8	Admin	36	$40.40	$1,454.31
	Sub Total	**2135**		**$124,311.78**

B1 Parametrix Payroll, Fringe Benefit Costs & Overhead

Total Raw Labor Cost	Approved Rate	Overhead Total
$124,311.78	173.94%	**$216,227.91**

C1 Net Fee

Total Raw Labor & Overhead	Net Fee	Fee Total
$340,539.69	12.0%	**$40,864.76**

D1 FCCM

Total Raw Labor Cost	Approved FCCM Rate	FCCM Total
$124,311.78	0.49%	**$609.13**

E1 Salary Escalation

Total Raw Labor & Overhead		4.0% for 2/12 months
$340,539.69		**$2,270.26**

Parametrix Labor Total **$384,283.85**

F1 Expenses

	Item	Estimated Amount	Unit Cost	Estimated Expense
1	Survey Mileage (16 survey days x 80 mi)	1280	$0.70	$896.00
2	Other Mileage (1 trip/month x 25 mi)	600	$0.70	$420.00
3	Survey Equipment	16	$200.00	$3,200.00
4	Potholes - 15 Estimated at $1,250 each	15	$1,250.00	$18,750.00
		Parametrix Expenses Total		**$23,266.00**

Parametrix Total **$407,549.85**

G1 Subconsultants

		Estimated Expense
1	GeoEngineers (Attached)	$ 38,601.40
	Subconsultant Total	**$ 38,601.40**

TOTAL AGREEMENT AMOUNT **$446,151.25**

		Totals	Parametrix								
		Labor Hours	Project Manager	Sr. Independent Reviewer	Sr. Engineer	Engineer	Designer	PLS	Survey Technician	Admin	Sub Total
1	**PROJECT MANAGEMENT**										
1.1	Project Coordination										
	Kick-off meeting, agenda, and meeting minutes	**6**	4			2					**6**
	Coordination meetings, agendas, and meeting minutes	**12**	6			6					**12**
	Project Coordination	**24**	24								**24**
1.2	Project Administration										
	Time-Scaled Logic Diagram (Gantt Chart) - 12 Months	**6**	6								**6**
	Monthly project status report - 12 Months	**6**	6								**6**
	Monthly Invoicing - 12 Months	**36**	12							24	**36**
	Subtotal Project Management	**90**	58	0	0	8	0	0	0	24	**90**
2	**LOCATION SURVEYING AND MAPPING**										
2.1	Topographic Survey And Base Mapping										
	Right-of-Entry Letters	**7**	1					2		4	**7**
	Field Work	**80**						8	72		**80**
	Topographic Base Map & DTM	**48**						8	40		**48**
2.2	Existing Right-of-Way/Utility Base Map										
	Research Subs, ROS, ROW Maps	**20**						16		4	**20**
	ROW Base Map & Incorporate Title Reports	**52**						40	12		**52**
	Pothole Survey	**8**							8		**8**
	Utility Base Map	**16**						4	12		**16**
	Subtotal Location Surveying and Mapping	**231**	1	0	0	0	0	78	144	8	**231**
3	**GEOTECHNICAL**										
	Coordination meetings and document review	**6**	2			4					**6**
	Subtotal Geotechnical	**6**	2	0	0	4	0	0	0	0	**6**
4	**ENVIRONMENTAL (Not Included)**										
	Subtotal Environmental	**0**	0	0	0	0	0	0	0	0	**0**
5	**PUBLIC INVOLVEMENT (Not Included)**										
	Subtotal Public Involvement	**0**	0	0	0	0	0	0	0	0	**0**
6	**CONCEPT DESIGN**										
6.1	Traffic Analysis										
	Not Included	**0**									**0**
6.2	Concept Intersection Alternatives										
	Concept Horizontal Design (2 Alternatives)	**96**			32	64					**96**
	Concept Alternative Exhibits (2 Alternatives)	**24**	4	4		8	8				**24**
	Roundabout Performance Checks (8 Exhibits)	**36**	4			16	16				**36**
	Review Meeting (2 Staff)	**6**	3			3					**6**
6.3	Utility Coordination										
	Dig Line Coordination and Initial Utility Contact Letters	**8**				4				4	**8**
	Utility Coordination	**8**				8					**8**
	Updated Utility Base Map	**4**				4					**4**
	Subtotal Concept Design	**182**	11	4	32	107	24	0	0	4	**182**
7	**FINAL DESIGN**										
7.1	Roadway										
	Finalize Horizontal Alignment	**28**	4		8	16					**28**

		Totals	Parametrix								
		Labor Hours	Project Manager	Sr. Independent Reviewer	Sr. Engineer	Engineer	Designer	PLS	Survey Technician	Admin	Sub Total
	Vertical Design	**108**	8		40	60					**108**
	Title (1)	**3**				1	2				**3**
	Total Ownership (1)	**12**				4	8				**12**
	Survey Control and Monumentation (1)	**12**				4	8				**12**
	Typical Sections (2)	**16**				4	12				**16**
	Plans (5)	**70**			10	20	40				**70**
	Curb Alignment Plans (4)	**40**			4	12	24				**40**
	Curb Alignment Profiles (7)	**98**			14	56	28				**98**
	Roadway Details (2)	**20**			4		16				**20**
	Center Island Detail (1)	**10**			2		8				**10**
	Approach Profiles (5)	**40**				20	20				**40**
7.2	Drainage And Irrigation										
	Drainage Design and Calculations	**58**	2		16	40					**58**
	Irrigation Property Owner Meetings	**16**			8	8					**16**
	Irrigation Design	**20**			4	16					**20**
	Drainage and Irrigation Plans (5 - included on roadway plans)	**25**				10	15				**25**
	Drainage and Irrigation Profiles (6)	**96**			12	36	48				**96**
	Draft Hydraulics Report	**50**	2	4	12	32					**50**
7.3	Signing And Pavement Markings										
	Signing and Pavement Markings Design	**20**			4	16					**20**
	Signing and Pavement Markings Plans (6)	**40**			4	12	24				**40**
7.4	Roadway Lighting										
	Roadway Lighting Design	**40**			24	16					**40**
	Coordination with Idaho Power on Service	**4**				4					**4**
	Lighting Materials List (1)	**18**			2	8	8				**18**
	Lighting Plans (5)	**32**			4	12	16				**32**
7.5	Rapid Rectangular Flashing Beacons										
	RRFB Design	**16**			8	8					**16**
	RRFB Materials List (1)	**14**			2	4	8				**14**
	RRFB Plans (2)	**36**			4	16	16				**36**
7.6	Temporary Construction Traffic Control										
	Not Included	**0**									**0**
7.7	Right-of-Way Plans, Legals, Staking and Record of Survey										
	Draft Right-of-Way Plans (13)	**44**				12	24	8			**44**
	Draft Legal Descriptions (25)	**75**						25	50		**75**
	Final Right-of-Way Plans (13)	**12**					8	4			**12**
	Final Legal Descriptions (25)	**16**						8	8		**16**
	Appraisal Staking	**40**							40		**40**
	Record of Survey Drafting	**40**						28	12		**40**
	Record of Survey Monumentation	**40**						2	38		**40**
7.8	Utility Coordination										
	Utility Coordination	**12**				12					**12**
7.9	Specifications										
	Specifications	**32**			16	16					**32**
7.10	Estimate										

		Totals	Parametrix								
		Labor Hours	Project Manager	Sr. Independent Reviewer	Sr. Engineer	Engineer	Designer	PLS	Survey Technician	Admin	Sub Total
	Estimate	**20**	4			8	8				**20**
7.11	Final Design Submittal										
	QA/QC of all deliverables (63 sheets)	**56**	8	40		4	4				**56**
	Final Design Submittal	**8**	4			4					**8**
7.12	Final Review Meeting										
	Create and maintain Comment Response Matrix and/or BlueBeam Session	**16**	4		4	8					**16**
	Final design review meeting attendance and minutes/notes	**6**	4			2					**6**
	Subtotal Final Design	**1359**	40	44	206	501	345	75	148	0	**1359**
8	**PS&E**										
8.1	Digital Terrain Model (DTM)										
	Clean-up & Finalize Existing Ground Surface	**10**			2	8					**10**
	Clean-up & Finalize Finished Ground Surface	**10**			2	8					**10**
	Clean-up & Finalize Subgrade Surface	**10**			2	8					**10**
8.2	Draft PS&E Submittal										
	Incorporate Revisions From Final Design Review Submittal and QA/QC	**76**	8	16	4	16	32				**76**
	Final Hydraulics Report	**13**	1	2	2	8					**13**
	Utility Coordination Log	**4**				4					**4**
	Draft PS&E Submittal	**8**	4			4					**8**
8.3	PS&E Submittal										
	Incorporate Revision From Draft PS&E Review Submittal and QA/QC	**16**	4	4			8				**16**
	PS&E Submittal	**8**	4			4					**8**
	Subtotal PS&E	**155**	21	22	12	60	40	0	0	0	**155**
9	**BIDDING AND CONSTRUCTION SUPPORT**										
9.1	Bidding Support										
	Bidding Support	**32**	16			16					**32**
9.2	Construction Support										
	Construction Support	**80**	40			40					**80**
	Subtotal Bidding and Construction Support	**112**	56	0	0	56	0	0	0	0	**112**
	Grand Total	**2135**	**189**	**70**	**250**	**736**	**409**	**153**	**292**	**36**	**2135**

GeoEngineers

Homedale Road and Lake Avenue Roundabout
Caldwell, Idaho

December 4, 2025

A1 GeoEngineers Labor

	Staff	Hours	Loaded Rate	Loaded Labor Cost
1	Principal - Ryan Olsen	18	$287.41	$5,173.40
2	Project Engineer - Kevin Russ	36	$195.94	$7,053.95
3	Staff Engineer - Holly Gunderson	69	$132.91	$9,170.93
4	CAD - Thomas J. Byrd	3	$129.94	$389.81
5	Admin - Valerie Van Dyke	9	$143.29	$1,289.61
	Sub Total	**135**		**$23,077.70**

B1 Expenses

	Item	Estimated Amount	Unit Cost	Estimated Expense
1	Mileage (Miles)	336	$0.70	$235.20
2	Shipping	$300.00	N/A	$300.00
3	Transducer	1.00	$662.00	$662.00
4	Laboratory Testing ($)	$2,233.00	N/A	$2,233.00
5	Drilling Expense ($)	$8,781.50	N/A	$8,781.50
6	Traffic Control ($)	$3,312.00	N/A	$3,312.00
				$15,523.70

TOTAL AGREEMENT AMOUNT **$38,601.40**

GeoEngineers

Homedale Road and Lake Avenue Roundabout

December 4, 2025

		Totals	GeoEngineers (GEI) Worker Hours					
		Labor Hours	Principal	Project Engineer	Staff Engineer/Geologist	CAD	Admin	Sub Total
1	**Project Management**							
	Project Coordination	**4**	2	2				**4**
	Project Administration	**8**	2	2			4	**8**
	Subtotal Administration	**12**	4	4	0	0	4	**12**
3	**Geotechnical Engineering Services**							
	Existing Data Review	**3**	1	2				**3**
	Field Reconnaissance	**5**		1	4			**5**
	Coordination, Permits, and Utility Locates	**8**	1	1	6			**8**
	Geotechnical Explorations	**21**	1	2	18			**21**
	Groundwater Measurements	**17**	1	4	12			**17**
	Percolation Testing	**13**	1	1	11			**13**
	Sample Review, Laboratory Testing, & Boring Logs	**6**	1	3	2			**6**
	Geotechnical Engineering Analysis	**10**	2	4	4			**10**
	Draft Geotechnical Engineering Report	**30**	4	10	10	3	3	**30**
	Final Geotechnical Engineering Report	**10**	2	4	2		2	**10**
	Subtotal Field and Laboratory	**123**	14	32	69	3	5	**123**
	Labor hour Total	**135**	**18**	**36**	**69**	**3**	**9**	**135**

GeoEngineers

Laboratory Testing Schedule of Charges

Homedale Road and Lake Avenue Roundabout
Caldwell, Idaho

DATE: December 4, 2025

Laboratory Test Description	Test Method	Quantity	Unit	Unit Price	Cost
Moisture Content/Oven	ASTM D2216	4	each	$ 32.00	$ 128.00
Sample Prepration					
Extrusion - Extrude and log (visual classification) Shelby tube	N/A	0	hour	$ 70.00	$ -
Trimming - Trim to 2.41-inch dia for consolidation testing	N/A	0	hour	$ 70.00	$ -
Remolding- Remold a saoil sample to desired moisture/density	N/A	0	hour	$ 70.00	$ -
Moisture/Density					
Rings	N/A	0	each	$ 37.00	$ -
Shelby Tubes, waxed chunk	N/A	0	each	$ 53.00	$ -
Tubes (liners), chunk	N/A	0	each	$ 53.00	$ -
Organic Content (non-contaminated)	ASTM D2974	0	each	$ 80.00	$ -
Particle Size Analysis					
Sieve max size < 3/4 inch (includes -200 wash, dry sieve)	ASTM C136		each	$ 120.00	$ -
Sieve max size > 3/4 inch (includes -200 wash, dry sieve)	ASTM C136	4	each	$ 125.00	$ 500.00
Percent Passing No. 200 Wash	ASTM C117-87/D1140	4	each	$ 65.00	$ 260.00
Combined Sieve and Hydrometer	ASTM D422	2	each	$ 235.00	$ 470.00
Hydrometer Only	ASTM D422	0	each	$ 130.00	$ -
Atterberg Limits, plastic	ASTM D4318	2	each	$ 135.00	$ 270.00
Non-plastic	ASTM D4318	0	each	$ 95.00	$ -
Specific Gravity, Fine Material	ASTM D854	0	each	$ 95.00	$ -
Specific Gravity, Course Material	ASTM C-127	0	each	$ 80.00	$ -
Percent of Fracture	ASTM D5821	0	each	$ 55.00	$ -
Sand Equivalent	AASHTO T176, ASTM D2419	0	each	$ 85.00	$ -
Compaction, 4-point	ASTM D1557/D698	0	each	$ 210.00	$ -
Direct Shear, per point	ASTM D3080	0	each	$ 156.67	$ -
Vane Shear, 3 points	ASTM D3080	0	each		$ -
Consolidation, with 2 timed load increments	ASTM D2435	0	each	$ 470.00	$ -
Permeability					
Constant or falling head in rigid wall permeameter	ASTM D2434, D5856	0	each	$ 370.00	$ -
In Triaxial cell with back pressure saturation	ASTM D5084	0	each	$ 840.00	$ -
One-Dimensional Swell					
Method A	ASTM D4546	0	each	$ 525.00	$ -
Method B	ASTM D4546	0	each	$ 525.00	$ -
Method C	ASTM D4546	0	each	$ 780.00	$ -
Triaxial Compression					
Unconfined Compression - UC	ASTM D2166	0	each		$ -
Unconsolidated Undrained - UU	ASTM D2850	0	each	$ 193.00	$ -
Unconsolidated Undrained with Back Pressure Saturation	ASTM D2850	0	each		$ -
Consolidated Undrained with pore press. meas. - CU	ASTM D4767	0	each		$ -
Consolidated Drained - CD	ASTM D7181	0	each		$ -
Consolidated Undrained or Consolidated Drained (3 points)	ASTM D4767/D7181	0	each		$ -
CBR with 4 point Proctor	ASTM D1883	0	each	$ 630.00	$ -
Idaho R-Value	Idaho T-8	1	each	$ 525.00	$ 525.00
Rock Point Load Index Test	ASTM D5731	0	each	$ 47.00	$ -
Unconfined compressive strength of rock cores	ASTM D7012	0	each	$ 58.00	$ -
Concrete Cylinders Compressive Strength (includes C31 molding/curing	ASTM C39	0	each	$ 58.00	$ -
Mortar Cylinders	ASTM C780	0	each		$ -
Masonry Unit Prisms	ASTM C1314	0	each		$ -
Grout Prisms	ASTM C1019	0	each		$ -
High Strength Grout Cubes	ASTM C109	0	each	$ 32.00	$ -
Soil Cement/CLSM Unconfined Compression	ASTM D 4832	0	each		$ -
Concrete Beam Flexural Strength by Third-Point Loading	ASTM C78	0	each		$ -
pH	ASTM D4972	1	each	$ 25.00	$ 25.00
Resistivity	ASTM G57A	1	each	$ 55.00	$ 55.00
Soluble Sulfates and Chlorides	ASTM G57A	0	each	$ 50.00	$ -
				TOTAL LABORATORY COST =	**$ 2,233.00**

HAZ-TECH DRILLING, INC.
1798 E PLAZA LOOP
NAMPA, ID., 83687
PH: (208) 461-7277 OR (800) 359-1502
FAX: (208) 461-5211

PROPOSAL

TO: GEO ENGINEERS
ATTN: RYAN

DATE : 12/1/2025
INVOICE # : XX
PROJECT: ROUNDABOUT, HOMEDALE RD. & LAKE AVE
CALDWELL, ID.

DESCRIPTION	UNITS EST	UNIT PRICE	AMOUNT EST
MOB & DEMOB, TRUCK MOUNT PER DAY	2.00	$600.00	$1,200.00
DRILLING & RELATED ACTIVITIES, PER DAY	1.50	$3,750.00	$5,625.00
TOOL WEAR / BIT CHARGES, PER FOOT	57.50	$5.00	$287.50
SUPPORT EQUIPMENT, PER DAY	2.00	$150.00	$300.00
2" PIEZO MATERIALS WITH FLUSH VAULT	1.00	$575.00	$575.00
BENTONITE CHIPS, PER BAG	6.00	$12.00	$72.00
SAND, PER BAG	6.00	$22.00	$132.00
4" X 10' PVC, EACH	2.00	$85.00	$170.00
ASPHALT PATCH, PER BAG	4.00	$30.00	$120.00
OFF-SITE CUTTING DISPOSAL	1.00	$300.00	$300.00
		TOTAL AMOUNT EST:	**$8,781.50**

1 PIEZO TO 17.5'
2 INFILTRATION BORINGS TO 10' WITH 4" PVC
4 PAVEMENT BORINGS TO 5'

SCOTT CORN

Homedale Road and Lake Avenue Roundabout
Caldwell, Idaho

Traffic Control Subcontractor

Item	Quantity	Days	Unit Cost	Total Cost
Signs	12	2	$ 4.25	$ 102.00
Cones	20	2	$ 2.97	$ 118.80
Flagging (4 Flaggers @ 13 Hours Each Total)	52	N/A	$ 38.52	$ 2,003.04
Delivery	1	2	$ 355.00	$ 710.00
Daily Travel (4 Flaggers @ 1 Hour Each x 2 days)	8	N/A	$ 38.52	$ 308.16
Traffic Control Plans	2	N/A	$ 35.00	$ 70.00
			Total	**$ 3,312.00**

Estimate is based on 2026 unit rates provided by Idaho Traffic Control

Homedale Road and Lake Avenue Roundabout
Caldwell, Idaho

Roundtrip Miles

Item	Miles	Trips	Total Cost
Project Site	56	6	336
		Total	**336**

City of Caldwell
Homedale Road and Lake Avenue Roundabout

Introduction

The City of Caldwell (City) has selected Parametrix to design and prepare construction documents for a roundabout at the intersection of Homedale Road and Lake Avenue in the city of Caldwell.

Homedale Road is classified as a minor arterial on the Community Planning Association of Southwest Idaho (COMPASS) long-rang planning functional classification map, with a posted speed limit of 35 mph within the project limits. The typical section west of Lake Avenue consists of 1-12' lane in each direction with 1-2' paved shoulders on either side that transition to gravel shoulders. East of Lake Avenue the single lane in each direction roadway section is extended with the north side matching the west leg. The south side of the roadway has an 11' shoulder/parking area abutted by curb, gutter and sidewalk that was likely installed with the Windsor Creek subdivision on the southeast corner of the intersection.

Lake Avenue is classified as a minor arterial on the COMPASS long-rang planning functional classification map with a posted speed limit of 35 mph north of Homedale Road and 50 mph south of Homedale Road. The typical section north of Homedale Road consists of 1-12' lane in each direction with 1-2' paved shoulders on either side that transition to gravel shoulders. South of Homedale Road the single lane in each direction roadway section is extended with the west side matching the north leg. The east side of the roadway has a 6' shoulder/parking area abutted by curb, gutter and sidewalk that was likely installed with the Windsor Creek subdivision on the southeast corner of the intersection.

Currently the intersection operates with all-way stop control, with solar LED flashers recently added above each of the stop signs.

A concept study report for the Homedale Road and Lake Avenue intersection was completed for the City and Highway District No. 4, dated August 15, 2022. The report recommended a single-lane roundabout, and analysis results provided a forecasted level-of-service (LOS) of B. This design will proceed forward with the findings from the concept sturdy report; however, the City has requested that the design include right-turn only lanes like the Ustick Road and Lake Avenue roundabout, functioning as a "Phased Dual-Lane" design. No additional traffic analysis will be included.

The typical section presented in the concept report consists of a three-lane section with a 12' median/center turn lane, 11.5' travel lanes, 5' in-roadway bicycle lanes, 2' curb and gutter, 7' attached sidewalks, and 8.5' landscape buffers behind the sidewalk. This typical section will be incorporated into the roundabout design.

This project is being funded with City funds and is currently programmed for construction in FY 2028. Design is scheduled to be completed by September 30, 2027, with an October 2027 bidding date.

Parametrix, herein called the Consultant, will design the project and supply documentation in accordance with this scope of work and the current versions of the ISPWC and the City of Caldwell Supplemental Specifications to the ISPWC. GeoEngineers (GEO) will provide Parametrix with

geotechnical support for this project. The City will hire a consultant to lead the right-of-way (ROW) negotiation and acquisition tasks, or else will self-perform these tasks.

Assumptions

- City will provide title reports.
- City will provide GIS and aerial imagery of the project area in PDF format only.
- City will provide record drawings and/or hydraulic reports for the existing storm drain facility on the southeast corner of the intersection.
- The City will coordinate with Idaho Power to establish PO for new service during project development.
- The City will conduct public involvement for this project.
- The City will conduct ROW appraisals and negotiations for the project.
- The City will complete the bidding process.
- Environmental services will not be included with this project because there is no federal nexus to trigger them on this project.
- Roundabout will be designed to accommodate a WB-62 without encroaching onto splitter islands or outside curb.
- Curb and gutter sections will utilize Ada County Highway District's (ACHD) approved roundabout curb and gutter sections as previously used on other City roundabout projects.
- Fastest path calculations will follow ACHD methodology.
- Final center island landscaping will be completed by others following construction. Center island details will be limited to a rough grading detail with mound heigh requirements. Surface treatment will include weed barrier and 2" rock bark.
- A Low Erosivity Waiver (LEW) under the National Pollutant Discharge Elimination System (NPDES) Construction General Permit. Therefore, a Stormwater Pollution Prevention Plans (SWPPP) document and narrative is not required.
- Fifteen utility potholes will be included with this scope of work. The subsurface exploration will record utility depth and size. The pothole locations will be surveyed following subsurface exploration. The pothole information will be included on the drainage and irrigation profile sheets to show potential utility conflicts. Where practical, the design will be modified to avoid utility conflicts.
- Temporary construction traffic control will not be included in this scope of work.

Task 1 – Project Management

Subtask 1-1 – Project Coordination

Parametrix will facilitate a project kick-off meeting with City staff to coordinate project development process and anticipated challenges and deliverables. Parametrix will also coordinate with the City on regular basis to communicate data requests, project development process and critical items affecting scope, schedule and budget of the project.

Products and Deliverables

- Kickoff meeting, agenda and meeting minutes.
- Coordination meetings, agendas and meeting minutes including action items and completion dates (pdf).
- Frequent coordination with City.

City Responsibilities

- None.

Assumptions

- The project is expected to be twelve (12) months in duration.
- Two (2) consultant representatives will attend the kickoff meeting, which will be a maximum duration of two (2) hours, including travel time.
- A maximum of three (3) in-person coordination meetings, not associated with key milestone review meetings, are assumed; additional meetings must be approved by the City. Progress meetings are assumed to be a maximum duration of two (2) hours, including travel time for one (1) consultant.
- A total budget of forty-two (42) hours has been set for the coordination task.

Subtask 1-2 – Project Administration

Parametrix will staff and manage the project team to provide project deliverables, prepare invoices, monitor budget and schedule, and coordinate with the City on a regular basis. The project status, including scope, schedule, and budget, will be communicated to the City's Project Manager regularly and as a part of monthly project status reports. An initial schedule in Microsoft Project (Gantt chart) format will be created that indicates the durations and dates for the major milestones, including design and ROW submittals. Monthly schedule updates will be submitted with invoices.

Products and Deliverables

- Time-scaled logic diagram (Gantt Chart), updated monthly and submitted with invoice (pdf).
- Monthly project status report, submitted with invoice (pdf).
- Monthly invoice (pdf).

City Responsibilities

- Review and approve schedule, invoice, and monthly project status report.

Assumptions

- The project is expected to be twelve (12) months in duration, resulting in a total of twelve (12) invoices.

Task 2 – Location Surveying And Mapping

Subtask 2-1 – Topographic Survey And Base Mapping

Parametrix will use GPS data collection and conventional ground survey methods to create a topographic base map and digital terrain model (DTM). This topographic base map and DTM will be used for the work identified in this scope of work.

The limits of the topographic survey will include approximately 800 feet along each leg of the intersection with a swath of 100-feet on either side of centerline, or to the face of building, whichever is less. At the intersection, the survey will encompass a 300-foot diameter. It will include detailed survey of irrigation facilities within and adjacent to the project area.

Parametrix will identify the property owners within and adjacent to the project area and will formally notify them of the survey activities two weeks prior to start.

Products and Deliverables

- Survey right-of-entry letters.
- Topographic survey.
- Base map and DTM (electronic format only).

City Responsibilities

- None.

Assumptions

- Survey crews will have unrestricted access to conduct field surveys.
- Traffic control will not be needed to conduct field surveys.
- Delineated wetlands will not require field surveys.
- If practical, work will be performed before irrigation water begins to flow in canals.
- Survey and mapping will be in Bentley ORD format files.

Subtask 2-2 – Existing Right-of-Way/Utility Base Map

Parametrix will research existing subdivisions plats, Records of Survey, Corner Records, roadway plans, and ROW deeds, and will use them in conjunction with Title Reports provided by the City to develop the ROW and property sidelines for parcels that are anticipated to be impacted by the proposed improvements.

Based on records research and title reports, Parametrix will search for and field locate existing survey monuments and property corners within the project limits.

Survey will include Dig Line locates painted at the time of the field work. Pothole locations and additional utility markings will also be surveyed following subsurface exploration. Utility linework will be supplemented by facility information on maps provided by the utility companies.

Products and Deliverables

- Mapping with record alignment, ROW, and property sidelines from an examination of record documentation against field located monumentation.
- Request utility locates through Dig Line & facility maps from utility companies.
- Survey Dig Line field markings for utility locates.
- Base map of existing utilities (created from maps provided by utility companies and Dig Line information).
- Provide a title report request list with parcel identification number and physical address of each required parcel.

City Responsibilities

- Provide GIS data and aerial photo files in pdf format.
- Request and obtain title reports (27 parcels).

Assumptions

- Any effort required to locate PLSS corners that are not immediately on or adjacent to the section line will be considered an additional service and require a supplemental agreement.
- Fifteen utility potholes and subsequent locate markings will be surveyed following subsurface exploration.
- The City will provide title reports and will be responsible for all associated costs.
- Existing ROW and utility base mapping will be in Bentley Systems ORD format files.

Task 3 – Geotechnical Engineering Services

Subtask 3-1 – Existing Data Review

GEO will conduct a technical literature search and data review. Available information pertinent to the project will be requested from City possibly including previous geotechnical engineering reports, exploration logs, as-built drawings of the existing roadway, plans from previous projects or other available information. GEO will also review available in-house and/or publicly available information, such as geologic maps, soil survey maps and well logs.

Subtask 3-2 – Field Reconnaissance

GEO will conduct a field reconnaissance prior to completing field explorations. The reconnaissance will include walking the roadway to observe the existing pavement condition. The proposed exploration locations will be identified and marked with stakes and/or paint.

Subtask 3-3 – Coordination, Permits, and Utility Locates

Geo will:

- Coordinate with a subcontracted traffic control provider to prepare traffic control plans and provide traffic control for completion of the field explorations.
- Obtain a Right-of-Way Permit from the City prior to drilling borings.

- Subcontract a drill rig company to perform the borings.
- Contact the local one-call utility location service to mark public underground utilities at the boring locations at least 48 hours prior to starting field explorations.
- Make a return site visit to check marked utilities and observe if the planned boring locations are in conflict with the marked utilities.

Subtask 3-4 – Geotechnical Explorations

GEO will complete borings to obtain information about the existing pavement section and subsurface soil and groundwater conditions and to collect subsurface soil samples. The anticipated number of borings and depths that are anticipated for this project are presented in the table below.

Geotechnical Exploration Program			
Location	No. of Borings	Estimated Depth [1] (Feet)	Comment
Roadway	4	5	A boring will be drilled in each of the four legs of the intersection
Stormwater Management Locations	1	17.5	One boring will be drilled to a depth of 17.5 feet for construction of a piezometer.
	2	<10	Two borings will be drilled for percolation testing.

1. Borings will be drilled to the approximate depth listed or to auger refusal, whichever is encountered first.

A GEO representative will log the explorations in the field and obtain samples for laboratory testing. Dynamic cone penetration (DCP) testing will be performed within the roadway borings into the subgrade soils until refusal or test depth termination. Throughout the drilling operation, soil samples will be obtained using a split-spoon sampler and select bulk samples will be collected from representative soil units. Samples from the borings will be classified and logged in the field using the Unified Soil Classification System (USCS) manual-visual method. Approximate groundwater levels will be recorded, if encountered within the explorations. Exploration locations will be recorded using a recreational grade GPS.

Borings will be completed with a truck-mounted drill rig equipped with hollow-stem augers. Explorations will be backfilled in general accordance with state requirements. Excess drill cuttings from the borings, if any, will be spread on unpaved shoulder areas. Borings in the existing pavement will be patched with cold-mix asphalt.

GEO will use a subcontracted traffic control provider during drilling operations.

Groundwater Measurements

GEO will install one piezometer in a boring adjacent to one of the select infiltration test locations. The piezometer will be installed in a boring as a 2-inch-diameter PVC pipe, protected with a steel flush-mounted monument. The piezometer will extend to a maximum depth of about 17.5 feet, or auger refusal. A pressure transducer will be installed within the piezometer to record groundwater

levels after installation. GEO will return to the site up to four times for a total of no more than one year after installation to upload the groundwater monitoring data.

Percolation Testing

Up to two percolation tests will be performed to depths up to about 10 feet near potential stormwater management locations selected by Parametrix. The tests will be performed in borings in general accordance with Exhibit A of the Caldwell Municipal Stormwater Infrastructure Design Manual.

Subtask 3-5 – Sample Review, Laboratory Testing, & Boring Logs

Soil samples obtained from the field investigation program will be transported to GEO's laboratory for evaluation and testing. Each sample will be visually reviewed, and representative samples will be selected for laboratory testing to evaluate pertinent physical and engineering properties. The estimated type and number of laboratory tests to be completed are presented in the table below. Depending on observed soil conditions and collected samples, it may be appropriate to modify the laboratory testing program below.

Geotechnical Laboratory Testing	
Test	Estimated Number of Tests
Moisture Content	4
Grain Size Analysis, Coarse and Fine through No. 200	4
Grain Size Analysis, Coarse and Fine through No. 200 with Hydrometer	2
Fines Content, No. 200 Wash	4
Atterberg Limits	2
Idaho R-value	1
pH, Resistivity	1

Electronic copies of the boring logs will be prepared. The logs will be updated based on the laboratory data.

Subtask 3-6 – Geotechnical Engineering Analysis

After field and laboratory investigations are complete, information will be summarized, and an engineering analysis will be conducted. The geotechnical engineering analysis will include the following:

- Evaluation of exploration and laboratory data
- Evaluation of pavement subgrade conditions for the support of a new pavement section
- Evaluation of traffic data that will be provided to GEO by Parametrix
- Development of a flexible pavement section for the roadway using gravel equivalency methods for comparison with the City standard pavement section
- Engineering recommendations for design and construction of the roadways

Subtask 3-7 – Geotechnical Engineering Report

Draft Report

GEO will prepare a draft geotechnical engineering report that addresses the roadway improvements. The draft report will present the soil conditions encountered in the borings and provide geotechnical recommendations regarding pavement reconstruction and percolation rates based on field testing. The draft report will be submitted for review by the City.

Final Report

After all review comments from the City have been received, GEO will address the comments and incorporate them into the report, as appropriate. A final, sealed version of the report will be prepared and submitted to the City for approval.

Products and Deliverables

- One draft and one final geotechnical engineering report (pdf).

City Responsibilities

- Waive fees for the right-of-way encroachment permit.

Assumptions

- Environmental or cultural resource clearance is not needed prior to drilling the borings.
- All explorations, including percolation tests, will be within existing right of way. No private property access is needed.
- Borings will be drilled following the City's restrictions on times and locations. For estimating purposes, borings will be completed during daytime hours. Hour restrictions, if applicable, will be between 9:00 am and 4:00 pm for when work may be performed in travel lanes.
- Contaminated soil or groundwater will not be encountered.
- The boring locations and elevations will be recorded by Parametrix surveyors.
- Earthwork and paving will be in accordance the Idaho Standards for Public Works Construction.
- Flexible pavement sections will be used on this project to match the existing pavement type. Rigid concrete pavement will not be considered.
- Life-cycle-cost analyses will not be performed.
- The pavement designs will be completed using gravel equivalency design methods in general accordance with the ITD Materials Manual.
- Parametrix will provide design traffic information.

Task 4 – Environmental (Not Included)

This project will be locally funded and there is not a federal nexus for as a 404 permit or other environmental concerns to trigger the need for environmental services on this project.

Task 5 – Public Involvement (Not Included)

The City will perform all public involvement for this project. Parametrix will provide a project exhibit for the City's used as part of the Final Design Submittal, but no additional public involvement support will be included in this scope of work.

Task 6 – Concept Design

Subtask 6-1 – Traffic Analysis (Not Included)

The City of Caldwell had provided direction to proceed forward with traffic analysis from the concept study report for the Homedale Road and Lake Avenue intersection. The roundabout geometrics will be expanded to a "Phased Dual-Lane" configuration similar to the Ustick Road and Lake Avenue roundabout. No additional traffic analysis will be included with this scope of work.

Subtask 6-2 – Concept Intersection Alternatives

Parametrix will review the project location and evaluate horizontal concept layouts for the proposed roundabout that will meet traffic needs and minimize costs and impacts. The following criterion summarizes the major items that will be used in evaluating layouts.

- Intersection Safety and Sight Distance.
- Minimize ROW impacts.
- Minimize construction costs.
- AutoTURN turning movement evaluation.
- Irrigation impacts.
- Home/resident access concerns.
- Pedestrian access and conformance to ADA requirements.
- Utility impacts.

Consultant will evaluate the above criteria and produce up to two (2) horizontal concept design roundabout alternatives displayed on roll plots. Concept layout sheets will consist of design features and surveyed topographic linework.

Roundabout performance checks will be conducted as part of the layout work and will include:

- Fastest paths evaluation.
- Intersection sight distance evaluation.
- Angles of visibility evaluation.
- AutoTURN turning movement evaluations for the design vehicle(s) and any "special" vehicles to be accommodated.

Following development of the initial concept alternatives, an informal meeting will be held with the City to present the alternatives and select the preferred alternative to advance Final Design.

Products and Deliverables

- Two (2) Conceptual Plan Layout roll plots depicting two (2) roundabout alternatives at the intersection.

City Responsibilities

- Provide approval of recommended intersection improvements for advancement to Final Design.

Assumptions

- Roundabout will be designed to accommodate a WB-62 without encroaching onto splitter islands or outside curb.
- Curb and gutter sections will utilize ACHD's approved roundabout curb and gutter sections as previously used on other City roundabout projects.
- Fastest path calculations will follow ACHD methodology.
- Recommended improvements will be advanced to Final Design without revisions to the concept plans.

Subtask 6-3 – Utility Coordination

Parametrix will contact Dig Line to obtain a current list of utilities within the project limits. From their contact information, initial utility contact letters will be drafted to inform each utility of the plans improvements and to request their facility maps.

Facility maps will be utilized to augment survey data to better define utility impacts within the project area. This information will be used during the final design phase to determine pothole locations where potential utility conflicts may be encountered.

Products and Deliverables

- Initial utility contact letters.

City Responsibilities

- Provide facility maps of City utilities in pdf format.

Assumptions

- Supplemental survey will not be conducted to verify facility map information.
- Utility relocations will not be included with this scope of work.

Task 7 – Final Design

Final design tasks will begin once survey has been completed and the concept has been approved by the City. The preliminary design phase was removed from this scope of work because of project duration constraints and the minimal complexity of the project.

Subtask 7-1 – Roadway

Parametrix will refine the horizontal concept design based on topographic survey and updated utility information. Vertical alignments will be developed to minimize cut and associated impacts with existing utilities within the existing roadway prism. Vertical grading will be depicted with curb alignment plan and profile sheets instead of traditional intersection grading sheets.

Products and Deliverables

- Title (1 sheet).
- Total Ownership (1 sheet).
- Survey Control and Monumentation (1 sheet).
- Typical Sections (2 sheets).
- Plans (5 sheets).
- Curb Alignment Plans (4 sheets).
- Curb Alignment Profiles (7 sheets).
- Roadway Details (2 sheets).
- Center Island Detail (1 sheet).
- Approach Profiles (5 sheets).

City Responsibilities

- None.

Assumptions

- Center island details will be limited to a rough grading detail with mound heigh requirements. Surface treatment will include weed barrier and 2” rock bark.

Subtask 7-2 – Drainage And Irrigation

Parametrix will develop drainage and irrigation designs for the project that will be included on the roadway plan sheets and separate drainage and irrigation profile sheets.

The existing drainage facilities on the south side of Homedale Road and east side of Lake Avenue will be retained as feasible with the proposed improvements. With the unknown capacity of these facilities, the post development contributing areas reporting to these facilities will match the existing contributing areas. All addition drainage will be collected and conveyed to new seepage bed facilities within the project limits.

A draft hydraulic report will be developed to document design decisions and drainage calculations.

It is anticipated that all impacted irrigation facilities will be replaced. Each property owner with impacted irrigation facilities will be contacted to coordinate facility modifications.

Pothole information will be utilized to evaluate drainage and irrigation conflicts with existing subsurface utilities. Efforts will be made to minimize impacts to existing facilities; however, if conflicts cannot be avoided, callouts will be added to the plans designated the potential utility conflict locations.

Products and Deliverables

- Drainage and Irrigation Plans (Included on the roadway plan sheets, 5 sheets).
- Drainage and Irrigation Profiles (6 sheets).
- Draft hydraulics report (pdf).

City Responsibilities

- The City will provide record drawings and/or hydraulic reports for the existing storm drain facility on the southeast corner of the intersection.

Assumptions

- Fifteen utility potholes will be included with this scope of work. The subsurface exploration will record utility depth and size. The pothole locations will be surveyed following subsurface exploration. The pothole information will be included on the drainage and irrigation profile sheets to show potential utility conflicts.
- Utility relocations will not be included on the plan and profile sheets.

Subtask 7-3 – Signing And Pavement Markings

Parametrix will inventory the existing signs that conflict with the proposed improvements that will require removal or relocation as part of the project. Signing and pavement markings plans will be developed in accordance with the most current version of the Manual on Uniform Traffic Control Devices for Streets and Highways (MUTCD) and City standards.

Products and Deliverables

- Signing and Pavement Marking Plans (6 sheets).

City Responsibilities

- None.

Assumptions

- Sign face details will not be included.
- Sign face retro-reflectivity tests will not be included in this scope of work, all signs within the project limits will be relocated or replaced.

Subtask 7-4 – Roadway Lighting

Parametrix will develop roundabout lighting meeting current National Cooperative Highway Research Program (NCHRP) requirements using the City's current standard pole and fixture.

Spare conduit and junction boxes will be installed to the limits of the proposed improvements for future interconnect connections. Products and Deliverables

- Lighting Materials List (1 sheet).
- Lighting Plans (5 sheets).

City Responsibilities

- The City will coordinate with Idaho Power to establish PO for new service during project development.

Assumptions

- Parametrix will coordinate with Idaho Power on service locations once a PO has been established between the City of Caldwell and Idaho Power.

Subtask 7-5 – Rapid Rectangular Flashing Beacons

The Public Right-of-Way Accessibility Guidelines (PROWAG) guidance requires enhanced crossings on any muti-lane roundabout crossing. To meet conformity with PROWAG, this project will include RRFBs for each pedestrian crossing.

Products and Deliverables

- RRFB Materials List (1 sheet).
- RRFB Plans (2 sheets).

City Responsibilities

- None.

Assumptions

- RRFB service will come from lighting service pedestal.

Subtask 7-6 – Temporary Construction Traffic Control (Not Included)

Temporary construction traffic control is not included in this scope of work. The selected contractor will work with the City to develop construction phasing and temporary construction traffic control plans.

Subtask 7-7 – Right-Of-Way Plans, Legals, Staking, and Record of Survey

Parametrix will develop ROW plans identifying ownership names and impacted properties showing ROW requirements, permanent easements, and temporary easements. Flooded color shapes will be on the plans outlining new ROW limits for each impacted parcel. Hatched color shapes will be on the plans outlining required permanent easements and temporary easements. The total ownership table will be prepared showing parcel, owner, total acreage, and required ROW and easement areas.

Legal descriptions with accompanying exhibits will be prepared for each acquisition and permanent easement required for the project. Legal descriptions for temporary easements will not be created nor will condemnation exhibits.

Draft ROW plans and legal descriptions will be submitted with the final design review submittal. Any significant comments affecting ROW plans and legal descriptions will be revised following the final design review meeting and resubmitted as final for ROW acquisition.

Following approval of the ROW plans and legal descriptions and immediately prior to the appraisal process, Parametrix will set wood stakes (lathe) along the existing prescriptive right-of-way lines, proposed right-of-way lines and permanent easement lines for the purpose of property appraisals. Curves will be marked at 25-foot intervals. Stakes will be set at all changes in width, angle points, property line intersections, and at regular sighting intervals. A MAG nail or other temporary marking will be set flush with the concrete or asphalt surface for any corners falling within hard surfaces where setting a lathe would not be practical. All lathe, nails and markings will be painted and/or flagged with the following color scheme:

- Prescriptive Right-of-Way – Orange.
- Proposed Right-of-Way – Pink.
- Proposed Permanent Easements – Blue.

This project is intended to go to construction shortly after right-of-way has been acquired. Because of the short window between acquisition and construction, following construction Parametrix will set corner pins in accordance with Idaho Code on the right-of-way lines at all changes in right-of-way width, angle points and front property corners along the newly acquired right-of-way. A 5/8" rebar with a plastic cap will be set flush with the ground at each corner position along with a wood stake (lathe) or other suitable material as conditions require.

Also, after construction is complete, Parametrix will prepare and file a Record of Survey with the Canyon County Recorder's Office in accordance with Idaho Code showing found PLSS corners and monuments used in the project survey, roadway alignment, right-of-way information, and found and set right-of-way and property corner monuments.

Products and Deliverables

- Draft Right-Of-Way.
  - Title (1 sheet).
  - Total Ownership – Colored (1 sheet).
  - Survey Control and Monumentation (1 sheet).
  - Plans – Colored (5 sheets).
  - Approach Profiles (5 sheets).
  - Legal Descriptions and Sketches (25).
- Final Right-Of-Way.
  - Title (1 sheet).
  - Total Ownership – Color (1 sheet).
  - Survey Control and Monumentation (1 sheet).
  - Plans – Color (5 sheets).

- Approach Profiles (5 sheets).
- Legal Descriptions and Sketches (25).

- Appraisal Staking.
- Monumentation.
  - Set right-of-way and property corner monuments.
  - Reset section corner monuments and records CP&F.
- Record of Survey
  - One (1) Record of Survey will be required, for Canyon County.
  - One (1) pdf file of the Record of Survey will be provided.

City Responsibilities

- The City will conduct ROW appraisals and negotiations for the project.

Assumptions

- Draft and Final ROW plans will require two (2) total submittals to obtain approval.
- Appraisal, negotiation, and acquisition support is not included in this scope of work.
- Temporary easements will not require meets and bounds descriptions.
- Monuments will be set after major construction in the area is complete.
- Survey field crews will have unrestricted access to all areas requiring surveys.
- Re-setting monuments disturbed by others will be performed under a supplemental agreement.
- Contractor will be responsible for referencing and re-setting PLSS corners and monuments disturbed during construction.

Subtask 7-8 – Utility Coordination

Parametrix will transmit the final design review plans to utilities with the project limits and coordinate with them on conveying general relocation requirements needed with the project.

Products and Deliverables

- Utility Plans – (Black and White).
- Utility Coordination Log.

City Responsibilities

- None

Assumptions

- Plans will not include how impacted utilities will relocate their facilities.
- Design of City utilities that require relocations will not be included.
- Potholing of existing utilities will be shown on the drainage and irrigation profile sheets.

Subtask 7-9 – Specifications

Parametrix will develop construction specifications and special provisions that modify the ISPWC, including the City's Supplemental Specifications, as needed.

Products and Deliverables

- Specifications.

City Responsibilities

- The City will provide updated standard specifications for inclusion in the specifications, that may not be included on their web site.

Assumptions

- None.

Subtask 7-10 – Estimate

Parametrix will compile estimated quantities for each item utilized on the project. These quantities will be utilized to estimate unit costs for each item based on historical regional construction costs.

Products and Deliverables

- Estimate (Excel and pdf).

City Responsibilities

- None.

Assumptions

- None.

Subtask 7-11 – Final Design Submittal

This task includes performing an internal quality control review of all deliverables and preparing the submittal documents. The Consultant will deliver pdfs for all Final Design deliverables.

Products and Deliverables

- Plans.
  - Title (1 sheet).
  - Total Ownership (1 sheet).
  - Survey Control and Monumentation (1 sheet).
  - Typical Sections (2 sheets).
  - Plans (5 sheets).
  - Curb Alignment Plans (4 sheets).
  - Curb Alignment Profiles (7 sheets).

  - Roadway Details (2 sheets).
  - Center Island Detail (1 sheet).
  - Approach Profiles (5 sheets).
  - Drainage and Irrigation Profiles (6 sheets).
  - Signing and Pavement Marking Plans (6 sheets).
  - Lighting Materials List (1 sheet).
  - Lighting Plans (5 sheets).
  - RRFB Materials List (1 sheet).
  - RRFB Plans (2 sheets).
- Draft/Final Right-Of-Way.
  - Title (1 sheet).
  - Total Ownership – Colored (1 sheet).
  - Survey Control and Monumentation (1 sheet).
  - Plans – Colored (5 sheets).
  - Approach Profiles (5 sheets).
  - Legal Descriptions and Sketches (25).
- Project Exhibit (for use in Public Involvement).
- Specifications.
- Estimate.
- Draft Hydraulics Report.
- Utility Coordination Log.

City Responsibilities

- Review the Final Design Submittal and provide comments within two (2) weeks of submittal.

Assumptions

- Project disturbance limits and construction timeframe will allow the project to obtain a LEW under the NPDES Construction General Permit. Therefore, a SWPPP document and narrative is not required.

Subtask 7-12 – Final Design Review Meeting

The City will review the Final Design Submittal and provide comments prior to the meeting. Parametrix will compile comments on a comment/response sheet and attend the Final Design Review meeting to discuss review comments. The City will make final decisions for conflicting review comments. Parametrix will complete the comment/response sheet after the Final Design Review meeting and submit to the City.

Products and Deliverables

- Meeting Attendance (two Parametrix staff).

- Comment/response sheet (pdf).

City Responsibilities

- Schedule and host review meeting.
- Provide comments – one (1) week prior to the meeting.

Assumptions

- City will complete the review within two weeks of receiving the Final Design Submittal.
- Two (2) hour review meeting, including travel time.

Task 8 – PS&E

Following the Final Design Review, the plans, specifications and estimate will be finalized and combined it the PS&E Submittal. Plans will incorporate any new information provided from the utility companies and incorporate any changes resulting from right-of-way negotiations.

Subtask 8-1 – Digital Terrain Model

Parametrix will clean-up and finalize existing ground, finished grade, and subgrade surfaces which can be used in construction activities. The DTM surfaces provided will be based on the modeling work performed during the design activities performed previously.

Products and Deliverables

- Existing Ground Surface (DTM).
- Finished Grade Design Surface (DTM).
- Subgrade Design Surface (DTM).

City Responsibilities

- None.

Assumptions

- The DTM surfaces are intended to be used for 'general conformance' and not guaranteed to be free from errors, especially around transition points.

Subtask 8-2 – Draft PS&E Submittal

Parametrix will incorporate changes from the Final Design Review meeting and complete an internal review of the complete signed and sealed PS&E package.

Products and Deliverables

- Plans.
  - Title (1 sheet).
  - Total Ownership (1 sheet).
  - Survey Control and Monumentation (1 sheet).

  - Typical Sections (2 sheets).
  - Plans (5 sheets).
  - Curb Alignment Plans (4 sheets).
  - Curb Alignment Profiles (7 sheets).
  - Roadway Details (2 sheets).
  - Center Island Detail (1 sheet).
  - Approach Profiles (5 sheets).
  - Drainage and Irrigation Profiles (6 sheets).
  - Signing and Pavement Marking Plans (6 sheets).
  - Lighting Materials List (1 sheet).
  - Lighting Plans (5 sheets).
  - RRFB Materials List (1 sheet).
  - RRFB Plans (2 sheets).
- Specifications.
- Estimate.
- Final Hydraulics Report.
- Utility Coordination Log.

City Responsibilities

- Review the Draft PS&E Submittal and provide comments within two (2) weeks of submittal.

Assumptions

- The Draft PS&E Submittal may be accepted by the City as the final submittal for the project if there are no additional comments with the Draft PS&E Submittal.
- A formal design review meeting will not be included with the Draft PS&E submittal. Comments will be transmitted electronically and discussed via email or phone.

Subtask 8-3 – PS&E Submittal

Parametrix will incorporate changes from the Draft PS&E Review and complete an internal review of the complete signed and sealed PS&E package.

Products and Deliverables

- Plans.
  - Title (1 sheet).
  - Total Ownership (1 sheet).
  - Survey Control and Monumentation (1 sheet).
  - Typical Sections (2 sheets).
  - Plans (5 sheets).

  - Curb Alignment Plans (4 sheets).
  - Curb Alignment Profiles (7 sheets).
  - Roadway Details (2 sheets).
  - Center Island Detail (1 sheet).
  - Approach Profiles (5 sheets).
  - Drainage and Irrigation Profiles (6 sheets).
  - Signing and Pavement Marking Plans (6 sheets).
  - Lighting Materials List (1 sheet).
  - Lighting Plans (5 sheets).
  - RRFB Materials List (1 sheet).
  - RRFB Plans (2 sheets).
- Specifications.
- Estimate.

City Responsibilities

- None.

Assumptions

- No additional revisions will be made to the final PS&E package as part of this scope of work.
- This scope of work does not include advertising and bidding support, nor does it include engineering support during construction.

Task 9 – Bidding and Construction Support

The City will bid the project. Parametrix will provide bid support and engineering support.

Subtask 9-1 – Bid Support

Parametrix will assist the City with bidding of the project. Bid support is limited to the negotiated hours and may include assistance with question responses, potential addenda's that may be needed and general support.

Hours for this task will be on an as needed basis and will require the City's approval prior to use. Hours associated with this task will not be moved to cover other tasks without approval from the City.

Subtask 9-2 – Construction Support

Parametrix will assist the City with construction engineering support for this project. Construction engineering support is limited to the negotiated hours and may include submittal reviews, RFI responses, sheet revisions, and general support.

Hours for this task will be on an as needed basis and will require the City's approval prior to use. Hours associated with this task will not be moved to cover other tasks without approval from the City.

RESOLUTION NO. _____

BE IT HEREBY RESOLVED by the Mayor and Council of the City of Caldwell, Idaho, that the Mayor of said City is hereby authorized to execute that certain agreement entitled Homedale Road and Lake Avenue Roundabout by and between the City of Caldwell and Parametrix Engineering and which agreement is for the providing of professional engineering services for the Homedale Road and Lake Avenue Roundabout project; 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 18th day of May 2026.

APPROVED BY THE MAYOR of the City of Caldwell, Idaho this 18th day of May 2026.

Approved

By_____

Mayor

ATTEST:

By_____

Clerk

Memorandum

To:

City Council

Meeting Date:

May 18, 2026

Item Name:

Approve Resolution accepting the Professional Services Agreement between Atlas Technical Consultant, LLC and the City of Caldwell

Summary Statement:

Attached is an agreement with Atlas Technical Consultants, LLC. for professional construction, engineering, & inspection services related to the large-scale overbuild projects being completed by multiple telecommunication companies throughout the city. Said inspections are necessary to ensure compliance with city codes, policies, & specifications. Atlas has set this contract up on an as-needed basis and is prepared to ramp up/down their inspections services in relation to the ramp up/down of each individual telecommunication company currently deployed in the City. All monthly billings from Atlas will be pass-through bills to each telecom company.

Recommended Action:

It is recommended that Council approves the professional services agreement as proposed.

Budget:

Cost:
GL Account:
Timeline:
Department:
Project Manager:

Attachments:

1. 05-11-26 _ City of Caldwell Utility SOW & Budget
2. PSA - ATLAS - Res. _ 5-18-26

SCOPE OF SERVICES FOR
CONSTRUCTION ENGINEERING & INSPECTION (CE&I) SERVICES

May 5, 2026

Project:
Communication Network Facilities Inspection
City of Caldwell
Project No:

Project Description:
The City of Caldwell has plans to permit work for various utility companies (hereafter known as "Utility") to supply infrastructure within the public right-of-way per the Memorandums of Understanding between City of Caldwell and the Utilities. The City of Caldwell is looking for assistance in the provision of construction observation and inspection of this work. It is anticipated that inspection/observation will be performed on construction activities and materials that may include but are not limited to boring, excavation, granular subbase, aggregate base, asphalt HMA, concrete curbing & sidewalk, storm drain components, services for water & sewer, pressure irrigation, street lighting electrical, and residential repairs.

General Scope of Work:
This scope of work is to provide Construction Engineering & Inspection (CEI) Services for the utility installations completed by Utility and their subcontractors. Work will include limited scope and periodic project management and inspection/observation under the general direction of the City of Caldwell (CITY) Engineer or assigned City Project Manager. Atlas Technical Consultants, LLC (CONSULTANT) will provide the CITY with experienced administration and inspection personnel. Through this contract, CONSULTANT will inspect and document to ISPWC standards, Caldwell Supplemental Specifications, and the City permit requirements, the activities associated with the project to the level necessary to administer the contract. CONSULTANT will coordinate with assigned City personnel to review and assist in the facilitation of resolution of issues or concerns received by the public that relate to the utility installations. It is understood that the Utility may vary its production levels based on crew availability and that Atlas services may need to adjust accordingly.

Project Duration:
It is anticipated that onsite construction will start approximately July 2026. Construction time frame is indeterminate; however, assumptions have been made based on experience with this style of work and are outlined in the following section.

Assumptions for Estimating Contract Hours and Direct Expenses:

- A project scope, estimate, and contract will be developed and reviewed roughly once every 12 months.
- The attached estimate is based on a month time period, or 22 working days.
- Mileage for vehicles used by ATLAS staff will be a direct cost to the project at the federal mileage rate of $0.725/mile.
- It is anticipated the project will be staffed with personnel from our Boise office; therefore, no per diem nor lodging expenses will be required.

- ATLAS will provide a project manager and field technician(s)/inspector(s) for the duration of the project.
- Inspection/observation manhour estimate is based on an **average on-site** time of 4 hours per day plus 0.5 hours travel time depending on the contractor's schedule and work tasks being performed.
- Sampling and testing of materials are not considered to be a part of this scope of work. Atlas can provide these services, but they will be considered additional work and will be negotiated separately unless otherwise noted within this scope of work.

The following tasks represent the individual services that are to be provided by CONSULTANT under this agreement:

PRIMARY TASKS:

1. **Consultant Administration**

    1.1 Set up Atlas Project Files

    1.2 Monthly Invoicing – Monthly invoices of CONSULTANT labor will be submitted to the CITY project representative for review and processing each month.

2. **Construction Administration** – CONSULTANT will provide the qualified personnel necessary to support the CITY in ensuring the project meets City standards. The following sub-tasks represent a partial list of those activities necessary to administer the contract.

    2.1 Pre-Con/Kick-Off Meeting – CONSULTANT will attend & conduct the pre-construction meeting if one is required.

    2.2 Coordination Meetings – CONSULTANT will attend any scheduled partnering meetings. It is anticipated there will be a minimum of 2 remote meetings per month i.e. a bi-weekly TEAMS meeting.

    2.3 Submittal Reviews & Testing Requirements –CONSULTANT will review any material test reports provided by the contractor.

3. **Project Inspection** – Inspection will be performed by CONSULTANT with qualified staff.

    3.1 Inspector Diaries – Daily reports will be prepared to record the hours on the site, weather conditions, daily Contractor activities, and observations in general.

    3.2 Inspection - CONSULTANT will observe the project to verify work is being completed per ISPWC and City requirements. CONSULTANT will work with contractor and City to help assure patch backs and repairs are completed in a timely manner. CONSULTANT will supply regular partial punch lists and a final project punch list.

4. **Materials Sampling & Testing** – The Contractor will provide all materials sampling & testing services as required by ISPWC specifications and the ISPWC minimum testing requirements. CONSULTANT is available to supply QC/QA sampling and testing at the request of the CITY.

5. **As-Built & Project Close-Out** –

    5.1 CONSULTANT will request bore logs and as-builts from Contractor.

    5.2 CONSULTANT will participate in a final inspection, to include representatives from the CITY and the Contractor, to determine if the work completed by the Contractor is acceptable.

6. **Professional Service Fee –** This is a Time and Materials agreement. CONSULTANT will invoice the CITY for professional labor and reimbursable expenses based on the Cost Estimate and will bill only for the efforts **actually expensed** to complete the project in accordance with the provisions of the Task Order for this work.

   The fee estimate, level-of-effort projections, and schedule assumptions represent the CONSULTANT'S professional judgment. They are presented to allow a review of our approach. As we initiate activities, it may become apparent some modifications to this proposal are necessary due to changes in the Contractor's schedule. CONSULTANT will advise the CITY of such issues and notify them of any fee and/or schedule impact prior to implementing revised activities. It is understood that CONSULTANT services may require adjustments in manpower needs based on the number of utility crews working at any given time. CONSULTANT is able and willing to make those adjustments per regular review of inspection needs with the CITY.

   The Atlas FEE SCHEDULE for this **Time and Materials** scope of work is as follows:

POSITION	RATE/HR
Project Engineer/Manager	$242.00
Sr. Inspector	$160.00
Field Technician	$134.00
Clerical	$101.00
Mileage	$0.725

   A sample one-month inspection fee has been developed based on the general assumptions outlined in this scope of work. It is for cost analysis purposes only and does not reflect a contracted monthly rate.

Date:	City of Caldwell
5/11/2026	Consultant Man-Hour Estimate
Project No.	

City of Caldwell - Utility Work

A. SUMMARY ESTIMATED MAN-DAY COSTS

	Position	Man-Days		Man-Hours		Hourly Rate		Loaded Labor Cost
1	Project Engineer/Manager	0	=	2	@	$242.00	$	484.00
2	Sr. Inspector	19	=	150	@	$160.00	$	24,000.00
3	Field Technician	1	=	8	@	$134.00	$	1,072.00
4	Clerical	1	=	11	@	$101.00	$	1,111.00
				TOTAL LOADED LABOR COST			**$**	**26,667.00**

B. OUT-OF-POCKET EXPENSE SUMMARY

Task			Est. Amount		Unit Cost		Expense
Sr. Inspector Mileage	40 miles round trip	22 trips	880	@ $	0.725	$	638.00
Field Tech Mileage	40 miles round trip	4 trips	160	@ $	0.725	$	116.00
			TOTAL ESTIMATED EXPENSE			**$**	**754.00**

$ 27,421.00

Date:	**City of Caldwell**
5/11/2026	**Consultant Man-Hour Estimate**
Project No.	

City of Caldwell - Utility Work

		ATLAS					
		Project Manager	**Sr. Inspector**	**Field Tech**	**Clerical**	**TOTAL ATLAS**	**Notes**
TASK 1 - CONSULTANT ADMINISTRATION							
1.1	Contract & Project File Set Up & Maintenance		4.0		3.0	7.0	
1.2	Monthly Consultant Invoicing	1.0			4.0	5.0	
		1.0	**4.0**	**-**	**7.0**	**12.0**	
TASK 2 - CONSTRUCTION ADMINISTRATION							
2.1	Pre-Con/Kick Off Meeting		2.0			2.0	
2.2	Coordination Meetings	1.0	2.0			3.0	
2.3	Submittal Reviews		4.0			4.0	
		1.0	**8.0**	**-**	**-**	**9.0**	
TASK 3 - PROJECT INSPECTION							
3.1	Inspection with Diaries		110.0	8.0		118.0	Insp: 22 working days @ 5 hrs/day
3.2	Traffic Control		8.0			8.0	
3.3	Pay Quantitiy Collection		4.0			4.0	
		-	**122.0**	**8.0**	**-**	**130.0**	
TASK 4 - MATERIALS SAMPLING & TESTING							
4.1	TBD					-	
4.2	TBD						
		-	-	-	-	-	
TASK 5 - RECORD DRAWINGS & PROJECT CLOSEOUT							
5.1	Record Drawings		8.0		2.0	10.0	
5.2	Final Inspection		8.0		2.0	10.0	
		-	**16.0**	**-**	**4.0**	**20.0**	
Total Labor Hours		**2.0**	**150.0**	**8.0**	**11.0**	**171.0**	

Assumption Notes:

1 All QC/QA testing completed by Contractor
2 Hours for CEI Admin & Inspection only
3
4
5
6

RESOLUTION NO. _____

BE IT HEREBY RESOLVED by the Mayor and Council of the City of Caldwell, Idaho, that the Mayor of said City is hereby authorized to execute that certain agreement by and between the City of Caldwell and Atlas Technical Consultants, LLC and which agreement is for the providing of professional construction, engineering, & inspection services related to the large scale overbuild projects being completed by multiple telecommunication companies throughout the city, and, which inspections are necessary to ensure compliance with city codes, policies, & specifications; 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 18th day of May, 2026.

APPROVED BY THE MAYOR of the City of Caldwell, Idaho this 18th day of May, 2026.

Approved

By_____

Mayor

ATTEST:

By_____

Clerk

Memorandum

To:

City Council

Meeting Date:

May 18, 2026

Item Name:

Approve Resolution accepting the Disposition of City owned property from the Caldwell Water Department

Summary Statement:

The Water Department is requesting the disposition of these vehicles due to high mileage and the cost of maintenance for these vehicles has increased each year.
Vehicle Information:
2007 GMC 1/2 Ton; Vin#3GTEK14V27G165243; Mileage: 147,481
2012 Ford F150; Vin#1FTFX1CF9CKD38730; Mileage: 120,098
2016 Chevrolet 1500; Vin#1GCRCNEH2GZ216836; Mileage: 138,957

Recommended Action:

Caldwell Water Department and the Public Works Director recommend that these vehicles dispositions be approved for surplus and dispose of these vehicles via Enterprise Fleet Management Inc.

Budget: Not Budgeted

Cost:
GL Account:
Timeline:
Department:
Project Manager:

Attachments:

1. MEMORANDUM - City Council Meeting 05-18-2026 SURPLUS Multiple Vehicles from Water Dept
2. Resolution-City Council Meeting 05-18-26 SURPLUS Multiple Vehicles from Water Dept

MEMORANDUM

TO: Caldwell City Council

Meeting Date May 18, 20 26

AGENDA ITEM INFORMATION

SUBJECT:

Disposition of City-owned vehicles from the Caldwell Water Department

COST IMPACT: None

FUNDING SOURCE: None

TIMELINE: Effective upon approval

FINANCE REVIEW: ☐ ***BUDGETED:*** ☐ ***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		
Street Department		
Water Department	x	TM, DB, MR
WWTP		
Engineering		
Mapping		
Parks and Recreation		
Airport		
Information Systems		
Golf Course		
OTHER:		

SUMMARY STATEMENT:

Vehicle Information:
2007 GMC 1/2 Ton; Vin#3GTEK14V27G165243; Mileage: 147,481
2012 Ford F150; Vin#1FTFX1CF9CKD38730; Mileage: 120,098
2016 Chevrolet 1500; Vin#1GCRCNEH2GZ216836; Mileage: 138,957

The Water Department is requesting the disposition of these vehicles due to high mileage and the cost of maintenance for these vehicles have increased each year.

RECOMMENDED ACTION:

Caldwell Water Department and the Public Works Director recommend that these vehicles disposition be approved for surplus and dispose of these vehicles via Enterprise Fleet Management Inc.

RESOLUTION NO. _____

BE IT HEREBY RESOLVED by the Mayor and Council of the City of Caldwell, Idaho, to authorize City staff to dispose of these vehicles via Enterprise Fleet Management Inc.

Vehicle Information:

2007 GMC 1/2 Ton; Vin#3GTEK14V27G165243; Mileage: 147,481

2012 Ford F150; Vin#1FTFX1CF9CKD38730; Mileage: 120,098

2016 Chevrolet 1500; Vin#1GCRCNEH2GZ216836; Mileage: 138,957

PASSED BY THE COUNCIL of the City of Caldwell, Idaho this _18_ day of _May_2026.

APPROVED BY THE MAYOR of the City of Caldwell, Idaho this _18_ day of _May_ 2026.

Approved

By _____

Mayor

ATTEST

By _____

City Clerk

Memorandum

To:

City Council

Meeting Date:

May 18, 2026

Item Name:

Approve Resolution Authorizing the extension of waterline infrastructure to the Caldwell Fire Department Training Grounds, for $75,000 as budgeted.

Summary Statement:

The Caldwell Fire Department is requesting approval to extend an existing waterline approximately 900 feet into the Fire Training Area. This project includes the installation of five (5) fire hydrants and associated valves.

This extension will significantly enhance the department's ability to conduct realistic, hands-on training evolutions, including live fire training. The addition of a reliable, dedicated water supply within the training grounds will improve firefighter safety, operational readiness, and compliance with training standards.

Currently, there is no water supply into the fire training ground and this restrict the scope and realism of training scenarios. This infrastructure improvement will allow for sustained fire flow, multiple evolutions, and expanded training opportunities across fire suppression, pump operations, and incident command.

This project has been identified and approved as a budgeted item within the current fiscal year FY26.

Recommended Action:

Approve the waterline extension project, including installation of hydrants and valves, and authorize staff to proceed with implementation.

Budget: Finance Review
Budgeted

Cost:	$75,000
GL Account:	54-1-02-100-87300

Timeline: May-June 2026

Department:
Project Manager:

Attachments:

1. MEMORANDUM - Waterline Extension Fire Training Ground
2. Resolution Waterline Extension Fire Training Groun 2026
3. CFD Fire Line Extension Proposal
4. Schmidt proposal details Caldwell Fire Line Ext 5-5-2026
5. Caldwell Fire Budget Numbers

MEMORANDUM

TO: Caldwell City Council

Meeting Date May 18th **, 20** 26

AGENDA ITEM INFORMATION

SUBJECT:

Waterline extension into fire training ground.

COST IMPACT: 75,000.00

FUNDING SOURCE: 54-1-02-100-87300

TIMELINE: May-June 2026

FINANCE REVIEW: ☐ ***BUDGETED:*** ☑ ***NOT BUDGETED:*** ☐

Department Submittals	*X to mark*	*Initials*
Building Department		
CDBG		
Clerk		
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:		

SUMMARY STATEMENT:

The Caldwell Fire Department is requesting approval to extend an existing waterline approximately 900 feet into the Fire Training Area. This project includes the installation of five (5) fire hydrants and associated valves.

This extension will significantly enhance the department's ability to conduct realistic, hands-on training evolutions, including live fire training. The addition of a reliable, dedicated water supply within the training grounds will improve firefighter safety, operational readiness, and compliance with training standards.

Currently, there is no water supply into the fire training ground and this restrict the scope and realism of training scenarios. This infrastructure improvement will allow for sustained fire flow, multiple evolutions, and expanded training opportunities across fire suppression, pump operations, and incident command.

This project has been identified and approved as a budgeted item within the current fiscal year FY26.

RECOMMENDED ACTION:

Approve the waterline extension project, including installation of hydrants and valves, and authorize staff to proceed with implementation.

RESOLUTION NO. _____

RESOLUTION AUTHORIZING THE EXTENSION OF THE WATERLINE INFRASTRUCTURE TO SUPPORT FIRE TRAINING OPERATIONS;

WHEREAS the City of Caldwell Fire Department requires adequate infrastructure to support safe, effective, and realistic fire training; and,

WHEREAS, the extension of approximately 900 feet of waterline into the Fire Training Area, including the installation of five (5) fire hydrants and associated valves, will significantly enhance training capabilities; and

WHEREAS, this project will improve firefighter safety, operational readiness, and the ability to conduct live fire training and other critical training evolutions; and

WHEREAS, the project has been identified as a budgeted item within the City of Caldwell's current fiscal year budget;

BE IT HEREBY RESOLVED by the Mayor and Council of the City of Caldwell, Idaho, that the Caldwell City Council approves extension of the waterline and associated infrastructure improvements for the Fire Training Area, and

PASSED BY THE COUNCIL of the City of Caldwell, Idaho this 18th day of May 2026.

APPROVED BY THE MAYOR of the City of Caldwell, Idaho this 18th day of May 2026.

Approved,

By _____
Eric Phillips
Mayor

ATTEST:

By _____
Kristina Buchan
City Clerk

Lurré Construction Inc.

BUDGET

ID PWC-C-11688-U-1-2
RCE-2462

307 Badiola Street, Caldwell, ID 83605 Phone: 208-459-8624 Fax: 208-459-9661

To:	***City of Caldwell, Brian Riche***	**Phone:**	**208-286-6920**
	Fire Dept	**Fax:**	
Project:	***Fire Line Estension***	**Date:**	**4/28/2026**
Location:	***Caldwell Police Range***	**Addendums:**	**none**
City/State:	***Caldwell, Idaho 83605***	**Plan Date:**	**None**

ITEM NO:	WORK DESCRIPTION	EST. QTY.	UNIT DESC.	UNIT PRICE	TOTAL
1	**Waterline Extension** 900 lf of 8" C900 water line 5 Fire Hydrants Testing				$ 75,000.00

Bid Amount $ 75,000.00

Notes: Survey to be by Fire Dept

Authorized Signature_____ Date _____

Thank you for the opportunity to be involved in your project!

EXCLUSIONS:

* All permits, fees, traffic control, inspections, material testing, engineering, surveying, layout, staking and bonding.
* SWPPP, weekly inspections and reporting. All installation and maintenance of BMP's unless noted in our scope of work.
* As-Built drawings.
* Work in permit required confined spaces.
* Excavation or removal/disposal of unsuitable soils or hazardous/contaminated materials or soil, or rock excavation or removal/disposal, or over excavation and backfill unless indicated otherwise above.
* Dewatering labor, materials or equipment
* Handling, removal, disposal or exposure to asbestos or any other hazardous material of any kind.
* Any herbicide and prime coats.
* Import and placement of topsoil.
* Any costs incurred for protection or re-work due to adverse weather conditions; temperatures in excess or below specifications, site moisture conditions, rain, snow and wind.
* Any items not specifically included in this proposal shall be considered excluded.

TERMS:

* This Proposal binding for 15 days unless stated otherwise abov
* Additional work, (ASI's, AVO's, CCD's, CO's, PR's, RFP's, and RFI's) **directed** to be completed prior to written approval/authorizatio is considered approved to proceed. It is agreed that all such work/costs will be paid for on a T & M basis (unless previo pricing has been provided) as supported and submitte
* All material & work is per bid plans, specifications or as directed. All agreements and warranties expressed or implied are only as attached

in written form. Direction received to perform alterations or deviations from project specifications involving extra costs, or any additional quantities, will be considered approved and become an additional charge over and above the pricing indicated ab

* Bonding is available but not included. Add 3.0% for bonding if desire
* Full payment is due and owing upon completion of work unless agreed otherwise. Monthly progress payment requests will be ma for work requiring more than 45 days to complete. Interest will be charged at 1.5% per month or 18% per annum for delay payments. All expenses incurred in the collection of delinquent payments will be reimbursed to Lurre, including professional fe
* No retention is to be held for projects with less than 60 day duration. Full payment is due upon completion of the wo
* No Standby is included in price. Price is based on full production
* Directing Lurre to proceed on this project will be considered acceptance of this bid/proposal in it's entire
* This proposal assumes all right-of-way, licenses, permits, fees, etc. have been authorized & paid by Own
* This proposal is based on a mutually agreed upon schedule and sequence of milestones, including the work of others
* This proposal in its entirety shall become part of any subsequent agreement/sub-contract by reference by or including exact copy as an exhibit
* Commercial General Liability insurance aggregate shall not exceed $2,000,000.0
* Lurre will not be responsible for work disturbed or destroyed due to force majeure conditions, earthquakes, floods, riots, vandalis acts of God, or any other natural disasters
* Owner/ General Contractor further agrees to bear all costs, including attorney fees and cost in the event this agreement is placed, Lurre, in the hands of an attorney after default for enforcement of collection before or after a suit for damages or other legal re
* This proposal is submitted in good faith based on the agreement that it will be held confidential by it's receiver and all associa parties involved in its receipt, review and evaluation, keeping with the intention and ethics of fair bidding practices. A great dea effort, time and expense has been made in the evaluation and preparation of this proposal so please do not sh or peddle prices even if just to meet quotas or budgets. Thank you

LURRE' CONSTRUCTION, INC.
307 Badiola Street
Caldwell, ID 83605
459-8624 (f)459-9661

Prepared by:_____

Bid Proposal Details

Caldwell Fire Department Water Line Extension

Fire Department

Brian Richey
brichey@cityofcaldwell.org
621 Cleveland Boulevard
Caldwell Id. 83605

5/5/2026
Ryan McMillan, President
Schmidt Construction
Id Contractors Lic #RCE-3948 Expires: 12/14/2026

12" Water System

Line #	Qty	Unit	Description	Unit Price	Amount
1	1	EA	CONNECT TO EXISTING	$ 975.00	$ 975.00
2	900	LF	12" C-900	$ 83.50	$ 75,150.00
3	1	LS	MISC FITTINGS AND THRUST BLOCKS	$ 4,084.00	$ 4,084.00
4	0	0	12" GATE VALVES (none called out may not require any)	$ -	$ -
5	5	EA	FIRE HYDRANT ASSEMBLY,VALVE & SERVICE	$ 9,715.29	$ 48,576.45
6	0	0	Bell Restraints may be required not included in this budget proposal	$ -	$ -
7	1	EA	MOBILIZE	$ 4,025.00	$ 4,025.00
				Subtotal:	$ 132,810.45

8" Water System

1	1	EA	CONNECT TO EXISTING	$ 975.00	$ 975.00
2	900	LF	8" C-900	$ 59.52	$ 53,568.00
3	1	LS	MISC FITTINGS AND THRUST BLOCKS	$ 2,788.00	$ 2,788.00
4	0	0	8" GATE VALVES (none called out may not require any)	$ -	$ -
5	5	EA	FIRE HYDRANT ASSEMBLY,VALVE & SERVICE	$ 8,999.96	$ 44,999.80
6	0	0	Bell Restraints may be required not included in this budget proposal	$ -	$ -
7	1	EA	MOBILIZE	$ 4,025.00	$ 4,025.00
				Subtotal:	$ 106,355.80

#REF!

12" TOTAL $ 132,810.45

8" TOTAL $ 106,355.80

Submitted By: *Ryan McMillan* Date: *5/5/2026*

Ryan McMillan, President
Schmidt Construction

Accepted By: _____ Date: _____

(Signature)

(Representative's Name)

(Company Name)

DAHLE CONSTRUCTION
Proudly serving Idaho since 1942

4301 Garrity BLVD, Suite 201
Nampa, ID 83687

Cell: (208) 921-1793
Office: (208) 756-3241
Fax: (208) 756-3240

Idaho Contractor's License #RCE 574
Idaho Public Work License #PWC-C-11353

Date: 5/11/2026
Submitted to: Caldwell Fire
Project Name:

Plans Dated:

Item #	Description Of Work	Qty	U/M	@	Unit Price	Total
	WATER					
1	8" C900	200	LF	@	$ 40.00	$ 8,000.00
2	12" C900	640	LF	@	$ 63.00	$ 40,320.00
3	HYDRANTS	4	EA	@	$ 5,000.00	$ 20,000.00
4	MISC FITTINGS	1	LS	@	$ 7,332.00	$ 7,332.00
5	8" VALVES	2	EA	@	$ 2,500.00	$ 5,000.00
6	12" VALVES	2	EA	@	$ 4,700.00	$ 9,400.00
7	BLOWOFF	1	EA	@	$ 8,435.00	$ 8,435.00
8	TIE IN W/HOT TAP 12"	1	EA	@	$ 11,350.00	$ 11,350.00
		TOTAL WATER				**$ 109,837.00**
	MISCELLANEOUS ITEMS					
9	MOBILIZATION	1	LS	@	$ 5,900.00	$ 5,900.00
10	COMPACTION TESTING	1	LS	@	$ 2,500.00	$ 2,500.00
		TOTAL MISC. ITEMS				**$ 8,400.00**
			GRAND TOTAL			**$ 118,237.00**

All work to be completed in a workmanlike manner according to standard practice. Any alteration or deviation from above speifications involving extra costs, will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon accident, delays, strikes beyond Dahle Construction LLC control. Proposal may be withdrawn if not accepted within 21 days. Payment is due no later than the 10th of following month. Interest will be charged at maximum allowable rate on any overdue balances.

Exclusions: EROSION CONTROL, NOI, SWPPP, SURVEYING, PERMITS, FEES, UNSUITABLE MATERIAL REMOVAL OR REPLACEMENT, CONCRETE COLLARS, LANDSCAPE REPAIR, CONCRETE REPAIR, ROCK EXCAVATION, POND, SWALE AND ROOF DRAINS, RIP RAP, SAND WINDOWS, CATCH BASINS, ADJUSTMENT OF VALVES

Notes: ALL MATERIAL TO REMAIN ON-SITE.

Authorized Signature: Cindy Saline

Acceptance of Proposal

The above prices, specifications, and conditions are satisfactory and are hereby accepted. You are authorized to do work as specified.

Payment will be made as outlined above, and due by the 10th of each month.

Date Accepted: _____ **Authorized Signature:** _____

MEMORANDUM

TO: Caldwell City Council

Meeting Date May 18, 20 26

AGENDA ITEM INFORMATION

SUBJECT:

Declaring wastewater department vehicle as surplus and granting permission to process the sale of the vehicle through auction.

-2014 Kawasaki mule UTV
Model# KAF620M
-Polaris Ranger UTV
Vin# 3NSRCA576JE225458
-2004 Rain for Rent DV 150 " trash pump
-2007 Rain for Rent DV100 C 4" trash pump

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	X	AA
Engineering		
Mapping		
Parks and Recreation		
Airport		
Information Systems		
Golf Course		
OTHER:		

COST IMPACT: 0.00

FUNDING SOURCE: none

TIMELINE: effective upon approval

FINANCE REVIEW: ☐ ***BUDGETED:*** ☐ ***NOT BUDGETED:*** ☐

SUMMARY STATEMENT:

Wastewater department items have passed end of service life.

RECOMMENDED ACTION:

The wastewater department recommends that the Mayor and Council declare the listed vehicle as surplus and send to auction.

RESOLUTION NO. _____

A RESOLUTION OF THE CITY OF CALDWELL, IDAHO TO AUTHORIZE THE DECLARATION OF CITY-OWNED EQUIPMENT AS SURPLUS PROPERTY TO BE DISPOSED AS LISTED.

BE IT HEREBY RESOLVED that the Mayor and the Council of the City of Caldwell, Idaho, has approved the request to deem the following equipment as surplus:

Description	Serial Number	Department	Disposition: Auction/Scrap/Donate to non-profit
2016 Polaris Ranger UTV	3NSRCA576JE225458	Wastewater	Auction
2014 Kawasaki Mule UTV	KAF620M	Wastewater	Auction
Rain for rent 6" trash pump	DV 150	Wastewater	Auction
4" towable trash pump	DV 100 C	Wastewater	Auction

PASSED BY THE COUNCIL of the City of Caldwell, Idaho this 17th day of May 2026.

APPROVED BY THE MAYOR of the City of Caldwell, Idaho this 17th day of May 2025.

Approved By: Attest:

_____ _____

Mayor Clerk

MEMORANDUM

TO: Caldwell City Council

Meeting Date May 18, 20 26

AGENDA ITEM INFORMATION				
SUBJECT: Surplus for scrap two autonomous echo mower		***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		
		Mapping		
COST IMPACT:	N/A	Parks and Recreation		
FUNDING SOURCE:	N/A	Airport		
		Information Systems		
TIMELINE:		Golf Course	X	KW / TD
		OTHER:		

SUMMARY STATEMENT:

Two 9016 units have been stripped for parts and are no longer viable for operation. Remaining components are minimal, and both machines should be surplus for scrap and removed from the yard.

RECOMMENDED ACTION:

Approval of surplus request.

RESOLUTION NO. _____

A RESOLUTION OF THE CITY OF CALDWELL, IDAHO TO AUTHORIZE THE DECLARATION OF CITY-OWNED EQUIPMENT AS SURPLUS PROPERTY TO BE DISPOSED AS LISTED.

BE IT HEREBY RESOLVED that the Mayor and the Council of the City of Caldwell, Idaho, has approved the request to deem the following equipment as surplus:

Description	Serial Number	Department	Disposition: Auction/Scrap/Donate to non-profit
Autonomous Echo Mower – 9016	70525-00001906 70525-1753	Golf	Scrap

PASSED BY THE COUNCIL of the City of Caldwell, Idaho this 18th day of May 2026.

APPROVED BY THE MAYOR of the City of Caldwell, Idaho this 18th day of May 2026.

Approved By: Attest:

_____ _____

Mayor Clerk

Caldwell Draft Pool Operation & Maintenance Policy

Intent: To prevent the spread of communicable disease and to assure a clean and safe environment in the city pool.

(I). DEFINITIONS.

For the purpose of this policy, the following words and phrases are used, as defined below:

1. **Bather:** A person who becomes partially or totally immersed in water in a pool.
2. **Break in Grade:** Where the slope of the bottom of pool exceeds a uniform slope greater than one (1) foot in twelve (12) feet horizontally.
3. **Department:** City of Caldwell Parks & Recreation Department.
4. **Director:** Director of the Caldwell Parks & Recreation Department.
5. **Lifeguard:** A person who holds a current lifeguard training certificate and basic life support cardiopulmonary resuscitation (CPR) certificate from the American Red Cross, YMCA, Ellis & Associates, or any other equivalent certifying agency.
6. **Lifeguard Chair:** An elevated stand erected for use by a lifeguard while monitoring the safety of bathers in a pool. The height and location must afford the lifeguard an unobstructed view of all bathers within the pool enclosure.
7. **Pool Operator:** A person eighteen (18) years of age or older, who is responsible for the health and safety of the public using the pool and for following this policy in operating the pool. The pool operator must have an approved certification of competency from a Certified Pool Operator (CPO), National Swimming Pool Foundation Certification, an Aquatic Facility Operator (AFO), National Recreation and Parks Association Certification, a National Swimming Pool Institute (NSPI Tech 1), National Spa and Pool Institute Certification Program, District Health Department Certification, or other certification programs approved by the Director. The pool operator must also have a basic life support cardiopulmonary resuscitation (CPR) certificate and current first aid certification.
8. **Surge Tank:** A water containing vessel that accommodates the volume of water displaced by bathers, preventing overflow and maintaining consistent water levels.
9. **Swimming Pool:** A pool, and its related elements, that contains water more than two (2) feet deep, is used or intended to be used for swimming, diving, or recreational bathing, and is for the use of any segment of the public.

(II) POOL OPERATION AND MAINTENANCE.

1. **Circulation.** Provisions must be made for complete, continuous circulation of water throughout all parts of the pool. Pools with a recirculation system must have the necessary treatment and filtration equipment as required.

2. **Water Supply.** The water supply serving the pool must meet the water quality requirements for drinking water, including the provisions of IDAPA 58.01.08, "Idaho Rules For Public Drinking Water Systems." All portions of the water distribution system must be protected against backflow and cross connections.

   https://adminrules.idaho.gov/rules/current/58/580108.pdf

3. **Sewer System.** The pool facility must be connected to city sewer.

4. **Inspections and Closing the Pool.** The city is responsible for conducting periodic inspections while the pool is open for use. If the pool constitutes an unreasonable hazard to the health or safety of the public, the city must take action to correct the problem in order to ensure a safe environment for pool users.

   The city must immediately close the pool upon any of the following conditions and keep the pool closed until the issue(s) have been resolved. When the pool is not open for use, access must be restricted.

   - During thunderstorms and the pool will reopen 30 minutes after the last thunder or lightning,
   - Lacking a pool operator,
   - Lacking lifeguards,
   - Pool water is so cloudy that the main drain at the bottom of the pool cannot be clearly seen. Drownings and near drownings have occurred when children have fallen into a dirty, cloudy pool and the child could not be located in time to be rescued.
   - Loose, damaged, or missing main drain covers. Drownings and injuries have occurred when users became entrapped by the suction produced from the drain in the bottom of swimming pools.
   - Nonfunctioning recirculation system. If the recirculation system is broken and/or under repair, it is not possible to maintain the pool water in a clear, disinfected, and bacteriologically safe condition for any length of time. It is vital that pool water be maintained clear and disinfected.

- Pool water must not contain fecal coliform bacteria. If fecal coliform bacteria are present in any sample, a confirmation sample must be taken within twenty-four (24) hours. Should any two (2) consecutive water samples taken show the presence of fecal coliform bacteria, the pool must be closed immediately until the bacterial quality of the water is found absent for the presence of fecal coliform bacteria.
- Other conditions not discussed. There may be other hazardous conditions not included in the list above that may cause the city to immediately close a pool.

Staff will follow CDC and IDHW disinfection protocols for contamination response.

https://www.cdc.gov/healthy-swimming/response/index.html

5. **Lifeguards.** All lifeguards must hold a current lifeguard training certificate and basic life support cardiopulmonary resuscitation (CPR) certificate from the American Red Cross, YMCA, Ellis & Associates, or any other equivalent certifying agency.

   Each lifeguard is responsible for supervising no more than 35 bathers at a time.

   Each lifeguard on duty must have a rescue tube and the pool must have:

   - A reaching pole, at least twelve (12) feet in length;
   - A USCG-approved ring buoy (with rope);
   - A readily accessible full-length spine board that complies with American Red Cross specifications or equivalent;
   - A readily accessible first aid kit and a pocket face mask to assist with CPR; and
   - An emergency phone with posted 911 instructions within the pool enclosure.

   The equipment must be readily accessible, be mounted in a conspicuous place, and be kept in good repair and ready condition.

   If lifeguard chairs are provided, they must be located and constructed to provide a clear, unobstructed view of the pool bottom in the area under surveillance.

6. **Continuous Disinfection.** Pools must be designed to provide for continuous disinfection of the pool water with a chemical that has an effective disinfectant and imparts an easily measured, active residual. A test kit for measuring the accurate concentration of the disinfectant must be provided at the pool.

7. **Disinfection Method.** The pool uses a twelve and a half percent (12.5%) solution of Sodium Hypochlorite for disinfection.

8. **Water Chemistry.** Pool water must be maintained in an alkaline condition as indicated by a pH of not less than seven and two-tenths (7.2) and not over seven and eight-tenths (7.8). Free chlorine must be in the range of 1.0 to 5.0 parts per million (ppm). An accurate pH testing kit must be provided at the pool. Testing must be conducted and recorded at least twice daily: (1) before the pool opens, and (2) during peak usage.

9. **Pool Occupancy.** The number of bathers shall not exceed the maximum bather load set by the facility permit. Lifeguards are responsible for ensuring that there are only as many bathers as they can safely monitor.

10. **Chemical Use.** Any chemical must be used in accordance with the manufacturer's recommendations and not cause irritation to the eyes or skin of the bathers, or have other objectionable physiological effects on bathers.

11. **Chemical Storage.** All chemicals must be kept out of reach of the public, be stored in original containers, and be stored in accordance with the instructions of the manufacturer or, in the absence of such instructions, as directed by the Director.

12. **Cleaning.** Pools must always be maintained and operated in a clean, safe, and sanitary manner.

    - Pool walls and bottom should be vacuumed or brushed as needed to remove visible material.
    - Decks must be kept clean, safe, and maintained in good condition.
    - Bathrooms, showers, and dressing rooms must be kept clean, safe, and sanitary at all times.

13. **Disinfectant & Chemical Feeders.** Pools must be equipped with a disinfectant feeder or feeders that meet the following requirements. Equipment must be:

    - Capable of being easily disassembled for cleaning or repair, and constructed of corrosion resistant materials;
    - Constructed to permit repeated adjustments without loss of output rate accuracy and be constructed to minimize stoppage from debris that may be contained in aid chemicals used;
    - Designed specifically for the type of disinfectant used; and

- Provided with controls for adjusting the flow rate of disinfectant.

When the disinfectant is introduced at the suction side of the pump, a device or method must be provided to prevent air lock of the pump or recirculation system.

14. **Recirculation System; Flow Rate.** A recirculation system, consisting of pumps, piping, skimmers, filters, water disinfection equipment, and other accessory equipment must be so designed and sized as to completely recirculate the pool volume of water at least once every eight (8) hours.

15. **Recirculation System; Sizing.** All equipment and connecting piping must be designed to reduce friction losses, and for the piping to carry the required quantity of water at a velocity not to exceed six (6) feet per second for suction side pipe, and not more than ten (10) feet per second for filter discharge pipe. Piping must be non-toxic material, resistant to corrosion, and able to withstand normal operating pressures. It is recommended all plastic pipes conform with NSF Standard 14 for potable water applications of the National Sanitation Foundation (NSF) and bear the NSF seal.

    https://www.nsf.org/knowledge-library/certification-of-plastic-piping-products-nsf-ansi-14-and-nsf-ansi-can-61

16. **Recirculation System; Cleaning.** A cleaning system must be provided to remove dirt from the bottom of the pool.

    When a vacuum is used as an integral part of the recirculation system:

    - Connections must be located in the walls of the pool, at least eight (8) inches below waterline, and at such point the floor of pool can be cleaned; and
    - The vacuum system must also be designed to preclude any possible entrapment.

17. **Recirculation System; Flow Rate.** A functioning rate-of-flow indicator must be installed and located so the recirculation rate will be accurately measured, be accurate within five percent (5%) of true flow, and be located in a position that is easy to read.

18. **Recirculation System; Cleaning.** A pump and motor unit must be provided for the recirculation of water that has been selected to meet the quantity of water required for filtering, and cleaning the filter, with the total dynamic head developed by the complete system. It is recommended the pump comply with requirements of NSF

Standard 50, “Circulation System Components and Related Materials for Swimming Pools, Spas/Hot Tubs,” of the National Sanitation Foundation (NSF) and bear the NSF seal.

https://blog.ansi.org/ansi/nsf-ansi-50-2024-equipment-chemicals-swimming-pools/

19. **Recirculation System; Thermometers.** If the pool is equipped with heaters there must be at least one (1) fixed thermometer located between the heating outlet and the pool.

20. **Recirculation System; Strainer.** The recirculation system must include a corrosion-resistant strainer, readily accessible for frequent cleaning.

21. **Filtration System & Filters.** All pools must be equipped with a filtration system for the purpose of clarifying the water so it meets or exceeds the minimum clarity requirement.

    All filters must:

    - Be designed and sized to achieve the proper turnover rate without exceeding the maximum flow rate;
    - Be equipped with pressure or vacuum gauges; and
    - Comply with all applicable requirements of NSF Standard 50, “Circulation System Components and Related Materials for Swimming Pools, Spas/Hot Tubs,” or in the absence of applicable requirements, be approved by the Director.

22. **Disposing of Waste.** Provisions must be made to dispose of material cleaned from filters and backwash water in a manner that will not create a nuisance. If drainage to a sanitary sewer or storm drain is permitted, an air gap must be provided that will positively preclude against surge or backflow introducing contaminated water into the pool or recirculation system.

23. **Overflow Systems.** All pools must be designed to provide continuous skimming, have overflow gutters or surface skimmers, and have an overflow system designed and installed so the water level of the pool is maintained at the operating level of the rim or weir device.

The gutter, drains, and return piping to the surge system must be designed to rapidly remove overflow water caused by recirculation displacement, wave action, or other causes produced from the maximum pool bathing load.

General Requirements. Overflow gutters must:

- Extend around the entire perimeter of the pool except at steps or recessed ladders;
- Have the gutter lip be level within three-tenths (.3) inch;
- Be capable of continuously removing fifty percent (50%) of the recirculated water and returning it to the recirculation system; and
- Be designed to prevent entrance or entrapment of bathers.

All overflow gutters connected to the recirculation system must be connected in an approved manner, such as a surge tank.

There must be provided:

- A minimum of one (1) skimmer for each four hundred (400) square feet of water surface area or fraction thereof; and
- No fewer than two (2) skimmers in every pool.

Any skimmer used in a pool must comply with all applicable requirements of NSF Standard 50 “Circulation System Components and Related Materials for Swimming Pools, Spas/Hot Tubs,” of the NSF International or in the absence of applicable requirements, be approved by the Director.

The total capacity of all skimmers used must be a minimum of two-thirds (2/3) of the required filter flow.

Piping for skimmers used must be designed for a capacity of not less than eighty percent (80%) of the required filter flow of the recirculation system, and in no case less than thirty (30) gallons per minute per eight (8) inches of weir.

All skimmers used must be equipped with an approved equalizer valve and an equalizer line with an inside diameter of not less than two (2) inches, installed not less than twelve (12) inches below the normal operating level of the water.

The inlet to the equalizer line or lines must:

- Be designed to prevent the creation of a holding force whenever the body or limb of a bather comes into contact with the inlet; and
- Be protected by a grill or shroud that will prevent a bather or any limb of a bather from entering the inlet.

All inlets must be spaced at least five (5) feet away from any skimmer. One (1) skimmer must be placed at a point in the pool opposite the direction of the prevailing winds.

24. **Drains.** Every pool must have a tandem main drain located in the deepest section of the pool and have the ability to empty the pool through this drain.

    Multiple drains must be provided. Outlet drains must not be further apart than twenty (20) feet on center.

    The main drain outlet grating must:

    - Have an area of openings four (4) times the area of the discharge pipe or provide sufficient area so the maximum velocity of water passing through the grate will not exceed six (6) feet per second;
    - Have grate openings with a maximum width of not more than one half (1/2) inch; and
    - Be securely fastened in such a way that they cannot be removed without the use of tools.

25. **Fence and Barriers.** A fence or barrier at least six (6) feet high to exclude unauthorized people from the pool area must enclose the pool.

(III) HEALTH & SAFETY REQUIREMENTS; NOTICES.

A lifeguard or pool operator must be in full charge of bathers and have authority and responsibility to enforce all rules of safety and sanitation. Signs must be clearly visible to bathers informing them of the following safety and sanitation requirements:

1. **Shower:** A shower should be taken before swimming.
2. **Disease:** Any person with an infectious or communicable disease that may be transmitted through water is not allowed to swim.
3. **Running and Roughhousing:** No running or rough play are permitted.
4. **Contamination:** Contamination of water, walkways, or dressing room floors in any way is prohibited.

5. **Glass:** Glass containers are prohibited in the pool area.

(IV) RECORD KEEPING AND REPORTING

The pool operator or other city staff must record the following information each day the pool is open, and keep these records for review.

1. **Disinfectant Levels;**
2. **pH Readings;**
3. **Clarity Readings;**
4. **Amount and Type of Chemicals Used; and**
5. **Accidents Requiring a Call to 911 or Professional Medical Treatment.** Accidents requiring a call to 911 or professional medical treatment, including injuries, drownings or near drownings must be reported immediately to the director by a phone call.

Lifeguards must report the following information to the pool operator:

1. **Fecal accidents,**
2. **Thefts, and**
3. **Vomit incidents.**

Make sure all equipment is in working condition before resuming pool operations after an emergency or 911 call. Thefts should be reported to the police non-emergency phone number.

Regular **Item:** 14.

Memorandum

To:

City Council

Meeting Date:

May 18, 2026

Item Name:

Approve the Findings of Facts and Conclusions of Law and Development Agreements for Silverleaf Subdivision (ANN25-000010, ANN25-000013, ANN25-000014, SPP25-000014).

Summary Statement:

Recommended Action:

Budget:

Cost:
GL Account:
Timeline:
Department:
Project Manager:

Attachments:

1. Sivlerleaf_Reasoning Statement and Decision
2. DRAFT DA - ANN25-000013
3. DRAFT DA - ANN25-000014
4. DRAFT DA - Silverleaf

CITY OF CALDWELL
FINDINGS OF FACT, CONCLUSIONS OF LAW, AND REASONED DECISION

BEFORE THE CITY COUNCIL OF THE CITY OF CALDWELL
CANYON COUNTY, STATE OF IDAHO

IN THE MATTER OF THE APPLICATIONS SUBMITTED BY JUB ENGINEERS FOR ANNEXATION AND INITIAL ZONING (ANN25-000010, ANN25-000013, ANN25-000014) OF 284 ACRES WITH A REQUEST FOR INTIIAL ZONING OF R-2 (COMMUNITY RESIDENTIAL – 202 ACRES), R-3 (URBAN RESIDENTIAL – 34 ACRES), AND H-C (MIXED-USE/REGIONAL COMMERCIAL – 48 ACRES) WITH A DEVELOPMENT AGREEMENT FOR EACH ANNEXATION APPLICATION, AS WELL AS APPLICATION SPP25-000014 FOR SILVERLEAF MIXED USE SUBDIVION, CONSISTING OF 655 SINGLE-FAMILY RESIDENTIAL LOTS, 1 MULTI-FAMILY LOT, 13 COMMERICAL LOTS, and 95 COMMON LOTS.

WHEREAS, the applicant filed an application for an annexation with initial zoning and a preliminary plat on 12/18/2025; and

WHEREAS, this matter came before the Caldwell Planning & Zoning Commission during a duly noticed public hearing on 4/8/2026 and was recommended to the City Council for APPROVAL;

WHEREAS, this matter came before the Caldwell City Council during a duly noticed public hearing on 5/4/2026, at which time the Applicant, staff, and members of the public were given an opportunity to provide testimony, and all legal notice requirements of the City of Caldwell and applicable Idaho law were satisfied; and

WHEREAS, all application materials, staff reports, staff memos, presentations, exhibits, meeting minutes, agency written comments, public written comments, and public hearing testimony are part of “the record”; and

WHEREAS, this written document provides for the approval of the above mentioned application and contains the criteria and standards considered relevant, the relevant contested facts relied upon and explains the rationale for the decision based on the applicable provisions of the comprehensive plan, relevant ordinance and statutory provisions, pertinent constitutional principles and factual information contained in the record in accordance with 67-6535 (2) of Idaho Code; and

WHEREAS, this written document identifies the nature of compliance or noncompliance with express approval standards and explains the compliance or noncompliance with relevant decision criteria in accordance with 67-6535 (2)(a) of Idaho Code.

I. GENERAL INFORMATION

Application Requests:	JUB Engineers, on behalf of the property owner, Idaho Conference of Seventh Day Adventists, and developer, M3 Companies, is requesting approval to annex approximately 284 acres of land consisting of five (5) separate parcels within the City of Caldwell with a request for initial zoning of R-2 (Community Residential, 202 acres), R-3 (Urban Residential, 34 acres), & H-C (Mixed-Use/ Regional Commercial, 48 acres) zones, with the incorporation of a Development Agreement. In addition, the applicant is requesting approval of a subdivision preliminary plat for Silverleaf Subdivision, consisting of 764 total lots (655 single-family residential lots, 1 multi-family lot, 13 commercial lots, and 95 common lots) on approximately 220 acres on the parcels south of HWY 55 (R32859, R32846, & R3284601).
Project Name:	Silverleaf Mixed Use Subdivision
File Number(s)	ANN25-000013 for parcel R3271701300, ANN25-000014 for parcel R3271900000, & ANN25-000010 and SPP25-000014 for parcels R32859, R32846, & R3284601
Applicant:	JUB Engineers on behalf of Mark Tate, M3 Companies
Property Owner:	Idaho Conference of Seventh Day Adventists & Idaho Conference of Seventh Day Adventists, Inc.
Project Site Address:	0 S Montana Ave., 0 S. 10th Ave., 14944 Karcher Rd., 0 Indiana Ave., & 15985 Indiana Ave., Caldwell, Idaho.
Project Site Location:	The subject site includes five (5) parcels on the north and south sides of Karcher Rd, between S 10th Ave. and S. Indiana Ave.
Project Site Parcel Number(s):	
Project Site Acreage:	Approximately 284 acres, more or less
Zoning:	County – Ag
Comprehensive Plan Designation:	Community Center and Neighborhood 2
Final Decision Making Body:	City Council
Public Hearing Date:	5/4/2026

II. PROCEDURAL HISTORY

1. The applications were submitted on 12/18/2025
2. Notice of the public hearing was provided in accordance with Caldwell City Code Section 10-03-12 and Idaho Code.
3. Notice was sent to all political subdivisions, including school districts on 1/05/2026
4. Notice was mailed to property owners within 500' feet of the subject property on 4/14/2026
5. Notice was published in the official newspaper on 4/17/2026.
6. Public Hearing agenda was posted in accordance with Idaho Open Meeting Laws.
7. A written staff report was prepared by professional planning staff and was entered into the record.
8. A public hearing was held before the City Council on May 4, 2026, at which time testimony was received from the applicant, staff, and members of the public.

III. EVIDENTIARY FINDINGS OF FACT

1. The subject property is located at R3271701300, R3271900000, R3285900000, R3284600000, & R3284601000 And consists of approximately 284 acres
2. The subject property is currently zoned County – Ag land and designated Community Center and Neighborhood 2 in the Caldwell Comprehensive plan.
3. Surrounding land uses include:
    a. North: R-1 (Neighborhood Residential), primarily vacant land or school sites (Gem State Academy, Vallivue Middle School, and Falcon Ridge Elementary)
    b. South: R-1 (Neighborhood Residential), Single-family homes (City of Caldwell)
    c. East: R-1 (Neighborhood Residential) and Ag – County, Single-family homes (Caldwell) and a cemetery
    d. West: Agricultural and Rural Residential in the County, County Single-family homes, gravel pit/staging area
4. The proposed subdivision consists of the following number and types of lots/units:
    a. 655 single-family lots for 655 single family detached units
    b. 1 multi-family lot for up to 336 multi-family units to be approved with a future Council level Special Use Permit
    c. 13 commercial lots for 22.63 acres of commercial development
    d. 95 common lots
5. The proposed development includes the following infrastructure improvements and amenities:

a. Installation of curb, gutter, sidewalks, street widening, turn lanes, utility main line extension, public pathways, regional pathway segment, and landscape street buffers.

b. 14.5% (26.18 acres) useable open space

c. Extensive amenities where none are required by code

6. Adequate public utilities and services, including water, wastewater, stormwater, and other necessary infrastructure, are available or can be reasonably extended to serve the proposed development. Utilities shall have sufficient capacity to accommodate the proposed development at building permit issuance. Where necessary, the applicant shall construct or extend required facilities in accordance with City standards as a condition of approval. This includes:

    a. Water

    b. Sewer

    c. Trash

    d. Fire protection

    e. Police services

7. The following public schools will be providing services to the development:

    a. Falcon Ridge Elementary

    b. Vallivue Middle School

    c. Vallivue High School

IV. RECORD CREATED

1. Application Materials

    a. Land Use Application

    b. Rezone Checklist

    c. Narrative

    d. Vicinity Map

    e. Property Owner Authorization / Acknowledgement

    f. Site Plan

    g. Preliminary Plat (Attached)

    h. Landscape Plan (Attached)

2. Staff Report and Exhibits

    a. Zoning Map

    b. Future Land Use Map

    c. Planning & Zoning / Hearing Examiner Minutes

d. Development Agreement
e. Ordinance
f. Ordinance Summary

3. Public Written Comments
    a. Mr. and Mrs. Eddington's email received March 11, 2026 in opposition
4. Public Agency Comments
    a. Vallivue School District Comments
    b. City of Caldwell Engineering Comments
    c. City of Caldwell Fire Comments
    d. City of Caldwell Police Comments
    e. Canyon County Comments
    f. Caldwell Highway District 4
    g. Community Planning Association of Southwest Idaho (COMPASS)
    h. Nampa Highway District 1
5. Other Evidence of Record
    a. The applicant's presentation and testimony was entered into the record.
    b. The staff report and presentation was entered into the record.
    c. The public's testimony in favor, neutral, and in opposition was entered into the record.
    d. The applicant's rebuttal testimony was entered into the record.
    e. All Late Exhibits (if applicable) were entered into the record.
    f. All deciding body questions and deliberation were entered into the record.

V. APPLICABLE APPROVAL CRITERIA

The application was evaluated under the following sections of the municipal code:

City Code Section 10-03-02 (7) - Zoning Map Amendment Criteria

City Code Section 11-02-03 (1) E4 - Preliminary Plat Criteria

City Code Section 10-03-11 - Development Agreements

Idaho Code Title 67, Chapter 65 Local Land Use Planning Act

ANALYSIS OF APPROVAL CRITERIA FOR A ZONING MAP AMENDMENT

In the course of consideration of any such request, the city council, upon recommendation from the commission, must find and conclude ALL of the following:

Criterion 1: Is the proposed zoning map amendment consistent with the comprehensive plan's land use map, and the plan's established goals, objectives, and policies.

The future land use map classifies property within the Community Center & Neighborhood 2 land use designation place types. The Community Center place type is a low to mid intensity commercial place type that focuses on creating a destination for residents. The Neighborhood 2 designation is the primary residential place type in Caldwell providing an array of low to mid-density housing options.

The requested annexation area exceeds the preliminary plat area by approximately 64 acres due to the Applicant not including specific development on those parcels located on the north side of HWY 55. The requested zoning districts north of HWY 55 include H-C and R-3 within the Community Center place type and R-2 within the Neighborhood 2 place type. All of the requested zones comply with the associated comprehensive plan place types.

On the south frontage of HWY 55 from S. 10th to S. Indiana, the Applicant proposes detached single-family residential within the R-2 zone, commercial lots within the H-C zone, and conceptual multi-family large scale (7 or more units on a singular parcel) within the R-3 zone. All of which are compatible with the Community Center place type.

The Council considered several Comprehensive Plan goals and policies as presented in the staff report, including:

Chapter 3: A Connected Community

Goal 1: Policy 1.2: Design local and collector streets in a manner that provides good circulation as well as connections to adjacent developments.

Goal 2: Policy 2.3: Provide adequate right-of-way for future arterial highway needs and preserve roadway corridors as development occurs.

Goal 3: Policy 3.3: Facilitate improvements and intensification of activity along major commercial corridors with mixed-use development oriented toward the corridor.

Goal 3: Policy 3.4: Transition the intensity of land uses away from the activity corridor with multifamily housing, landscaping, and through building design.

Goal 4: Policy 4.4: Close gaps in the sidewalk network to provide continuous and accessible pedestrian pathways throughout the city.

Goal 6: Policy 6.5: Consider overpasses or underpasses for pedestrians at dangerous rail or road crossings.

Chapter 5: Where Rivers, Parks & Agriculture Meet

Goal 1: Policy 1.4: Support public and private parks and recreation systems that offer active and passive recreational opportunities.

Goal 4: Policy 4.4: Enhance connectivity through wayfinding for trails, paths, and greenways.

Chapter 6: Quality Neighborhoods to Call Home

Goal 1: Policy 1.1: Allow a mix of housing types and densities within all neighborhoods, such as duplexes, townhouses, cottage communities, and other types as appropriate.

Goal 1: Policy 1.3: Support higher density residential development near downtown, commercial centers, mixed-use areas, and along transit corridors.

Goal 2: Policy 2.1: Discourage monotonous housing developments, both in architectural style and in housing type.

Based on the staff report and evidence in record, the decision-making body concluded that, the proposed zoning is consistent with the Comprehensive Plan.

<u>Criterion 2:</u> Is the proposed map amendment consistent with the purpose statement of the proposed zoning district.

The purpose of the R-2 zone is to provide areas by zoning procedures in accordance with the comprehensive plan that accommodates a larger variety of lot sizes and housing types. This includes single-family residential (including accessory dwelling units) and missing middle housing types such as townhomes, duplexes, triplexes, fourplexes, cottage courts, small scale multi-family, or mansion house apartments. Supporting or secondary land uses may include small-scale mixed-use or live/work housing types, and commercial activities and services that are generally only found at major intersections of arterial and collector roadways.

The proposed development associated with the R-2 zone includes the construction of single-family detached homes of varying lot sizes, which is consistent with the purpose of the R-2 zone.

The purpose of the R-3 zone is to provide areas by zoning procedures in accordance with the comprehensive plan that which allows for multifamily, townhomes, row-housing, mixed-use buildings, and live/work units. Single family may be present in forms such as small lot development, infill, or cottage courts. This zone is situated along or near major streets such as collectors and arterials. It is also generally located near pedestrian connections and commercial services. Supporting or secondary land uses may include medium scale commercial along major roadways or within a mixed-use development. This district may serve as a buffer between R-2 Zones and nonresidential or mixed-use zones.

The Applicant is proposing multifamily residential near the intersection of major roadways that will act as a buffer between the R-2 zone and the Karcher Rd. corridor.

The purpose of the H-C zone is to provide areas by zoning procedures in accordance with the comprehensive plan that accommodates more intense commercial activity serving the commercial needs of the city of Caldwell and the region than what may be provided within the C-3 zone. This zone would allow for a heterogeneous mix of uses, including major retail centers, large-scale office parks, medical centers, wholesale businesses, and highway oriented commercial businesses. Uses within this zone are intended to be more mixed-use in nature and have frontage or access off of major arterial or collector roadways.

The proposed development includes commercial uses to be solely located within the requested H-C zone. No specific uses are proposed at this time but these areas will be reserved for future commercial development. Further, these zoning areas will help buffer other residential uses within the development from the busy corridor of Karcher Rd.

Based on the staff report and evidence in record, the decision-making body concluded that the proposed annexation with initial zoning for each of the three (3) proposed zones is consistent with the purpose statement of the proposed zoning district as described above.

Criterion 3: Is the intensity of development in the new zoning district expected to create significantly adverse impacts to surrounding properties or the neighborhood, or are there proposed efforts to mitigate or minimize such adverse impacts.

The intensity of development allowed within the proposed zoning district has been evaluated in relation to surrounding land uses and zoning designations.

The Council finds that the requested zoning districts (R-2, R-3, and H-C) are all listed as compatible zoning districts within the respective comprehensive plan place types (Neighborhood 2 & Community Center) which foretells the intensity of development along the Karcher Rd. corridor being greater than that of the existing R-1, single-family development..

In addition, Council determined the proposed zoning would be compatible with properties in the immediate vicinity which are utilized as single-family residential properties because the zoning and subsequent land uses proposed act as a transition from the major corridors to the existing developments. Single-family structures proposed range in height from one-story to two-story, which provides a seamless transition from the adjacent subdivisions, which has similar building massing and architectural scale. The subject plat is proposing an R-2 zone and is surrounded by R-1 zones which includes varying single family detached home lots. The R-2 intensity of the development is expected to be compatible with the surrounding properties or neighborhoods, as outlined within this report.

Development Impact Fees are paid at the time of permit issuance to assist in mitigating impacts and maintain/enhance community levels of service. In addition, development of the site could help by providing improvements that are needed or lacking in this area, including widening major roadways and closing multiple sidewalk gaps.

Based on this review, the deciding body finds that the proposed district is not expected to create significant adverse impacts on adjacent properties or the surrounding neighborhood. Development within the district will be subject to applicable zoning standards and site development requirements intended to minimize potential impacts such as traffic, noise, lighting, and building scale. These standards provide reasonable mitigation to ensure compatibility with nearby properties.

Criterion 4: Does the information provided from the agencies having jurisdiction over the public facilities needed for this site indicate that adequate public facilities exist, or are expected to be provided, to serve all uses allowed on this property under the proposed zone.

The application has been reviewed by the appropriate utility and service providers. Based on the information provided, adequate public facilities and services, including water supply, wastewater treatment, stormwater management, transportation access, and emergency services, are available or can be reasonably extended to serve proposed land uses. Any necessary infrastructure improvements will be required as conditions of approval to ensure that the proposed development does not create deficiencies in service for existing users.

Testimony from staff indicated that the proposed land uses would create new trips or demands on the roadway system that would necessitate some traffic mitigation improvements such as widening the half section of roadway adjacent to the site.

The Council confirmed with staff that the traffic mitigation improvements were listed as a condition of approval.

Based on these conditions, and with staff's confirmation of availability of utility connectivity and capacity to serve, Council found that the zoning, as conditioned, is adequate to serve all proposed uses under the proposed zone.

ANALYSIS OF APPROVAL CRITERIA FOR A SUBDIVISION PRELIMINARY PLAT

The city council, prior to approving a preliminary plat request, shall find and conclude the requests have met the criteria identified below

Criterion 1: The plat is in compliance with "city code" as defined within Caldwell Municipal Code.

The proposed subdivision has been reviewed and meets compliance with all zoning ordinance standards in accordance with:

Section 10-02-02: Access and Connectivity

Section 10-02-05: Off-Street Parking Standards

Section 10-02-09: Landscaping, Buffering and Screening

Section 11-02-01: Plat Procedures

Section 11-02-02: Phased Subdivisions

Chapter 11, Article 3: Design and Construction Standards and Requirements

Section 11-05-03: Floodplain Subdivisions or Floodplain Planned Unit Developments

Chapter 5: Streets and Sidewalks

Based on Council's review and analysis of the proposed subdivision plat, the plat is in compliance with the purpose of the zoning districts, the land use schedules, bulk and dimensional standards, density allowances, landscaping standards, buffering standards, screening standards, off-street parking standards, common open space standards and all other development standards.

Criterion 2: The plat is consistent with the city comprehensive plan.

The plat proposes a mix of land uses (commercial, multi-family, and single-family detached) and varying lot sizes for detached single-family homes, offering multiple housing types, recreational opportunities, and neighborhood serving commercial uses. The subdivision is providing pathways and sidewalks which provide connectivity to surrounding neighborhoods and services. The smaller, 40' wide single-family lots, which are considered slightly denser than the larger lot single-family detached housing proposed, is located closer to the proposed multi-family and commercial uses as well as closer to the Karcher/HWY 55 corridor; the larger detached single-family lots are located further to the south and more adjacent to the existing R-1 uses to the south. All of these design characteristics are consistent with the comprehensive plan.

The subject site is within both the Neighborhood 2 and Community Center place type on the comprehensive plan land use map. The R-2 zoning is a compatible zone within the Neighborhood 2 land use category and aligns with the specified primary land uses for low-density and medium density residential. The R-3 and H-C are both compatible with the Community Center place-type.

The Council considered several Comprehensive Plan goals and policies as presented in the staff report, including:

Chapter 3: A Connected Community

Goal 1: Policy 1.2: Design local and collector streets in a manner that provides good circulation as well as connections to adjacent developments.

Goal 2: Policy 2.3: Provide adequate right-of-way for future arterial highway needs and preserve roadway corridors as development occurs.

Goal 3: Policy 3.3: Facilitate improvements and intensification of activity along major commercial corridors with mixed-use development oriented toward the corridor.

Goal 3: Policy 3.4: Transition the intensity of land uses away from the activity corridor with multifamily housing, landscaping, and through building design.

Goal 4: Policy 4.4: Close gaps in the sidewalk network to provide continuous and accessible pedestrian pathways throughout the city.

Goal 6: Policy 6.5: Consider overpasses or underpasses for pedestrians at dangerous rail or road crossings.

Chapter 5: Where Rivers, Parks & Agriculture Meet

Goal 1: Policy 1.4: Support public and private parks and recreation systems that offer active and passive recreational opportunities.

Goal 4: Policy 4.4: Enhance connectivity through wayfinding for trails, paths, and greenways.

Chapter 6: Quality Neighborhoods to Call Home

Goal 1: Policy 1.1: Allow a mix of housing types and densities within all neighborhoods, such as duplexes, townhouses, cottage communities, and other types as appropriate.

Goal 1: Policy 1.3: Support higher density residential development near downtown, commercial centers, mixed-use areas, and along transit corridors.

Goal 2: Policy 2.1: Discourage monotonous housing developments, both in architectural style and in housing type.

Based on the staff report and evidence in record, the decision-making body concluded that the proposed zoning and preliminary plat is consistent with the Comprehensive Plan.

Criterion 3: Public services and utilities are available or can be made available and are adequate to accommodate the proposed subdivision.

The Council reviewed the city staff report and listened to testimony from the applicant and the public.

Testimony from staff indicated that the proposed land uses would create new trips or demands on the roadway system that would necessitate some traffic mitigation improvements such as widening the half section of roadway adjacent to the site.

The Council confirmed with staff that the traffic mitigation improvements were listed as a condition of approval to ensure that the proposed development does not create deficiencies in service for existing users.

Based on the information provided and the evidence in record, the decision-making body found that adequate public facilities and services, including water supply, wastewater treatment, stormwater management, transportation access, and emergency services, are available or can be reasonably extended to serve all proposed uses under the proposed zone.

Criterion 4: The plat consistent with the city transportation master plan.

The proposed subdivision plat has been evaluated against the transportation policies and roadway network identified in the City Transportation Master Plan.

The Silverleaf Subdivision has multiple classified roadway frontages on all sides of the development (S. 10th, S. Montana, S. Indiana, and Karcher/HWY 55). All street frontages are proposed to be improved with curb, gutter, sidewalk, and landscaping and are to be widened adjacent to the site per the transportation master plan and standard street sections. The abutting segment of HWY 55 is part of the ITD widening project and is ongoing construction currently; the frontage improvements for HWY 55 will be completed by ITD except for the required landscaping which the Applicant is already accounting for.

The development is proposing to build new public roadways with multiple access points to classified roadways. Full access points via public roads are proposed to 10th, Montana, and Indiana. Vista Drive, the proposed east-west collector, accounts for the connections to 10th and Indiana, and two (2) of the four (4) access points proposed to Montana. In addition, on the east side of Montana, the preliminary plat depicts multiple local street connections to existing stub streets within the Cirrus Pointe Subdivision to the south. The Applicant specifically did NOT connect a local street to Towers Drive, near the east boundary of the project, to be cognizant of the existing County parcels located in the Towers Drive enclave. No direct residential lot access is proposed nor allowed to any of these classified roadways.

The preliminary plat depicts three (3) drive aisle accesses for the proposed commercial parcels; two (2) to Karcher and one (1) to 10th. ITD has not provided formal comments but has stated they are accepting of the proposed access points to their right-of-way (Karcher/HWY 55) and noted they will be limited to right-in/right-out only access points. The remaining commercial access is proposed to 10th and crosses the back of each commercial lot within the west side of the plat for additional access and connectivity.

The street configuration and access points shown on the plat align with the planned roadway network and do not conflict with existing or planned transportation corridors. The proposed development will connect to the existing street system and will be required to construct or dedicate any necessary right-of-way and improvements in accordance with city engineering standards.

Based on this evaluation, the decision-making body finds that the proposed plat is consistent with the City Transportation Master Plan.

Criterion 5: The subdivision preserves natural, scenic, or historic features on the site that is being developed, if applicable.

The subject property was evaluated for the presence of natural, scenic, or historic features. The evidence in the record indicated that the site does contain natural, scenic, or historic resources as described below.

The Forest Canal and Deer Flat Canal run through the northeast corner of the proposed plat. The Deer Flat Canal is located nearly at the very intersection of Karcher and Indiana and is seemingly

depicted as being tiled with the preliminary plat to allow for a more buildable commercial lot. The Forest Canal is proposed to remain open and in its natural state, thereby preserving the natural feature. There are no other scenic and/or historic features on the site and no irrigation district has noted issue with tiling the small segment of the Deer Flat Canal

The subdivision layout has been designed to preserve or accommodate the specified canals. Where applicable, the subdivision layout avoids or minimizes impacts to these features through site design and compliance with applicable development standards.

Based on the evidence provided, the decision-making body found that the subdivision preserves natural, scenic, or historic features on the site where such features exist.

DECISION

Based on the Findings of Fact, Conclusions of Law, and Reasoned Statement(s) contained herein, the City Council hereby:

☐ APPROVES the application

☒ APPROVES WITH CONDITIONS

☒ APPROVES WITH DEVELOPMENT AGREEMENT

☐ DENIES the application

CONDITIONS OF APPROVAL

NOTE: Conditions added by the Council have been underlined

A. Site Specific Requirements:

1. Parcel R3271701300 shall be limited to single family detached development at a density of no more than 4 units/acre. Any future development of the site shall include a Development Agreement (DA) modification in front of City Council.
2. The applicant shall complete a lot line adjustment or lot split for parcel R3271900000 to separate the proposed R3 and HC zoning designations, prior to any development of the site. The parcel shall also be subject to a DA modification in front of Council prior to any site development.
3. Silverleaf Mixed Use Subdivision shall be limited to no more than 40% of the commercial building pad sq footages dedicated to professional office or medical office uses at time of building permits.
4. The applicant shall install sidewalk along the Montana Ave. frontages of out-parcels R3271701000, R32717010B0, and R3271600000 where there is sufficient ROW or where sufficient ROW is able to be obtained.
5. Future development of the subject site shall be substantially consistent with the approved preliminary plat, landscape plans, open space exhibit, pathway exhibit, and generally compliant with the Applicant's public hearing presentation materials for Silverleaf Subdivision.

6. Future development of the lands requested for annexation and not part of the subject preliminary plat (Parcels: R3271900000, R3271901000, & R3271701300), shall comply with all codes, policies, standards, and regulations of the City of Caldwell in effect at the time of any future development applications, discretionary or otherwise. No specific uses or site plans are approved for these parcels at this time.
7. All construction drawings must show required pathway amenities, i.e. streetlights, benches, trash receptacles, pathway signage, etc. and any public access easements, as required by code prior to approvals.
8. At the time of development of the commercial lots west of S. Montana Avenue or development of the R-3 multi-family lot, whichever is first, a shared plaza/gathering space shall be included between Lots 1 & 2, Block 30, as depicted on the Silverleaf Subdivision preliminary plat, to ensure compliance with Chapter 4 of the Caldwell Comprehensive Plan (adopted Feb. 2025).
9. Per the Applicant's proposed multi-family residential concept plan and narrative, no more than 336 multi-family dwelling units shall be constructed on the proposed R-3 parcel at the southwest corner of Karcher / S. Montana intersection, unless otherwise approved by City Council.
10. The required landscape street buffer along the full Karcher Rd. / HWY 55 frontage (S. 10th to S. Indiana), shall be constructed no later than phase 4 of the Silverleaf Subdivision, per the proposed phasing plan as part of the submitted preliminary plat dated 11/05/2025.
11. At the time of Construction Drawing submittal for each phase, the Applicant shall depict all required off-street parking for any relevant amenity space.
12. Prior to final plat approval for the applicable phase, the landscape plans shall be revised to depict the required wayfinding signage, benches, trash receptacles, and lighting along the 10' regional pathway located within/adjacent to this development.
13. Prior to final plat approval for the applicable phase or with the first phase of development, the Applicant shall obtain Alternative Methods of Compliance approval for the proposed landscape buffer widths along Karcher Road OR depict additional landscape buffer width on private property, per 10-02-09-5.
14. Prior to final plat approval for each applicable phase, the landscape plans shall depict a revised landscape table that includes all required and proposed pathway landscaping elements per 10-02-09-7.

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.
10. Traffic Impact Study: Any changes to the proposed land uses utilized to determine trip generation within the original approved Traffic Impact Study will require the resubmission of an updated TIS to the City for approval.

C. Site Design and Development Standards:

1. General: All new construction shall comply with the current bulk and dimensional standards in effect at the time the building permit is filed, excluding any deviations/modifications 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. Fire Department Conditions of Approval:

1. Comply with all requirements of the City Fire Department as specified in their memo / email dated 2/5/2026 and shown in **Exhibit PA-5**. In addition, all fire code requirements for the following must be strictly adhered to:

a. Access, turnarounds, emergency access, water supply, fire hydrants, etc. shall be met in the development and/or platting of the subject property.

b. 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.

E. Engineering Department Conditions of Approval:

1. Comply with all requirements of the City Engineering Department as specified in their memo dated 3/20/2026 and shown in **Exhibit PA-5.**

2. Comply with all requirements of the City Mapping Department as specified in their memo / email dated 2/17/2026 and shown in **Exhibit PA-5.**

F. 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 A-2)** represents the approved landscape plan. Any changes to the landscape plan must be submitted to the City for review and approval prior to installation.

a. 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.

3. Landscape Maintenance: All landscaping and screening devices shall be maintained in an attractive, live, safe and healthy manner.

a. 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.

4. Parking Lot Landscaping: Linear grouping of parking spaces shall not exceed twelve (12) in a row, without the installation of an interior landscape planter island. All off-street parking lots/parking areas, drive aisles, and other vehicular use areas shall install a perimeter landscape buffer along the property line and/or project boundary. Class 3 trees are prohibited in the interior planter islands and all parking lot landscaping shall comply with 10-02-09-8.

5. Street Landscape Buffers: The street landscape buffers shall comply with CCC 10-02-09-5 and shall contain a mixture of trees, shrubs, lawn, vegetative and nonvegetative ground cover so that the entire buffer area is covered. Plantings shall meet or exceed the minimum plant sizes as follows:

TYPE	MINIMUM (at 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

G. Annexation and Rezone Specific Requirements:

1. Development Agreement: The signed and notarized development agreement shall be submitted to the City prior to the recording of the ordinance of annexation or rezone. The development agreement shall be received within fourteen (14) days of the approval of such annexation or rezone by City Council. If the development agreement is not received within 14 days, the Ordinance of Annexation and/or Zoning may need to be reconsidered by the City Council and may result in a loss of the approved entitlements.

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:

a. Final plats must be submitted for approval within twenty-four (24) months of the date of signature on the approving order of decision for the preliminary plat;
b. 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. For phased subdivisions, see 11-02-02 (1).

4. Final Plat Submission: Final plat applications shall be submitted to the planning and zoning department at the same time as the application for review of construction drawings has been submitted to the engineering department.
5. 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, and provided that "city code", as herein defined, and any subsequent amendments as adopted by the city

before, during or after preliminary plat approval, is followed in all design, engineering plans, construction and final plats for all phases, with the exception of lot sizes, lot dimensions, setbacks, number of lots and any exceptions approved at the time of preliminary platting, which shall remain as indicated in the preliminary plat order of decision and/or development agreement.

6. 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.

7. 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.

SIGNATURES

PASSED BY THE CITY COUNCIL OF THE CITY OF CALDWELL THIS 18th DAY OF MAY, 2026.

_____

Eric Phillips, Mayor

ATTEST:

_____

Kristina Buchan, City Clerk

NOTICE OF RIGHTS

Any affected person aggrieved by a final decision of the City Council may seek reconsideration, with the exception of owner-consented annexations. Owner-consented annexations are not subject to judicial review in accordance with Chapter 2, Title 50, Idaho Code.

Any applicant or affected person seeking judicial review of compliance with the provisions of Idaho Code Section 67-6535 must first seek reconsideration of the final decision within fourteen (14) days of such decision. Such written request must identify specific deficiencies in the decision for which reconsideration is sought in accordance with 10-03-12 (4) G 4 (A) of Caldwell City Code.

Such written request must be delivered to the city clerk within that time frame and must identify specific deficiencies in the decision for which reconsideration is sought. Upon reconsideration, the decision may be affirmed, reversed or modified after compliance with applicable procedural standards.

The applicant has the right to request a regulatory taking analysis pursuant to Idaho Code Section 67-8003. Any affected person aggrieved by a final decision concerning matters identified in Idaho Code Section 67-6521(1)(a) may, within twenty-eight (28) days after all remedies have been exhausted under local ordinances, seek judicial review under the procedures provided by Chapter 52, Title 67, Idaho Code.

Reconsideration/Appeal fees do apply.

PRELIMINARY PLAT FOR

SILVERLEAF SUBDIVISION

A TRACT OF LAND LOCATED IN THE SOUTH HALF OF THE NORTH EAST QUARTER OF SECTION 4, TOWNSHIP 3 NORTH, RANGE 3 WEST, BOISE MERIDIAN,

CITY OF CALDWELL, CANYON COUNTY, IDAHO

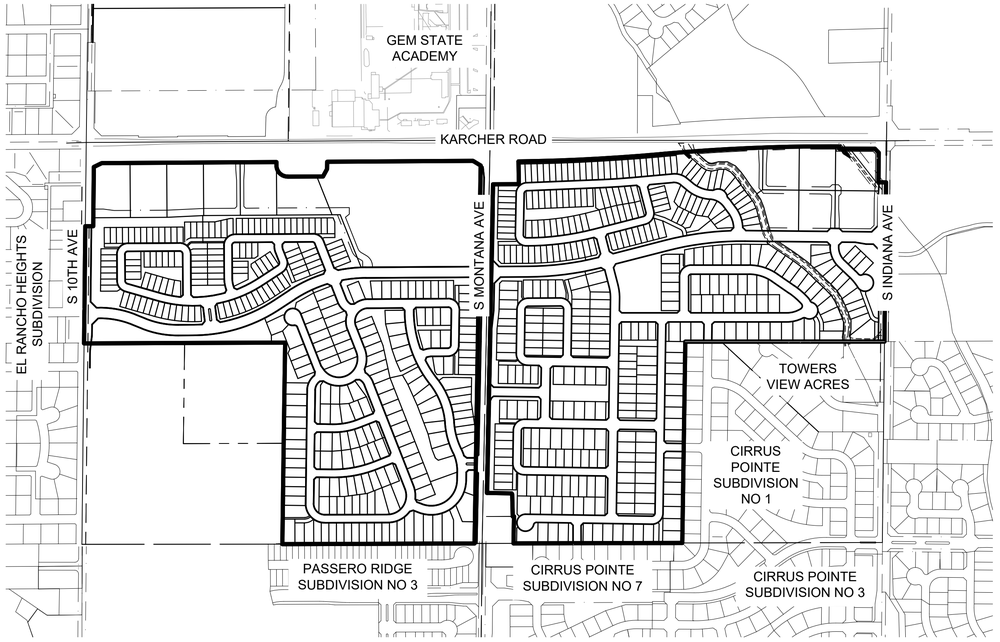
2026

LEGEND

EXISTING		PROPOSED
S	SANITARY SEWER LINE	S
W	WATER LINE	W
IRR	GRAVITY IRRIGATION LINE	IRR
PIRR	PRESSURE IRRIGATION LINE	PIRR
SD	STORM DRAIN LINE	SD
	CENTERLINE	
	LOT LINE	
	6" VERTICAL CURB & GUTTER	
	ROLLED CURB & GUTTER	
	5' SIDEWALK	
	PROPERTY BOUNDARY	
	TEMPORARY EASEMENT	TE
	PERMANENT EASEMENT	PE
	SECTION LINE	
	SEWER MANHOLE	Ⓢ
	DITCH FLOW LINE	
	STORM DRAIN MANHOLE	Ⓓ
	STREET LIGHT	
	TREE DECIDUOUS	
	TREE CONIFER	
EP	EDGE OF PAVEMENT	
G	GAS LINE	
X	FENCE LINE	
	FIRE HYDRANT	
	DIRECTION OF FLOW	
	STORM DRAIN SYSTEM	
	CATCH BASIN	

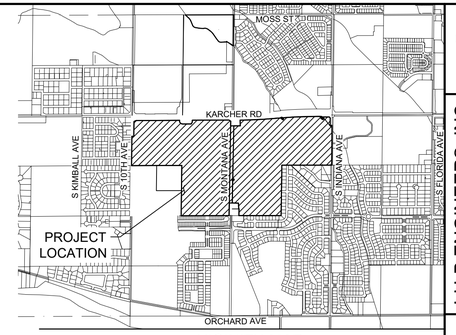
LAND USE SUMMARY

TAX PARCELS:	R3285900000, R3284600000, R3284601000
FLU DESIGNATION:	NEIGHBORHOOD 2, COMMUNITY CENTER
CURRENT ZONING:	AG (COUNTY), HC
PROPOSED ZONING:	R2, R3, HC
TOTAL SITE AREA:	220.15 AC
SF RESIDENTIAL LOT AREA:	103.00 AC
MF RESIDENTIAL LOT AREA:	15.01 AC
COMMERCIAL LOT AREA:	22.63 AC
COMMON LOT AREA:	34.65 AC
RIGHT-OF-WAY AREA:	44.86 AC
TOTAL LOTS:	764
SF RESIDENTIAL LOTS:	655
MF RESIDENTIAL LOTS:	1
COMMERCIAL LOTS:	13
COMMON LOTS:	95
R2 ZONE SUMMARY	
TOTAL AREA:	180.84 AC
RESIDENTIAL LOTS:	655
MINIMUM RESIDENTIAL LOT SIZE:	4,100 SF
AVERAGE RESIDENTIAL LOT SIZE:	6,860 SF
GROSS DENSITY:	3.62 DU/AC
TOTAL OPEN SPACE:	32.94 AC
PERCENT OPEN SPACE:	18.2%
QUALIFIED OPEN SPACE:	26.18 AC
PERCENT QUALIFIED OPEN SPACE:	14.5%
REQUIRED QUALIFIED OPEN SPACE:	8%
R3 ZONE SUMMARY	
TOTAL AREA:	15.63 AC
RESIDENTIAL LOTS:	1
RESIDENTIAL UNITS:	336
GROSS DENSITY:	21.50 DU/AC
REQUIRED QUALIFIED OPEN SPACE:	10%
TOTAL GROSS DENSITY:	5.06 DU/AC



OVERALL MAP

SCALE: 1"=500'



VICINITY MAP

SCALE: 1"=2000'

NOTES:

1. CONTOUR AND SPOT ELEVATION DATA IS REFERENCED TO NAVD '88 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. LOTS 1-7, BLOCK 29 AND LOTS 1-6, BLOCK 31 ARE COMMERCIAL LOTS. LOT 1, BLOCK 30 IS A MULTI-FAMILY RESIDENTIAL LOT. LOT 1, BLOCK 6 AND LOT 40, BLOCK 1 ARE THE FOREST CANAL LOTS. ALL OTHER LOTS ARE SINGLE-FAMILY RESIDENTIAL LOTS UNLESS IDENTIFIED AS COMMON LOTS IN NOTE 4.
4. THE FOLLOWING ARE COMMON LOTS TO BE OWNED AND MAINTAINED BY THE HOA: LOTS 1, 16, 30, 40, 41, 53, AND 55 OF BLOCK 1, LOTS 1 AND 10 OF BLOCK 2, LOTS 4 AND 14 OF BLOCK 3, LOTS 1, 6, 7, AND 17 OF BLOCK 4, LOTS 1, 12, AND 44 OF BLOCK 5, LOTS 1, 2, 17, AND 44 OF BLOCK 6, LOTS 1, 12, AND 26 OF BLOCK 7, LOTS 2, 10, AND 21 OF BLOCK 8, LOTS 1 AND 4 OF BLOCK 9, LOTS 1 AND 8 OF BLOCK 10, LOTS 1, 7, AND 13 OF BLOCK 11, LOTS 3 AND 12 OF BLOCK 12, LOTS 1, 10, AND 18 OF BLOCK 13, LOTS 1, 26, AND 39 OF BLOCK 14, LOTS 1 AND 10 OF BLOCK 15, LOT 1 OF BLOCK 16, LOTS 1 AND 36 OF BLOCK 17, LOT 1 OF BLOCK 18, LOTS 1, 15, AND 34 OF BLOCK 19, LOTS 1, 6, 11, 19, 25, 39, AND 61 OF BLOCK 20, LOT 1 OF BLOCK 21, LOT 1 OF BLOCK 22, LOT 1 OF BLOCK 23, LOTS 1, 29, 37, 45, AND 50 OF BLOCK 24, LOTS 1 AND 6 OF BLOCK 25, LOTS 1, 9, 10, AND 18 OF BLOCK 26, LOT 1 OF BLOCK 27, AND LOTS 1 AND 11 OF BLOCK 28, WHICH ARE COMMON AREA LOTS. LOTS 8, 29, AND 54 OF BLOCK 1, LOTS 22, 28, AND 38 OF BLOCK 5, LOT 11 OF BLOCK 7, LOT 19 OF BLOCK 9, LOT 9 OF BLOCK 13, LOTS 6 AND 15 OF BLOCK 14, LOTS 13 AND 25 OF BLOCK 17, LOT 40 OF BLOCK 20, LOT 14 OF BLOCK 22, AND LOTS 6, 28, 46, AND 64 OF BLOCK 24, ARE SHARED DRIVEWAY LOTS.
5. ALL RESIDENTIAL LOTS SHALL HAVE A 10-FT WIDE GENERAL UTILITY EASEMENT ALONG STREET FRONTAGE AND REAR PROPERTY LINE.
6. COMMERCIAL AND MULTI-FAMILY LOTS SHALL HAVE CROSS ACCESS AND GENERAL UTILITY EASEMENTS ALONG DRIVE AISLES AND PUBLIC UTILITY CORRIDORS WITHIN THE LOTS. LOCATION TO BE DETERMINED AT TIME OF LOT DEVELOPMENT.
7. SHARED DRIVEWAY LOTS SHALL BE BLANKETED WITH AN ACCESS AND GENERAL UTILITY EASEMENT.
8. STORMWATER RUN-OFF GENERATED ON THIS SITE SHALL BE COLLECTED AND CONVEYED TO STORMWATER FACILITIES DESIGNED IN ACCORDANCE WITH CITY OF CALDWELL REQUIREMENTS.
9. A PORTION OF THIS PLAT IS LOCATED IN THE WILDER IRRIGATION DISTRICT SERVICE AREA. A COMBINATION OF SURFACE WATER AND GROUNDWATER WILL BE USED TO SUPPLY IRRIGATION TO THE SUBDIVISION SUBJECT TO APPROVAL PURSUANT TO SECTION 31-3805(4), IDAHO CODE.
10. THIS SUBDIVISION WILL RECEIVE PRESSURIZED IRRIGATION FROM THE CONSTRUCTED PRESSURE IRRIGATION SYSTEM AND SHALL BE MAINTAINED AND OPERATED BY THE CITY OF CALDWELL.
11. 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."
12. SANITARY SEWER AND DOMESTIC WATER SHALL BE PROVIDED BY THE CITY OF CALDWELL.
13. IRRIGATION DITCHES THROUGH THE PROJECT SHALL BE PIPED WHERE THEY CROSS ROADWAYS WITH ALL STRUCTURES LOCATED BEYOND ANY PUBLIC RIGHT-OF-WAY.
14. BUILDING SETBACKS AND DIMENSIONAL STANDARDS SHALL BE IN ACCORDANCE WITH THE CITY OF CALDWELL ZONING STANDARDS IN EFFECT AT THE TIME OF DEVELOPMENT.
15. ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF THE RE-SUBDIVISION.
16. THE OWNER SHALL COMPLY WITH IDAHO CODE, SECTION 31-3805 OR ITS PROVISIONS THAT MAY APPLY TO IRRIGATION RIGHTS.
17. THIS PROPERTY IS DESIGNATED ZONE X PER FLOOD INSURANCE RATE MAP NO. 16027C0375F, COMMUNITY PANEL NO. 0240 G WHICH BEARS AN EFFECTIVE DATE OF MAY 24, 2011.

SHEET LIST TABLE

SHEET NUMBER	SHEET TITLE
PP-01	COVER SHEET
PP-02	PHASING PLAN
PP-03	STREET SECTIONS
PP-04	STREET SECTIONS
PP-05	PROPERTY BOUNDARY & NATURAL FEATURES MAP
PP-06	PROPERTY BOUNDARY & NATURAL FEATURES MAP
PP-07	PRELIMINARY PLAT
PP-08	PRELIMINARY PLAT
PP-09	PRELIMINARY PLAT
PP-10	PRELIMINARY PLAT
PP-11	PRELIMINARY PLAT
PP-12	PRELIMINARY PLAT
PP-13	PRELIMINARY PLAT
PP-14	PRELIMINARY PLAT
PP-15	PRELIMINARY PLAT
PP-16	PRELIMINARY PLAT
PP-17	PRELIMINARY PLAT
PP-18	PRELIMINARY PLAT
PP-19	PRELIMINARY ENGINEERING PLAN
PP-20	PRELIMINARY ENGINEERING PLAN
PP-21	PRELIMINARY ENGINEERING PLAN
PP-22	PRELIMINARY ENGINEERING PLAN
PP-23	PRELIMINARY ENGINEERING PLAN
PP-24	PRELIMINARY ENGINEERING PLAN
PP-25	PRELIMINARY ENGINEERING PLAN
PP-26	PRELIMINARY ENGINEERING PLAN
PP-27	PRELIMINARY ENGINEERING PLAN
PP-28	PRELIMINARY ENGINEERING PLAN
PP-29	PRELIMINARY ENGINEERING PLAN
PP-30	PRELIMINARY ENGINEERING PLAN

OWNER

IDAHO CONFERENCE OF
SEVENTH DAY ADVENTISTS
7777 FAIRVIEW AVE
BOISE ID 83704

DEVELOPER

M3 BUILDERS, LLC
MARK TATE
4167 N. MARSHALL WAY
SCOTTSDALE, AZ 85251
208-939-6263

LAND SURVEYOR

MICHAEL BYRNS, P.L.S.
IDAHO SURVEY GROUP
9939 W. EMERALD ST.
BOISE, ID 83704
208-846-8570

CIVIL ENGINEER

CALEB LaCLAIR, P.E.
J-U-B ENGINEERS
2760 W. EXCURSION LN.
STE. 400
MERIDIAN, ID 83642
208-376-7330

J-U-B ENGINEERS, INC.
2760 W. Excursion Ln.
Suite 400
Meridian, ID 83642
Phone: 208.376.7330
www.jub.com

PROFESSIONAL ENGINEER LICENSED 17192 04/23/2026 STATE OF IDAHO CALEB LACLAIR

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.

NO.	DESCRIPTION	BY	APPR.	DATE
	REVISION			

SILVERLEAF SUBDIVISION
CALDWELL, IDAHO

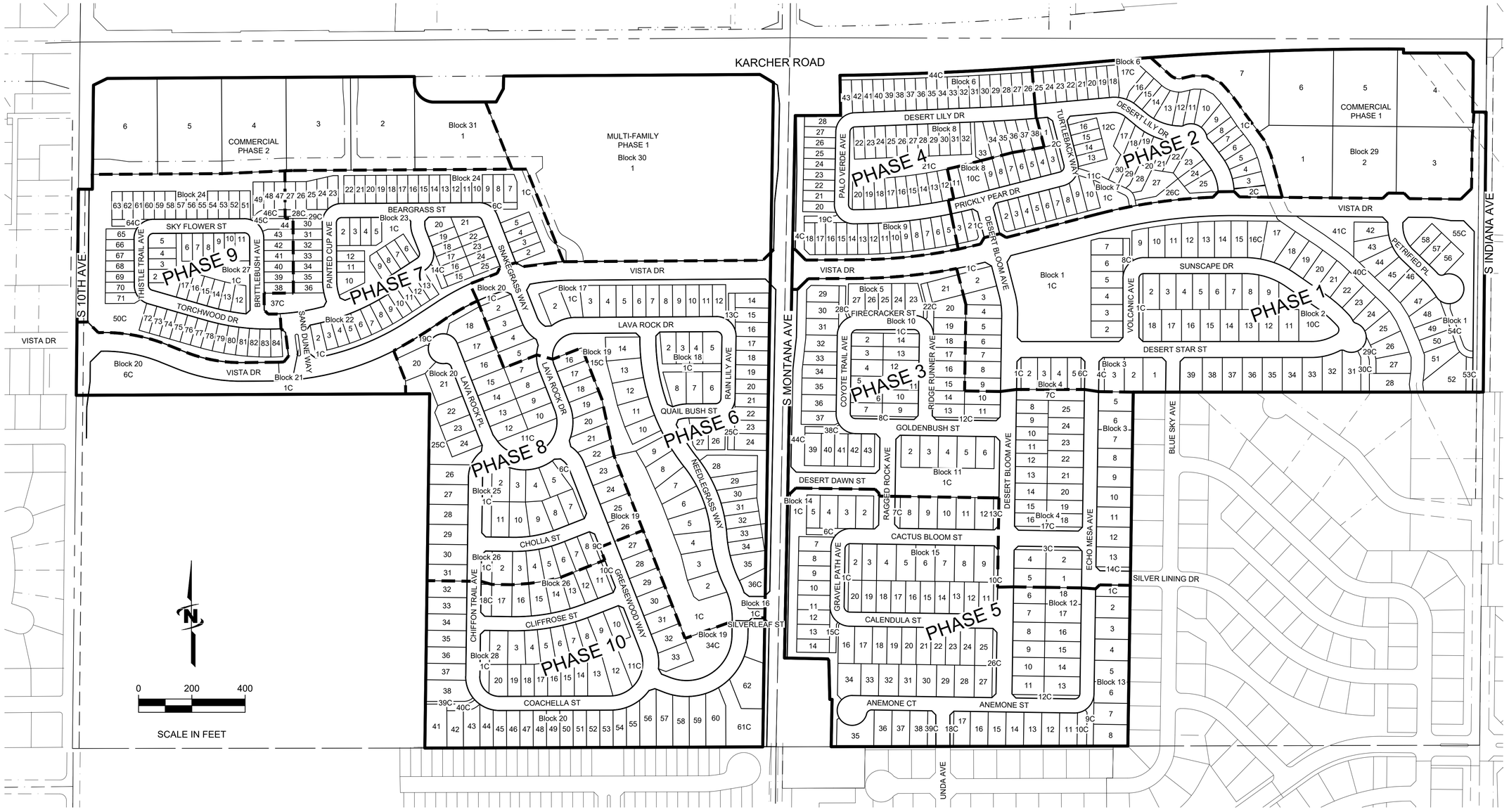
COVER SHEET

FILE : 10-24-100_PRE-PLAT_COVER
JUB PROJ. # : 10-24-100
DRAWN BY: KAS
DESIGN BY: CL
CHECKED BY: CL
ONE INCH
AT FULL SIZE, IF NOT ONE INCH, SCALE ACCORDINGLY
LAST UPDATED: 4/23/2026

SHEET NUMBER:

PP-01

Plot Date:4/23/2026 2:44 PM Plotted By: Caleb LaClair
Date Created:7/3/2025 \\JUB.COM\CENTRAL\CLIENTS\ID\M3\PROJECTS\10-24-100_CALDWELLPROPERTYATKARCHER&MONTANA\DESIGN\CAD\SHEET\10-24-100_PRE-PLAT_COVER.DWG



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

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NO.	DESCRIPTION	BY	APPR.	DATE
	REVISION			

SILVERLEAF SUBDIVISION
CALDWELL, IDAHO

PHASING PLAN

FILE : 10-24-100_PRE-PLAT_COVER
JUB PROJ. # : 10-24-100
DRAWN BY: KAS
DESIGN BY: CL
CHECKED BY: CL

ONE INCH
AT FULL SIZE, IF NOT ONE INCH, SCALE ACCORDINGLY

LAST UPDATED: 4/23/2026

SHEET NUMBER:
PP-02

Plot Date:4/23/2026 2:53 PM Plotted By: Caleb LaClair
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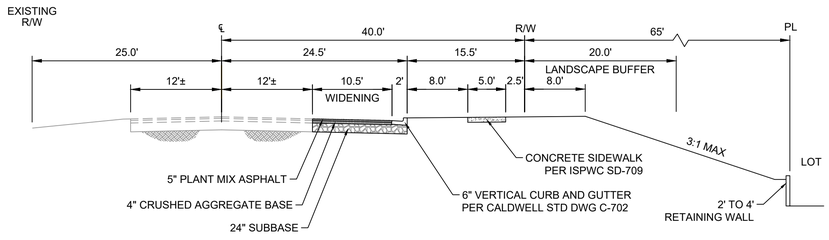
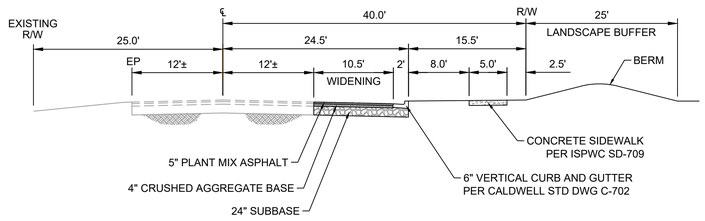


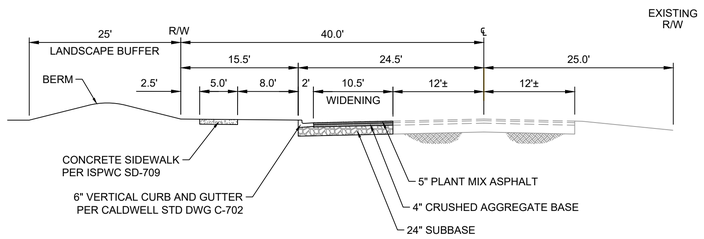
NOTE: PAVEMENT THICKNESSES PER CALDWELL STD DWG R-810.

A S 10TH AVE WIDENING (RESIDENTIAL FRONTAGE)
SCALE:NTS



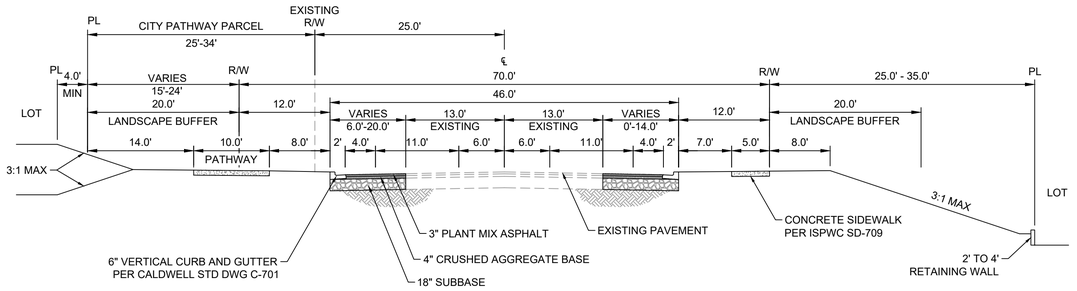
NOTE: PAVEMENT THICKNESSES PER CALDWELL STD DWG R-810.

B S 10TH AVE WIDENING (COMMERCIAL FRONTAGE)
SCALE:NTS



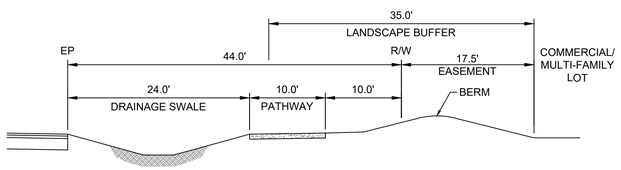
NOTE: PAVEMENT THICKNESSES PER CALDWELL STD DWG R-810.

C S INDIANA AVE WIDENING
SCALE:NTS



NOTE: PAVEMENT THICKNESSES PER CALDWELL STD DWG R-810.

D S MONTANA AVE WIDENING
SCALE:NTS



E1 SH-55 LANDSCAPE BUFFER
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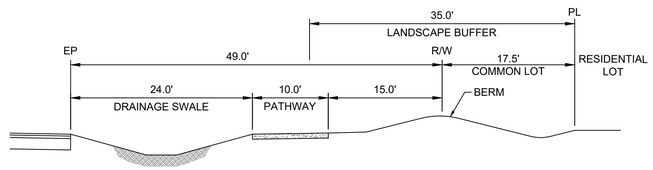

E2 SH-55 LANDSCAPE BUFFER
SCALE:NTS

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PROFESSIONAL ENGINEER LICENSED 17192 04/23/2026 STATE OF IDAHO CALEB LACLAIR

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NO.	DESCRIPTION	BY	APPL.	DATE
	REVISION			

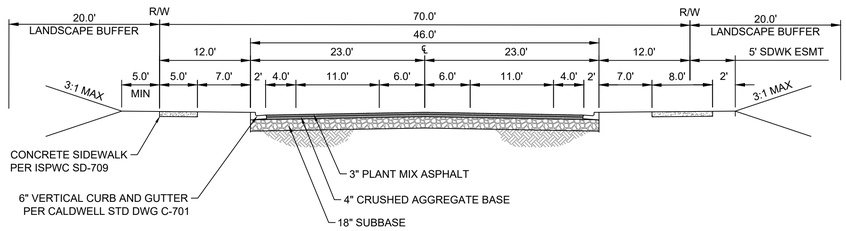
SILVERLEAF SUBDIVISION
CALDWELL, IDAHO

STREET SECTIONS

FILE : 10-24-100_PRE-PLAT_COVER
JUB PROJ. # : 10-24-100
DRAWN BY: KAS
DESIGN BY: CL
CHECKED BY: CL
ONE INCH
AT FULL SIZE, IF NOT ONE INCH, SCALE ACCORDINGLY
LAST UPDATED: 4/23/2026

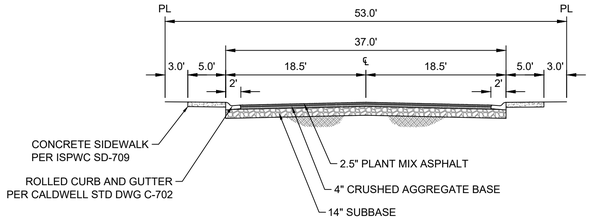
SHEET NUMBER:
PP-03

Plot Date:4/23/2026 10:50 AM Plotted By: Kaye Southern
Date Created:7/3/2025 \\UB.COM\CENTRAL\CLIENTS\ID\M3\PROJECTS\10-24-100_CALDWELLPROPERTY\ATKARCHER\MONTANA\DESIGN\CAD\SHEET\10-24-100_PRE-PLAT_COVER.DWG



NOTE: PAVEMENT THICKNESSES PER CALDWELL STD DWG R-810.

F VISTA DR (COLLECTOR)
SCALE:NTS



NOTE: PAVEMENT THICKNESSES PER CALDWELL STD DWG R-810.

G R-810E-1 LOCAL RESIDENTIAL CROSS SECTION
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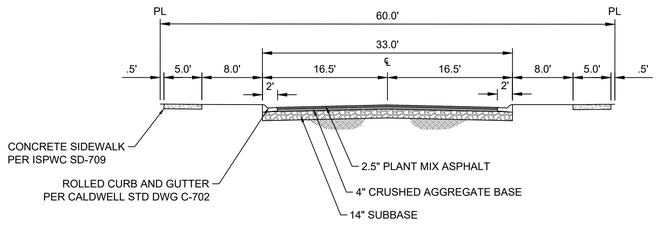

NOTE: PAVEMENT THICKNESSES PER CALDWELL STD DWG R-810.

H R-810E-2 LOCAL RESIDENTIAL CROSS SECTION
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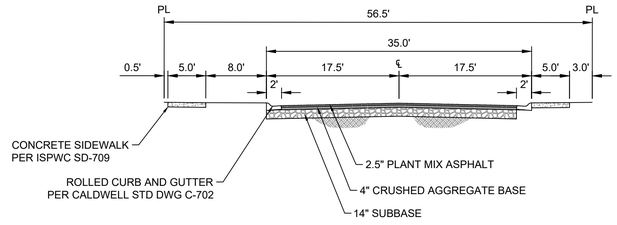
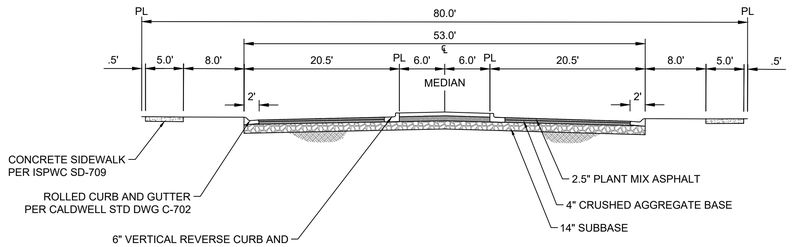


NOTE: PAVEMENT THICKNESSES PER CALDWELL STD DWG R-810.

I R-810E HYBRID LOCAL RESIDENTIAL CROSS SECTION
SCALE:NTS



NOTE: PAVEMENT THICKNESSES PER CALDWELL STD DWG R-810.

J 80' LOCAL RESIDENTIAL CROSS SECTION
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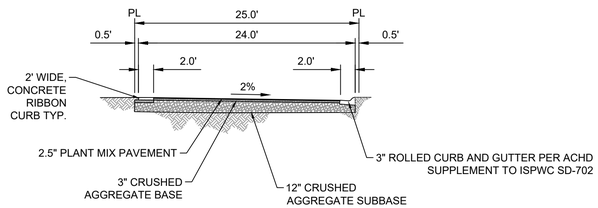
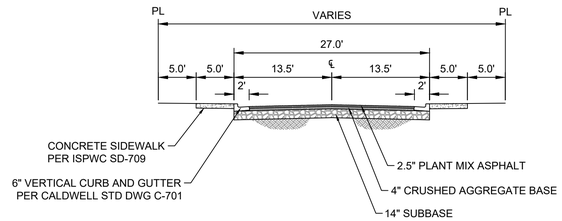


K TYPICAL SHARED DRIVEWAY
SCALE:NTS



NOTES: PAVEMENT THICKNESSES PER CALDWELL STD DWG R-810.

*SIDEWALK CONFIGURATION DIFFERS AMONG SECTIONS OF COMMERCIAL ACCESS ROADS

L COMMERCIAL FRONTAGE SECTION
SCALE:NTS

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

PROFESSIONAL ENGINEER
LICENSED
17192
04/23/2026
STATE OF IDAHO
CALEB LACLAIR

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	APPL	DATE
	REVISION			

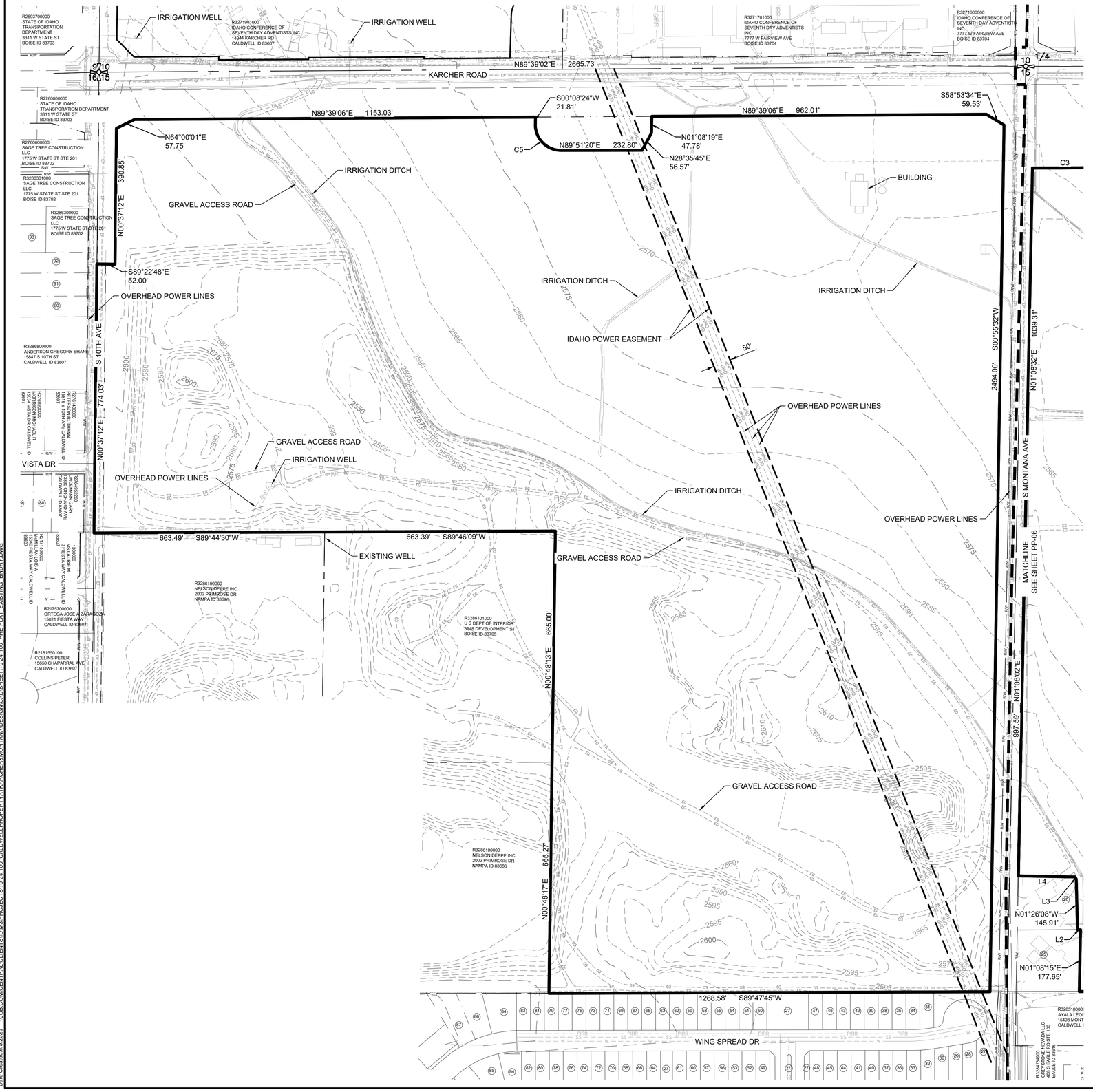
SILVERLEAF SUBDIVISION
CALDWELL, IDAHO

STREET SECTIONS

FILE : 10-24-100_PRE-PLAT_COVER
JUB PROJ. # : 10-24-100
DRAWN BY: KAS
DESIGN BY: CL
CHECKED BY: CL
ONE INCH
AT FULL SIZE, IF NOT ONE INCH, SCALE ACCORDINGLY
LAST UPDATED: 4/23/2026

SHEET NUMBER:
PP-04

Plot Date:4/23/2026 3:07 PM Plotted By: Caleb LaClair
Date Created:7/3/2025 \\JUB.COM\CENTRAL\CLIENTS\ID\M39\PROJECTS\10-24-100_CALDWELL\PROPERTY\ATKARCHER&MONTANA\DESIGN\CAD\SHEET\10-24-100_PRE-PLAT_COVER.DWG



CURVE TABLE						
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(25) R3286000000 DAYNES ALLAN AND KAREN LIVING TRUST 15516 S MONTANA AVE CALDWELL ID 83607
(26) R3285901000 RIVERMAN ROCHELL 15554 S MONTANA AVE CALDWELL ID 83607
(27) R3285622800 BHEG PASSERO RIDGE LLC 1140 VIRGINIA DR FORT WASHINGTON PA 19034
(28) R3285624000 BROWN BRANDON RICHARD 14525 WING SPREAD CT CALDWELL ID 83607
(29) R3285623900 D AND K BROWN 2011 FAMILY TRUST 28976 DAVENPORT TEMECULA CA 92591
(30) R3285623800 MCBRIDE KAYAN S 14541 WING SPREAD CT CALDWELL ID 83607
(31) R3285624100 GILKER MERRICK 14550 WING SPREAD CT CALDWELL ID 83607
(32) R3285623700 WARR FREDERICK KORTH 14549 WING SPREAD CT CALDWELL ID 83607
(33) R3285623600 PADOUR RICHARD D 14600 COOPER SUNRISE DR CALDWELL ID 83607
(34) R3285624200 MONREAL CINTHIA B 14556 WING SPREAD CT CALDWELL ID 83607
(35) R3285624300 AUERBACH RAY AND JUDY FAMILY TRUST 1377 W EIGER DR NAMPA ID 83686
(36) R3285623500 JONES SARA ELIZABETH 14563 WING SPREAD CT CALDWELL ID 83607
(37) R3285623400 OLONO MAYRA 14569 WING SPREAD CT CALDWELL ID 83607
(38) R3285624400 RISCH RAYMOND AND JUNE LIVING TRUST 14570 WING SPREAD CT CALDWELL ID 83607
(39) R3285624500 TOLL SOUTHWEST LLC 3103 W SHERYL DR STE 100 MERIDIAN ID 83642
(40) R3285623300 TOLL SOUTHWEST LLC 3103 W SHERYL DR STE 100 MERIDIAN ID 83642
(41) R3285623200 TOLL SOUTHWEST LLC 3103 W SHERYL DR STE 100 MERIDIAN ID 83642
(42) R3285624600 TOLL SOUTHWEST LLC 3103 W SHERYL DR STE 100 MERIDIAN ID 83642
(43) R3285624700 EMLY JASON 14592 WING SPREAD CT CALDWELL ID 83607
(44) R3285623100 BOOTH DAVID AND SCOTTI TRUST 14591 WING SPREAD CT CALDWELL ID 83607
(45) R3285623000 GOMEZ ISRAEL M 14597 WING SPREAD CT CALDWELL ID 83607
(46) R3285623200 TOLL SOUTHWEST LLC 3103 W SHERYL DR STE 100 MERIDIAN ID 83642
(47) R3285623900 KALINOVSKAYA ELVERA V 14606 WING SPREAD CT CALDWELL ID 83607
(48) R3285622900 LINNEY JOSEPH 14605 WING SPREAD CT CALDWELL ID 83607
(49) R3285626800 TOLL SOUTHWEST LLC 3103 W SHERYL DR STE 100 MERIDIAN ID 83642
(50) R3285625000 TEJEDA SHELBY 14636 WING SPREAD DR CALDWELL ID 83607
(51) R3285625100 TOLL SOUTHWEST LLC 3103 W SHERYL DR STE 100 MERIDIAN ID 83642
(52) R3285626900 TOLL SOUTHWEST LLC 3103 W SHERYL DR STE 100 MERIDIAN ID 83642
(53) R3285627000 TOLL SOUTHWEST LLC 3103 W SHERYL DR STE 100 MERIDIAN ID 83642
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(83) R3285626700 TOLL SOUTHWEST LLC 3103 W SHERYL DR STE 100 MERIDIAN ID 83642
(84) R3285600000 BHEG PASSERO RIDGE LLC 1140 VIRGINIA DR FORT WASHINGTON PA 19034
(85) R3285631300 BHEG PASSERO RIDGE LLC 1140 VIRGINIA DR FORT WASHINGTON PA 19034
(86) R3285628600 BHEG PASSERO RIDGE LLC 1140 VIRGINIA DR FORT WASHINGTON PA 19034
(87) R3285628700 BHEG PASSERO RIDGE LLC 1140 VIRGINIA DR FORT WASHINGTON PA 19034
(88) R2764952000 WAHL DORIS 13466 CHICKEN DINNER RD CALDWELL ID 83605
(89) R2764951900 RICE LEE 13466 CHICKEN DINNER AVE CALDWELL ID 83607
(90) R3286500000 McDONNELL CINDY A 15871 S 10TH AVE CALDWELL ID 83607
(91) R3286600000 McDONNELL CINDY A 15877 S 10TH AVE CALDWELL ID 83607
(92) R3286700000 McDONNELL CINDY A 15865 S 10TH AVE CALDWELL ID 83607
(93) R3286400000 SAGE TREE CONSTRUCTION LLC 1775 W STATE ST STE 201 BOISE ID 83702

0 150 300
SCALE IN FEET

J-U-B ENGINEERS, INC.
2760 W. Excursion Ln.
Suite 400
Meridian, ID 83642
Phone: 208.376.7330
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PROFESSIONAL ENGINEER LICENSED 17192 04/23/2026 STATE OF IDAHO CALEB LACLAIR

REUSE OF DRAWINGS
IDEAS, DESIGNS AND PLANS AS AN INSTRUMENT OF SERVICE, ARE AND SHALL REMAIN THE PROPERTY OF J-U-B ENGINEERS, INC. THEY ARE NOT TO BE USED IN WHOLE OR IN PART FOR ANY OTHER PROJECT, 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.

NO.	DESCRIPTION	BY	APPR.	DATE
	REVISION			

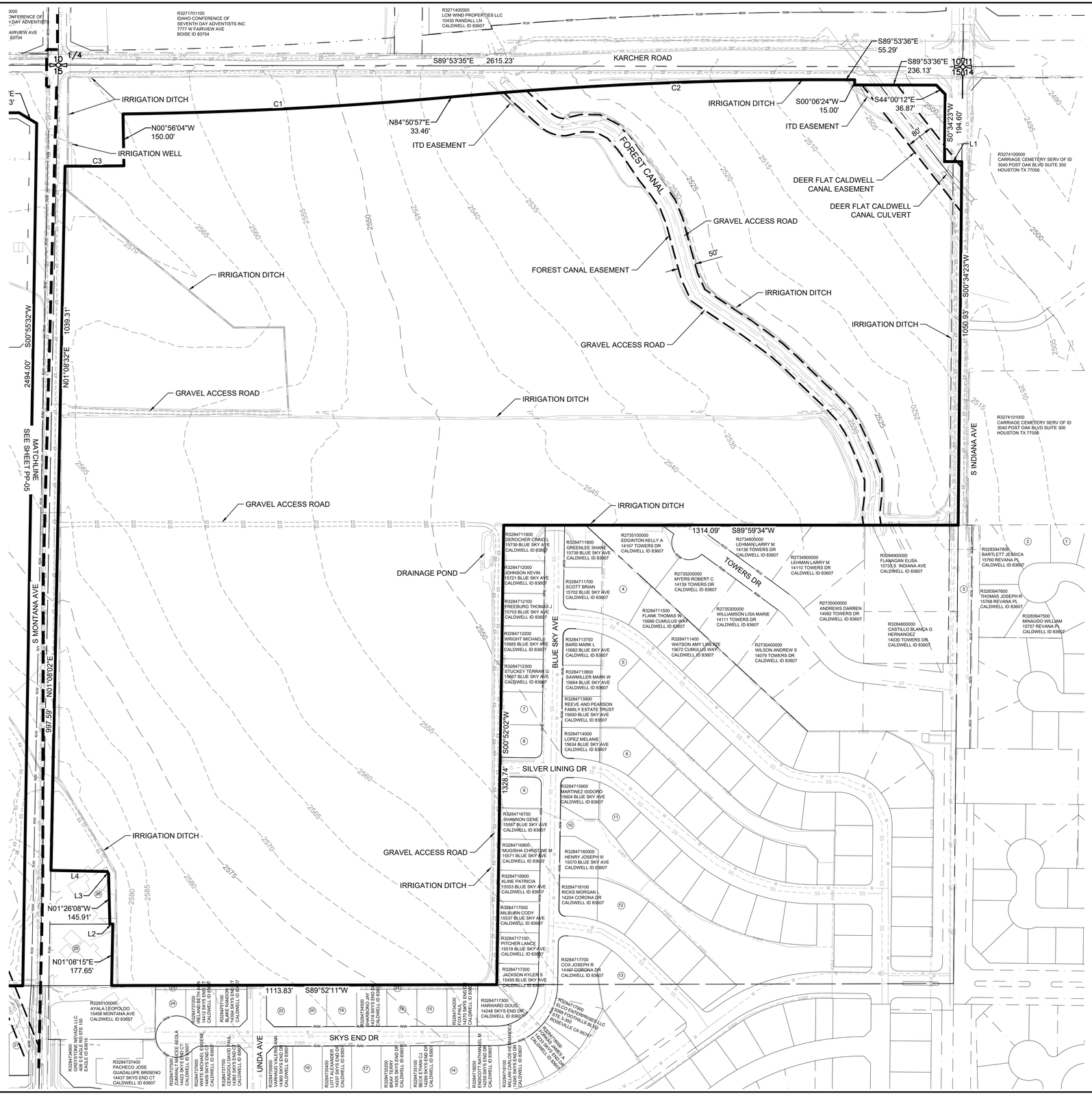
SILVERLEAF SUBDIVISION
CALDWELL, IDAHO

PROPERTY BOUNDARY & NATURAL FEATURES MAP

FILE : 10-24-100_PRE-PLAT_EXISTING_BNDRY.DWG
JUB PROJ. # : 10-24-100
DRAWN BY: KAS
DESIGN BY: CL
CHECKED BY: CL
ONE INCH
AT FULL SIZE, IF NOT ONE INCH, SCALE ACCORDINGLY
LAST UPDATED: 4/23/2026

SHEET NUMBER:
PP-05

Plot Date:4/23/2026 10:58 AM Plotted By: Kaye Southern
Date Created:6/5/2025 \\UB.COM\CENTRAL\CLIENTS\ID\M3\PROJECTS\10-24-100_CALDWELL\PROPERTY\ATKARCHER&MONTANA\DESIGN\CAD\SHEET\10-24-100_PRE-PLAT_EXISTING_BNDRY.DWG



CURVE TABLE						
CURVE #	LENGTH	RADIUS	TANGENT	DELTA	CHORD BEARING	CHORD LENGTH
C1	937.05'	12090.00'	468.76'	4°26'27"	N87°04'10"E	936.81'
C2	1092.91'	11910.00'	546.84'	5°15'28"	S87°28'41"W	1092.53'
C3	170.30'	12240.00'	85.15'	0°47'50"	N89°41'08"E	170.30'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S89°25'37"E	50.00'
L2	S89°52'02"W	8.61'
L3	N31°07'00"W	7.32'
L4	N88°51'45"W	162.73'

0 150 300

SCALE IN FEET

J-U-B ENGINEERS, INC.

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PROFESSIONAL ENGINEER LICENSED 17192 04/23/2026 STATE OF IDAHO CALEB LACLAIR

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NO.	DESCRIPTION	BY	APPR.	DATE
	REVISION			

SILVERLEAF SUBDIVISION
CALDWELL, IDAHO

PROPERTY BOUNDARY & NATURAL FEATURES MAP

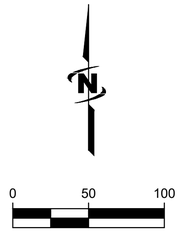
FILE : 10-24-100_PRE-PLAT_EXISTING_BNDRY.DWG
JUB PROJ. # : 10-24-100
DRAWN BY: KAS
DESIGN BY: CL
CHECKED BY: CL

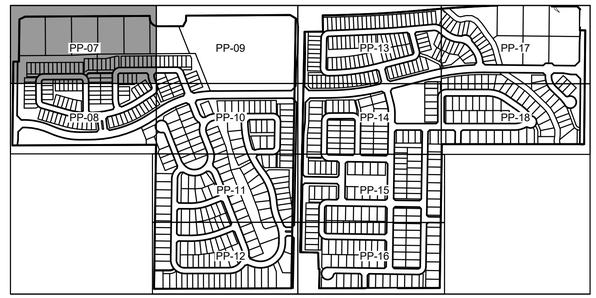
ONE INCH
AT FULL SIZE, IF NOT ONE INCH, SCALE ACCORDINGLY

LAST UPDATED: 4/23/2026

SHEET NUMBER:
PP-06

Plot Date:4/23/2026 10:59 AM Plotted By: Kaye Southern
Date Created:6/5/2025 \\JUB.COM\CENTRAL\CLIENTS\ID\M3\PROJECTS\10-24-100_CALDWELLPROPERTY\ATKARCHER&MONTANA\DESIGN\CAD\SHEET\10-24-100_PRE-PLAT_EXISTING_BNDRY.DWG





KEY MAP
SCALE: NTS

KARCHER ROAD

S 10TH AVENUE

LANDSCAPE BUFFER EASEMENT

UTILITY AND ACCESS EASEMENT

SHEET PP-09

SHEET PP-08

SHEET PP-10

SKY FLOWER STREET

BEARGRASS STREET

THISTLE TRAIL AVENUE

BRITTLEBUSH AVENUE

PAINTED CUP AVENUE

TORCHWOOD DRIVE

Block 24
50C
115512 SF

Block 31
4
85910 SF
COMMERCIAL

Block 27
11

Block 23
1C
22749 SF

6
86304 SF
COMMERCIAL

5
87120 SF
COMMERCIAL

3
84700 SF
COMMERCIAL

2
84002 SF
COMMERCIAL

1C 50655 SF

64C
2947 SF

65
4342 SF

66
4238 SF

67

49
4612 SF

48
4201 SF

47
4200 SF

27
4200 SF

26
4200 SF

25
4374 SF

24
4722 SF

23
4503 SF

46C
3228 SF

45C
906 SF

28C
3789 SF

29C
1138 SF

44
4937 SF

43
4399 SF

42
4400 SF

41

30
4397 SF

31
4400 SF

32
4400 SF

33

63 4200 SF
62 4200 SF
61 4200 SF
60 4200 SF
59 4200 SF
58 4200 SF
57 4200 SF
56 4200 SF
55 4200 SF
54 4200 SF
53 4200 SF
52 4200 SF
51 4312 SF

22 4200 SF
21 4200 SF
20 4200 SF
19 4200 SF
18 4200 SF
17 4200 SF
16 4200 SF
15 4200 SF
14 4200 SF
13 4200 SF
12 4200 S

2 5164 SF
3 4200 SF
4 4200 SF
5 4049 SF

5 5689 SF
4 4200 SF
6 4200 SF
7 4200 SF
8 4200 SF
9 4200 SF
10 4200 SF
11 5689 SF

6 4198 SF
7 4200 SF
20 5765 SF
19 4200 SF

12
17

186.8'
242.0'
242.0'
242.0'
240.2'
57.8'
17.50'
25.00'
335.0'
360.0'
360.0'
350.0'
350.0'
326.9'
47.00'
115.3'
1.3'
21.8'
57.00'
244.6'
242.0'
47.00'
235.9'
242.2'
242.0'
20.00'
240.0'
900.8'
486.6'
65.00'
55.8'
12.0'
6.3'
41.7'
18.8'
21.7'
21.23'
40.00'
85.94'
341.00'
53.00'
R=46.50'
115.6'
101.0'
62.3'
12.4'
10.00'
53.00'
85.0'
31.4'
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65.00'
31.07'
53.00'
45.8'
12.3'
10.0'
105.0'
132.0'
109.0'
40.8'
17.0'
24.2'
19.3'
6.8'
8.0'
30.2'
73.1'
29.2'
104.5'
9.7'
33.5'
15.1'
8.0'
22.0'
19.2'
103.1'
9.0'
94.7'
110.0'
26.1'
7.0'
31.4'
30.0'
94.1'
21.2'
10.7'
27.0'
23.3'
82.4'
36.8'
53.00'
52.21'
226.37'
R=100.00'
63.37'
63.4'
15.45'
6.7'
25.7'
20.00'
50.0'
105.0'
103.9'
36.8'
0.8'
105.0'
40.0'
20.0'
0.0'

USE OF DRAWINGS
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NO.	DESCRIPTION	BY	APPR.	DATE
	REVISION			

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PROFESSIONAL ENGINEER LICENSED
17192
04/23/2026
STATE OF IDAHO
CALEB LACLAIR

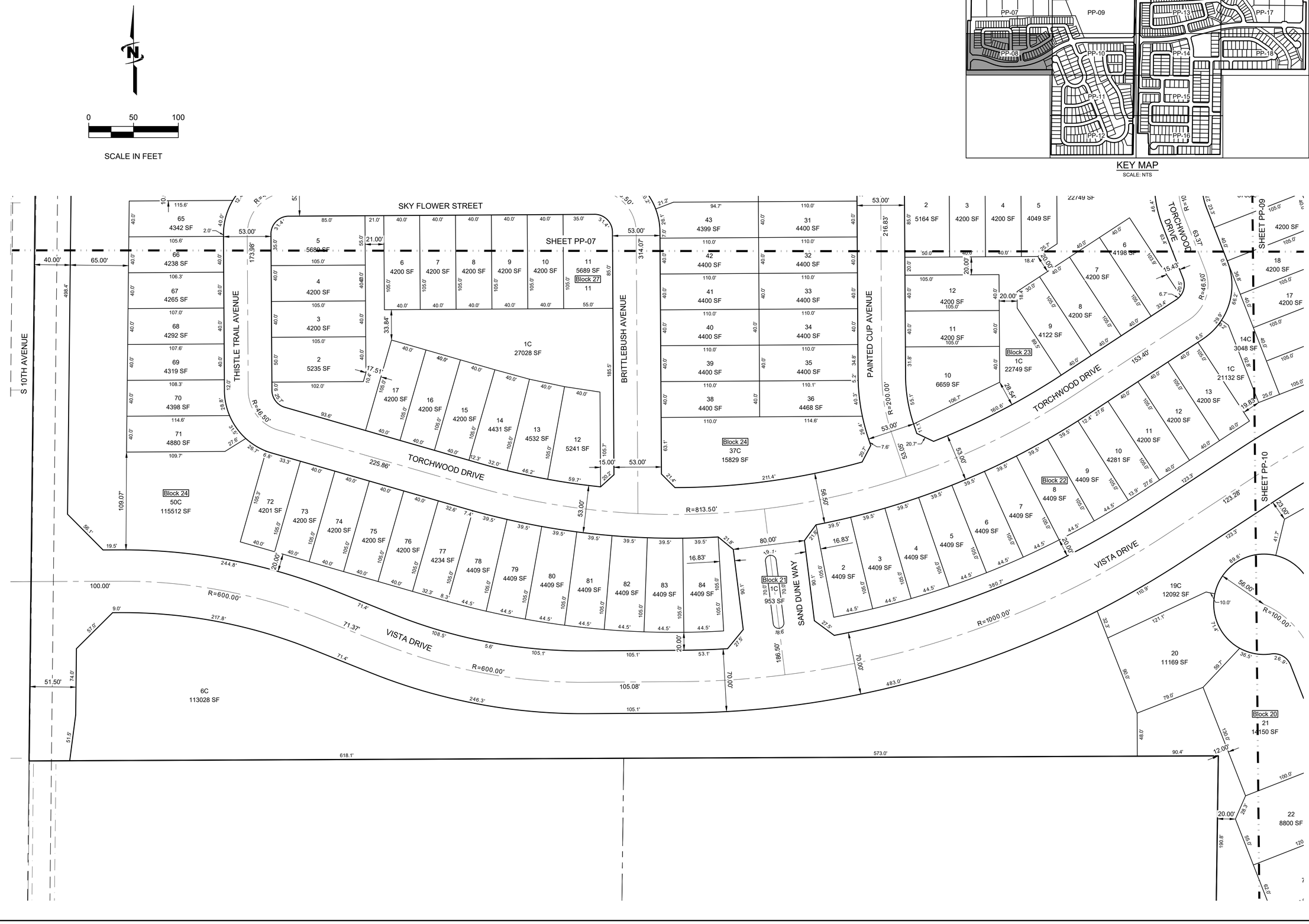
SILVERLEAF SUBDIVISION
CALDWELL, IDAHO

PRELIMINARY PLAT

FILE: 10-24-100_PRE-PLAT_EXISTING_BNDRY
JUB PROJ. # : 10-24-100
DRAWN BY: KAS
DESIGN BY: CL
CHECKED BY: CL
ONE INCH
AT FULL SIZE, IF NOT ONE INCH, SCALE ACCORDINGLY
LAST UPDATED: 4/23/2026

SHEET NUMBER:
PP-07

Plot Date:4/23/2026 3:27 PM Plotted By: Caleb LaClair
Date Created:5/5/2025 \\JUB.COM\CENTRAL\CLIENTS\ID\M3\PROJECTS\10-24-100_CALDWELL\PROPERTY\ATKARCHER&MONTANA\DESIGN\CAD\SHEET\10-24-100_PRE-PLAT_EXISTING_BNDRY.DWG



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SILVERLEAF SUBDIVISION
CALDWELL, IDAHO

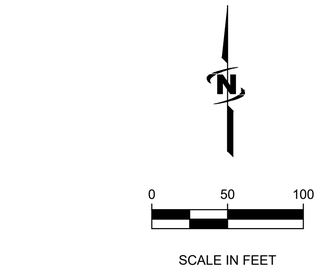
PRELIMINARY PLAT

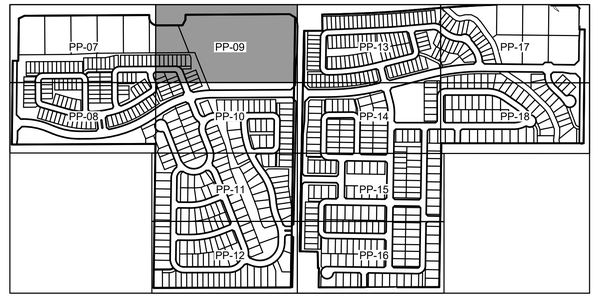
FILE :	10-24-100_PRE-PLAT_EXISTING_BNDRY.DWG
JUB PROJ. # :	10-24-100
DRAWN BY:	KAS
DESIGN BY:	CL
CHECKED BY:	CL
	ONE INCH AT FULL SIZE, IF NOT ONE INCH, SCALE ACCORDINGLY
LAST UPDATED:	4/23/2026

SHEET NUMBER:

PP-08

Plot Date:4/23/2026 3:29 PM Plotted By: Caleb LaClair
Date Created:6/5/2025 \\JUB.COM\CENTRAL\C\CLIENTS\IDM3\PROJECTS\10-24-100_CALDWELLPROPERTYATKARCHER&MONTANA\DESIGN\CAD\SHEET\10-24-100_PRE-PLAT_EXISTING_BNDRY.DWG





KEY MAP
SCALE: NTS

KARCHER ROAD

962.0'

LANDSCAPE BUFFER EASEMENT

171.59'

IDAHO POWER EASEMENT

UTILITY AND ACCESS EASEMENT

BEARGRASS STREET

TORCHWOOD DRIVE

SNAKEGRASS WAY

S MONTANA AVENUE

Block 31
1C
81133 SF
COMMERCIAL

Block 30
1
653634 SF
MULTI-FAMILY

Block 24
1C
50655 SF

6C
2688 SF

Block 22

SHEET PP-07

SHEET PP-08

SHEET PP-10

SHEET PP-13

SHEET PP-14

16 4200 SF
15 4200 SF
14 4200 SF
13 4200 SF
12 4200 SF
11 4200 SF
10 4200 SF
9 4200 SF
8 4200 SF
7 5100 SF
6 4623 SF
5 4633 SF
4 4652 SF
3 2
20 5765 SF
21 6114 SF
19 4200 SF
22 4200 SF
18 4200 SF
23 4200 SF
17 4200 SF
24 4200 SF
16 4200 SF
25

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CALDWELL, IDAHO

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DRAWN BY: KAS
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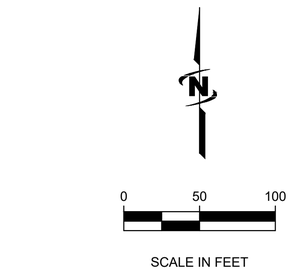
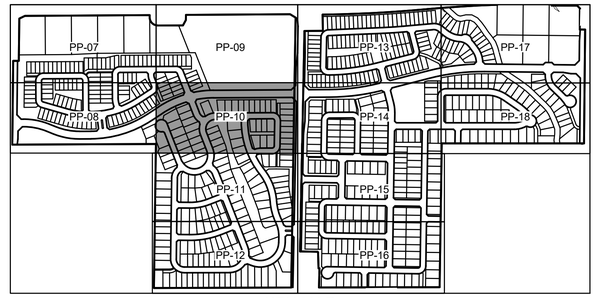
CHECKED BY: CL
ONE INCH
AT FULL SIZE, IF NOT ONE INCH, SCALE ACCORDINGLY
LAST UPDATED: 4/23/2026

SHEET NUMBER:
PP-09

Plot Date:4/23/2026 3:32 PM, Plotted By: Caleb LaClair
Date Created:6/5/2025 \\UB.COM\CENTRAL\CLIENTS\ID\M3\PROJECTS\10-24-100_CALDWELLPROPERTYATKARCHER&MONTANA\DESIGN\CAD\SHEET\10-24-100_PRE-PLAT_EXISTING_BNDRY.DWG





KEY MAP
SCALE: NTS

SHEET PP-07
SHEET PP-09
SHEET PP-13
SHEET PP-08
SHEET PP-11
SHEET PP-14
SHEET PP-15

VISTA DRIVE
LAVA ROCK DRIVE
LAVA ROCK PLACE
LAVA ROCK DRIVE
NEEDLEGRASS WAY
SNAKEGRASS WAY
QUAIL BUSH STREET
RAIN LILY AVENUE
S MONTANA AVE
IDAHO POWER EASEMENT

Block 17
Block 18
Block 19
Block 20
Block 22

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Meridian, ID 83642
Phone: 208.376.7330
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17192
04/23/2026
STATE OF IDAHO
CALEB LACLAIR

REUSE OF DRAWINGS
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NO.	DESCRIPTION	BY	APR.	DATE
	REVISION			

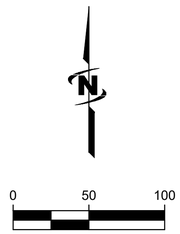
SILVERLEAF SUBDIVISION
CALDWELL, IDAHO

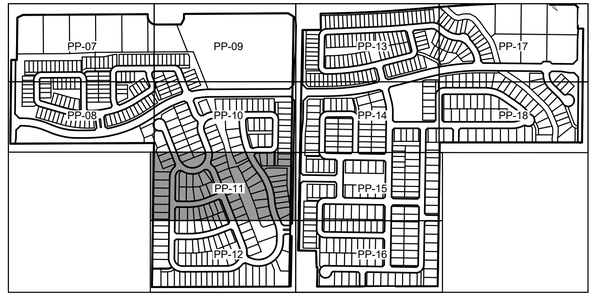
PRELIMINARY PLAT

FILE : 10-24-100_PRE-PLAT_EXISTING_BNDRY.DWG
JUB PROJ. # : 10-24-100
DRAWN BY: KAS
DESIGN BY: CL
CHECKED BY: CL
ONE INCH
AT FULL SIZE, IF NOT ONE INCH, SCALE ACCORDINGLY
LAST UPDATED: 4/23/2026

SHEET NUMBER:
PP-10

Plot Date:4/23/2026 3:34 PM Plotted By: Caleb LaClair
Data Created:6/5/2025 \\JUB.COM\CENTRAL\CLIENTS\IDM\PROJECTS\10-24-100_CALDWELLPROPERTYATKARCHER&MONTANA\DESIGN\CAD\SHEET\10-24-100_PRE-PLAT_EXISTING_BNDRY.DWG





KEY MAP
SCALE: NTS

REUSE OF DRAWINGS
IT IS A VIOLATION OF 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.

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	REVISION			

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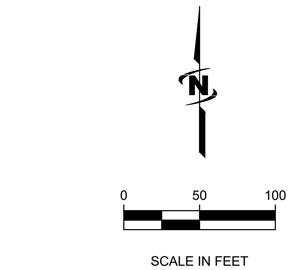
SILVERLEAF SUBDIVISION
CALDWELL, IDAHO

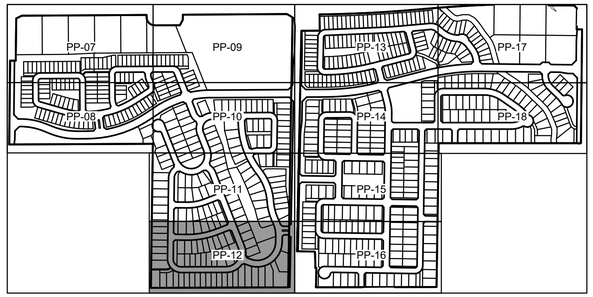
PRELIMINARY PLAT

FILE : 10-24-100_PRE-PLAT_EXISTING_BNDR
JUB PROJ. # : 10-24-100
DRAWN BY: KAS
DESIGN BY: CL
CHECKED BY: CL
ONE INCH
AT FULL SIZE, IF NOT ONE INCH, SCALE ACCORDINGLY
LAST UPDATED: 4/23/2026

SHEET NUMBER:
PP-11

Plot Date:4/23/2026 11:06 AM Plotted By: Kaipi Southern
Date Created:6/5/2025 \\UB.COM\CENTRAL\CLIENTS\ID\M3\PROJECTS\10-24-100_CALDWELLPROPERTY\ATKARCHER&MONTANA\DESIGN\CAD\SHEET\10-24-100_PRE-PLAT_EXISTING_BNDRY.DWG





KEY MAP
SCALE: NTS

SHEET PP-11

SHEET PP-15

SHEET PP-16

CHIFFON TRAIL AVENUE

CLIFFROSE STREET
R=750.00'

GREASEWOOD WAY

NEEDLEGRASS WAY

SILVERLEAF STREET

S MONTANA AVENUE

COACHELLA STREET
418.20'

NEEDLEGRASS WAY
R=200.00'

IDAHO POWER EASEMENT

Block 16
1C
740 SF

Block 17
36C
9013 SF

Block 19
34C
29025 SF

Block 20
50
7000 SF

Block 26
14
8384 SF

Block 28
11C
13014 SF

1C
4888 SF

2
9574 SF

3
6877 SF

4
6763 SF

6750 SF

10C
1762 SF

11
7750 SF

12
6295 SF

13
6813 SF

8625 SF

29
8625 SF

30
8625 SF

31
8625 SF

32
8575 SF

33
9238 SF

10985 SF

2
10108 SF

1C
81462 SF

9691 SF

62
18265 SF

61C
36280 SF

31
9300 SF

32
9300 SF

33
9300 SF

34
9300 SF

35
9300 SF

36
9300 SF

37
9304 SF

38
12997 SF

18C
4688 SF

17
9192 SF

16
8260 SF

15
8371 SF

1856 SF 39C

40C
2981 SF

41
13463 SF

42
8680 SF

43
9123 SF

44
7547 SF

45
7018 SF

46
7000 SF

47
7000 SF

48
7000 SF

49
7000 SF

1C
7507 SF

2
8678 SF

3
8183 SF

4
6746 SF

5
6729 SF

6
6851 SF

7
6937 SF

8
6783 SF

9
7812 SF

10
7812 SF

20
8173 SF

19
6000 SF

18
6000 SF

17
6162 SF

16
6486 SF

15
6851 SF

14
7458 SF

13
12090 SF

12
13117 SF

51
7000 SF

52
7000 SF

53
7000 SF

54
7185 SF

55
8074 SF

56
12609 SF

57
12792 SF

58
11887 SF

59
12036 SF

60
15243 SF

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NO.	DESCRIPTION	BY	APPR.	DATE
	REVISION			

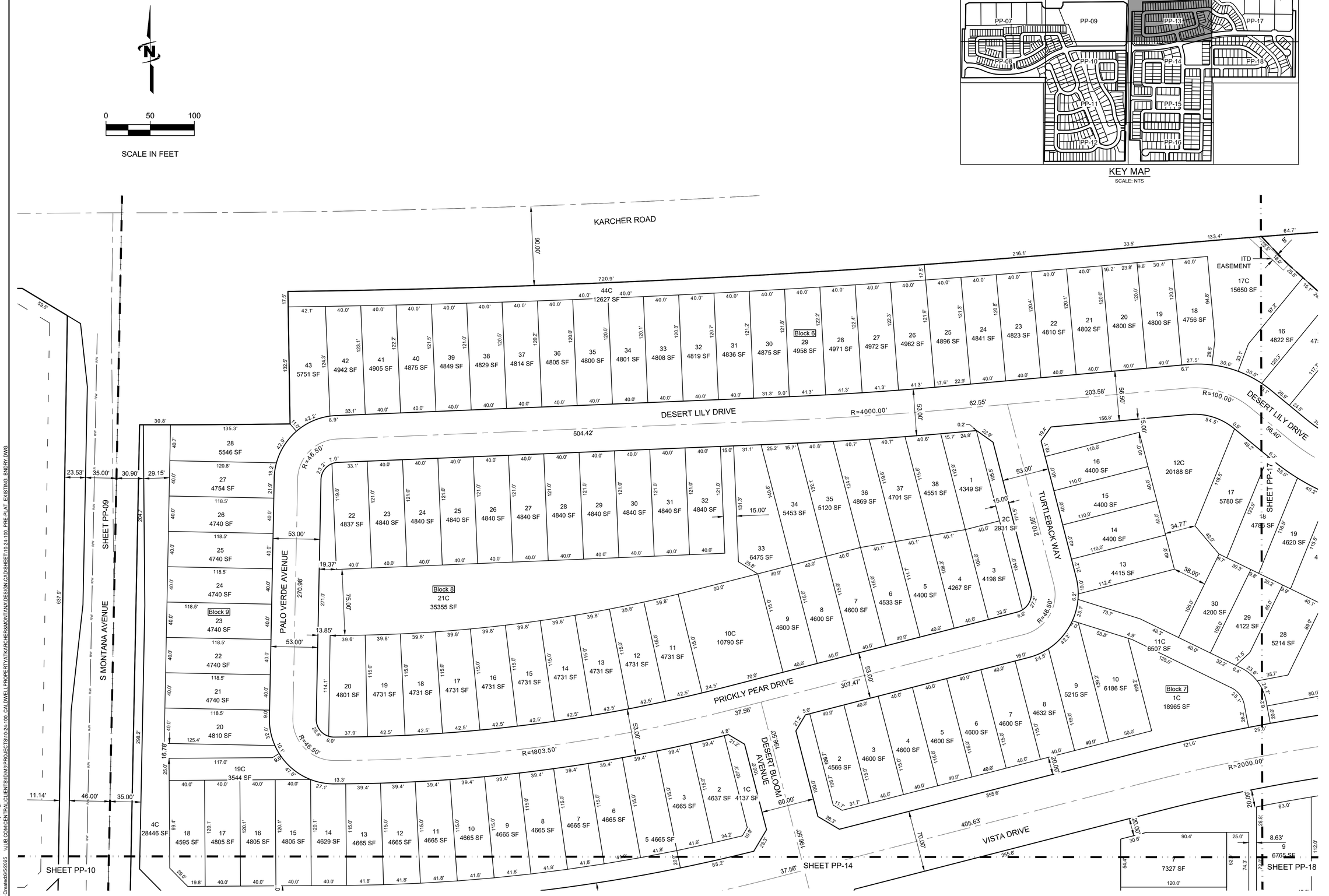
SILVERLEAF SUBDIVISION
CALDWELL, IDAHO

PRELIMINARY PLAT

FILE: 10-24-100_PRE-PLAT_EXISTING_BNDRY.DWG
JUB PROJ. #: 10-24-100
DRAWN BY: KAS
DESIGN BY: CL
CHECKED BY: CL
ONE INCH
AT FULL SIZE, IF NOT ONE INCH, SCALE ACCORDINGLY
LAST UPDATED: 4/23/2026

SHEET NUMBER:
PP-12

Plot Date:4/23/2026 11:07 AM Plotted By: Kage Southern
Data Created:6/5/2025 \\UB.COM\CENTRAL\CLIENTS\IDMS\PROJECTS\10-24-100_CALDWELLPROPERTYATKARCHERMONTANA\DESIGN\CAD\SHEET\10-24-100_PRE-PLAT_EXISTING_BNDRY.DWG



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DESCRIPTION

SILVERLEAF SUBDIVISION
CALDWELL, IDAHO

PRELIMINARY PLAT

FILE :	10-24-100_PRE-PLAT_EXISTING_BNDRY
JUB PROJ. # :	10-24-100
DRAWN BY:	KAS
DESIGN BY:	CL
CHECKED BY:	CL

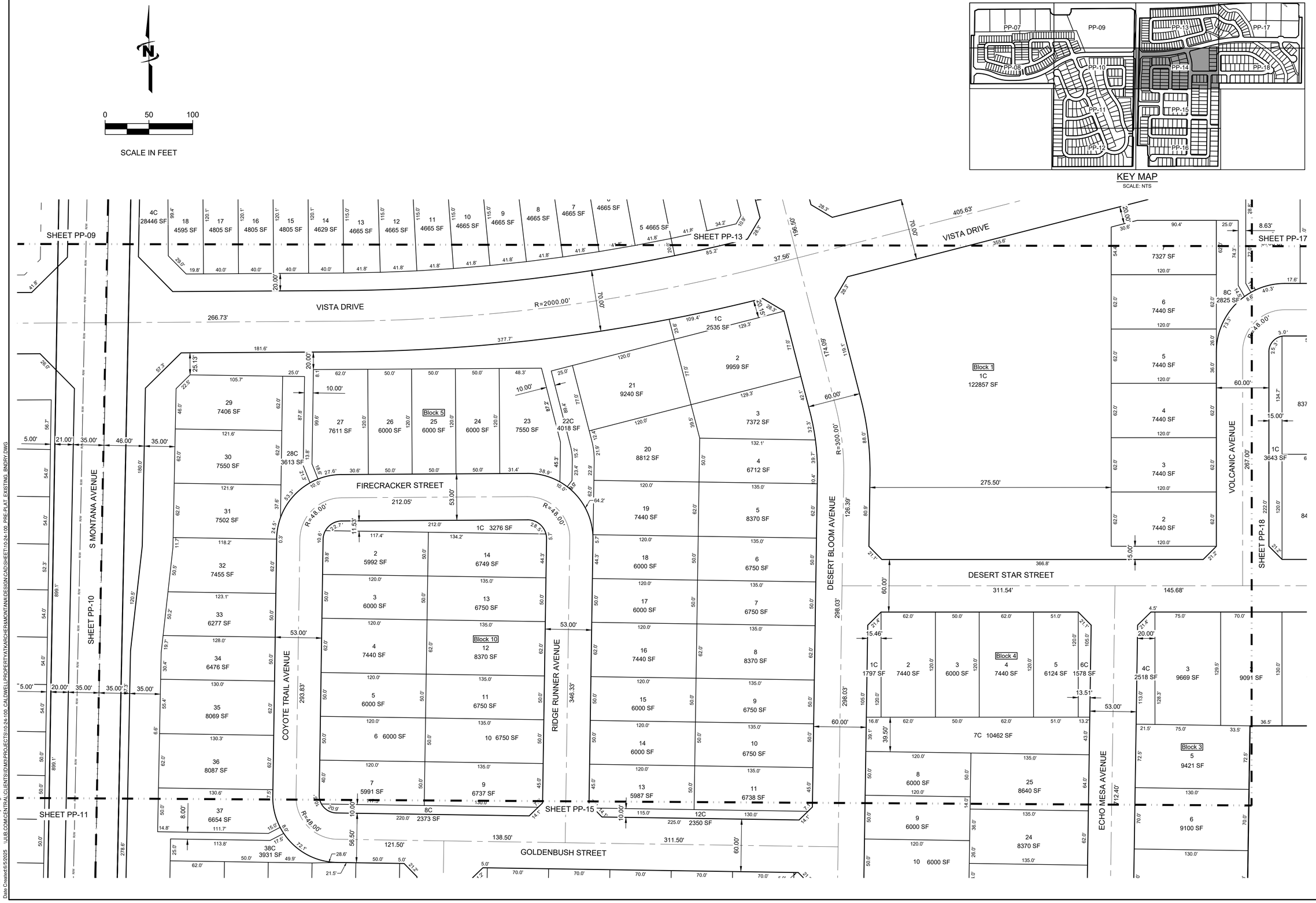
ONE INCH
AT FULL SIZE, IF NOT ONE INCH, SCALE ACCORDINGLY

LAST UPDATED: 4/23/2026

SHEET NUMBER:

PP-13

Plot Date:4/23/2025 11:09 AM Plotted By: Kage Southern
Date Created:6/5/2025 \\JUB.COM\CENTRAL\CLIENTS\ID\M3\PROJECTS\10-24-100_CALDWELL\PROPERTY\ATKARCHER&MONTANA\DESIGN\CAD\SHEET\10-24-100_PRE-PLAT_EXISTING_BNDRY.DWG



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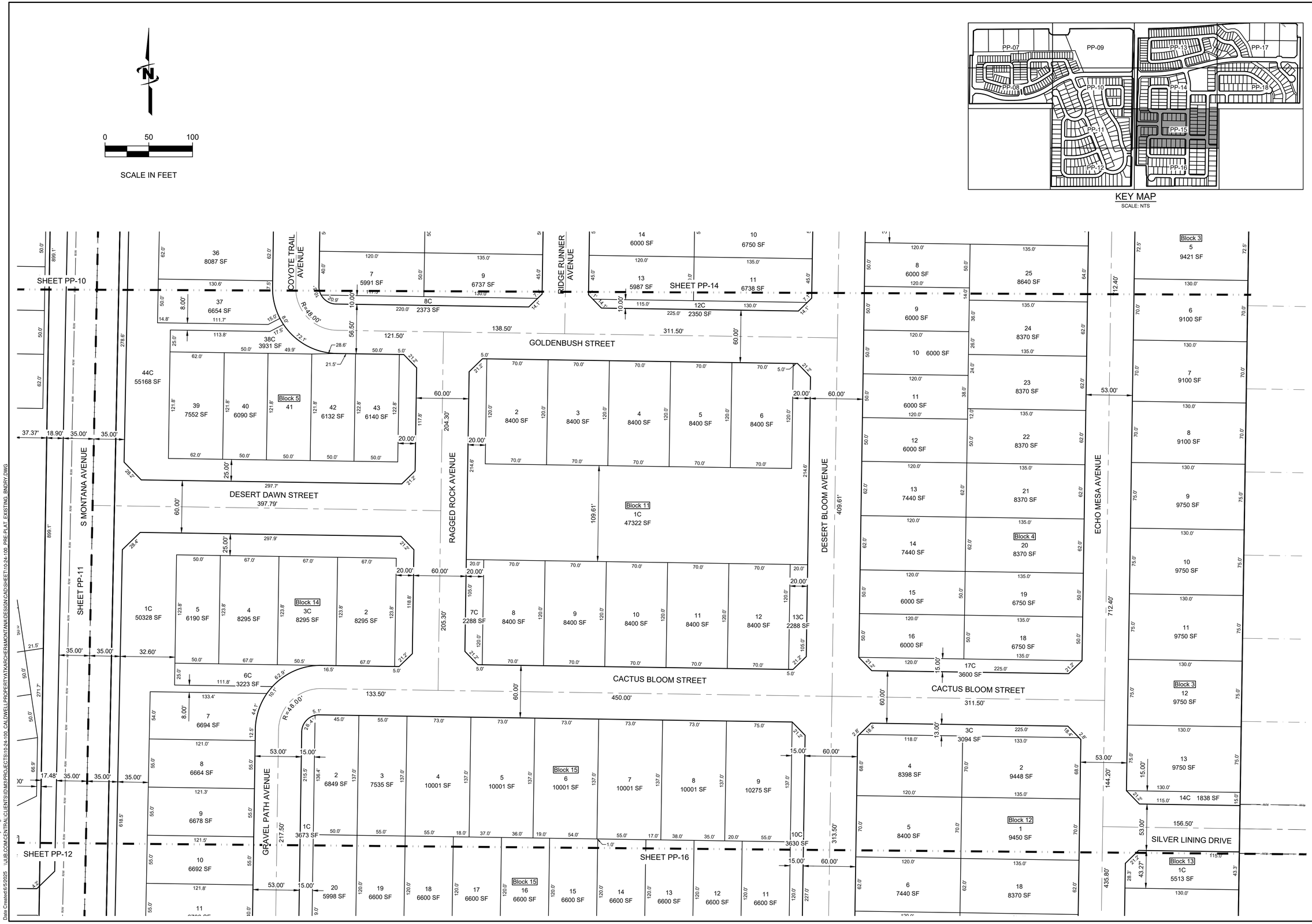
DRAWN BY: KAS
DESIGN BY: CL
CHECKED BY: CL
ONE INCH
AT FULL SIZE, IF NOT ONE INCH, SCALE ACCORDINGLY
LAST UPDATED: 4/23/2026

SHEET NUMBER:
PP-14

Plot Date:4/23/2026 11:10 AM Plotted By: Kaye Southern
Date Created:6/5/2025 \\UB.COM\CENTRAL\CLIENTS\IDM3\PROJECTS\10-24-100_CALDWELLPROPERTYATKARCHER&MONTANA\DESIGN\CAD\SHEET\10-24-100_PRE-PLAT_EXISTING_BNDRY.DWG



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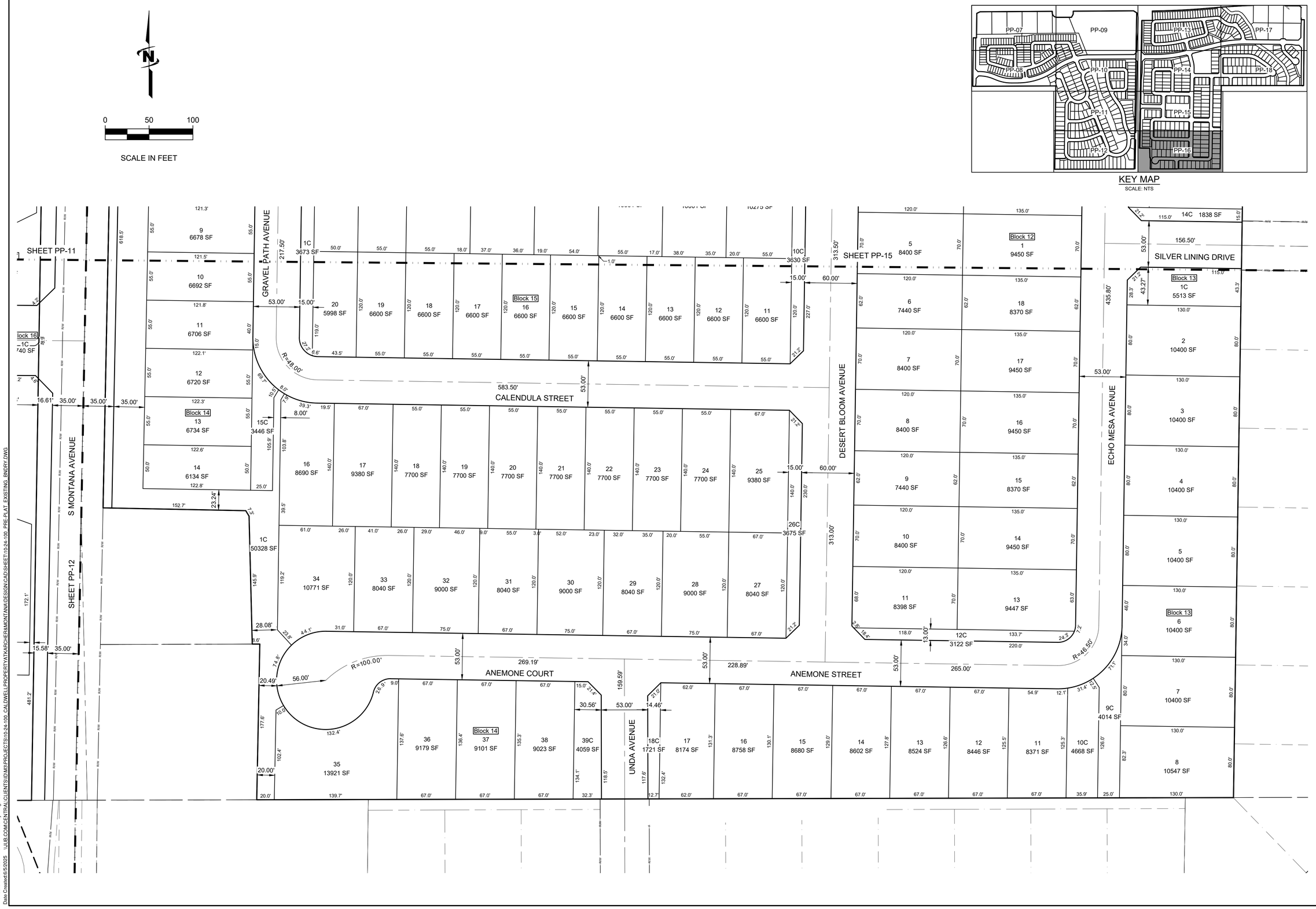
SILVERLEAF SUBDIVISION
CALDWELL, IDAHO

PRELIMINARY PLAT

FILE: 10-24-100_PRE-PLAT_EXISTING_BNDRY
JUB PROJ. #: 10-24-100
DRAWN BY: KAS
DESIGN BY: CL
CHECKED BY: CL
ONE INCH
AT FULL SIZE, IF NOT ONE INCH, SCALE ACCORDINGLY
LAST UPDATED: 4/23/2026

SHEET NUMBER:
PP-15

Plot Date:4/23/2026 11:11 AM Plotted By: Kage Southern
Date Created:6/5/2025 \\JUB.COM\CENTRAL\CLIENTS\IDM3\PROJECTS\10-24-100_CALDWELL\PROPERTY\ATKARCHER&MONTANA\DESIGN\CAD\SHEET\10-24-100_PRE-PLAT_EXISTING_BNDRY.DWG



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NO.	REVISION	BY	APP.	DATE

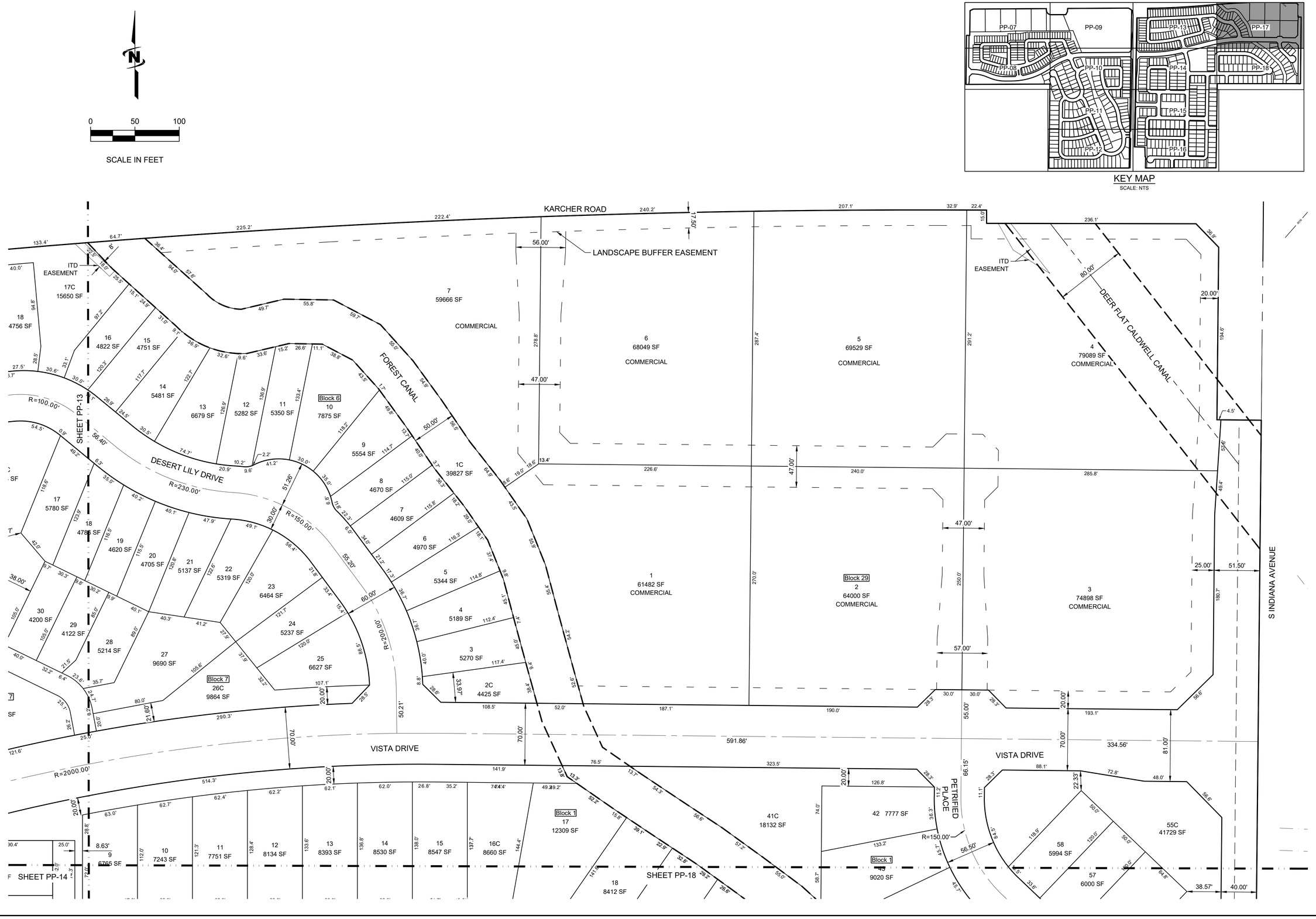
SILVERLEAF SUBDIVISION
CALDWELL, IDAHO

PRELIMINARY PLAT

FILE : 10-24-100_PRE-PLAT_EXISTING_BNDRY
JUB PROJ. # : 10-24-100
DRAWN BY: KAS
DESIGN BY: CL
CHECKED BY: CL
ONE INCH
AT FULL SIZE, IF NOT ONE INCH, SCALE ACCORDINGLY
LAST UPDATED: 4/23/2026

SHEET NUMBER:
PP-16

Plot Date:4/23/2026 11:13 AM Plotted By: Kaige Southern
Date Created:6/5/2025 \\JUB.COM\CENTRAL\C\LIENTS\IDM3\PROJECTS\10-24-100_CALDWELLPROPERTYATKARCHER&MONTANA\DESIGN\CAD\SHEET\10-24-100_PRE-PLAT_EXISTING_BNDRY.DWG



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SILVERLEAF SUBDIVISION
CALDWELL, IDAHO

PRELIMINARY PLAT

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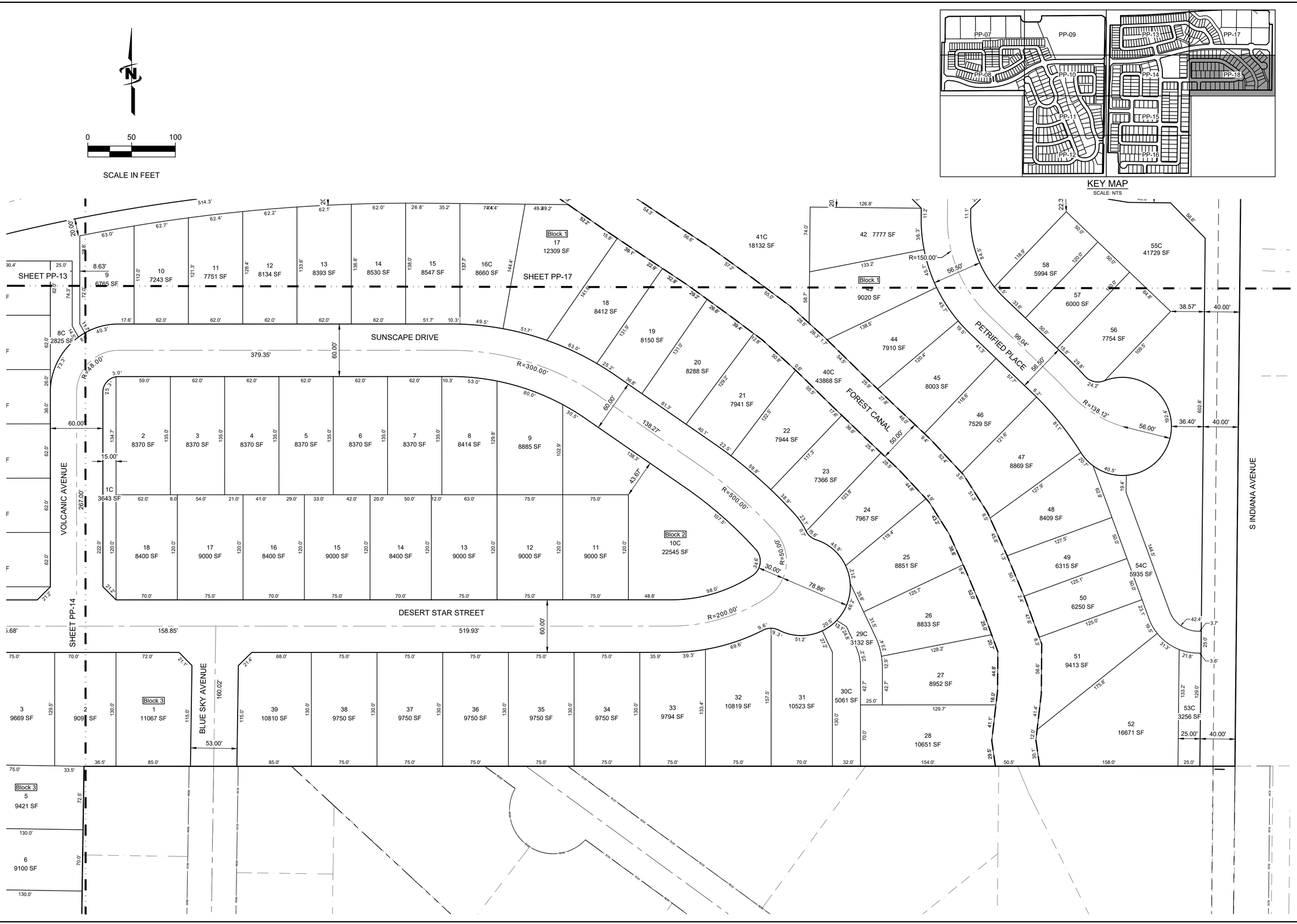
JUB PROJ. # : 10-24-100
DRAWN BY: KAS
DESIGN BY: CL
CHECKED BY: CL
ONE INCH
AT FULL SIZE, IF NOT ONE INCH, SCALE ACCORDINGLY
LAST UPDATED: 4/23/2026

SHEET NUMBER:
PP-17

Plot Date:4/23/2026 3:37 PM Plotted By: Caleb LaClair
Data Created:6/5/2025 \\JUB.COM\CENTRAL\CLIENTS\ID\M3\PROJECTS\10-24-100_CALDWELL\PROPERTY\ATKARCHER&MONTANA\DESIGN\CAD\SHEET\10-24-100_PRE-PLAT_EXISTING_BNDRY.DWG



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CALDWELL, IDAHO

PRELIMINARY PLAT

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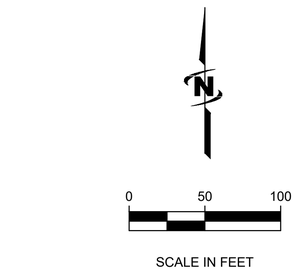
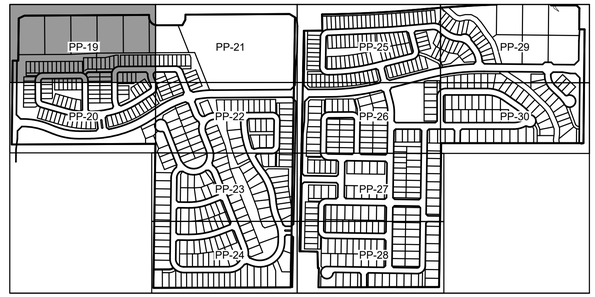
JUB PROJ. # : 10-24-100
DRAWN BY: KAS
DESIGN BY: CL
CHECKED BY: CL
ONE INCH
AT FULL SIZE, IF NOT ONE INCH, SCALE ACCORDINGLY
LAST UPDATED: 4/23/2026

SHEET NUMBER:
PP-18

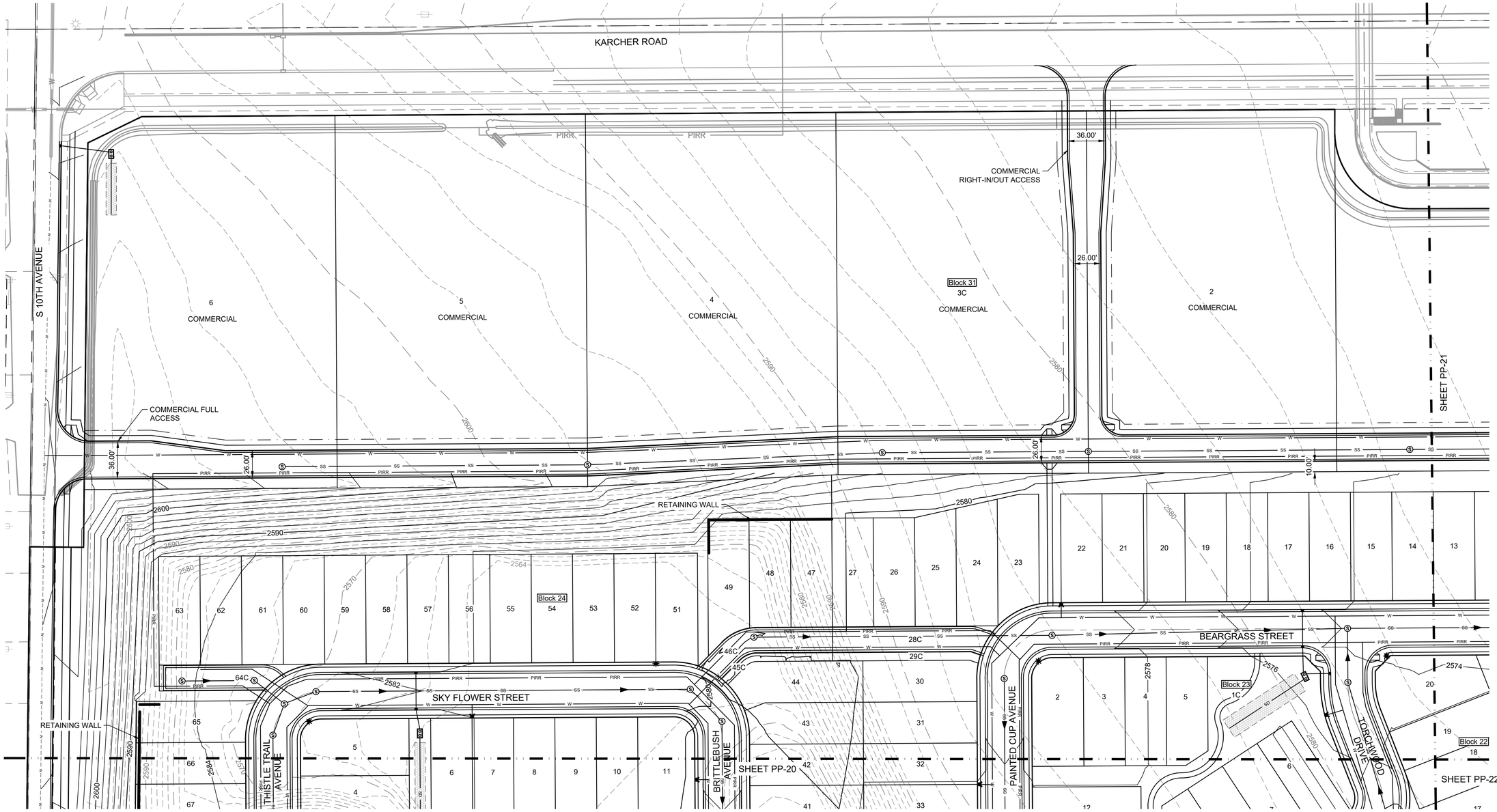
Plot Date:4/23/2026 3:39 PM Plotted By: Caleb LaClair
Date Created:6/5/2025 \\JUB.COM\CENTRAL\CLIENTS\ID\M3\PROJECTS\10-24-100_CALDWELL\PROPERTY\ATKARCHER&MONTANA\DESIGN\CAD\SHEET\10-24-100_PRE-PLAT_EXISTING_BNDRY.DWG



NOTES:
1. KARCHER RD (HWY 55) IMPROVEMENTS SHOWN ARE APPROXIMATE AND BASED ON CONSTRUCTION DRAWINGS PROVIDED BY ITD.
2. UTILITY LOOPING AND CROSS ACCESS THROUGH THE COMMERCIAL AND MULTI-FAMILY LOTS AND ASSOCIATED EASEMENTS TO BE DETERMINED AT TIME OF LOT DEVELOPMENT.



KEY MAP
SCALE: NTS



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NO.	DESCRIPTION	BY	APPR.	DATE
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SILVERLEAF SUBDIVISION
CALDWELL, IDAHO

PRELIMINARY ENGINEERING PLAN

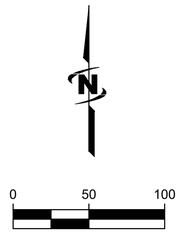
FILE: 10-24-100_PRE-PLAT_ENGINEERING
JUB PROJ. #: 10-24-100
DRAWN BY: KAS
DESIGN BY: CL
CHECKED BY: CL

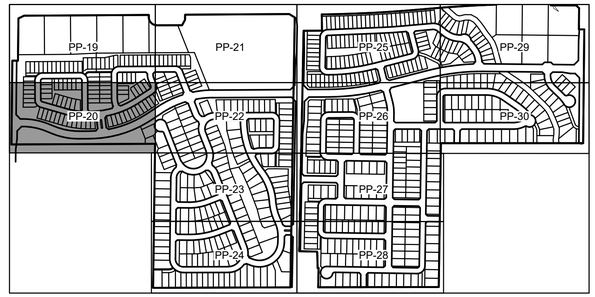
ONE INCH
AT FULL SIZE, IF NOT ONE INCH, SCALE ACCORDINGLY

LAST UPDATED: 4/23/2026

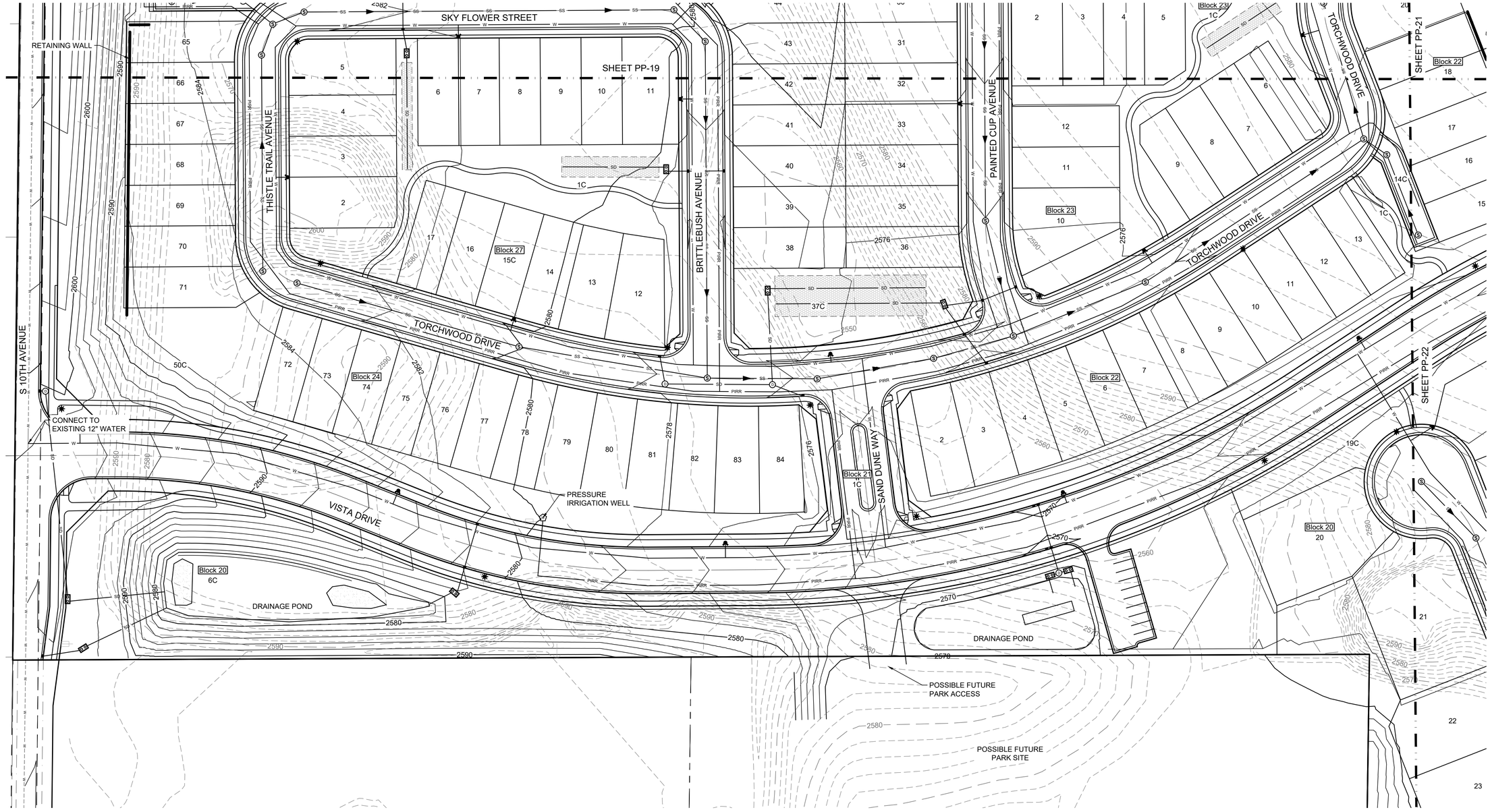
SHEET NUMBER:
PP-19

Plot Date:4/23/2026 11:17 AM Plotted By: Kaige Southern
Date Created:6/5/2025 \\JUB.COM\CENTRAL\CLIENTS\ID\M3\PROJECTS\10-24-100_CALDWELL\PROPERTY\ATKARCHERMONTANA\DESIGN\CAD\SHEET\10-24-100_PRE-PLAT_ENGINEERING.DWG





KEY MAP
SCALE: NTS



J-U-B ENGINEERS, INC.

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2760 W. Excursion Ln.
Suite 400
Meridian, ID 83642
Phone: 208.376.7330
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PROFESSIONAL ENGINEER
LICENSED
17192
04/23/2026
STATE OF IDAHO
CALEB LACLAIR

REUSE OF DRAWINGS
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NO.	DESCRIPTION	BY	APPR.	DATE
	REVISION			

SILVERLEAF SUBDIVISION
CALDWELL, IDAHO

PRELIMINARY ENGINEERING PLAN

FILE :	10-24-100_PRE-PLAT_ENGINEERING
JUB PROJ. # :	10-24-100
DRAWN BY:	KAS
DESIGN BY:	CL
CHECKED BY:	CL

ONE INCH
AT FULL SIZE, IF NOT ONE INCH, SCALE ACCORDINGLY

LAST UPDATED: 4/23/2026

SHEET NUMBER:

PP-20

Plot Date:4/23/2026 11:18 AM Plotted By: Kaye Southern
Date Created:6/5/2025 \\JUB.COM\CENTRAL\CLIENTS\ID\M3\PROJECTS\10-24-100_CALDWELL\PROPERTY\ATKARCHER&MONTANA\DESIGN\CAD\SHEET\10-24-100_PRE-PLAT_ENGINEERING.DWG

NOTES:
1. KARCHER RD (HWY 55) IMPROVEMENTS SHOWN ARE APPROXIMATE AND BASED ON CONSTRUCTION DRAWINGS PROVIDED BY ITD.
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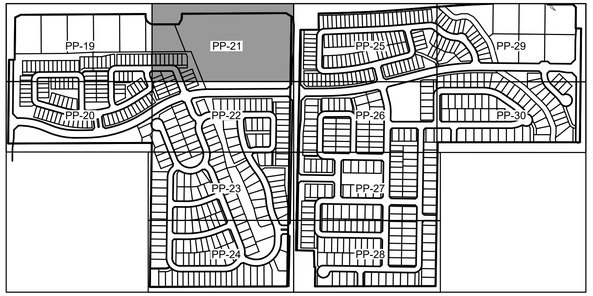
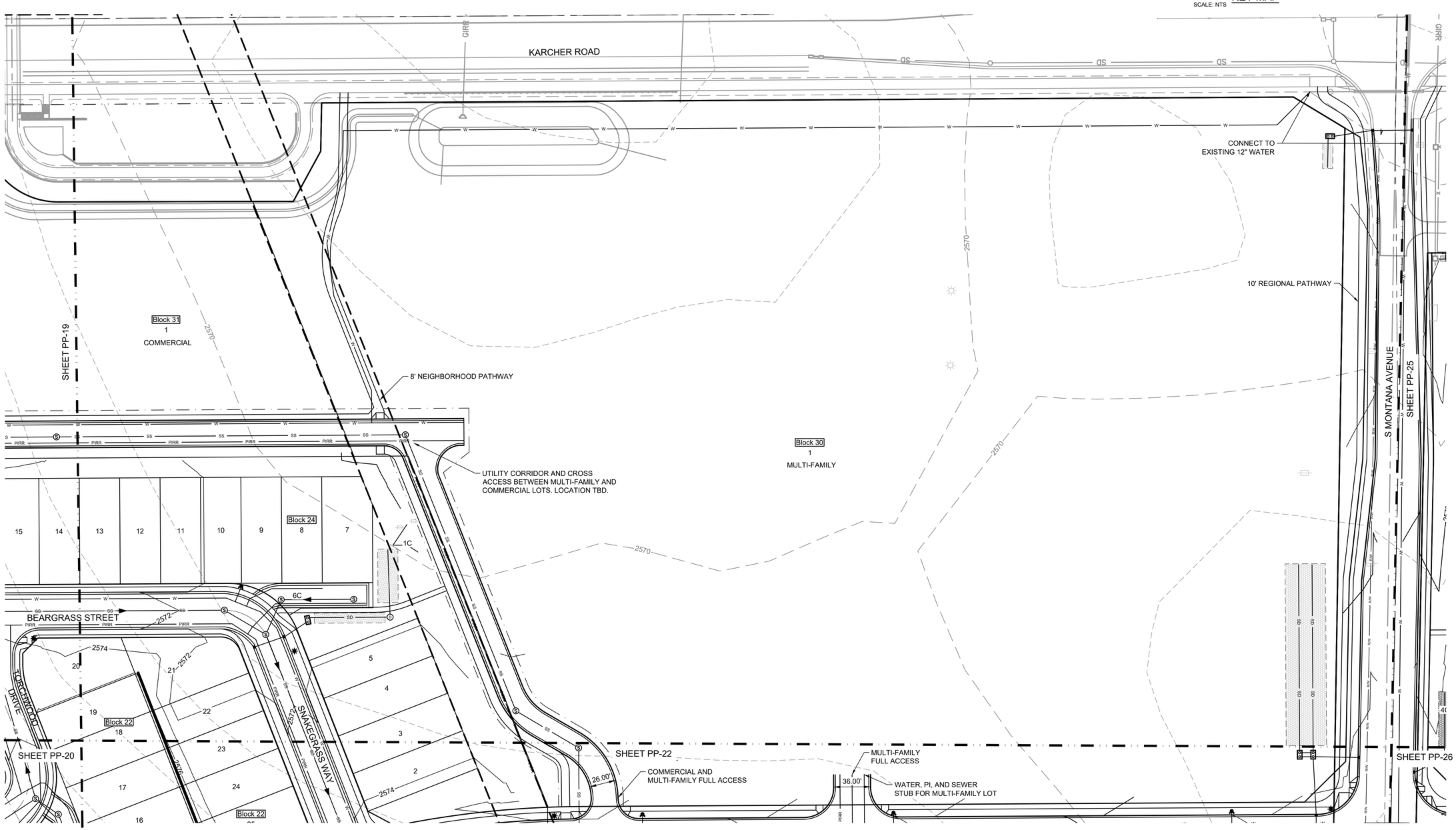
0 50 100

SCALE IN FEET



KEY MAP

SCALE: NTS



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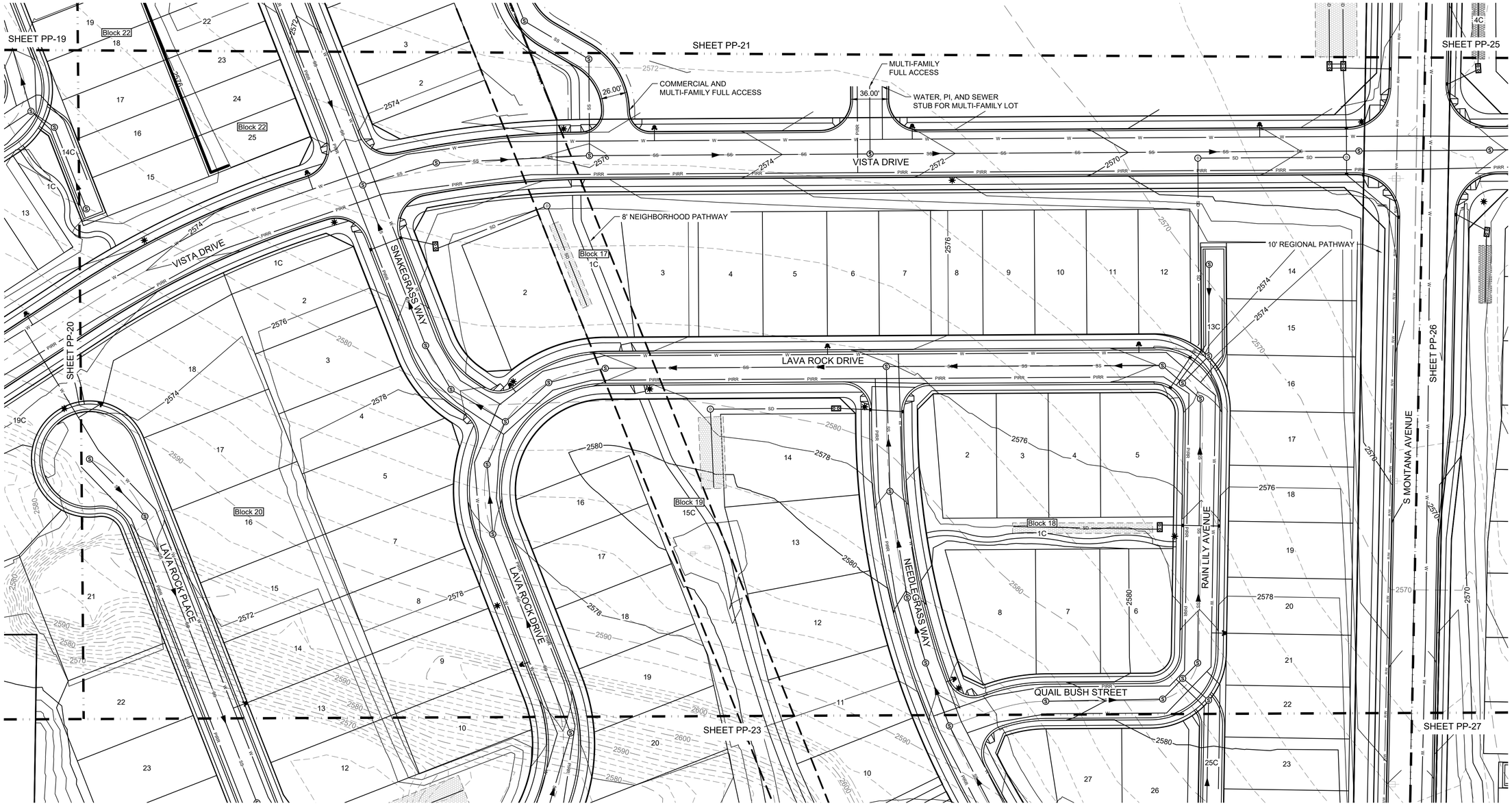
SILVERLEAF SUBDIVISION
CALDWELL, IDAHO

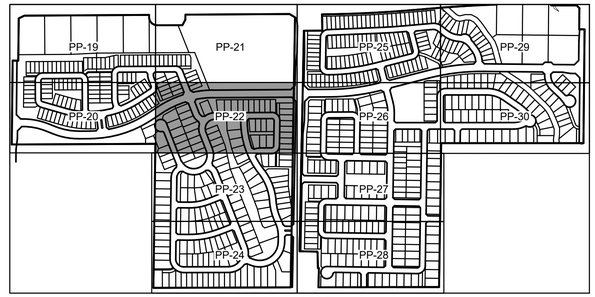
PRELIMINARY ENGINEERING PLAN

FILE : 10-24-100_PRE-PLAT_ENGINEERING
JUB PROJ. # : 10-24-100
DRAWN BY: KAS
DESIGN BY: CL
CHECKED BY: CL
ONE INCH
AT FULL SIZE, IF NOT ONE INCH, SCALE ACCORDINGLY
LAST UPDATED: 4/23/2026

SHEET NUMBER:
PP-21

Plot Date:4/23/2026 11:19 AM Plotted By: Kage Southern
Date Created:6/5/2025 \\JUB.COM\CENTRAL\CLIENTS\ID\M3\PROJECTS\10-24-100_CALDWELLPROPERTYATKARCHER&MONTANA\DESIGN\CAD\SHEET\10-24-100_PRE-PLAT_ENGINEERING.DWG





KEY MAP
SCALE: NTS

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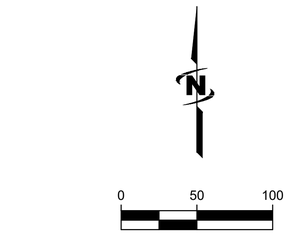
JUB PROJ. # : 10-24-100
DRAWN BY: KAS
DESIGN BY: CL
CHECKED BY: CL
ONE INCH
AT FULL SIZE, IF NOT ONE INCH, SCALE ACCORDINGLY
LAST UPDATED: 4/23/2026

SHEET NUMBER:
PP-22

Plot Date:4/23/2026 11:21 AM Plotted By: Kage Southern
Date Created:6/5/2025 \\JUB.COM\CENTRAL\CLIENTS\ID\M3\PROJECTS\10-24-100_CALDWELL\PROPERTY\ATKARCHER&MONTANA\DESIGN\CAD\SHEET\10-24-100_PRE-PLAT_ENGINEERING.DWG



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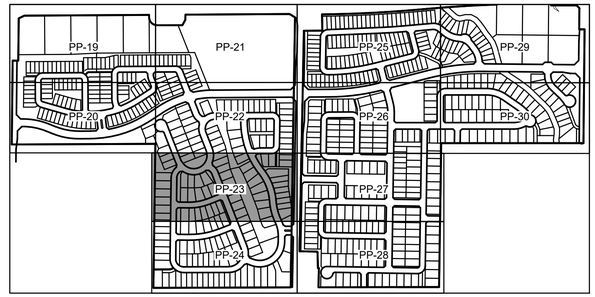
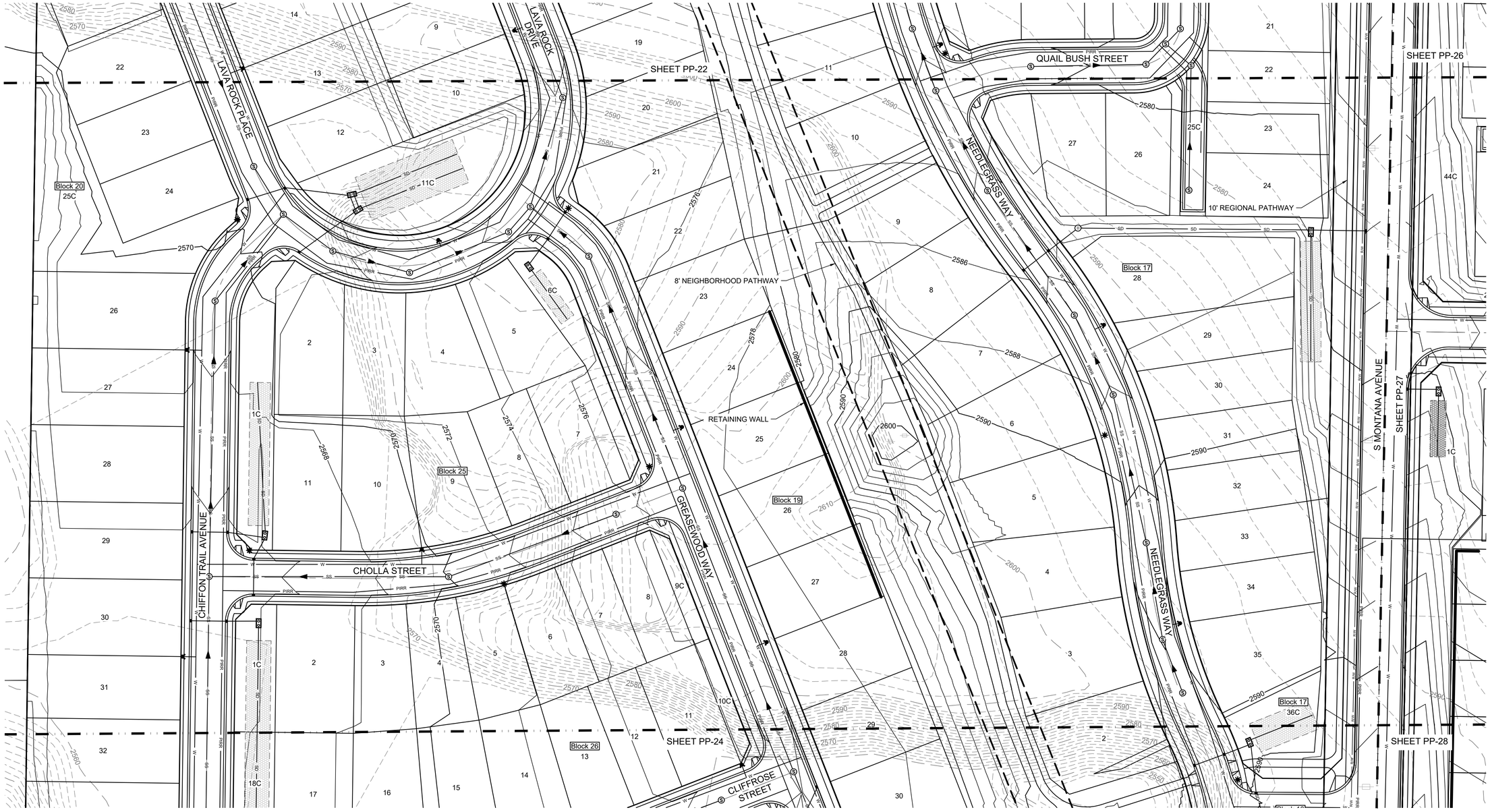


KEY MAP
SCALE: NTS



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SILVERLEAF SUBDIVISION
CALDWELL, IDAHO

PRELIMINARY ENGINEERING PLAN

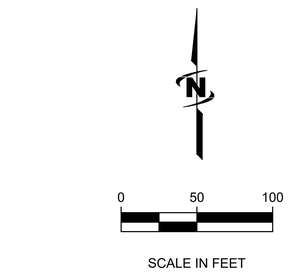
FILE : 10-24-100_PRE-PLAT_ENGINEERING
JUB PROJ. # : 10-24-100
DRAWN BY: KAS
DESIGN BY: CL
CHECKED BY: CL

ONE INCH
AT FULL SIZE, IF NOT ONE INCH, SCALE ACCORDINGLY

LAST UPDATED: 4/23/2026

SHEET NUMBER:
PP-23

Plot Date:4/23/2026 11:22 AM Plotted By: Kaye Southern
Date Created:6/5/2025 \\JUB.COM\CENTRAL\CLIENTS\IDM3\PROJECTS\10-24-100_CALDWELLPROPERTYATKARCHER&MONTANA\DESIGN\CAD\SHEET\10-24-100_PRE-PLAT_ENGINEERING.DWG



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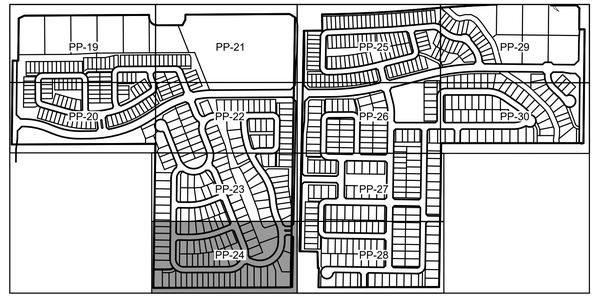

KEY MAP
SCALE: NTS

SHEET PP-23
SHEET PP-27
SHEET PP-28
CHIFFON TRAIL AVENUE
CLIFFROSE STREET
GREASEWOOD WAY
NEEDLEGRASS WAY
SILVERLEAF STREET
8' NEIGHBORHOOD PATHWAY
S MONTANA AVENUE
10' REGIONAL PATHWAY
COACHELLA STREET
RETAINING WALL
Block 17
Block 19
Block 20
Block 26
Block 28
Block 16

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SILVERLEAF SUBDIVISION
CALDWELL, IDAHO

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JUB PROJ. # : 10-24-100
DRAWN BY: KAS
DESIGN BY: CL
CHECKED BY: CL

ONE INCH
AT FULL SIZE, IF NOT ONE INCH, SCALE ACCORDINGLY

LAST UPDATED: 4/23/2026

SHEET NUMBER:
PP-24

Plot Date:4/23/2026 11:23 AM Plotted By: Kaige Southern
Date Created:6/5/2025 \\UB.COM\CENTRAL\CLIENTS\ID\M3\PROJECTS\10-24-100_CALDWELLPROPERTY\ATKARCHER&MONTANA\DESIGN\CAD\SHEET\10-24-100_PRE-PLAT_ENGINEERING.DWG

0 50 100

SCALE IN FEET

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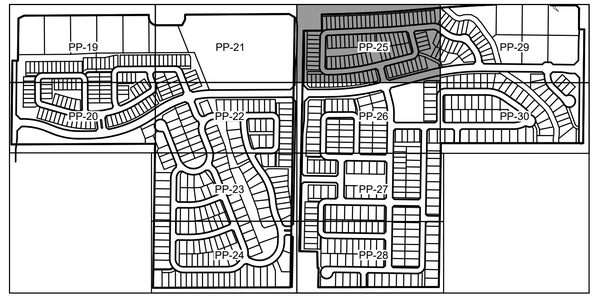

KEY MAP
SCALE: NTS



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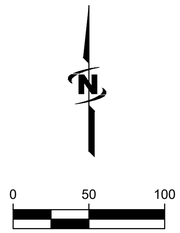
CALDWELL, IDAHO

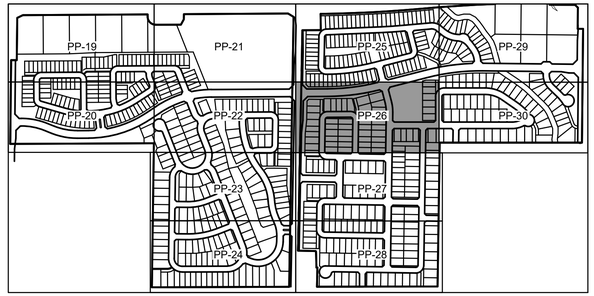
PRELIMINARY ENGINEERING PLAN

FILE : 10-24-100_PRE-PLAT_ENGINEERING
JUB PROJ. # : 10-24-100
DRAWN BY: KAS
DESIGN BY: CL
CHECKED BY: CL
ONE INCH
AT FULL SIZE, IF NOT ONE INCH, SCALE ACCORDINGLY
LAST UPDATED: 4/23/2026

SHEET NUMBER:
PP-25

Plot Date:4/23/2026 11:25 AM Plotted By: Kaye Southern
Date Created:6/5/2025 \\UB.COM\CENTRAL\CLIENTS\ID\M3\PROJECTS\10-24-100_CALDWELL\PROPERTY\ATKARCHER&MONTANA\DESIGN\CAD\SHEET\10-24-100_PRE-PLAT_ENGINEERING.DWG





KEY MAP
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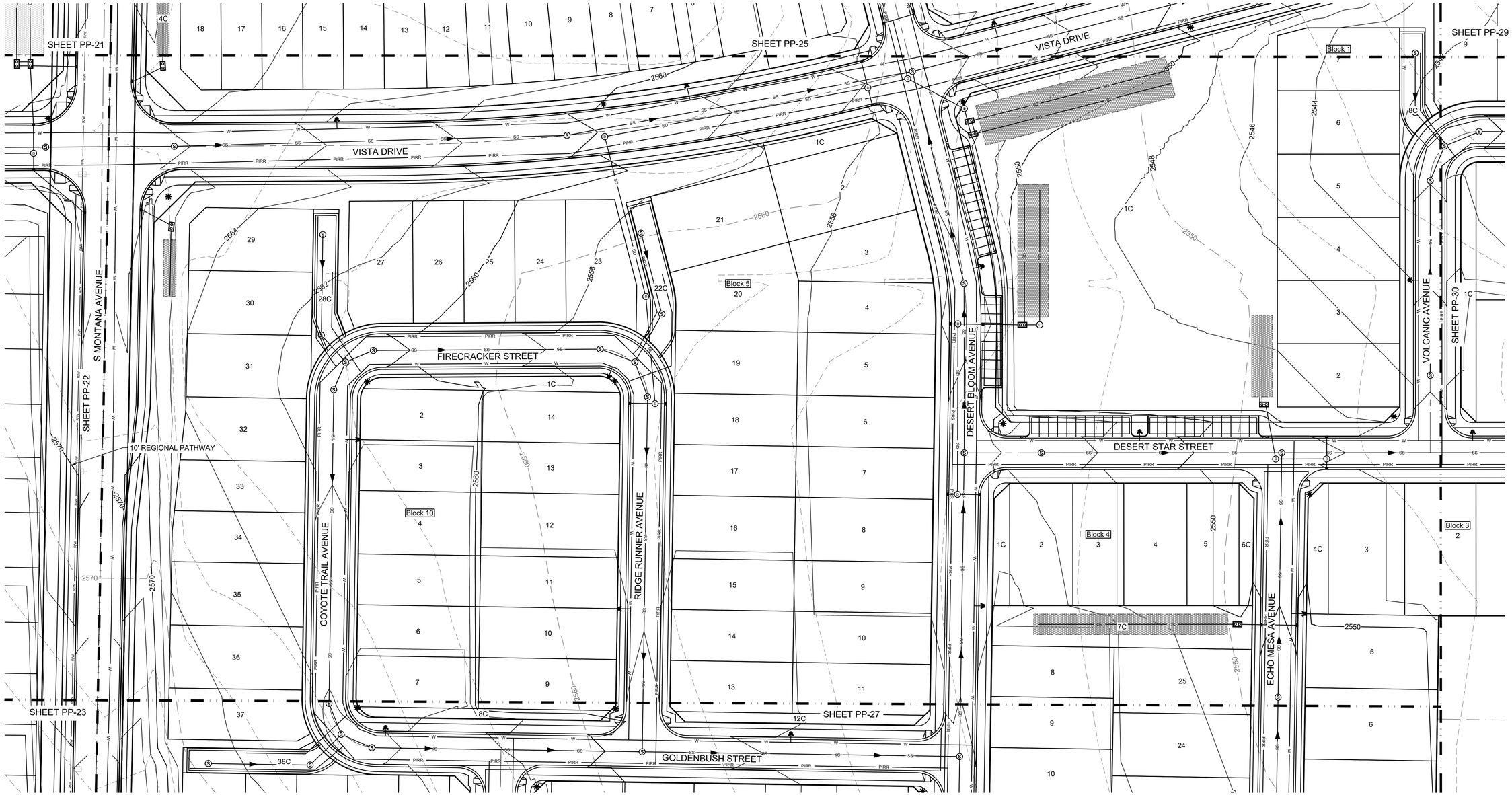

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CALDWELL, IDAHO

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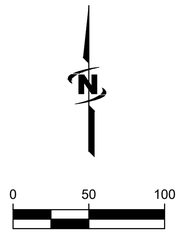
FILE :	10-24-100_PRE-PLAT_ENGINEERING
JUB PROJ. # :	10-24-100
DRAWN BY:	KAS
DESIGN BY:	CL
CHECKED BY:	CL

ONE INCH
AT FULL SIZE, IF NOT ONE INCH, SCALE ACCORDINGLY

LAST UPDATED: 4/23/2026

SHEET NUMBER:
PP-26

Plot Date:4/23/2026 11:26 AM Plotted By: Kaye Southern
Date Created:6/5/2025 \\JUB.COM\CENTRAL\CLIENTS\ID\M3PROJECTS\10-24-100_CALDWELLPROPERTY\ATKARCHER&MONTANADESIGN\CAD\SHEET\10-24-100_PRE-PLAT_ENGINEERING.DWG



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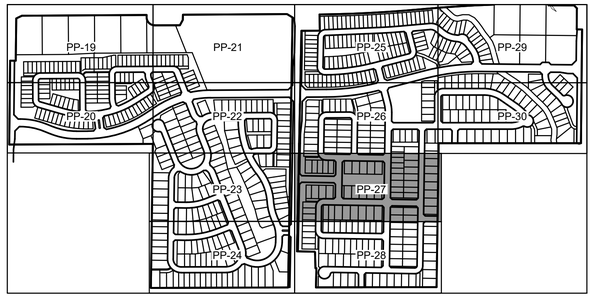

KEY MAP

SCALE: NTS

Plot Date:4/24/2026 9:43 AM Plotted By: Caleb LaClair
Date Created:8/11/2025 \\JUB.COM\CENTRAL\CLIENTS\ID\M3\PROJECTS\10-24-100_CALDWELLPROPERTY\ATXARCHER\MONTANA\DESIGN\CAD\SHEET\10-24-100_PRE-PLAT_ENGINEERING.DWG

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DRAWN BY: KAS
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CHECKED BY: CL

ONE INCH
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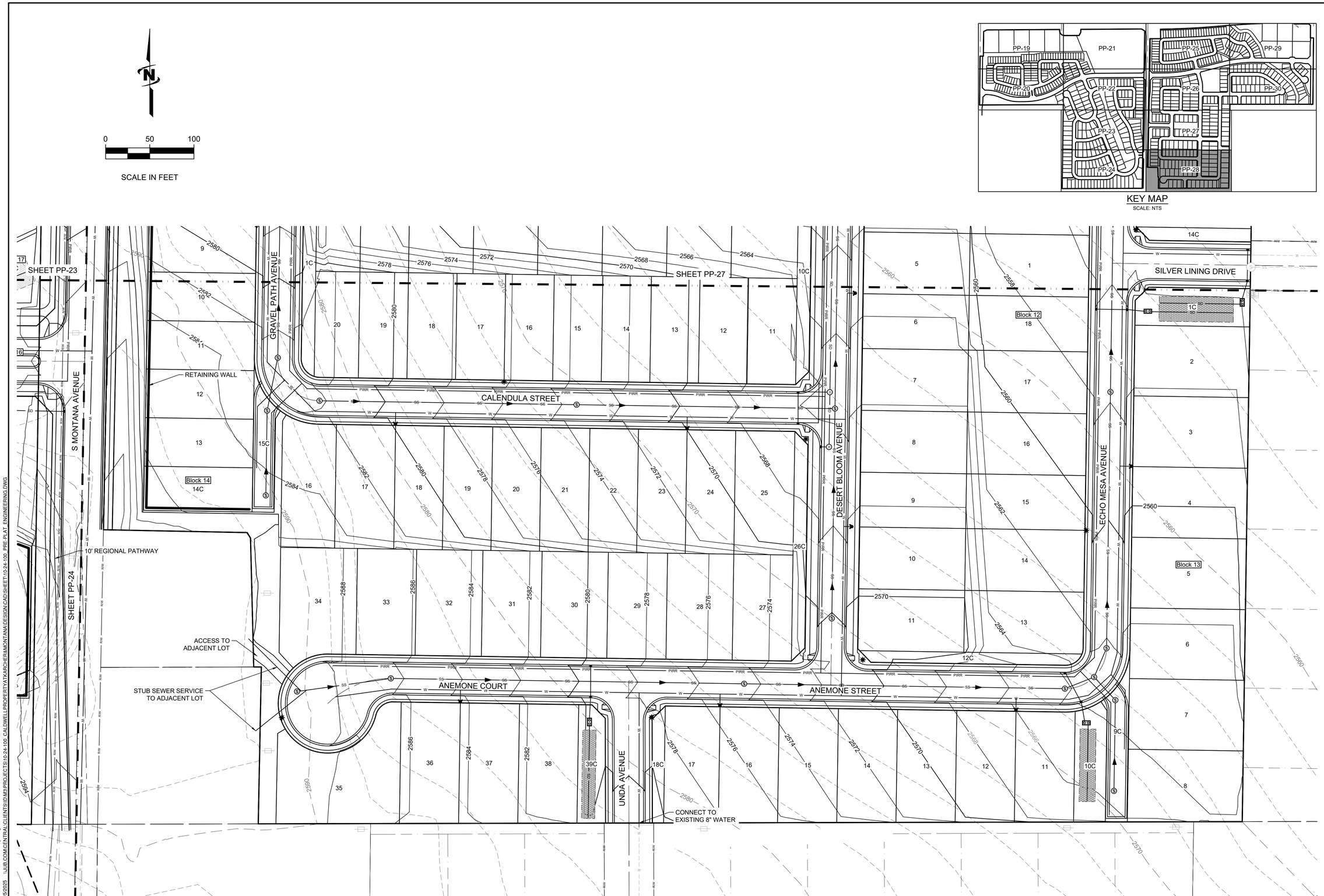
LAST UPDATED: 4/23/2026

SHEET NUMBER:

PP-27



KEY MAP
SCALE: NTS

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DRAWN BY: KAS
DESIGN BY: CL
CHECKED BY: CL
ONE INCH
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LAST UPDATED: 4/23/2026

SHEET NUMBER:
PP-28

Plot Date:4/23/2026 11:29 AM Plotted By: Kage Southern
Date Created:6/5/2025 \\JUB.COM\CENTRAL\CLIENTS\ID\M3\PROJECTS\10-24-100_CALDWELLPROPERTYATKARCHER&MONTANA\DESIGN\CAD\SHEET\10-24-100_PRE-PLAT_ENGINEERING.DWG

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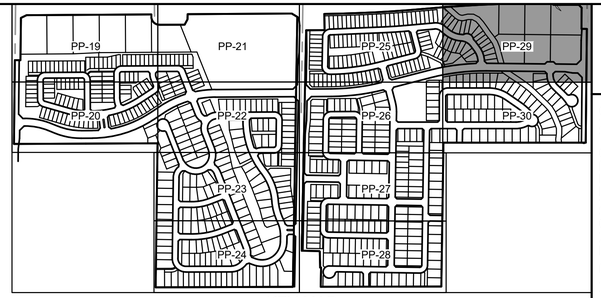
N

0 50 100

SCALE IN FEET



KEY MAP
SCALE: NTS

KARCHER ROAD
IRRIGATION STORAGE POND
IRRIGATION WELL & PUMP HOUSE
EXISTING IRRIGATION SUPPLY TAP
COMMERCIAL RIGHT IN/OUT ACCESS
12'X5' BOX CULVERT EXTENSION
DEER FLAT CALDWELL CANAL
DESERT LILY DRIVE
FOREST CANAL
VISTA DRIVE
PETRIFIED PLACE
S INDIANA AVENUE
COMMERCIAL FULL ACCESS
CONNECT TO EXISTING 12" WATER
CONNECT TO EXISTING 15" SEWER
36" RCP
Block 6
Block 7
Block 29
Block 1
1 COMMERCIAL
2 COMMERCIAL
3 COMMERCIAL
4 COMMERCIAL
5 COMMERCIAL
6 COMMERCIAL
7 COMMERCIAL
SHEET PP-25
SHEET PP-26
SHEET PP-30

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CALDWELL, IDAHO

PRELIMINARY ENGINEERING PLAN

FILE: 10-24-100_PRE-PLAT_ENGINEERING
JUB PROJ. #: 10-24-100
DRAWN BY: KAS
DESIGN BY: CL
CHECKED BY: CL

ONE INCH
AT FULL SIZE, IF NOT ONE INCH, SCALE ACCORDINGLY

LAST UPDATED: 4/23/2026

SHEET NUMBER:
PP-29

Plot Date=4/23/2026 11:30 AM Plotted By: Kage Southern
Data Created=6/5/2025 \\JUB.COM\CENTRAL\CLIENTS\IDAB\PROJECTS\10-24-100_CALDWELL\PROPERTY\ATKARCHER&MONTANA\DESIGN\CAD\SHEET\10-24-100_PRE-PLAT_ENGINEERING.DWG

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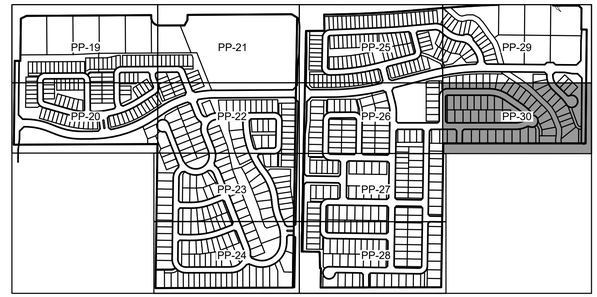
SCALE IN FEET



KEY MAP
SCALE: NTS

SHEET PP-25
SHEET PP-29
SHEET PP-26
SUNSCAPE DRIVE
DESERT STAR STREET
VOLCANIC AVENUE
BLUE SKY AVENUE
FOREST CANAL
PETRIFIED PLACE
S INDIANA AVE
Block 1
Block 2
Block 3
CONNECT TO EXISTING 8" WATER
CONNECT TO EXISTING 12" WATER

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

PROFESSIONAL ENGINEER
LICENSED
17192
04/23/2026
STATE OF IDAHO
CALEB LACLAIR

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NO.	DESCRIPTION	DATE	BY	APPR.
	REVISION			

SILVERLEAF SUBDIVISION
CALDWELL, IDAHO

PRELIMINARY ENGINEERING PLAN

FILE : 10-24-100_PRE-PLAT_ENGINEERING
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ONE INCH
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LAST UPDATED: 4/23/2026

SHEET NUMBER:
PP-30

Plot Date:4/23/2026 11:31 AM Plotted By: Kaye Southern
Date Created:6/5/2025 \\JUB.COM\CENTRAL\CLIENTS\IDM3\PROJECTS\10-24-100_CALDWELLPROPERTYATKARCHER&MONTANA\DESIGN\CAD\SHEET\10-24-100_PRE-PLAT_ENGINEERING.DWG

PRE-PLAT LANDSCAPE PLANS FOR

SILVERLEAF

CALDWELL, IDAHO
2026

DEVELOPER

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LANDSCAPE ARCHITECT

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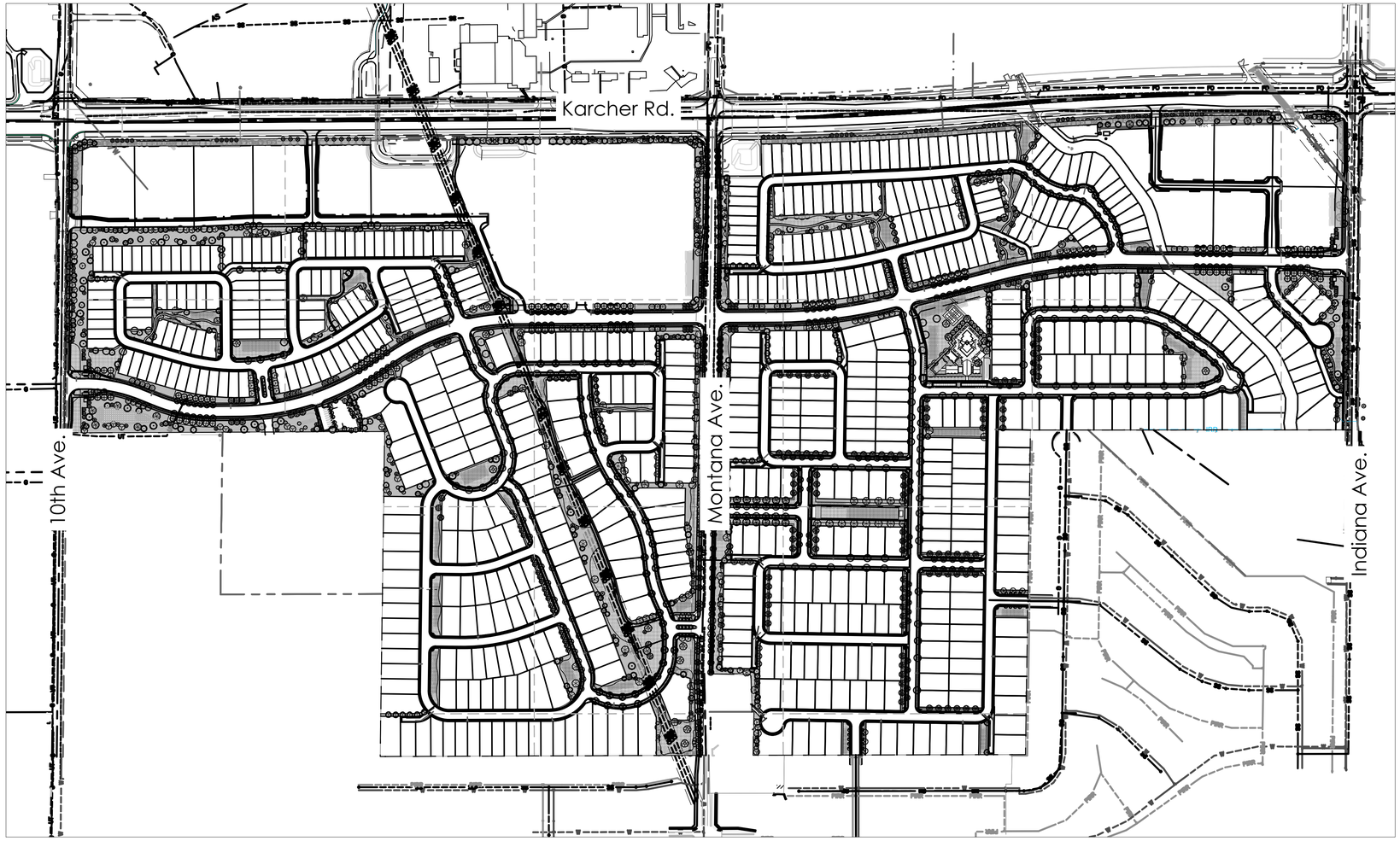

OVERALL LANDSCAPE PLAN

Scale: 1" = 250'-0"

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STATE OF IDAHO
RUSSELL GREEY
LA - 16653
Expires:09/31/25
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Pre-Plat Landscape Construction Documents
CALDWELL, IDAHO

SILVERLEAF

revisions:

project #: MTC088
scale: As Shown
issued for: REVIEW
drawn by: TEAM
date: 09.16.2025
drawing: Overall Landscape Plan

sheet #
L0.0
1 of 22

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GRADING GENERAL NOTES:

1. CONTRACTOR SHALL GRADE TO MAINTAIN POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES. REVIEW ENGINEERS PLAN FOR DRAINAGE.
2. FINISH GRADING SHALL BE BY THE DIRECTION OF THE LANDSCAPE ARCHITECT.
3. LANDSCAPE ARCHITECT SHALL APPROVE GRADING PRIOR TO PLANTING.
4. GRADING FOR THIS PROJECT INCLUDES THE FOLLOWING:
   A) FINE GRADING OF EXISTING ROUGH GRADES IS REQUIRED TO PROVIDE SMOOTH, EVEN GRADE TRANSITION IN LANDSCAPE AREA.
   B) IMPORTING AND PLACING "OFF-SITE 3/8" MINUS TOPSOIL" IN THE FOLLOWING AREAS:
      i) TURF, AND ANNUAL AREAS (6" DEPTH).
      ii) PLANT BACKFILL (CAN BE SCREENED ON-SITE SOIL).
5. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING ANY CALICHE ENCOUNTERED ON SITE AT NO ADDITIONAL COST TO THE OWNER. THE OWNER AND CONTRACTOR SHALL COORDINATE A SUITABLE LOCATION ON SITE TO DISPOSE OF THE CALICHE MATERIAL. SHOULD A SUITABLE LOCATION ON SITE NOT EXIST, THE OWNER SHALL BE RESPONSIBLE FOR ALL FEES ASSOCIATED WITH REMOVAL AND DISPOSAL OF THE CALICHE.
6. FINISH GRADE OF ALL PLANTING AREAS IS TO BE 1.5" BELOW ADJACENT PAVING UNLESS NOTED OTHERWISE.
7. REFERENCE CIVIL ENGINEERING DRAWINGS FOR GRADING AND DRAINAGE FLOWS. THE CONTRACTOR SHALL BE RESPONSIBLE THAT THESE ARE PROVIDED FOR AND NOT IMPAIRED WITH OBSTRUCTIONS.
8. THE CONTRACTOR IS RESPONSIBLE FOR GRADING ALL AREAS AT THE DIRECTION OF THE LANDSCAPE ARCHITECT TO CREATE A NATURALLY UNDULATING GROUND PLANE.

HARDSCAPE GENERAL NOTES:

1. FOOTINGS, WALLS AND FENCES SHALL BE PLACED OUTSIDE OF THE PUBLIC RIGHT-OF-WAY.
2. REFER TO CIVIL PLANS PREPARED BY JUB ENGINEERS, INC. FOR ALL INFORMATION REGARDING HORIZONTAL AND VERTICAL CONTROLS.
3. ALL DETAILS SHALL BE REVIEWED BY A STRUCTURAL ENGINEER AND MODIFIED (IF NECESSARY) PRIOR TO CONSTRUCTION.
4. ALL DIMENSIONS SHOWN ON THIS PLAN ARE BASED ON THE CIVIL PLAN SUBMITTED BY CIVIL ENGINEER. SHOULD DISCREPANCIES OCCUR, FIELD REVISIONS SHALL BE REQUIRED.
5. THE CONTRACTOR SHALL HAVE SIDEWALK SURVEYED AND STAKED FOR REVIEW BY THE LANDSCAPE ARCHITECT , OR OWNER'S REPRESENTATIVE, PRIOR TO INSTALLATION.
6. IN ADDITION TO SUBMITTING MATERIAL SAMPLES OF ALL SITE RELATED MATERIALS, THE CONTRACTOR SHALL PREPARE A 4'X4' SAMPLE PANEL FOR EACH TYPE OF CONSTRUCTION, I.E., A) CONCRETE PAVERS, B) EXPOSED AGGREGATE PAVING, C) INTEGRAL COLORED CONCRETE, ETC., FOR APPROVAL BY THE LANDSCAPE ARCHITECT AND OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO FINAL CONSTRUCTION.
7. UNLESS NOTED OTHERWISE ON CONSTRUCTION DOCUMENTS OR NOTED IN DETAILS, SIDEWALKS SHALL BE 5'-0" WIDE (VARIES), 4" THICK, 3,000 PSI CONCRETE ON COMPACTED BASE WITH CONSTRUCTION JOINTS AT 5'-0" (VARIES) ON CENTER AND EXPANSION JOINTS AT 20'-0" (VARIES) ON CENTER. SIDEWALKS SHALL HAVE A MEDIUM BROOM, NON-SKID FINISH WITH 1/2" RADIUS TOOLED EDGES.
8. RADIUS AT SIDEWALK INTERSECTIONS SHALL BE 5'-0" (TYPICAL), UNLESS NOTED OTHERWISE.
9. THE CONTRACTOR SHALL LAYOUT AND VERIFY ALL HARDSCAPE ELEMENTS PRIOR TO CONSTRUCTION FOR REVIEW BY THE LANDSCAPE ARCHITECT OR OWNER'S AUTHORIZED REPRESENTATIVE. SHOULD DISCREPANCIES EXIST, CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT OR OWNER'S AUTHORIZED REPRESENTATIVE BEFORE PROCEEDING FURTHER.

PLANTING GENERAL NOTES:

1. THE CONTRACTOR SHALL REVIEW PLANTING PLANS WITH LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
2. THE LANDSCAPE ARCHITECT OR HIS REPRESENTATIVE RESERVES THE RIGHT TO REFUSE ANY PLANT MATERIALS HE DEEMS UNACCEPTABLE. SEE SPECIFICATIONS.
3. THE CONTRACTOR SHALL SUPPLY AND INSTALL ALL PLANT MATERIAL AS SPECIFIED ON THE PLANTING PLANS. HOWEVER, SHOULD THE PLANT MATERIAL BE TEMPORARILY UNAVAILABLE, THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT AND INSTALL 3 GALLON NURSERY BUCKETS WITH IRRIGATION AT EACH PLANT LOCATION. AS THE PLANT MATERIAL BECOMES AVAILABLE, THE 3 GALLON BUCKETS SHALL BE REMOVED AND PLANT MATERIAL INSTALLED.
4. ANY AND ALL SUBSTITUTIONS TO BE APPROVED BY THE LANDSCAPE ARCHITECT.
5. LOCATE PLANTS AWAY FROM SPRINKLER HEADS, LIGHT FIXTURES AND OTHER OBSTRUCTIONS.
6. FINAL LOCATION OF ALL PLANT MATERIAL SHALL BE SUBJECT TO THE APPROVAL OF THE OWNER'S AUTHORIZED REPRESENTATIVE.
7. PLANTING AND IRRIGATION DESIGN MAY BE MODIFIED TO ADAPT TO WALK CONFIGURATIONS THAT DIFFER FROM THESE PLANS, OR BECAUSE OF GRADE LIMITATIONS ON SITE.
8. WATER TEST ALL TREE PLANTING HOLES PRIOR TO PLANTING. IF TREE HOLE DOES NOT DRAIN, DO NOT PLANT.
9. REFER TO THE SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS NOT SHOWN ON DRAWINGS.
10. TREES SHALL BE PLANTED A MINIMUM OF 10'-0" FROM STREET LIGHTS/SEEPAGE BEDS/IDAHO POWER APPURTENANCES/ FIRE HYDRANTS, 6'-0" FROM EDGE OF UNDERGROUND PIPELINES AND A MINIMUM OF 4'-0" FROM WALKS, CURBS AND WALLS. SHRUBS SHALL BE PLANTED A MINIMUM OF 2'-0" FROM CURB AND WALKS.
11. ALL SPECIMEN TREES, SHRUBS AND GROUNDCOVER SHALL BE FIELD LOCATED BY LANDSCAPE ARCHITECT OR OWNER'S AUTHORIZED REPRESENTATIVE.
12. THE CONTRACTOR SHALL INSTALL "SHAWTOWN ROOT BARRIER PANELS" (OR APPROVED EQUAL) AT ALL TREES WITHIN 7'-0" FEET OF HARDSCAPE ELEMENTS INCLUDING (BUT NOT LIMITED TO) SIDEWALKS, ASPHALT, CONCRETE SLABS / FOOTINGS AND STRUCTURES. CONTRACTOR SHALL SUBMIT SPECIFICATION SHEETS OF PROPOSED ROOT BARRIER PANELS TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION, IF APPLICABLE.
13. ON-SITE AND OFF-SITE TOPSOIL SHALL CONFORM TO CONTENT REQUIREMENTS AS SPECIFIED IN PART 2 OF THE PLANTING SPECIFICATIONS. AGRONOMY TEST SUBMITTALS ARE REQUIRED FOR ALL MATERIAL USED FOR TOPSOIL AND BACKFILL. SUBMIT REPORT TO LANDSCAPE ARCHITECT FOR REVIEW.
14. ALL PLANT MATERIAL SHALL BE IN COMPLIANCE WITH THE AMERICAN STANDARDS FOR NURSERY STOCK, LATEST EDITION.
15. THE CONTRACTOR SHALL PROVIDE MAINTENANCE FOR ALL PLANT MATERIAL FROM THE TIME OF INSTALLATION THROUGH SUBSTANTIAL COMPLETION AND 90 DAY MAINTENANCE AFTER SUBSTANTIAL COMPLETION PRIOR TO TURNOVER TO HOME OWNER'S ASSOCIATION (HOA).
16. PLANT MATERIAL MARKED 'SALVAGE' SHALL BE SELECTED FROM ON-SITE SALVAGE INVENTORY. ALL MATERIAL SELECTIONS SHALL BE APPROVED BY LANDSCAPE ARCHITECT AND/OR OWNER'S AUTHORIZED REPRESENTATIVE.
17. ALL PLANTER BEDS SHALL BE TREATED WITH PRE-EMERGENT AS PER MANUFACTURER'S INSTRUCTIONS. RE-APPLY AS NECESSARY TO ELIMINATE INVASIVE WEEDS. REMOVE ALL DEAD DEBRIS.
18. ALL TREE STAKING SHALL CONFORM TO THE PLANTING DETAILS OR AS NOTED IN THE SPECIFICATIONS. THE LANDSCAPE ARCHITECT OR OWNER'S AUTHORIZED REPRESENTATIVE SHALL REVIEW TYPICAL TREE STAKING PRIOR TO FINAL ACCEPTANCE.
19. TREES SHALL NOT BE PLANTED WITHIN THE 10' CLEAR ZONE OF ALL STORM DRAIN PIPES, STRUCTURES, OR FACILITIES.
20. SEEPAGE BEDS MUST BE PROTECTED FROM ANY AND ALL CONTAMINATION DURING THE CONSTRUCTION AND INSTALLATION OF THE LANDSCAPE IRRIGATION SYSTEM.

GENERAL NOTES:

1. THESE CONSTRUCTION DOCUMENTS, INCLUDING ALL PLANS, NOTES, DETAILS AND SPECIFICATIONS ARE INTENDED TO FACILITATE THE INSTALLATION CONTRACTOR BY PROVIDING GENERAL GUIDELINES FOR DESIGN INTENT. IT IS THE GOAL OF THE DOCUMENTS THAT THE WORK IS TO BE COMPLETED WITHOUT CHANGE ORDERS. ALL QUANTITIES SHOWN IN THE DOCUMENTS ARE ESTIMATES ONLY AND ARE NOT GUARANTEED; THE CONTRACTOR SHALL SUPPLY ALL MATERIALS, LABOR AND EQUIPMENT IN ORDER TO FULFILL THE INTENT OF THE DESIGN DRAWINGS.
2. INTERPRETATION OF THE PLANS AND SPECIFICATIONS SHALL BE MADE BY THE "AUTHOR" OR "LANDSCAPE ARCHITECT/ENGINEER-OF-RECORD" OF THE RESPECTIVE DOCUMENT AND SHALL BE CONSIDERED FINAL. ANY POSSIBLE AMBIGUITY SHALL BE SUBMITTED IN WRITING BY THE CONTRACTOR PRIOR TO SUBMITTING FORMAL BIDS. ALL CLARIFICATIONS SHALL BE PREPARED IN WRITING BY THE "LANDSCAPE ARCHITECT/ENGINEER-OF-RECORD" PRIOR TO BIDDING. THE CONTRACTOR SHALL ACCEPT THE INTERPRETATION OF THE "LANDSCAPE ARCHITECT/ENGINEER-OF-RECORD" AS THE CORRECT AND FINAL INTERPRETATION.
3. ANY INCIDENTAL INSTALLATION PROCEDURE, MATERIAL OR EQUIPMENT, NOT MENTIONED IN THESE CONSTRUCTION DOCUMENTS, THE SPECIFICATIONS NOR SHOWN ON THE PLANS, WHICH MAY BE NECESSARY FOR COMPLETION AND SATISFACTORY OPERATION OF THE DESIGN SYSTEM SHALL BE FURNISHED AND INSTALLED (AS BASED ON INDUSTRY STANDARDS) AS THOUGH SHOWN OR PROVIDED FOR.
4. EXISTING CONDITIONS AND BASE INFORMATION ARE BASED ON PLANS PREPARED BY: JUB ENGINEERS, INC. THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE LOCATIONS OF EXISTING AND FUTURE UNDERGROUND SERVICES AND IMPROVEMENTS WHICH MAY CONFLICT WITH THE WORK TO BE DONE. NOTIFY THE OWNER'S AUTHORIZED REPRESENTATIVE IMMEDIATELY SHOULD A CONFLICT ARISE.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING ALL NECESSARY PERMITS AND SHALL NOTIFY ALL UTILITY COMPANIES WITH UTILITIES ON SITE PRIOR TO THE CONSTRUCTION OF THE PROJECT.
6. FOR UNDERGROUND UTILITY COORDINATION AND 48 HOURS PRIOR TO START OF CONSTRUCTION (DEPENDING ON AREA OR JURISDICTION), THE CONTRACTOR SHALL CONTACT:
   A) UTILITY DIG LINE SERVICE OF IDAHO 1-800-342-1585
   B) UNDERGROUND SERVICES ALERT (USA) 1-800-227-2600
   C) OVERHEAD UTILITIES
7. THESE NOTES ARE TO BE USED FOR GENERAL REFERENCE IN CONJUNCTION WITH AND AS A SUPPLEMENT TO THE WRITTEN SPECIFICATIONS, APPROVED ADDENDUMS, AND THE CHANGE ORDERS AS ASSOCIATED WITH THESE CONSTRUCTION DOCUMENTS.
8. SHOULD THE CONTRACTOR HAVE ANY QUESTIONS REGARDING THESE CONSTRUCTION DOCUMENTS OR SHOULD THERE BE ANY DISCREPANCIES, HE SHALL CONTACT THE LANDSCAPE ARCHITECT FOR CLARIFICATION BEFORE PROCEEDING FURTHER.
9. ALL WORK SHALL CONFORM TO THE CONTRACT DOCUMENTS AND PER GOVERNING CODES AND/OR ORDINANCES.
10. THE CONTRACTOR SHALL PROVIDE BARRICADES AND TRAFFIC CONTROL ALONG PUBLIC STREETS, IF REQUIRED, DURING INSTALLATION.
11. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REPORT TO THE LANDSCAPE ARCHITECT AND/OR THE OWNER'S AUTHORIZED REPRESENTATIVE ANY DISCREPANCIES BETWEEN THE CONSTRUCTION DOCUMENTS AND FIELD CONDITIONS PRIOR TO THE START OF WORK.
12. BEFORE WORK BEGINS ON THE PROJECT, THE CONTRACTOR SHALL REVIEW THE PROJECT WITH THE LANDSCAPE ARCHITECT AND/OR THE OWNER'S AUTHORIZED REPRESENTATIVE.
13. THE LANDSCAPE ARCHITECT AND/OR THE OWNER'S AUTHORIZED REPRESENTATIVE SHALL APPROVE ANY OR ALL CHANGES PRIOR TO THE START OF WORK.
14. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING AND COORDINATING EXISTING SITE CONDITIONS.
15. THE CONTRACTOR SHALL ADHERE TO ALL APPLICABLE LOCAL, STATE, AND/OR FEDERAL LAWS AND/OR REGULATIONS PERTAINING TO THE PROJECT.
16. THE CONTRACTOR SHALL PROPERLY COORDINATE HIS WORK WITH OTHER CONTRACTOR'S WORK PRIOR TO INSTALLATION.
17. THE CONTRACTOR SHALL TAKE PRECAUTIONARY MEASURES TO PROTECT EXISTING IMPROVEMENTS AND THE PUBLIC FROM DAMAGE THROUGHOUT CONSTRUCTION.
18. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY DAMAGES IMPOSED, UNINTENTIONALLY OR ACCIDENTALLY TO EXISTING UTILITIES, STRUCTURES, WALLS, OR OTHER AMENITIES, DUE TO THE ACTION OF THE CONTRACTOR, CONTRACTOR'S EMPLOYEES AND/OR THE CONTRACTOR'S SUBCONTRACTORS. DAMAGE OCCURRED DURING THE CONTRACTOR'S OPERATION SHALL BE REPAIRED, AT THE EXPENSE OF THE CONTRACTOR, TO THE SATISFACTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE.
19. MATCH GRADES, LAYOUT AND ELEVATIONS OF ADJOINING LANDSCAPE WORK. NOTIFY THE LANDSCAPE ARCHITECT OF CONFLICTS BEFORE PROCEEDING WITH CONSTRUCTION.

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RUSSELL GREEY
LA - 16653
Expires09/31/25
LICENSED LANDSCAPE ARCHITECT

SILVERLEAF

Pre-Plat Landscape Construction Documents
CALDWELL, IDAHO

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project #:
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REVIEW
drawn by:
TEAM
date:
09.16.2025
drawing:
General Notes

sheet #
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Street Landscape Buffer Calculations

Karcher Rd. - State Highway 55 +/-4,400 LF	Minimum Required	Proposed	Notes
Buffer Width	35'	Min. 35' split between private property and ITD ROW. Refer to Civil Sections.	
Sidewalk	10'	10'	ITD to install as part of Hwy 55 widening.
Berms	Yes.	Yes. Refer to Civil Plans.	
Evergreen Trees (50% of Trees)		163	
Class I Trees (1 tree / 25 LF)	-	36	Max. of 50% of trees to be Class I.
Class II Trees (1 tree / 35 LF)	126	128	
Shrubs (1 shrub / 4 LF)	1,100	1,200	Min. 50% coverage.
Groundcover	+/-.6 Ac (20%)	+/-.6 Acres (20%)	20% - 50% turf allowed.
Boulders (1 boulder / 75 LF)	59	60	

South 10th Avenue (Arterial) +/-1,050 LF	Minimum Required	Proposed	Notes
Buffer Width	25'	Varies between 25' and 60'.	Min. 25' within Comm. Lots; Min. 60' along Res.
Sidewalk	5' detached; 7' attached	5' detached	
Berms	Yes.	Yes. Refer to Civil Plans.	
Class I Trees (1 tree / 25 LF)	-	11	Max. of 50% of trees to be Class I.
Class II Trees (1 tree / 35 LF)	30	70	Includes Evergreen Trees.
Shrubs (1 shrub / 4 LF)	263	300	Min. 50% coverage.
Groundcover	+/-.35 Ac (20%) - +/-.84 Ac (50%)	+/-.51 Ac (30%)	20% - 50% turf allowed.

South Indiana Avenue (Arterial) +/-1,050 LF	Minimum Required	Proposed	Notes
Buffer Width	25'	Varies between 20' - 25'.	Min. 20' on Private Prop; Min. 25' back of walk.
Sidewalk	5' detached; 7' attached	5' detached	
Berms	Yes.	Yes. Refer to Civil Plans.	
Class I Trees (1 tree / 25 LF)	-	7	Max. of 50% of trees to be Class I.
Class II Trees (1 tree / 35 LF)	30	30	Includes Evergreen Trees.
Shrubs (1 shrub / 4 LF)	263	300	Min. 50% coverage.
Groundcover	+/-.35 Ac (20%) - +/-.84 Ac (50%)	+/-.51 Ac (30%)	20% - 50% turf allowed.

South Montana Avenue (Collector) +/-4,500 LF (total both sides)	Minimum Required (both sides)	Proposed (both sides)	Notes
Buffer Width	20'	20'	
Sidewalk	5' detached; 7' attached	5' detached east side; 10' Regional Path west side	
Class I Trees (1 tree / 25 LF)	-	35	Max. of 50% of trees to be Class I.
Class II Trees (1 tree / 35 LF)	129	234	Includes Evergreen Trees.
Shrubs (1 shrub / 4 LF)	1,125	300	Min. 50% coverage.
Groundcover	+/-.97 Ac (20%) - +/-2.4 Ac (50%)	+/-2.4 Ac (50%)	20% - 50% turf allowed.

Vista Drive (Collector) +/-9,400 LF (total both sides)	Minimum Required (both sides)	Proposed (both sides)	Notes
Buffer Width	20'	20'	
Sidewalk	5' detached; 7' attached	5' detached	
Class I Trees (1 tree / 25 LF)	-	33	Max. of 50% of trees to be Class I.
Class II Trees (1 tree / 35 LF)	269	346	Includes Evergreen Trees.
Shrubs (1 shrub / 4 LF)	2,350	2,400	Min. 50% coverage.
Groundcover	+/-1.4 Ac (20%) - +/-3.5 Ac (50%)	+/-2.8 Ac (40%)	20% - 50% turf allowed.

Open Space & Land Use Buffer Calculations

Open Space: Non-Multi-Family Dev.	Minimum Required	Proposed	Notes
Qualifying Open Space (Minimum)	8% (14.47 Acres)	14.5% (26.18 Acres)	

Buffers between Land Uses (Comm to Res)	Minimum Required	Proposed	Notes
Commercial to Residential Uses	20'	20' Minimum	
Class I & II Trees	-	33	Must touch within 5 Years of Planting.
Evergreen Trees	-	56	Min. 40% of proposed trees to be evergreen.
Shrubs (1 shrub / 3 LF)	513	550	

Open Space: Multi-Family Dev. 10-14	Minimum Required	Proposed	Notes
Common Qualifying Open Space	10%	TBD	Unknown at this time - Concept Plan submitted.
Open Space Dwelling	-	TBD	
- 250 SF / 500-1,200 SF living space	-	TBD	
- 350 SF / 1,200+ SF living space	-	TBD	
Common Grassy Area	10,000 SF	TBD	
Private Open Space	60 SF / Unit	TBD	

Parking Lot Landscape Calculations

Internal Parking Lot Landscape	Minimum Required	Proposed	Notes
Parking Islands (max. every 12 spaces)	End Caps	Compliant	
Planter Island Widths	8' Class I Trees; 10' Class II Trees	Compliant	
Planter Island Length	Equal length to adj. parking spaces	Compliant	
Class I or II Trees	1 for single row; 2 for double row	TBD	
Shrubs (Islands)	100% cover if <6' wide; 3' max. height	TBD	
Turf (Islands)	50% max. if >6' wide	TBD	

Perimater Parking Lot Landscape	Minimum Required	Proposed	Notes
Minimum Buffer Width	5'	TBD	
Class I or II Trees	1 tree / 40 LF	TBD	
Shrubs	1 shrub / 5 LF	TBD	
Turf	20% Max.	TBD	

NOTES:
1. Final plant counts may adjust throughout the design process.
2. All plant counts will fall at or above the required minimum.

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LANDSCAPE CALCULATIONS

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PLANT MATERIALS LEGEND

Sym.	Plant Name	Size
Class I Trees		
	Cercis canadensis Eastern Redbud	2" Cal.
	Cornus florida 'Cloud 9' Flowering Dogwood	2" Cal.
	Malus sp. 'Purple Prince' Purple Prince Crabapple	2" Cal.
	Prunus cerasifera 'Newport' Newport Purple Leaf Plum	2" Cal.
Class II Trees		
	Acer rubrum 'Scarsen' Scarlet Sentinel Maple	2" Cal.
	Acer truncatum x Norwegian sunset Norwegian Sunset Maple	2" Cal.
	Acer truncatum 'Pacific Sunset' Pacific Sunset Maple	2" Cal.
	Betula nigra 'Heritage' Heritage Birch	2" Cal.
	Fraxinus americana White Ash	See Plan
	Ginko biloba 'Autumn Gold' Autumn Gold	2" Cal.
	Gleditsia triancanthos var. inermis 'Shademasts Shademaster Honey Locust	2" Cal.
	Pyrus calleryana 'Chanticleer' Chanticleer Pear	2" Cal.
	Tilia americana 'Little Leaf' Little leaf Linden	2" Cal.
Conifer Trees - Evergreen Trees		
	Cedrus deodara Karl Fuchs Karl Fuchs Pine	6-8' Ht. B&B
	Pinus flexilis 'Vanderwolfs' Vanderwolfs Pine	6-8' Ht. B&B
	Pinus sylvestris Scotch Pine	6-8' Ht. B&B
	★Treasure Valley Tree Selection Guide, Typ.	
Shrubs		
	Berberis thunbergii 'Gentry' Royal Burgundy Barberry	3 gal.
	Buddleia davidii 'Black Knight' Black Knight Butterfly Bush	3 gal.
	Buddleia x Butterfly 'Miss Molly' Miss Molly Butterfly Bush	3 gal.
	Caryopteris x clandonensis 'Dark Knight' Dark Knight Bluebeard	3 gal.
	Cornus alba 'Bailhalo' Ivory Halo Dogwood	3 gal.
	Cornus sericea 'Kelseyi' Kelsey's Dwarf Red-Osier Dogwood	3 gal.
	Euonymus fortunei 'Blondy' Blondy Euonymus	3 gal.
	Euonymus fortunei 'Emerald 'n Gold' Emerald & Gold Euonymus	3 gal.
	Euonymus japonica 'Aureo-marginatus' Golden Euonymus	3 gal.
	Euonymus japonicus microphyllus Boxleaf Euonymus	3 gal.
	Euonymus kiautschovicus 'Manhattan' Manhattan Euonymus	3 gal.
	Forsythia x intermedia 'Spring Glory' Spring Glory Forsythia	3 gal.
	Juniperus x pfitzeriana 'Mint Julep' Mint Julep Juniper	3 gal
	Perovskia atriplicifolia Russian Sage	3 gal.
	Photinia x fraseri Photinia Fraseri	3 gal.
	Physocarpus opulifolius Summer Wine Ninebark	3 gal.
	Prunus x cistena Cistena Plum	3 gal.
	Rosa 'Nearly Wild' Nearly Wild Rose	3 gal.
	Rosa x 'Noare' Flower Carpet TM Red Rose	3 gal.
	Rosa x 'Noaleu' Flower Carpet Yellow Rose	3 Gal.
	Rosa x 'Noala' Flower Carpet Coral Rose	3 Gal.
	Spiraea x bumalda 'Goldflame' Gold Flame Spirea	3 gal.
	Viburnum x burkwoodii Burkwood Viburnum	3 gal.
	Viburnum opulus 'Roseum' Common Snowball Viburnum	3 gal.
Groundcovers		
	Juniperus horizontalis 'Wiltonii' Blue Rug Juniper	3 gal.
	Cerastium tomentosum Snow in Summer	3 Gal.
	Taxus cuspidata 'Monloo' Emerald Spreader® Japanese Yew	3 gal.
	Teucrium chamaedrys Germander	3 gal.
Grasses		
	Helictotrichon sempervirens Blue Oat grass	3 gal.
	Miscanthus sinensis 'Gracillimus' Maiden Grass	3 gal.
Perennials		
	Coreopsis 'Zagreb' Zagreb Coreopsis	3 gal.
	Hemerocallis 'Happy Returns' Daylily Happy Returns	3 gal.
	Sedum spectabile 'Autumn Joy' Autumn Joy Stonecrop	3 gal.
	Veronica spicata 'Red Fox' Red Fox Veronica	3 gal.

MASS PLANTING

Sym.	Description
	LAWN: FESCUE SOD

INERTS

Sym.	Description
	LIMIT OF TURF
	1" MINUS BLACK AND TAN ROCK

LANDSCAPE SHEET LAYOUT

0' 200' 400' 600'

Scale: 1" = 200'-0"

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LICENSED LANDSCAPE ARCHITECT

SILVERLEAF

Pre-Plat Landscape Construction Documents
CALDWELL, IDAHO

revisions:

project #: *MTC088*
scale: *As Shown*
issued for: *REVIEW*
drawn by: *TEAM*
date: *09.16.2025*
drawing: *Overall Landscape Plan*

sheet #
L3.0
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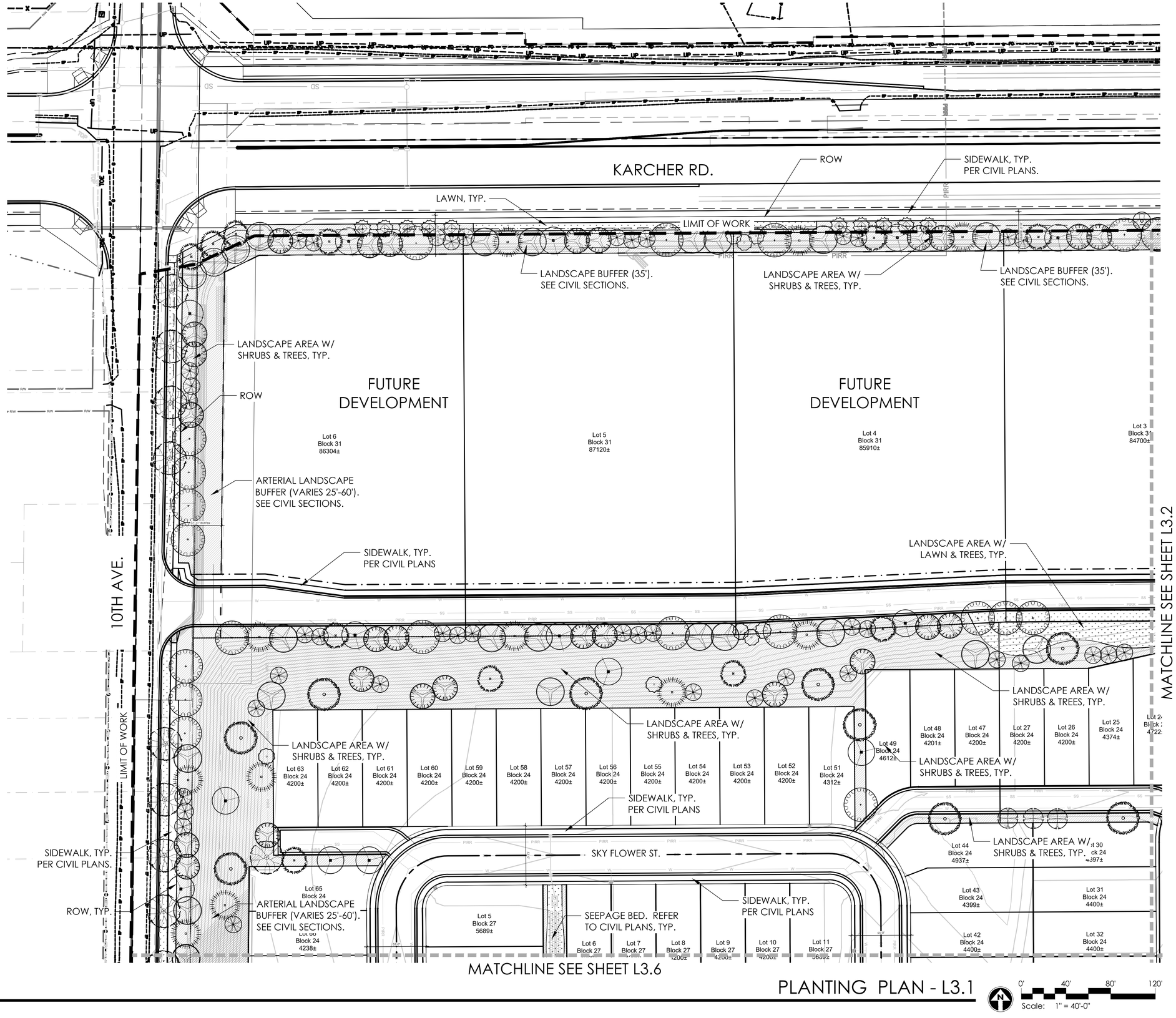


PLANTING PLAN - L3.1

0' 40' 80' 120'

Scale: 1" = 40'-0"

PLANT MATERIALS LEGEND

Sym.	Plant Name	Size
Class I Trees		
*	*Cercis canadensis* Eastern Redbud	2" Cal.
*	*Cornus florida 'Cloud 9'* Flowering Dogwood	2" Cal.
*	*Malus sp. 'Purple Prince'* Purple Prince Crabapple	2" Cal.
*	*Prunus cerasifera 'Newport'* Newport Purple Leaf Plum	2" Cal.
Class II Trees		
*	*Acer rubrum 'Scarsen'* Scarlet Sentinel Maple	2" Cal.
*	*Acer truncatum x Norwegian sunset* Norwegian Sunset Maple	2" Cal.
*	*Acer truncatum 'Pacific Sunset'* Pacific Sunset Maple	2" Cal.
*	*Betula nigra 'Heritage'* Heritage Birch	2" Cal.
*	*Fraxinus americana* White Ash	See Plan
*	*Ginko biloba 'Autumn Gold'* Autumn Gold	2" Cal.
*	*Gleditsia triacanthos var. inermis 'Shademaste* Shademaster Honey Locust	2" Cal.
*	*Pyrus calleryana 'Chanticleer'* Chanticleer Pear	2" Cal.
*	*Tilia americana 'Little Leaf'* Little leaf Linden	2" Cal.
Conifer Trees - Evergreen Trees		
*	*Cedrus deodara Karl Fuchs* Karl Fuchs Pine	6'-8' Ht. B&B
*	*Pinus flexilis 'Vanderwolfs'* Vanderwolfs Pine	6'-8' HT. B&B
*	*Pinus sylvestris* Scotch Pine	6'-8' HT. B&B
*	Treasure Valley Tree Selection Guide, Typ.	
Shrubs		
	Berberis thunbergii 'Gentry' Royal Burgundy Barberry	3 gal.
	Buddleja davidii 'Black Knight' Black Knight Butterfly Bush	3 gal.
	Buddleja x 'flutterby' Miss Molly' Miss Molly Butterfly Bush	3 gal.
	Caryopteris x clandonensis 'Dark Knight' Dark Knight Bluebeard	3 gal.
	Cornus alba 'Bailhalo' Ivory Halo Dogwood	3 gal.
	Cornus sericea 'Kelseyi' Kelsey's Dwarf Red-Osier Dogwood	3 gal.
	Euonymus fortunei 'Blondy' Blondy Euonymus	3 gal.
	Euonymus fortunei 'Emerald 'n Gold' Emerald & Gold Euonymus	3 gal.
	Euonymus japonica 'Aureo-marginatus' Golden Euonymus	3 gal.
	Euonymus japonicus microphyllus Boxleaf Euonymus	3 gal.
	Euonymus kiautschovicus 'Manhattan' Manhattan Euonymus	3 gal.
	Forsythia x intermedia 'Spring Glory' Spring Glory Forsythia	3 gal.
	Juniperus x pfitzeriana 'Mint Julep' Mint Julep Juniper	3 gal
	Perovskia atriplicifolia Russian Sage	3 gal.
	Photinia x fraseri Photinia Fraseri	3 gal.
	Physocarpus opulifolius Summer Wine Ninebark	3 gal.
	Prunus x cistena Cistena Plum	3 gal.
	Rosa 'Nearly Wild' Nearly Wild Rose	3 gal.
	Rosa x 'Noare' Flower Carpet TM Red Rose	3 gal.
	Rosa x 'Noalesa' Flower Carpet Yellow Rose	3 Gal.
	Rosa x 'Noala' Flower Carpet Coral Rose	3 Gal.
	Spiraea x bumalda 'Goldflame' Gold Flame Spirea	3 gal.
	Viburnum x burkwoodii Burkwood Viburnum	3 gal.
	Viburnum opulus 'Roseum' Common Snowball Viburnum	3 gal.
Groundcovers		
	Juniperus horizontalis 'Wiltonii' Blue Rug Juniper	3 gal.
	Cerastium tomentosum Snow in Summer	3 Gal.
	Taxus cuspidata 'Monloo' Emerald Spreader® Japanese Yew	3 gal.
	Teucrium chamaedrys Germander	3 gal.
Grasses		
	Helictotrichon sempervirens Blue Oat grass	3 gal.
	Miscanthus sinensis 'Gracillimus' Maiden Grass	3 gal.
Perennials		
	Coreopsis 'Zagreb' Zagreb Coreopsis	3 gal.
	Hemerocallis 'Happy Returns' Daylily Happy Returns	3 gal.
	Sedum spectabile 'Autumn Joy' Autumn Joy Stonecrop	3 gal.
	Veronica spicata 'Red Fox' Red Fox Veronica	3 gal.

MASS PLANTING

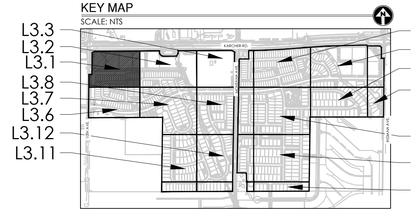
Sym.	Description
	LAWN: FESCUE SOD

INERTS

Sym.	Description
	LIMIT OF TURF
	1" MINUS BLACK AND TAN ROCK

KEY MAP

SCALE: NTS



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SILVERLEAF

Pre-Plat Landscape Construction Documents

CALDWELL, IDAHO

revisions:

project #: MTC088
scale: As Shown
issued for: REVIEW
drawn by: TEAM
date: 09.16.2025
drawing: Planting Plan

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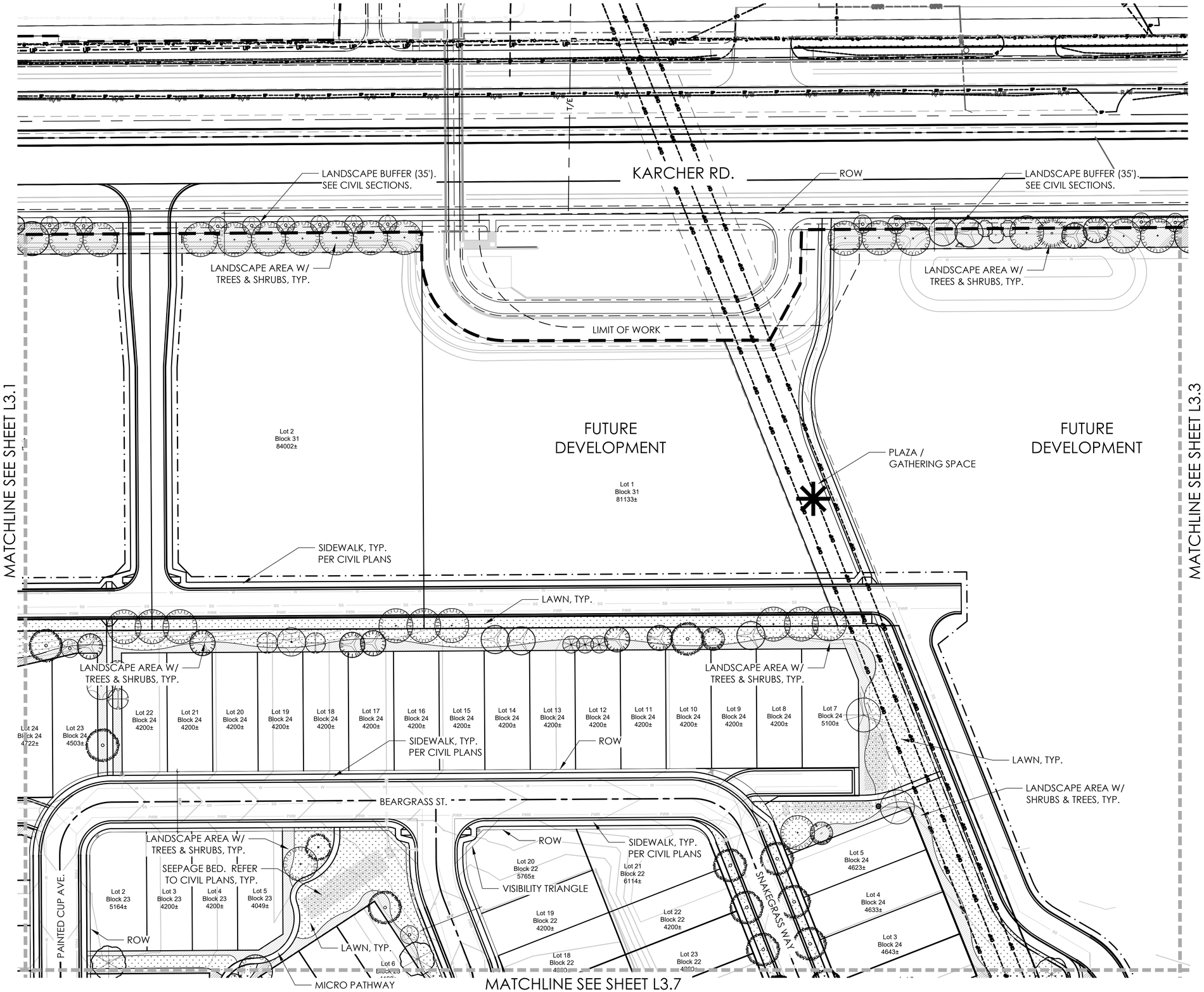


PLANTING PLAN - L3.2

0' 40' 80' 120'

Scale: 1" = 40'-0"

PLANT MATERIALS LEGEND

Sym.	Plant Name	Size	C
Class I Trees			
	Cercis canadensis Eastern Redbud	2" Cal.	
	Cornus florida 'Cloud 9' Flowering Dogwood	2" Cal.	
	Malus sp. 'Purple Prince' Purple Prince Crabapple	2" Cal.	
	Prunus cerasifera 'Newport' Newport Purple Leaf Plum	2" Cal.	
Class II Trees			
	Acer rubrum 'Scarsen' Scarlet Sentinel Maple	2" Cal.	
	Acer truncatum x Norwegian sunset Norwegian Sunset Maple	2" Cal.	
	Acer truncatum 'Pacific Sunset' Pacific Sunset Maple	2" Cal.	
	Betula nigra 'Heritage' Heritage Birch	2" Cal.	
	Fraxinus americana White Ash	See Plan	
	Ginko biloba 'Autumn Gold' Autumn Gold	2" Cal.	
	Gleditsia triacanthos var. inermis 'Shademaste Shademaster Honey Locust	2" Cal.	
	Pyrus calleryana 'Chanticleer' Chanticleer Pear	2" Cal.	
	Tilia americana 'Little Leaf' Little leaf Linden	2" Cal.	
Conifer Trees - Evergreen Trees			
	Cedrus deodara Karl Fuchs Karl Fuchs Pine	6'-8' Ht. B&B	
	Pinus flexilis 'Vanderwolfs' Vanderwolfs Pine	6'-8' HT. B&B	
	Pinus sylvestris Scotch Pine	6'-8' HT. B&B	
	*Treasure Valley Tree Selection Guide, Typ.		
Shrubs			
	Berberis thunbergii 'Gentry' Royal Burgundy Barberry	3 gal.	
	Buddleja davidii 'Black Knight' Black Knight Butterfly Bush	3 gal.	
	Buddleja x 'flutterby' Miss Molly' Miss Molly Butterfly Bush	3 gal.	
	Caryopteris x clandonensis 'Dark Knight' Dark Knight Bluebeard	3 gal.	
	Cornus alba 'Bailhalo' Ivory Halo Dogwood	3 gal.	
	Cornus sericea 'Kelseyi' Kelsey's Dwarf Red-Osier Dogwood	3 gal.	
	Euonymus fortunei 'Blondy' Blondy Euonymus	3 gal.	
	Euonymus fortunei 'Emerald 'n Gold' Emerald & Gold Euonymus	3 gal.	
	Euonymus japonica 'Aureo-marginatus' Golden Euonymus	3 gal.	
	Euonymus japonicus microphyllus Boxleaf Euonymus	3 gal.	
	Euonymus kiautschovicus 'Manhattan' Manhattan Euonymus	3 gal.	
	Forsythia x intermedia 'Spring Glory' Spring Glory Forsythia	3 gal.	
	Juniperus x pfitzeriana 'Mint Julep' Mint Julep Juniper	3 gal	
	Perovskia atriplicifolia Russian Sage	3 gal.	
	Photinia x fraseri Photinia Fraseri	3 gal.	
	Physocarpus opulifolius Summer Wine Ninebark	3 gal.	
	Prunus x cistena Cistena Plum	3 gal.	
	Rosa 'Nearly Wild' Nearly Wild Rose	3 gal.	
	Rosa x 'Noare' Flower Carpet TM Red Rose	3 gal.	
	Rosa x 'Noalesa' Flower Carpet Yellow Rose	3 Gal.	
	Rosa x 'Noala' Flower Carpet Coral Rose	3 Gal.	
	Spiraea x bumalda 'Goldflame' Gold Flame Spirea	3 gal.	
	Viburnum x burkwoodii Burkwood Viburnum	3 gal.	
	Viburnum opulus 'Roseum' Common Snowball Viburnum	3 gal.	
Groundcovers			
	Juniperus horizontalis 'Wiltonii' Blue Rug Juniper	3 gal.	
	Cerastium tomentosum Snow in Summer	3 Gal.	
	Taxus cuspidata 'Monloo' Emerald Spreader® Japanese Yew	3 gal.	
	Teucrium chamaedrys Germander	3 gal.	
Grasses			
	Helictotrichon sempervirens Blue Oat grass	3 gal.	
	Miscanthus sinensis 'Gracillimus' Maiden Grass	3 gal.	
Perennials			
	Coreopsis 'Zagreb' Zagreb Coreopsis	3 gal.	
	Hemerocallis 'Happy Returns' Daylily Happy Returns	3 gal.	
	Sedum spectabile 'Autumn Joy' Autumn Joy Stonecrop	3 gal.	
	Veronica spicata 'Red Fox' Red Fox Veronica	3 gal.	

MASS PLANTING

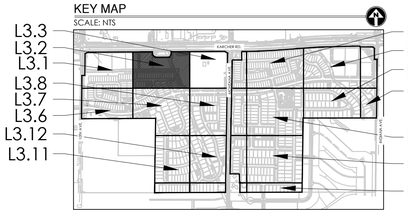
Sym.	Description
	LAWN: FESCUE SOD

INERTS

Sym.	Description
	LIMIT OF TURF
	1" MINUS BLACK AND TAN ROCK

KEY MAP

SCALE: NTS



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Pre-Plat Landscape Construction Documents
CALDWELL, IDAHO

revisions:

project #: MTC088
scale: As Shown
issued for: REVIEW
drawn by: TEAM
date: 09.16.2025
drawing: Planting Plan

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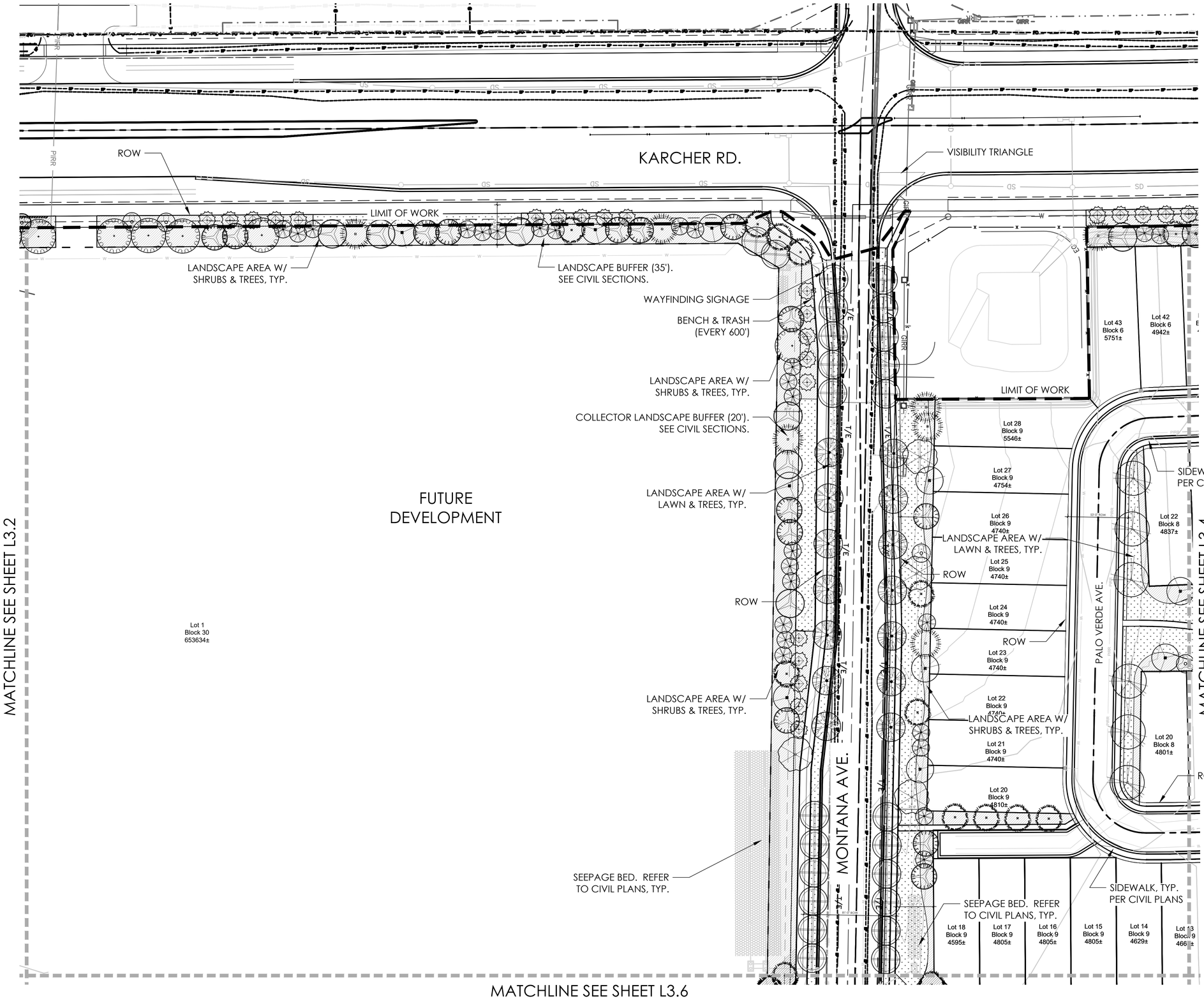


PLANTING PLAN - L3.3

Scale: 1" = 40'-0"

PLANT MATERIALS LEGEND

Sym.	Plant Name	Size
Class I Trees		
*	*Cercis canadensis* Eastern Redbud	2" Cal.
*	*Cornus florida 'Cloud 9'* Flowering Dogwood	2" Cal.
*	*Malus sp. 'Purple Prince'* Purple Prince Crabapple	2" Cal.
*	*Prunus cerasifera 'Newport'* Newport Purple Leaf Plum	2" Cal.
Class II Trees		
*	*Acer rubrum 'Scarsen'* Scarlet Sentinel Maple	2" Cal.
*	*Acer truncatum x Norwegian sunset* Norwegian Sunset Maple	2" Cal.
	Acer truncatum 'Pacific Sunset' Pacific Sunset Maple	2" Cal.
*	*Betula nigra 'Heritage'* Heritage Birch	2" Cal.
*	*Fraxinus americana* White Ash	See Plan
*	*Ginko biloba 'Autumn Gold'* Autumn Gold	2" Cal.
*	*Gleditsia triancanthos var. inermis 'Shademaste* Shademaster Honey Locust	2" Cal.
*	*Pyrus calleryana 'Chanticleer'* Chanticleer Pear	2" Cal.
*	*Tilia americana 'Little Leaf'* Little leaf Linden	2" Cal.
Conifer Trees - Evergreen Trees		
*	*Cedrus deodara Karl Fuchs* Karl Fuchs Pine	6'-8' Ht. B&B
*	*Pinus flexilis 'Vanderwolfs'* Vanderwolfs Pine	6'-8' HT. B&B
*	*Pinus sylvestris* Scotch Pine	6'-8' HT. B&B
*	Treasure Valley Tree Selection Guide, Typ.	
Shrubs		
	Berberis thunbergii 'Gentry' Royal Burgundy Barberry	3 gal.
	Buddleja davidii 'Black Knight' Black Knight Butterfly Bush	3 gal.
	Buddleja x flutterby 'Miss Molly' Miss Molly Butterfly Bush	3 gal.
	Caryopteris x clandonensis 'Dark Knight' Dark Knight Bluebeard	3 gal.
	Cornus alba 'Bailhalo' Ivory Halo Dogwood	3 gal.
	Cornus sericea 'Kelseyi' Kelsey's Dwarf Red-Osier Dogwood	3 gal.
	Euonymus fortunei 'Blondy' Blondy Euonymus	3 gal.
	Euonymus fortunei 'Emerald 'n Gold' Emerald & Gold Euonymus	3 gal.
	Euonymus japonica 'Aureo-marginatus' Golden Euonymus	3 gal.
	Euonymus japonicus microphyllus Boxleaf Euonymus	3 gal.
	Euonymus kiautschovicus 'Manhattan' Manhattan Euonymus	3 gal.
	Forsythia x intermedia 'Spring Glory' Spring Glory Forsythia	3 gal.
	Juniperus x pfitzeriana 'Mint Julep' Mint Julep Juniper	3 gal
	Perovskia atriplicifolia Russian Sage	3 gal.
	Photinia x fraseri Photinia Fraseri	3 gal.
	Physocarpus opulifolius Summer Wine Ninebark	3 gal.
	Prunus x cistena Cistena Plum	3 gal.
	Rosa 'Nearly Wild' Nearly Wild Rose	3 gal.
	Rosa x 'Noare' Flower Carpet TM Red Rose	3 gal.
	Rosa x 'Noalea' Flower Carpet Yellow Rose	3 Gal.
	Rosa x 'Noala' Flower Carpet Coral Rose	3 Gal.
	Spiraea x bumalda 'Goldflame' Gold Flame Spirea	3 gal.
	Viburnum x burkwoodii Burkwood Viburnum	3 gal.
	Viburnum opulus 'Roseum' Common Snowball Viburnum	3 gal.
Groundcovers		
	Juniperus horizontalis 'Wiltonii' Blue Rug Juniper	3 gal.
	Cerastium tomentosum Snow in Summer	3 Gal.
	Taxus cuspidata 'Monloo' Emerald Spreader® Japanese Yew	3 gal.
	Teucrium chamaedrys Germander	3 gal.
Grasses		
	Helictotrichon sempervirens Blue Oat grass	3 gal.
	Miscanthus sinensis 'Gracillimus' Maiden Grass	3 gal.
Perennials		
	Coreopsis 'Zagreb' Zagreb Coreopsis	3 gal.
	Hemerocallis 'Happy Returns' Daylily Happy Returns	3 gal.
	Sedum spectabile 'Autumn Joy' Autumn Joy Stonecrop	3 gal.
	Veronica spicata 'Red Fox' Red Fox Veronica	3 gal.

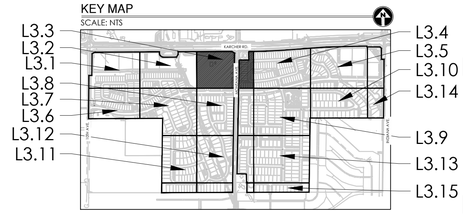
MASS PLANTING

Sym.	Description
	LAWN: FESCUE SOD

INERTS

Sym.	Description
	LIMIT OF TURF
	1" MINUS BLACK AND TAN ROCK

KEY MAP
SCALE: NTS



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Pre-Plat Landscape Construction Documents
CALDWELL, IDAHO

revisions:

project #: *MTC088*
scale: *As Shown*
issued for: *REVIEW*
drawn by: *TEAM*
date: *09.16.2025*
drawing: *Planting Plan*

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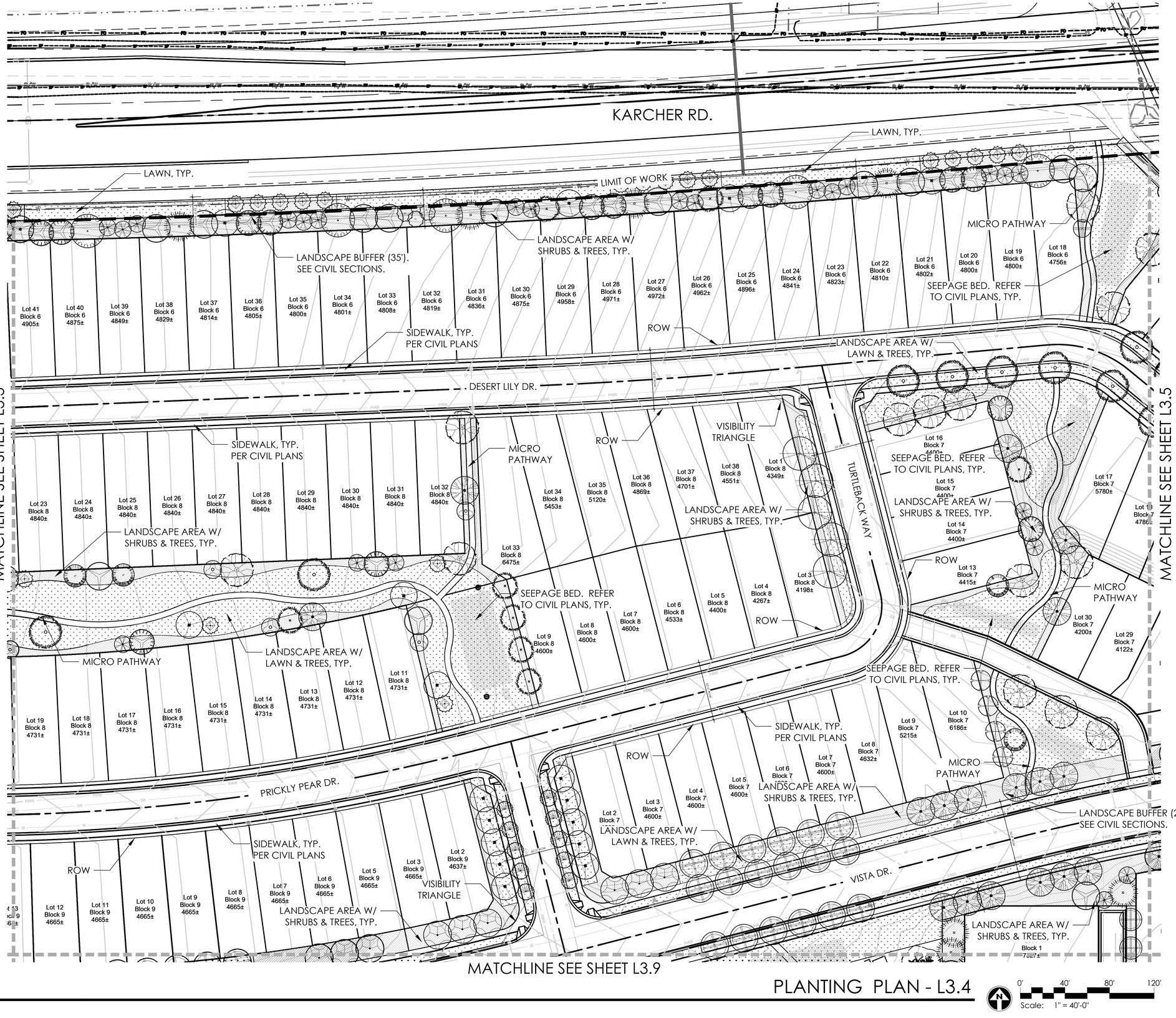


PLANTING PLAN - L3.4

0' 40' 80' 120'

Scale: 1" = 40'-0"

PLANT MATERIALS LEGEND

Sym.	Plant Name	Size
Class I Trees		
*	*Cercis canadensis* Eastern Redbud	2" Cal.
*	*Cornus florida 'Cloud 9'* Flowering Dogwood	2" Cal.
*	*Malus sp. 'Purple Prince'* Purple Prince Crabapple	2" Cal.
*	*Prunus cerasifera 'Newport'* Newport Purple Leaf Plum	2" Cal.
Class II Trees		
*	*Acer rubrum 'Scarsen'* Scarlet Sentinel Maple	2" Cal.
*	*Acer truncatum x Norwegian sunset* Norwegian Sunset Maple	2" Cal.
*	*Acer truncatum 'Pacific Sunset'* Pacific Sunset Maple	2" Cal.
*	*Betula nigra 'Heritage'* Heritage Birch	2" Cal.
*	*Fraxinus americana* White Ash	See Plan
*	*Ginko biloba 'Autumn Gold'* Autumn Gold	2" Cal.
*	*Gleditsia triacanthos var. inermis 'Shademaste* Shademaster Honey Locust	2" Cal.
*	*Pyrus calleryana 'Chanticleer'* Chanticleer Pear	2" Cal.
*	*Tilia americana 'Little Leaf'* Little leaf Linden	2" Cal.
Conifer Trees - Evergreen Trees		
*	*Cedrus deodara Karl Fuchs* Karl Fuchs Pine	6-8' Ht. B&B
*	*Pinus flexilis 'Vanderwolfs'* Vanderwolfs Pine	6-8' Ht. B&B
*	*Pinus sylvestris* Scotch Pine	6-8' HT. B&B
*	Treasure Valley Tree Selection Guide, Typ.	
Shrubs		
	Berberis thunbergii 'Gentry' Royal Burgundy Barberry	3 gal.
	Buddleja davidii 'Black Knight' Black Knight Butterfly Bush	3 gal.
	Buddleja x flutterby 'Miss Molly' Miss Molly Butterfly Bush	3 gal.
	Caryopteris x clandonensis 'Dark Knight' Dark Knight Bluebeard	3 gal.
	Cornus alba 'Bailhalo' Ivory Halo Dogwood	3 gal.
	Cornus sericea 'Kelseyi' Kelsey's Dwarf Red-Osier Dogwood	3 gal.
	Euonymus fortunei 'Blondy' Blondy Euonymus	3 gal.
	Euonymus fortunei 'Emerald 'n Gold' Emerald & Gold Euonymus	3 gal.
	Euonymus japonica 'Aureo-marginatus' Golden Euonymus	3 gal.
	Euonymus japonicus microphyllus Boxleaf Euonymus	3 gal.
	Euonymus kiautschovicus 'Manhattan' Manhattan Euonymus	3 gal.
	Forsythia x intermedia 'Spring Glory' Spring Glory Forsythia	3 gal.
	Juniperus x pfitzeriana 'Mint Julep' Mint Julep Juniper	3 gal
	Perovskia atriplicifolia Russian Sage	3 gal.
	Photinia x fraseri Photinia Fraseri	3 gal.
	Physocarpus opulifolius Summer Wine Ninebark	3 gal.
	Prunus x cistena Cistena Plum	3 gal.
	Rosa 'Nearly Wild' Nearly Wild Rose	3 gal.
	Rosa x 'Noatz' Flower Carpet TM Red Rose	3 gal.
	Rosa x 'Noalesa' Flower Carpet Yellow Rose	3 Gal.
	Rosa x 'Noala' Flower Carpet Coral Rose	3 Gal.
	Spiraea x bumalda 'Goldflame' Gold Flame Spirea	3 gal.
	Viburnum x burkwoodii Burkwood Viburnum	3 gal.
	Viburnum opulus 'Roseum' Common Snowball Viburnum	3 gal.
Groundcovers		
	Juniperus horizontalis 'Wiltonii' Blue Rug Juniper	3 gal.
	Cerastium tomentosum Snow in Summer	3 Gal.
	Taxus cuspidata 'Monloo' Emerald Spreader® Japanese Yew	3 gal.
	Teucrium chamaedrys Germander	3 gal.
Grasses		
	Helictotrichon sempervirens Blue Oat grass	3 gal.
	Miscanthus sinensis 'Gracillimus' Maiden Grass	3 gal.
Perennials		
	Coreopsis 'Zagreb' Zagreb Coreopsis	3 gal.
	Hemerocallis 'Happy Returns' Daylily Happy Returns	3 gal.
	Sedum spectabile 'Autumn Joy' Autumn Joy Stonecrop	3 gal.
	Veronica spicata 'Red Fox' Red Fox Veronica	3 gal.

MASS PLANTING

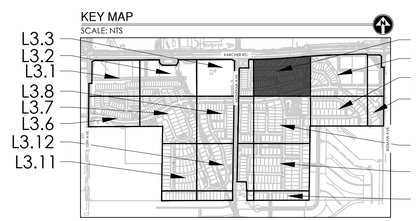
Sym.	Description
	LAWN: FESCUE SOD

INERTS

Sym.	Description
	LIMIT OF TURF
	1" MINUS BLACK AND TAN ROCK

KEY MAP

SCALE: NTS



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CALDWELL, IDAHO

revisions:

project #: *MTC088*
scale: *As Shown*
issued for: *REVIEW*
drawn by: *TEAM*
date: *09.16.2025*
drawing: *Planting Plan*

sheet #
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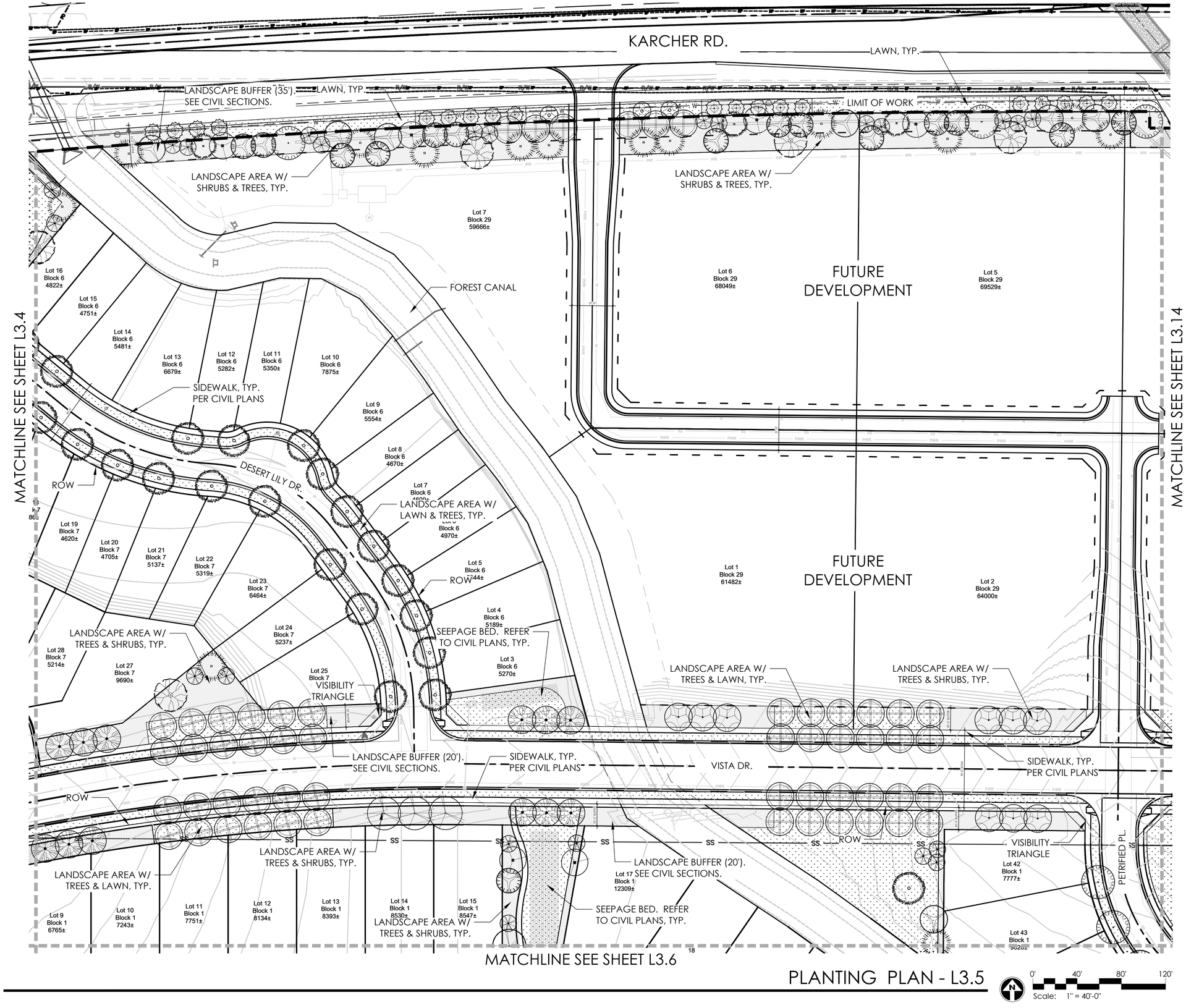


PLANT MATERIALS LEGEND

Sym.	Plant Name	Size	C
	Class I Trees		
	Cercis canadensis Eastern Redbud	2" Cal.	
	Cornus florida 'Cloud 9' Flowering Dogwood	2" Cal.	
	Malus sp. 'Purple Prince' Purple Prince Crabapple	2" Cal.	
	Prunus cerasifera 'Newport' Newport Purple Leaf Plum	2" Cal.	
	Class II Trees		
	Acer rubrum 'Scarsen' Scarlet Sentinel Maple	2" Cal.	
	Acer truncatum x Norwegian sunset Norwegian Sunset Maple	2" Cal.	
	Acer truncatum 'Pacific Sunset' Pacific Sunset Maple	2" Cal.	
	Betula nigra 'Heritage' Heritage Birch	2" Cal.	
	Fraxinus americana White Ash	See Plan	
	Ginko biloba 'Autumn Gold' Autumn Gold	2" Cal.	
	Gleditsia triancanthos var. inermis 'Shademaste Shademaster Honey Locust	2" Cal.	
	Pyrus calleryana 'Chanticleer' Chanticleer Pear	2" Cal.	
	Tilia americana 'Little Leaf' Little leaf Linden	2" Cal.	
	Conifer Trees - Evergreen Trees		
	Cedrus deodara Karl Fuchs Karl Fuchs Pine	6'-8' Ht. B&B	
	Pinus flexilis 'Vanderwolfs' Vanderwolfs Pine	6'-8' HT. B&B	
	Pinus sylvestris Scotch Pine	6'-8' HT. B&B	
	*Treasure Valley Tree Selection Guide, Typ.		
	Shrubs		
	Berberis thunbergii 'Gentry' Royal Burgundy Barberry	3 gal.	
	Buddleja davidii 'Black Knight' Black Knight Butterfly Bush	3 gal.	
	Buddleja x flutterby 'Miss Molly' Miss Molly Butterfly Bush	3 gal.	
	Caryopteris x clandonensis 'Dark Knight' Dark Knight Bluebeard	3 gal.	
	Cornus alba 'Bailhalo' Ivory Halo Dogwood	3 gal.	
	Cornus sericea 'Kelseyi' Kelsey's Dwarf Red-Osier Dogwood	3 gal.	
	Euonymus fortunei 'Blondy' Blondy Euonymus	3 gal.	
	Euonymus fortunei 'Emerald 'n Gold' Emerald & Gold Euonymus	3 gal.	
	Euonymus japonica 'Aureo-marginatus' Golden Euonymus	3 gal.	
	Euonymus japonicus microphyllus Boxleaf Euonymus	3 gal.	
	Euonymus kiautschovicus 'Manhattan' Manhattan Euonymus	3 gal.	
	Forsythia x intermedia 'Spring Glory' Spring Glory Forsythia	3 gal.	
	Juniperus x pfitzeriana 'Mint Julep' Mint Julep Juniper	3 gal	
	Perovskia atriplicifolia Russian Sage	3 gal.	
	Photinia x fraseri Photinia Fraseri	3 gal.	
	Physocarpus opulifolius Summer Wine Ninebark	3 gal.	
	Prunus x cistena Cistena Plum	3 gal.	
	Rosa 'Nearly Wild' Nearly Wild Rose	3 gal.	
	Rosa x 'Noare' Flower Carpet TM Red Rose	3 gal.	
	Rosa x 'Noaleso' Flower Carpet Yellow Rose	3 Gal.	
	Rosa x 'Noala' Flower Carpet Coral Rose	3 Gal.	
	Spiraea x bumalda 'Goldflame' Gold Flame Spirea	3 gal.	
	Viburnum x burkwoodii Burkwood Viburnum	3 gal.	
	Viburnum opulus 'Roseum' Common Snowball Viburnum	3 gal.	
	Groundcovers		
	Juniperus horizontalis 'Wiltonii' Blue Rug Juniper	3 gal.	
	Cerastium tomentosum Snow in Summer	3 Gal.	
	Taxus cuspidata 'Monloo' Emerald Spreader® Japanese Yew	3 gal.	
	Teucrium chamaedrys Germander	3 gal.	
	Grasses		
	Helictotrichon sempervirens Blue Oat grass	3 gal.	
	Miscanthus sinensis 'Gracillimus' Maiden Grass	3 gal.	
	Perennials		
	Coreopsis 'Zagreb' Zagreb Coreopsis	3 gal.	
	Hemerocallis 'Happy Returns' Daylily Happy Returns	3 gal.	
	Sedum spectabile 'Autumn Joy' Autumn Joy Stonecrop	3 gal.	
	Veronica spicata 'Red Fox' Red Fox Veronica	3 gal.	

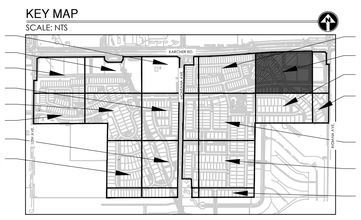
MASS PLANTING

Sym.	Description
	LAWN: FESCUE SOD

INERTS

Sym.	Description
	LIMIT OF TURF
	1" MINUS BLACK AND TAN ROCK

KEY MAP
SCALE: NTS



PLANTING PLAN - L3.5

0' 40' 80' 120'
Scale: 1" = 40'-0"

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SILVERLEAF

Pre-Plat Landscape Construction Documents
CALDWELL, IDAHO

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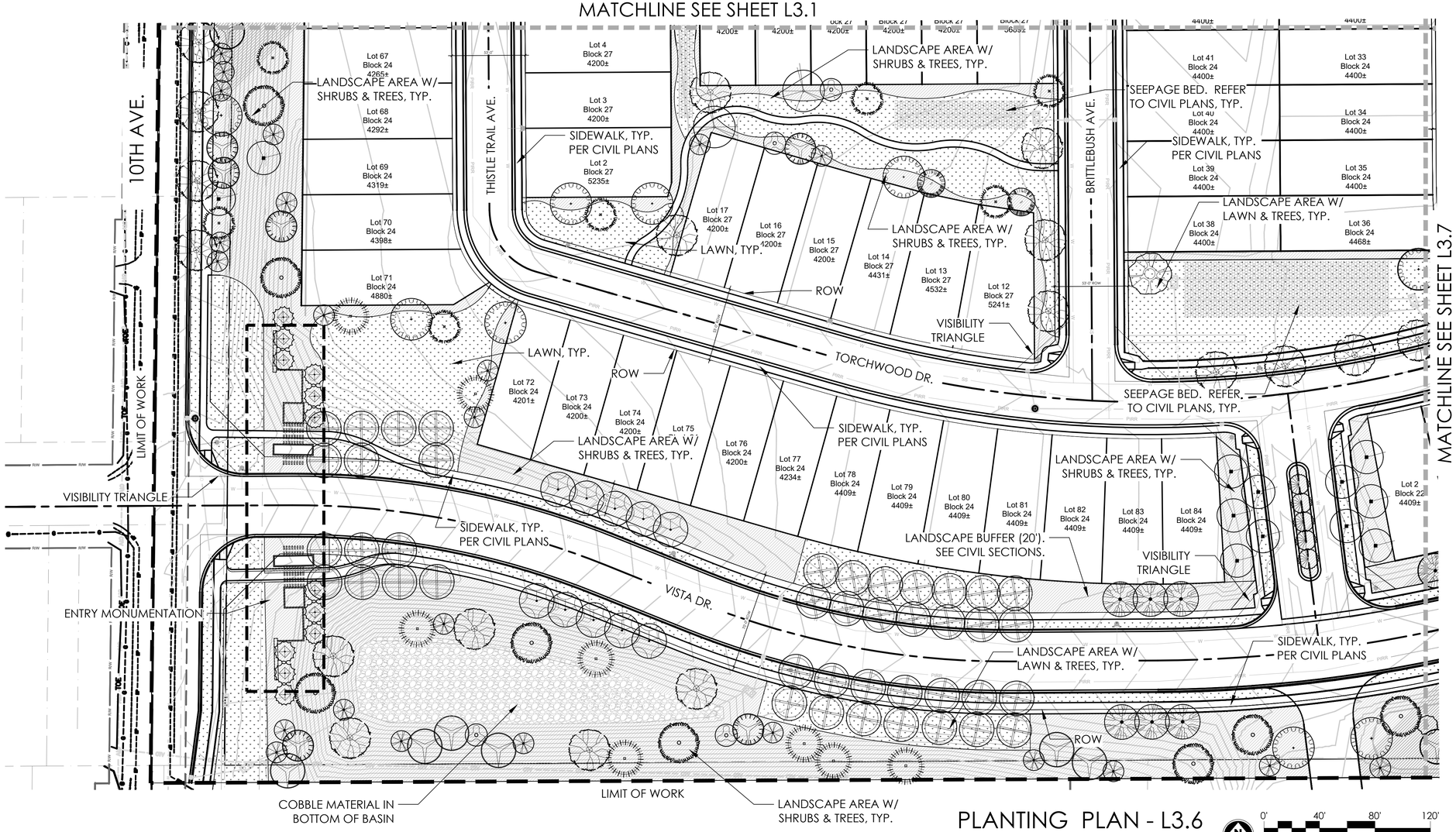


PLANTING PLAN - L3.6

0' 40' 80' 120'
Scale: 1" = 40'-0"

PLANT MATERIALS LEGEND

Sym.	Plant Name	Size	C
Class I Trees			
*	*Cercis canadensis* Eastern Redbud	2" Cal.	
*	*Cornus florida 'Cloud 9'* Flowering Dogwood	2" Cal.	
*	*Malus sp. 'Purple Prince'* Purple Prince Crabapple	2" Cal.	
*	*Prunus cerasifera 'Newport'* Newport Purple Leaf Plum	2" Cal.	
Class II Trees			
*	*Acer rubrum 'Scarsen'* Scarlet Sentinel Maple	2" Cal.	
*	*Acer truncatum x Norwegian sunset* Norwegian Sunset Maple	2" Cal.	
	Acer truncatum 'Pacific Sunset' Pacific Sunset Maple	2" Cal.	
*	*Betula nigra 'Heritage'* Heritage Birch	2" Cal.	
*	*Fraxinus americana* White Ash	See Plan	
*	*Ginko biloba 'Autumn Gold'* Autumn Gold	2" Cal.	
*	*Gleditsia triacanthos var. inermis 'Shademaste* Shademaster Honey Locust	2" Cal.	
*	*Pyrus calleryana 'Chanticleer'* Chanticleer Pear	2" Cal.	
*	*Tilia americana 'Little Leaf'* Little leaf Linden	2" Cal.	
Conifer Trees - Evergreen Trees			
*	*Cedrus deodara Karl Fuchs* Karl Fuchs Pine	6'-8' Ht. B&B	
*	*Pinus flexilis 'Vanderwolfs'* Vanderwolfs Pine	6'-8' HT. B&B	
*	*Pinus sylvestris* Scotch Pine	6'-8' HT. B&B	
*	Treasure Valley Tree Selection Guide, Typ.		
Shrubs			
	Berberis thunbergii 'Gentry' Royal Burgundy Barberry	3 gal.	
	Buddleja davidii 'Black Knight' Black Knight Butterfly Bush	3 gal.	
	Buddleja x 'flutterby 'Miss Molly' Miss Molly Butterfly Bush	3 gal.	
	Caryopteris x clandonensis 'Dark Knight' Dark Knight Bluebeard	3 gal.	
	Cornus alba 'Bailhalo' Ivory Halo Dogwood	3 gal.	
	Cornus sericea 'Kelseyi' Kelsey's Dwarf Red-Osier Dogwood	3 gal.	
	Euonymus fortunei 'Blondy' Blondy Euonymus	3 gal.	
	Euonymus fortunei 'Emerald 'n Gold' Emerald & Gold Euonymus	3 gal.	
	Euonymus japonica 'Aureo-marginatus' Golden Euonymus	3 gal.	
	Euonymus japonicus microphyllus Boxleaf Euonymus	3 gal.	
	Euonymus kiautschovicus 'Manhattan' Manhattan Euonymus	3 gal.	
	Forsythia x intermedia 'Spring Glory' Spring Glory Forsythia	3 gal.	
	Juniperus x pfitzeriana 'Mint Julep' Mint Julep Juniper	3 gal	
	Perovskia atriplicifolia Russian Sage	3 gal.	
	Photinia x fraseri Photinia Fraseri	3 gal.	
	Physocarpus opulifolius Summer Wine Ninebark	3 gal.	
	Prunus x cistena Cistena Plum	3 gal.	
	Rosa 'Nearly Wild' Nearly Wild Rose	3 gal.	
	Rosa x 'Noare' Flower Carpet TM Red Rose	3 gal.	
	Rosa x 'Noalesa' Flower Carpet Yellow Rose	3 Gal.	
	Rosa x 'Noala' Flower Carpet Coral Rose	3 Gal.	
	Spiraea x bumalda 'Goldflame' Gold Flame Spirea	3 gal.	
	Viburnum x burkwoodii Burkwood Viburnum	3 gal.	
	Viburnum opulus 'Roseum' Common Snowball Viburnum	3 gal.	
Groundcovers			
	Juniperus horizontalis 'Wiltonii' Blue Rug Juniper	3 gal.	
	Cerastium tomentosum Snow in Summer	3 Gal.	
	Taxus cuspidata 'Monloo' Emerald Spreader® Japanese Yew	3 gal.	
	Teucrium chamaedrys Germander	3 gal.	
Grasses			
	Helictotrichon sempervirens Blue Oat grass	3 gal.	
	Miscanthus sinensis 'Gracillimus' Maiden Grass	3 gal.	
Perennials			
	Coreopsis 'Zagreb' Zagreb Coreopsis	3 gal.	
	Hemerocallis 'Happy Returns' Daylily Happy Returns	3 gal.	
	Sedum spectabile 'Autumn Joy' Autumn Joy Stonecrop	3 gal.	
	Veronica spicata 'Red Fox' Red Fox Veronica	3 gal.	

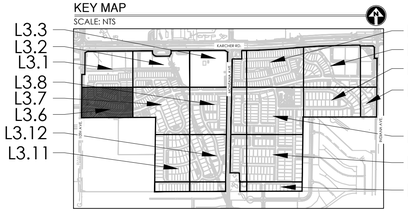
MASS PLANTING

Sym.	Description
	LAWN: FESCUE SOD

INERTS

Sym.	Description
	LIMIT OF TURF
	1" MINUS BLACK AND TAN ROCK

KEY MAP
SCALE: NTS



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LA - 16653
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LICENSED LANDSCAPE ARCHITECT

SILVERLEAF
Pre-Plat Landscape Construction Documents
CALDWELL, IDAHO

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MATCHLINE SEE SHEET L3.2

MATCHLINE SEE SHEET L3.6

MATCHLINE SEE SHEET L3.8

MATCHLINE SEE SHEET L3.11

Lot 12 Block 23 4200±
Lot 11 Block 23 4200±
Lot 10 Block 23 6659±
Lot 9 Block 23 4122±
Lot 8 Block 23 4200±
Lot 7 Block 23 4200±
Lot 6 Block 23 4196±
ROW
TORCHWOOD DR.
VISIBILITY TRIANGLE
LANDSCAPE AREA W/ LAWN & TREES, TYP. 4281±
LANDSCAPE AREA W/ TREES & SHRUBS, TYP.
LANDSCAPE BUFFER (20'). SEE CIVIL SECTIONS.
Lot 4 Block 22 4409±
Lot 5 Block 22 4409±
Lot 7 Block 22 4409±
Lot 8 Block 22 4409±
Lot 9 Block 22 4409±
Lot 11 Block 22 4200±
Lot 12 Block 22 4200±
Lot 13 Block 22 4200±
Lot 15 Block 22 4200±
Lot 16 Block 22 4200±
Lot 17 Block 22 4200±
Lot 24 Block 22 4200±
Lot 25 Block 22 4200±
LANDSCAPE AREA W/ TREES & SHRUBS, TYP.
SNAKEGRASS WAY
Lot 2 Block 24 4652±
VISTA DR.
Lot 2 Block 20 7812±
LANDSCAPE AREA W/ SHRUBS & TREES, TYP.
LANDSCAPE BUFFER (20'). SEE CIVIL SECTIONS.
Lot 18 Block 20 12260±
Block 20 7813±
LANDSCAPE AREA W/ LAWN & TREES, TYP.
SIDEWALK, TYP. PER CIVIL PLANS
PARKING AREA
COMMUNITY AMENITY AREA
LIMIT OF WORK
Lot 20 Block 20 11169±
Lot 21 Block 20 14150±
Lot 22 Block 20 8800±
Lot 23 Block 20 7440±
Lot 24 Block 20 7452±
Lot 26
LANDSCAPE AREA W/ TREES & SHRUBS, TYP.
VISIBILITY TRIANGLE
Lot 17 Block 20 9713±
Lot 16 Block 20 8029±
Lot 15 Block 20 8029±
Lot 14 Block 20 8029±
Lot 13 Block 20 8029±
Lot 12 Block 20 7923±
Lot 10 Block 20 7400±
Lot 9 Block 20 7440±
Lot 8 Block 20 7440±
Lot 7 Block 20 7679±
Lot 4 Block 20 8311±
Lot 5 Block 20 9053±
LAVA ROCK PL.
LAVA ROCK DR.
LANDSCAPE AREA W/ LAWN & TREES, TYP.
SEEPAGE BED. REFER TO CIVIL PLANS, TYP.
LAWN, TYP.
Lot 3 Block 17 8220±
Lot 2 Block 17 9949±
Lot 16 Block 19 5977±
Lot 17 Block 19 7440±
Lot 18 Block 19 7440±
Lot 19 Block 19 7522±
Lot 20 Block 19 8241±
Lot 2 Block 19 9174

PLANTING PLAN - L3.7

0' 40' 80' 120'
Scale: 1" = 40'-0"

PLANT MATERIALS LEGEND

Sym.	Plant Name	Size	C
Class I Trees			
	Cercis canadensis Eastern Redbud	2" Cal.	
	Cornus florida 'Cloud 9' Flowering Dogwood	2" Cal.	
	Malus sp. 'Purple Prince' Purple Prince Crabapple	2" Cal.	
	Prunus cerasifera 'Newport' Newport Purple Leaf Plum	2" Cal.	
Class II Trees			
	Acer rubrum 'Scarsen' Scarlet Sentinel Maple	2" Cal.	
	Acer truncatum x Norwegian sunset Norwegian Sunset Maple	2" Cal.	
	Acer truncatum 'Pacific Sunset' Pacific Sunset Maple	2" Cal.	
	Betula nigra 'Heritage' Heritage Birch	2" Cal.	
	Fraxinus americana White Ash	See Plan	
	Ginko biloba 'Autumn Gold' Autumn Gold	2" Cal.	
	Gleditsia triancanthos var. inermis 'Shademaste Shademaster Honey Locust	2" Cal.	
	Pyrus calleryana 'Chanticleer' Chanticleer Pear	2" Cal.	
	Tilia americana 'Little Leaf' Little leaf Linden	2" Cal.	
Conifer Trees - Evergreen Trees			
	Cedrus deodara Karl Fuchs Karl Fuchs Pine	6-8' Ht. B&B	
	Pinus flexilis 'Vanderwolfs' Vanderwolfs Pine	6-8' HT. B&B	
	Pinus sylvestris Scotch Pine	6-8' HT. B&B	
	Treasure Valley Tree Selection Guide, Typ.		

Shrubs

	Berberis thunbergii 'Genny' Royal Burgundy Barberry	3 gal.
	Buddleja davidii 'Black Knight' Black Knight Butterfly Bush	3 gal.
	Buddleja x flutterby 'Miss Molly' Miss Molly Butterfly Bush	3 gal.
	Caryopteris x clandonensis 'Dark Knight' Dark Knight Bluebeard	3 gal.
	Cornus alba 'Bailhalo' Ivory Halo Dogwood	3 gal.
	Cornus sericea 'Kelseyi' Kelsey's Dwarf Red-Osier Dogwood	3 gal.
	Euonymus fortunei 'Blondy' Blondy Euonymus	3 gal.
	Euonymus fortunei 'Emerald 'n Gold' Emerald & Gold Euonymus	3 gal.
	Euonymus japonica 'Aureo-marginatus' Golden Euonymus	3 gal.
	Euonymus japonicus microphyllus Boxleaf Euonymus	3 gal.
	Euonymus kiautschovicus 'Manhattan' Manhattan Euonymus	3 gal.
	Forsythia x intermedia 'Spring Glory' Spring Glory Forsythia	3 gal.
	Juniperus x pfitzeriana 'Mint Julep' Mint Julep Juniper	3 gal
	Perovskia atriplicifolia Russian Sage	3 gal.
	Photinia x fraseri Photinia Fraseri	3 gal.
	Physocarpus opulifolius Summer Wine Ninebark	3 gal.
	Prunus x cistena Cistena Plum	3 gal.
	Rosa 'Nearly Wild' Nearly Wild Rose	3 gal.
	Rosa x 'Noare' Flower Carpet TM Red Rose	3 gal.
	Rosa x 'Noalesa' Flower Carpet Yellow Rose	3 Gal.
	Rosa x 'Noala' Flower Carpet Coral Rose	3 Gal.
	Spiraea x bumalda 'Goldflame' Gold Flame Spirea	3 gal.
	Viburnum x burkwoodii Burkwood Viburnum	3 gal.
	Viburnum opulus 'Roseum' Common Snowball Viburnum	3 gal.

Groundcovers

	Juniperus horizontalis 'Wiltonii' Blue Rug Juniper	3 gal.
	Cerastium tomentosum Snow in Summer	3 Gal.
	Taxus cuspidata 'Monloo' Emerald Spreader® Japanese Yew	3 gal.
	Teucrium chamaedrys Germander	3 gal.

Grasses

	Helictotrichon sempervirens Blue Oat grass	3 gal.
	Miscanthus sinensis 'Gracillimus' Maiden Grass	3 gal.

Perennials

	Coreopsis 'Zagreb' Zagreb Coreopsis	3 gal.
	Hemerocallis 'Happy Returns' Daylily Happy Returns	3 gal.
	Sedum spectabile 'Autumn Joy' Autumn Joy Stonecrop	3 gal.
	Veronica spicata 'Red Fox' Red Fox Veronica	3 gal.

MASS PLANTING

Sym.	Description
	LAWN: FESCUE SOD

INERTS

Sym.	Description
	LIMIT OF TURF
	1" MINUS BLACK AND TAN ROCK

KEY MAP
SCALE: NTS

L3.3 L3.2 L3.1 L3.8 L3.7 L3.6 L3.12 L3.11 L3.4 L3.5 L3.10 L3.14 L3.9 L3.13 L3.15

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L3.7
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MATCHLINE SEE SHEET L3.3

ROW
VISIBILITY TRIANGLE
LANDSCAPE AREA W/ TREES & LAWN, TYP.
LANDSCAPE AREA W/ TREES & SHRUBS, TYP.
VISTA DR.
LANDSCAPE AREA W/ TREES & LAWN, TYP.
LANDSCAPE BUFFER (20'). SEE CIVIL SECTIONS.
SIDEWALK, TYP. PER CIVIL PLANS
LANDSCAPE AREA W/ SHRUBS & TREES, TYP.
MONTANA AVE.
LANDSCAPE AREA W/ TREES & LAWN, TYP.
SIDEWALK, TYP. PER CIVIL PLANS
VISIBILITY TRIANGLE
LAVA ROCK DR.
SEEPAGE BED. REFER TO CIVIL PLANS, TYP.
VISIBILITY TRIANGLE
NEEDLEGRASS WAY
RAIN LILY AVE.
LANDSCAPE AREA W/ TREES & LAWN, TYP.
LANDSCAPE AREA W/ SHRUBS & TREES, TYP.
VISIBILITY TRIANGLE
SIDEWALK, TYP. PER CIVIL PLANS
BENCH & TRASH (EVERY 600')
LANDSCAPE AREA W/ TREES & LAWN, TYP.
QUAIL BUSH ST.
SIDEWALK, TYP. PER CIVIL PLANS
LANDSCAPE AREA W/ SHRUBS & TREES, TYP.
LANDSCAPE AREA W/ SHRUBS & TREES, TYP.
VISIBILITY TRIANGLE
LANDSCAPE AREA W/ TREES & SHRUBS, TYP.
ROW
SIDEWALK, TYP. PER CIVIL PLANS
SIDEWALK, TYP. PER CIVIL PLANS
LANDSCAPE AREA W/ SHRUBS & TREES, TYP.
COYOTE TRAIL AVE.

Lot 4 Block 17 7440±
Lot 5 Block 17 7440±
Lot 6 Block 17 6000±
Lot 7 Block 17 6000±
Lot 8 Block 17 6000±
Lot 9 Block 17 6000±
Lot 10 Block 17 6000±
Lot 11 Block 17 6000±
Lot 12 Block 17 6105±
Lot 14 Block 17 6953±
Lot 15 Block 17 6727±
Lot 16 Block 17 6618±
Lot 17 Block 17 6274±
Lot 18 Block 17 6480±
Lot 19 Block 17 6480±
Lot 20 Block 17 6480±
Lot 21 Block 17 6000±
Lot 22 Block 17 6000±
Lot 23 Block 17 6000±
Lot 24 Block 17 7440±
Lot 25 Block 17 7692±
Lot 26 Block 17 7599±
Lot 27 Block 17 7599±
Lot 28 Block 17 14387±
Lot 29 Block 5 7406±
Lot 27 Block 5 7611±
Lot 30 Block 5 7550±
Lot 31 Block 5 7502±
Lot 32 Block 5 7455±
Lot 33 Block 5 6277±
Lot 34 Block 5 6476±
Lot 35 Block 5 8069±
Lot 36 Block 5 8087±
Lot 37 Block 5 6654±
Lot 39 Block 5 7552±
Lot 40 Block 5 6090±
Lot 41 Block 5 6084±
Lot 42 Block 5 6132±
Lot 14 Block 19 10860±
Lot 13 Block 19 9935±
Lot 12 Block 19 9509±
Lot 11 Block 19 9509±
Lot 10 Block 19 7976±
Lot 9 Block 19 7976±
Lot 22 Block 19 7563±
Lot 23 Block 19 8625±
Lot 8 Block 19 10238±
Lot 2 Block 18 6765±
Lot 3 Block 18 6000±
Lot 4 Block 18 6000±
Lot 5 Block 18 8487±
Lot 8 Block 18 8696±
Lot 7 Block 18 7441±
Lot 6 Block 18 8225±

MATCHLINE SEE SHEET L3.7
MATCHLINE SEE SHEET L3.9
MATCHLINE SEE SHEET L3.12

PLANT MATERIALS LEGEND

Sym.	Plant Name	Size
Class I Trees		
	Cercis canadensis Eastern Redbud	2" Cal.
	Cornus florida 'Cloud 9' Flowering Dogwood	2" Cal.
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	Betula nigra 'Heritage' Heritage Birch	2" Cal.
	Fraxinus americana White Ash	See Plan
	Ginko biloba 'Autumn Gold' Autumn Gold	2" Cal.
	Gleditsia triacanthos var. inermis 'Shademaste Shademaster Honey Locust	2" Cal.
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	★Treasure Valley Tree Selection Guide, Typ.	
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	Buddleja davidii 'Black Knight' Black Knight Butterfly Bush	3 gal.
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	Rosa x 'Noalo' Flower Carpet Coral Rose	3 Gal.
	Spiraea x bumalda 'Goldflame' Gold Flame Spirea	3 gal.
	Viburnum x burkwoodii Burkwood Viburnum	3 gal.
	Viburnum opulus 'Roseum' Common Snowball Viburnum	3 gal.
Groundcovers		
	Juniperus horizontalis 'Wiltonii' Blue Rug Juniper	3 gal.
	Cerastium tomentosum Snow in Summer	3 Gal.
	Taxus cuspidata 'Monloo' Emerald Spreader® Japanese Yew	3 gal.
	Teucrium chamaedrys Germander	3 gal.
Grasses		
	Helictotrichon sempervirens Blue Oat grass	3 gal.
	Miscanthus sinensis 'Gracillimus' Maiden Grass	3 gal.
Perennials		
	Coreopsis 'Zagreb' Zagreb Coreopsis	3 gal.
	Hemerocallis 'Happy Returns' Daylily Happy Returns	3 gal.
	Sedum spectabile 'Autumn Joy' Autumn Joy Stonecrop	3 gal.
	Veronica spicata 'Red Fox' Red Fox Veronica	3 gal.

MASS PLANTING

Sym.	Description
	LAWN: FESCUE SOD

INERTS

Sym.	Description
	LIMIT OF TURF
	1" MINUS BLACK AND TAN ROCK

KEY MAP
SCALE: NTS

L3.3 L3.2 L3.1 L3.8 L3.7 L3.6 L3.12 L3.11 L3.4 L3.5 L3.10 L3.14 L3.9 L3.13 L3.15

PLANTING PLAN - L3.8

0' 40' 80' 120'
Scale: 1" = 40'-0"

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LA - 16653
Expires:09/31/25
LICENSED LANDSCAPE ARCHITECT

SILVERLEAF
Pre-Plat Landscape Construction Documents
CALDWELL, IDAHO

revisions:

project #: MTC088
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drawn by: TEAM
date: 09.16.2025
drawing: Planting Plan

sheet #
L3.8
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MATCHLINE SEE SHEET L3.4

MATCHLINE SEE SHEET L3.8

MATCHLINE SEE SHEET L3.10

MATCHLINE SEE SHEET L3.13

LANDSCAPE BUFFER (20'). SEE CIVIL SECTIONS.

ROW

VISTA DR.

LANDSCAPE BUFFER (20'). SEE CIVIL SECTIONS.

Block 5 9959±

LANDSCAPE AREA W/ LAWN & TREES, TYP.

Lot 21 Block 5 9240±

LANDSCAPE AREA W/ SHRUBS & TREES, TYP.

LANDSCAPE AREA W/ SHRUBS & TREES, TYP.

ROW

Lot 26 Block 5 6000±

Lot 25 Block 5 6000±

Lot 24 Block 5 6000±

Lot 23 Block 5 7550±

Lot 3 Block 5 7372±

Lot 20 Block 5 8812±

Lot 4 Block 5 6712±

SIDEWALK, TYP. PER CIVIL PLANS

ROW

FIRECRACKER ST.

Lot 19 Block 5 7440±

Lot 5 Block 5 8370±

Lot 18 Block 5 6000±

Lot 6 Block 5 6750±

Lot 2 Block 10 5992±

Lot 14 Block 10 6749±

LANDSCAPE AREA W/ SHRUBS & TREES, TYP.

ROW

Lot 17 Block 5 6000±

Lot 7 Block 5 6750±

Lot 3 Block 10 6000±

Lot 13 Block 10 6750±

LANDSCAPE AREA W/ LAWN & TREES, TYP.

Lot 4 Block 10 7440±

Lot 12 Block 10 8370±

Lot 16 Block 5 7440±

Lot 8 Block 5 8370±

SIDEWALK, TYP. PER CIVIL PLANS

RIDGE RUNNER AVE.

Lot 5 Block 10 6000±

Lot 11 Block 10 6750±

Lot 15 Block 5 6000±

Lot 9 Block 5 6750±

Lot 6 Block 10 6000±

Lot 10 Block 10 6750±

Lot 14 Block 5 6000±

Lot 10 Block 5

VISIBILITY TRIANGLE

VISIBILITY TRIANGLE

LANDSCAPE AREA W/ SHRUBS & TREES, TYP.

SIDEWALK, TYP. PER CIVIL PLANS

Lot 7 lock 10 5991±

Lot 13 Block 5 5987±

Lot 11 Block 5 6738±

GOLDENBUSH ST.

SIDEWALK, TYP. PER CIVIL PLANS

LANDSCAPE AREA W/ LAWN & TREES, TYP.

ROW

VISIBILITY TRIANGLE

Lot 43 Block 5 6140±

Lot 2 Block 11 8400±

Lot 3 Block 11 8400±

Lot 4 Block 11 8400±

Lot 5 Block 11 8400±

Lot 6 Block 11 8400±

LANDSCAPE AREA W/ LAWN & TREES, TYP.

SEEPAGE BED. REFER TO CIVIL PLANS, TYP.

COMMUNITY CLUBHOUSE & POOL AREA

Block 1 7081±

Lot 6 Block 1 7440±

SIDEWALK, TYP. PER CIVIL PLANS

Lot 5 Block 1 7440±

Lot 4 Block 1 7440±

Lot 3 Block 1 7440±

SEEPAGE BED. REFER TO CIVIL PLANS, TYP.

Lot 2 Block 1 7440±

DESERT STAR ST.

ROW

SIDEWALK, TYP. PER CIVIL PLANS

VISIBILITY TRIANGLE

LANDSCAPE AREA W/ SHRUBS & TREES, TYP.

Lot 2 Block 4 7440±

Lot 3 Block 4 6000±

Lot 4 Block 4 7440±

Lot 5 Block 4 6124±

Lot 3 Block 3 9669±

Lot 2 Block 3 9091±

LANDSCAPE AREA W/ LAWN & TREES, TYP.

Lot 8 Block 4 6000±

ROW

LANDSCAPE AREA W/ SHRUBS & TREES, TYP.

Lot 25 Block 4 8640±

Lot 5 Block 3 9421±

Lot 9 Block 4 6000±

Lot 24 Block 4 8370±

Lot 6 Block 3 9100±

Lot 10 Block 4 6000±

LANDSCAPE AREA W/ LAWN & TREES, TYP.

Lot 23 Block 4 8370±

Lot 7 Block 3 9100±

Lot 11 Block 4 6000±

SIDEWALK, TYP. PER CIVIL PLANS

SIDEWALK, TYP. PER CIVIL PLANS

Lot 12 Block 4 6000±

Lot 22 Block 4 8370±

Lot 8 Block 3 9100±

SIDEWALK, TYP. PER CIVIL PLANS

Lot 13 Block 4

Lot 21 Block 4

Lot 9

DESERT BLOOM AVE.

ECHO MESA AVE.

LIMIT OF WORK

PLANT MATERIALS LEGEND

Sym.	Plant Name	Size	C
Class I Trees			
	Cercis canadensis Eastern Redbud	2" Cal.	
	Cornus florida 'Cloud 9' Flowering Dogwood	2" Cal.	
	Malus sp. 'Purple Prince' Purple Prince Crabapple	2" Cal.	
	Prunus cerasifera 'Newport' Newport Purple Leaf Plum	2" Cal.	
Class II Trees			
	Acer rubrum 'Scarsen' Scarlet Sentinel Maple	2" Cal.	
	Acer truncatum x Norwegian sunset Norwegian Sunset Maple	2" Cal.	
	Acer truncatum 'Pacific Sunset' Pacific Sunset Maple	2" Cal.	
	Betula nigra 'Heritage' Heritage Birch	2" Cal.	
	Fraxinus americana White Ash	See Plan	
	Ginko biloba 'Autumn Gold' Autumn Gold	2" Cal.	
	Gleditsia triancanthos var. inermis 'Shademaste Shademaster Honey Locust	2" Cal.	
	Pyrus calleryana 'Chanticleer' Chanticleer Pear	2" Cal.	
	Tilia americana 'Little Leaf' Little leaf Linden	2" Cal.	
Conifer Trees - Evergreen Trees			
	Cedrus deodara Karl Fuchs Karl Fuchs Pine	6-8' Ht. B&B	
	Pinus flexilis 'Vanderwolfs' Vanderwolfs Pine	6-8' Ht. B&B	
	Pinus sylvestris Scotch Pine	6-8' Ht. B&B	
	★Treasure Valley Tree Selection Guide, Typ.		
Shrubs			
	Berberis thunbergii 'Gentry' Royal Burgundy Barberry	3 gal.	
	Buddleja davidii 'Black Knight' Black Knight Butterfly Bush	3 gal.	
	Buddleja x flutterby 'Miss Molly' Miss Molly Butterfly Bush	3 gal.	
	Caryopteris x clandonensis 'Dark Knight' Dark Knight Bluebeard	3 gal.	
	Cornus alba 'Bailhalo' Ivory Halo Dogwood	3 gal.	
	Cornus sericea 'Kelseyi' Kelsey's Dwarf Red-Osier Dogwood	3 gal.	
	Euonymus fortunei 'Blondy' Blondy Euonymus	3 gal.	
	Euonymus fortunei 'Emerald 'n Gold' Emerald & Gold Euonymus	3 gal.	
	Euonymus japonica 'Aureo-marginatus' Golden Euonymus	3 gal.	
	Euonymus japonicus microphyllus Boxleaf Euonymus	3 gal.	
	Euonymus kiautschovicus 'Manhattan' Manhattan Euonymus	3 gal.	
	Forsythia x intermedia 'Spring Glory' Spring Glory Forsythia	3 gal.	
	Juniperus x pfitzeriana 'Mint Julep' Mint Julep Juniper	3 gal	
	Perovskia atriplicifolia Russian Sage	3 gal.	
	Photinia x fraseri Photinia Fraseri	3 gal.	
	Physocarpus opulifolius Summer Wine Ninebark	3 gal.	
	Prunus x cistena Cistena Plum	3 gal.	
	Rosa 'Nearly Wild' Nearly Wild Rose	3 gal.	
	Rosa x 'Noare' Flower Carpet TM Red Rose	3 gal.	
	Rosa x 'Noalesa' Flower Carpet Yellow Rose	3 Gal.	
	Rosa x 'Noala' Flower Carpet Coral Rose	3 Gal.	
	Spiraea x bumalda 'Goldflame' Gold Flame Spirea	3 gal.	
	Viburnum x burkwoodii Burkwood Viburnum	3 gal.	
	Viburnum opulus 'Roseum' Common Snowball Viburnum	3 gal.	
Groundcovers			
	Juniperus horizontalis 'Wiltonii' Blue Rug Juniper	3 gal.	
	Cerastium tomentosum Snow in Summer	3 Gal.	
	Taxus cuspidata 'Monloo' Emerald Spreader® Japanese Yew	3 gal.	
	Teucrium chamaedrys Germander	3 gal.	
Grasses			
	Helictotrichon sempervirens Blue Oat grass	3 gal.	
	Miscanthus sinensis 'Gracillimus' Maiden Grass	3 gal.	
Perennials			
	Coreopsis 'Zagreb' Zagreb Coreopsis	3 gal.	
	Hemerocallis 'Happy Returns' Daylily Happy Returns	3 gal.	
	Sedum spectabile 'Autumn Joy' Autumn Joy Stonecrop	3 gal.	
	Veronica spicata 'Red Fox' Red Fox Veronica	3 gal.	

MASS PLANTING

Sym.	Description
	LAWN: FESCUE SOD

INERTS

Sym.	Description
	LIMIT OF TURF
	1" MINUS BLACK AND TAN ROCK

KEY MAP

SCALE: NTS

L3.3 L3.2 L3.1 L3.8 L3.7 L3.6 L3.12 L3.11 L3.4 L3.5 L3.10 L3.14 L3.9 L3.13 L3.15

PLANTING PLAN - L3.9

0' 40' 80' 120'

Scale: 1" = 40'-0"

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LICENSED LANDSCAPE ARCHITECT

SILVERLEAF

Pre-Plat Landscape Construction Documents

CALDWELL, IDAHO

revisions:

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date: 09.16.2025
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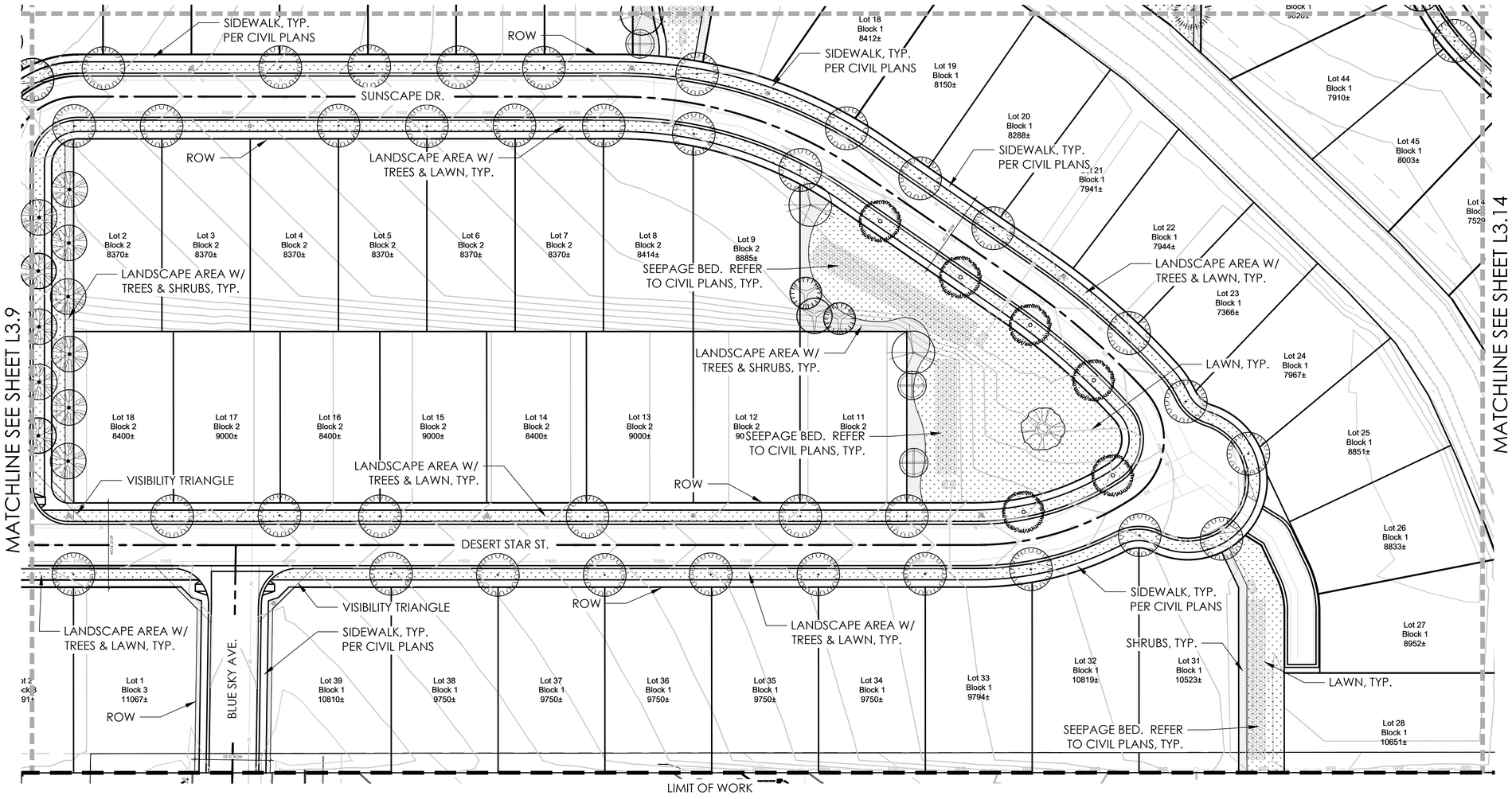


MATCHLINE SEE SHEET L3.9

MATCHLINE SEE SHEET L3.14

PLANTING PLAN - L3.10

0' 40' 80' 120'

Scale: 1" = 40'-0"

PLANT MATERIALS LEGEND

Sym.	Plant Name	Size
Class I Trees		
	Cercis canadensis Eastern Redbud	2" Cal.
	Cornus florida 'Cloud 9' Flowering Dogwood	2" Cal.
	Malus sp. 'Purple Prince' Purple Prince Crabapple	2" Cal.
	Prunus cerasifera 'Newport' Newport Purple Leaf Plum	2" Cal.
Class II Trees		
	Acer rubrum 'Scarsen' Scarlet Sentinel Maple	2" Cal.
	Acer truncatum x Norwegian sunset Norwegian Sunset Maple	2" Cal.
	Acer truncatum 'Pacific Sunset' Pacific Sunset Maple	2" Cal.
	Betula nigra 'Heritage' Heritage Birch	2" Cal.
	Fraxinus americana White Ash	See Plan
	Ginko biloba 'Autumn Gold' Autumn Gold	2" Cal.
	Gleditsia triacanthos var. inermis 'Shademaste Shademaster Honey Locust	2" Cal.
	Pyrus calleryana 'Chanticleer' Chanticleer Pear	2" Cal.
	Tilia americana 'Little Leaf' Little leaf Linden	2" Cal.
Conifer Trees - Evergreen Trees		
	Cedrus deodara Karl Fuchs Karl Fuchs Pine	6-8' Ht. B&B
	Pinus flexilis 'Vanderwolfs' Vanderwolfs Pine	6-8' HT. B&B
	Pinus sylvestris Scotch Pine	6-8' HT. B&B
	Treasure Valley Tree Selection Guide, Typ.	
Shrubs		
	Berberis thunbergii 'Gentry' Royal Burgundy Barberry	3 gal.
	Buddleja davidii 'Black Knight' Black Knight Butterfly Bush	3 gal.
	Buddleja x flutterby 'Miss Molly' Miss Molly Butterfly Bush	3 gal.
	Caryopteris x clandonensis 'Dark Knight' Dark Knight Bluebeard	3 gal.
	Cornus alba 'Bailhalo' Ivory Halo Dogwood	3 gal.
	Cornus sericea 'Kelseyi' Kelsey's Dwarf Red-Osier Dogwood	3 gal.
	Euonymus fortunei 'Blondy' Blondy Euonymus	3 gal.
	Euonymus fortunei 'Emerald 'n Gold' Emerald & Gold Euonymus	3 gal.
	Euonymus japonica 'Aureo-marginatus' Golden Euonymus	3 gal.
	Euonymus japonicus microphyllus Boxleaf Euonymus	3 gal.
	Euonymus kiautschovicus 'Manhattan' Manhattan Euonymus	3 gal.
	Forsythia x intermedia 'Spring Glory' Spring Glory Forsythia	3 gal.
	Juniperus x pfitzeriana 'Mint Julep' Mint Julep Juniper	3 gal
	Perovskia atriplicifolia Russian Sage	3 gal.
	Photinia x fraseri Photinia Fraseri	3 gal.
	Physocarpus opulifolius Summer Wine Ninebark	3 gal.
	Prunus x cistena Cistena Plum	3 gal.
	Rosa 'Nearly Wild' Nearly Wild Rose	3 gal.
	Rosa x 'Noare' Flower Carpet TM Red Rose	3 gal.
	Rosa x 'Noalea' Flower Carpet Yellow Rose	3 Gal.
	Rosa x 'Noala' Flower Carpet Coral Rose	3 Gal.
	Spiraea x bumalda 'Goldflame' Gold Flame Spirea	3 gal.
	Viburnum x burkwoodii Burkwood Viburnum	3 gal.
	Viburnum opulus 'Roseum' Common Snowball Viburnum	3 gal.
Groundcovers		
	Juniperus horizontalis 'Wiltonii' Blue Rug Juniper	3 gal.
	Cerastium tomentosum Snow in Summer	3 Gal.
	Taxus cuspidata 'Monloo' Emerald Spreade® Japanese Yew	3 gal.
	Teucrium chamaedrys Germander	3 gal.
Grasses		
	Helictotrichon sempervirens Blue Oat grass	3 gal.
	Miscanthus sinensis 'Gracillimus' Maiden Grass	3 gal.
Perennials		
	Coreopsis 'Zagreb' Zagreb Coreopsis	3 gal.
	Hemerocallis 'Happy Returns' Daylily Happy Returns	3 gal.
	Sedum spectabile 'Autumn Joy' Autumn Joy Stonecrop	3 gal.
	Veronica spicata 'Red Fox' Red Fox Veronica	3 gal.

MASS PLANTING

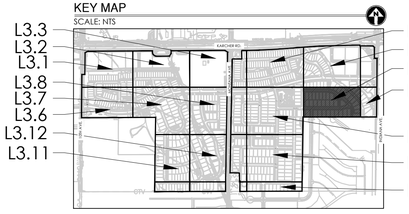
Sym.	Description
	LAWN: FESCUE SOD

INERTS

Sym.	Description
	LIMIT OF TURF
	1" MINUS BLACK AND TAN ROCK

KEY MAP

SCALE: NTS



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LICENSED LANDSCAPE ARCHITECT

SILVERLEAF

Pre-Plat Landscape Construction Documents
CALDWELL, IDAHO

revisions:

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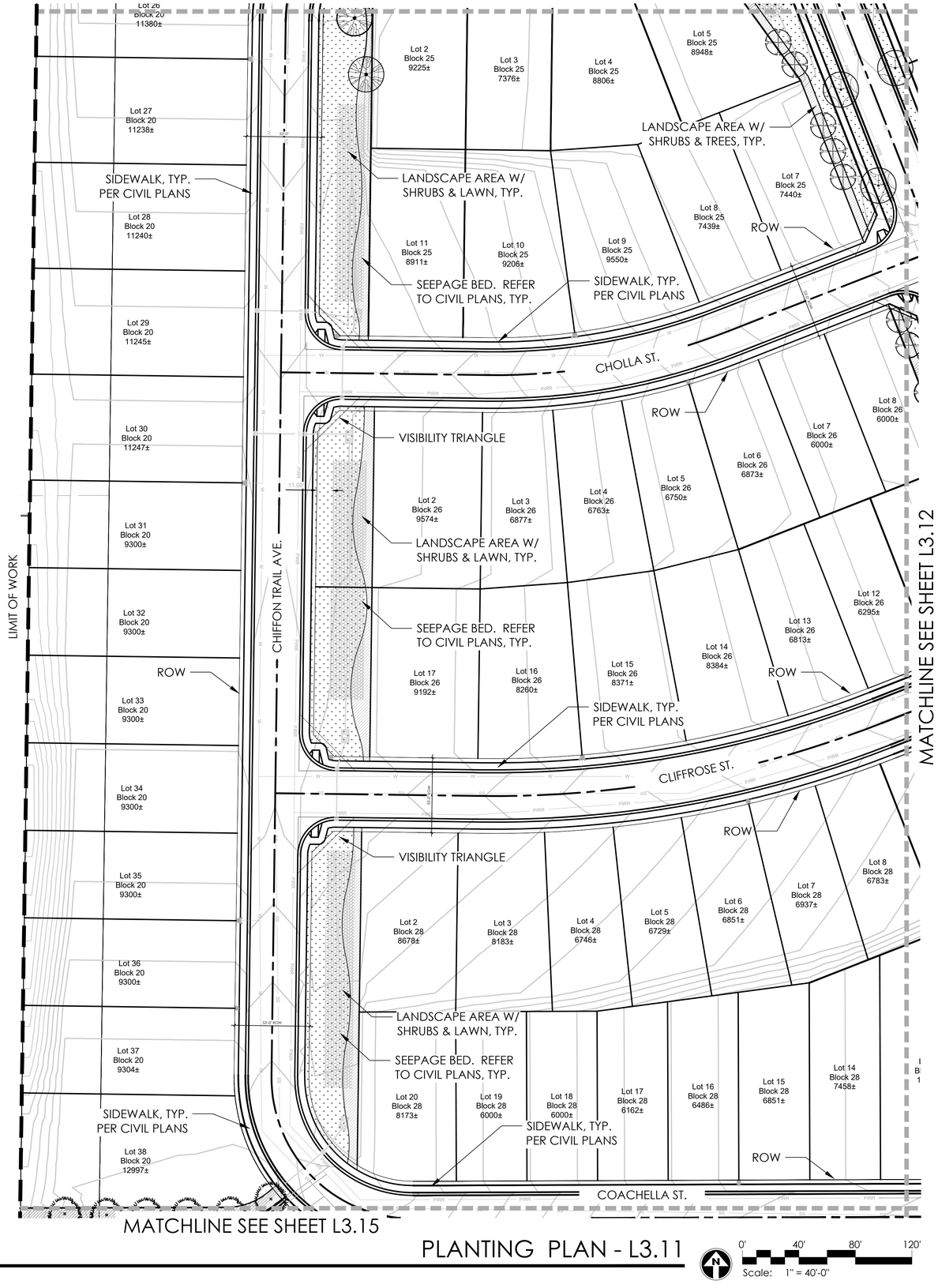


PLANT MATERIALS LEGEND

Sym.	Plant Name	Size	C
	Class I Trees		
	Cercis canadensis Eastern Redbud	2" Cal.	
	Cornus florida 'Cloud 9' Flowering Dogwood	2" Cal.	
	Malus sp. 'Purple Prince' Purple Prince Crabapple	2" Cal.	
	Prunus cerasifera 'Newport' Newport Purple Leaf Plum	2" Cal.	
	Class II Trees		
	Acer rubrum 'Scarsen' Scarlet Sentinel Maple	2" Cal.	
	Acer truncatum x Norwegian sunset Norwegian Sunset Maple	2" Cal.	
	Acer truncatum 'Pacific Sunset' Pacific Sunset Maple	2" Cal.	
	Betula nigra 'Heritage' Heritage Birch	2" Cal.	
	Fraxinus americana White Ash	See Plan	
	Ginko biloba 'Autumn Gold' Autumn Gold	2" Cal.	
	Gleditsia triancanthos var. inermis 'Shademaste Shademaster Honey Locust	2" Cal.	
	Pyrus calleryana 'Chanticleer' Chanticleer Pear	2" Cal.	
	Tilia americana 'Little Leaf' Little leaf Linden	2" Cal.	
	Conifer Trees - Evergreen Trees		
	Cedrus deodara Karl Fuchs Karl Fuchs Pine	6-8' Ht. B&B	
	Pinus flexilis 'Vanderwolfs' Vanderwolfs Pine	6-8' HT. B&B	
	Pinus sylvestris Scotch Pine	6-8' HT. B&B	
	*Treasure Valley Tree Selection Guide, Typ.		
	Shrubs		
	Berberis thunbergii 'Gentry' Royal Burgundy Barberry	3 gal.	
	Buddleja davidii 'Black Knight' Black Knight Butterfly Bush	3 gal.	
	Buddleja x flutterby 'Miss Molly' Miss Molly Butterfly Bush	3 gal.	
	Caryopteris x clandonensis 'Dark Knight' Dark Knight Bluebeard	3 gal.	
	Cornus alba 'Bailhalo' Ivory Halo Dogwood	3 gal.	
	Cornus sericea 'Kelseyi' Kelsey's Dwarf Red-Osier Dogwood	3 gal.	
	Euonymus fortunei 'Blondy' Blondy Euonymus	3 gal.	
	Euonymus fortunei 'Emerald 'n Gold' Emerald & Gold Euonymus	3 gal.	
	Euonymus japonica 'Aureo-marginatus' Golden Euonymus	3 gal.	
	Euonymus japonicus microphyllus Boxleaf Euonymus	3 gal.	
	Euonymus kiautschovicus 'Manhattan' Manhattan Euonymus	3 gal.	
	Forsythia x intermedia 'Spring Glory' Spring Glory Forsythia	3 gal.	
	Juniperus x pfitzeriana 'Mint Julep' Mint Julep Juniper	3 gal	
	Perovskia atriplicifolia Russian Sage	3 gal.	
	Photinia x fraseri Photinia Fraseri	3 gal.	
	Physocarpus opulifolius Summer Wine Ninebark	3 gal.	
	Prunus x cistena Cistena Plum	3 gal.	
	Rosa 'Nearly Wild' Nearly Wild Rose	3 gal.	
	Rosa x 'Noare' Flower Carpet TM Red Rose	3 gal.	
	Rosa x 'Noaleaa' Flower Carpet Yellow Rose	3 Gal.	
	Rosa x 'Noala' Flower Carpet Coral Rose	3 Gal.	
	Spiraea x bumalda 'Goldflame' Gold Flame Spirea	3 gal.	
	Viburnum x burkwoodii Burkwood Viburnum	3 gal.	
	Viburnum opulus 'Roseum' Common Snowball Viburnum	3 gal.	
	Groundcovers		
	Juniperus horizontalis 'Wiltonii' Blue Rug Juniper	3 gal.	
	Cerastium tomentosum Snow In Summer	3 Gal.	
	Taxus cuspidata 'Monloo' Emerald Spreader® Japanese Yew	3 gal.	
	Teucrium chamaedrys Germander	3 gal.	
	Grasses		
	Helictotrichon sempervirens Blue Oat grass	3 gal.	
	Miscanthus sinensis 'Gracillimus' Maiden Grass	3 gal.	
	Perennials		
	Coreopsis 'Zagreb' Zagreb Coreopsis	3 gal.	
	Hemerocallis 'Happy Returns' Daylily Happy Returns	3 gal.	
	Sedum spectabile 'Autumn Joy' Autumn Joy Stonecrop	3 gal.	
	Veronica spicata 'Red Fox' Red Fox Veronica	3 gal.	

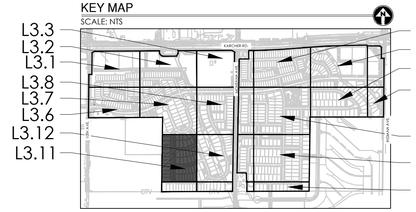
MASS PLANTING

Sym.	Description
	LAWN: FESCUE SOD

INERTS

Sym.	Description
	LIMIT OF TURF
	1" MINUS BLACK AND TAN ROCK

KEY MAP
SCALE: NTS



PLANTING PLAN - L3.11

Scale: 1" = 40'-0"

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SILVERLEAF

Pre-Plat Landscape Construction Documents
CALDWELL, IDAHO

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drawing: Planting Plan

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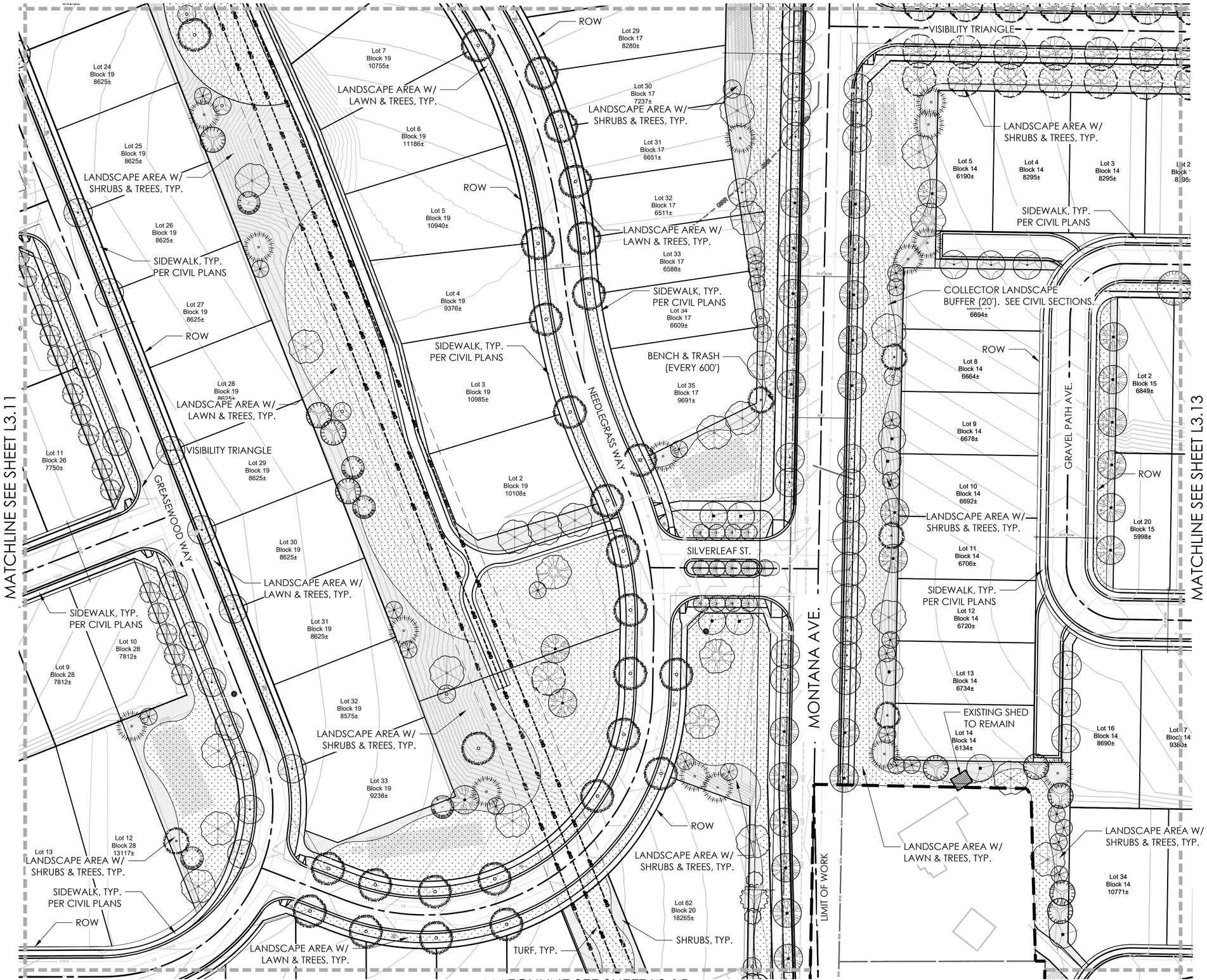
MATCHLINE SEE SHEET L3.11

MATCHLINE SEE SHEET L3.13

MATCHLINE SEE SHEET L3.15



PLANTING PLAN - L3.12

Scale: 1" = 40'-0"

PLANT MATERIALS LEGEND

Sym.	Plant Name	Size	C
Class I Trees			
	Cercis canadensis Eastern Redbud	2" Cal.	
	Cornus florida 'Cloud 9' Flowering Dogwood	2" Cal.	
	Malus sp. 'Purple Prince' Purple Prince Crabapple	2" Cal.	
	Prunus cerasifera 'Newport' Newport Purple Leaf Plum	2" Cal.	
Class II Trees			
	Acer rubrum 'Scarsen' Scarlet Sentinel Maple	2" Cal.	
	Acer truncatum x Norwegian sunset Norwegian Sunset Maple	2" Cal.	
	Acer truncatum 'Pacific Sunset' Pacific Sunset Maple	2" Cal.	
	Betula nigra 'Heritage' Heritage Birch	2" Cal.	
	Fraxinus americana White Ash	See Plan	
	Ginko biloba 'Autumn Gold' Autumn Gold	2" Cal.	
	Gleditsia triacanthos var. inermis 'Shademaste Shademaster Honey Locust	2" Cal.	
	Pyrus calleryana 'Chanticleer' Chanticleer Pear	2" Cal.	
	Tilia americana 'Little Leaf' Little leaf Linden	2" Cal.	
Conifer Trees - Evergreen Trees			
	Cedrus deodara Karl Fuchs Karl Fuchs Pine	6-8' Ht. B&B	
	Pinus flexilis 'Vanderwolfs' Vanderwolfs Pine	6-8' Ht. B&B	
	Pinus sylvestris Scotch Pine	6-8' HT. B&B	
	Treasure Valley Tree Selection Guide, Typ.		
Shrubs			
	Berberis thunbergii 'Gentry' Royal Burgundy Barberry	3 gal.	
	Buddleja davidii 'Black Knight' Black Knight Butterfly Bush	3 gal.	
	Buddleja x flutterby 'Miss Molly' Miss Molly Butterfly Bush	3 gal.	
	Caryopteris x clandonensis 'Dark Knight' Dark Knight Bluebeard	3 gal.	
	Cornus alba 'Bailhalo' Ivory Halo Dogwood	3 gal.	
	Cornus sericea 'Kelseyi' Kelsey's Dwarf Red-Osier Dogwood	3 gal.	
	Euonymus fortunei 'Blondy' Blondy Euonymus	3 gal.	
	Euonymus fortunei 'Emerald 'n Gold' Emerald & Gold Euonymus	3 gal.	
	Euonymus japonica 'Aureo-marginatus' Golden Euonymus	3 gal.	
	Euonymus japonicus microphyllus Boxleaf Euonymus	3 gal.	
	Euonymus kiautschovicus 'Manhattan' Manhattan Euonymus	3 gal.	
	Forsythia x intermedia 'Spring Glory' Spring Glory Forsythia	3 gal.	
	Juniperus x pfitzeriana 'Mint Julep' Mint Julep Juniper	3 gal.	
	Perovskia atriplicifolia Russian Sage	3 gal.	
	Photinia x fraseri Photinia Fraseri	3 gal.	
	Physocarpus opulifolius Summer Wine Ninebark	3 gal.	
	Prunus x cistena Cistena Plum	3 gal.	
	Rosa 'Nearly Wild' Nearly Wild Rose	3 gal.	
	Rosa x 'Noare' Flower Carpet TM Red Rose	3 gal.	
	Rosa x 'Noaleso' Flower Carpet Yellow Rose	3 Gal.	
	Rosa x 'Noala' Flower Carpet Coral Rose	3 Gal.	
	Spiraea x bumalda 'Goldflame' Gold Flame Spirea	3 gal.	
	Viburnum x burkwoodii Burkwood Viburnum	3 gal.	
	Viburnum opulus 'Roseum' Common Snowball Viburnum	3 gal.	
Groundcovers			
	Juniperus horizontalis 'Wiltonii' Blue Rug Juniper	3 gal.	
	Cerastium tomentosum Snow in Summer	3 Gal.	
	Taxus cuspidata 'Monloo' Emerald Spreader® Japanese Yew	3 gal.	
	Teucrium chamaedrys Germander	3 gal.	
Grasses			
	Helictotrichon sempervirens Blue Oat grass	3 gal.	
	Miscanthus sinensis 'Gracillimus' Maiden Grass	3 gal.	
Perennials			
	Coreopsis 'Zagreb' Zagreb Coreopsis	3 gal.	
	Hemerocallis 'Happy Returns' Daylily Happy Returns	3 gal.	
	Sedum spectabile 'Autumn Joy' Autumn Joy Stonecrop	3 gal.	
	Veronica spicata 'Red Fox' Red Fox Veronica	3 gal.	

MASS PLANTING

Sym.	Description
	LAWN: FESCUE SOD

INERTS

Sym.	Description
	LIMIT OF TURF
	1" MINUS BLACK AND TAN ROCK

KEY MAP

SCALE: NTS



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SILVERLEAF

Pre-Plat Landscape Construction Documents

CALDWELL, IDAHO

revisions:

project #: MTC088
scale: As Shown
issued for: REVIEW
drawn by: TEAM
date: 09.16.2025
drawing: Planting Plan

sheet # L3.12
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PLANT MATERIALS LEGEND

Sym.	Plant Name	Size
Class I Trees		
*	*Cercis canadensis* Eastern Redbud	2" Cal.
*	*Cornus florida 'Cloud 9'* Flowering Dogwood	2" Cal.
*	*Malus sp. 'Purple Prince'* Purple Prince Crabapple	2" Cal.
*	*Prunus cerasifera 'Newport'* Newport Purple Leaf Plum	2" Cal.
Class II Trees		
*	*Acer rubrum 'Scarsen'* Scarlet Sentinel Maple	2" Cal.
*	*Acer truncatum x Norwegian sunset* Norwegian Sunset Maple	2" Cal.
*	*Acer truncatum 'Pacific Sunset'* Pacific Sunset Maple	2" Cal.
*	*Betula nigra 'Heritage'* Heritage Birch	2" Cal.
*	*Fraxinus americana* White Ash	See Plan
*	*Ginko biloba 'Autumn Gold'* Autumn Gold	2" Cal.
*	*Gleditsia triacanthos var. inermis 'Shademaste* Shademaster Honey Locust	2" Cal.
*	*Pyrus calleryana 'Chanticleer'* Chanticleer Pear	2" Cal.
*	*Tilia americana 'Little Leaf'* Little leaf Linden	2" Cal.
Conifer Trees - Evergreen Trees		
*	*Cedrus deodara Karl Fuchs* Karl Fuchs Pine	6-8' Ht. B&B
*	*Pinus flexilis 'Vanderwolfs'* Vanderwolfs Pine	6-8' Ht. B&B
*	*Pinus sylvestris* Scotch Pine	6-8' Ht. B&B
*	Treasure Valley Tree Selection Guide, Typ.	
Shrubs		
	Berberis thunbergii 'Gentry' Royal Burgundy Barberry	3 gal.
	Buddleja davidii 'Black Knight' Black Knight Butterfly Bush	3 gal.
	Buddleja x flutterby 'Miss Molly' Miss Molly Butterfly Bush	3 gal.
	Caryopteris x clandonensis 'Dark Knight' Dark Knight Bluebeard	3 gal.
	Cornus alba 'Bailhalo' Ivory Halo Dogwood	3 gal.
	Cornus sericea 'Kelseyi' Kelsey's Dwarf Red-Osier Dogwood	3 gal.
	Euonymus fortunei 'Blondy' Blondy Euonymus	3 gal.
	Euonymus fortunei 'Emerald 'n Gold' Emerald & Gold Euonymus	3 gal.
	Euonymus japonica 'Aureo-marginatus' Golden Euonymus	3 gal.
	Euonymus japonicus microphyllus Boxleaf Euonymus	3 gal.
	Euonymus kiautschovicus 'Manhattan' Manhattan Euonymus	3 gal.
	Forsythia x intermedia 'Spring Glory' Spring Glory Forsythia	3 gal.
	Juniperus x pfitzeriana 'Mint Julep' Mint Julep Juniper	3 gal
	Perovskia atriplicifolia Russian Sage	3 gal.
	Photinia x fraseri Photinia Fraseri	3 gal.
	Physocarpus opulifolius Summer Wine Ninebark	3 gal.
	Prunus x cistena Cistena Plum	3 gal.
	Rosa 'Nearly Wild' Nearly Wild Rose	3 gal.
	Rosa x 'Noare' Flower Carpet TM Red Rose	3 gal.
	Rosa x 'Noalesa' Flower Carpet Yellow Rose	3 Gal.
	Rosa x 'Noala' Flower Carpet Coral Rose	3 Gal.
	Spiraea x bumalda 'Goldflame' Gold Flame Spirea	3 gal.
	Viburnum x burkwoodii Burkwood Viburnum	3 gal.
	Viburnum opulus 'Roseum' Common Snowball Viburnum	3 gal.
Groundcovers		
	Juniperus horizontalis 'Wiltonii' Blue Rug Juniper	3 gal.
	Cerastium tomentosum Snow in Summer	3 Gal.
	Taxus cuspidata 'Monloo' Emerald Spreader® Japanese Yew	3 gal.
	Teucrium chamaedrys Germander	3 gal.
Grasses		
	Helictotrichon sempervirens Blue Oat grass	3 gal.
	Miscanthus sinensis 'Gracillimus' Maiden Grass	3 gal.
Perennials		
	Coreopsis 'Zagreb' Zagreb Coreopsis	3 gal.
	Hemerocallis 'Happy Returns' Daylily Happy Returns	3 gal.
	Sedum spectabile 'Autumn Joy' Autumn Joy Stonecrop	3 gal.
	Veronica spicata 'Red Fox' Red Fox Veronica	3 gal.

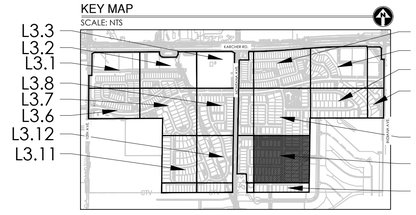
MASS PLANTING

Sym.	Description
	LAWN: FESCUE SOD

INERTS

Sym.	Description
	LIMIT OF TURF
	1" MINUS BLACK AND TAN ROCK

KEY MAP
SCALE: NTS



PLANTING PLAN - L3.13

Scale: 1" = 40'-0"

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revisions:

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issued for: REVIEW
drawn by: TEAM
date: 09.16.2025
drawing: Planting Plan

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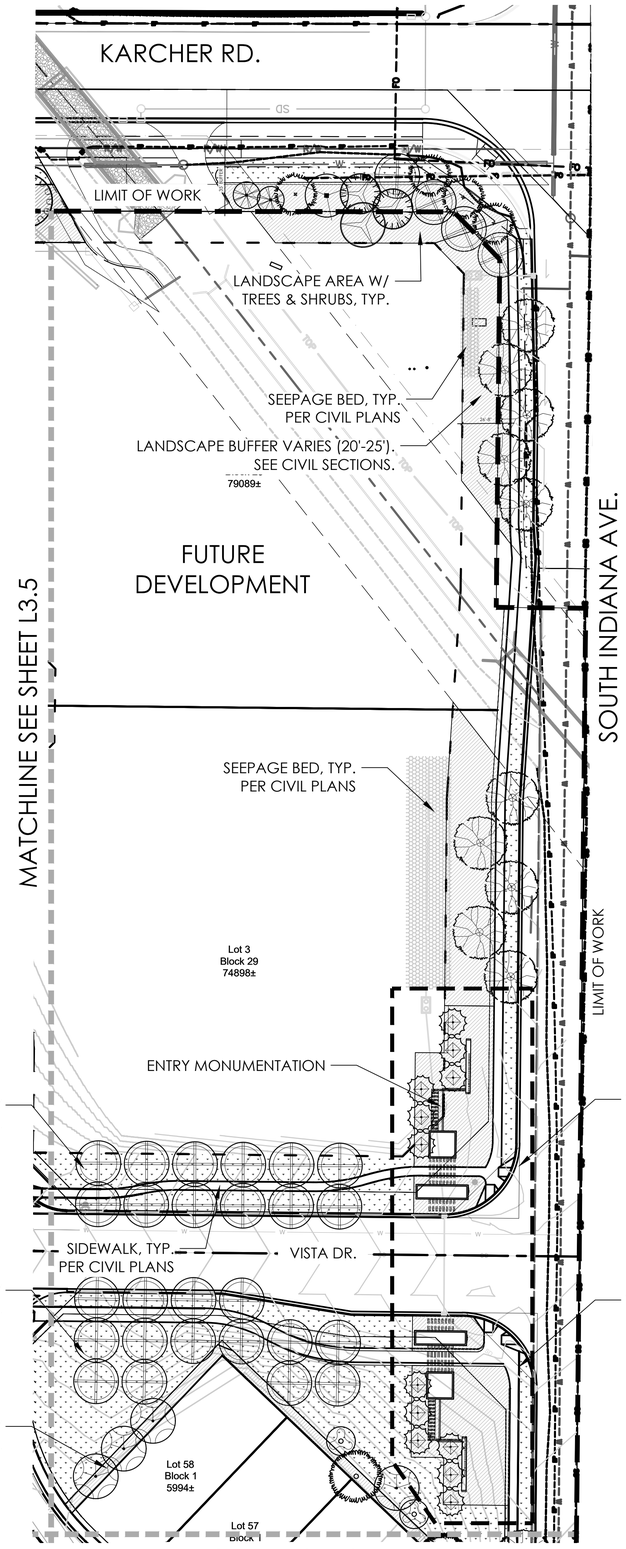
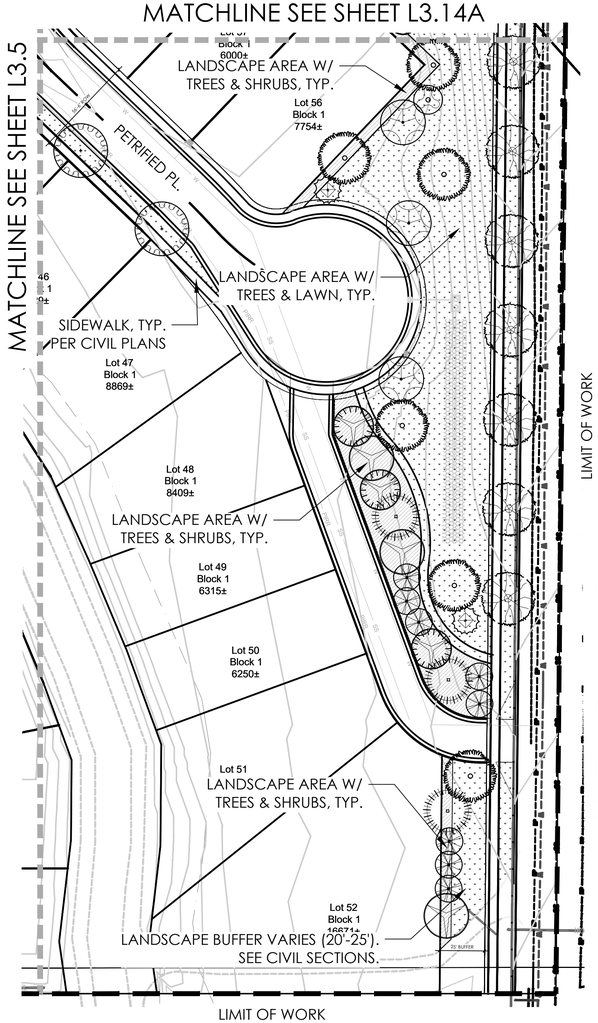


PLANTING PLAN - L3.14A

0' 40' 80' 120'

Scale: 1" = 40'-0"



PLANTING PLAN - L3.14B

0' 40' 80' 120'

Scale: 1" = 40'-0"

PLANT MATERIALS LEGEND

Sym.	Plant Name	Size
Class I Trees		
	Cercis canadensis Eastern Redbud	2" Cal.
	Cornus florida 'Cloud 9' Flowering Dogwood	2" Cal.
	Malus sp. 'Purple Prince' Purple Prince Crabapple	2" Cal.
	Prunus cerasifera 'Newport' Newport Purple Leaf Plum	2" Cal.
Class II Trees		
	Acer rubrum 'Scarsen' Scarlet Sentinel Maple	2" Cal.
	Acer truncatum x Norwegian sunset Norwegian Sunset Maple	2" Cal.
	Acer truncatum 'Pacific Sunset' Pacific Sunset Maple	2" Cal.
	Betula nigra 'Heritage' Heritage Birch	2" Cal.
	Fraxinus americana White Ash	See Plan
	Ginko biloba 'Autumn Gold' Autumn Gold	2" Cal.
	Gleditsia triancanthos var. inermis 'Shademaste Shademaster Honey Locust	2" Cal.
	Pyrus calleryana 'Chanticleer' Chanticleer Pear	2" Cal.
	Tilia americana 'Little Leaf' Little leaf Linden	2" Cal.
Conifer Trees - Evergreen Trees		
	Cedrus deodara Karl Fuchs Karl Fuchs Pine	6-8' Ht. B&B
	Pinus flexilis 'Vanderwolfs' Vanderwolfs Pine	6-8' HT. B&B
	Pinus sylvestris Scotch Pine	6-8' HT. B&B
	Treasure Valley Tree Selection Guide, Typ.	
Shrubs		
	Berberis thunbergii 'Gentry' Royal Burgundy Barberry	3 gal.
	Buddleja davidii 'Black Knight' Black Knight Butterfly Bush	3 gal.
	Buddleja x flutterby 'Miss Molly' Miss Molly Butterfly Bush	3 gal.
	Caryopteris x clandonensis 'Dark Knight' Dark Knight Bluebeard	3 gal.
	Cornus alba 'Bailhalo' Ivory Halo Dogwood	3 gal.
	Cornus sericea 'Kelseyi' Kelsey's Dwarf Red-Osier Dogwood	3 gal.
	Euonymus fortunei 'Blondy' Blondy Euonymus	3 gal.
	Euonymus fortunei 'Emerald 'n Gold' Emerald & Gold Euonymus	3 gal.
	Euonymus japonica 'Aureo-marginatus' Golden Euonymus	3 gal.
	Euonymus japonicus microphyllus Boxleaf Euonymus	3 gal.
	Euonymus kiautschovicus 'Manhattan' Manhattan Euonymus	3 gal.
	Forsythia x intermedia 'Spring Glory' Spring Glory Forsythia	3 gal.
	Juniperus x pfitzeriana 'Mint Julep' Mint Julep Juniper	3 gal
	Perovskia atriplicifolia Russian Sage	3 gal.
	Photinia x fraseri Photinia Fraseri	3 gal.
	Physocarpus opulifolius Summer Wine Ninebark	3 gal.
	Prunus x cistena Cistena Plum	3 gal.
	Rosa 'Nearly Wild' Nearly Wild Rose	3 gal.
	Rosa x 'Noare' Flower Carpet TM Red Rose	3 gal.
	Rosa x 'Noalesa' Flower Carpet Yellow Rose	3 Gal.
	Rosa x 'Noala' Flower Carpet Coral Rose	3 Gal.
	Spiraea x bumalda 'Goldflame' Gold Flame Spirea	3 gal.
	Viburnum x barlowoodii Burkwood Viburnum	3 gal.
	Viburnum opulus 'Roseum' Common Snowball Viburnum	3 gal.
Groundcovers		
	Juniperus horizontalis 'Wiltonii' Blue Rug Juniper	3 gal.
	Cerastium tomentosum Snow in Summer	3 Gal.
	Taxus cuspidata 'Monloo' Emerald Spreade® Japanese Yew	3 gal.
	Teucrium chamaedrys Germander	3 gal.
Grasses		
	Helictotrichon sempervirens Blue Oat grass	3 gal.
	Miscanthus sinensis 'Gracillimus' Maiden Grass	3 gal.
Perennials		
	Coreopsis 'Zagreb' Zagreb Coreopsis	3 gal.
	Hemerocallis 'Happy Returns' Daylily Happy Returns	3 gal.
	Sedum spectabile 'Autumn Joy' Autumn Joy Stonecrop	3 gal.
	Veronica spicata 'Red Fox' Red Fox Veronica	3 gal.

MASS PLANTING

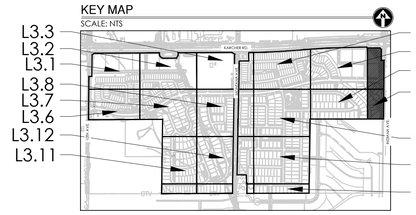
Sym.	Description
	LAWN: FESCUE SOD

INERTS

Sym.	Description
	LIMIT OF TURF
	1" MINUS BLACK AND TAN ROCK

KEY MAP

SCALE: NTS



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Pre-Plat Landscape Construction Documents
CALDWELL, IDAHO

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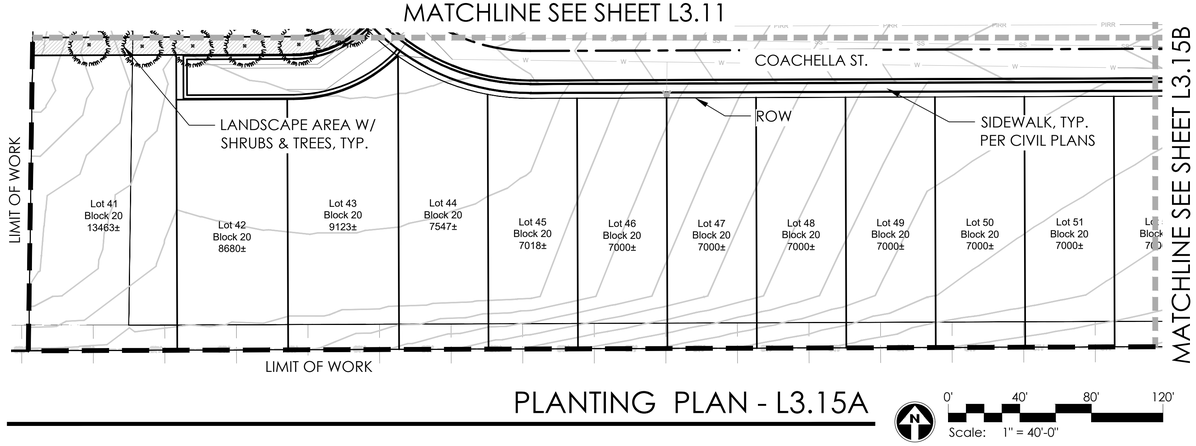


PLANTING PLAN - L3.15A

PLANT MATERIALS LEGEND

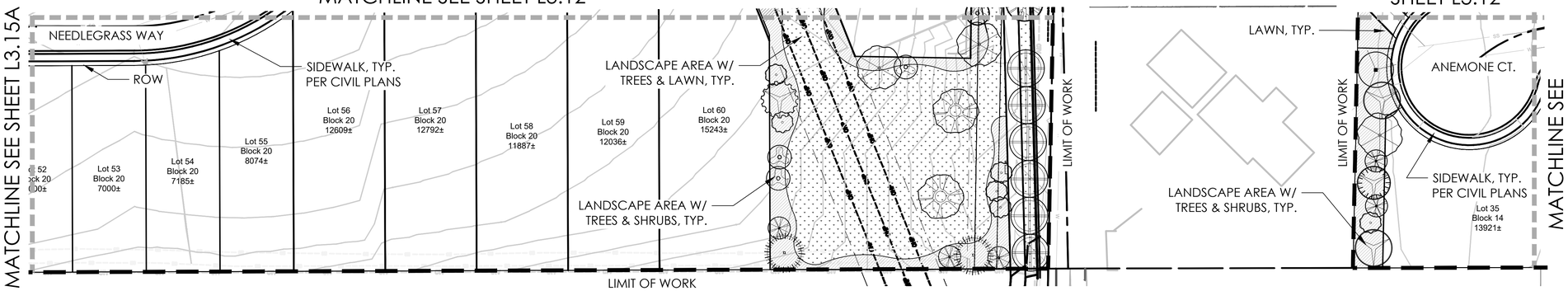
Sym.	Plant Name	Size
Class I Trees		
	Cercis canadensis Eastern Redbud	2" Cal.
	Cornus florida 'Cloud 9' Flowering Dogwood	2" Cal.
	Malus sp. 'Purple Prince' Purple Prince Crabapple	2" Cal.
	Prunus cerasifera 'Newport' Newport Purple Leaf Plum	2" Cal.
Class II Trees		
	Acer rubrum 'Scarsen' Scarlet Sentinel Maple	2" Cal.
	Acer truncatum x Norwegian sunset Norwegian Sunset Maple	2" Cal.
	Acer truncatum 'Pacific Sunset' Pacific Sunset Maple	2" Cal.
	Betula nigra 'Heritage' Heritage Birch	2" Cal.
	Fraxinus americana White Ash	See Plan
	Ginko biloba 'Autumn Gold' Autumn Gold	2" Cal.
	Gleditsia triacanthos var. inermis 'Shademaste Shademaster Honey Locust	2" Cal.
	Pyrus calleryana 'Chanticleer' Chanticleer Pear	2" Cal.
	Tilia americana 'Little Leaf' Little leaf Linden	2" Cal.
Conifer Trees - Evergreen Trees		
	Cedrus deodara Karl Fuchs Karl Fuchs Pine	6'-8' Ht. B&B
	Pinus flexilis 'Vanderwolfs' Vanderwolfs Pine	6'-8' HT. B&B
	Pinus sylvestris Scotch Pine	6'-8' HT. B&B
	Treasure Valley Tree Selection Guide, Typ.	
Shrubs		
	Berberis thunbergii 'Gentry' Royal Burgundy Barberry	3 gal.
	Buddleja davidii 'Black Knight' Black Knight Butterfly Bush	3 gal.
	Buddleja x flutterby 'Miss Molly' Miss Molly Butterfly Bush	3 gal.
	Caryopteris x clandonensis 'Dark Knight' Dark Knight Bluebeard	3 gal.
	Cornus alba 'Bailhalo' Ivory Halo Dogwood	3 gal.
	Cornus sericea 'Kelseyi' Kelsey's Dwarf Red-Osier Dogwood	3 gal.
	Euonymus fortunei 'Blondy' Blondy Euonymus	3 gal.
	Euonymus fortunei 'Emerald 'n Gold' Emerald & Gold Euonymus	3 gal.
	Euonymus japonica 'Aureo-marginatus' Golden Euonymus	3 gal.
	Euonymus japonicus microphyllus Boxleaf Euonymus	3 gal.
	Euonymus kiautschovicus 'Manhattan' Manhattan Euonymus	3 gal.
	Forsythia x intermedia 'Spring Glory' Spring Glory Forsythia	3 gal.
	Juniperus x pfitzeriana 'Mint Julep' Mint Julep Juniper	3 gal
	Perovskia atriplicifolia Russian Sage	3 gal.
	Photinia x fraseri Photinia Fraseri	3 gal.
	Physocarpus opulifolius Summer Wine Ninebark	3 gal.
	Prunus x cistena Cistena Plum	3 gal.
	Rosa 'Nearly Wild' Nearly Wild Rose	3 gal.
	Rosa x 'Noare' Flower Carpet TM Red Rose	3 gal.
	Rosa x 'Noalesa' Flower Carpet Yellow Rose	3 Gal.
	Rosa x 'Noala' Flower Carpet Coral Rose	3 Gal.
	Spiraea x bumalda 'Goldflame' Gold Flame Spirea	3 gal.
	Viburnum x burkwoodii Burkwood Viburnum	3 gal.
	Viburnum opulus 'Roseum' Common Snowball Viburnum	3 gal.
Groundcovers		
	Juniperus horizontalis 'Wiltonii' Blue Rug Juniper	3 gal.
	Cerastium tomentosum Snow in Summer	3 Gal.
	Taxus cuspidata 'Monloo' Emerald Spreader® Japanese Yew	3 gal.
	Teucrium chamaedrys Germander	3 gal.
Grasses		
	Helictotrichon sempervirens Blue Oat grass	3 gal.
	Miscanthus sinensis 'Gracillimus' Maiden Grass	3 gal.
Perennials		
	Coreopsis 'Zagreb' Zagreb Coreopsis	3 gal.
	Hemerocallis 'Happy Returns' Daylily Happy Returns	3 gal.
	Sedum spectabile 'Autumn Joy' Autumn Joy Stonecrop	3 gal.
	Veronica spicata 'Red Fox' Red Fox Veronica	3 gal.

MASS PLANTING

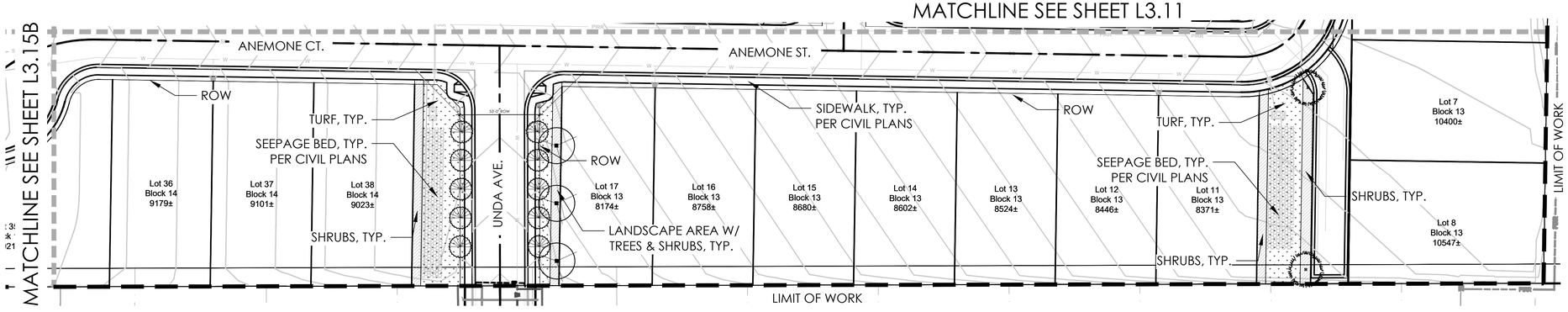
Sym.	Description
	LAWN: FESCUE SOD

INERTS

Sym.	Description
	LIMIT OF TURF
	1" MINUS BLACK AND TAN ROCK

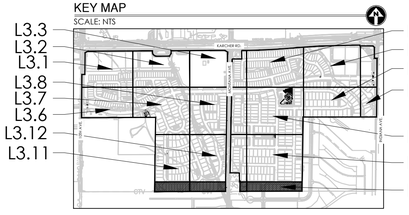


PLANTING PLAN - L3.15B



PLANTING PLAN - L3.15C

KEY MAP
SCALE: NTS



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project #: *MTC088*
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date: *09.16.2025*
drawing: *Planting Plan*

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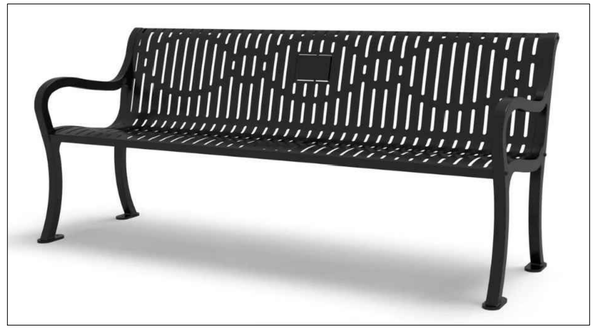
Company: Wabash Valley Courtyard Series
Trash Receptacle
Pattern: Rib (R)
Color: Brown
Model: LR300(R)

All trash receptacles to be secured with surface mount.

1.2 City Trash Receptacle (Regional Pathway)

Scale: *NTS*

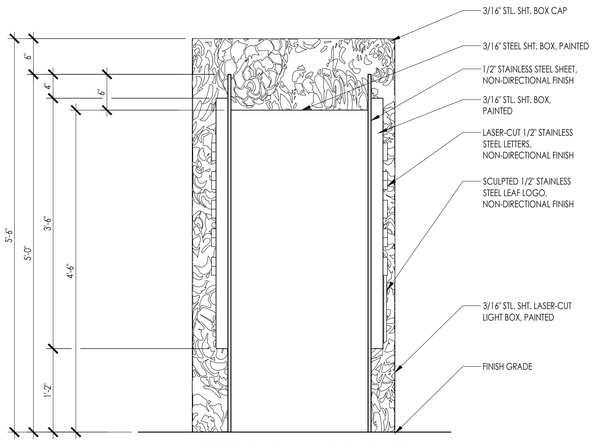


Company: Wabash Valley Courtyard Series
6' Bench with Back
Pattern: Rib (R)
Color: Brown
Model: CY420(R)

All benches to be secured with surface mount.

1.1 City Bench (Regional Pathway)

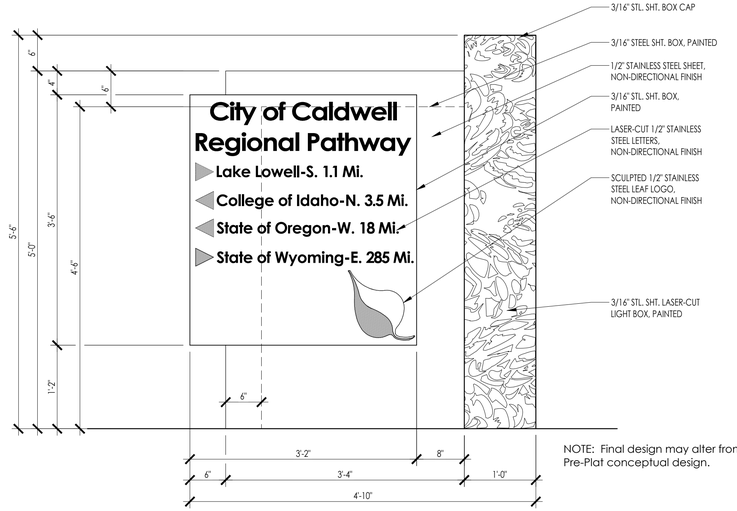
Scale: *NTS*



NOTE: Final design may alter from Pre-Plat conceptual design.

1.5 Directional Trail Signage - End

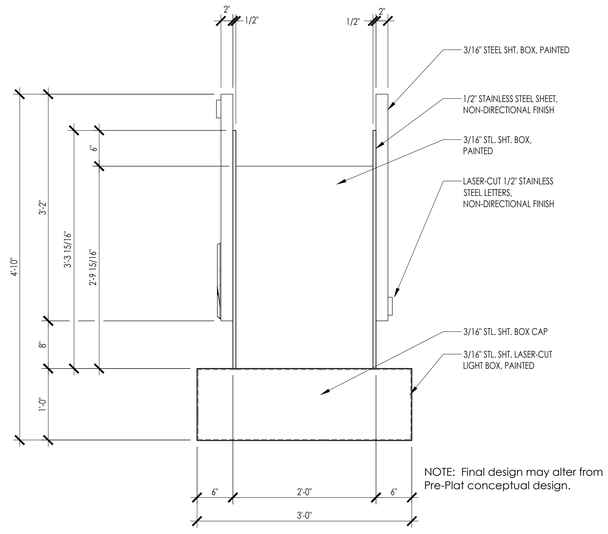
Scale: *1"=1'-0"*



NOTE: Final design may alter from Pre-Plat conceptual design.

1.4 Directional Trail Signage - Front

Scale: *1"=1'-0"*



NOTE: Final design may alter from Pre-Plat conceptual design.

1.3 Directional Trail Signage - Plan

Scale: *1"=1'-0"*

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date: *09.16.2025*
drawing: *Details*

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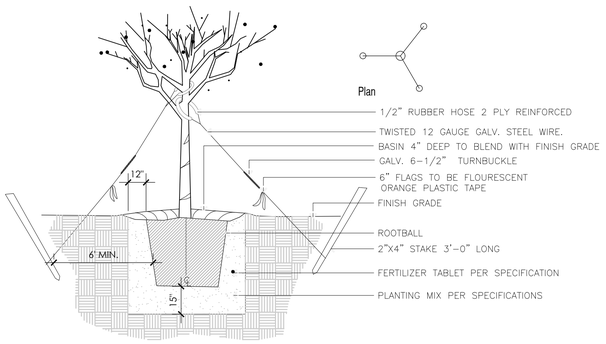
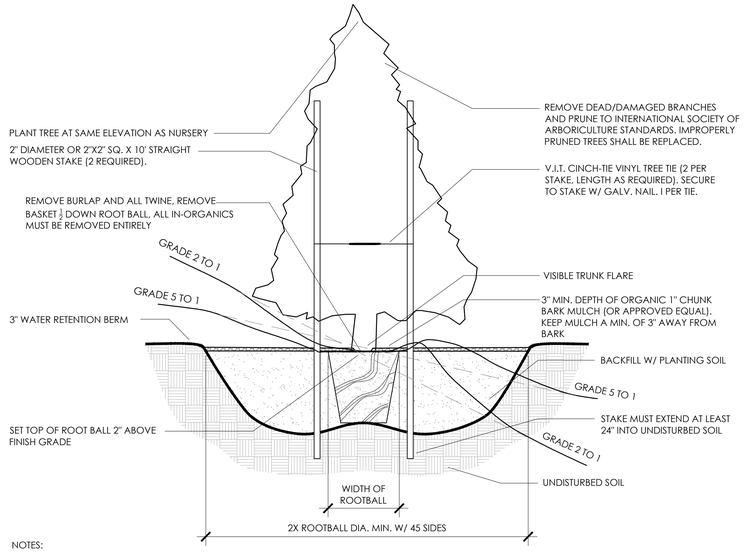


1.3 Tree Guying Detail

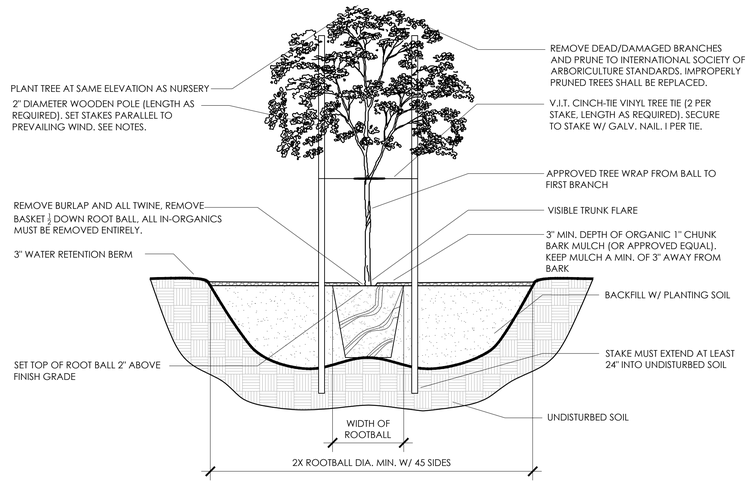
Scale: N.T.S.



NOTES:
1. THE CONTRACTOR IS RESPONSIBLE TO INSURE THAT ALL TREES ARE PLANTED STRAIGHT AND THAT THEY REMAIN STRAIGHT FOR THE TERM OF THE WARRANTY
2. WRAP RUBBER CINCH-TIE (OR APPROVED EQUAL) AROUND THE TREE TRUNKS AND STAKES USING EITHER THE STANDARD OR THE FIGURE EIGHT METHOD. SECURE THE TIES TO THE STAKES WITH GALVANIZED NAILS TO PREVENT MOVEMENT.
3. WATER IN BACKFILL BELOW THE ROOT BALL PRIOR TO SETTING TREE (TO INSURE NO SETTLING WILL OCCUR).
4. DEEP SOAK TREE TWICE WITHIN THE FIRST 48 HOURS.

1.2 Evergreen Tree Planting Detail

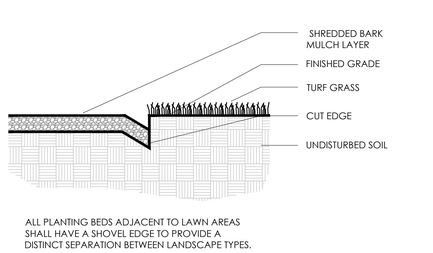
Scale: N.T.S.



NOTES:
1. THE CONTRACTOR IS RESPONSIBLE TO INSURE THAT ALL TREES ARE PLANTED STRAIGHT AND THAT THEY REMAIN STRAIGHT FOR THE TERM OF THE WARRANTY
2. WRAP RUBBER CINCH-TIE (OR APPROVED EQUAL) AROUND THE TREE TRUNKS AND STAKES USING EITHER THE STANDARD OR THE FIGURE EIGHT METHOD. SECURE THE TIES TO THE STAKES WITH GALVANIZED NAILS TO PREVENT MOVEMENT.
3. WATER IN BACKFILL BELOW THE ROOT BALL PRIOR TO SETTING TREE (TO INSURE NO SETTLING WILL OCCUR).
4. DEEP SOAK TREE TWICE WITHIN THE FIRST 48 HOURS.

1.1 Deciduous Tree Planting Detail

Scale: N.T.S.



ALL PLANTING BEDS ADJACENT TO LAWN AREAS SHALL HAVE A SHOVEL EDGE TO PROVIDE A DISTINCT SEPARATION BETWEEN LANDSCAPE TYPES.

1.6 Cut Edge Detail

Scale: N.T.S.

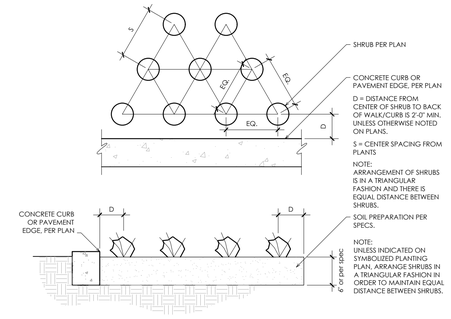
NOTE:
SEE SPECIFICATIONS FOR TOPDRESSING APPLICATION.

1.5 Shrub Planting Detail

Scale: N.T.S.

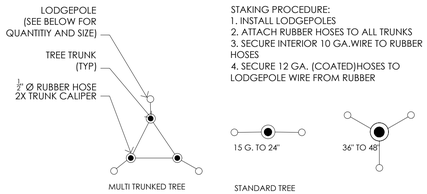
1.4 Tree Staking Detail

Scale: N.T.S.



1.8 PLANT SPACING DETAIL

Scale: 1/4" = 1'-0"



STAKING PROCEDURE:
1. INSTALL LODGEPOLES
2. ATTACH RUBBER HOSES TO ALL TRUNKS
3. SECURE INTERIOR 10 GA.WIRE TO RUBBER HOSES
4. SECURE 12 GA. (COATED)HOSES TO LODGEPOLE WIRE FROM RUBBER

LODGEPOLE SIZING CHART

15 GAL TO 24" BOX MATERIAL	2- 2" X 10'-0" LODGEPOLE STAKES
36" BOX AND 48" BOX	3- 3" X 12'-0" LODGEPOLE STAKES

*NOTE: STAKES MAY BE TRIMMED AS NECESSARY

1.7 Tree Staking Diagram

Scale: NTS

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STATE OF IDAHO
RUSSELL GREEY
LA - 16653
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LICENSED LANDSCAPE ARCHITECT

SILVERLEAF

Pre-Plat Landscape Construction Documents
CALDWELL, IDAHO

revisions:

project #: MTC088
scale: NTS
issued for: REVIEW
drawn by: TEAM
date: 09.16.2025
drawing: Planting/Site Details

sheet #
L7.1
21 of 22

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SECTION - 02900 LANDSCAPE

PART 1 - GENERAL

1.01 WORK INCLUDED

*Landscape finish grading.

* Soil preparation

*Tree supports

*Planting

*Watering

*Maintenance

Definitions:
Owner's representative - an authorized agent determined by owner to act on their behalf, in some cases the Landscape Architect may be the owner representative as outlined in these specs.
Plants - all shrubs other than trees and turf.
Plant Material - all trees, shrubs, ground cover, grasses, and other plants.

1.02 RELATED WORK

Contractor : Minimum 5 years experience in supply and installation of landscape materials. A Foreman with a minimum of 5 years experience in related work shall be on site at all times.

1.03 SOURCE QUALITY CONTROL

Provide certificates of inspection for all materials as required by law or regulation.

Package standard materials with manufacturers certified analysis. Provide analysis by recognized laboratory made in accordance with methods established by the Association of Official Chemists for all other material.

Provide trees and shrubs grown in a recognized nursery in accordance with good horticultural practice. Provide healthy, undamaged, vigorous stock grown under climatic conditions similar to conditions at project site and free of disease, insects, eggs, larvae and defects such as sun-scald, knots, injuries, abrasions or disfigurements. Provide trees and shrubs of the sizes indicated. Trees and shrubs of sizes larger than those indicated may be used provided roots, root ball, staking and planting pits are increased proportionately.

1.04 REFERENCE STANDARDS

ANSI 60.1 - American Standards for Nursery Stock.

1.05 SAMPLES

Submit the following material samples to Owner's Representative a minimum of 48 hours prior to start of work.

a. Topsoil for backfill mix (trees and shrubs).
b. Wood Shavings/Mulch.
c. Tree supports.
d. Reserved
e. Boulders.

The Owner's Representative reserves the right to take and analyze samples of materials for conformity to Specification at any time. Furnish samples upon request by Owner's Representative. Rejected materials shall be immediately removed from the site and replaced at the contractors additional expense.

Submit samples of decomposed granite for approval of graduation and color. Sample shall be representative of variations within size and color to be provided.

1.06 PRODUCT DATA

Submit to Owner's Representative a minimum of 48 hours prior to start of work manufacturers comprehensive product description, including specifications and installation instructions.

1.07 CERTIFICATES AND TEST REPORTS

Provide and pay for all materials testing. Testing agency shall be acceptable to the Landscape Architect. Submit to Owner's Representative a minimum of 48 hours prior to start of work 2 copies of certificates of inspection as required by governmental authorities, and manufacturers' vendors certified analysis for soil amendments, fertilizer materials, and chemicals. Submit other data substantiation that materials comply with specified requirements.
Certificates are required to determine the quality and quantity of all specified soil amendments.

Materials certification to be submitted include, but are not limited to: Topsoil source and nutrient analysis, mulch, fertilizers/soil amendments/chemicals. Test representative material samples proposed for use. Provide the following data:

a. Topsoil and planting backfill.
b. Soil PH.
c. Particle size, percentage soil texture.
d. Percentage organic material.
e. Percolation rate.
f. Nutrient level analysis.
g. All macro, secondary and micro nutrient salinity.
h. ESP.
i. Free lime.

Recommendations on type and quantity of amendments required to bring levels into acceptable ranges as detailed in Part 2 - Products of Materials of these specifications.

Separate recommendations to be submitted for each crop. Crop to be identified as:
a. Irrigated trees and shrubs.
b. Turf.

1.08 MAINTENANCE DATA

Submit to Owner's Representative 2 copies of typewritten instructions, prior to expiration of the initial maintenance period, recommending procedures to be followed by the Owner for the maintenance of landscape work for one full year.

1.09 PRODUCT DELIVERY, STORAGE AND HANDLING

Deliver packaged material in containers showing weight, analysis and identification of manufacturer. Protect materials from deterioration at all times.

Provide protective covers to plant life and trees during delivery. Do not prune trees prior to delivery. Do not bend-tie trees or shrubs in such a manner as to cause damage or destroy shape. Deliver materials after preparation for planting have been completed. Plant immediately. If planting is delayed for more than 6 hours after delivery, set plant material in shade, protect from weather and mechanical damage and keep roots moist.

Do not remove container grown stock including ground cover, from containers until planting time.

1.10 SITE CONDITIONS

Determine location of underground utilities. Execute work as required to prevent damage.

Maintain grade stakes set by others until directed otherwise.

Protect all existing plant life not scheduled for removal. If any plant material that is to remain is damaged, the Contractor, at his expense, will pay for a replacement plant of the same size and species (to be approved by Owner's Representative).

Protect existing utilities, paving and other facilities from damage during landscaping operation.

Coordinate with other contractors.

1.11 WARRANTY

Submit warranty to Owner's Representative. All plant material shall conform to the American Nurseryman Standards for type and size shown. Plants will be rejected if not in a sound and healthy condition.

Trees:
Warrant that trees will be alive and in good health for a period of 1 year after acceptance except for defects resulting from neglect by Owner, abuse or damage by others.

Owner must follow Contractors maintenance schedule and provide current maintenance log to Owner's Representative.

Remove and replace dead, unhealthy or girdled trees, that lose original form and size during warranty period with material equal to that specified. Replace any material which does not meet requirements within fifteen days of notification. All replacement trees shall be subject to an additional one year maintenance period.

Shrubs and Other Plantings:
Guarantee all other planting will be alive and in satisfactory condition for a period of 1 year from date of acceptance or will be replaced at no additional cost to the Owner. All plant material shall be maintained in a healthy, sturdy condition during the warranty period by the Contractor.

All replacement plants, including shrubs, groundcovers, grasses, vines and perennials shall be subject to an additional 1 year maintenance period.

PART 2 - PRODUCTS AND MATERIALS

2.01 FILL MATERIALS

Provide dry, loose material for fill, backfill, planting backfill and topsoil for planter beds. Frozen or muddy soils are not acceptable. Salts not to exceed 1500 ppm, and material shall be free of debris, noxious weeds, ingredients or objects detrimental to healthy plant growth. Topsoil: Screened, fertile, friable, from well drained arable land, free of nut grass, refuse, roots, heavy clay, noxious weeds or any material toxic to plant growth; contents as follows:

a. Silt: 20-45 %
b. Clay: 15-20 %
c. Sand: 30-60 %
d. Organic Material (natural or otherwise): 2 % minimum
e. pH: 7.0-8.3
f. Soluble salts: 1,500 ppm.
g. Nutrients: enough to bring levels up to acceptable plant growth.

Percolation rate shall be between 3 to 4 inches per hour.
Existing top soil may be used provided it meets these requirements.

2.02 COMMERCIAL GRADE FERTILIZERS

Agri-Sul, Dispersul - use only for sulfur
Agriculture grade gypsum

2.03 SOIL AMENDMENTS

Wood shavings; nitrogen stabilized fir or pine shavings containing 0.75% total nitrogen and 0.1 to 0.15% total iron, and under 60 ppm total manganese; composted, leached and aged for a minimum of 10 to 12 months; ph factor, 4.0 to 4.5. No soil amendments are required for salvaged plant material unless otherwise specified.

2.04 TREE SUPPORTS

Tree Stakes: 2" diameter or 2"x2" square x 10' straight wooden stake (2 required) for 15 gallon or larger tree. No tree stakes area required for salvaged plant material.

Tree Ties: Provide a minimum of two per tree: V.I.T. Cinch- tie vinyl tree tie (2 per stake, length as required). Secure to stake with galvanized nail. 1 per tree.

Anchors (Deadmen): 2 inch x 4 inch x 3 feet long; construction grade redwood.

Signals (Flags): For guy wires, 1/2 inch diameter, white or orange plastic tubing 5 feet long over each guy used.

2.05 HERBICIDES

Pre-emergent and contact Herbicides:

Fertilize all trees and shrubs with 'Agriform" planting tablets, 21 gram or approved equal. Quantity per manufacturer's recommendation.

2.06 PLANTING MATERIAL

Plant Material: Healthy, shapely and well rooted. Roots shall show no evidence of having been restricted or deformed at any time. All plants shall be representative of their normal species and variety. They shall have normally developed branch systems. Plants shall be free from disfiguring knots, sun scald injuries and abrasions of bark. Plants not meeting these requirements shall be considered defective and shall be replaced immediately. All plants shall be true to name and shall be tagged, one of each variety. All plant material shall be grown in nurseries inspected by the State Department of Agriculture unless otherwise approved by the Owner's Representative.

Provide "Specimen" plants with a special height, shape or character. Tag at the source of supply prior to notifying Landscape Architect for inspection. The Landscape Architect shall inspect selections at source of supply for suitability and adaptability to selected location. When specimen plants cannot be purchased locally, provide sufficient photographs of proposed material for approval.

Plants may be inspected and approved at place of growth for compliance with specification requirements for quality, size, and variety. Such approval shall not impair the right of inspection and rejection upon delivery at the site or during the progress of the work.

2.07 TURF SOD

As noted on plans.

2.08 MULCH

All planting beds and tree wells in lawn areas (wells to be 3' in diameter) shall be covered with a minimum of 3" of small (1") bark chips. Submit sample for approval.

2.09 SEED MIXTURE

All lawn areas shall be seeded with 100% Turf Type Tall Fescue. Immediately after placement of sod, water to saturate sod and top 4" of topsoil, install and seed rate per manufacturer's recommendations.

2.10 TREE ROOT BARRIER

Tree root barriers shall be placed adjacent to all trees located in the landscape planter strip and planter islands per The City of Eagle and ACHD standard details. Install per City of Eagle standard detail and manufacturer's recommendations.

PART 3 - EXECUTION

3.01 GENERAL

Install in accordance with the methods, techniques and specifications of each representative manufacturer. If a conflict occurs between manufacturers and these specifications, consult with Owner's Representative for a decision.

Do not begin planting until the irrigation system is completely installed, is adjusted for full coverage and is completely operational.

3.02 BACKFILL, IMPORTED FILL OR ARTIFICIAL SOIL AND GRAVEL

Inspect the integrity of all damp-proofing and water-proofing membranes which occur over, on or against any construction to be fully or partially concealed by earthwork prior to the placement of any imported soil, backfill, gravel fill or sub-base.

Planting back fill for trees and planting beds shall be 5 parts topsoil and 1 part Nu-Earth compost with straw. Stake all trees per details.

Correct defects prior to proceeding with the work.

3.03 TOPSOIL

All seeded lawn areas shall have 6" of topsoil and all planting beds shall have 12" of topsoil. Topsoil shall be a loose, sandy loam, clean and free of toxic materials, noxious weeds, wee seeds, rocks, grass, or other foreign material larger than 1" in any dimension, a pH from 5.5 to 7.0. Topsoil from site shall be used if meeting these standards. Place ⅔ Nu-Earth compost over all landscaped areas and rototill into top 4". Spread, compact, and fine grade topsoil to a smooth and uniform grade, 1" below surface of walks and curbs in areas to be sodded and 3" in planting bed areas.

Import additional topsoil only as required to bring planting areas up to finish grade. Spread and cultivate soil so that no settling takes place at any time.

3.04 LANDSCAPE FINE GRADING

Allow for the addition of soil amendments, conditioners and any specified top dressing when determining and executing finish grade.

Set finish grade 1-1/2 inches below adjacent paving, curb and headers for shrubs and ground cover beds and areas or as required for installation of mulch or turf sod.

At all planting areas, make entire area smooth and even to finish grade. Cultivate all areas so that there are no bumps or hollows, and the area drains as indicated. Grade and maintain all flow lines, designated or not, to allow free flow of surface water. Cultivate entire area to a depth of 6 inches minimum and remove all rock in excess of 1-1/2 inches diameter, all building rubble, building construction material, waste and any other material that will impair satisfactory growth.

3.05 MULCH

3.06 HERBICIDE APPLICATION

Apply pre-emergent herbicides in accordance with manufacturer's instructions.

Apply contact herbicides in accordance with manufacturer's recommendations. Prior to application, moisten areas for fourteen days to encourage weed germination and growth. Apply before weeds attain a height of 6 inches. Remove taller weeds manually.

Areas to be landscaped shall be maintained in a weed-free condition at all times during construction and maintenance period.

Do not apply pre-emergent herbicides at locations of revegetation seeding. The contractor shall manually remove invasive weeds within these areas.

3.07 TREE SUPPORT

Staked Trees: Stake trees as shown on the drawings within 48-hours of planting.

Tree supports shall be installed to prevent lodging, yet allow for trunk movement. Hoses that encircle trunks shall be large enough to allow for normal growth of the trunk during the first year without girdling.

3.08 TREES, SHRUBS, AND VINES

Layout locations with stakes or gypsum. Coordinate with Owner's Representative to assure appropriate location, prior to installation.

Test drainage of plant beds and pits by filling with water. Notify Owner's Representative of areas where water is retained more than 24 hours.

Where rock, underground construction or other detrimental conditions are encountered at plant pits, Owner's Representative may select alternate location.

Do not expose roots to air except during transplanting. Set up of plants at same level when planted as in the container. Cut plant containers on 2 sides without injuring root ball and carefully remove plant. Do not cut container with spade. Damaged plants will be rejected.

Dig pits with perpendicular sides to a minimum of 2 to 3 times the width (see details) of the root ball for containerized trees and shrubs. Dig pits only as deep as the root ball to prevent settling of the tree or shrub.

Place rootball of vines as close to structure or support system as possible. If rootball can't be placed closer than 12" notify Owner's Representative of situation for inspection and remedy.

Tie vines to trellis supports if applicable with green plant tape and remove any staking supplied with plant material.

Planting Mixture: One part wood shavings Two parts excavated soil amended to meet standards in Part 2.

Mix thoroughly outside the hole before start of backfilling.

3.09 BACKFILLING

Backfill plant pits and form shallow basin around the plant to hold enough water to saturate the root ball and backfill (only form basins if specified on detail). Water plants immediately after planting and allow backfill to settle in plant pit. Do not raise basin rim above surrounding grade.

Puddle planting mixture when pit is 2/3 full of plant mix. Continue back filling to within 1 inch of surrounding grade.

Finish grade to 2 inches below headers or concrete work.

Planting back fill for trees and planting beds shall be 5 parts topsoil and 1 part Nu-Earth compost with straw.

Treat all planting areas with a pre-emergent.

3.10 GROUND COVER

At time of transplanting, soil in flats shall be sufficient so as not to fall apart when lifting plants. Plant each plant with its proportionate amount of the flat soil in a manner that will ensure a minimum disturbance to the root structure.

Plant flat material sufficiently deep to cover all roots. Firmly tamp the earth around each plant to force out large air pockets.

3.11 TURF SOD

Soil Preparation: Provide soil with an organic matter content of 25-percent to 30-percent. Cultivate entire area to a depth of 6" minimum and remove all rock in excess of 1 1/2", all building rubble, building construction material waste and any other material that will impair satisfactory growth. This top 6" must meet the topsoil requirements noted in Section 2.01.

Soil Amendments: Prior to rototilling, apply gypsum at a rate of 100 lbs per 1,000 sf, phosphate at a rate of 2 lbs per 1,000 sf, , and soil sulfur at 5 lbs per 1,000 sf. Rototill into soil.

Install sod along the straightest edge of turf area. Stagger joints in a brick-like pattern. Avoid gaps and overlapping. Place sod diagonally across, to avoid sliding. Water sod at least every 30 min. during installation. Finish by watering lightly and roll in two directions w/sod roller.

3.12 WATERING

Water all plants immediately after planting with hose in planting hole until the roots are completely saturated from the bottom of the hole to the top of the ground to avoid drying out until the entire planted area is thoroughly watered and the soil soaked to the full depth of each plant hole. Water stream shall not cause damage to planting hole or plant. Keep exposed roots wet by means of moist sawdust, peat moss or burlap at all times during planting operation. Repeat watering as often as necessary to keep the ground moist but not soaked, well below the root system of the plants.

3.13 CLEAN UP

Keep all areas clean and orderly during and after execution of work. Burning of trash is not permitted.

3.14 ADJUSTMENT

Prune each tree and shrub to preserve the natural character of the plant per American Standards for Nursery stock, as published by the American Association of Nurserymen. Prune only as directed by Owner's Representative and Landscape Architect to remove deadwood, suckers, or broken or badly bruised branches. Replace all plants damaged by excessive pruning, planting operations or construction damage.

3.15 MAINTENANCE PERIOD

When the Owner's Representative and Landscape Architect determine the work to be substantially complete in accordance with the Conditions of the Contract, Contractor will be advised, in writing, that the maintenance period is to begin.

Landscape contractor shall be responsible for maintenance of landscaped areas for a period of 90 days. Maintenance includes watering, trimming, weeding and cultivating of beds.

Landscape contractor, in order to protect his guarantee, shall give typewritten to Owner, a complete maintenance instruction booklet on the care and feeding of the landscape.

Contractor shall request, in writing, a Final Inspection with Landscape Architect at the completion of the maintenance period. If the Owner's Representative determines the work is satisfactory, the maintenance period will end on the date of the Final Inspection. If the maintenance is unsatisfactory, the maintenance period will be extended, at the Contractors expense, until such time as all corrections are made and the work is inspected and approved by the Owner's Representative and Landscape Architect. Retention will not be released until Final Inspection is made and approval issued by the Owner's Representative.

3.16 FIELD QUALITY CONTROL

Notify Owner's Representative of the requirement for inspection at least 48 hours in advance. Inspections are required, but not limited to, the following:

- Inspection and acceptance of plant material prior to shipping.
- At completion of rough grade and boulder placement
- At completion of landscape finish grading and soil preparation, prior to planting.
- At installation of irrigation system, prior to backfilling trenches and planting.
- During installation of specimen trees, or other specimen plant material.
- After staking locations for plant holes, but prior to planting; for approval.
- During the planting process.
- During the placement and aiming of all light fixtures.
- At Substantial Completion of the Work.
- During warranty period to observe maintenance procedures.
- At final Completion of the Work.

SECTION - 02930 SEEDING

PART 4 - APPLICATION

4.01 MATERIALS

Materials shall reflect evidence of proper storage and handling. Any material with indications of improper storage or handling (water, heat, chemical damage and the like), will be removed from the site and replaced by the contractor. All material shall be fresh and delivered in unopened containers. Seed shall be of the latest seasons crop and conform to state and federal seed laws.

2.02 ACCESSORY MATERIALS

Fertilizer: Uniform in composition, granular, free flowing and suitable for application with approved equipment - guaranteed analysis, 16-20-0, ammonium phosphate, or equal at a rate of 300 lbs per acre.

70% Virgin Wood Cellulose Fiber, 30% Max. recycled cellulose fiber:

Specially prepared wood cellulose fiber processed to contain no growth or germination inhibiting factors - maximum moisture content, air dry weight, 12% plus or minus 3% at the time of manufacture; pH range, 4.5 to 6.5.

Ash content 0.8% - 0.3% max.

Charcoal: Gro-Safe agricultural grade powered activated charcoal at a rate of 100 lbs. per acre.

Tackifier: Organic psillium muciloid hydrophilic water soluble dry. Derived from Plantago ovata/insularis powder at 70% min. purity, containing no agents toxic to seed germination. Addition of fertilizer to the slurry mix shall not change the properties of the tackifier. When applied, tackifier shall form a transparent crust permeable by water and air.

Water: Free of substances harmful to seedling growth - water source to be approved by Owner's Representative prior to use.

PART 5 - EXECUTION

5.01 PREPARATION

Limit preparation to areas that will be immediately seeded. Do not disturb natural areas or newly planted trees or shrubs in seed areas. Where equipment can operate, loosen topsoil to a depth of 4 inches by ripping using scarifier teeth. Rip along the contour to prevent runoff and erosion. Use hand tools where equipment can not operate. Remove and dispose of all stones 4" or greater, sticks, roots, rubbish or other deleterious material. Repair erosion damage, grade and slope as directed prior to seeding.

Spread 300 lbs./acre fertilizer as specified.

Rough harrow to break up any large dirt clods.

Fine harrow to create suitable seed bed.

5.02 APPLICATION

Apply seed immediately upon completion of tillage operation.

Seeding work should commence as soon as possible after site has been prepared. It is desirable to seed into a loose, friable surface which has not been allowed to crust or erode. Any undesirable weak growth or competing vegetation should be removed prior to seeding operations.

Hydroseed all material evenly in one (1) application of a uniform slurry of water, hydrofiber (mulch), seed, tackifier, fertilizer, soil conditioner, and other specified materials. Material shall be sprayed on all designated areas with overlapping on the crests of tops of berms and cuts.

Seed indicated areas within contract limits and areas adjoining contract limits disturbed due to the seeding preparation process.

Use a hydroseeder with a gear type pump with continuous paddle agitation during application. Do not put seed into water until just before the start of seeding.

Apply seed, mulch, fertilizer and tackifier in a one step process:
Slurry mix of water, seed, 300 lbs./acre of fertilizer, 80 lbs./acre tackifier for slopes less than 3:1, 100 lbs./acre for slopes greater than 3:1 and 2000 lbs./acre of wood fiber for slopes greater than 3:1, 1800 lbs./acre for slopes less than 3:1.

5.03 ESTABLISHMENT

Provide protective devices as required to protect seeded areas from traffic for 30 days.

Repair and reseed areas damaged by erosion or poor germination.

5.04 INSPECTION

Seeding operations and areas are subject to inspection at any time during installation for compliance with specified materials and installation requirements. Any method of installation or use of materials not in conformance with the Contract Documents will be reinstalled, repaired or removed, as directed by the Owner's Representative, at no additional cost to the Owner.

Formal inspections will be conducted by the Owner's Representative at the following work intervals:

Soil scarification upon completion.
Seed containers at time of delivery.
At time of seed and slurry mixing.
During application of seed.
During application of mulch.
Weekly for seed and weed germination.
Final inspection and approval - at the end of landscape establishment.

5.05 ACCEPTANCE

Upon notice of completion of the work from the landscape contractor, at the end of the Landscape Establishment period, the Owner's Representative will make an inspection. If all work provided for in the Contract Documents is found to be complete and the planted seeds yield a minimum stand as determined by the Owner's Representative based upon the specified germination rates and species used, and the seeded areas are free of weeds, disease and insects, this inspection will constitute the Final Inspection. The Owner's Representative will notify the Contractor in writing of this Acceptance.

If the inspection reveals any unsatisfactory work, the Contractor will reseed as necessary until the work is accepted by the Owner's Representative.

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STATE OF IDAHO
RUSSELL GREEY
LICENSED LANDSCAPE ARCHITECT
LA - 16653
Expires09/31/25

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Pre-Plat Landscape Construction Documents
CALDWELL, IDAHO

revisions:

project #:
MTC088
scale:
N.A.
issued for:
REVIEW
drawn by:
TEAM
date:
09.16.2025
drawing:
Planting Specifications

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22 of 22

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GEM STATE ACADEMY

S 10TH AVE

S MONTANA AVE

FOREST CANAL

DEER FLAT CALDWELL CANAL

S INDIANA AVE

KARCHER RD

VISTA DR

FIESTA WAY

CLUBHOUSE/POOL

CLUBHOUSE/POOL

TOWERS DR

FOREST CANAL

BLUE SKY AVE

SILVER LINING DR

SKYS END DR

CIRRUS DR

LEGEND

	PROPOSED
10' KARCHER RD PATHWAY	
10' MONTANA AVE REGIONAL PATHWAY	
8' NEIGHBHORHOOD PATHWAY	
5' MICRO-PATHWAY/SIDEWALK	
OPEN SPACE	

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0 200 400

SCALE IN FEET

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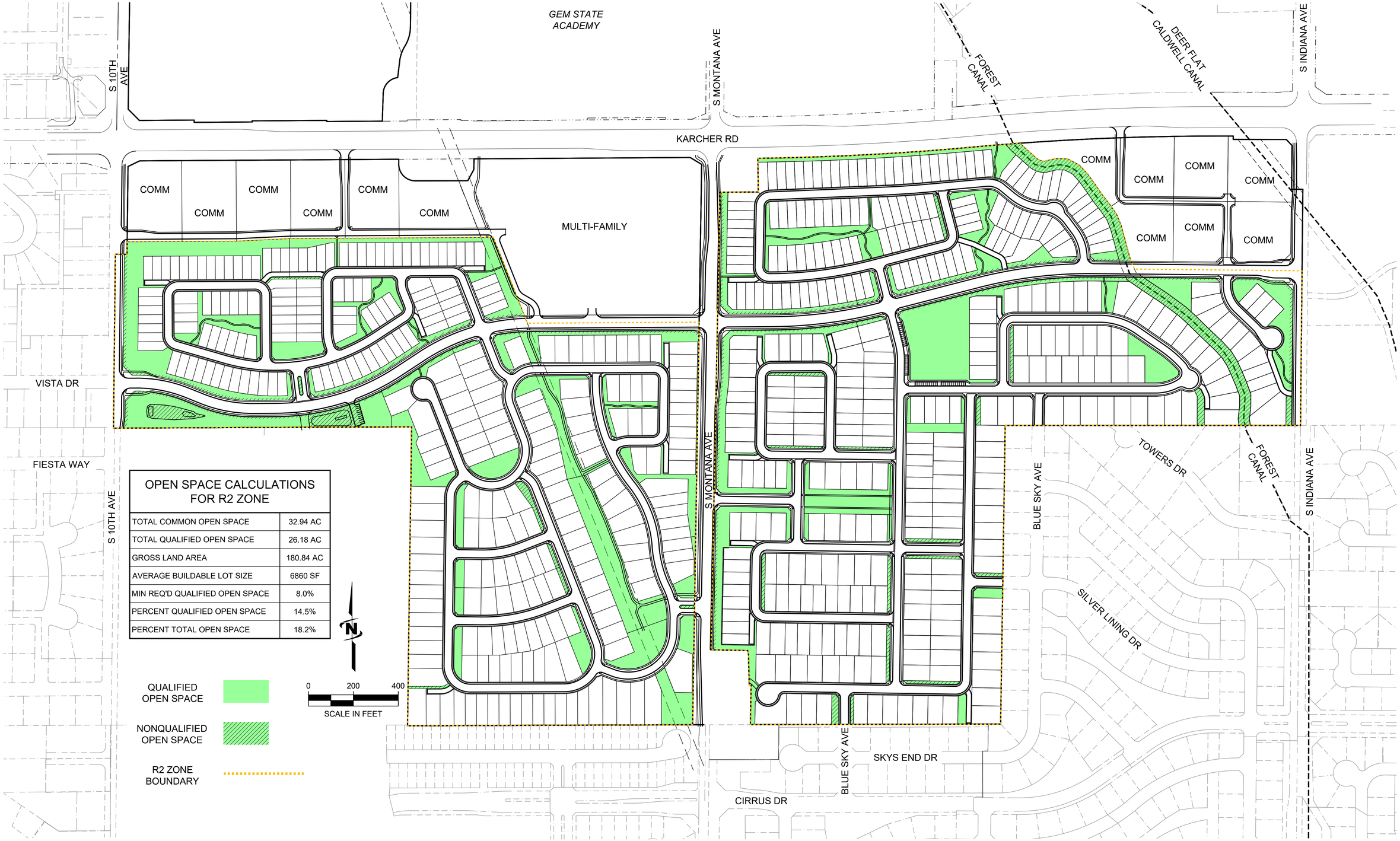
LAST UPDATED: 4/24/2026
PLOT DATE: 4/24/2026
FILE: 10-24-100_PATHWAY_EXH

J-U-B ENGINEERS, INC.

SILVERLEAF SUBDIVISION
M3 COMPANIES

PATHWAY EXHIBIT
SHEET 1 OF 1



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PLOT DATE: 4/23/2026
FILE: 10-24-100_OPENSPACE

J-U-B ENGINEERS, INC.

SILVERLEAF SUBDIVISION
M3 COMPANIES
OPEN SPACE EXHIBIT
SHEET 1 OF 1

May 4, 2026
ANN25-000013 Development Agreement

After Recording
Return to:
Director
Caldwell Planning and Zoning Dept.
205 S. 6th Ave.
Caldwell, Idaho 83605

For Recording Purposes,
Do Not Write Above This Line

DEVELOPMENT AGREEMENT

This Development Agreement ("Agreement") was approved by Council this 4th Day of May, 2026, by and between the City of Caldwell, a municipal corporation of the State of Idaho ("City"), whose address is 205 S. 6th Avenue, Caldwell, Idaho 83605, M3 Companies, ("Developer"), and Idaho Conference of Seventh-day Adventists, Inc., ("Owner").

RECITALS

WHEREAS, the Owner is the owner of record of approximately 13.74 acres of certain real estate identified as Canyon County Parcel No. R3271701300, generally located on the west side of S. Montana Ave., approximately 1,800 feet north of the intersection with Karcher Rd, in Caldwell, Idaho, ("Property"), and legally described in the attached legal descriptions (**Exhibit A)** and as depicted on the maps in **(Exhibit B)**; and

WHEREAS, the Property is currently designated as AG (Agricultural) on the Canyon County Zoning Map; and

WHEREAS, the Property is currently designated as Neighborhood 2 on the City of Caldwell Comprehensive Plan Land Use Map; and

WHEREAS, the Owner seeks to annex said Property with a R-2 (Community Residential) zoning classification; and

WHEREAS, the Owner is not proposing to develop the site at this time; and

WHEREAS, the intent of this Development Agreement to protect the rights of Owner's/Developer's use and enjoyment of the Property, while at the same time limiting any adverse impacts resulting from the development of this property upon neighboring properties and the existing community, and ensuring the Property is developed in a manner consistent with Caldwell's Comprehensive Plan and City Code; and

WHEREAS, the City and Owner desire to set forth herein limitations and/or conditions upon the use and future development of the property; and

WHEREAS, all capitalized terms in this Development Agreement not herein defined shall have those meanings designated in the Caldwell City Code, the Caldwell Zoning Ordinance, and the Caldwell Comprehensive Plan; and

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WHEREAS, the zoning designation requested by Owner with respect to the Property, if granted by the City, will only be granted upon execution of this Development Agreement; and

WHEREAS, the Owner has agreed to provide Caldwell with an affidavit agreeing to submit the Property to a Development Agreement (**Exhibit C**) pursuant to Caldwell City Code and the provisions set forth in Idaho Code Section 67-6511A and be bound by same; and

WHEREAS, all exhibits mentioned herein are attached hereto and are incorporated herein by reference; and

AGREEMENT

In consideration of the above Recitals and of the mutual covenants, duties, and obligations contained herein, the parties agreed as follows:

ARTICLE I
LEGAL AUTHORITY

This Development Agreement is made pursuant to and in accordance with the provisions of Idaho Code Section 67-6511A and Caldwell City Code, Chapter 10, Article 3.

ARTICLE II
ZONING ORDINANCE AMENDMENT

Caldwell will adopt an ordinance amending the Caldwell Zoning Ordinance to annex and zone the Property that is the subject of the application to the R-2 (Community Residential) zone, subject to the terms and conditions of this Development Agreement. This Development Agreement shall be signed to meet the conditions of approval for the annexation with initial zoning as approved in the **Order of Decision signed May 4, 2026.** The ordinance will become effective after its passage, approval, and publication.

ARTICLE III
GENERAL CONDITIONS OF DEVELOPMENT

3.1 The Property will be developed and utilized in the fashion and according to the terms, conditions and limitations set forth in this Development Agreement and development application number(s): **ANN25-000013**.

3.2 Development of the Property shall be consistent with all requirements, codes, rules and regulations of the City of Caldwell, unless specifically stated otherwise in this Development Agreement.

3.3 If the City of Caldwell has established a design review process at the time of submittal of building permits or development application(s) for the Property, the applicant will be required to go through the design review process.

3.4 In the event the Property's legal description is discovered to be in error, the Owner will be responsible for assuming the measures necessary to provide the City with an accurate legal description of the Property.

3.5 Change in Use. No change in the uses specified in this Agreement shall be allowed without modification of this Agreement pursuant to the requirements of Caldwell City Code. In the event that the Developer/Owner changes or expands the uses permitted by this Agreement without the approval

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required by this Agreement, the Caldwell City Code, and Idaho Code 67-6509, the Developer/Owner shall be in default of this Agreement.

3.6 Construction. Development and site work on the Property shall be in accordance with all applicable laws and regulations and shall also be consistent with the development standards set forth in this Agreement. Failure to construct any development on the Property consistent with this Agreement or construction in variance with this Agreement, including any amendment of this Agreement, shall constitute a default of this Agreement by the Developer/Owner.

3.7 Modifications to Plans and/or Specifications: Any substantial and/or material changes to the plans and specifications upon which this approval is based, other than those required by any conditions contained herein or within the Order of Decision, will require submittal of an application for modification and approval of that application prior to commencing any change.

3.8 Landscape Plan. The applicant shall comply with all landscaping requirements based on Caldwell City Code, Chapter 10, Article 2. The Landscape Plan **(Exhibit D)** represents the Owner's current concept for all existing and proposed landscape street buffers, buffers between land uses, open space, parking lot landscaping, landscape planters, existing and proposed trees, shrubs and plantings, neighborhood and community pathways, landscape strips, public amenities, structures and equipment proposed for recreational use, common lots, common easements, school bus stop areas, irrigation system and water source, and all other landscape improvements including, but not limited to, earth berms, walls, trash enclosures, specialty lighting, required or proposed fences. The Owner understands and agrees that any changes or modifications to the landscape plan must submitted to the City for review and approval prior to installation. The City understands and agrees that certain changes in that concept may occur or be required. 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 may be required by the City.

3.9 Landscape Maintenance: All landscaping and screening devices shall be maintained in an attractive, live, safe and healthy manner. The controller as defined by Caldwell City Code is responsible for maintaining all landscaping and screening devices within a subdivision and/or development and/or the subject property. As applied to the subdivision or development process, the controller is understood to be the property owner, association or person representing the property owner's interest with responsibility for abiding by the city's standards, rules, regulations, policies, codes and ordinances."

3.10 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.

3.11 Development 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.

3.12 Dimensional/Bulk Standards: All new construction shall comply with the current height, setback, and area schedule in effect at the time the building permit is filed.

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ARTICLE IV
SITE SPECIFIC CONDITIONS OF DEVELOPMENT

4.1 Parcel R3271701300 shall be limited to single family detached development at a density of no more than 4 units/acre.

4.2 Any future development of the site shall include a Development Agreement (DA) modification in front of City Council.

4.3 Future development of the Property shall comply with all codes, policies, standards, and regulations of the City of Caldwell in effect at the time of any future development applications, discretionary or otherwise. No specific uses or site plans are approved for this parcels at this time.

4.4 Comply with all City of Caldwell Engineering and Mapping Department conditions as shown in **Exhibit E.**

4.5 Comply with all City of Caldwell Fire Department conditions as shown in **Exhibit F.**

ARTICLE V
AFFIDAVIT OF PROPERTY OWNER(S)

An affidavit of the owner(s) of the Property is attached hereto and incorporated by reference herein agrees to subject the Property to this Development Agreement **(Exhibit C)** and be bound thereby, and comply with and be bound by the provisions set forth in Idaho Code Section 67-6511A and Caldwell City Code shall be provided and is incorporated herein by reference.

ARTICLE VI
DEFAULT

5.1 In the event the Owner, their heirs or assigns or subsequent owners of the property or any other person acquiring an interest in the property, fails to faithfully comply with all of the terms, conditions, and commitments set forth herein, included in this Agreement, within thirty (30) days of written notice of such failure from the City, the City shall have the right without prejudice to any other rights or remedies to cure such default or enjoin such violation and otherwise enforce the requirements contained in this Development Agreement. The City shall have the following non-exclusive and cumulative remedies, upon the City's compliance with the requirements of Caldwell City Code and Idaho Code 67-6509.

5.2 If required to proceed in a court of law or equity to enforce any provision of this Development Agreement, City shall be entitled to recover all direct out-of-pocket costs so incurred to cure or enjoin such default and to enforce the commitments contained in this Development Agreement, including attorney's fees and court costs.

ARTICLE VII
UNENFORCEABLE PROVISIONS

If any term, provision, commitment, or restriction of this Agreement or the application thereof to any party or circumstances shall, to any extent, be held invalid or unenforceable, the remainder of this instrument shall nevertheless remain in full force and effect and that portion determined to be invalid or unenforceable shall be re-negotiated in good faith between Owner(s), or other appropriate party, and the City.

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ARTICLE VIII
ASSIGNMENT AND TRANSFER

After its execution, the Development Agreement shall be recorded in the office of the County Recorder at the expense of the Owner. Each commitment and restriction on the development shall be a burden on the Property, shall be appurtenant to and for the benefit of the Property, adjacent property, and other property near the Property and shall run with the land. This Development Agreement shall be binding on Owner, and its respective heirs, administrators, executors, agents, legal representatives, successors, and assigns; provided, however, that if all or any portion of the development is sold, the sellers shall thereupon be released and discharged from any and all obligations in connection with the property sold arising under this Agreement. The new owner of the Property or any portion thereof (including, without limitation, any owner who acquires its interest by foreclosure, trustee's sale or otherwise) shall be bound by and liable for all commitments and other obligations arising under this Agreement with respect to the Property or portion thereof.

ARTICLE IV
GENERAL MATTERS

8.1 Amendments. Any alteration or change to this Development Agreement shall be made only after complying with the notice and hearing provisions of Idaho Code Section 67-6509.

8.2 Termination. A development agreement may be terminated by the city, and the zoning designation upon which the use is based may be reversed upon the failure of the owner, developer or each subsequent owner or person acquiring an interest in the subject parcel to comply with the commitments in the agreement within two (2) years. The two (2) year period of time for compliance of commitments may be extended by the city for just cause and upon application for such by the owner, and after complying with the notice and hearing provisions of this section.

8.3 No failure by the City to enforce this Agreement or any provision hereof shall constitute a waiver of such provision or of any other right of the City or obligation of the Owner contained herein. This non-waiver provision shall apply regardless of the amount of time that may elapse after such default by Owner. This non-waiver provision shall apply regardless of whether such waiver by the City is express or implied.

8.4 Consent to Change Zoning. The establishment of a development agreement and the written commitments contained therein, in accordance with the provisions of this section, shall be deemed written consent to change the zoning of the subject property to its prior designation upon failure to comply with the conditions imposed by the agreement.

8.5 Other Laws. This Development Agreement shall not prevent City, in subsequent actions applicable to the Property, from applying new ordinances and regulations of general application adopted by City in the exercise of its police powers that do not conflict with the Parties' commitments set forth herein, including, but not limited to, amendments to the City's zoning ordinance which may prohibit the use or uses Owner proposes in this Agreement. Owner understands that the building and fire codes applicable to its development shall be those in effect at the time when a complete application for a building permit is filed. Nothing in this Development Agreement shall preclude the application of any law that is specifically mandated and required by changes in state or federal laws or regulations. In the event such law prevents or precludes compliance with one or more provisions of this Development Agreement, City and Developer shall meet and confer to determine how provisions of this Development Agreement would need to be modified or suspended in order to comply with the law and shall prepare and process the necessary amendment or amendments to this Development Agreement.

8.6 Paragraph Headings. This Development Agreement shall be construed according to its fair meaning

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and as if prepared by both parties hereto. Titles and captions are for convenience only and shall not constitute a portion of this Development Agreement. As used in this Development Agreement, masculine, feminine or neuter gender and the singular or plural number shall each be deemed to include the others wherever and whenever the context so dictates.

8.7 Choice of Law. This Development Agreement shall be construed in accordance with the laws of the State of Idaho in effect at the time of the execution of this Development Agreement. Any action brought in connection with this Development Agreement shall be brought in a court of competent jurisdiction located in Canyon County, Idaho.

8.8 Legal Representation. Both the Owner and City acknowledge that they each have been represented by legal counsel in negotiating this Development Agreement and that neither party shall have been deemed to have been the drafter of this agreement.

8.9 Ongoing Performance Commitments. If the Development Agreement has commitments involves ongoing performance and the owner or developer fails to comply with the commitment after completion of construction, said failure may be dealt with by the city according to the violation and penalty provisions of this chapter and for specific performance of the development agreement, including attorney fees and costs associated with the enforcement of the agreement.

8.10 Notices. Any notice which a party may desire to give to another party must be in writing and may be given by personal delivery, by mailing the same by registered or certified mail, return receipt requested postage prepaid, or by Federal Express or other reputable overnight delivery service, to the party to whom the notice is directed at the address of such party set forth herein below, or such other address and to such other persons as the parties may hereafter designate. Any such notice shall be deemed given upon receipt if by personal delivery, forty-eight (48) hours after deposit in the United States mail, if sent by mail pursuant to the foregoing, or twenty-four (24) hours after timely deposit with a reputable overnight delivery service.

To City:

City of Caldwell
c/o Director, Planning & Zoning Department
205 S. 6th Ave.
Caldwell, Idaho 83605

With a Copy to:

City of Caldwell
c/o Oscar Klaas, City of Caldwell Attorney
205 S. 6th Ave.
Caldwell, Idaho 83605

To Owner:

Idaho Conference of Seventh-day Adventists, Inc.
777 W. Fairview Avenue
Boise, Idaho 83704

With a Copy to Developer:

M3 Companies
c/o Mark Tate
621 Cleveland Blvd
Caldwell, Idaho 83605

8.11 Change of Address. Either Party shall give notice to the other Party of any change of its address for the purpose of this section by giving written notice of such change to the other in the manner herein provided. In the event any successor or assign fails to provide an address, the City's obligation of mailing shall be deemed accomplished by uses of the address on file with the County Tax Assessor.

8.12 Default. In the event Owner fails to comply with the terms and conditions hereof in any

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material respect, the City may, without further notice to Owner, exercise any or all of the following remedies.

A. Withhold the issuance of any building permit or certificate of occupancy of any structure located within the Project;

B. Withhold the connection of water, sewer or electric service to any property located within the Project;

C. Refuse to accept public ownership and maintenance of public improvements within the Project and record a notice of such action with the Canyon County Recorder's Office;

D. Issue a stop work order for any building under construction within the Project;

E. Bring an action for damages, injunctive relief, specific performance or any other remedy available at law or in equity;

All of the above remedies are cumulative and to the extent not wholly inconsistent with each other, may be enforced simultaneously or separately, at the sole discretion of the City.

8.7 Attorney. The prevailing party in any claims or disputes arising out of this Agreement shall be entitled to recover reasonable attorney's fees in addition to other relief which a court of competent jurisdiction may award.

8.8 Effective Date. This Development Agreement shall be effective upon the signing and execution of this agreement by both parties.

8.9 Authority to Enter Into Agreement: By the execution and delivery of this Agreement by the parties, and the performance of their covenants and obligations therein, the parties acknowledge such action has been duly authorized by all necessary corporate (or LLC) action, and necessary corporate (or LLC) resolution(s) have been executed for the undersigned representatives to sign this Agreement and so bind their respective parties.

8.10 Automatic Termination: If the Property is not developed as conditioned herein, this agreement shall terminate five (5) years after the Effective Date.

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IN WITNESS WHEREOF, the parties hereto have executed this Development Agreement.

DATED this _____day of _____, 2026.

CITY OF CALDWELL, a municipal corporation organized and existing under the laws of the State of Idaho

By:_____
Eric Phillips, Mayor

ATTEST:

_____
Kristina Buchan, Caldwell City Clerk

STATE OF IDAHO)
) ss.
County of Canyon)

On this _____ day of _____, in the year _____, before me, the undersigned, a Notary Public in and for said State, personally appeared ERIC PHILLIPS, known to me to be the MAYOR of said municipal corporation that executed this instrument and the persons who executed the said instrument on behalf of said corporation, and acknowledged to me that such corporation executed the same.

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

_____
Notary Public

Residing at: _____

My Commission Expires: _____

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OWNER(S):

By: _____
Enter Owners Name

By: _____
Enter Owners Name

STATE OF IDAHO)
) ss.
County of Canyon)

On this _____ day of _____, in the year _____, before me, the undersigned, a Notary Public in and for said State, personally appeared_____, known or identified to me to be an owner of the property referenced herein and the persons who executed the foregoing instrument.

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

_____
Notary Public

Residing at: _____

My Commission Expires: _____

STATE OF IDAHO)
) ss.
County of Canyon)

On this _____ day of _____, in the year _____, before me, the undersigned, a Notary Public in and for said State, personally appeared_____, known or identified to me to be an owner of the property referenced herein and the persons who executed the foregoing instrument.

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

_____
Notary Public

Residing at: _____

My Commission Expires: _____

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DEVELOPER(S):

By: _____
Mark Tate – M3 Companies

STATE OF IDAHO)
) ss.
County of Canyon)

On this _____ day of _____, in the year _____, before me, the undersigned, a Notary Public in and for said State, personally appeared_____, known or identified to me to be an owner of the property referenced herein and the persons who executed the foregoing instrument.

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

_____
Notary Public

Residing at: _____

My Commission Expires: _____

STATE OF IDAHO)
) ss.
County of Canyon)

On this _____ day of _____, in the year _____, before me, the undersigned, a Notary Public in and for said State, personally appeared_____, known or identified to me to be an owner of the property referenced herein and the persons who executed the foregoing instrument.

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

_____
Notary Public

Residing at: _____

My Commission Expires: _____

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INDEX OF EXHIBITS

A - Legal Description
B - Parcel Map
C - Affidavit of Owner
D - Concept Plans and Elevations
E - Engineering & Mapping Conditions
F - Fire Conditions

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Exhibit A
Legal Descriptions of Property

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Exhibit B
Parcel Map

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Exhibit C
Affidavit of Legal Interest

STATE OF IDAHO)
)
County of Canyon)

_____, who being first duly sworn under oath, deposes and says:

1. I am _____ **("Owner"),** whose mailing address is _____.

2. Owner is the fee simple owner of the parcel of real property **("Property")**, and legally described as:

See "Exhibit A" for legal description.

3. _____authorizes the submission of Property to certain Development Agreement pursuant to the provisions set forth in Idaho Code Section 67-6511A and Caldwell City Code dated the ___ day of _____, 20___ by and between the City of Caldwell, a municipal corporation in the State of Idaho, and Owner (the "**Agreement**").

DATED this ____ day of _____, 20____.

Owner
By: _____
Owner Name

SUBSCRIBED AND SWORN to before me this _____day of _____, 20___.

Notary Public
Residing at _____, Idaho
My Commission expires _____

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Exhibit D
Concept Plans and Elevations

This space reserved for insertion of documents after City Council final approval

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Exhibit E
Engineering and Mapping Comments

This space reserved for insertion of documents after City Council final approval

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Exhibit F
City of Caldwell Fire Department Conditions

This space reserved for insertion of documents after City Council final approval

DRAFT

May 4, 2026
ANN25-000014 Development Agreement

After Recording
Return to:
Director
Caldwell Planning and Zoning Dept.
205 S. 6th Ave.
Caldwell, Idaho 83605

For Recording Purposes,
Do Not Write Above This Line

DEVELOPMENT AGREEMENT

This Development Agreement ("Agreement") was approved by Council this 4th Day of May, 2026, by and between the City of Caldwell, a municipal corporation of the State of Idaho ("City"), whose address is 205 S. 6th Avenue, Caldwell, Idaho 83605, M3 Companies, ("Developer"), and Idaho Conference of Seventh-day Adventists, Inc., ("Owner").

RECITALS

WHEREAS, the Owner is the owner of record of approximately 29.47 acres of certain real estate identified as Canyon County Parcel No. R32719, generally located on the east side of S 10th Ave, approximately 300 feet north of the intersection with Karcher Rd, in Caldwell, Idaho, ("Property"), and legally described in the attached legal descriptions **(Exhibit A)** and as depicted on the maps in **(Exhibit B)**; and

WHEREAS, the Property is currently designated as AG (Agricultural) on the Canyon County Zoning Map; and

WHEREAS, the Property is currently designated as Community Center & Neighborhood 2 on the City of Caldwell Comprehensive Plan Land Use Map; and

WHEREAS, the Owner seeks to annex said Property into the City of Caldwell with a R-3 (Urban Residential) & H-C (Mixed-Use/ Regional Commercial) zoning classification; and

WHEREAS, the Owner is not proposing to develop the site at this time; and

WHEREAS, the intent of this Development Agreement to protect the rights of Owner's/Developer's use and enjoyment of the Property, while at the same time limiting any adverse impacts resulting from the development of this property upon neighboring properties and the existing community, and ensuring the Property is developed in a manner consistent with Caldwell's Comprehensive Plan and City Code; and

WHEREAS, the City and Owner desire to set forth herein limitations and/or conditions upon the use and future development of the property; and

WHEREAS, all capitalized terms in this Development Agreement not herein defined shall have those meanings designated in the Caldwell City Code, the Caldwell Zoning Ordinance, and the Caldwell Comprehensive Plan; and

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WHEREAS, the zoning designation requested by Owner with respect to the Property, if granted by the City, will only be granted upon execution of this Development Agreement; and

WHEREAS, the Owner has agreed to provide Caldwell with an affidavit agreeing to submit the Property to a Development Agreement (**Exhibit C**) pursuant to Caldwell City Code and the provisions set forth in Idaho Code Section 67-6511A and be bound by same; and

WHEREAS, all exhibits mentioned herein are attached hereto and are incorporated herein by reference; and

AGREEMENT

In consideration of the above Recitals and of the mutual covenants, duties, and obligations contained herein, the parties agreed as follows:

ARTICLE I
LEGAL AUTHORITY

This Development Agreement is made pursuant to and in accordance with the provisions of Idaho Code Section 67-6511A and Caldwell City Code, Chapter 10, Article 3.

ARTICLE II
ZONING ORDINANCE AMENDMENT

Caldwell will adopt an ordinance amending the Caldwell Zoning Ordinance to annex and zone the Property that is the subject of the application to the R-3 (Urban Residential) & H-C (Mixed-Use/ Regional Commercial) zones as described in the attached legal description and exhibit, subject to the terms and conditions of this Development Agreement. This Development Agreement shall be signed to meet the conditions of approval for the annexation with initial zoning as approved in the **Order of Decision signed May 18, 2026.** The ordinance will become effective after its passage, approval, and publication.

ARTICLE III
GENERAL CONDITIONS OF DEVELOPMENT

3.1 The Property will be developed and utilized in the fashion and according to the terms, conditions and limitations set forth in this Development Agreement and development application number(s): **ANN25-000014**.

3.2 Development of the Property shall be consistent with all requirements, codes, rules and regulations of the City of Caldwell, unless specifically stated otherwise in this Development Agreement.

3.3 If the City of Caldwell has established a design review process at the time of submittal of building permits or development application(s) for the Property, the applicant will be required to go through the design review process.

3.4 In the event the Property's legal description is discovered to be in error, the Owner will be responsible for assuming the measures necessary to provide the City with an accurate legal description of the Property.

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the Developer/Owner changes or expands the uses permitted by this Agreement without the approval required by this Agreement, the Caldwell City Code, and Idaho Code 67-6509, the Developer/Owner shall be in default of this Agreement.

3.6 Construction. Development and site work on the Property shall be in accordance with all applicable laws and regulations and shall also be consistent with the development standards set forth in this Agreement. Failure to construct any development on the Property consistent with this Agreement or construction in variance with this Agreement, including any amendment of this Agreement, shall constitute a default of this Agreement by the Developer/Owner.

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3.11 Dimensional/Bulk Standards: All new construction shall comply with the current height, setback, and area schedule in effect at the time the building permit is filed.

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ARTICLE IV
SITE SPECIFIC CONDITIONS OF DEVELOPMENT

4.1 The applicant shall complete a lot line adjustment or lot split for parcel R3271900000 to separate the proposed R3 and HC zoning designations, prior to any development of the site.

4.2 The parcel shall be subject to a Development Agreement modification in front of Council prior to any site development.

4.3 Future development of the Property shall comply with all codes, policies, standards, and regulations of the City of Caldwell in effect at the time of any future development applications, discretionary or otherwise. No specific uses or site plans are approved for these parcels at this time.

4.4 Comply with all City of Caldwell Engineering and Mapping Department conditions as shown in **Exhibit E.**

4.5 Comply with all City of Caldwell Fire Department conditions as shown in **Exhibit F.**

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After its execution, the Development Agreement shall be recorded in the office of the County Recorder at the expense of the Owner. Each commitment and restriction on the development shall be a burden on

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the Property, shall be appurtenant to and for the benefit of the Property, adjacent property, and other property near the Property and shall run with the land. This Development Agreement shall be binding on Owner, and its respective heirs, administrators, executors, agents, legal representatives, successors, and assigns; provided, however, that if all or any portion of the development is sold, the sellers shall thereupon be released and discharged from any and all obligations in connection with the property sold arising under this Agreement. The new owner of the Property or any portion thereof (including, without limitation, any owner who acquires its interest by foreclosure, trustee's sale or otherwise) shall be bound by and liable for all commitments and other obligations arising under this Agreement with respect to the Property or portion thereof.

ARTICLE IV
GENERAL MATTERS

8.1 Amendments. Any alteration or change to this Development Agreement shall be made only after complying with the notice and hearing provisions of Idaho Code Section 67-6509.

8.2 Termination. A development agreement may be terminated by the city, and the zoning designation upon which the use is based may be reversed upon the failure of the owner, developer or each subsequent owner or person acquiring an interest in the subject parcel to comply with the commitments in the agreement within two (2) years. The two (2) year period of time for compliance of commitments may be extended by the city for just cause and upon application for such by the owner, and after complying with the notice and hearing provisions of this section.

8.3 No failure by the City to enforce this Agreement or any provision hereof shall constitute a waiver of such provision or of any other right of the City or obligation of the Owner contained herein. This non-waiver provision shall apply regardless of the amount of time that may elapse after such default by Owner. This non-waiver provision shall apply regardless of whether such waiver by the City is express or implied.

8.4 Consent to Change Zoning. The establishment of a development agreement and the written commitments contained therein, in accordance with the provisions of this section, shall be deemed written consent to change the zoning of the subject property to its prior designation upon failure to comply with the conditions imposed by the agreement.

8.5 Other Laws. This Development Agreement shall not prevent City, in subsequent actions applicable to the Property, from applying new ordinances and regulations of general application adopted by City in the exercise of its police powers that do not conflict with the Parties' commitments set forth herein, including, but not limited to, amendments to the City's zoning ordinance which may prohibit the use or uses Owner proposes in this Agreement. Owner understands that the building and fire codes applicable to its development shall be those in effect at the time when a complete application for a building permit is filed. Nothing in this Development Agreement shall preclude the application of any law that is specifically mandated and required by changes in state or federal laws or regulations. In the event such law prevents or precludes compliance with one or more provisions of this Development Agreement, City and Developer shall meet and confer to determine how provisions of this Development Agreement would need to be modified or suspended in order to comply with the law and shall prepare and process the necessary amendment or amendments to this Development Agreement.

8.6 Paragraph Headings. This Development Agreement shall be construed according to its fair meaning and as if prepared by both parties hereto. Titles and captions are for convenience only and shall not constitute a portion of this Development Agreement. As used in this Development Agreement, masculine, feminine or neuter gender and the singular or plural number shall each be deemed to include the others wherever and whenever the context so dictates.

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8.7 Choice of Law. This Development Agreement shall be construed in accordance with the laws of the State of Idaho in effect at the time of the execution of this Development Agreement. Any action brought in connection with this Development Agreement shall be brought in a court of competent jurisdiction located in Canyon County, Idaho.

8.8 Legal Representation. Both the Owner and City acknowledge that they each have been represented by legal counsel in negotiating this Development Agreement and that neither party shall have been deemed to have been the drafter of this agreement.

8.9 Ongoing Performance Commitments. If the Development Agreement has commitments involves ongoing performance and the owner or developer fails to comply with the commitment after completion of construction, said failure may be dealt with by the city according to the violation and penalty provisions of this chapter and for specific performance of the development agreement, including attorney fees and costs associated with the enforcement of the agreement.

8.10 Notices. Any notice which a party may desire to give to another party must be in writing and may be given by personal delivery, by mailing the same by registered or certified mail, return receipt requested postage prepaid, or by Federal Express or other reputable overnight delivery service, to the party to whom the notice is directed at the address of such party set forth herein below, or such other address and to such other persons as the parties may hereafter designate. Any such notice shall be deemed given upon receipt if by personal delivery, forty-eight (48) hours after deposit in the United States mail, if sent by mail pursuant to the foregoing, or twenty-four (24) hours after timely deposit with a reputable overnight delivery service.

To City:

City of Caldwell
c/o Director, Planning & Zoning Department
205 S. 6th Ave.
Caldwell, Idaho 83605

With a Copy to:

City of Caldwell
c/o Oscar Klaas, City of Caldwell Attorney
205 S. 6th Ave.
Caldwell, Idaho 83605

To Owner:

Idaho Conference of Seventh-day Adventists, Inc.
777 W. Fairview Avenue
Boise, Idaho 83704

With a Copy to Developer:

M3 Companies
c/o Mark Tate
621 Cleveland Blvd
Caldwell, Idaho 83605

8.11 Change of Address. Either Party shall give notice to the other Party of any change of its address for the purpose of this section by giving written notice of such change to the other in the manner herein provided. In the event any successor or assign fails to provide an address, the City's obligation of mailing shall be deemed accomplished by uses of the address on file with the County Tax Assessor.

8.12 Default. In the event Owner fails to comply with the terms and conditions hereof in any material respect, the City may, without further notice to Owner, exercise any or all of the following remedies.

A. Withhold the issuance of any building permit or certificate of occupancy of any structure located within the Project;

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B. Withhold the connection of water, sewer or electric service to any property located within the Project;

C. Refuse to accept public ownership and maintenance of public improvements within the Project and record a notice of such action with the Canyon County Recorder's Office;

D. Issue a stop work order for any building under construction within the Project;

E. Bring an action for damages, injunctive relief, specific performance or any other remedy available at law or in equity;

All of the above remedies are cumulative and to the extent not wholly inconsistent with each other, may be enforced simultaneously or separately, at the sole discretion of the City.

8.7 Attorney. The prevailing party in any claims or disputes arising out of this Agreement shall be entitled to recover reasonable attorney's fees in addition to other relief which a court of competent jurisdiction may award.

8.8 Effective Date. This Development Agreement shall be effective upon the signing and execution of this agreement by both parties.

8.9 Authority to Enter Into Agreement: By the execution and delivery of this Agreement by the parties, and the performance of their covenants and obligations therein, the parties acknowledge such action has been duly authorized by all necessary corporate (or LLC) action, and necessary corporate (or LLC) resolution(s) have been executed for the undersigned representatives to sign this Agreement and so bind their respective parties.

8.10 Automatic Termination: If the Property is not developed as conditioned herein, this agreement shall terminate five (5) years after the Effective Date.

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IN WITNESS WHEREOF, the parties hereto have executed this Development Agreement.

DATED this _____day of _____, 2026.

CITY OF CALDWELL, a municipal corporation organized and existing under the laws of the State of Idaho

By:_____
Eric Phillips, Mayor

ATTEST:

_____
Kristina Buchan, Caldwell City Clerk

STATE OF IDAHO)
) ss.
County of Canyon)

On this _____ day of _____, in the year _____, before me, the undersigned, a Notary Public in and for said State, personally appeared ERIC PHILLIPS, known to me to be the MAYOR of said municipal corporation that executed this instrument and the persons who executed the said instrument on behalf of said corporation, and acknowledged to me that such corporation executed the same.

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

_____
Notary Public

Residing at: _____

My Commission Expires: _____

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OWNER(S):

By: _____
Enter Owners Name

By: _____
Enter Owners Name

STATE OF IDAHO)
) ss.
County of Canyon)

On this _____ day of _____, in the year _____, before me, the undersigned, a Notary Public in and for said State, personally appeared_____, known or identified to me to be an owner of the property referenced herein and the persons who executed the foregoing instrument.

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

_____
Notary Public

Residing at: _____

My Commission Expires: _____

STATE OF IDAHO)
) ss.
County of Canyon)

On this _____ day of _____, in the year _____, before me, the undersigned, a Notary Public in and for said State, personally appeared_____, known or identified to me to be an owner of the property referenced herein and the persons who executed the foregoing instrument.

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

_____
Notary Public

Residing at: _____

My Commission Expires: _____

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DEVELOPER(S):

By: _____
Mark Tate – M3 Companies

STATE OF IDAHO)
) ss.
County of Canyon)

On this _____ day of _____, in the year _____, before me, the undersigned, a Notary Public in and for said State, personally appeared_____, known or identified to me to be an owner of the property referenced herein and the persons who executed the foregoing instrument.

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

_____
Notary Public

Residing at: _____

My Commission Expires: _____

STATE OF IDAHO)
) ss.
County of Canyon)

On this _____ day of _____, in the year _____, before me, the undersigned, a Notary Public in and for said State, personally appeared_____, known or identified to me to be an owner of the property referenced herein and the persons who executed the foregoing instrument.

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

_____
Notary Public

Residing at: _____

My Commission Expires: _____

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INDEX OF EXHIBITS

A - Legal Description
B - Parcel Map
C - Affidavit of Owner
D - Concept Plans and Elevations
E - Engineering & Mapping Conditions
F - Fire Conditions

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Exhibit A
Legal Descriptions of Property

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Exhibit B
Parcel Map

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Exhibit C
Affidavit of Legal Interest

STATE OF IDAHO)
)
County of Canyon)

_____, who being first duly sworn under oath, deposes and says:

1. I am _____ **("Owner"),** whose mailing address is _____.

2. Owner is the fee simple owner of the parcel of real property **("Property")**, and legally described as:

See "Exhibit A" for legal description.

3. _____authorizes the submission of Property to certain Development Agreement pursuant to the provisions set forth in Idaho Code Section 67-6511A and Caldwell City Code dated the ___ day of _____, 20___ by and between the City of Caldwell, a municipal corporation in the State of Idaho, and Owner (the "**Agreement**").

DATED this ____ day of _____, 20____.

Owner
By: _____
Owner Name

SUBSCRIBED AND SWORN to before me this _____day of _____, 20___.

Notary Public
Residing at _____, Idaho
My Commission expires _____

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Exhibit D
Concept Plans and Elevations

This space reserved for insertion of documents after City Council final approval

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Exhibit E
Engineering and Mapping Comments

This space reserved for insertion of documents after City Council final approval

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Exhibit F
City of Caldwell Fire Department Conditions

This space reserved for insertion of documents after City Council final approval

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May 4, 2026 __
Silverleaf Development Agreement
(ANN25-000010 & SPP25-000014)

After Recording
Return to:
Director
Caldwell Planning and Zoning Dept.
205 S. 6th Ave.
Caldwell, Idaho 83605

For Recording Purposes,
Do Not Write Above This Line

DEVELOPMENT AGREEMENT

This Development Agreement ("Agreement") was approved by Council this 4th Day of May, 2026, by and between the City of Caldwell, a municipal corporation of the State of Idaho ("City"), whose address is 205 S. 6th Avenue, Caldwell, Idaho 83605, M3 Companies, ("Developer"), and Idaho Conference of Seventh-day Adventists, Inc., ("Owner").

RECITALS

WHEREAS, the Owner is the owner of record of approximately 219.91 acres of certain real estate identified as Canyon County Parcel No. R32859, R32846, & R3284601, generally located on the south sides of Karcher Rd, between S 10th Ave. and S. Indiana Ave., in Caldwell, Idaho, ("Property"), and legally described in the attached legal descriptions **(Exhibit A)** and as depicted on the maps in **(Exhibit B)**; and

WHEREAS, the Property is currently designated as AG (Agricultural) on the Canyon County Zoning Map; and

WHEREAS, the Property is currently designated as Community Center & Neighborhood 2 on the City of Caldwell Comprehensive Plan Land Use Map; and

WHEREAS, the Owner seeks to annex said Property with a R-2 (Community Residential), R-3 (Urban Residential), & H-C (Mixed-Use/ Regional Commercial) zoning classification as described in the attached legal description and exhibit; and

WHEREAS, the Owner is proposing to develop the site as a mixed-use development consisting of at least 655 single-family residential lots, one (1) multi-family residential lot, and 13 commercial lots south of Karcher Road, and future development within the R-2, R-3, & H-C zones north of Karcher Road; and

WHEREAS, the intent of this Development Agreement to protect the rights of Owner's/Developer's use and enjoyment of the Property, while at the same time limiting any adverse impacts resulting from the development of this property upon neighboring properties and the existing community, and ensuring the Property is developed in a manner consistent with Caldwell's Comprehensive Plan and City Code; and

WHEREAS, the City and Owner desire to set forth herein limitations and/or conditions upon the use and future development of the property; and

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WHEREAS, all capitalized terms in this Development Agreement not herein defined shall have those meanings designated in the Caldwell City Code, the Caldwell Zoning Ordinance, and the Caldwell Comprehensive Plan; and

WHEREAS, the zoning designation requested by Owner with respect to the Property, if granted by the City, will only be granted upon execution of this Development Agreement; and

WHEREAS, the Owner has agreed to provide Caldwell with an affidavit agreeing to submit the Property to a Development Agreement (**Exhibit C**) pursuant to Caldwell City Code and the provisions set forth in Idaho Code Section 67-6511A and be bound by same; and

WHEREAS, all exhibits mentioned herein are attached hereto and are incorporated herein by reference; and

AGREEMENT

In consideration of the above Recitals and of the mutual covenants, duties, and obligations contained herein, the parties agreed as follows:

ARTICLE I
LEGAL AUTHORITY

This Development Agreement is made pursuant to and in accordance with the provisions of Idaho Code Section 67-6511A and Caldwell City Code, Chapter 10, Article 3.

ARTICLE II
ZONING ORDINANCE AMENDMENT

Caldwell will adopt an ordinance amending the Caldwell Zoning Ordinance to annex and zone the Property that is the subject of the application to the R-2 (Community Residential), R-3 (Urban Residential), & H-C (Mixed-Use/ Regional Commercial) zones, subject to the terms and conditions of this Development Agreement. This Development Agreement shall be signed to meet the conditions of approval for the annexation with initial zoning as approved in the **Order of Decision signed May 4, 2026.** The ordinance will become effective after its passage, approval, and publication.

ARTICLE III
GENERAL CONDITIONS OF DEVELOPMENT

3.1 The Property will be developed and utilized in the fashion and according to the terms, conditions and limitations set forth in this Development Agreement and development application number(s): **ANN25-000010 & SPP25-000014**.

3.2 Development of the Property shall be consistent with all requirements, codes, rules and regulations of the City of Caldwell, unless specifically stated otherwise in this Development Agreement.

3.3 If the City of Caldwell has established a design review process at the time of submittal of building permits or development application(s) for the Property, the applicant will be required to go through the design review process.

3.4 In the event the Property's legal description is discovered to be in error, the Owner will be responsible for assuming the measures necessary to provide the City with an accurate legal description of the Property.

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3.5 Change in Use. No change in the uses specified in this Agreement shall be allowed without modification of this Agreement pursuant to the requirements of Caldwell City Code. In the event that the Developer/Owner changes or expands the uses permitted by this Agreement without the approval required by this Agreement, the Caldwell City Code, and Idaho Code 67-6509, the Developer/Owner shall be in default of this Agreement.

3.6 Construction. Development and site work on the Property shall be in accordance with all applicable laws and regulations and shall also be consistent with the development standards set forth in this Agreement. Failure to construct any development on the Property consistent with this Agreement or construction in variance with this Agreement, including any amendment of this Agreement, shall constitute a default of this Agreement by the Developer/Owner.

3.7 Modifications to Plans and/or Specifications: Any substantial and/or material changes to the plans and specifications upon which this approval is based, other than those required by any conditions contained herein or within the Order of Decision, will require submittal of an application for modification and approval of that application prior to commencing any change.

3.8 Landscape Plan. The applicant shall comply with all landscaping requirements based on Caldwell City Code, Chapter 10, Article 2. The Landscape Plan **(Exhibit D)** represents the Owner's current concept for all existing and proposed landscape street buffers, buffers between land uses, open space, parking lot landscaping, landscape planters, existing and proposed trees, shrubs and plantings, neighborhood and community pathways, landscape strips, public amenities, structures and equipment proposed for recreational use, common lots, common easements, school bus stop areas, irrigation system and water source, and all other landscape improvements including, but not limited to, earth berms, walls, trash enclosures, specialty lighting, required or proposed fences. The Owner understands and agrees that any changes or modifications to the landscape plan must submitted to the City for review and approval prior to installation. The City understands and agrees that certain changes in that concept may occur or be required. 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 may be required by the City.

3.9 Landscape Maintenance: All landscaping and screening devices shall be maintained in an attractive, live, safe and healthy manner. The controller as defined by Caldwell City Code is responsible for maintaining all landscaping and screening devices within a subdivision and/or development and/or the subject property. As applied to the subdivision or development process, the controller is understood to be the property owner, association or person representing the property owner's interest with responsibility for abiding by the city's standards, rules, regulations, policies, codes and ordinances."

3.10 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.

3.11 Development 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.

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3.12 Preliminary Plat Expiration: Final plats must be submitted for approval within twenty-four (24) months of the date of signature on the approving order of decision for the preliminary plat.

3.13 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 one year each, as measured from the date of signature on the approving order of decision for the preliminary plat, and provided that "city code", as herein defined, and any subsequent amendments as adopted by the city before, during or after preliminary plat approval, is followed in all design, engineering plans, construction and final plats for all phases, with the exception of lot sizes, lot dimensions, setbacks, number of lots and any exceptions approved at the time of preliminary platting, which shall remain as indicated in the preliminary plat order of decision and/or development agreement.

3.14 Approved Subdivision Name: No changes to an approved subdivision name on a preliminary plat shall occur unless a request is initiated through the filing of a Subdivision Name Change Request Application for administrative staff level review and approval. If approved, preliminary plat drawings will need to be amended and submitted to the Planning and Zoning Department with the reflected subdivision name change prior to the acceptance and/or approval of construction drawings. All construction drawings and final plats shall reflect the new approved subdivision name. Upon recordation of the final plat, all recorded subdivisions shall be known and referred to by the city approved subdivision name, in all permanent or temporary signage physically located on or near the location of the subdivision, and on all deeds and legal documents. This requirement shall continue through the development of each phase of the subdivision and shall survive completion of the subdivision unless a request is initiated through the filing of a Subdivision Name Change Request Application for administrative staff level review and approval. 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.

3.15 Approved Development Name, Street Names, Street Layout, Lot and Block Numbering, and Subdivision Phasing Plan. No changes to the original approved development name, 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.

3.16 Dimensional/Bulk Standards: All new construction shall comply with the current height, setback, and area schedule in effect at the time the building permit is filed.

ARTICLE IV
SITE SPECIFIC CONDITIONS OF DEVELOPMENT

4.1 Silverleaf Mixed Use Subdivision shall be limited to no more than 40% of the commercial building pad sq footages dedicated to professional office or medical office uses at time of building permits.

4.2 The applicant shall install sidewalk along the Montana Ave. frontages of out-parcels R3271701000 and R3271600000 where there is sufficient ROW or where sufficient ROW is able to be obtained.

4.3 Future development of the subject site(s) shall be substantially consistent with the approved preliminary plat, landscape plans, open space exhibit, pathway exhibit, and generally compliant with the Applicant’s public hearing presentation materials for Silverleaf Subdivision.

4.4 At the time of development of the commercial lots located west of S. Montana Avenue or

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development of the R-3 multi-family lot, whichever is first in the Silverleaf preliminary plat, a shared plaza/gathering space shall be included between Lots 1 & 2, Block 30, as depicted on the Silverleaf Subdivision preliminary plat, to ensure compliance with Chapter 4 of the Caldwell Comprehensive Plan (adopted Feb. 2025).

4.5 Per the Applicant's proposed multi-family residential concept plan and narrative, no more than 336 multi-family dwelling units shall be constructed on the proposed R-3 parcel at the southwest corner of Karcher / S. Montana intersection, unless otherwise approved by City Council.

4.6 Future development of all the subject sites associated with the Project, shall meet all required residential density requirements for the associated future land use designations if residential development is proposed.

4.7 Developer has been granted a modification of Caldwell City Code section 10-05-03(4).C and is only required to provide mixed-use/commercial uses along the arterial and state highway frontage as presented in the Silverleaf Subdivision preliminary plat and not along the entire frontages noted.

4.8 Concept Site Plan. The Concept Site Plan/Preliminary Plat **(Exhibit D)** represents the Owner's current concept for completion of a portion of the Project (south of Karcher Road). As the Concept Site Plan evolves, the City understands and agrees that certain changes in that concept may occur or be required. If the City determines that any such changes require additional public comment due to potential impacts on surrounding property or the community, a public hearing shall be held on any proposed changes in the Concept Plan and notice shall be provided as may be required by the City. The Owner understands and agrees that any changes or modifications to the site plan must be submitted to the City for review and approval prior to development.

4.9 Building Elevations. The Building Elevations **(Exhibit D)** represents the Owner's current concept for the style of architecture, architectural features, colors, finishes and materials, and surrounding landscaping for the project. As the building design evolves, the City understands and agrees that certain changes in that concept may occur or be required. 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 elevations presented to the public, a public hearing shall be held on the proposed changes and notice shall be provided as may be required by the City. The Owner understands and agrees that any changes or modifications to the building elevations must submitted to the City for review and approval prior to construction of such.

4.10 Comply with all City of Caldwell Engineering and Mapping Department conditions as shown in **Exhibit E.**

4.11 Comply with all City of Caldwell Fire Department conditions as shown in **Exhibit F.**

ARTICLE V
AFFIDAVIT OF PROPERTY OWNER(S)

An affidavit of the owner(s) of the Property is attached hereto and incorporated by reference herein agrees to subject the Property to this Development Agreement **(Exhibit C)** and be bound thereby, and comply with and be bound by the provisions set forth in Idaho Code Section 67-6511A and Caldwell City Code shall be provided and is incorporated herein by reference.

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ARTICLE VI
DEFAULT

5.1 In the event the Owner, their heirs or assigns or subsequent owners of the property or any other person acquiring an interest in the property, fails to faithfully comply with all of the terms, conditions, and commitments set forth herein, included in this Agreement, within thirty (30) days of written notice of such failure from the City, the City shall have the right without prejudice to any other rights or remedies to cure such default or enjoin such violation and otherwise enforce the requirements contained in this Development Agreement. The City shall have the following non-exclusive and cumulative remedies, upon the City's compliance with the requirements of Caldwell City Code and Idaho Code 67-6509.

5.2 If required to proceed in a court of law or equity to enforce any provision of this Development Agreement, City shall be entitled to recover all direct out-of-pocket costs so incurred to cure or enjoin such default and to enforce the commitments contained in this Development Agreement, including attorney's fees and court costs.

ARTICLE VII
UNENFORCEABLE PROVISIONS

If any term, provision, commitment, or restriction of this Agreement or the application thereof to any party or circumstances shall, to any extent, be held invalid or unenforceable, the remainder of this instrument shall nevertheless remain in full force and effect and that portion determined to be invalid or unenforceable shall be re-negotiated in good faith between Owner(s), or other appropriate party, and the City.

ARTICLE VIII
ASSIGNMENT AND TRANSFER

After its execution, the Development Agreement shall be recorded in the office of the County Recorder at the expense of the Owner. Each commitment and restriction on the development shall be a burden on the Property, shall be appurtenant to and for the benefit of the Property, adjacent property, and other property near the Property and shall run with the land. This Development Agreement shall be binding on Owner, and its respective heirs, administrators, executors, agents, legal representatives, successors, and assigns; provided, however, that if all or any portion of the development is sold, the sellers shall thereupon be released and discharged from any and all obligations in connection with the property sold arising under this Agreement. The new owner of the Property or any portion thereof (including, without limitation, any owner who acquires its interest by foreclosure, trustee's sale or otherwise) shall be bound by and liable for all commitments and other obligations arising under this Agreement with respect to the Property or portion thereof.

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8.3 No failure by the City to enforce this Agreement or any provision hereof shall constitute a waiver of such provision or of any other right of the City or obligation of the Owner contained herein. This non-waiver provision shall apply regardless of the amount of time that may elapse after such default by Owner. This non-waiver provision shall apply regardless of whether such waiver by the City is express or implied.

8.4 Consent to Change Zoning. The establishment of a development agreement and the written commitments contained therein, in accordance with the provisions of this section, shall be deemed written consent to change the zoning of the subject property to its prior designation upon failure to comply with the conditions imposed by the agreement.

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timely deposit with a reputable overnight delivery service.

To City:	With a Copy to:
City of Caldwell c/o Director, Planning & Zoning Department 205 S. 6th Ave. Caldwell, Idaho 83605	City of Caldwell c/o Oscar Klaas, City of Caldwell Attorney 205 S. 6th Ave. Caldwell, Idaho 83605
To Owner:	With a Copy to Developer:
Idaho Conference of Seventh-day Adventists, Inc. 777 W. Fairview Avenue Boise, Idaho 83704	M3 Companies c/o Mark Tate 621 Cleveland Blvd Caldwell, Idaho 83605

8.11 Change of Address. Either Party shall give notice to the other Party of any change of its address for the purpose of this section by giving written notice of such change to the other in the manner herein provided. In the event any successor or assign fails to provide an address, the City's obligation of mailing shall be deemed accomplished by uses of the address on file with the County Tax Assessor.

8.12 Default. In the event Owner fails to comply with the terms and conditions hereof in any material respect, the City may, without further notice to Owner, exercise any or all of the following remedies.

A. Withhold the issuance of any building permit or certificate of occupancy of any structure located within the Project;

B. Withhold the connection of water, sewer or electric service to any property located within the Project;

C. Refuse to accept public ownership and maintenance of public improvements within the Project and record a notice of such action with the Canyon County Recorder's Office;

D. Issue a stop work order for any building under construction within the Project;

E. Bring an action for damages, injunctive relief, specific performance or any other remedy available at law or in equity;

All of the above remedies are cumulative and to the extent not wholly inconsistent with each other, may be enforced simultaneously or separately, at the sole discretion of the City.

8.7 Attorney. The prevailing party in any claims or disputes arising out of this Agreement shall be entitled to recover reasonable attorney's fees in addition to other relief which a court of competent jurisdiction may award.

8.8 Effective Date. This Development Agreement shall be effective upon the signing and execution of this agreement by both parties.

8.9 Authority to Enter Into Agreement: By the execution and delivery of this Agreement by the parties, and the performance of their covenants and obligations therein, the parties acknowledge such action

DRAFT

has been duly authorized by all necessary corporate (or LLC) action, and necessary corporate (or LLC) resolution(s) have been executed for the undersigned representatives to sign this Agreement and so bind their respective parties.

8.10 Automatic Termination: If the Property is not developed as conditioned herein, this agreement shall terminate five (5) years after the Effective Date.

DRAFT

IN WITNESS WHEREOF, the parties hereto have executed this Development Agreement.

DATED this _____day of _____, 2026.

CITY OF CALDWELL, a municipal corporation organized and existing under the laws of the State of Idaho

By:_____
Eric Phillips, Mayor

ATTEST:

_____
Kristina Buchan, Caldwell City Clerk

STATE OF IDAHO)
) ss.
County of Canyon)

On this _____ day of _____, in the year _____, before me, the undersigned, a Notary Public in and for said State, personally appeared ERIC PHILLIPS, known to me to be the MAYOR of said municipal corporation that executed this instrument and the persons who executed the said instrument on behalf of said corporation, and acknowledged to me that such corporation executed the same.

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

_____
Notary Public

Residing at: _____

My Commission Expires: _____

DRAFT

OWNER(S):

By: _____
Enter Owners Name

By: _____
Enter Owners Name

STATE OF IDAHO)
) ss.
County of Canyon)

On this _____ day of _____, in the year _____, before me, the undersigned, a Notary Public in and for said State, personally appeared_____, known or identified to me to be an owner of the property referenced herein and the persons who executed the foregoing instrument.

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

_____
Notary Public

Residing at: _____

My Commission Expires: _____

STATE OF IDAHO)
) ss.
County of Canyon)

On this _____ day of _____, in the year _____, before me, the undersigned, a Notary Public in and for said State, personally appeared_____, known or identified to me to be an owner of the property referenced herein and the persons who executed the foregoing instrument.

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

_____
Notary Public

Residing at: _____

My Commission Expires: _____

DRAFT

DEVELOPER(S):

By: _____
Mark Tate – M3 Companies

STATE OF IDAHO)
) ss.
County of Canyon)

On this _____ day of _____, in the year _____, before me, the undersigned, a Notary Public in and for said State, personally appeared_____, known or identified to me to be an owner of the property referenced herein and the persons who executed the foregoing instrument.

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

_____
Notary Public

Residing at: _____

My Commission Expires: _____

STATE OF IDAHO)
) ss.
County of Canyon)

On this _____ day of _____, in the year _____, before me, the undersigned, a Notary Public in and for said State, personally appeared_____, known or identified to me to be an owner of the property referenced herein and the persons who executed the foregoing instrument.

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

_____
Notary Public

Residing at: _____

My Commission Expires: _____

DRAFT

INDEX OF EXHIBITS

A - Legal Description
B - Parcel Map
C - Affidavit of Owner
D - Concept Plans and Elevations
E - Engineering & Mapping Conditions
F - Fire Conditions

DRAFT

Exhibit A
Legal Descriptions of Property

DRAFT

Exhibit B
Parcel Map

DRAFT

Exhibit C
Affidavit of Legal Interest

STATE OF IDAHO)
)
County of Canyon)

_____, who being first duly sworn under oath, deposes and says:

1. I am _____ **("Owner"),** whose mailing address is _____.

2. Owner is the fee simple owner of the parcel of real property **("Property")**, and legally described as:

See "Exhibit A" for legal description.

3. _____authorizes the submission of Property to certain Development Agreement pursuant to the provisions set forth in Idaho Code Section 67-6511A and Caldwell City Code dated the ___ day of _____, 20___ by and between the City of Caldwell, a municipal corporation in the State of Idaho, and Owner (the "**Agreement**").

DATED this ____ day of _____, 20____.

Owner
By: _____
Owner Name

SUBSCRIBED AND SWORN to before me this _____day of _____, 20___.

Notary Public
Residing at _____, Idaho
My Commission expires _____

DRAFT

Exhibit D
Concept Plans and Elevations

This space reserved for insertion of documents after City Council final approval

DRAFT

Exhibit E
Engineering and Mapping Comments

This space reserved for insertion of documents after City Council final approval

DRAFT

Exhibit F
City of Caldwell Fire Department Conditions

This space reserved for insertion of documents after City Council final approval

DRAFT

Regular **Item:** 15.

Memorandum

To:

City Council

Meeting Date:

May 18, 2026

Item Name:

Approve the Findings of Facts and Conclusions of Law for Trails at Verbena Ranch No. 2 Final Plat (SFP26-000019).

Summary Statement:

Recommended Action:

Budget:

Cost:
GL Account:
Timeline:
Department:
Project Manager:

Attachments:

1. SR_CC_TrailsatVerbenaRanchNo.2 FP_2026-05-18

Caldwell Planning & Zoning Department

STAFF REPORT / FINDINGS

Consent Item | City Council | 5/18/2026

Staff Planner: Joe Dodson, Principal Planner

CASE NO(s): SFP26-000019

Project Name: Trails at Verbena Ranch No. 2

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

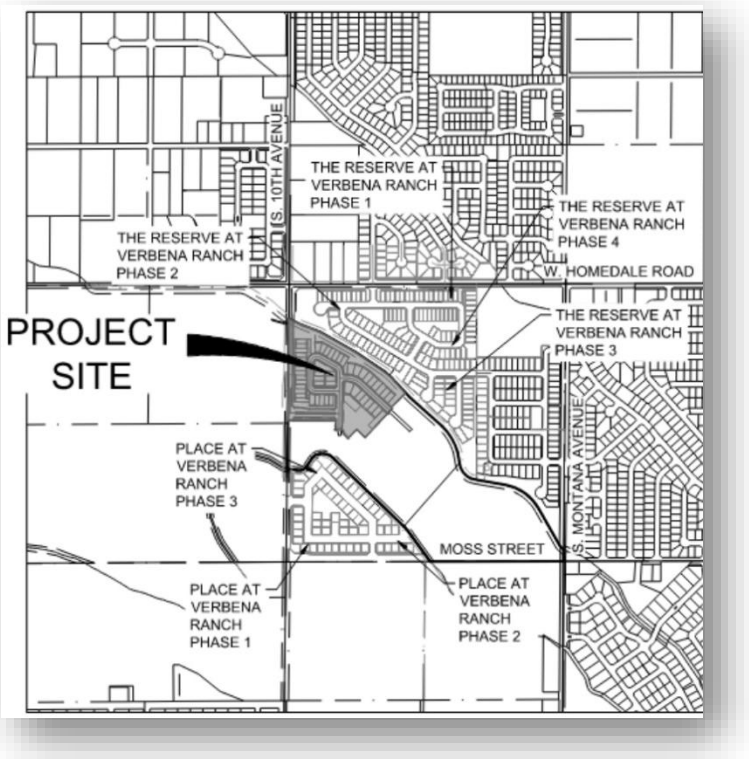
City Council APPROVED the final plat at the 5/18/2026 City Council meeting.

PROJECT SUMMARY:

Proposed Land Use Applications:

Final Plat for Trails at Verbena Ranch Subdivision No. 2, consisting of 39 detached single-family residential building lots and 4 common lots on approximately 13.54 acres in the R-1 zoning district.

Project Name:	Trails at Verbena Ranch No. 2
Applicant:	Toll Brothers
Property Owner:	Toll West Inc.
Parcel ID Number(s):	R3272001000
Property or Project Size:	17.49 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 TRAILS AT VERBENA RANCH SUBDIVISION NO. 2 CONSISTING OF 39 DETACHED SINGLE-FAMILY RESIDENTIAL BUILDING LOTS AND 4 COMMON LOTS ON APPROXIMATELY 13.54 ACRES IN THE R-1 ZONING DISTRICT.

Property Owner: TOLL WEST INC.

FINDINGS OF FACT, CONCLUSIONS OF LAW AND DECISION

Case No. SFP26-000019

I. FINDINGS OF FACTS

1. **APPLICANT:** Toll Brothers

2. **PROPERTY OWNER:** Toll West Inc.

3. **APPLICATION REQUEST:** Application for Final Plat for Trails at Verbena Ranch Subdivision No. 2, consisting of 39 detached single-family residential building lots and 4 common lots on approximately 13.54 acres in the R-1 zoning district.

4. **SITE ADDRESS AND LOCATION:** The subject site is located on the east side of S. 10th, approximately ¼ mile south of Homedale, described as a portion of a parcel located in the NW ¼ of Section 10, T3N, R3W, B.M, City of Caldwell, Canyon County, Idaho, 2026

5. **ASSESSOR PARCEL NUMBER(S):** R3272001000

6. **PROJECT SIZE:** Phase 2 is approximately 13.54 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 Trails at Verbena Ranch (ANN24-00006 & SUB24-000026) was signed by the City Council on 5/5/2025. This is the second final plat for this preliminary plat and the first phase was approved by City Council on May 4, 2026 so the subject phase is submitted within the allotted timeline, and therefore still a valid plat.

This phase consists of approximately 13.54 acres and includes 39 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	205	48	**39**		**118**
Common Lots	n/a	8	**4**		n/a

Residential Type	**# of Buildings**				
	PP	FP No 1	TBD	TBD	Remaining
Single-Family Detached	205	48	**39**		**118**
Common Lots	n/a	1	n/a		n/a

Residential Type	**# of Units**				
	PP	FP No 1	TBD	TBD	Remaining
Single-Family Detached	205	48	**39**		**118**
Common Lots	0	0	0		n/a

Non-Residential					
	PP	FP No 1	TBD	TBD	Remaining
Open Space Acreage	12.11 ac.	5.11 ac.	3.96 ac.		3.04 ac.
Amenities Approved	Clubhouse, pool, 2 tot-lots, shade structures, & pathways	Clubhouse, pool, tot-lot, picnic shelter, & pathway segment	**Pathway segments**		Tot-lot, shade structure, pathways, & additional open space

Staff Comment: *Construction drawings (CD26-000020) 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 Trails at Verbena Ranch Subdivision No. 2, consisting of 39 detached single-family residential building lots and 4 common lots on approximately 13.54 acres in the R-1 zoning district on Parcel R3272001000, located in the NW ¼ of Section 10, T3N, R3W, B.M, City of Caldwell, Canyon County, Idaho, 2026, the subject application was placed on the 5/18/2026 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 (SFP26-000019), 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 Trails at Verbena Ranch Preliminary Plat and Verbena Ranch PUD (ANN24-00006, SUB24-000026, & 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 Trails at Verbena Ranch Subdivision No. 2, consisting of 39 detached single-family residential building lots and 4 common lots on approximately 13.54 acres in the R-1 zoning district on Parcel R3272001000, located in the NW ¼ of Section 10, T3N, R3W, B.M, City of Caldwell, Canyon County, Idaho, 2026, is **APPROVED SUBJECT TO THE CONDITIONS OF APPROVAL LISTED HEREIN.**

These Findings of Fact, Conclusions of Law and Decision are for Trails at Verbena Ranch Subdivision No. 2 approved and adopted by the Caldwell City Council on this date, May 18, 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: Trails at Verbena Ranch Subdivision No. 1	
Site Address (s): 0 S 10th Ave, Caldwell, ID 83607	**Suite #:**
Parcel #(s): R3272001000	
Total Acres: 13.54	
General Location of Site: SE 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 Trails at Verbena Ranch Subdivision No. 2. The project is located at 0 S 10th Ave, Caldwell, ID 83607, in the NW 1/4 of Section 10, Township 3 North, Range 3 West. The final plat includes 39 single-family residential lots and 4 common lots on 13.54 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:	8318019724
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: 8318019724

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:	Erik Eyre
Company Name (if applicable):	J-U-B Engineers, Inc.
Mailing Address:	2760 W Excursion Ln, STE 400
Phone:	2083767330
Email:	eeyre@jub.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: 3/25/26

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:	13.54	Total Acreage of Any Out-Parcels:	
Residential / Multi-Family Information:			
Total # of Lots:	43	Total # of Dwelling Units:	39
# of Residential Lots	39	# of Single-Family (detached or townhomes):	39
# of Common Lots	4	# of Duplex Dwelling Units:	0
Total Acreage of Common Lots:	4.21	# of Triplex Dwelling Units:	0
Minimum Lot Size:	6,555 SF	# of 4-, 5-, or Six Family Dwelling Units:	0
Maximum Lot Size:	10,426 SF	# of Multi-Family Dwelling Units:	0
Average Lot Size:	7,072 SF	Dwelling Units per Gross Acre:	2.88
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

3/25/2026

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

March 25, 2026

City of Caldwell Planning and Zoning Department
205 S. 6th Ave.
Caldwell, Idaho 83605

RE: Trails at Verbena Ranch Subdivision No. 2 – Final Plat

Dear Planning and Zoning Staff,

Attached for your review and approval is the final plat for Trails at Verbena Ranch Subdivision No. 2. The final plat comprises 39 single-family residential lots and 4 common lots, on 13.54 acres. The site is located southeast of the Homedale Rd and S 10th Ave intersection (Parcel R3272001000). Zoning for the property is designated as R-1 (Low Density Residential).

Trails at Verbena Ranch Subdivision No. 1 features a minimum lot size of 6,555 SF, a maximum of 10,426 SF, and an average of 7,072 SF. Qualified open space in this phase includes open space and walking paths. Qualified open space in this phase totals 3.96 acres (29.4%). The density in this phase is 2.88 dwelling units per acre.

Caldwell City Council approved the Planned Unit Development (PUD) and Preliminary Plat for Trails 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 Trails at Verbena Ranch, 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 Trails at Verbena Ranch. 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

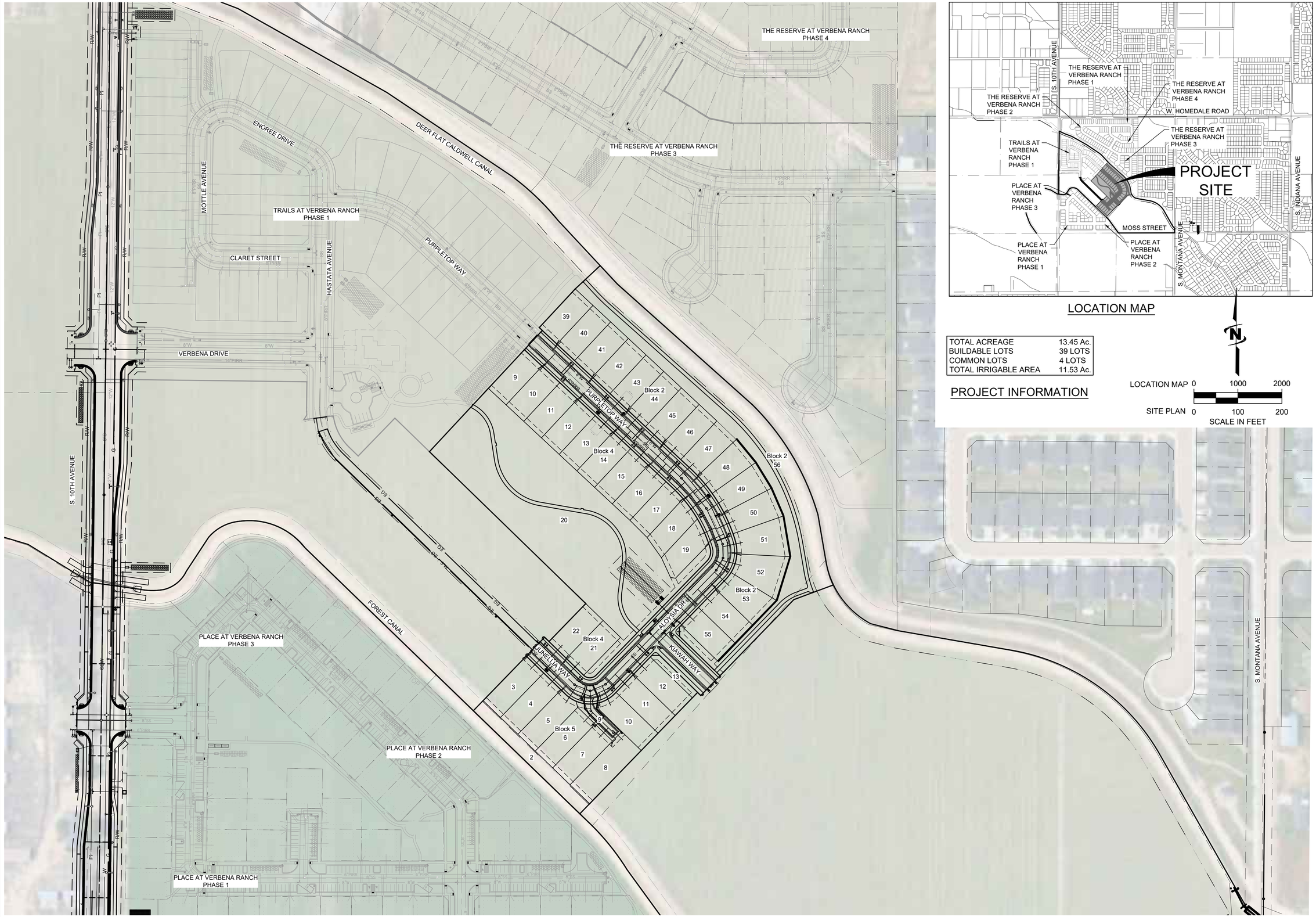
PAVING THE WAY FOR AMERICA'S LUXURY HOMEBUILDER

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



LOCATION MAP

TOTAL ACREAGE	13.45 Ac.
BUILDABLE LOTS	39 LOTS
COMMON LOTS	4 LOTS
TOTAL IRRIGABLE AREA	11.53 Ac.

PROJECT INFORMATION

N

LOCATION MAP 0 1000 2000

SITE PLAN 0 100 200

SCALE IN FEET

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

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 SUCH CONSENT WILL BE AT USER'S SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO J-U-B.

NO.	DESCRIPTION	BY	APPR.	DATE
	REVISION			

TRAILS AT VERBENA RANCH PHASE 2
CALDWELL, IDAHO

SITE PLAN

FILE : 09-25-054_SITEPLANEXHIBIT_PH2
JUB PROJ. # : 09-25-054
DRAWN BY: KAS
DESIGN BY: EJE
CHECKED BY: MEP

ONE INCH
AT FULL SIZE, IF NOT ONE INCH, SCALE ACCORDINGLY

LAST UPDATED: 3/4/2026

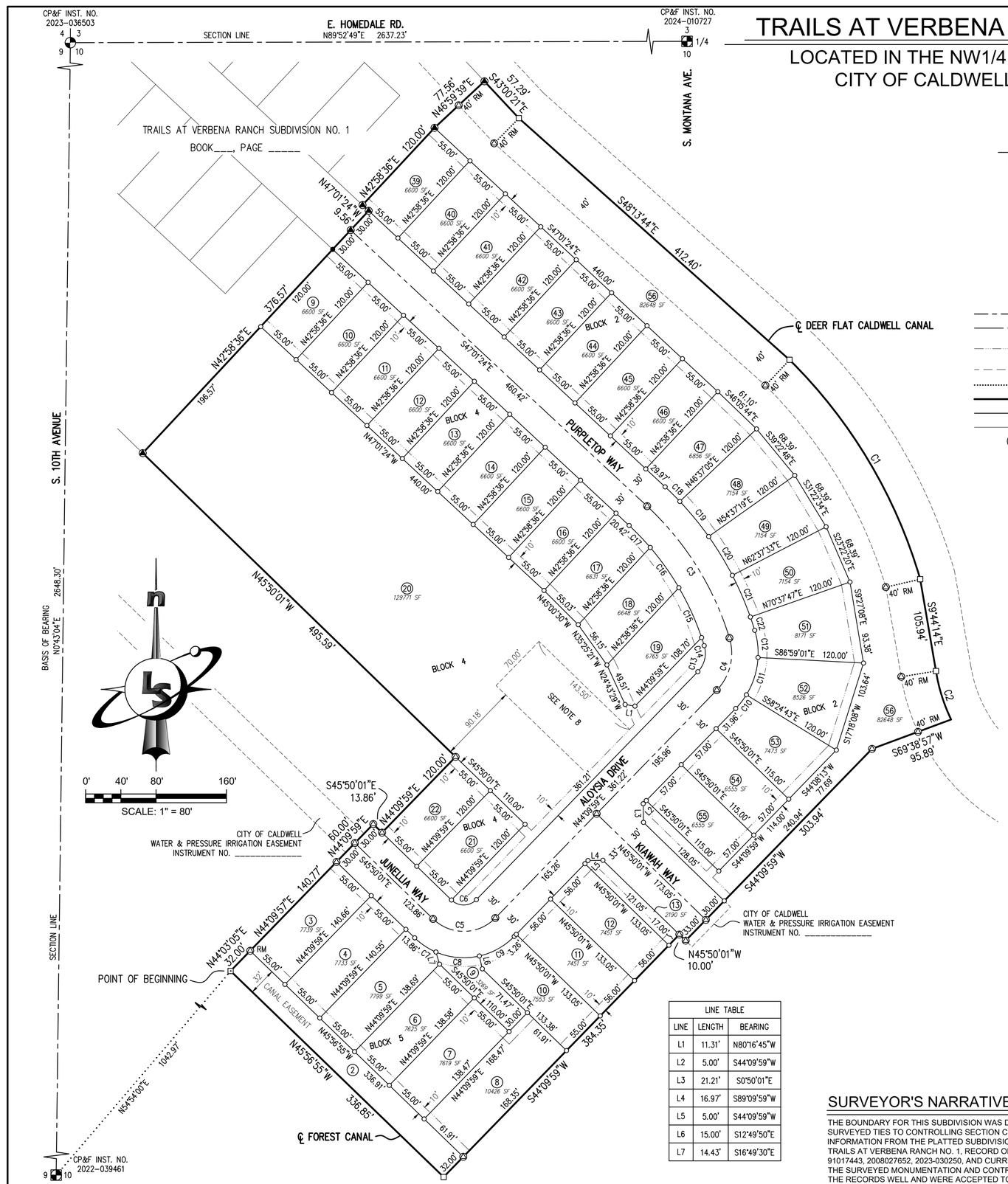
SHEET NUMBER:
1

Plot Date:3/4/2026 3:46 PM Plotted By: Kaige Southern
Data Created:2/23/2026 \\JUB.COM\CENTRAL\CLIENTS\JUTOLI BROTHERS\PROJECTS\09-25-054_VERBENATRAILSDESIGN\CAD\EXHIBITS\09-25-054_SITEPLANEXHIBIT_PH2.DWG

TRAILS AT VERBENA RANCH SUBDIVISION NO. 2

LOCATED IN THE NW1/4 OF SECTION 10, T3N, R3W, B.M., CITY OF CALDWELL, CANYON COUNTY, IDAHO 2026

BOOK ____ , PAGE _____


CP&F INST. NO. 2023-036503
E. HOMEDALE RD.
N89°52'49"E 2637.23'
SECTION LINE
CP&F INST. NO. 2024-010727
S. MONTANA AVE.
TRAILS AT VERBENA RANCH SUBDIVISION NO. 1
BOOK___, PAGE _____
S. 10TH AVENUE
BASIS OF BEARING N0°43'04"E 2648.30'
N46°59'39"E 77.56'
S43°00'21"E 57.29'
N42°58'36"E 120.00'
N47°01'24"W 9.56'
S48°13'44"E 412.40'
N42°58'36"E 376.57'
196.57'
S47°01'24"E 440.00'
N47°01'24"W 440.00'
S47°01'24"E 460.42'
N45°50'01"W 495.59'
C/L DEER FLAT CALDWELL CANAL
S46°05'44"E 61.10'
S39°22'49"E 68.39'
S31°22'34"E 68.39'
S23°22'20"E 68.39'
S9°27'06"E 93.38'
S9°44'14"E 105.94'
S17°18'08"W 103.64'
S69°38'57"W 95.89'
PURPLETOP WAY
ALOYSIA DRIVE
KIAWAH WAY
JUNELLIA WAY
BLOCK 4
BLOCK 5
BLOCK 2
SEE NOTE 8
143.50'
90.18'
70.00'
361.21'
361.22'
195.96'
165.28'
CITY OF CALDWELL WATER & PRESSURE IRRIGATION EASEMENT INSTRUMENT NO. _____
S45°50'01"E 13.86'
N44°09'59"E 60.00'
N44°09'59"E 140.77'
S45°50'01"E 123.86'
N44°03'05"E 32.00'
POINT OF BEGINNING
5' CANAL EASEMENT
N45°56'55"W 1042.97'
N64°54'00"E
CP&F INST. NO. 2022-039461
POINT OF COMMENCEMENT
N45°50'01"W 336.85'
C/L FOREST CANAL
S44°09'59"W 384.35'
N45°50'01"W 10.00'
S44°09'59"W 240.94'
303.94'
S44°09'59"W 77.69'
S45°50'01"E 110.00'
S45°50'01"E 115.00'
N44°09'59"E 138.59'
N44°09'59"E 138.47'
N44°09'59"E 168.47'
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N45°50'01"W 173.05'
N45°50'01"W 121.05'
S45°50'01"E 128.05'
N45°50'01"W 133.05'
S45°50'01"E 133.38'
S45°50'01"E 110.00'
N44°09'59"E 140.66'
N44°09'59"E 140.55'
N44°09'59"E 138.69'
N44°09'59"E 138.58'
N43°00'30"W 56.15'
N35°25'21"W 49.57'
N44°09'59"E 106.70'
N44°09'59"E 120.00'
S45°50'01"E 115.00'
S45°50'01"E 115.00'
S45°50'01"E 115.00'
S45°50'01"E 115.00'
S45°50'01"E 115.00'
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S45°50'01"E 115.00'
S45°50'01"E 115.00'
S45°50'01"E 115.00'
S45°50'01"E 115.00'
N42°58'36"E 120.00'
N42°58'36"E 120.00'
N42°58'36"E 120

TRAILS AT VERBENA RANCH SUBDIVISION NO. 2

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 NW1/4 OF SECTION 10, 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 SOUTHWEST CORNER OF THE NW1/4 OF SAID SECTION 10, FROM WHICH A BRASS CAP MONUMENT MARKING THE NORTHWEST CORNER OF SAID NW1/4 BEARS N 0°43'04" E A DISTANCE OF 2648.30 FEET;

THENCE N 54°54'00" E A DISTANCE OF 1042.97 FEET TO THE POINT OF BEGINNING.

THENCE N 44°03'05" E FOR A DISTANCE OF 32.00 FEET TO A POINT;

THENCE N 44°09'57" E FOR A DISTANCE OF 140.77 FEET TO A POINT;

THENCE N 44°09'59" E FOR A DISTANCE OF 60.00 FEET TO A POINT;

THENCE S 45°50'01" E FOR A DISTANCE OF 13.86 FEET TO A POINT;

THENCE N 44°09'59" E FOR A DISTANCE OF 120.00 FEET TO A POINT;

THENCE N 45°50'01" W FOR A DISTANCE OF 495.59 FEET TO A POINT ON THE SOUTHEASTERLY BOUNDARY OF TRAILS AT VERBENA RANCH SUBDIVISION NO. 1, AS SHOWN IN BOOK ___ OF PLATS ON PAGES _____ THROUGH _____, RECORDS OF CANYON COUNTY, IDAHO;

THENCE ALONG SAID SOUTHEASTERLY BOUNDARY THE FOLLOWING COURSES AND DISTANCES:

THENCE N 42°58'36" E FOR A DISTANCE OF 376.57 FEET TO A POINT;

THENCE N 47°01'24" W FOR A DISTANCE OF 9.56 FEET TO A POINT;

THENCE N 42°58'36" E FOR A DISTANCE OF 120.00 FEET TO A POINT;

THENCE N 46°59'39" E FOR A DISTANCE OF 77.56 FEET TO A POINT;

THENCE LEAVING SAID SOUTHEASTERLY BOUNDARY S 43°00'21" E FOR A DISTANCE OF 57.29 FEET TO A POINT;

THENCE S 48°13'44" E FOR A DISTANCE OF 412.40 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE;

THENCE A DISTANCE OF 293.40 FEET ALONG THE ARC OF A 579.15 FOOT RADIUS CURVE RIGHT, SAID CURVE HAVING A CENTRAL ANGLE OF 29°01'34" AND A LONG CHORD BEARING S 30°46'13" E A DISTANCE OF 290.27 TO A POINT;

THENCE S 9°44'14" E FOR A DISTANCE OF 105.94 FEET TO THE BEGINNING OF A NON-TANGENTIAL CURVE;

THENCE A DISTANCE OF 57.97 FEET ALONG THE ARC OF A 197.07 FOOT RADIUS CURVE LEFT, SAID CURVE HAVING A CENTRAL ANGLE OF 16°51'14" AND A LONG CHORD BEARING S 17°22'03" E A DISTANCE OF 57.76 TO A POINT;

THENCE S 69°38'57" W FOR A DISTANCE OF 95.89 FEET TO A POINT;

THENCE S 44°09'59" W FOR A DISTANCE OF 303.94 FEET TO A POINT;

THENCE N 45°50'01" W FOR A DISTANCE OF 10.00 FEET TO A POINT;

THENCE S 44°09'59" W FOR A DISTANCE OF 384.35 FEET TO A POINT;

THENCE N 45°56'55" W FOR A DISTANCE OF 336.85 FEET TO THE POINT OF BEGINNING.

THIS PARCEL CONTAINS 13.54 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 STATE OF IDAHO CLINTON W. HANSEN

CLINTON W. HANSEN
PLS 11118

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

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

TRAILS AT VERBENA RANCH SUBDIVISION NO. 2

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

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

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

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

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

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 federal, applicable federal, state, and local laws, 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: CLINTON W. HANSEN

PROFESSIONAL LAND SURVEYOR REGISTERED 11118 STATE OF IDAHO CLINTON W. HANSEN 5/20/24

Name: Martin Gergen

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Land Surveying and Consulting
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(208) 288-2040 fax (208) 288-2557
www.landsolutions.biz

JOB NO. 25-44

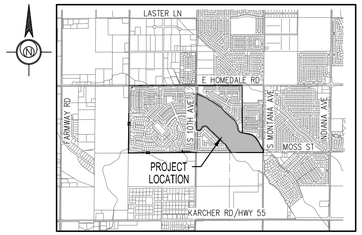
SHEET 3 OF 3

PRELIMINARY PLAT FOR

TRAILS AT VERBENA RANCH

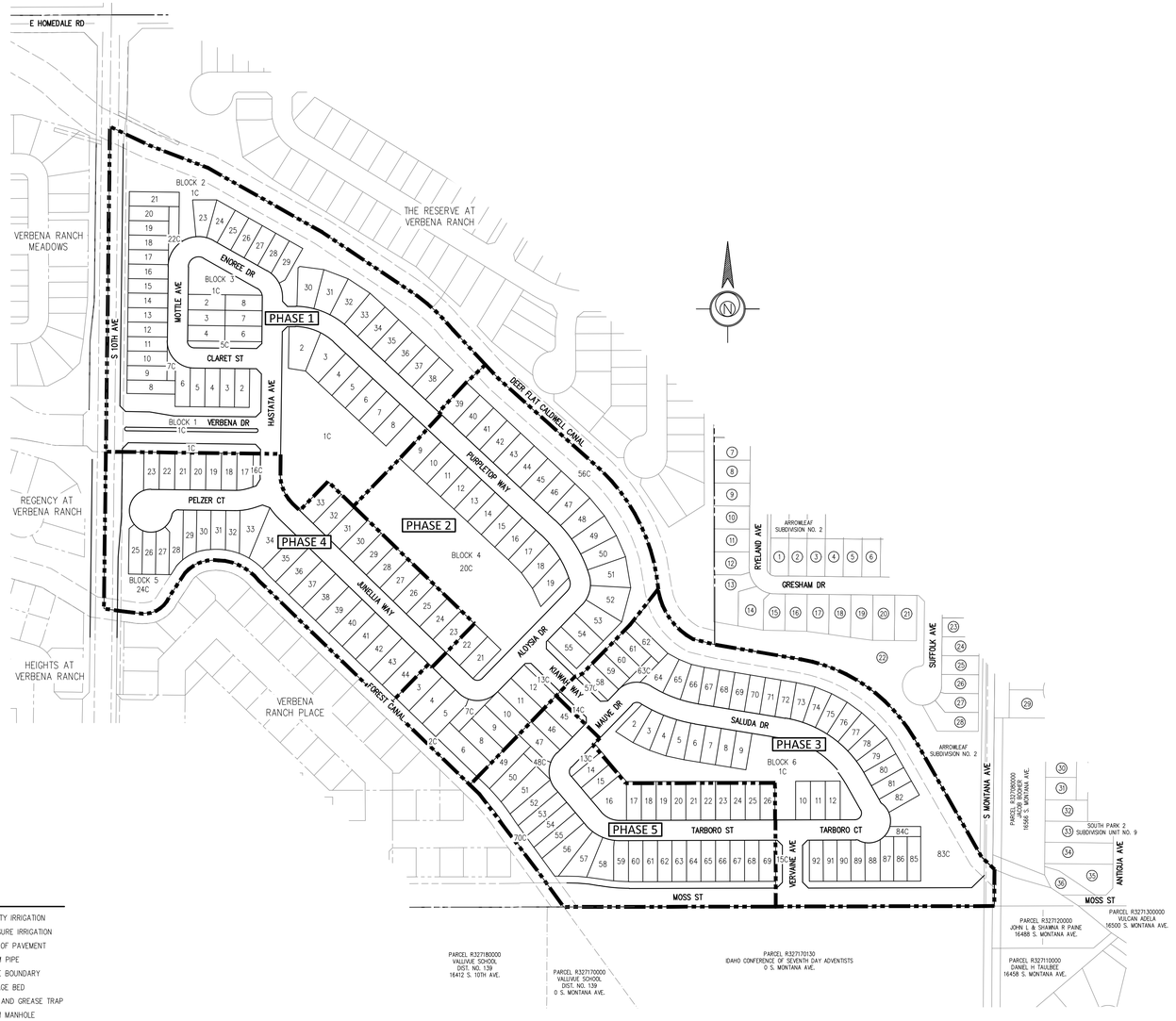
PROPERTY LOCATED IN THE NW 1/4 of SECTION 10, TOWNSHIP 3 NORTH, RANGE 3 WEST, BOISE MERIDIAN

CANYON COUNTY, IDAHO



VICINITY MAP

N.T.S



PHASING PLAN

SCALE: 1"=200'

ADJOINING PROPERTY OWNERS

1. PARCEL R3272120000 MILLER REVOCABLE TRUST 14622 GRESHAM DR.
2. PARCEL R3272119900 MANUEL VALDIVIA GUADALUPE 14610 GRESHAM DR.
3. PARCEL R3272119800 RACHEL LYNN COMBS 14598 GRESHAM DR.
4. PARCEL R3272119700 CARRIE BLANSKY 14586 GRESHAM DR.
5. PARCEL R3272119600 DANIELLE GARCIA 14574 GRESHAM DR.
6. PARCEL R3272119500 SARAH R HANNAH 14562 GRESHAM DR.
7. PARCEL R3272116300 JASON COOK 16757 RYELAND AVE.
8. PARCEL R3272116400 KAHLIA MORIN 16745 RYELAND AVE.
9. PARCEL R3272116500 TYLER HALL 16733 RYELAND AVE.
10. PARCEL R3272116600 BRYAN GILLESPIE 16721 RYELAND AVE.
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12. PARCEL R3272116800 GAIL KAMIKAWA-CHOY 16697 RYELAND AVE.
13. PARCEL R3272116900 RODNEY TYRONE BROWN 16685 RYELAND AVE.
14. PARCEL R3272117000 CRYSTAL SALINAS 14639 GRESHAM DR.
15. PARCEL R3272117100 BRIAN ROWE 14627 GRESHAM DR.
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17. PARCEL R3272117300 JOHN MERAZ 14595 GRESHAM DR.
18. PARCEL R3272117400 HOMAR PERALTA SANCHEZ 14583 GRESHAM DR.
19. PARCEL R3272117500 GENOVEVA R RESENDEZ 14571 GRESHAM DR.
20. PARCEL R3272117600 JESSICA JUSTESEN 14557 GRESHAM DR.
21. PARCEL R3272117700 HAYDEN HOMES IDAHO LLC 14545 GRESHAM DR.
22. PARCEL R3272115600 C/#--HEARTLEAF LLC 0 SUFFOLK AVE.
23. PARCEL R3272118300 WILMER RUIZ SANDOVAL 16650 SUFFOLK PL.
24. PARCEL R3272118200 BRIAN J ROBINSON 16642 SUFFOLK PL.
25. PARCEL R3272118100 EDUARDO BENITEZ PELALLO 16634 SUFFOLK PL.
26. PARCEL R3272118000 HAYDEN HOMES IDAHO LLC 16626 SUFFOLK PL.
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28. PARCEL R0747089900 SHAWNA M BREWER 913 SPRINGWATER CT.
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33. PARCEL R0618247600 JACKIE L HANSON 16541 ANTIGUA AVE.
34. PARCEL R0618247700 HOLLY THURMAN 16529 ANTIGUA AVE.
35. PARCEL R0618247800 RODOLFO ROSAS RAMIREZ 16515 ANTIGUA AVE.
36. PARCEL R0618247900 WHISPERING PINES SUB #1 HOMEOWNERS ASSN 0 ANTIGUA AVE.

PRELIMINARY PLAT NOTES

1. SANITARY SEWER AND DOMESTIC WATER SERVICE TO BE PROVIDED BY CITY OF CALDWELL.
2. ALL STREETS PROPOSED WITHIN THIS DEVELOPMENT ARE PUBLIC STREETS AND SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF CALDWELL AND CANYON HIGHWAY DISTRICT NO.4 STANDARDS.
3. DIRECT LOT ACCESS TO S. 10TH AVENUE, S. MONTANA AVENUE, 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 SURFACE AND 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.

LEGEND

- PROPERTY BOUNDARY LINE
- EXISTING LOT LINE
- EXISTING EASEMENT LINE
- EXISTING BARB WIRE FENCE LINE
- EXISTING IRRIGATION
- EXISTING POWER LINE
- EXISTING SANITARY SEWER LINE
- EXISTING CABLE TV PER UTILITY MAP
- EXISTING WATER LINE
- EXISTING EDGE OF PAVEMENT
- EXISTING EDGE OF GRAVEL
- EXISTING STORM PIPE
- PROPOSED LOT LINE
- PROPOSED RIGHT-OF-WAY
- PROPOSED ROAD CENTERLINE
- PROPOSED 3" ROLLED CURB
- PROPOSED 6" VERTICAL CURB & GUTTER
- PROPOSED 6" VERTICAL CURB (NOT GUTTER)
- PROPOSED 5' SIDEWALK
- PROPOSED 8" SANITARY SEWER
- PROPOSED 10" SANITARY SEWER
- PROPOSED POTABLE WATER
- PROPOSED GRAVITY IRRIGATION
- PROPOSED PRESSURE IRRIGATION
- PROPOSED EDGE OF PAVEMENT
- PROPOSED STORM PIPE
- PROPOSED PHASE BOUNDARY
- PROPOSED SEEPAGE BED
- PROPOSED SAND AND GREASE TRAP
- PROPOSED STORM MANHOLE
- PROPOSED STORM CATCH BASIN
- PROPOSED GRAVITY IRRIGATION BOX
- PROPOSED GRAVITY IRRIGATION MANHOLE
- PROPOSED FIRE HYDRANT
- PROPOSED SANITARY MANHOLE
- VERBENA DR — STREET NAME
- PROPOSED STREET LIGHT
- TEST PIT/MONITORING WELL
- MAILBOX
- SIGN
- BLOCK 4 — BLOCK NUMBER
- 1D — SINGLE-FAMILY LOT NUMBER
- 15C — COMMON LOT NUMBER
- MONUMENTS

LAND USE SUMMARY

TOTAL SITE AREA	61.61 Acres
RESIDENTIAL LOT AREA	28.64 Acres
COMMON LOT AREA	19.26 Acres
RIGHT OF WAY AREA	13.71 Acres
RESIDENTIAL LOTS	205
COMMON LOTS	25
GROSS DENSITY	3.33 DU/Acre
NET DENSITY	7.16 DU/Acre
MINIMUM RESIDENTIAL LOT SIZE	5,002 sf
AVERAGE RESIDENTIAL LOT SIZE	6,085 sf

OPEN SPACE SUMMARY

OPEN SPACE AREA	12.11 Acres
PERCENT OPEN SPACE	19.66%

PROPOSED BUILDING SETBACK REQUIREMENTS

FRONT LIVING	15 ft
FRONT GARAGE	20 ft
REAR YARD	15 ft*
INTERIOR SIDE YARD	5 ft*
STREET SIDE YARD	15 ft
MINIMUM LOT AREA	5,000 sf*
MINIMUM LOT FRONTAGE	40 ft*

* REQUESTED MODIFICATION TO CITY OF CALDWELL STANDARDS FOR R-1 ZONE

DEVELOPER
TOLL SOUTHWEST LLC
MARTIN TAYLOR
3103 W. SHERYL DRIVE, SUITE 100
MERIDIAN, IDAHO 83642
mtaylor1@tollbrothers.com
PHONE: (208) 713-3847

PLANNER
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KYLE PREWETT
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MERIDIAN, IDAHO 83642
kprewett@tollbrothers.com
PHONE: (208) 576-3625

ENGINEER
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jbozovich@eseconsultants.com
PHONE: (208) 955-6555

SURVEYOR
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JOHN CAYTON, P.L.S
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jcayton@eseconsultants.com
PHONE: (425) 502-2524

SHEET INDEX

1	OF	10	PP-1.1	COVER SHEET
2	OF	10	PP-1.2	NOTES AND SECTIONS
3	OF	10	PP-2.1	NATURAL FEATURES MAP
4	OF	10	PP-3.1	PRELIMINARY PLAT
5	OF	10	PP-3.2	PRELIMINARY PLAT
6	OF	10	PP-3.3	PRELIMINARY PLAT
7	OF	10	PP-4.1	PRELIMINARY ENGINEERING PLAN
8	OF	10	PP-4.2	PRELIMINARY ENGINEERING PLAN
9	OF	10	PP-4.3	PRELIMINARY ENGINEERING PLAN
10	OF	10	PP-5.1	PRELIMINARY GRADING AND DRAINAGE PLAN

NOT APPROVED FOR CONSTRUCTION

PROFESSIONAL ENGINEER — 12449 — STATE OF IDAHO — JUSTIN E. BOZOVICH — 3/24/25

AGENCY REVIEW

ESE CONSULTANTS
ENGINEERING • PLANNING • SURVEYING • ENVIRONMENTAL
ESE Consultants, Inc.
3103 W. Sheryl Drive • Suite 100 • Meridian, ID 83642
T: 208-424-0020

REV.#	DATE	DESCRIPTION	DRAWN
3	03/24/2025	CITY COMMENTS	AJH
2	09/19/2024	CITY COMMENTS	AJH
1	05/22/2024	AGENCY SUBMITTAL	AJH/JBS

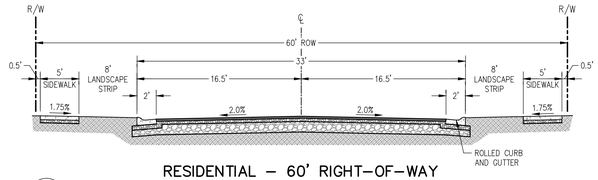
COVER SHEET

PRELIMINARY PLAT FOR
TRAILS AT VERBENA RANCH
CITY OF CALDWELL, CANYON COUNTY, IDAHO

DATE: 03/24/2025	SCALE: AS NOTED
DESIGN: JEB	DRAWN: AJH/JBS
JOB NO.: 8447	FILE NAME: 8447-TRL-S-COVER-PP
REF. NO.:	PP-1.1
SHEET NO.:	1 OF 10

Toll Brothers
AMERICA'S LUXURY HOME BUILDER®

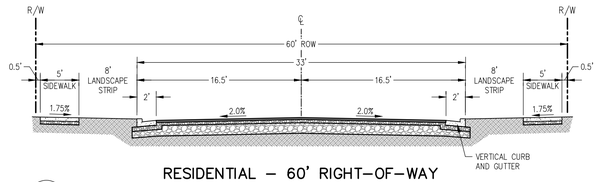
I:\PROJECTS\IDAHO\8447 - VERBENA RANCH\ENGDEPT\TRAILS\DRAWINGS\PREPLAT\8447-TRL-S-COVER-PP.DWG--Anna Hinning--3/24/2025 3:05 PM



RESIDENTIAL – 60' RIGHT-OF-WAY
TYPICAL SECTION

A

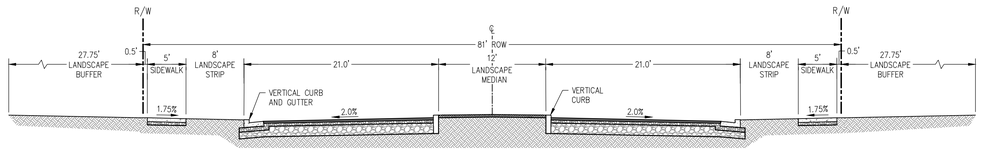
N.T.S.



RESIDENTIAL – 60' RIGHT-OF-WAY
TYPICAL SECTION

B

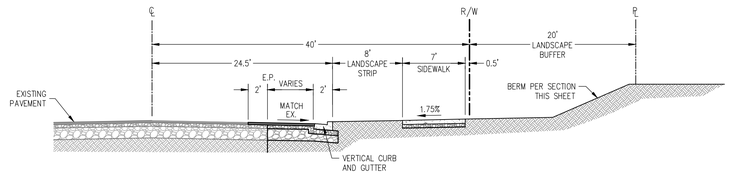
N.T.S.



RESIDENTIAL W/ MEDIAN – 81' RIGHT-OF-WAY
TYPICAL SECTION

C

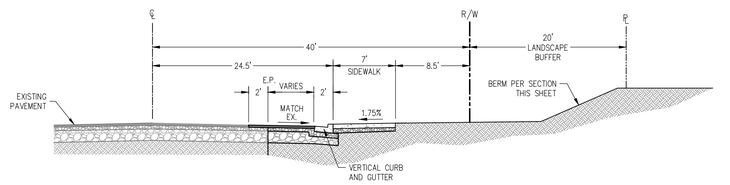
N.T.S.



MINOR ARTERIAL WIDENING TYPICAL SECTION
(S 10TH AVE – DETACHED SIDEWALK)

E

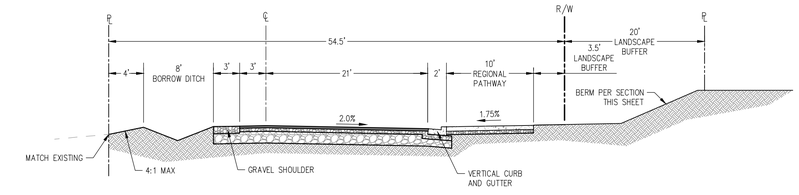
N.T.S.



MINOR ARTERIAL WIDENING TYPICAL SECTION
(S 10TH AVE – ATTACHED SIDEWALK)

F

N.T.S.



MINOR COLLECTOR TYPICAL SECTION
(MOSS ST)

G

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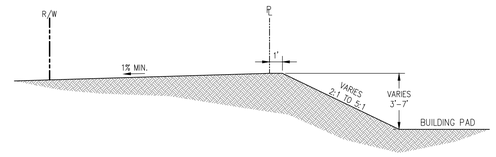
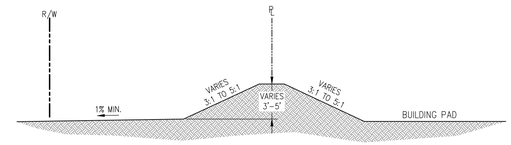


MOSS ST & 10TH AVE FRONTAGE BERM SECTION

H

N.T.S.



10TH AVE FRONTAGE BERM SECTION
LOTS LEVEL W/ STREET

I

N.T.S.

NOT APPROVED FOR CONSTRUCTION

PROFESSIONAL ENGINEER
LICENSED
12449
STATE OF IDAHO
JUSTIN E. BOZOVICH
3/24/25
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NOTES AND SECTIONS

PRELIMINARY PLAT FOR
TRAILS 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-TRL-S-COVER-PP
REF. NO.:	PP-1.2
SHEET NO.:	2 OF 10

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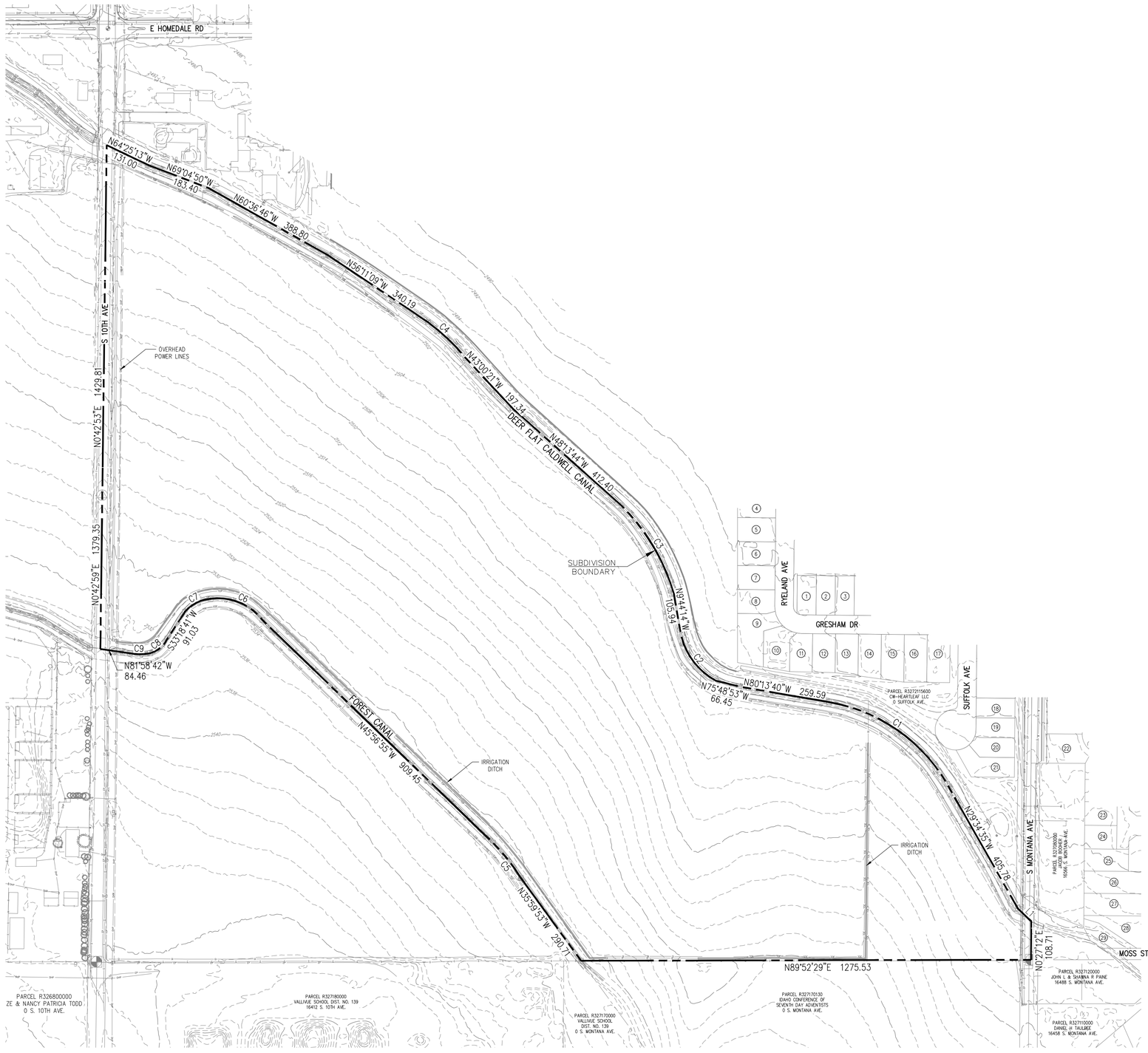

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28. PARCEL R0618247800 RODOLFO ROSAS RAMIREZ 16515 ANTIQUA AVE.
29. PARCEL R0618247900 WHISPERING PINES SUB pf HOMEOWNERS ASSN 0 ANTIQUA AVE.

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	421.00	481.76	50°04'10"	N55°11'36"W	407.73
C2	182.20	197.07	52°58'12"	N35°25'32"W	175.78
C3	293.40	579.15	29°01'34"	N30°46'13"W	290.27
C4	147.40	587.46	14°22'35"	N46°19'53"W	147.02
C5	127.62	552.85	13°13'33"	N38°27'30"W	127.34
C6	166.30	159.84	59°36'38"	N67°49'24"W	158.90
C7	83.18	105.17	45°18'59"	S62°49'09"W	81.03
C8	66.35	76.90	49°25'54"	S49°45'59"W	64.31
C9	57.63	143.29	23°02'36"	N89°49'53"W	57.24

FEET
150 0 75 150 300
GRAPHIC SCALE
1 inch = 150 ft. Horizontal

NOT APPROVED FOR CONSTRUCTION
PROFESSIONAL ENGINEER — JUSTIN E. BOZOVICH — 12449 — STATE OF IDAHO — 5/14/25
AGENCY REVIEW

ESE CONSULTANTS
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ESE Consultants, Inc.
3103 W. Sheryl Drive • Suite 100 • Meridian, ID 83642
T: 208-424-0020

REV.:	DATE:	DESCRIPTION	DRAWN
3	03/24/2025	CITY COMMENTS	ALH
2	09/19/2024	CITY COMMENTS	ALH
1	05/22/2024	AGENCY SUBMITTAL	ALH/JBS

NATURAL FEATURES MAP

PRELIMINARY PLAT FOR TRAILS AT VERBENA RANCH

CITY OF CALDWELL, CANYON COUNTY, IDAHO

DATE: XX/XX/XXXX	SCALE: AS NOTED
DESIGN: JEB	DRAWN: ALH/JBS
JOB NO.: 8447	FILE NAME: 8447-TRL-S-EXIST-PP
REF. NO.:	PP-2.1
SHEET NO.:	3 OF 10

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SHEET INDEX

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PROFESSIONAL ENGINEER — 12449 — STATE OF IDAHO — JUSTIN E. BOZOVICH — 5/14/25

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3	03/24/2025	CITY COMMENTS	ALH
2	09/19/2024	CITY COMMENTS	ALH
1	05/22/2024	AGENCY SUBMITTAL	ALH/JBS

PRELIMINARY PLAT

PRELIMINARY PLAT FOR TRAILS 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-TRL-S-PLAT-PP
REF. NO.: PP-3.1	
SHEET NO.: 4 OF 10	

FEET

60 0 30 60 120

GRAPHIC SCALE

1 inch = 60 ft. Horizontal

J:\PROJECTS\IDAHO\8447 - VERBENA RANCH\ENGDEPT\TRAILS\DRAWINGS\PREPLAT\8447-TRL-S-PLAT-PP.DWG-Anna Hinning-3/24/2025 2:55 PM

SHEET INDEX
N.T.S.

FEET
60 0 30 60 120
GRAPHIC SCALE
1 inch = 60 ft. Horizontal

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PROFESSIONAL ENGINEER
LICENSED
12449
STATE OF IDAHO
JUSTIN E. BOZOVICH
5/14/25
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REV.	DATE	DESCRIPTION	DRAWN
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2	09/19/2024	CITY COMMENTS	ALH
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PRELIMINARY PLAT

PRELIMINARY PLAT FOR TRAILS 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-TRL-S-PLAT-PP
REF. NO.: PP-3.2	
SHEET NO.: 5 OF 10	

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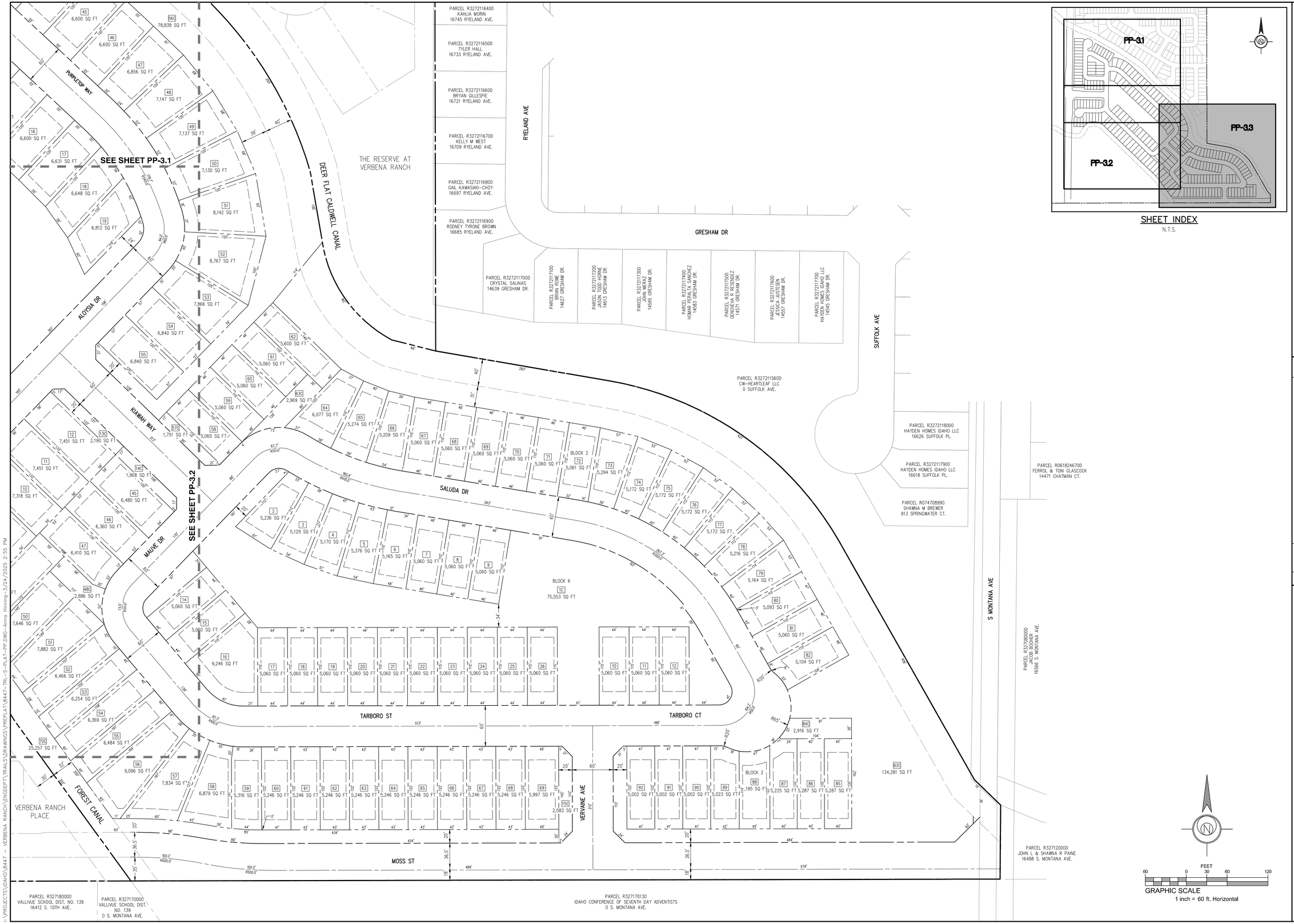

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PROFESSIONAL ENGINEER — LICENSED — 12449 — STATE OF IDAHO — JUSTIN E. BOZOVICH — 5/14/25

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REV.:	DATE	DESCRIPTION	DRAWN
3	03/24/2025	CITY COMMENTS	ALH
2	09/19/2024	CITY COMMENTS	ALH
1	05/22/2024	AGENCY SUBMITTAL	ALH/JBS

PRELIMINARY PLAT

PRELIMINARY PLAT FOR TRAILS 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-TRL-S-PLAT-PP
REF. NO.: PP-3.3	
SHEET NO.: 6 OF 10	

SHEET INDEX
N.T.S.

GRAPHIC SCALE
1 inch = 60 ft. Horizontal

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PROFESSIONAL ENGINEER
JUSTIN E. BOZOVICH
12449
STATE OF IDAHO
5/14/25
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REV.	DATE	DESCRIPTION	DRAWN
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2	09/19/2024	CITY COMMENTS	ALH
1	05/22/2024	AGENCY SUBMITTAL	ALH/JBS

PRELIMINARY ENGINEERING PLAN

PRELIMINARY PLAT FOR TRAILS 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-TRL-S-ENG-PP
REF. NO.:	PP-4.1
SHEET NO.:	7 OF 10

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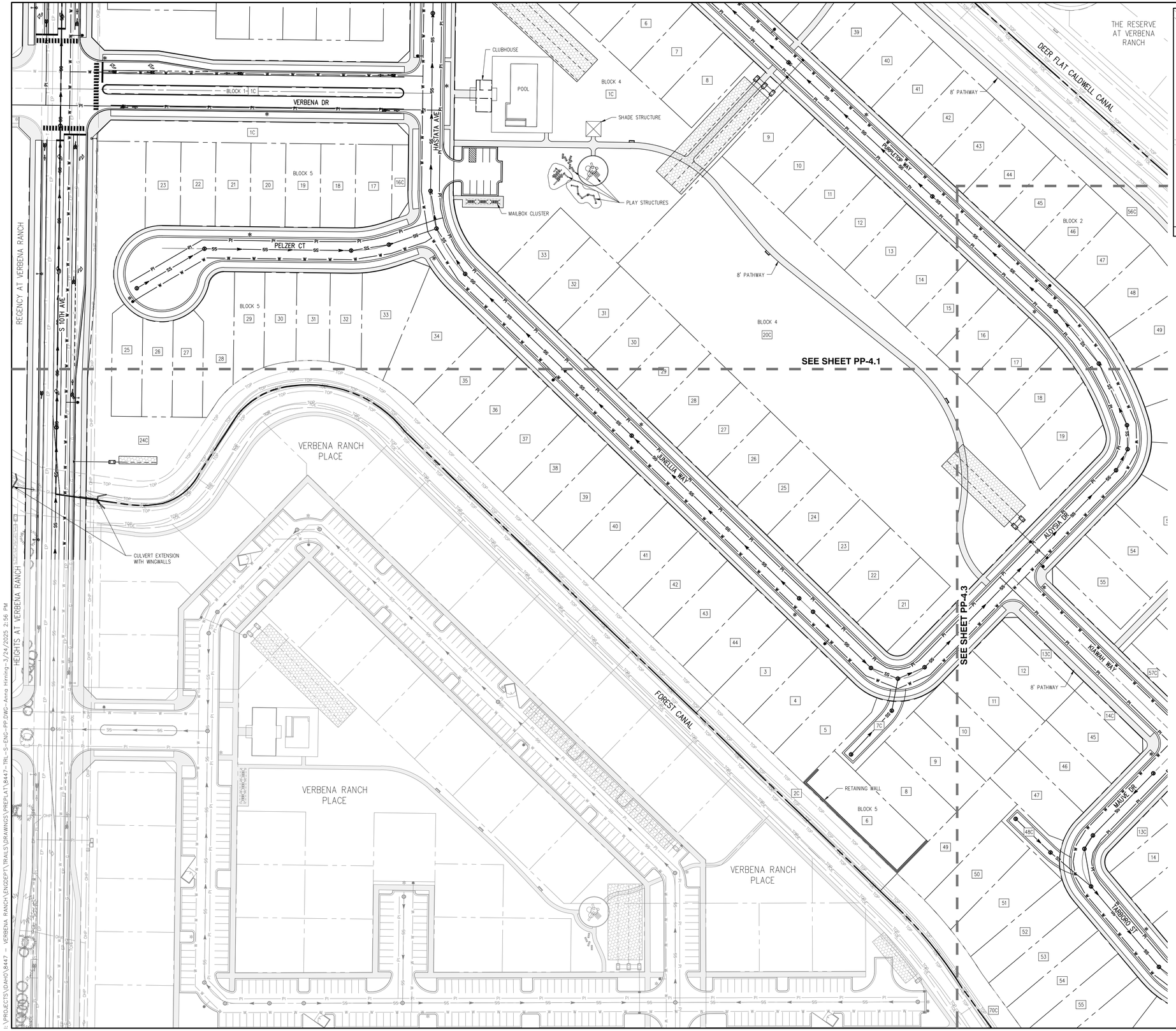

SHEET INDEX
N.T.S.

GRAPHIC SCALE
1 inch = 60 ft. Horizontal
FEET
60 0 30 60 120

PROFESSIONAL ENGINEER
LICENSE 12449
STATE OF IDAHO
JUSTIN E. BOZOVICH
5/14/25
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REV.	DATE	DESCRIPTION	DRAWN
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2	09/19/2024	CITY COMMENTS	ALH
1	05/22/2024	AGENCY SUBMITTAL	ALH/JBS

PRELIMINARY ENGINEERING PLAN

PRELIMINARY PLAT FOR
TRAILS 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-TRL-S-ENG-PP
REF. NO.: PP-4.2	
SHEET NO.: 8 OF 10	

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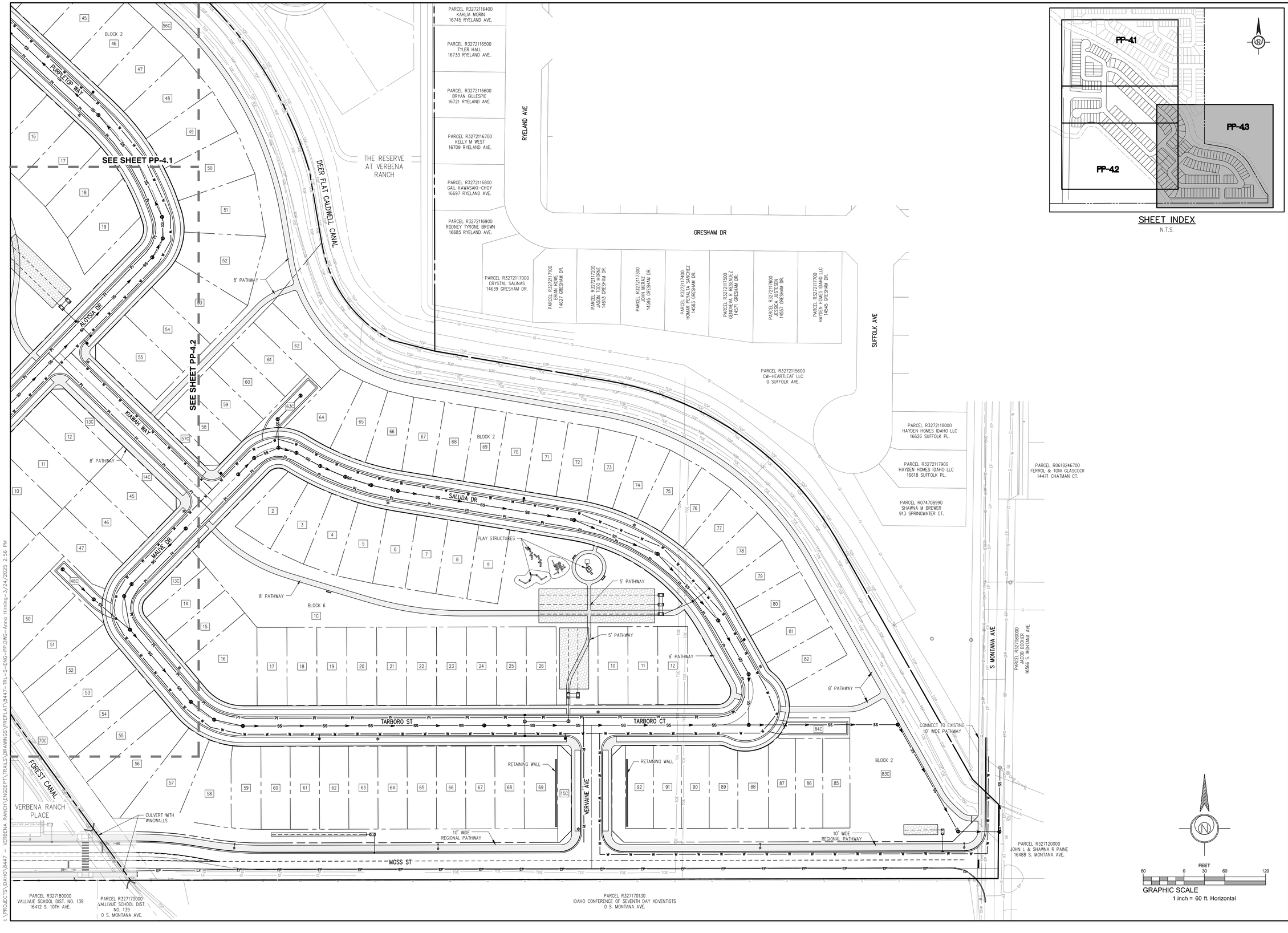

SHEET INDEX

N.T.S.

GRAPHIC SCALE

1 inch = 60 ft. Horizontal

FEET 60 0 30 60 120

NOT APPROVED FOR CONSTRUCTION

PROFESSIONAL ENGINEER LICENSED 12449 STATE OF IDAHO JUSTIN E. BOZOVICH 5/14/25

AGENCY REVIEW

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REV.	DATE	DESCRIPTION	DRAWN
3	03/24/2025	CITY COMMENTS	ALH
2	09/19/2024	CITY COMMENTS	ALH
1	05/22/2024	AGENCY SUBMITTAL	ALH/JBS

PRELIMINARY ENGINEERING PLAN

PRELIMINARY PLAT FOR TRAILS 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-TRL-S-ENG-PP
REF. NO.:	PP-4.3
SHEET NO.:	9 OF 10

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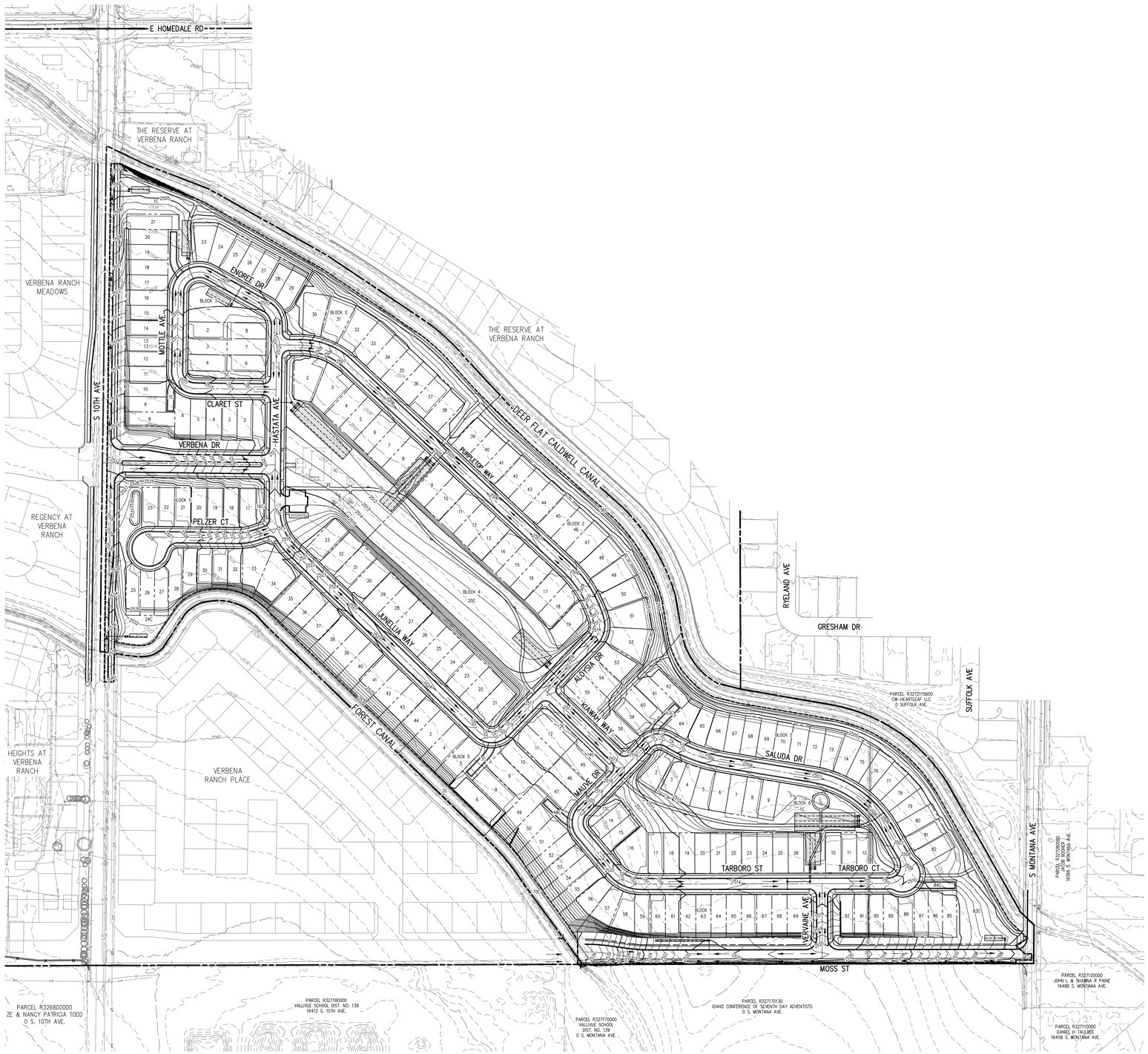

PRELIMINARY EARTHWORK QUANTITIES

CUT: 130,000 CY
FILL: 130,000 CY
NET: 0 CY

FEET
150 0 75 150 300
GRAPHIC SCALE
1 inch = 150 ft. Horizontal

NOT APPROVED FOR CONSTRUCTION

PROFESSIONAL ENGINEER
LICENSED
12449
STATE OF IDAHO
JUSTIN E. BOZOVICH
3/24/25
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PRELIMINARY GRADING AND DRAINAGE PLAN

PRELIMINARY PLAT FOR
TRAILS 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-TRL-S-GRADING-PP
REF. NO.: PP-5.1	
SHEET NO.: 10 OF 10	

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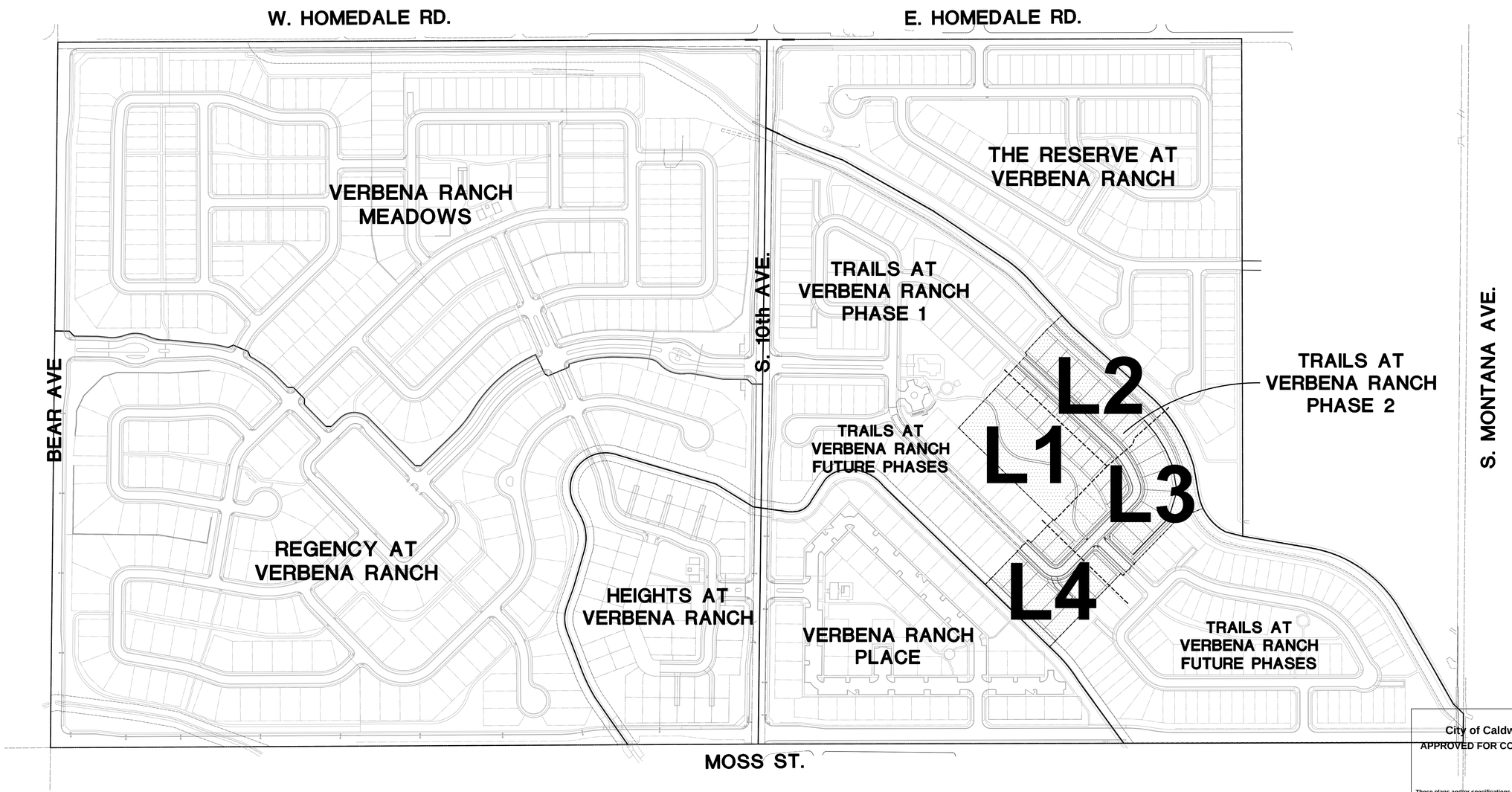

NOTES

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
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Name: **Martin Gergen**

NORTH

0' 200' 400' 600'

SCALE 1" = 200'

Issue Description	Date
ISSUE	2-23-26

JENSENBELTS ASSOCIATES

Site Planning
Landscape Architecture

1509 Tyrell Lane, Ste 130
Boise, Idaho 83706
Ph. (208) 343-7175

www.jensenbelts.com

TRAILS AT VERBENA RANCH PHASE 2
CALDWELL, IDAHO

FINAL PLAT LANDSCAPE PLAN

Job Number 2517

Drawn	Checked
JJN	KCS
Scale	AS SHOWN

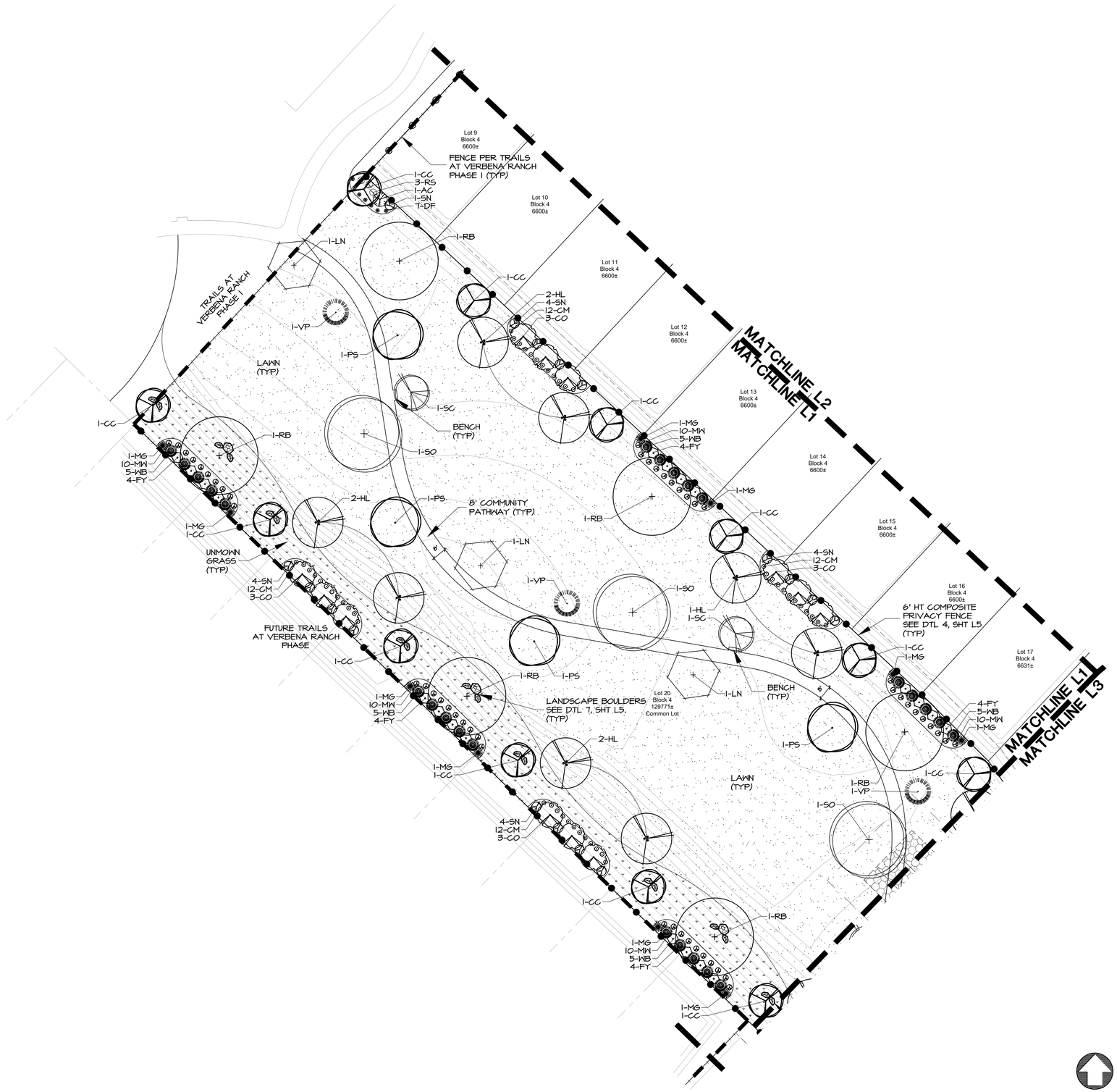
Sheet Title

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
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
ORNAMENTAL TREES (CLASS I)	
CC	CENTURION CRABAPPLE
HW	HOTWINGS MAPLE
FP	FOREST PANSY REDBUD
SC	SPRING SNOW 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
CM	WALKER'S DEEP BLUE CATMINT
DF	DWARF FOUNTAIN GRASS
FA	FIVELEAF AKEBIA
FY	SHOWOFF FORSYTHIA
HG	HENRY'S GARNET SWEETSPIRE
IH	IVORY HALO DOGWOOD
KF	KARL FOERSTER REED GRASS
LL	LITTLE LIME HYDRANGEA
MG	MAIDEN GRASS
MW	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 L5.

5' OPEN VISION BLACK IRON FENCE ALONG CANAL EASEMENTS (TYP) SEE DTL 5, SHT L5.

3.5' VINEYARD FENCE (TYP) SEE DTL 6, SHT L5.

NOTES

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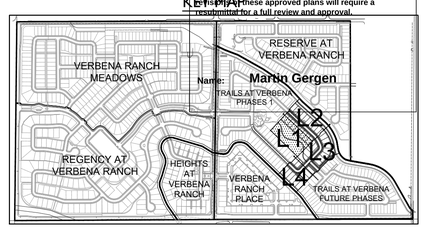
KEY MAP



Issue Description	Date
ISSUE	2-23-26

STATE OF IDAHO — Jensen Belts Associates — Registered — LANDSCAPE ARCHITECT — PLA 6535

JENSENBELTS ASSOCIATES

Site Planning
Landscape Architecture

1509 Tyrell Lane, Ste 130
Boise, Idaho 83706
Ph. (208) 343-7175

www.jensenbelts.com

TRAILS AT VERBENA RANCH PHASE 2 CALDWELL, IDAHO

FINAL PLAT LANDSCAPE PLAN

Job Number 2517

Drawn	Checked
JJN	KCS
Scale	AS SHOWN

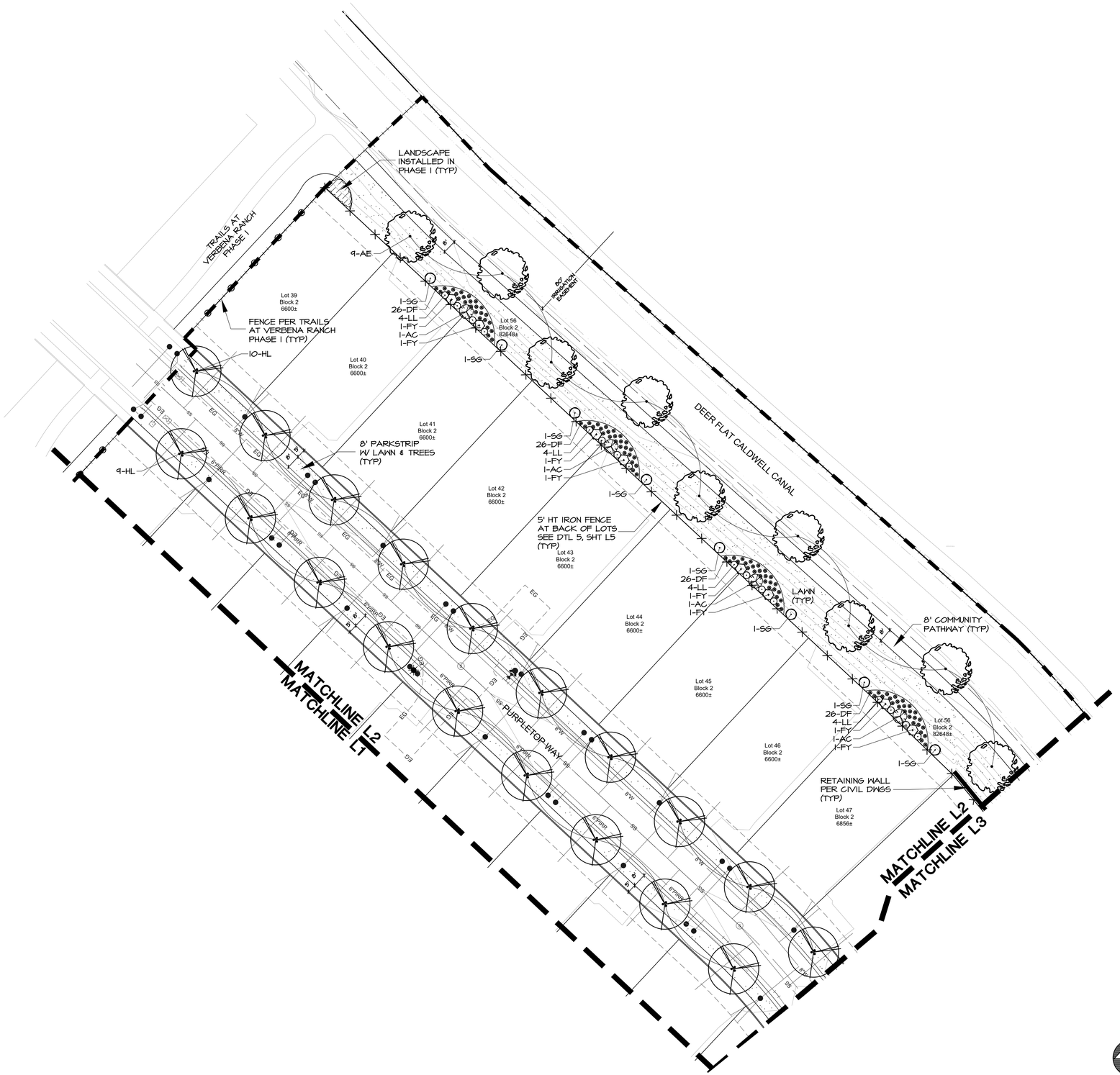
Sheet Title

LANDSCAPE PLAN

Sheet Number

L1

2 of 7 Sheets



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CO	CRIMSON SPIRE OAK
GZ	GREEN VASE ZELKOVA
HL	SKYLINE HONEYLOCUST
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SN	SUMMERWINE NINEBARK
TE	TIGER EYE SUMAC

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6' COMPOSITE FENCE AT PERIMETER PROPERTY LINES & LANDSCAPE BUFFERS (TYP). SEE DTL 4, SHT L5.

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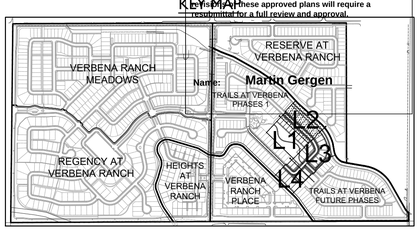

Issue Description	Date
ISSUE	2-23-26

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TRAILS AT VERBENA RANCH PHASE 2 CALDWELL, IDAHO

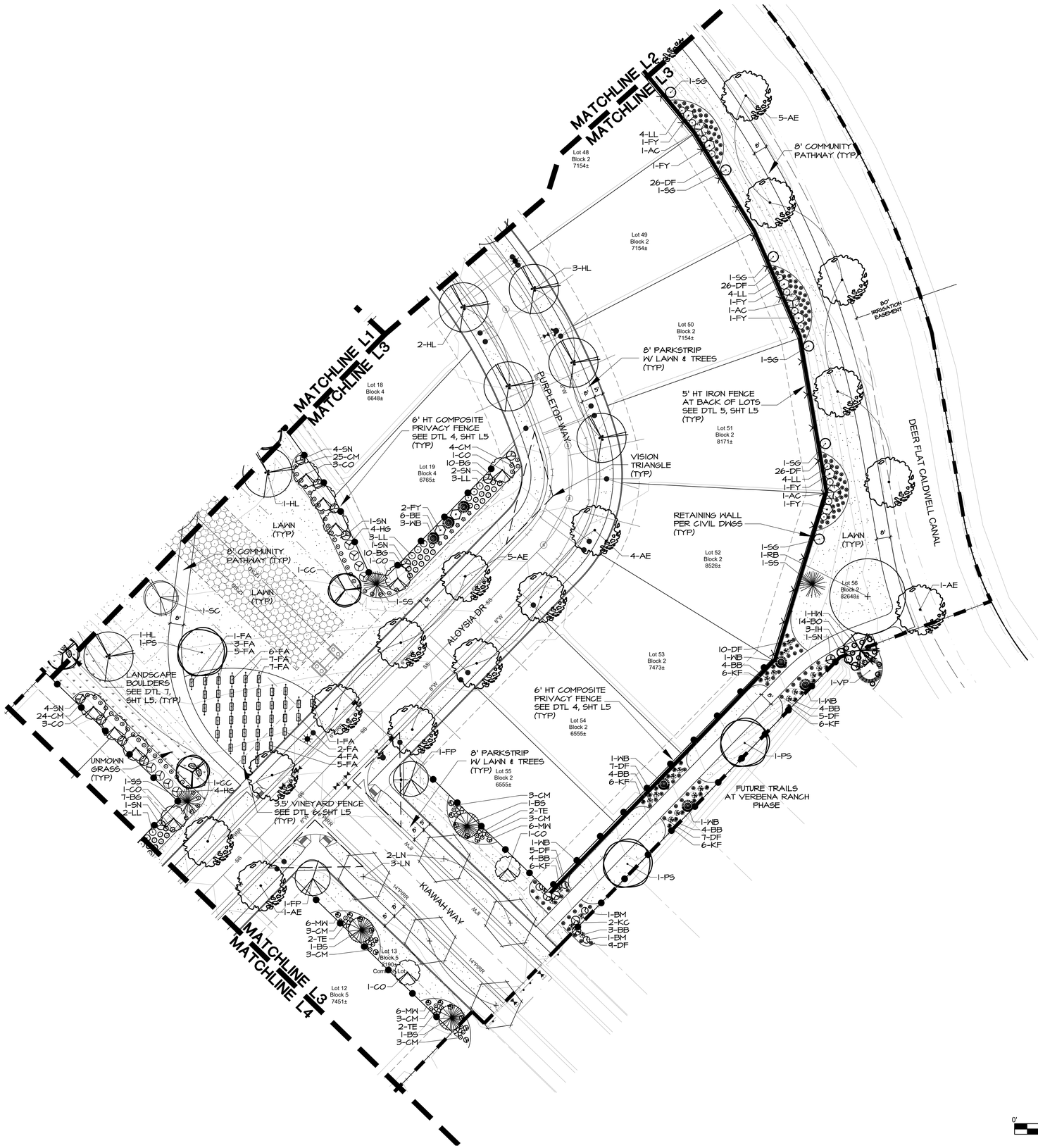
FINAL PLAT LANDSCAPE PLAN

Job Number 2517

Drawn	Checked
JJN	KCS
Scale	AS SHOWN

Sheet Title
LANDSCAPE PLAN

Sheet Number
L2
3 of 7 Sheets



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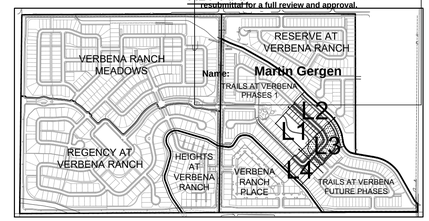
KEY MAP



Issue Description	Date
ISSUE	2-23-26

STATE OF IDAHO — Kimberly Jo Gergen — LANDSCAPE ARCHITECT — LA-6535

JENSENBELTS ASSOCIATES

Site Planning
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TRAILS AT VERBENA RANCH PHASE 2
CALDWELL, IDAHO

FINAL PLAT LANDSCAPE PLAN

Job Number 2517

Drawn	Checked
JJN	KCS
Scale	AS SHOWN

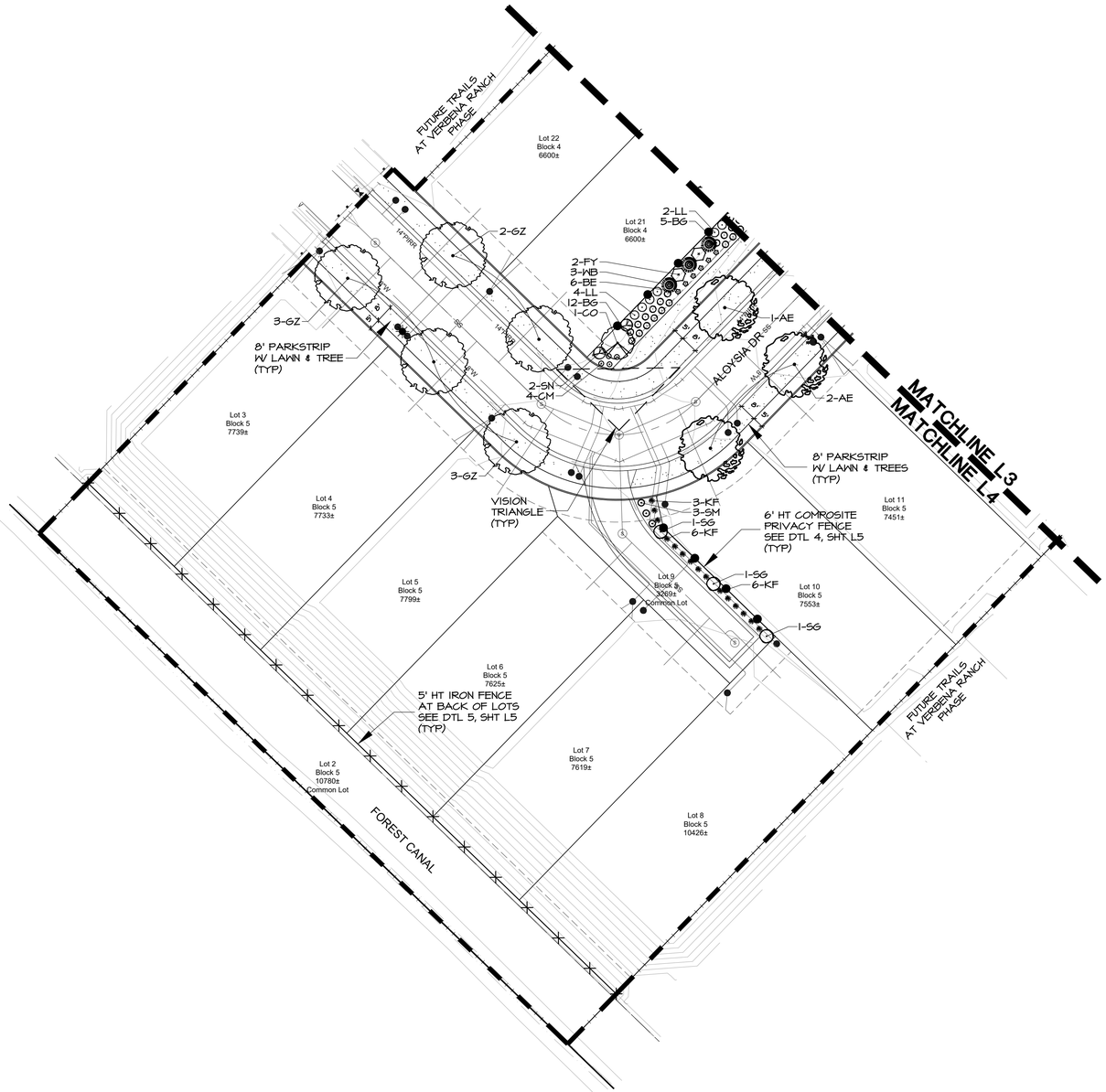
Sheet Title

LANDSCAPE PLAN

Sheet Number

L3

4 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
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
ORNAMENTAL TREES (CLASS I)	
CG	GENTURION CRABAPPLE
HW	HOTWINGS MAPLE
FP	FOREST PANSY REDBUD
SC	SPRING SNOW 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
CM	WALKER'S DEEP BLUE CATMINT
DF	DWARF FOUNTAIN GRASS
FA	FIVELEAF AKEBIA
FY	SHOWOFF FORSYTHIA
HG	HENRY'S GARNET SWEETSPIRE
IH	IVORY HALO DOGWOOD
KF	KARL FOERSTER REED GRASS
LL	LITTLE LIME HYDRANGEA
MG	MAIDEN GRASS
MW	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 L5.

5' OPEN VISION BLACK IRON FENCE ALONG CANAL EASEMENTS (TYP) SEE DTL 5, SHT L5.

3.5' VINEYARD FENCE (TYP) SEE DTL 6, SHT L5.

NOTES

1. REFER TO SHEET L5 FOR PLANT SCHEDULE, FENCING DETAILS, LANDSCAPE NOTES & DETAILS, AND LANDSCAPE CALCULATIONS.
2. REFER TO SHEET L6 FOR LANDSCAPE AND IRRIGATION PERFORMANCE SPECIFICATIONS.

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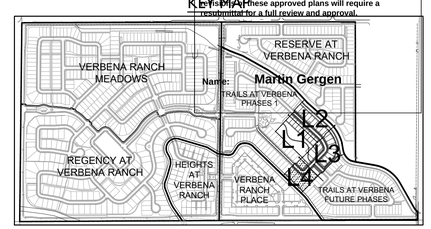

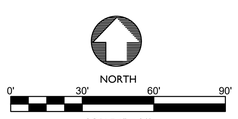

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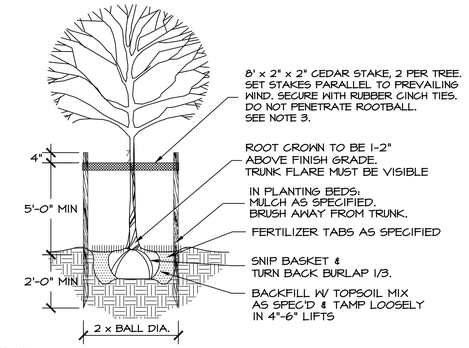
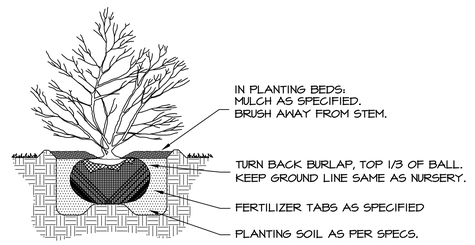


NOTES:
1. REMOVE ALL TWINE, ROPE, OR BINDINGS FROM ALL TRUNKS.
2. REMOVE BURLAP AND WIRE BASKETS FROM THE TOP 1/3 OF ALL ROOT BALLS AFTER PLANTING. IF SYNTHETIC WRAP/BURLAP IS USED, IT MUST BE COMPLETELY REMOVED.
3. STAKING OF TREES TO BE THE CONTRACTOR'S OPTION; HOWEVER, THE CONTRACTOR IS RESPONSIBLE 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

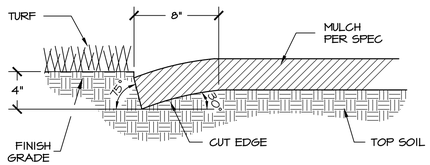
NOT TO SCALE



NOTE: DIG HOLE TWICE THE SIZE OF ROOTBALL.

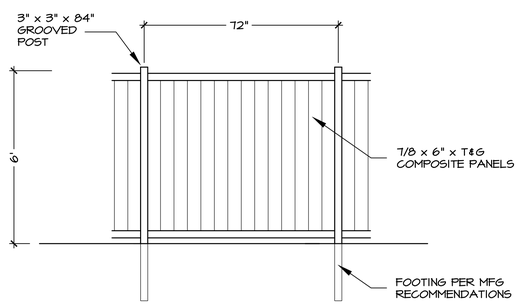
2 SHRUB PLANTING

NOT TO SCALE



3 PLANTER CUT BED EDGE

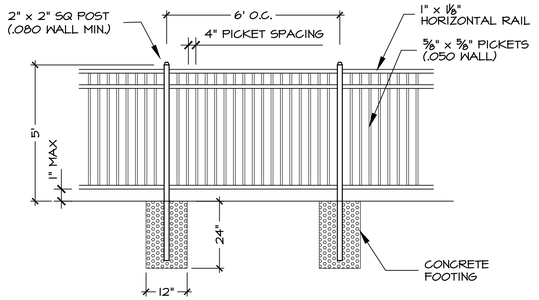
NOT TO SCALE



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

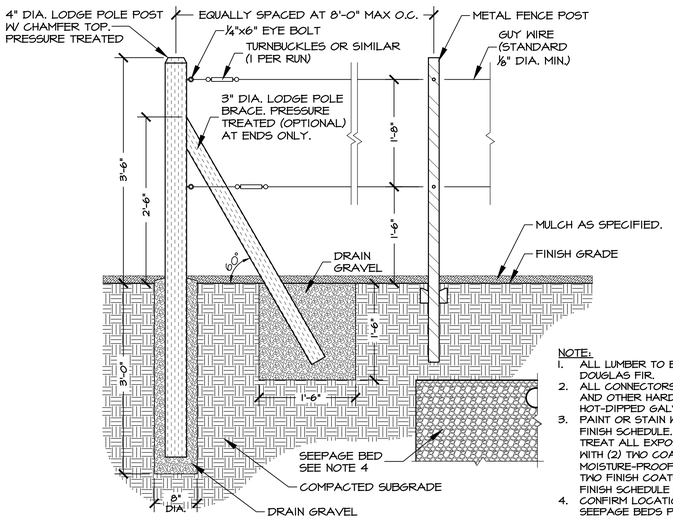
NOT TO SCALE



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.

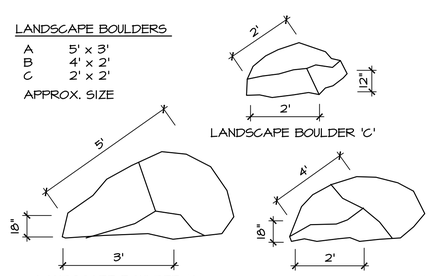
6 VINEYARD FENCE

NOT TO SCALE

LANDSCAPE BOULDERS

A	5' x 3'
B	4' x 2'
C	2' x 2'

APPROX. SIZE



BOULDER NOTES:
1. PROVIDE/INSTALL LANDSCAPE BOULDERS. SIZES OF BOULDERS ARE APPROXIMATIONS. SELECTION OF BOULDERS SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO SITE DELIVERY. COORDINATE PLACEMENT OF BOULDERS WITH LANDSCAPE ARCHITECT.
2. BURY BOULDER APPROX. 1/3 OF DEPTH INTO GROUND WHEN PLACING.

7 LANDSCAPE BOULDERS

NOT TO SCALE

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
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 SIHOUETTE	2" CAL B&B
ORNAMENTAL TREES (CLASS I)			
CG	CENTURION CRABAPPLE	MALUS sp. 'CENTZAM'	2" CAL B&B
HW	HOTWINGS MAPLE	ACER TATARICUM 'GARANN'	6-8' HT. MULTI-STEM
FP	FOREST PANSY REDBUD	CERCIS CANADENSIS 'FOREST PANSY'	2" CAL B&B
SC	SPRING SNOW CRABAPPLE	MALUS 'SPRINGSNOW'	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
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
FY	SHOWOFF FORSYTHIA	FORSYTHIA x INTERMEDIA 'MINDOR'	5 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
MW	MIDNIGHT SUN 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'	3 GAL

LAWN SOD

UNMOWN GRASS

6' COMPOSITE FENCE AT PERIMETER PROPERTY LINES & LANDSCAPE BUFFERS (TYP). SEE DTL 4, THIS SHT.

5' OPEN VISION BLACK IRON FENCE ALONG CANAL EASEMENTS (TYP) SEE DTL 5, THIS SHT.

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 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 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 SLIGHTLY FROM 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 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.

LANDSCAPE CALCULATIONS

COMMUNITY PATHWAY TREES & SHRUBS:

WIDTH	LENGTH	REQUIRED	PROVIDED
8'	2,070'	2,070'/40' = 52 TREES 2,070'/100' x 15 = 311 SHRUBS	56 TREES 431 SHRUBS (+22 EVERGREENS)

COMMON OPEN SPACE:

	REQUIRED	PROVIDED
	177,730 SF / 5,000 = 36 TREES	96 TREES

NUMBER OF TREES PROVIDED ALONG COMMUNITY PATHWAY:	78 TREES
NUMBER OF TREES PROVIDED WITHIN RESIDENTIAL PARKSTRIPS:	36 TREES
NUMBER OF TREES PROVIDED ON COMMON LOTS:	96 TREES
TOTAL NUMBER OF TREES:	210 TREES

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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.
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, 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 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. 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.
C. Unmown Grass Seed or Sod

Festuca rubra communtata	Chewing Fescue	33%
Festuce 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 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 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 culti-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 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.

3.7 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.

3.8 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 culti-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 culti-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 one-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 barren areas in seed bed 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 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. 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 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 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 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	2-23-26

STATE OF IDAHO — LICENSED LANDSCAPE ARCHITECT — LA-16535

JENSENBELTS ASSOCIATES

Site Planning
Landscape Architecture

1509 Tyrell Lane, Ste 130
Boise, Idaho 83706
Ph. (208) 343-7175

www.jensenbelts.com

TRAILS AT VERBENA RANCH
PHASE 2
CALDWELL, IDAHO

FINAL PLAT LANDSCAPE PLAN

Job Number 2517

Drawn	Checked
JJN	KCS
Scale	AS SHOWN

Sheet Title

LANDSCAPE SPECIFICATIONS

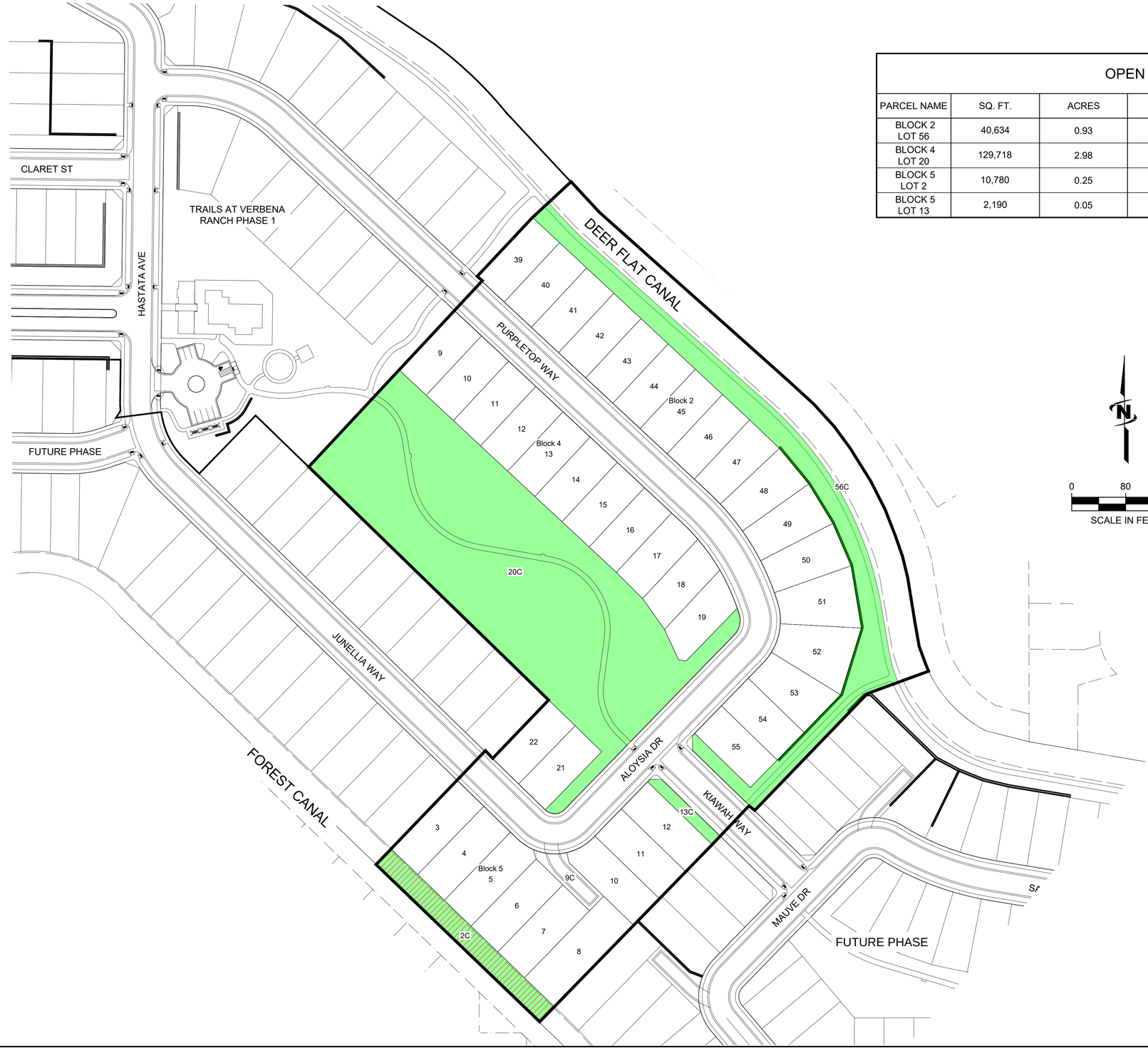
Sheet Number

L6

7 of 7 Sheets

OPEN SPACE CALCULATIONS

PARCEL NAME	SQ. FT.	ACRES	TYPE	USE	% QUALIFIED	QUALIFIED TOTAL
BLOCK 2 LOT 56	40,634	0.93	COMMON	OPEN	100	0.93
BLOCK 4 LOT 20	129,718	2.98	COMMON	OPEN/DRAINAGE	100	2.98
BLOCK 5 LOT 2	10,780	0.25	COMMON	BUFFER	0	0
BLOCK 5 LOT 13	2,190	0.05	COMMON	BUFFER	100	0.05



QUALIFIED OPEN SPACE

NONQUALIFIED OPEN SPACE

N

0 80 160

SCALE IN FEET

TOTAL AREA: 13.45 AC.
TOTAL COMMON AREA: 4.21 AC. (31.3%)
QUALIFIED COMMON AREA: 3.96 AC. (29.4%)

Plot Date:3/4/2026 3:49 PM Plotted By: Kaye Southern
Date Created:2/23/2026 \\JUB.COM\CENTRAL\CLIENTS\ID\TOLLBROTHERS\PROJECTS\09-25-054_VERBENATRAILS\DESIGN\CAD\EXHIBITS\09-25-054_OPENSPACEEXHIBIT_PH2.DWG

LAST UPDATED: 3/4/2026
PLOT DATE: 3/4/2026
FILE: 09-25-054_OPENSPACEEXHIBIT_PH2

J-U-B ENGINEERS, INC.

VERBENA TRAILS
CALDWELL, ID

OPEN SPACE EXHIBIT
PAGE 1 OF 1

Memorandum

To:

City Council

Meeting Date:

May 18, 2026

Item Name:

Approve the Findings of Facts and Conclusions of Law for Element Ridge No. 1 Final Plat (SFP26-000010).

Summary Statement:

Recommended Action:

Budget:

Cost:
GL Account:
Timeline:
Department:
Project Manager:

Attachments:

1. SR_CC_ElementRidge1_2026-05-18

Caldwell Planning & Zoning Department

STAFF REPORT / FINDINGS

Consent Item | City Council | 5/18/2026

Staff Planner: Katie Wright

CASE NO(s): SFP26-000010

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 5/18/2026 City Council meeting.

PROJECT SUMMARY:

Proposed Land Use Applications:

- Final Plat for Element Ridge Subdivision No. 1 consisting of 122 single family residential lots and 4.80 acres of open space on 32.81 acres within the R-1 zone.

Project Name:	Element Ridge Subdivision Phase 1
Applicant:	Cheryl Heath, KM Engineering, LLP
Property Owner:	DRP GREENBOUGH 22 LLC
Parcel ID Number(s):	R3268100000
Property or Project Size:	32.81 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 A FINAL PLAT APPROVAL FOR ELEMENT RIDGE NO 1, CONSISTING OF 122 SINGLE FAMILY RESIDENTIAL LOTS AND 4.8 ACRES OF OPEN SPACE ON 32.81 ACRES WITHIN THE R-1 ZONE.

Property Owner: DRP GREENBOUGH 22 LLC

FINDINGS OF FACT, CONCLUSIONS OF LAW AND DECISION

Case No. SFP26-000010

I. FINDINGS OF FACTS

1.	**APPLICANT:**	Cheryl Heath, KM Engineering, LLP
2.	**PROPERTY OWNER:**	DRP GREENBOUGH 22 LLC
3.	**APPLICATION REQUEST:**	Application for final plat approval of Element Ridge No. 1 consisting of 122 single family residential lots and 4.8 acres of open space on 32.81 acres within the R-1 zone.
4.	**SITE ADDRESS AND LOCATION:**	The subject site is located on the NWC of S. 10th Avenue and David Street, with a property address of 0 S. 10th Ave., described as a portion of N ½ of the SE ¼ of Section 9, T3N, R3W, B.M.
5.	**ASSESSOR PARCEL NUMBER(S):**	R3268100000
6.	**PROPERTY SIZE:**	Approximately 32.81 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 approval of the annexation and preliminary plat for Element Ridge Subdivision (ANN24-000013/SPP24-000002) was signed by the City Council on 2/18/2025. This is the first phase of the development which consists of 32.81acres and includes 122 single-family 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**	**Remaining**
Single-Family Detached	215	122	93
Common Lots	35	20 (2 common drives)	n/a

Non-Residential			
	PP	**FP No 1**	**Remaining**
Open Space Acreage	5.86 AC	4.80 AC	1.06 AC
Amenities Approved	Sports Court Picnic Area	Sports Court Picnic Area	-

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 and zoning Department, 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 Element Ridge No. 1, a residential subdivision with 122 single-family lots and 20 common lots in an R-1 zone on approximately 32.81 acres on Parcel R3268100000, located in the N ½ of the SE ¼ of Section 9, T3N, R3W, B.M., the subject application was placed on the 5/18/2026 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 (SFP26-000010), are subject to the adherence of the following conditions:

A. Site Specific Requirements:

1. All conditions for entitlements associated with (ANN24-000013/SPP24-000002) 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 home owner'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 a final plat approval for Element Ridge No. 1, a residential subdivision with 122 single-family lots and 20 common lots in an R-1 zone on approximately 32.81 acres on Parcel R3268100000, located in the N ½ of the SE ¼ of Section 9, T3N, R3W, B.M., is **APPROVED SUBJECT TO THE CONDITIONS OF APPROVAL LISTED HEREIN.**

These Findings of Fact, Conclusions of Law and Decision are for Element Ridge Subdivision No. 1 approved and adopted by the Caldwell City Council on this date, May 18th, 2026.

_____ _____

Eric Phillips, Mayor Date of Decision

ATTEST:

_____

Kristina Buchan, City Clerk
City of Caldwell

EXHIBIT 1

Application Documents

- Application and Checklist
- Narrative
- Vicinity Map
- Final Plat
- Approved Preliminary Plat
- Landscape Plan
- Open Space Exhibit

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)*	Element Ridge Subdivision No. 1
Site Address(s): *Upload separate attached sheet if more than six (6) site addresses*	0 S. 10th Ave., Caldwell, ID
Suite #s:	
Parcel #s:	R3268100000
Total Acres:	+/- 32.81
Prior Use of Property:	Agricultural Land
Proposed Use of Property:	Residential

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 ☐ RS-1 ☐ RS-2 ☐ R-1 ☐ R-2 ☐ R-3	☐ C-1 ☐ C-2 ☐ C-3 ☐ C-4 ☐ H-C	☐ M-1 ☐ M-2 ☐ I-P		☐ D-CC ☐ C-CB ☐ T-N	☐ A-D ☐ C-D ☐ H-D ☐ P-D

Select the Overlay District for the Subject Parcel(s): *(check all that apply)*	☑ Not in Overlay Zone ☐ APO-1 ☐ APO-2	☐ ED-1	☐ FP-1	☐ HD-1 ☐ HD-2 ☐ HD-3	☐ SO-1 ☐ SO-2 ☐ SO-3	☐ UD-1 ☐ UD-2 ☐ UD-3

City of Caldwell Comprehensive Plan Designation of Subject Parcel(s): *(check all that apply)*	☐ Neighborhood 1 ☑ Neighborhood 2 ☐ Neighborhood 3 ☐ Urban Neighborhood	☐ Downtown ☐ Mixed Use Center ☐ Community Center ☐ 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:	Cheryl Heath
Company Name: *(if applicable)*	KM Engineering, LLP
Mailing Address:	5725 N. Discovery Way Boise, Idaho 83713

Phone:	208.639.6939	**Email:**	cheath@kmengllp.com
Email Address:	cheath@kmengllp.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:	DRP Greenbough 22, LLC
Mailing Address:	520 Madison Avenue, 21st Floor New Youk, NY 10022
Phone:	208.593.0910
Email:	c/o nate.burch@lennar.com

V. Contractor / Developer Information *(fill out, if applicable)*

Name:	Nate Burch
Company Name: *(if applicable)*	Lennar
Mailing Address:	408 S. Eagle Road, Ste. 100 Eagle, ID 83616
Phone:	208.593.0910
Email:	nate.burch@lennar.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:	Kevin Froehlich, P.E.
Company Name: *(if applicable)*	KM Engineering, LLP
Mailing Address:	5725 N. Discovery Way Boise, ID 83713

Phone:	208.639.6939	**Email:**	kfroehlich@kmengllp.com

VIII. Landscape Architect Information *(fill out, if applicable)*

Name:	Alyssa Yensen, PLA
Company Name: *(if applicable)*	KM Engineering, LLP
Mailing Address:	5725 N. Discovery Way Boise, ID 83713

Phone:	208.639.6939	**Email:**	ayensen@kmengllp.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)

Cheryl Heath - KM Engineering, LLP

Applicant / Applicant's Representative Printed Name

February 18, 2026

Date



Applicant / Applicant's Representative Signature

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:	+/- 32.81	Total Acreage of Any Out-Parcels:	n/a
Residential / Multi-Family Information:			
Total # of Lots:	117	Total # of Dwelling Units:	98
# of Residential Lots	98	# of Single-Family (detached or townhomes):	98
# of Common Lots	19	# of Duplex Dwelling Units:	0
Total Acreage of Common Lots:	6.175	# of Triplex Dwelling Units:	0
Minimum Lot Size:	0.18	# of 4-, 5-, or Six Family Dwelling Units:	0
Maximum Lot Size:	0.27	# of Multi-Family Dwelling Units:	0
Average Lot Size:	0.19	Dwelling Units per Gross Acre:	2.99
Minimum Street Frontage:	50'	Minimum Lot Width:	50'
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.

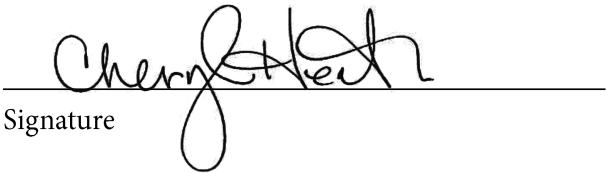
☑ I am aware that my civil construction drawings WILL NOT be approved until all outstanding items have been addressed and the final plat has been heard by City Council.

Cheryl Heath - KM Engineering, LLP

Printed Name

February 18, 2026

Date



Signature

The applicant is the:

☐ Property Owner

☑ Property Owner's Agent/Representative

February 18, 2026
Project No. 25-132

City of Caldwell
Planning and Zoning Department
621 Cleveland Boulevard
Caldwell, ID 83605

RE: Element Ridge Subdivision No. 1 – Caldwell, ID
Final Plat Application

Hello:

On behalf of DRP Greenbough 22, LLC., we are pleased to submit the final plat required supplements as requested on the City of Caldwell, Citizenserve Online Portal for Element Ridge Subdivision No. 1. Please accept this letter as the required written narrative regarding the project.

The Element Ridge project is located at the northwest corner of S. 10th Ave. and Airport Ave. with a property address of 0 S. 10th Ave., parcel number R3268100000. The property was annexed and zoned per Case No. ANN24-000013. The Preliminary Plat approval was received on February 18th, 2025 under Case No. SP24-000002.

The first phase of the Element Ridge Subdivision encompasses approximately +/- 32.81 acres and includes 98 buildable residential lots, and 19 common lots for a total of 117 total lots. Access for this phase is proposed via two (2) points of access off S. 10th Ave. and David Street.

To our knowledge, this final plat is in substantial conformance with the approved preliminary plat and the applicable City ordinances. Should you have questions or require further information in order to process this application, please contact me.

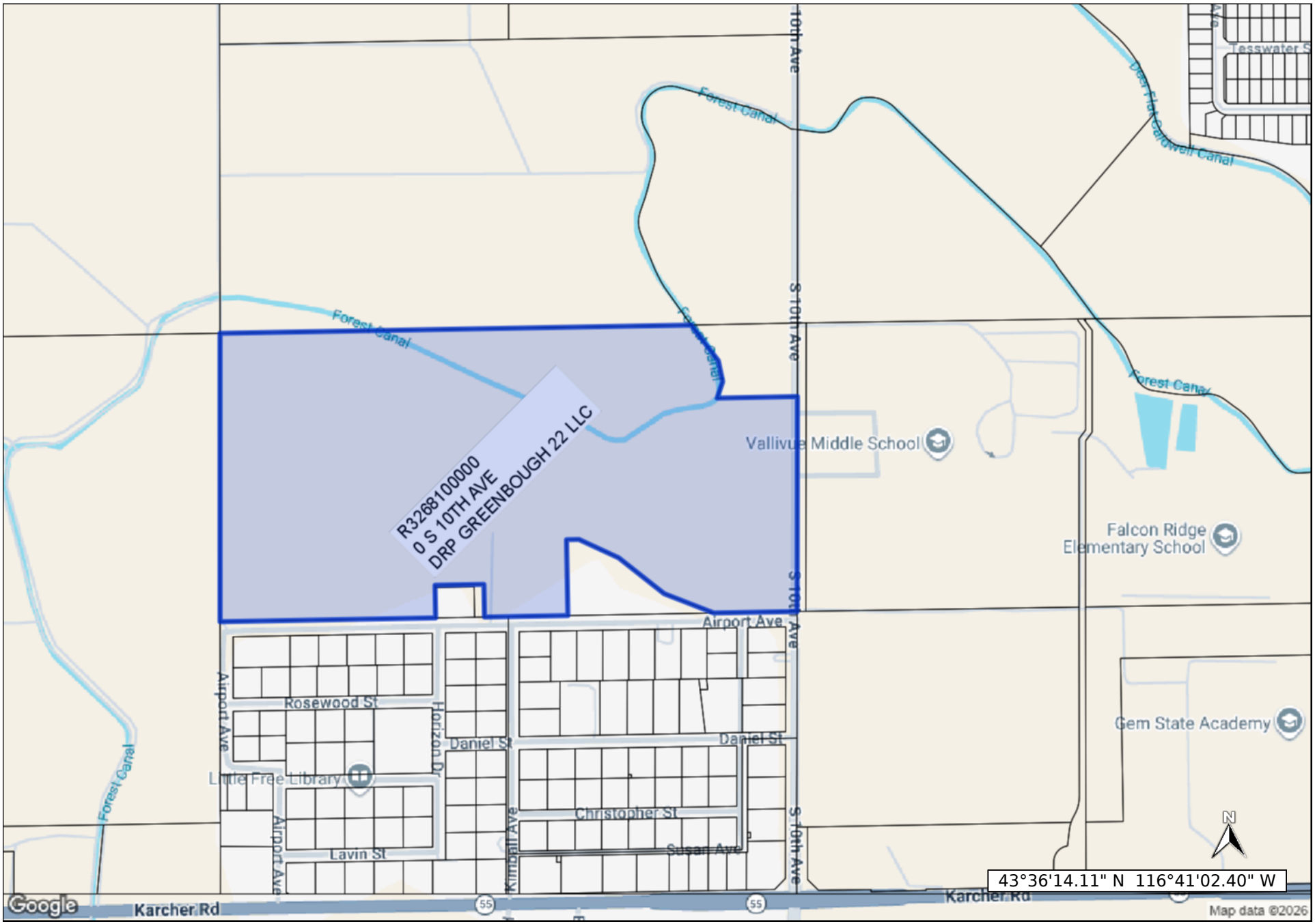
Sincerely,
KM Engineering, LLP

Cheryl Heath
Plat Routing Manager

cc: DRP Greenbough 22, LLC

Vicinity Map

Element Ridge Subdivision



Feb 18, 2026 - landproDATA.com
Scale: 1 inch approx 600 feet

The materials available at this website are for informational purposes only and do not constitute a legal document.

PLAT OF

Element Ridge Subdivision No. 1

Situated in a portion of the North 1/2 of the Southeast 1/4 of Section 9,
Township 3 North, Range 3 West, B.M., City of Caldwell, Canyon County, Idaho
2026

SHEET INDEX

SHEET 1 – SUBDIVISION MAP, LEGEND, AND BOUNDARY CURVE TABLE
SHEET 2 – DETAIL PLAT MAP
SHEET 3 – DETAIL PLAT MAP
SHEET 4 – NOTES AND CURVE TABLE
SHEET 5 – CERTIFICATE OF OWNERS
SHEET 6 – CERTIFICATES AND APPROVALS

0 120 240 360
Plan Scale: 1" = 120'

LEGEND

- FOUND ALUMINUM CAP, AS NOTED
- FOUND IRON PIPE
- FOUND 5/8" REBAR WITH PLASTIC CAP, MARKED AS NOTED
- SET 5/8" REBAR WITH PLASTIC CAP MARKED "ALB 12459"
- SET 1/2" REBAR WITH PLASTIC CAP MARKED "ALB 12459"
- CALCULATED POINT
- (1) LOT NUMBER
- SUBDIVISION BOUNDARY LINE
- LOT LINE
- SECTION LINE
- ADJACENT PROPERTY LINE
- ROAD CENTERLINE
- EASEMENT LINE AS NOTED
- STORM WATER RETENTION EASEMENT SEE NOTE 4
- *ITALIC TEXT* EASEMENT TIE

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BRG	CHORD
C1	326.50'	23.98'	4°12'27"	N24°01'53"E	23.97'
C2	175.00'	34.74'	11°22'30"	S65°19'39"E	34.69'
C3	100.00'	124.70'	71°26'49"	N84°38'12"E	116.77'
C4	145.00'	66.62'	26°19'29"	N62°04'31"E	66.04'

REFERENCES

R1. PLAT OF SOMERSET WEST SUBDIVISION, BOOK 14 OF PLATS, PAGE 7, RECORDS OF CANYON COUNTY, IDAHO.

R2. SUB-AMENDED PLAT OF STECHER SUBDIVISION, BOOK 8 OF PLATS, PAGE 25, RECORDS OF CANYON COUNTY, IDAHO.

R3. RECORD OF SURVEY PER INST. No. 2009016030, RECORDS OF CANYON COUNTY, IDAHO.

R4. RECORD OF SURVEY PER INST. No. 2007064469, RECORDS OF CANYON COUNTY, IDAHO.

SURVEY NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO SUBDIVIDE THE LAND SHOWN HEREON. THE SURVEY IS BASED UPON THE RETRACEMENT OF PLATS, SURVEYS AND DEEDS LISTED IN THE REFERENCES HEREON AND A FIELD SURVEY OF EXISTING MONUMENTATION. MONUMENTATION RECOVERED WAS FOUND TO BE IN SUBSTANTIAL CONFORMANCE WITH THE REFERENCES LISTED HEREON. ALL PROPERTY CORNERS WHERE MONUMENTS OF RECORD WERE NOT FOUND WERE SET/RESET AS SHOWN HEREON.

PROFESSIONAL LAND SURVEYOR
REGISTERED
12459
STATE OF IDAHO
AARON L. BALLARD
4-13-2026

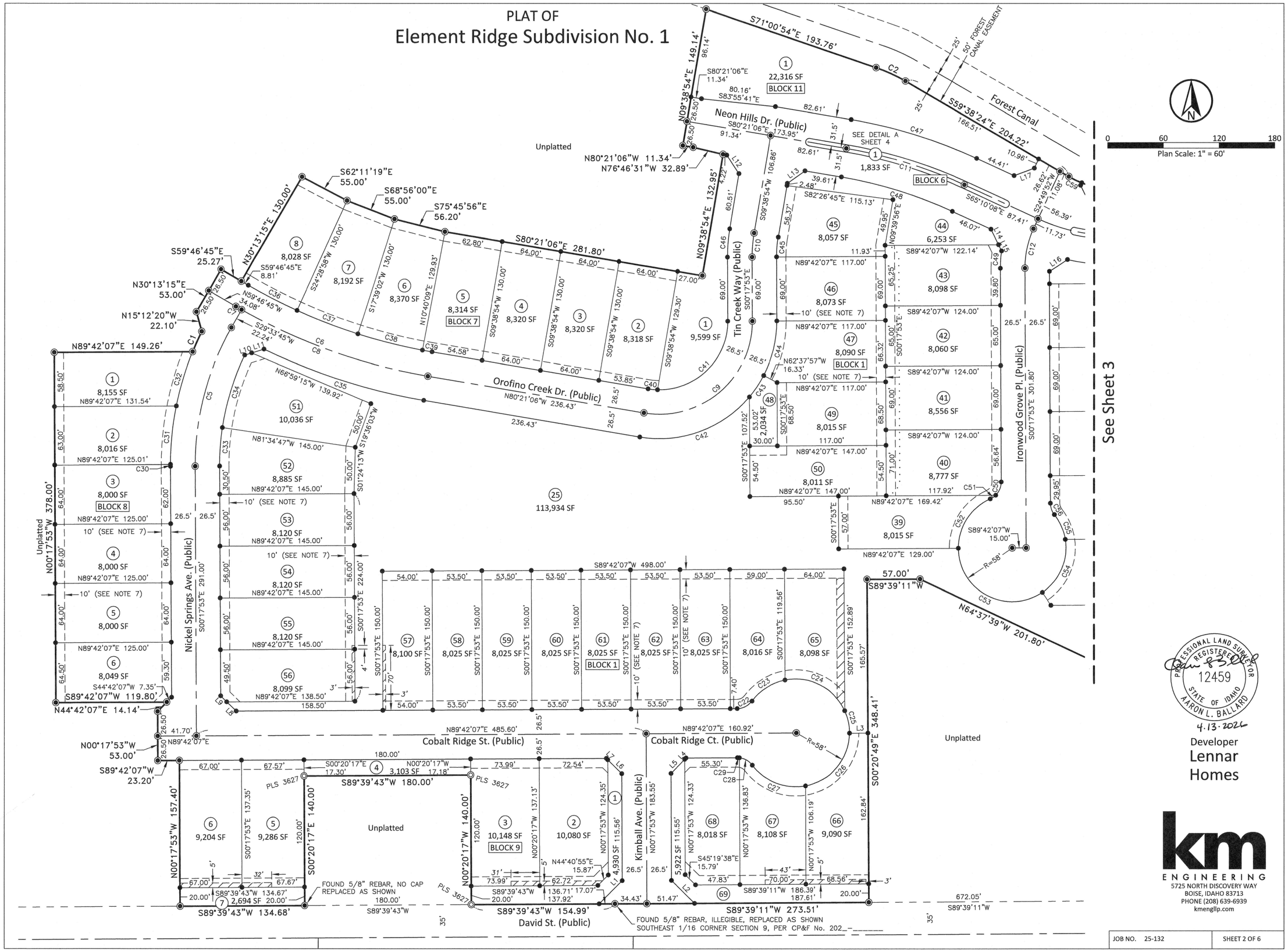
Developer
Lennar Homes

km ENGINEERING
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE (208) 639-6939
kmengllp.com

BOOK ____, PAGE ____

JOB NO. 25-132 | SHEET 1 OF 6

PLAT OF
Element Ridge Subdivision No. 1



PROFESSIONAL LAND SURVEYOR
REGISTERED
12459
STATE OF IDAHO
AARON L. BALLARD
4.13.2026

Developer
Lennar
Homes

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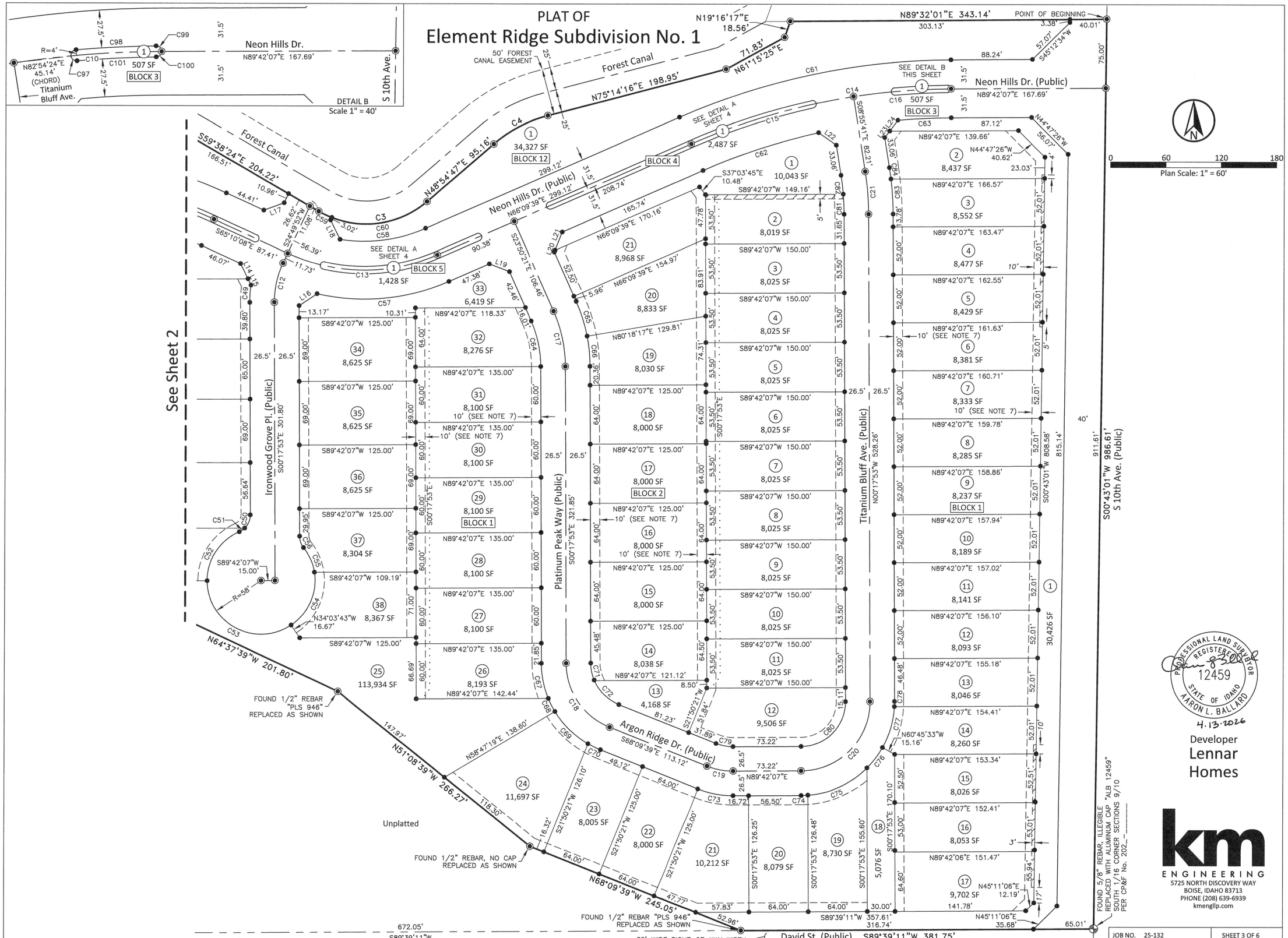
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE (208) 639-6939
kmengllp.com

JOB NO. 25-132	SHEET 2 OF 6

PLAT OF
Element Ridge Subdivision No. 1



PROFESSIONAL LAND SURVEYOR
REGISTERED
12459
STATE OF IDAHO
AARON L. BALLARD
4.13.2026

Developer
Lennar Homes

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PHONE (208) 639-6939
kmengllp.com

JOB NO. 25-132	SHEET 3 OF 6

PLAT OF

Element Ridge Subdivision No. 1

NOTES

1. BUILDING SETBACKS AND DIMENSIONAL STANDARDS IN THIS SUBDIVISION SHALL BE IN COMPLIANCE WITH THE CITY OF CALDWELL STANDARDS FOR THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT.
2. THIS SUBDIVISION IS 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 PIONEER IRRIGATION DISTRICT. ALL UNPAID WILDER IRRIGATION DISTRICT ASSESSMENTS ARE A LIEN ON THE LAND.
3. LOTS 1, 25, 33, 44, AND 69, BLOCK 1, LOTS 1 AND 13, BLOCK 2, LOT 1, BLOCKS 3-7, LOTS 1, 4, AND 7, BLOCK 9, AND LOT 1, BLOCKS 11 AND 12 ARE COMMON LOTS AND SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION, OR ASSIGNS. THESE COMMON LOTS ARE SUBJECT TO BLANKET EASEMENTS FOR PUBLIC UTILITIES, IRRIGATION AND DRAINAGE.
4. LOTS 1, 25, AND 69, BLOCK 1, LOT 1, BLOCKS 2 AND 12, LOTS 1 AND 7, BLOCK 9, AND LOT 1, BLOCK 11 ARE COMMON LOTS AND ARE SUBJECT TO BLANKET EASEMENTS FOR STORM WATER MANAGEMENT. LOTS 2-6, 14-17, 55-57, AND 65-67, BLOCK 1, LOT 2, BLOCK 2, AND LOTS 2, 3, 5, AND 6, BLOCK 9 ARE SUBJECT TO A CITY OF CALDWELL STORM WATER RETENTION EASEMENT AS SHOWN HEREON.
5. LOT 18, BLOCK 1 (COMMON LOT) IS SUBJECT TO A BLANKET EASEMENT FOR A COMMON DRIVE TO PROVIDE ACCESS TO LOTS 15-17, BLOCK 1 ONLY. SAID COMMON LOT SHALL BE PAVED AND CAPABLE OF SUPPORTING EMERGENCY VEHICLES AND EQUIPMENT. SAID COMMON DRIVE SHALL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
6. LOT 48, BLOCK 1 (COMMON LOT) IS SUBJECT TO A BLANKET EASEMENT FOR A COMMON DRIVE TO PROVIDE ACCESS TO LOTS 49 AND 50, BLOCK 1 ONLY. SAID COMMON LOT SHALL BE PAVED AND CAPABLE OF SUPPORTING EMERGENCY VEHICLES AND EQUIPMENT. SAID COMMON DRIVE SHALL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
7. UNLESS OTHERWISE SHOWN HEREON, REAR LOT LINES CONTAIN A 10.00 FOOT WIDE PERMANENT EASEMENT FOR PUBLIC UTILITIES AND LOT DRAINAGE. ALL FRONT LOT LINES COMMON TO THE PUBLIC RIGHT-OF-WAYS CONTAIN A 10.00 FOOT WIDE PERMANENT EASEMENT FOR PUBLIC UTILITIES AND STREET LIGHTS. THIS EASEMENT SHALL NOT PRECLUDE THE CONSTRUCTION OF DRIVEWAYS AND SIDEWALKS TO EACH LOT.
8. THIS SUBDIVISION IS SUBJECT TO THE COVENANTS, CONDITIONS AND RESTRICTIONS THAT ARE FILED FOR RECORD AT THE CANYON COUNTY RECORDER'S OFFICE, AND MAY BE AMENDED FROM TIME TO TIME WITH CITY APPROVAL.
9. ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE REGULATIONS IN EFFECT AT THE TIME OF THE RE-SUBDIVISION.
10. NO LOT SHALL HAVE DIRECT ACCESS TO/FROM S 10TH AVE., OR DAVID ST.
11. THIS DEVELOPMENT RECOGNIZES SECTION 22-4503 OF THE 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".
12. AT THE TIME OF PLATTING, NO EXISTING INTERSTATE NATURAL GAS TRANSMISSION PIPELINE OR INTERSTATE PETROLEUM PRODUCTS PIPELINE, AS RECOGNIZED BY THE PIPELINE AND HAZARDOUS MATERIALS SAFETY ADMINISTRATION WAS DETERMINED TO BE WITHIN 1,000 FEET OF THIS SUBDIVISION.
13. ALTHOUGH SUBJECT TO CHANGE, THE LOTS IN THIS PLAT DO NOT LIE WITHIN A REGULATORY FLOODWAY.

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD BRG	CHORD
C1	326.50'	23.98'	4°12'27"	N24°01'53"E	23.97'
C2	175.00'	34.74'	11°22'30"	N65°19'39"W	34.69'
C3	100.00'	124.70'	71°26'49"	N84°38'12"E	116.77'
C4	145.00'	66.62'	26°19'29"	S62°04'31"W	66.04'
C5	300.00'	156.35'	29°51'38"	S14°37'56"W	154.59'
C6	618.00'	221.90'	20°34'21"	N70°03'55"W	220.71'
C7	618.00'	7.10'	0°39'30"	N60°06'30"W	7.10'
C8	618.00'	214.80'	19°54'51"	N70°23'40"W	213.72'
C9	100.00'	174.44'	99°56'47"	S49°40'31"W	153.15'
C10	150.00'	26.04'	9°56'47"	S04°40'31"W	26.01'
C11	505.00'	133.82'	15°10'58"	S72°45'37"E	133.43'
C12	100.00'	43.86'	25°07'45"	S12°15'59"W	43.51'
C13	195.00'	165.64'	48°40'13"	S89°30'14"E	160.71'
C14	705.00'	289.66'	23°32'28"	N77°55'53"E	287.63'
C15	705.00'	183.47'	14°54'40"	N73°36'59"E	182.96'
C16	705.00'	106.19'	8°37'48"	N85°23'13"E	106.09'
C17	150.00'	61.63'	23°32'28"	S12°04'07"E	61.20'
C18	75.00'	88.83'	67°51'46"	S34°13'46"E	83.73'
C19	75.00'	28.98'	22°08'14"	S79°13'46"E	28.80'
C20	75.00'	117.81'	90°00'00"	N44°42'07"E	106.07'
C21	310.00'	46.69'	8°37'48"	S04°36'47"E	46.65'
C22	20.00'	18.64'	53°24'18"	N62°59'58"E	17.97'
C23	58.00'	42.97'	42°26'52"	N57°31'15"E	41.99'
C24	58.00'	77.88'	76°55'58"	S62°47'20"E	72.16'
C25	58.00'	24.81'	24°30'40"	S12°04'01"E	24.62'
C26	58.00'	80.99'	80°00'20"	S40°11'29"W	74.57'
C27	58.00'	63.69'	62°54'46"	N68°20'58"W	60.53'
C28	20.00'	16.43'	47°04'37"	N60°25'53"W	15.97'
C29	20.00'	2.21'	6°19'41"	N87°08'02"W	2.21'
C30	326.50'	2.00'	0°21'03"	N00°07'21"W	2.00'
C31	326.50'	63.44'	11°07'56"	N05°37'09"E	63.34'
C32	326.50'	61.22'	10°44'32"	N16°33'23"E	61.13'
C33	273.50'	41.62'	8°43'06"	N04°03'40"E	41.58'
C34	273.50'	82.15'	17°12'34"	N17°01'30"E	81.84'
C35	644.50'	181.92'	16°10'21"	S72°15'55"E	181.32'

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD BRG	CHORD
C36	591.50'	59.24'	5°44'17"	S62°38'53"E	59.21'
C37	591.50'	70.53'	6°49'57"	S68°56'00"E	70.49'
C38	591.50'	72.07'	6°58'53"	S75°50'25"E	72.03'
C39	591.50'	10.54'	1°01'15"	S79°50'29"E	10.54'
C40	73.50'	10.18'	7°56'13"	S84°19'12"E	10.17'
C41	73.50'	118.03'	92°00'34"	N45°42'24"E	105.75'
C42	126.50'	131.72'	59°39'44"	N69°49'02"E	125.85'
C43	126.50'	27.86'	12°37'08"	N33°40'36"E	27.80'
C44	126.50'	61.08'	27°39'56"	N13°32'05"E	60.49'
C45	123.50'	21.44'	9°56'47"	N04°40'31"E	21.41'
C46	176.50'	30.64'	9°56'47"	N04°40'31"E	30.60'
C47	536.50'	142.17'	15°10'58"	S72°45'37"E	141.75'
C48	473.50'	125.47'	15°10'58"	S72°45'37"E	125.11'
C49	126.50'	18.75'	8°29'38"	S03°56'56"W	18.74'
C50	20.00'	16.01'	45°52'31"	S22°38'22"W	15.59'
C51	20.00'	7.09'	20°18'21"	S55°43'48"W	7.05'
C52	58.00'	66.99'	66°10'52"	S32°47'33"W	63.33'
C53	58.00'	125.29'	123°45'50"	S62°10'48"E	102.31'
C54	58.00'	65.89'	65°05'11"	N23°23'41"E	62.40'
C55	58.00'	29.47'	29°06'27"	N23°42'08"W	29.15'
C56	20.00'	13.25'	37°57'29"	N19°16'37"W	13.01'
C57	226.50'	144.80'	36°37'45"	N84°28'32"E	142.35'
C58	163.50'	94.12'	32°59'02"	N82°25'39"E	92.83'
C59	100.00'	15.49'	8°52'22"	S64°04'35"E	15.47'
C60	100.00'	109.21'	62°34'28"	N80°12'01"E	103.87'
C61	736.50'	302.61'	23°32'28"	N77°55'53"E	300.48'
C62	673.50'	131.73'	11°12'24"	N71°45'51"E	131.52'
C63	673.50'	57.90'	4°55'32"	N87°14'21"E	57.88'
C64	123.50'	50.74'	23°32'28"	S12°04'07"E	50.39'
C65	176.50'	39.57'	12°50'45"	S17°24'58"E	39.49'
C66	176.50'	32.95'	10°41'43"	S05°38'44"E	32.90'
C67	101.50'	39.11'	22°04'43"	S11°20'15"E	38.87'
C68	101.50'	15.65'	8°50'04"	S26°47'39"E	15.63'
C69	101.50'	50.52'	28°31'05"	S45°28'13"E	50.00'
C70	101.50'	14.94'	8°25'54"	S63°56'42"E	14.92'

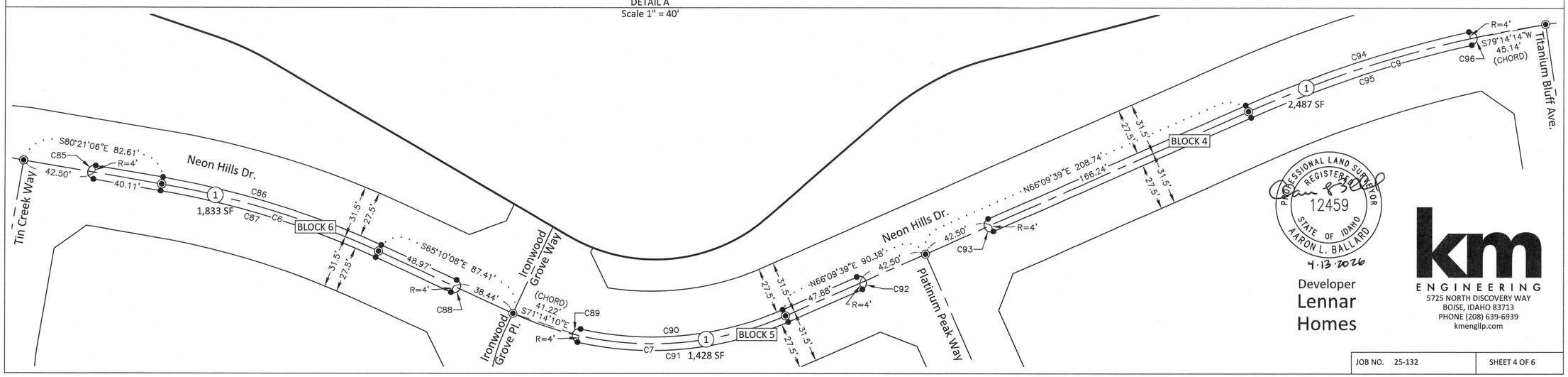
CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD BRG	CHORD
C71	48.50'	19.54'	23°04'59"	S11°50'23"E	19.41'
C72	48.50'	37.91'	44°46'47"	S45°46'16"E	36.95'
C73	101.50'	39.22'	22°08'14"	S79°13'46"E	38.97'
C74	101.50'	7.51'	4°14'15"	N87°34'59"E	7.51'
C75	101.50'	71.83'	40°32'47"	N65°11'29"E	70.34'
C76	101.50'	27.77'	15°40'39"	N37°04'46"E	27.69'
C77	101.50'	46.81'	26°25'23"	N16°01'45"E	46.40'
C78	101.50'	5.52'	3°06'56"	N01°15'35"E	5.52'
C79	48.50'	18.74'	22°08'14"	S79°13'46"E	18.62'
C80	48.50'	76.18'	90°00'00"	N44°42'07"E	68.59'
C81	283.50'	21.87'	4°25'13"	N02°30'29"W	21.87'
C82	283.50'	20.83'	4°12'35"	N06°49'23"W	20.83'
C83	336.50'	38.30'	6°31'20"	N03°33'33"W	38.28'
C84	336.50'	12.38'	2°06'28"	N07°52'27"W	12.38'
C85	4.00'	12.57'	180°00'00"	N09°38'54"E	8.00'
C86	509.00'	134.88'	15°10'58"	S72°45'37"E	134.48'
C87	501.00'	132.76'	15°10'58"	N72°45'37"W	132.37'
C88	4.00'	12.57'	180°00'00"	S24°49'52"W	8.00'
C89	4.00'	12.57'	180°00'00"	N12°41'48"E	8.00'
C90	191.00'	121.80'	36°32'09"	N84°25'44"E	119.74'
C91	199.00'	126.90'	36°32'09"	S84°25'44"W	124.76'
C92	4.00'	12.57'	180°00'00"	S23°50'21"E	8.00'
C93	4.00'	12.57'	180°00'00"	N23°50'21"W	8.00'
C94	709.00'	139.11'	11°14'31"	N71°46'54"E	138.89'
C95	701.00'	137.54'	11°14'31"	S71°46'54"W	137.32'
C96	4.00'	12.57'	180°00'00"	S12°35'50"E	8.00'
C97	4.00'	12.57'	180°00'00"	N05°15'32"W	8.00'
C98	709.00'	57.36'	4°38'08"	N87°03'32"E	57.35'
C99	4.00'	6.29'	90°09'43"	S45°32'31"E	5.66'
C100	4.00'	6.27'	89°50'18"	S44°27'30"W	5.65'
C101	701.00'	56.72'	4°38'08"	S87°03'32"W	56.70'

LINE TABLE

LINE	BEARING	DISTANCE
L1	N44°40'55"E	35.37
L2	S45°19'38"E	35.29
L3	S89°42'07"W	20.00
L4	S44°42'07"W	2.12
L5	S44°42'07"W	21.21
L6	N45°17'54"W	21.21
L7	N45°17'54"W	2.12
L8	N45°17'53"W	14.14
L9	N45°17'53"W	9.19
L10	N72°47'04"E	7.82
L11	N72°47'04"E	13.96
L12	S33°33'48"E	24.05
L13	N54°38'54"E	23.33
L14	S25°56'00"E	18.49
L15	S25°56'00"E	7.50
L16	N56°32'22"E	23.25
L17	N69°49'52"E	23.33
L18	S25°42'32"E	23.19
L19	S68°50'21"E	23.33
L20	N21°09'39"E	2.12
L21	N21°09'39"E	21.21
L22	S55°16'06"E	23.52
L23	N37°24'44"E	8.90
L24	N37°24'44"E	14.62

DETAIL A
Scale 1" = 40'



PROFESSIONAL LAND SURVEYOR
REGISTERED
12459
STATE OF IDAHO
AARON L. BALLARD
4·13·2026

Developer
Lennar Homes

km ENGINEERING
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE (208) 639-6939
kmengllp.com

JOB NO. 25-132	SHEET 4 OF 6

PLAT OF

Element Ridge Subdivision No. 1

CERTIFICATE OF OWNERS

KNOW ALL MEN/WOMEN BY THESE PRESENTS: THAT THE UNDERSIGNED IS THE OWNER OF THE REAL PROPERTY HEREAFTER DESCRIBED.

A PARCEL OF LAND SITUATED IN A PORTION OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 9, TOWNSHIP 3 NORTH, RANGE 3 WEST, BOISE MERIDIAN, CITY OF CALDWELL, CANYON COUNTY, IDAHO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN ALUMINUM CAP MARKING THE EAST 1/4 CORNER OF SAID SECTION 9, WHICH BEARS N00°43'01"E A DISTANCE OF 2,648.28 FEET FROM AN ALUMINUM CAP MARKING THE SOUTHEAST CORNER OF SAID SECTION 9;
THENCE FOLLOWING THE EASTERLY LINE OF SAID NORTH 1/2 OF THE SOUTHEAST 1/4, S00°43'01"W A DISTANCE OF 337.53 FEET TO A 5/8–INCH REBAR AND BEING THE POINT OF BEGINNING.

THENCE FOLLOWING SAID EASTERLY LINE, S00°43'01"W A DISTANCE OF 986.61 FEET TO AN ALUMINUM CAP MARKING THE SOUTH 1/16 CORNER COMMON TO SECTIONS 9 AND 10;
THENCE LEAVING SAID EASTERLY LINE AND FOLLOWING THE SOUTHERLY LINE OF SAID NORTH 1/2 OF THE SOUTHEAST 1/4, S89°39'11"W A DISTANCE OF 381.75 FEET TO A 5/8–INCH REBAR;
THENCE LEAVING SAID SOUTHERLY LINE, N68°09'39"W A DISTANCE OF 245.05 FEET TO A 5/8–INCH REBAR;
THENCE N51°08'39"W A DISTANCE OF 266.27 FEET TO A 5/8–INCH REBAR;
THENCE N64°37'39"W A DISTANCE OF 201.80 FEET TO A 5/8–INCH REBAR;
THENCE S89°39'11"W A DISTANCE OF 57.00 FEET TO A 5/8–INCH REBAR;
THENCE S00°20'49"E A DISTANCE OF 348.41 FEET TO A 5/8–INCH REBAR ON SAID SOUTHERLY LINE OF THE NORTH 1/2 OF THE SOUTHEAST 1/4;
THENCE FOLLOWING SAID SOUTHERLY LINE, S89°39'11"W A DISTANCE OF 273.51 FEET TO A 5/8–INCH REBAR MARKING THE SOUTHEAST 1/16 CORNER OF SAID SECTION 9;
THENCE FOLLOWING SAID SOUTHERLY LINE, S89°39'43"W A DISTANCE OF 154.99 FEET TO A 5/8–INCH REBAR;
THENCE LEAVING SAID SOUTHERLY LINE, N00°20'17"W A DISTANCE OF 140.00 FEET TO A 5/8–INCH REBAR;
THENCE S89°39'43"W A DISTANCE OF 180.00 FEET TO A 5/8–INCH REBAR;
THENCE S00°20'17"E A DISTANCE OF 140.00 FEET TO A 5/8–INCH REBAR ON SAID SOUTHERLY LINE OF THE NORTH 1/2 OF THE SOUTHEAST 1/4;
THENCE FOLLOWING SAID SOUTHERLY LINE, S89°39'43"W A DISTANCE OF 134.68 FEET TO A 5/8–INCH REBAR;
THENCE LEAVING SAID SOUTHERLY LINE, N00°17'53"W A DISTANCE OF 157.40 FEET TO A 5/8–INCH REBAR;
THENCE S89°42'07"W A DISTANCE OF 23.20 FEET TO A 5/8–INCH REBAR;
THENCE N00°17'53"W A DISTANCE OF 53.00 FEET TO A 5/8–INCH REBAR;
THENCE N44°42'07"E A DISTANCE OF 14.14 FEET TO A 5/8–INCH REBAR;
THENCE S89°42'07"W A DISTANCE OF 119.80 FEET TO A 5/8–INCH REBAR;
THENCE N00°17'53"W A DISTANCE OF 378.00 FEET TO A 5/8–INCH REBAR;
THENCE N89°42'07"E A DISTANCE OF 149.26 FEET TO A 5/8–INCH REBAR;
THENCE 23.98 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 326.50 FEET, A DELTA ANGLE OF 04°12'27", A CHORD BEARING OF N24°01'53"E, AND A CHORD DISTANCE OF 23.97 FEET TO A 5/8–INCH REBAR;
THENCE N15°12'20"W A DISTANCE OF 22.10 FEET TO A 5/8–INCH REBAR;
THENCE N30°13'15"E A DISTANCE OF 53.00 FEET TO A 5/8–INCH REBAR;
THENCE S59°46'45"E A DISTANCE OF 25.27 FEET TO A 5/8–INCH REBAR;
THENCE N30°13'15"E A DISTANCE OF 130.00 FEET TO A 5/8–INCH REBAR;
THENCE S62°11'19"E A DISTANCE OF 55.00 FEET TO A 5/8–INCH REBAR;
THENCE S68°56'00"E A DISTANCE OF 55.00 FEET TO A 5/8–INCH REBAR;
THENCE S75°45'56"E A DISTANCE OF 56.20 FEET TO A 5/8–INCH REBAR;
THENCE S80°21'06"E A DISTANCE OF 281.80 FEET TO A 5/8–INCH REBAR;
THENCE N09°38'54"E A DISTANCE OF 132.95 FEET TO A 5/8–INCH REBAR;
THENCE N76°46'31"W A DISTANCE OF 32.89 FEET TO A 5/8–INCH REBAR;
THENCE N80°21'06"W A DISTANCE OF 11.34 FEET TO A 5/8–INCH REBAR;
THENCE N09°38'54"E A DISTANCE OF 149.14 FEET TO A 5/8–INCH REBAR ON THE SOUTHERLY EASEMENT LINE OF FOREST CANAL;
THENCE FOLLOWING SAID SOUTHERLY EASEMENT LINE THE FOLLOWING NINE (9) COURSES:

1. S71°00'54"E A DISTANCE OF 193.76 FEET TO A 5/8–INCH REBAR;
2. 34.74 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 175.00 FEET, A DELTA ANGLE OF 11°22'30", A CHORD BEARING OF S65°19'39"E, AND A CHORD DISTANCE OF 34.69 FEET TO A 5/8–INCH REBAR;
3. S59°38'24"E A DISTANCE OF 204.22 FEET TO A 5/8–INCH REBAR;
4. 127.70 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 100.00 FEET, A DELTA ANGLE OF 71°26'49", A CHORD BEARING OF N84°38'12"E, AND A CHORD DISTANCE OF 116.77 FEET TO A 5/8–INCH REBAR;
5. N48°54'47"E A DISTANCE OF 95.16 FEET TO A 5/8–INCH REBAR;
6. 66.62 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 145.00 FEET, A DELTA ANGLE OF 26°19'29", A CHORD BEARING OF N62°04'13"E, AND A CHORD DISTANCE OF 66.04 FEET TO A 5/8–INCH REBAR;
7. N75°14'16"E A DISTANCE OF 198.95 FEET TO A 5/8–INCH REBAR;
8. N61°15'25"E A DISTANCE OF 71.83 FEET TO A 5/8–INCH REBAR;
9. N19°16'17"E A DISTANCE OF 18.56 FEET TO A 5/8–INCH REBAR;

THENCE LEAVING SAID SOUTHERLY EASEMENT LINE, N89°32'01"E A DISTANCE OF 343.14 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 32.816 ACRES, MORE OR LESS.

IT IS THE INTENTION OF THE UNDERSIGNED TO HEREBY INCLUDE SAID LAND IN THIS PLAT. THE EASEMENTS SHOWN ON THIS PLAT ARE NOT DEDICATED TO THE PUBLIC BUT THE RIGHTS TO USE SAID EASEMENTS ARE HEREBY PERPETUALLY RESERVED FOR PUBLIC UTILITIES AND SUCH OTHER USES AS SHOWN ON THIS PLAT. NO STRUCTURES OTHER THAN FOR SUCH UTILITY AND OTHER DESIGNATED PUBLIC USES ARE TO BE ERECTED WITHIN THE LIMITS OF SAID EASEMENTS UNLESS NOTED OTHERWISE ON THIS PLAT. THE UNDERSIGNED, BY THESE PRESENTS, DEDICATES TO THE PUBLIC ALL PUBLIC STREETS AS SHOWN ON THIS PLAT. ALL LOTS WITHIN THIS PLAT WILL RECEIVE WATER SERVICE FROM THE CITY OF CALDWELL AND SAID CITY HAS AGREED IN WRITING TO SERVE ALL OF THESE LOTS.

THE OWNER(S) 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.

_____
HOUDIN HONARVAR, AUTHORIZED SIGNATORY
DRP GREENBOUGH 22, LLC, A DELAWARE LIMITED LIABILITY COMPANY

ACKNOWLEDGMENT

STATE OF IDAHO)
) SS
COUNTY OF)

THIS RECORD WAS ACKNOWLEDGED BEFORE ME ON _____, 202_, BY HOUDIN HONARVAR, AS AUTHORIZED SIGNATORY OF DRP GREENBOUGH 22, LL, A DELAWARE LIMITED LIABILITY COMPANY.

_____
SIGNATURE OF NOTARY PUBLIC

MY COMMISSION EXPIRES_____

CERTIFICATE OF SURVEYOR

I, AARON BALLARD, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR LICENSED BY THE STATE OF IDAHO, AND THAT THIS PLAT AS DESCRIBED IN THE "CERTIFICATE OF OWNERS" AND AS SHOWN ON THE ATTACHED PLAT, WAS DRAWN FROM AN ACTUAL 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.

_____
AARON, P.L.S. 12459

PROFESSIONAL LAND SURVEYOR
REGISTERED
12459
STATE OF IDAHO
AARON L. BALLARD
4-13-2026

Developer
Lennar
Homes

km ENGINEERING
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE (208) 639-6939
kmengllp.com

JOB NO. 25-132	SHEET 5 OF 6

PLAT OF

Element Ridge Subdivision No. 1

CERTIFICATE AND APPROVAL OF COUNTY SURVEYOR

I, THE UNDERSIGNED, PROFESSIONAL LAND SURVEYOR FOR CANYON COUNTY, IDAHO, DO HEREBY CERTIFY THAT I HAVE CHECKED THIS PLAT AND THAT IT COMPLIES WITH THE STATE OF IDAHO CODE, TITLE 50, CHAPTER 13, RELATING TO PLATS AND SURVEYS.

_____

CANYON COUNTY SURVEYOR UNDER I.C. 50-1305

DATE: _____

APPROVAL OF CITY ENGINEER

I, THE UNDERSIGNED, CITY ENGINEER IN AND FOR THE CITY OF CALDWELL, CANYON COUNTY, IDAHO, HEREBY APPROVE THIS PLAT.

_____

CITY OF CALDWELL ENGINEER

DATE_____

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.

_____

HEALTH DISTRICT SIGNATURE

DATE_____

APPROVAL OF CITY COUNCIL

I, THE UNDERSIGNED, CITY CLERK IN AND FOR THE CITY OF CALDWELL, CANYON COUNTY, IDAHO, HEREBY CERTIFY THAT AT A REGULAR MEETING OF THE CITY COUNCIL HELD ON THE _____ DAY OF _____, 20___, THIS PLAT WAS ACCEPTED AND APPROVED.

_____

CITY CLERK, CALDWELL, IDAHO

DATE_____

CERTIFICATE OF THE COUNTY TREASURER

I, THE UNDERSIGNED, COUNTY TREASURER IN AND FOR THE COUNTY OF CANYON, IDAHO, PER THE REQUIREMENTS OF IDAHO STATE CODE, TITLE 50, CHAPTER 13, SECTION 50-1308, DO HEREBY CERTIFY THAT ANY AND ALL CURRENT AND/OR DELINQUENT COUNTY PROPERTY TAXES FOR THE PROPERTY INCLUDED IN THIS SUBDIVISION PLAT HAVE BEEN PAID IN FULL.
THIS CERTIFICATION IS VALID FOR THE NEXT THIRTY (30) DAYS ONLY.

_____

CANYON COUNTY TREASURER

DATE_____

PROFESSIONAL LAND SURVEYOR
REGISTERED
12459
STATE OF IDAHO
AARON L. BALLARD
4-13-2026

Developer
Lennar
Homes

ENGINEERING
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE (208) 639-6939
kmengllp.com

JOB NO. 25-132 | SHEET 6 OF 6

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L:\2024\24-0\0_CAD SHEET\SPREL_VINAHY_PLAT\P0.00 COVER.DWG, 8/15/2024

SITE DATA

OWNER
ELEMENT RIDGE LLC
339 W 13490 S
DRAPER, UT 84020
PH: (801) 558-7378

ENGINEER
ARDURRA INC
332 N BROADMORE WAY
NAMPA, ID 83687
PH: (208) 442-6300

SURVEYOR
ARDURRA INC.
332 N BROADMORE WAY
NAMPA, ID 83687
PH: (208) 442-6300

PARCEL
R3268100000
0 S 10TH AVE
CALDWELL, ID 83630

ROADWAY JURISDICTION
CITY OF CALDWELL

SEWER & WATER DISTRICT
CITY OF CALDWELL

FIRE DISTRICT
CALDWELL RURAL FIRE DEPARTMENT

SCHOOL DISTRICT
VALLIVUE SCHOOL DISTRICT #139

ZONING
EXISTING:
- COUNTY

PROPOSED:
- LOW DENSITY RESIDENTIAL (R-1)

IRRIGATION DISTRICT
WILDER IRRIGATION DISTRICT (BOISE PROJECT BOARD OF CONTROL)

NOTES

1. BUILDING SETBACK AND DIMENSION STANDARDS SHALL BE IN COMPLIANCE WITH THE APPLICABLE ZONING REGULATIONS OF THE CITY OF CALDWELL, UNLESS OTHERWISE SPECIFIED.
2. A GENERAL UTILITY EASEMENT OF 10 FEET WILL EXIST ALONG ALL FRONT AND REAR LOT LINES PER CITY OF CALDWELL SUBDIVISION CONSTRUCTION REQUIREMENTS.
3. THERE ARE NO KNOWN FLOOD PLAINS OR FLOODWAYS IN THE PROJECT AREA.
4. DIRECT LOT ACCESS TO S 10TH AVE, DAVID ST, MOSS ST, AND BEAR LN IS PROHIBITED.
5. PRESSURE IRRIGATION SERVICES WILL BE PROVIDED TO ALL IRRIGABLE AREAS. THE SYSTEM WILL BE OWNED AND MAINTAINED BY THE CALDWELL MUNICIPAL IRRIGATION DISTRICT.
6. POTABLE WATER WILL BE SUPPLIED BY CITY OF CALDWELL.
7. SEWER WILL BE PROVIDED BY CITY OF CALDWELL. A TEMPORARY LIFT STATION WILL BE CONSTRUCTED IN LOT 3C, BLOCK 5. A GRAVITY CONNECTION WILL BE CONSTRUCTED TO THE NORTH WHEN A STUB IS AVAILABLE.
8. STORMWATER TO BE DIRECTED THROUGH A SERIES OF INLETS, PIPES, AND MANHOLES TO ONSITE STORM DRAIN RETENTION BASINS AND SEEPAGE BEDS.
9. THE FOREST CANAL TO REMAIN AN OPEN DITCH WITH ONE INTERNAL ROAD AND UTILITY CROSSING, AND TWO ROAD CROSSING ON MOSS ST.
10. DESIGN INFORMATION SHOWN HEREIN IS PRELIMINARY AND SUBJECT TO CHANGE BASED ON FINAL DESIGN AND AGENCY COMMENT.
11. THE CITY AND THE OWNER ARE CURRENTLY IN NEGOTIATIONS FOR AN EXCHANGE OF LOT 23, BLOCK 8. THE CITY IS EVALUATING THIS LOCATION FOR A POTENTIAL CITY WATER STORAGE TANK FOR BENEFIT OF CITY WATER ZONE 2 AND PLANNED MUNICIPAL WELL FOR BENEFIT OF WATER ZONE 4.

PRELIMINARY PLAT FOR
ELEMENT RIDGE SUBDIVISION

A PORTION OF THE SE 1/4 OF SECTION 09
TOWNSHIP 3 NORTH, RANGE 3 WEST, BOISE MERIDIAN
CALDWELL, IDAHO
2024

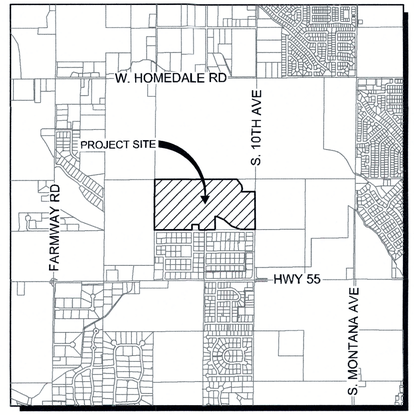
0 75 150 300 450

SHEET INDEX

P0.00	COVER
P1.00	LOT DIMENSIONS
P1.01	LOT DIMENSIONS
P2.00	SITE PLAN
P2.01	SITE PLAN
P2.02	OFF SITE SEWER AND ROAD SECTIONS
P3.00	EXISTING CONDITIONS
P4.00	PHASING MAP

LEGEND

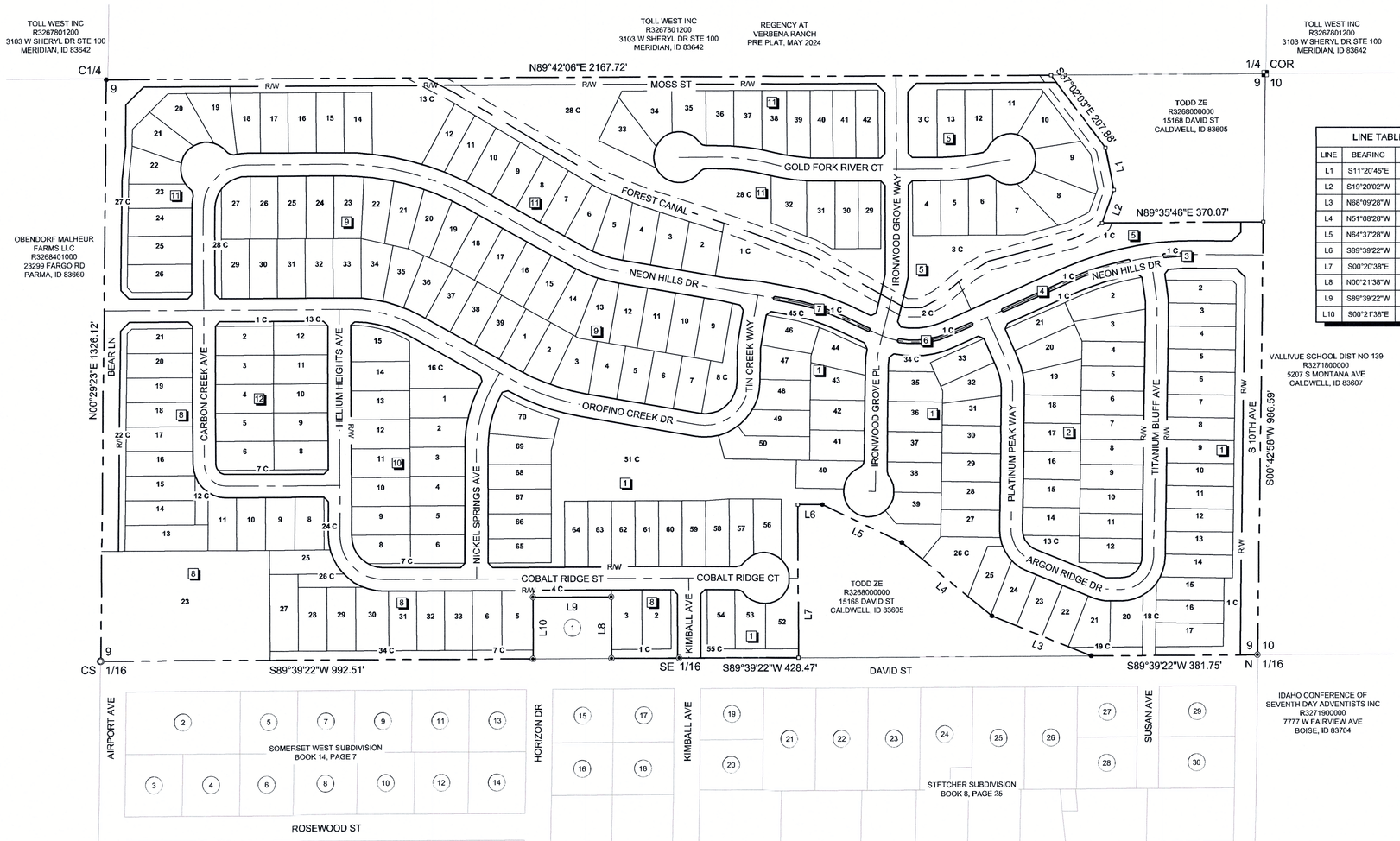
- SUBDIVISION BOUNDARY
- R/W — ROAD RIGHT-OF-WAY
- PROPOSED EASEMENT
- SEW — PROPOSED SEWER MAIN
- W — PROPOSED WATER MAIN
- PI — PROPOSED PRESSURE IRRIGATION MAIN
- IR — PROPOSED GRAVITY IRRIGATION MAIN
- PS — PROPOSED PRESSURE SEWER MAIN
- 1 — LOT NUMBER
- [1] — BLOCK NUMBER
- FOUND ALUMINUM CAP MONUMENT
- FOUND BRASS CAP MONUMENT
- FOUND 5/8" REBAR MONUMENT
- FOUND 1/2" REBAR MONUMENT
- PROPOSED SEWER MANHOLE
- 2390 — EXISTING MAJOR CONTOUR
- 2385 — EXISTING MINOR CONTOUR



VICINITY MAP
SCALE: 1" = 2,000'

PROFESSIONAL LAND SURVEYOR LICENSED 13765 STATE OF IDAHO ROB O'MALLEY
8/15/24
ROB O'MALLEY
IDAHO NO. 13765

PERTAINS ONLY TO THE BOUNDARY SURVEY



LINE TABLE

LINE	BEARING	DISTANCE
L1	S11°20'45"E	97.95'
L2	S19°20'02"W	80.06'
L3	N68°09'28"W	245.05'
L4	N51°08'28"W	266.27'
L5	N64°37'28"W	201.80'
L6	S89°39'22"W	57.00'
L7	S00°20'38"E	348.41'
L8	N00°21'38"W	140.00'
L9	S89°39'22"W	180.00'
L10	S00°21'38"E	140.00'

SURROUNDING PROPERTY OWNERS (300')

KEYNOTE	PARCEL	NAME	ADDRESS
1	R3267901000	TINNEY DAVID and DIANE FAMILY TRUST	15308 DAVID ST CALDWELL ID 83605
2	R2669400000	WOODHEAD TERRY G	15465 DAVID ST CALDWELL ID 83607
3	R2670700000	HODGES JARED	14482 ROSEWOOD ST CALDWELL ID 83607
4	R2670600000	PAXTON BEVERLY S	15488 ROSEWOOD ST CALDWELL ID 83607
5	R2669600000	ENGLISH MAX R LIFE ESTATE	15423 DAVID ST CALDWELL ID 83607
6	R2670500000	CLAUNTS LEONARD E	15424 ROSEWOOD ST CALDWELL ID 83607
7	R2669700000	HOOVER PETER J	15405 DAVID ST CALDWELL ID 83607
8	R2670400000	LENAHAN MICHAEL A	15400 ROSEWOOD ST CALDWELL ID 83607
9	R2669800000	STUMP ROY PHILLIP JR	15373 DAVID ST CALDWELL ID 83607
10	R2670300000	GILLETTE GILBERT A	15378 ROSEWOOD ST CALDWELL ID 83607
11	R2669900000	PATE JEFF	15353 DAVID ST CALDWELL ID 83607
12	R2670200000	NELSON GERALD DALE	15356 ROSEWOOD ST CALDWELL ID 83607
13	R2670000000	MARTINDALE TYLER	15335 DAVID ST CALDWELL ID 83607
14	R2670100000	LEAVITT MICHAEL CHADE	15332 ROSEWOOD ST CALDWELL ID 83607
15	R2665300000	TAIARIOI GORDON	16226 HORIZON DR CALDWELL ID 83607
16	R2665200000	YOUNG DONNA M	16202 HORIZON DR CALDWELL ID 83607
17	R2665400000	CARICO BRADLEY T	16227 KIMBALL AVE CALDWELL ID 83607
18	R2665500000	JONES JOHN W	16207 KIMBALL AVE CALDWELL ID 83607
19	R2690500000	CHEVERTON BRIANA MICHELLE	15229 DAVID ST CALDWELL ID 83607
20	R2690600000	GONZALEZ PATRICIA	16206 KIMBALL AVE CALDWELL ID 83607
21	R2690400000	CLIMER LAWRENCE R	15209 DAVID ST CALDWELL ID 83607
22	R2690300000	JEFFERY FAMILY TRUST	15179 DAVID ST CALDWELL ID 83607
23	R2690200000	TUTTLE JON P	15155 DAVID ST CALDWELL ID 83607
24	R2690000000	WINDLEY KENNETH	15135 DAVID ST CALDWELL ID 83607
25	R2689900000	LEWIS LENNOX E	15121 DAVID ST CALDWELL ID 83607
26	R2689800000	EGUIA JANAE	15095 DAVID ST CALDWELL ID 83607
27	R2689600000	AKAGI SHIRLEY J	15073 DAVID ST CALDWELL ID 83607
28	R2689700000	ASHTON BRIAN DEAN	16205 SUSAN AVE CALDWELL ID 83607
29	R2689500000	HAFEN THANE	16227 S 10TH AVE CALDWELL ID 83607
30	R2689400000	FELLER EDWARD R	16205 S 10TH AVE CALDWELL ID 83607

AREA AND LOT SUMMARY

TOTAL AREA	±74.41 AC	±3,241,131 SF	
TOTAL RIGHT OF WAY	±16.39 AC	±713,726 SF	22.0%
TOTAL RESIDENTIAL AREA	±42.80 AC	±1,864,458 SF	57.3%
TOTAL OPEN SPACE	±12.81 AC	±557,869 SF	17.4%
TOTAL QUALIFYING OPEN SPACE	±5.86 AC	±255,257 SF	7.9%
TOTAL NUMBER OF LOTS	252		
TOTAL NUMBER OF RESIDENTIAL LOTS	215		
TOTAL NUMBER OF COMMON LOTS	33		
TOTAL NUMBER OF SHARED DRIVEWAY LOTS	3		
MINIMUM LOT SIZE	±0.18 AC	±8,000 SF	
MAXIMUM LOT SIZE	±0.27 AC	±11,956 SF	
AVERAGE RESIDENTIAL LOT SIZE (R-1)	±0.20 AC	±8,638 SF	
PROPOSED RESIDENTIAL DENSITY (R-1)	2.89 DU/AC		

PROFESSIONAL ENGINEER LICENSED Jerry D. Lyle 23296 8/15/2024 STATE OF IDAHO JERRY D. LYLE

BORDER SIZE	22"x34"
DESIGNED	J. PITCHER
DRAWN	J. PITCHER
CHECKED	J. LYLE
APPROVED	J. LYLE

REVISIONS

NO.	DESCRIPTION	DATE

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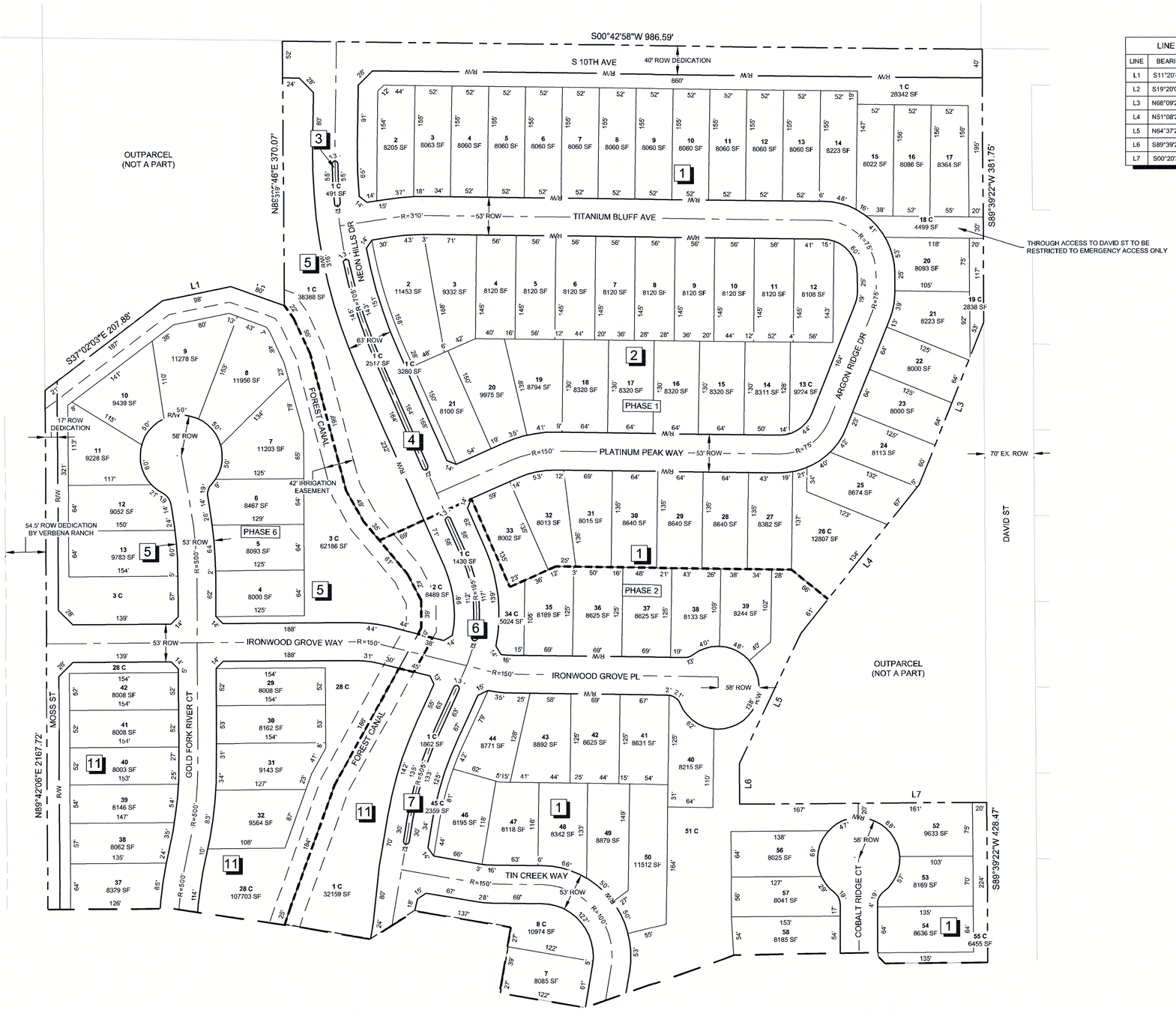
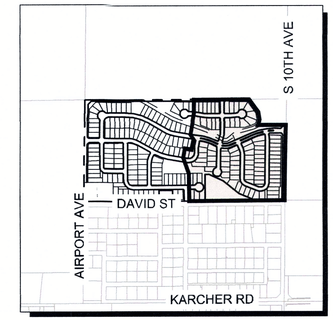
PRELIMINARY PLAT FOR
ELEMENT RIDGE SUBDIVISION
COVER

ATTENTION: 0 1/2 1
IF THIS BAR DOES NOT MEASURE 1" ON 22x34 SHEET or 1/2" ON 11x17 SHEET, THEN DRAWING IS NOT TO SCALE

DATE: August 15, 2024
PROJECT: 230434
SHEET: P0.00



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S11°20'45"E	97.95'
L2	S19°20'02"W	80.06'
L3	N68°09'28"W	245.05'
L4	N51°08'28"W	266.27'
L5	N64°37'28"W	201.80'
L6	S89°39'22"W	57.00'
L7	S00°20'38"E	348.41'



VICINITY MAP
SCALE: 1"=1000'

PROFESSIONAL ENGINEER
LICENSED
23296
8/15/2024
STATE OF IDAHO
JERRY D. LYLE

BORDER SIZE	22"x34"
DESIGNED	J. PITCHER
DRAWN	J. PITCHER
CHECKED	J. LYLE
APPROVED	J. LYLE

REVISIONS

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PRELIMINARY PLAT FOR
ELEMENT RIDGE SUBDIVISION
LOT DIMENSIONS

ATTENTION:
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IF THIS BAR DOES NOT MEASURE 1" ON 22x34 SHEET or 1/2" ON 11x17 SHEET, THEN DRAWING IS NOT TO SCALE

DATE:	August 15, 2024
PROJECT:	230434
SHEET:	P1.00

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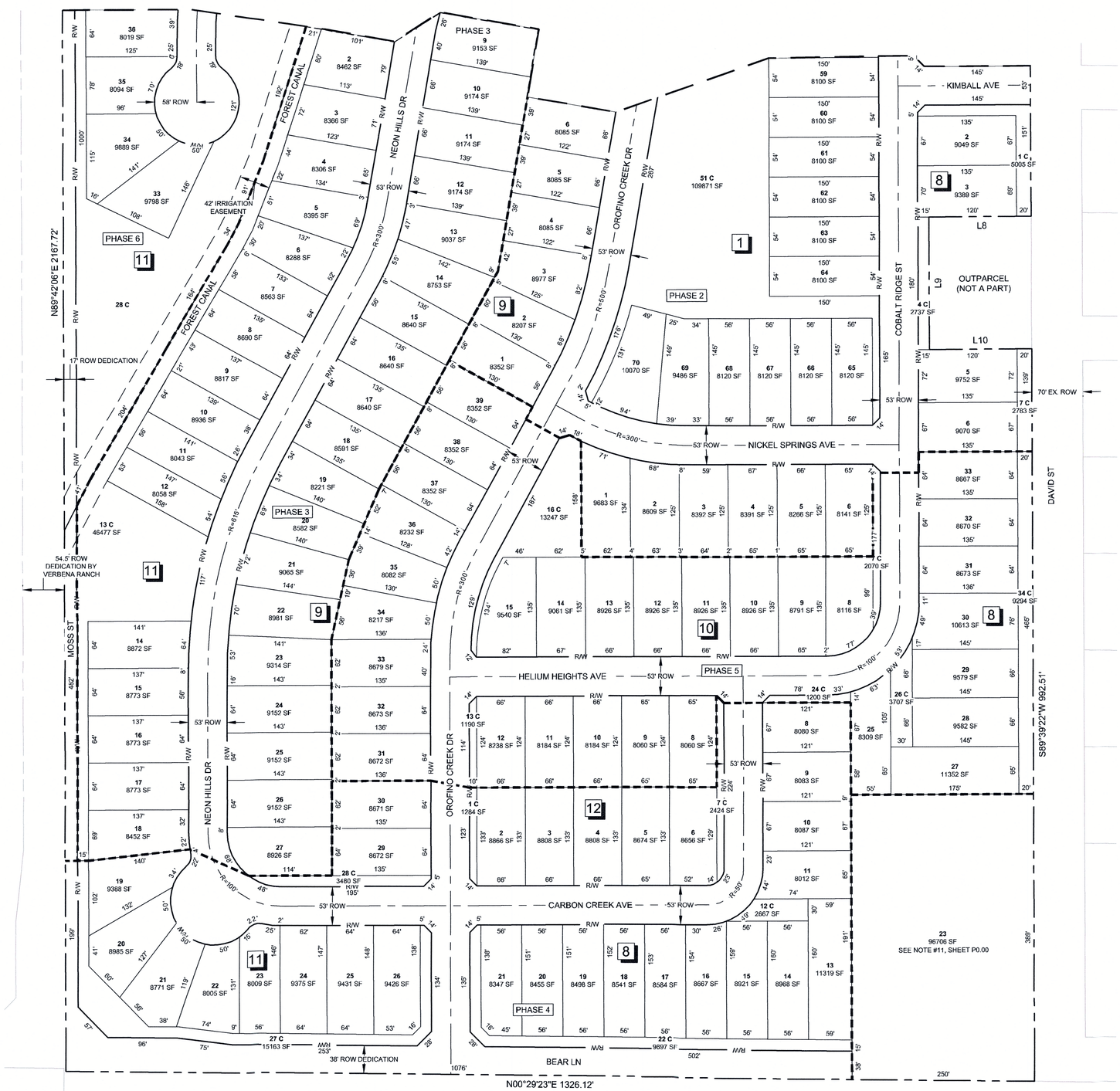
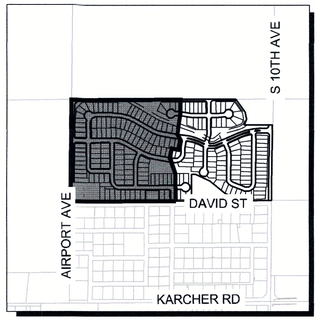


LINE TABLE		
L8	N00°21'38"W	140.00'
L9	S89°39'22"W	180.00'
L10	S00°21'38"E	140.00'



VICINITY MAP
SCALE: 1"=1000'

PROFESSIONAL ENGINEER LICENSED 23296 8/15/2024 STATE OF IDAHO JERRY D. LYLE

BORDER SIZE	22"x34"
DESIGNED	J. PITCHER
DRAWN	J. PITCHER
CHECKED	J. LYLE
APPROVED	J. LYLE

REVISIONS

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PRELIMINARY PLAT FOR
ELEMENT RIDGE SUBDIVISION
LOT DIMENSIONS

ATTENTION:
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DATE: August 15, 2024
PROJECT: 230434
SHEET: P1.01

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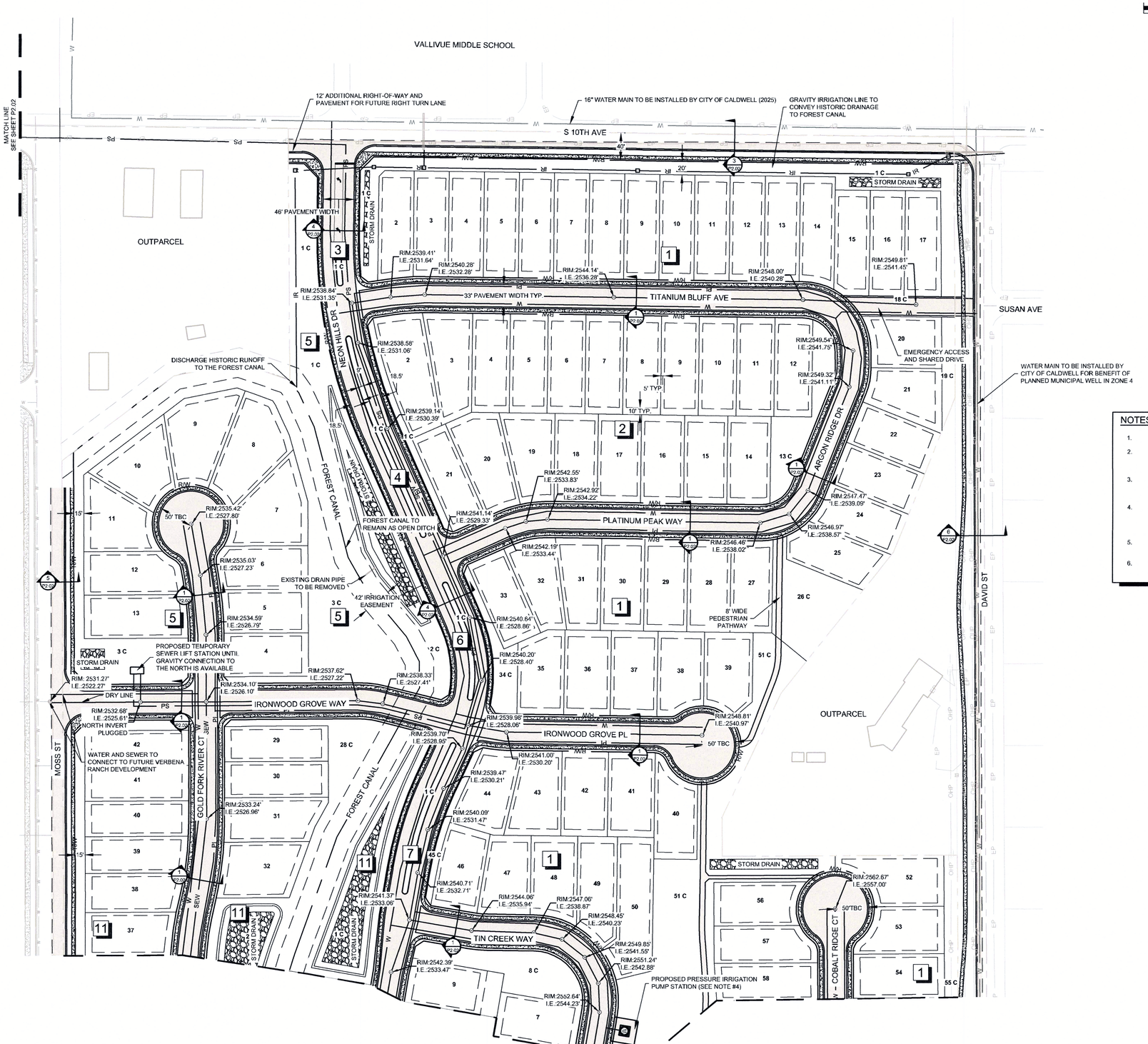

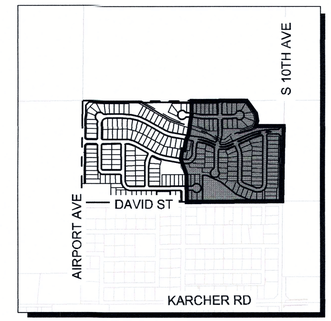

VICINITY MAP
SCALE: 1"=1000'

NOTES

1. SEE SHEET P2.02 FOR TYPICAL ROAD CROSS SECTIONS.
2. STORM DRAINAGE WILL BE CONVEYED TO RETENTION BASINS AND SEEPAGE BEDS. SIZING OF STORAGE FACILITIES BASED ON A C VALUE OF 0.5 FOR SINGLE FAMILY PER CALDWELL STORMWATER MANUAL.
3. UTILITIES AND STORM FACILITIES ARE SHOWN IN A PRELIMINARY LOCATION AND WILL BE ADJUSTED FOR FINAL DESIGN AND CONSTRUCTION DRAWINGS.
4. PRESSURE IRRIGATION TO BE PROVIDED VIA NEW GROUNDWATER WELL INSTALLED IN LOT 51C, BLOCK 1. THERE EXISTS BOTH GROUNDWATER AND SURFACE WATER RIGHTS FOR THIS SITE. AN APPROVAL BY IDWR FOR TRANSFER OF WATER RIGHTS IS REQUIRED.
5. BLOCK 1, LOT 18C; BLOCK 8, LOT 12C; AND BLOCK 8, LOT 26C ARE COMMON LOTS FOR SHARED DRIVEWAYS.
6. BLOCK 1, LOT 18C ACCESS TO DAVID ST WILL BE RESTRICTED BY GATE OR BOLLARD TO ALLOW EMERGENCY PERSONNEL ONLY.

PROFESSIONAL ENGINEER LICENSED 23296 8/15/2024 STATE OF IDAHO JERRY D. LYLE

BORDER SIZE	22"x34"
DESIGNED	J. PITCHER
DRAWN	J. PITCHER
CHECKED	J. LYLE
APPROVED	J. LYLE

REVISIONS

NO.	DESCRIPTION	DATE
.	.	.

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PRELIMINARY PLAT FOR ELEMENT RIDGE SUBDIVISION
SITE PLAN

ATTENTION: 0 1/2 1
IF THIS BAR DOES NOT MEASURE 1" ON 22x34 SHEET or 1/2" ON 11x17 SHEET, THEN DRAWING IS NOT TO SCALE

DATE:	August 14, 2024
PROJECT:	230434
SHEET:	P2.00

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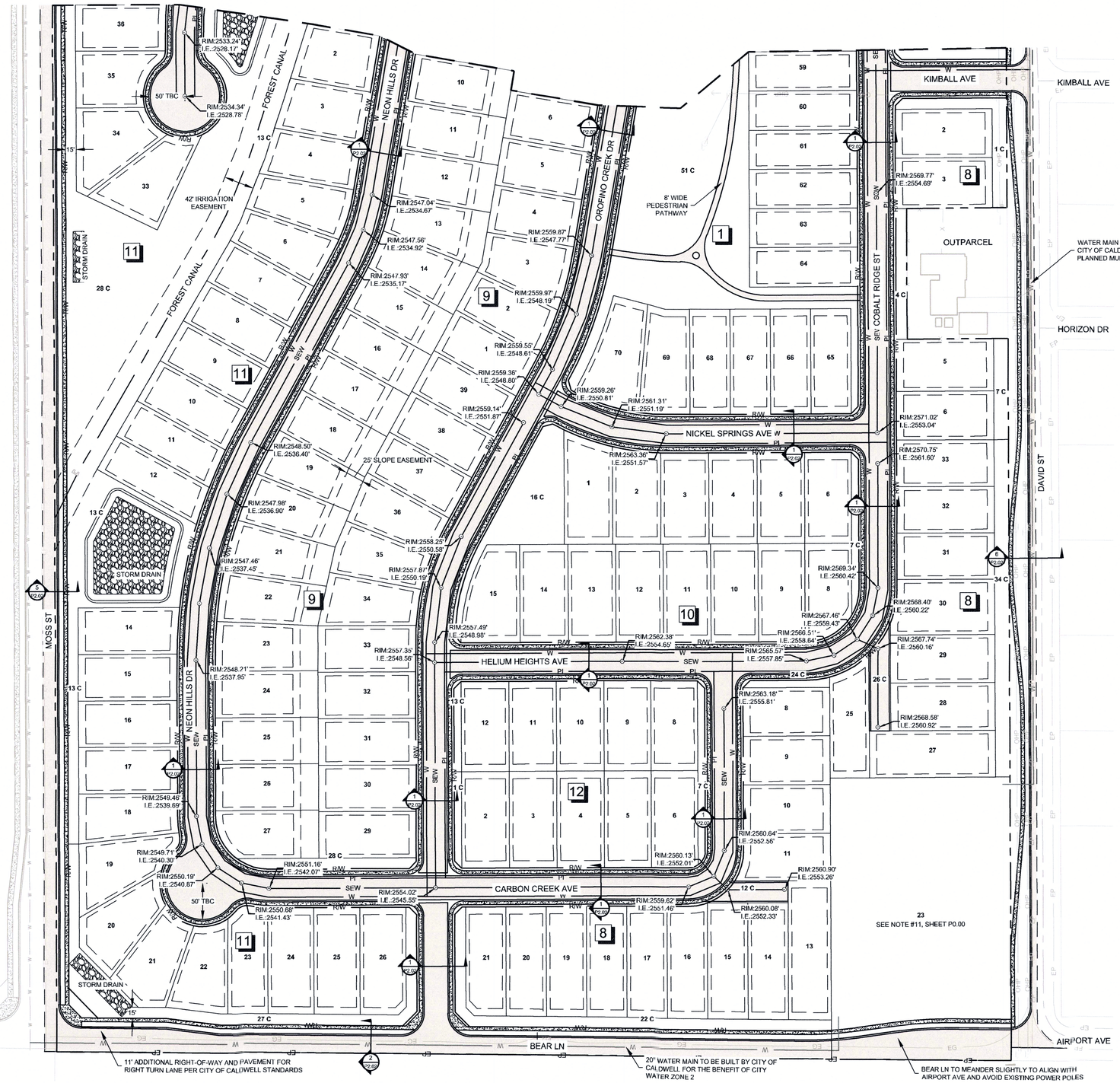

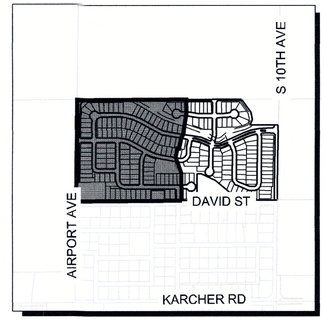

VICINITY MAP
SCALE: 1"=1000'

0 40 80 160 240

NOTES

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PROFESSIONAL ENGINEER LICENSED 23296 8/15/2024 STATE OF IDAHO JERRY D. LYLE

BORDER SIZE	22"x34"
DESIGNED	J. PITCHER
DRAWN	J. PITCHER
CHECKED	J. LYLE
APPROVED	J. LYLE

NO.	DESCRIPTION	DATE
-	-	-

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PRELIMINARY PLAT FOR
ELEMENT RIDGE SUBDIVISION
SITE PLAN

ATTENTION:
0 1/2 1
IF THIS BAR DOES NOT MEASURE 1" ON 22x34 SHEET or 1/2" ON 11x17 SHEET, THEN DRAWING IS NOT TO SCALE

DATE: August 14, 2024
PROJECT: 230434
SHEET: P2.01

L:\230434\03_CAD\SHEETS\PREL_WINKNY_PLAT\P2.03 SITE PLAN.DWG, 8/15/2024

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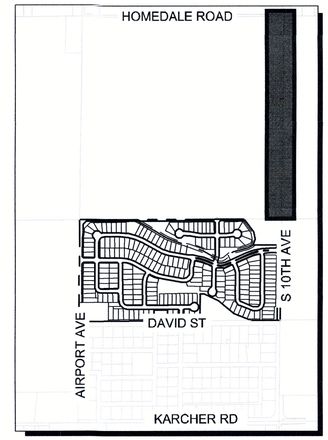
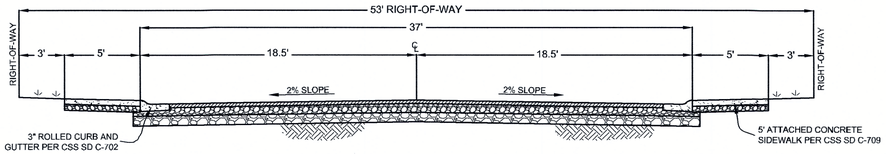
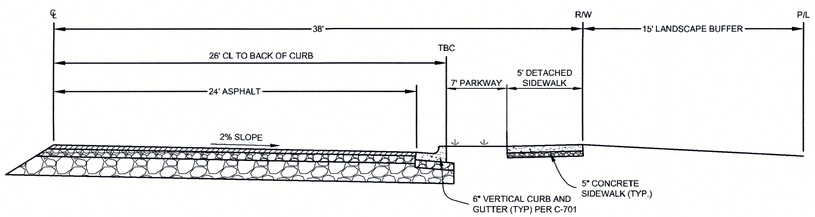


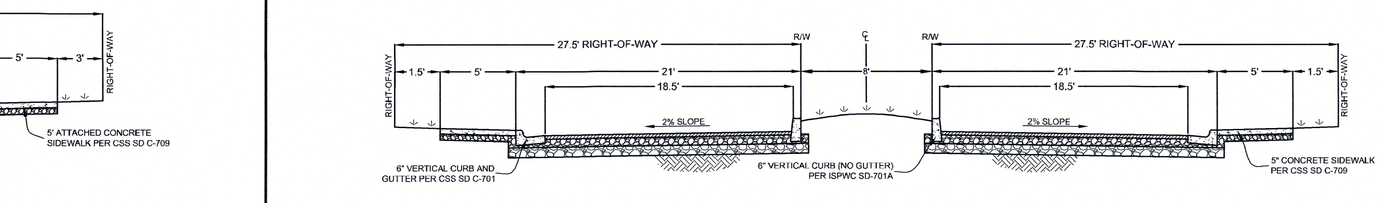
VICINITY MAP
SCALE: 1"=1000'



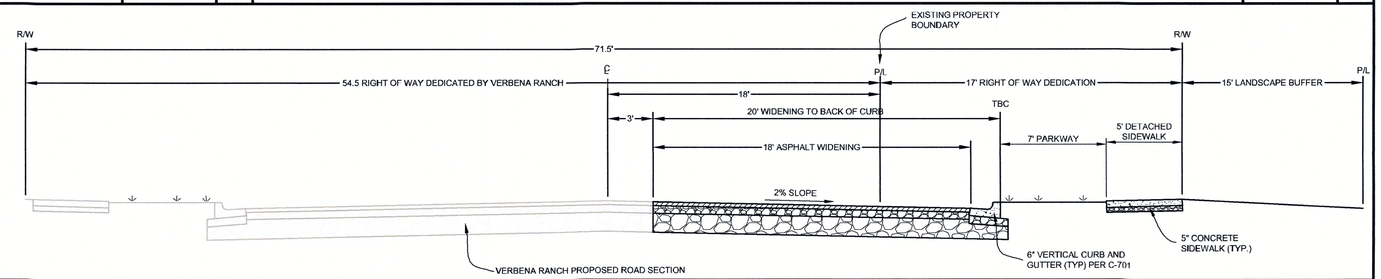
RESIDENTIAL STREET SECTION | N.T.S. | 1



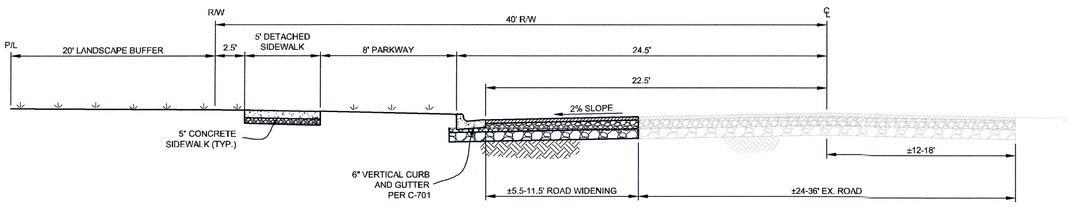
BEAR LN HALF STREET SECTION | N.T.S. | 2



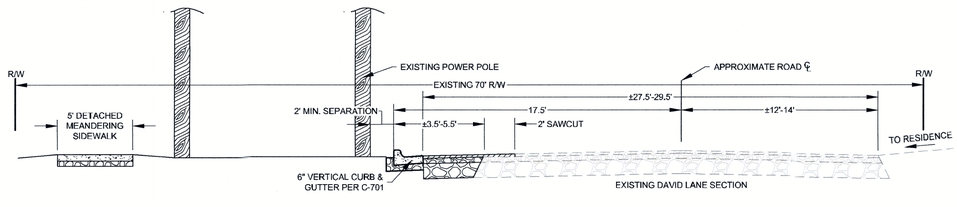
RESIDENTIAL STREET SECTION WITH MEDIAN | N.T.S. | 4



MOSS ST WIDENING STREET SECTION | N.T.S. | 5



S 10TH AVE WIDENING STREET SECTION | N.T.S. | 3



DAVID ST WIDENING STREET SECTION | N.T.S. | 6

PROFESSIONAL ENGINEER LICENSED 23296 8/15/2024 STATE OF IDAHO JERRY D. LYLE

BORDER SIZE: 22"x34"	DESIGNED	J. PITCHER	DRAWN	J. PITCHER	CHECKED	J. LYLE	APPROVED	J. LYLE

NO.	DESCRIPTION	DATE
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PRELIMINARY PLAT FOR

ELEMENT RIDGE SUBDIVISION

OFF SITE SEWER AND ROAD SECTIONS

ATTENTION:
0 1/2 1
IF THIS BAR DOES NOT MEASURE 1" ON 22x34 SHEET or 1/2" ON 11x17 SHEET, THEN DRAWING IS NOT TO SCALE

DATE: August 14, 2024
PROJECT: 230434
SHEET: P2.02

L:\230434\03_CAD\SHEETS\PRELIM\MKWY_P_ATP\2.03 SITE PLAN.DWG, 8/15/2024

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L:\230434\03_CAD\SHEETS\PRELIMINARY\P_PLAT\P3.00 EXISTING CONDITIONS.DWG, 8/15/2024

LEGEND

SUBDIVISION BOUNDARY		EXISTING POWER POLE	
SECTION LINE		EXISTING GUY WIRE	
CANAL CENTERLINE		ELECTRICAL JUNCTION BOX	
EP	EXISTING EDGE OF PAVEMENT		EXISTING WATER WELL
EG	EXISTING EDGE OF GRAVEL		WATERWAY FLOW DIRECTION
OHP	EXISTING OVERHEAD POWER		EXISTING FLOW DIRECTION
2580	EXISTING MAJOR CONTOUR	X X X	EXISTING FENCE
2582	EXISTING MINOR CONTOUR	W	EXISTING WATER LINE

0 50 100 200 300

EXISTING WEIR STRUCTURE
FOREST CANAL
42' IRRIGATION EASEMENT TO REMAIN
EXISTING DRAINAGE DITCH TO THE NORTH
NOT A PART
OPEN DITCH FOREST CANAL TO REMAIN
APPROXIMATE HISTORICAL DISCHARGE POINT
EXISTING CULVERT TO BE REMOVED AND REPLACED
34.5' EXISTING PAVEMENT WIDTH
PRIVATE IRRIGATION DITCH TO BE REMOVED
EXISTING DRAINAGE DITCH ALONG 10TH AVE TO BE REROUTED
EXISTING IRRIGATION WELL TO BE CAPPED AND ABANDONED
NOT A PART
PRIVATE IRRIGATION DITCH TO BE REMOVED
OVERHEAD POWER LINES AND POLES ALONG DAVID ST TO REMAIN
EXISTING CULVERT TO BE REMOVED AND REPLACED
30' EXISTING PAVEMENT WIDTH
EXISTING RESIDENTIAL DRIVEWAY TO BE INCORPORATED IN DAVID ST IMPROVEMENTS
DAVID ST
AIRPORT AVE
HORIZON DR
KIMBALL AVE
SUSAN AVE
S 10TH AVE

PROFESSIONAL ENGINEER LICENSED Jerry D. Lyle 23296 8/15/2024 STATE OF IDAHO JERRY D. LYLE

BORDER SIZE: 22"x34"	DESIGNED	DRAWN	CHECKED	APPROVED
	J. PITCHER	J. PITCHER	J. LYLE	J. LYLE

REVISIONS

NO.	DESCRIPTION	DATE

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PRELIMINARY PLAT FOR
ELEMENT RIDGE SUBDIVISION
EXISTING CONDITIONS

ATTENTION: 0 1/2 1
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DATE: August 15, 2024
PROJECT: 230434
SHEET: P3.00

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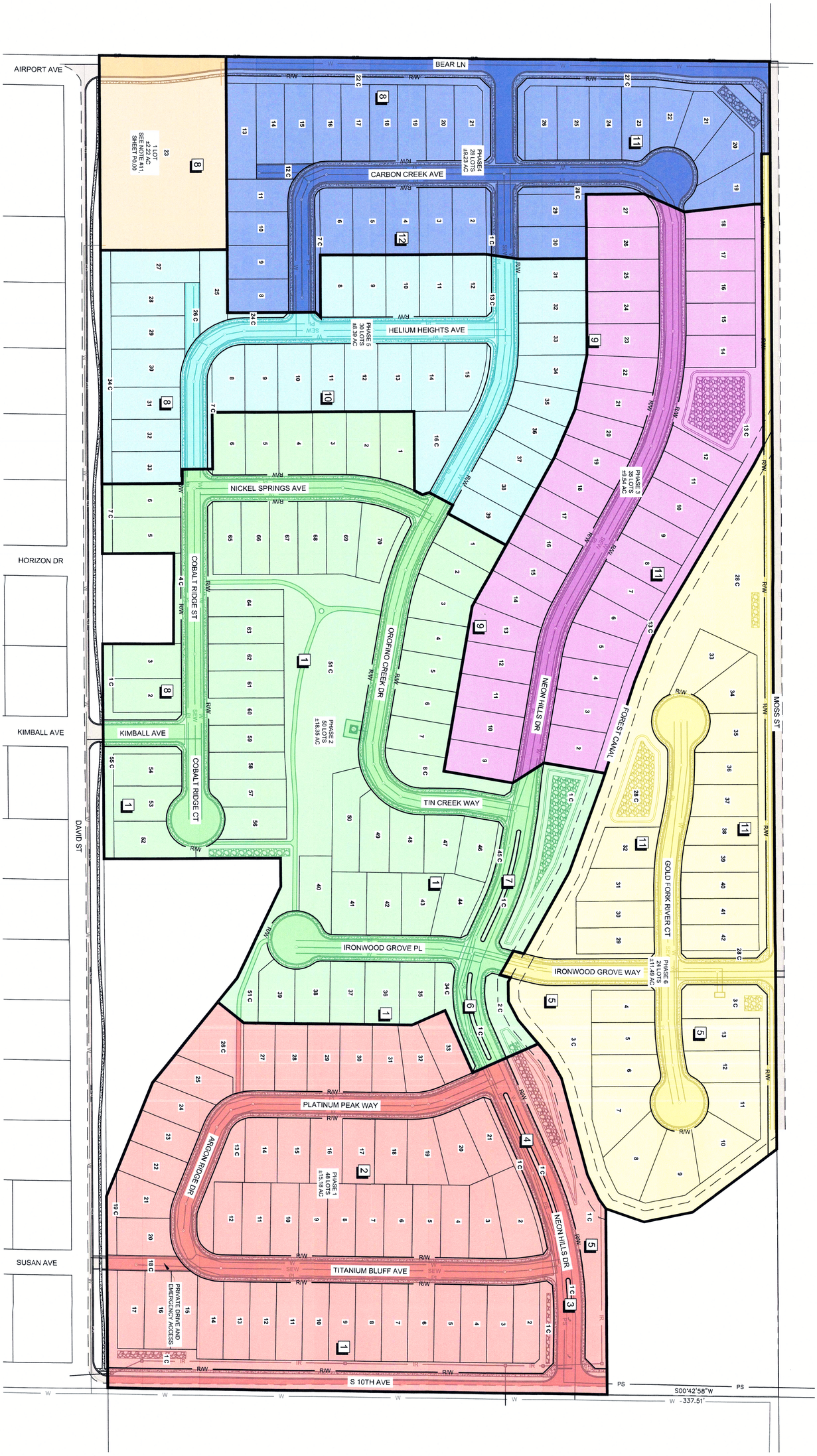

PRELIMINARY PLAT FOR

ELEMENT RIDGE SUBDIVISION

PHASING MAP

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NO.	DESCRIPTION	DATE	
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BORDER SIZE	22"x34"
DESIGNED	J. PITCHER
DRAWN	J. PITCHER
CHECKED	J. LYLE
APPROVED	J. LYLE

IF THIS BAR DOES NOT MEASURE 1" ON 22x34 SHEET or 1/2" ON 11x17 SHEET, THEN DRAWING IS NOT TO SCALE

ATTENTION 0 1/2 1

DATE: July 31, 2024
PROJECT: 23043
SHEET: P4.00

PROFESSIONAL ENGINEER — JEFFREY D. LYLE — LICENSED — 23296 — STATE OF IDAHO — 8/15/2024



LANDSCAPE COVER

0 100 200 300

Plan Scale: 1" = 100'

LANDSCAPE CONSULTANT

KM ENGINEERING, LLP
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE: (208) 639-6939
FAX: (208) 639-6930
CONTACT: ALYSSA YENSEN, PLA
EMAIL: ayensen@kmengllp.com

PATHWAY CALCULATIONS

8' MAJOR PATHWAY (15 SHRUB/100 LF) & (1 TREE PER 40 LF)

BLOCK #	LOT #	LF	SHRUBS		TREES	
			REQUIRED	PROVIDED	REQUIRED	PROVIDED
1	25	1355	203	244	34	34

5' MICRO PATHWAY (15 SHRUB/100 LF)

BLOCK #	LOT #	LF	SHRUBS		TREES	
			REQUIRED	PROVIDED	REQUIRED	PROVIDED
1	25	169	25	31	0	1
TOTAL PATHWAY TREES					34	35

STREET CALCULATIONS

10' LOCAL LANDSCAPE BUFFER: (1) CLASS II TREE / 35 LF OR (1) CLASS I / 25 LF; NOT REQUIRED FOR INTERNAL STREETS
20' COLLECTOR LANDSCAPE BUFFER: (1) CLASS II TREE / 35 LF OR (1) CLASS I / 25 LF; (1) SHRUB / 7 LF
25' MINOR ARTERIAL LANDSCAPE BUFFER: (1) CLASS II TREE / 35 LF OR (1) CLASS I / 25 LF; (1) SHRUB / 7 LF; 3:1 LANDSCAPE BERM MIN. 2' HIGH
35' HWY. 20/26 LANDSCAPE BUFFER: (1) CLASS II OR II TREE / 35 LF, (1) SHRUB / 7 LF, AND (1) BOULDER / 75 LF, 3:1 LANDSCAPE BERM OR 3' WALL @ MIN. 30% OF LF

STREET NAME	BUFFER WIDTH (FT)	LF	NUMBER OF DRIVES WIDTH PER PLAN	LF – DRIVES	SHRUBS		TREES	
					REQUIRED	PROVIDED	REQUIRED	PROVIDED
S. 10TH AVE. (MINOR ART.)	25	1,032	1	986	141	144	28	28
DAVID ST. (COLLECTOR)	20	940	1	907	130	147	26	26
NEON HILLS DR. (LOCAL)	10	2,524	5	2,349	0	485	67	84
ARGON RIDGE DR. (LOCAL)	10	638	6	308	0	45	9	5*
TIN CREEK WAY (LOCAL)	10	410	3	245	0	43	7	7
OROFINO CREEK DR (LOCAL)	10	910	7	525	0	113	15	15
COBALT RIDGE CT. (LOCAL)	10	1,285	17	443	0	43	10	10
KIMBALL AVE. (LOCAL)	10	286	0	286	0	42	8	8
TOTAL STREET TREES							170	183

MITIGATION REQUIREMENTS

THERE ARE NO HEALTHY TREES > 4" CAL. PROPOSED FOR REMOVAL

TOTAL TREES	204	251

* REQUIRED TREES RELOCATED ELSEWHERE DUE TO SITE CONSTRAINTS

PLANT SCHEDULE (SEE L2.0 FOR FULL PLANT SCHEDULE)

SYMBOL	BOTANICAL / COMMON NAME	SIZE	MATURE HXW	CLASS	QTY
DECIDUOUS TREES					
	ACER RUBRUM 'OCTOBER GLORY' OCTOBER GLORY	2" CAL. B&B	40'X40'	CLASS II	75
	ACER TRUNCATUM 'PACIFIC SUNSET' TM PACIFIC SUNSET MAPLE	2" CAL. B&B	35'X30'	CLASS II	73
	BETULA NIGRA 'DURAHEAT' DURAHEAT RIVER BIRCH MULI-TRUNK	2" CAL. B&B CLUMP	35'X30'	CLASS II	9
	CARPINUS BETULUS 'JFS-KW1CB' EMERALD AVENUE HORNBEAM	2" CAL. B&B	40'X30'	CLASS II	17
	GLEDITSIA TRIACANTHOS 'IMPERIAL' IMPERIAL HONEYLOCUST	2" CAL. B&B	40'X35'	CLASS II	31
	GYMNOCLADUS DIOICUS 'ESPRESSO' KENTUCKY COFFEETREE	2" CAL. B&B	50'X40'	CLASS III	13
	PRUNUS CERASIFERA 'THUNDERCLOUD' THUNDERCLOUD PURPLE LEAF PLUM	2" CAL. B&B	20'X20'	CLASS I	7
EVERGREEN TREES					
	PICEA GLAUCA 'DENSATA' BLACK HILLS WHITE SPRUCE	6'-8' B&B	30'X15'		9
	PICEA PUNGENS 'HOOPSII' HOOPSI BLUE SPRUCE	6'-8' B&B	35'X15'		17

SYMBOL	BOTANICAL / COMMON NAME	CONT	QTY
OTHER			
	EXISTING TO REMAIN PRESERVE AND PROTECT SEE KEY NOTES	NONE	176,232
SOD/SEED			
	NO MOW LAWN SEED MIX HIGH COUNTRY GARDENS, PRAIRIE NURSERY OR APPROVED EQUAL SPECIALLY BLENDED MIX OF (6) DIFFERENT DWARF FINE FESCUE GRASS VARIETIES INSTALL AT MIN. OF 5 LBS PER 1000 SQUARE FEET	SEED	5,299 SF
	TURF SOD RHIZOMATOUS RHIZOMATOUS TALL FESCUE	SOD	212,516 SF

STATE OF IDAHO
ALYSSA YENSEN
LA-16577
04.13.26
LICENSED LANDSCAPE ARCHITECT

REVISIONS

NO.	ITEM	DATE
1	AGENCY COMMENTS	12/12/25
2	AGENCY COMMENTS	02/12/26
3	CITY COMMENTS	03/19/26
4	CITY COMMENTS	04/13/26

ELEMENT RIDGE SUBDIVISION NO. 1
CALDWELL, IDAHO

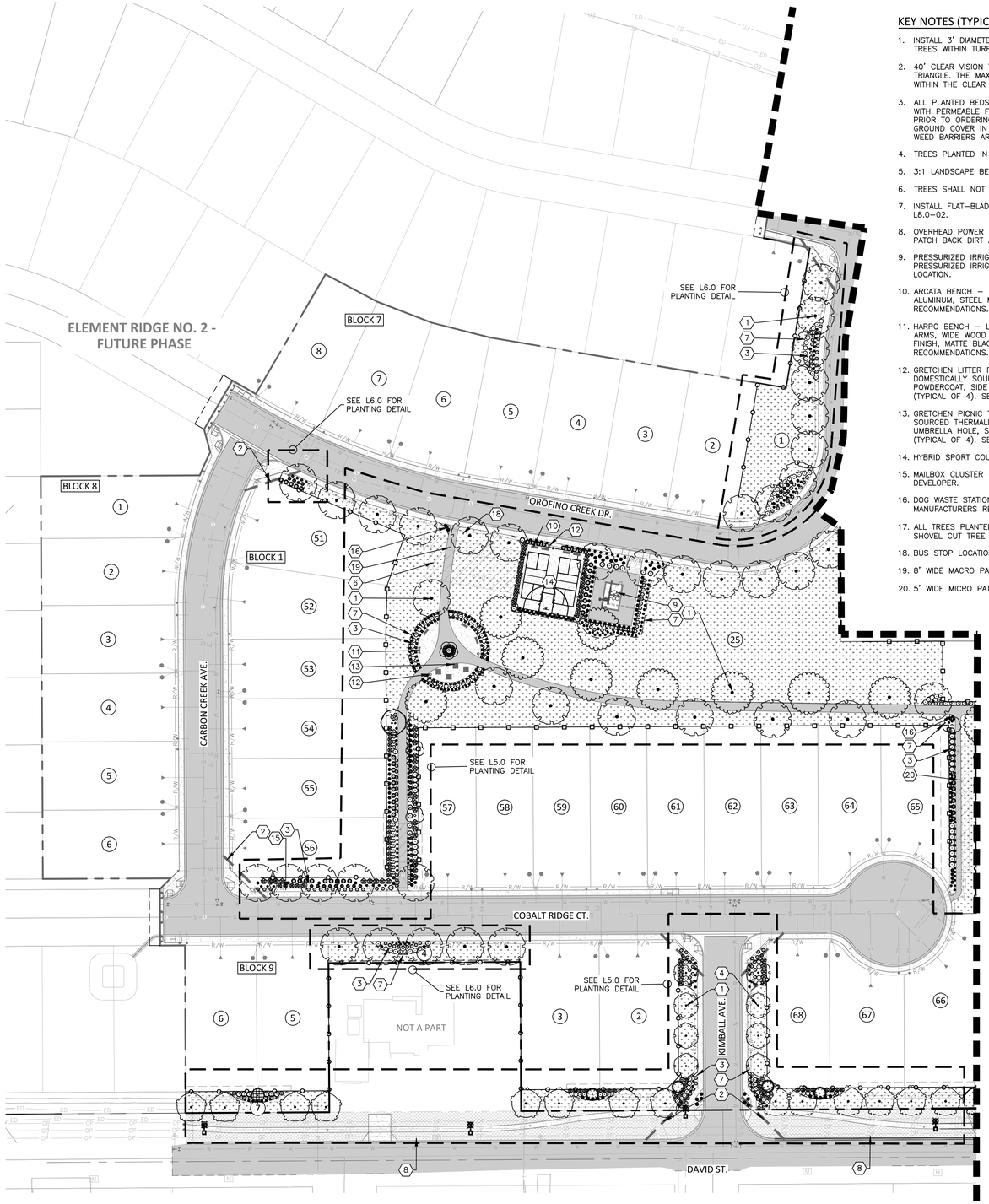
LANDSCAPE CONSTRUCTION SET
LANDSCAPE COVER

km ENGINEERING
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE (208) 639-6939
kmengllp.com

DESIGN BY:	BL
DRAWN BY:	BL
CHECKED BY:	AY
DATE:	09/11/25
PROJECT:	25-132

SHEET NO.
L1.0

P:\25-132\LANDSCAPE\CAD\CONSTRUCTION PLANS\25-132 L1.0 CD LANDSCAPE PLAN.DWG, BROOKE LOVELACE, 4/13/2026, CANON IPF755 (BW).PCS



LANDSCAPE PLAN

0 60 120 180

Plan Scale: 1" = 60'

KEY NOTES (TYPICAL)

1. INSTALL 3' DIAMETER SHOVEL CUT TREE RING, WITH BARE EARTH SURFACE AT ALL TREES WITHIN TURF AREAS.
2. 40' CLEAR VISION TRIANGLE. NO TREES SHALL BE PLANTED WITHIN A CLEAR VISION TRIANGLE. THE MAXIMUM HEIGHT OF ANY VEGETATIVE GROUND COVER AT MATURITY WITHIN THE CLEAR VISION TRIANGLE SHALL BE 3' FROM THE ADJACENT STREET GRADE.
3. ALL PLANTED BEDS TO RECEIVE A MIN. 3" DEPTH ORGANIC PERMABARK (ROCK) MULCH WITH PERMEABLE FABRIC WEED BARRIER. SUBMIT SAMPLE TO OWNER FOR APPROVAL PRIOR TO ORDERING AND INSTALLING. THE USE OF MULCH OR ROCK AS THE ONLY GROUND COVER IN REQUIRED PLANTING ARES IS PROHIBITED. IMPERMEABLE PLASTIC WEED BARRIERS ARE PROHIBITED.
4. TREES PLANTED IN PARK STRIPS TO BE CENTERED IN STRIP.
5. 3:1 LANDSCAPE BERM, APPROXIMATELY 3' HIGH. BERM NOT TO EXCEED 8' IN HEIGHT.
6. TREES SHALL NOT BE PLANTED OVER STORM DRAIN PIPES, STRUCTURES, OR FACILITIES.
7. INSTALL FLAT–BLADE SHOVEL EDGING AT INTERFACE OF SOD AND PLANTER BED. SEE L8.0–02.
8. OVERHEAD POWER EASEMENT. EXISTING GROUNDCOVER TO REMAIN. CONTRACTOR TO PATCH BACK DIRT AS NECESSARY.
9. PRESSURIZED IRRIGATION STATIONS. APPROXIMATE LOCATION OF DEVELOPMENTS PRESSURIZED IRRIGATION POINT OF CONNECTION. CONTRACTOR TO FIELD VERIFY EXACT LOCATION.
10. ARCATA BENCH – LANDSCAPE FORMS, OR APPROVED EQUAL. BACKED, NO ARMS, ALUMINUM, STEEL METALLIC COLOR, SURFACE MOUNT. INSTALL PER MANUFACTURERS RECOMMENDATIONS. (TYPICAL OF 4). SEE L8.0–05.
11. HARPO BENCH – LANDSCAPE FORMS OR APPROVED EQUAL. 69INCH, BACKED WITH ARMS, WIDE WOOD SLATS, DOMESTICALLY SOURCED THERMALLY MODIFIED ASH WOOD FINISH, MATTE BLACK POWDERCOAT, SURFACE MOUNT. INSTALL PER MANUFACTURERS RECOMMENDATIONS. (TYPICAL OF 4). SEE L8.0–06.
12. GRETCHEN LITTER RECEPTACLE – LANDSCAPE FORMS, OR APPROVED EQUAL. DOMESTICALLY SOURCED THERMALLY MODIFIED ASH WOOD FINISH, MATTE BLACK POWDERCOAT, SIDE OPENING. INSTALL PER MANUFACTURERS RECOMMENDATIONS. (TYPICAL OF 4). SEE L8.0–04.
13. GRETCHEN PICNIC TABLE – LANDSCAPE FORMS, OR APPROVED EQUAL. DOMESTICALLY SOURCED THERMALLY MODIFIED ASH WOOD FINISH, MATTE BLACK POWDERCOAT, NO UMBRELLA HOLE, SURFACE MOUNT. INSTALL PER MANUFACTURERS RECOMMENDATIONS. (TYPICAL OF 4). SEE L8.0–07.
14. HYBRID SPORT COURT – SEE L8.0 & L9.0 FOR CORRESPONDING DETAILS.
15. MAILBOX CLUSTER – SEE CIVIL KEYNOTES ON CIVIL PLANS. FINAL APPROVAL PER DEVELOPER.
16. DOG WASTE STATION – DOG WASTE DEPOT, OR APPROVED EQUAL. INSTALL PER MANUFACTURERS RECOMMENDATIONS. (TYPICAL OF 4). SEE L8.0–03.
17. ALL TREES PLANTED WITHIN THE HYDROSEED AREAS WILL NOT NEED THE 3' DIAMETER SHOVEL CUT TREE RING.
18. BUS STOP LOCATION.
19. 8' WIDE MACRO PATHWAY. SEE REQUIREMENT TABLE.
20. 5' WIDE MICRO PATHWAY. SEE REQUIREMENT TABLE.

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	MATURE HXW	CLASS	QTY
DECIDUOUS TREES						
	AX	ACER RUBRUM 'OCTOBER GLORY' OCTOBER GLORY	2" CAL. B&B	40'X40'	CLASS II	75
	AP2	ACER TRUNCATUM 'PACIFIC SUNSET' TM PACIFIC SUNSET MAPLE	2" CAL. B&B	35'X30'	CLASS II	73
	BD	BETULA NIGRA 'DURAHEAT' DURAHEAT RIVER BIRCH MULI–TRUNK	2" CAL. B&B CLUMP	35'X30'	CLASS II	9
	CB3	CARPINUS BETULUS 'JFS–KW1CB' EMERALD AVENUE HORNBEAM	2" CAL. B&B	40'X30'	CLASS II	17
	GI	GLEDITSIA TRIACANTHOS 'IMPERIAL' IMPERIAL HONEYLOCUST	2" CAL. B&B	40'X35'	CLASS II	31
	GD	GYMNOCLADUS DIOICUS 'ESPRESSO' KENTUCKY COFFEETREE	2" CAL. B&B	50'X40'	CLASS III	13
	PVC2	PRUNUS CERASIFERA 'THUNDERCLOUD' THUNDERCLOUD PURPLE LEAF PLUM	2" CAL. B&B	20'X20'	CLASS I	7
EVERGREEN TREES						
	PD2	PICEA GLAUCA 'DENSATA' BLACK HILLS WHITE SPRUCE	6'–8' B&B	30'X15'		9
	PH	PICEA PUNGENS 'HOOPSII' HOOPSI BLUE SPRUCE	6'–8' B&B	35'X15'		17
SYMBOL	**CODE**	**BOTANICAL / COMMON NAME**	**SIZE**	**MATURE HXW**		**QTY**
SHRUBS						
	BH	BERBERIS THUNBERGII SUNJOY GOLD PILLAR BARBERRY	2 GAL.	4'X3'		182
	BM3	BUDDLEIA X 'SMNBDBT' PUGSTER BLUE DWARF BUTTERFLY BUSH	2 GAL.	2'X3'		172
	BM2	BUDDLEJA X 'MISS MOLLY' MISS MOLLY BUTTERFLY BUSH	2 GAL.	4'X5'		92
	BM	BUDDLEJA X 'MISS VIOLET' MISS VIOLET BUTTERFLY BUSH	2 GAL.	4'X5'		44
	BF3	BUXUS MICROPHYLLA VAR. JAPONICA 'WINTER GEM' WINTER GEM BOXWOOD	2 GAL.	4'X4'		259
	CI	CORNUS ALBA 'IVORY HALO' TM TATARIAN DOGWOOD	2 GAL.	6'X6'		44
	JB	JUNIPERUS SCOPULORUM 'BLUE ARROW' BLUE ARROW JUNIPER	3 GAL.	12'X3'		84
	PS4	PHYSOCARPUS OPULIFOLIUS 'DONNA MAY' LITTLE DEVIL NINEBARK	2 GAL.	3'X3'		118
	PG2	PICEA PUNGENS 'GLOBOSA' DWARF GLOBE BLUE SPRUCE	2 GAL.	4'X5'		41
	RR	RHODODENDRON X 'RAMAPO' RAMAPO RHODODENDRON	2 GAL.	3'X6'		42
	RD	ROSA X 'DOUBLE KNOCKOUT' (RED) RED DOUBLE KNOCKOUT ROSE	2 GAL.	4'X4'		67
GRASSES						
	CK3	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' FEATHER REED GRASS	1 GAL.	4'X5'		104
	MM	MISCANTHUS SINENSIS 'MORNING LIGHT' EULALIA GRASS	2 GAL.	5'X4'		70
	PL2	PENNISETUM ALOPECUROIDES 'BURGUNDY BUNNY' BURGUNDY BUNNY FOUNTAIN GRASS	2 GAL.	2'X3'		97
PERENNIALS						
	DF	DIANTHUS X 'KOND106@K3' PPAF MOUNTAIN FROST PINK TWINKLE DIANTHUS	1 GAL.	.5'X1'		149
	LP	LIRIOPE MUSCARI 'EXC @52' PURPLE EXPLOSION™ LILYTURF	1 GAL.	2'X2'		188
	AP5	PHLOX SUBULATA 'RED WINGS' RED WINGS CREEPING PHLOX	1 GAL.	.5'X3'		188
	SM2	SALVIA NEMOROSA 'PINK PROFUSION' PINK PROFUSION SALVIA	1 GAL.	1.5'X2'		291

SYMBOL	BOTANICAL / COMMON NAME	CONT	QTY
OTHER			
	EXISTING TO REMAIN PRESERVE AND PROTECT SEE KEY NOTES	NONE	176,232
SOD/SEED			
	NO MOW LAWN SEED MIX HIGH COUNTRY GARDENS, PRAIRIE NURSERY OR APPROVED EQUAL SPECIALLY BLENDED MIX OF (6) DIFFERENT DWARF FINE FESCUE GRASS VARIETIES INSTALL AT MIN. OF 5 LBS PER 1@@@ SQUARE FEET	SEED	5,299 SF
	TURF SOD RHIZOMATOUS RHIZOMATOUS TALL FESCUE	SOD	212,516 SF

NOTE: ALL SHRUBS TO BE INSTALLED AT A MINIMUM HEIGHT AND WIDTH OF 10–INCHES, PER CITY REQUIREMENT. GRASSES AND PERENNIALS EXCLUDED FROM THIS REQUIREMENT.

FENCE LEGEND

- 6' HEIGHT VINYL PRIVACY FENCE. COORDINATE WITH OWNER APPROVAL. SEE L8.0–08.
- 5' HEIGHT OPEN VISION METAL FENCE. COORDINATE WITH OWNER APPROVAL. SEE L9.0–09.
- 4' HEIGHT BLACK CHAIN LINK FENCE. SEE L9.0–12.

STATE OF IDAHO · MELISSA YERSEN · LICENSED LANDSCAPE ARCHITECT · LA-16577 · 04.13.26

REVISIONS		
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ELEMENT RIDGE SUBDIVISION NO. 1
CALDWELL, IDAHO

LANDSCAPE CONSTRUCTION SET
LANDSCAPE PLAN

km ENGINEERING
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE (208) 639-6939
kmengllp.com

DESIGN BY:	BL
DRAWN BY:	BL
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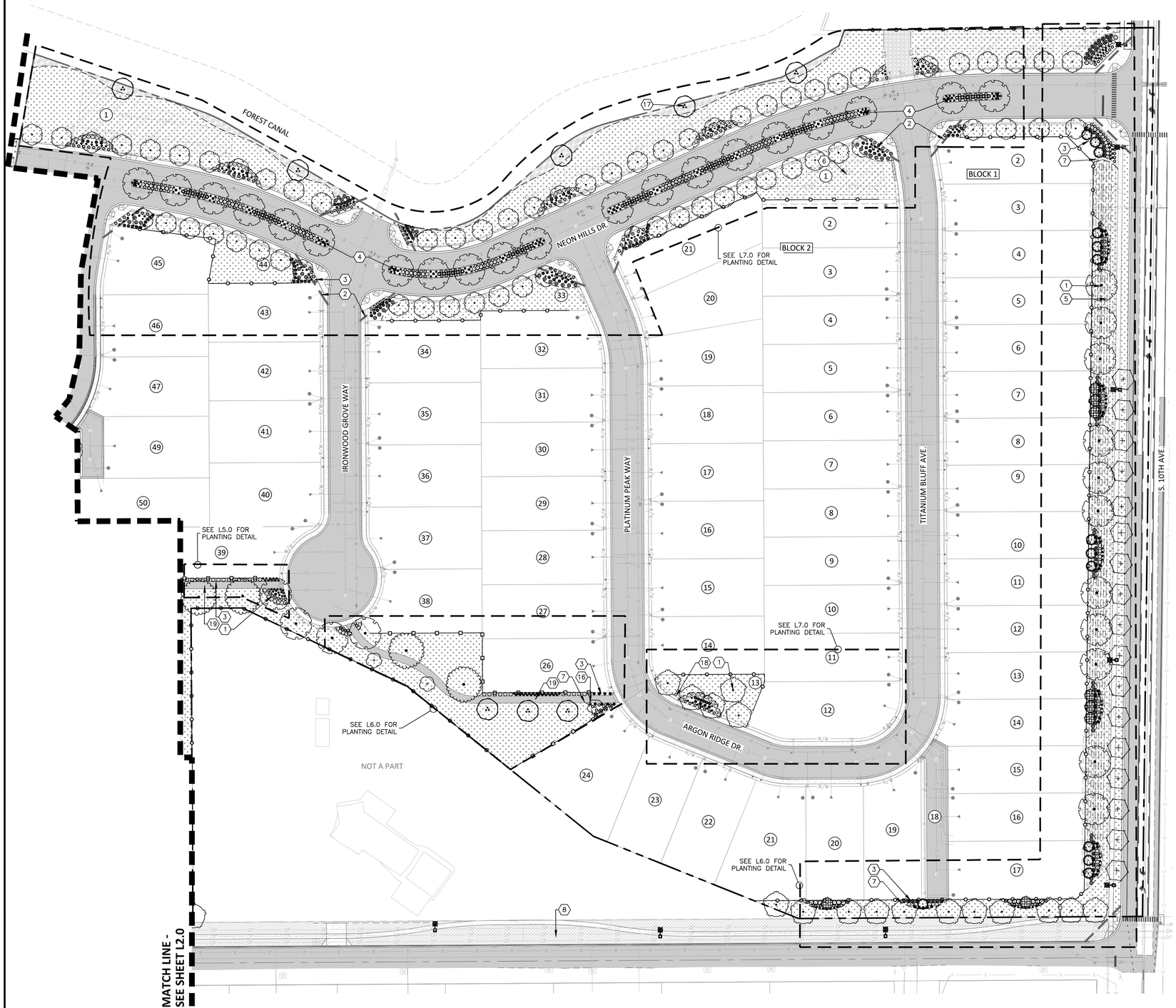
SHEET NO.
L2.0

P:\25-132\LANDSCAPE\CAD\CONSTRUCTION PLANS\25-132 L1.0 CD LANDSCAPE PLAN.DWG, BROOKE LOVELACE, 4/13/2026, CANON IPF755 (BW) PC3, ---



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15. MAILBOX CLUSTER – SEE CIVIL KEYNOTES ON CIVIL PLANS. FINAL APPROVAL PER DEVELOPER.
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19. 8' WIDE MACRO PATHWAY. SEE REQUIREMENT TABLE.
20. 5' WIDE MICRO PATHWAY. SEE REQUIREMENT TABLE.

FENCE LEGEND

- 6' HEIGHT VINYL PRIVACY FENCE. COORDINATE WITH OWNER APPROVAL. SEE L8.0-08.
- 5' HEIGHT OPEN VISION METAL FENCE. COORDINATE WITH OWNER APPROVAL. SEE L9.0-09.
- 4' HEIGHT BLACK CHAIN LINK FENCE. SEE L9.0-12.

PLANT SCHEDULE (SEE L2.0 FOR FULL PLANT SCHEDULE)

SYMBOL	BOTANICAL / COMMON NAME	SIZE	MATURE HXW	CLASS	QTY
DECIDUOUS TREES					
	ACER RUBRUM 'OCTOBER GLORY' OCTOBER GLORY	2" CAL. B&B	40'X40'	CLASS II	75
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	PRUNUS CERASIFERA 'THUNDERCLOUD' THUNDERCLOUD PURPLE LEAF PLUM	2" CAL. B&B	20'X20'	CLASS I	7
EVERGREEN TREES					
	PICEA GLAUCA 'DENSATA' BLACK HILLS WHITE SPRUCE	6'-8' B&B	30'X15'		9
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OTHER			
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	TURF SOD RHIZOMATOUS RHIZOMATOUS TALL FESCUE	SOD	212,516 SF

LANDSCAPE PLAN

0 60 120 180

Plan Scale: 1" = 60'

STATE OF IDAHO
MELISSA YERSEN
LA-16577
04.13.26
LICENSED LANDSCAPE ARCHITECT

REVISIONS

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ELEMENT RIDGE SUBDIVISION NO. 1
CALDWELL, IDAHO

LANDSCAPE CONSTRUCTION SET
LANDSCAPE PLAN

km ENGINEERING
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE (208) 639-6939
kmengllp.com

DESIGN BY:	BL
DRAWN BY:	BL
CHECKED BY:	AY
DATE:	09/11/25
PROJECT:	25-132

SHEET NO.
L3.0

P:\25-132\LANDSCAPE\CAD\CONSTRUCTION PLANS\25-132 1.0 CD LANDSCAPE PLAN.DWG, BROOKE LOVELACE, 4/13/2026, CANON IPF755 (BW).PC3, ---

ELEMENT RIDGE NO. 3 - FUTURE PHASE

ELEMENT RIDGE NO. 2 - FUTURE PHASE

FOREST CANAL

NEON HILLS DR.

TIN CREEK WAY

IRONWOOD GROVE WAY

PLATINUM PEAK WAY

TITANIUM BLUFF AVE.

S. 10TH AVE.

OROFINO CREEK DR.

NICKEL SPRINGS AVE.

COBALT RIDGE CT.

ARGON RIDGE DR.

KIMBALL AVE.

DAVID ST.

BLOCK 1

BLOCK 2

BLOCK 7

BLOCK 8

BLOCK 9

FENCE PLAN

0 80 160 240

Plan Scale: 1" = 80'

FENCE LEGEND

- 6' HEIGHT VINYL PRIVACY FENCE. COORDINATE WITH OWNER APPROVAL. SEE L8.0–08.
- 5' HEIGHT OPEN VISION METAL FENCE. COORDINATE WITH OWNER APPROVAL. SEE L9.0–09.
- 4' HEIGHT BLACK CHAIN LINK FENCE. SEE L9.0–12.

STATE OF IDAHO
MELISSA YERKES
LICENSED LANDSCAPE ARCHITECT
LA-16577
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REVISIONS

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ELEMENT RIDGE SUBDIVISION NO. 1
CALDWELL, IDAHO

LANDSCAPE CONSTRUCTION SET
FENCE PLAN

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DESIGN BY:	BL
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SHEET NO.
L4.0

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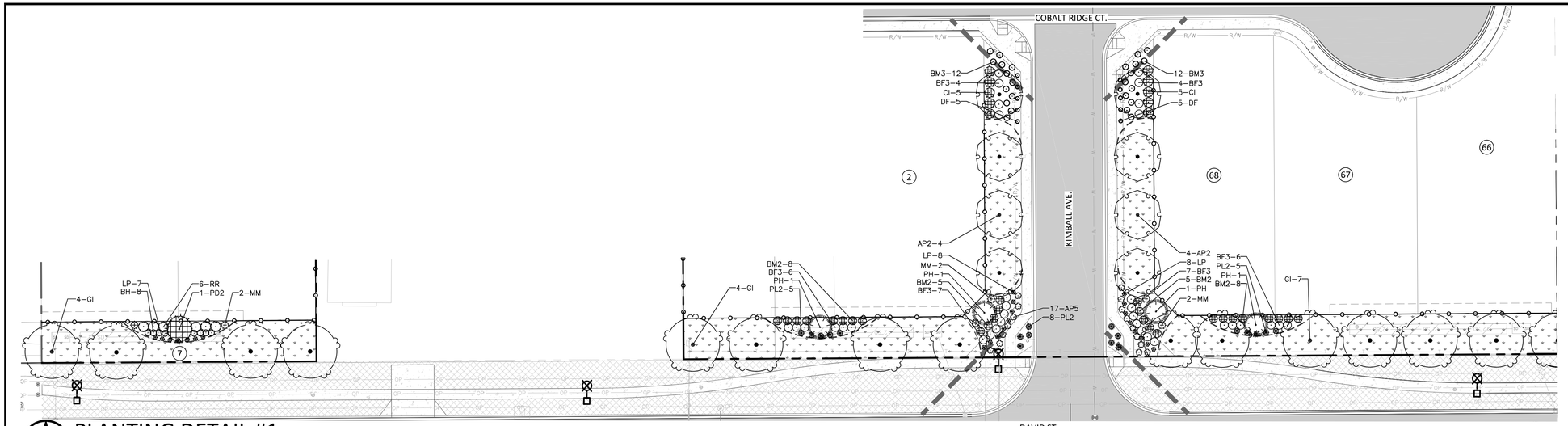

PLANTING DETAIL #1

0 30 60 90
Plan Scale: 1" = 30'

(SEE L2.0 FOR FULL PLANT SCHEDULE)



PLANTING DETAIL #2

0 30 60 90
Plan Scale: 1" = 30'

STATE OF IDAHO
ALYSSA YEKSEN
LA-16577
04.13.26
LICENSED LANDSCAPE ARCHITECT

REVISIONS

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ELEMENT RIDGE SUBDIVISION NO. 1
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LANDSCAPE CONSTRUCTION SET
PLANTING DETAILS

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DESIGN BY:	BL
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SHEET NO.
L5.0

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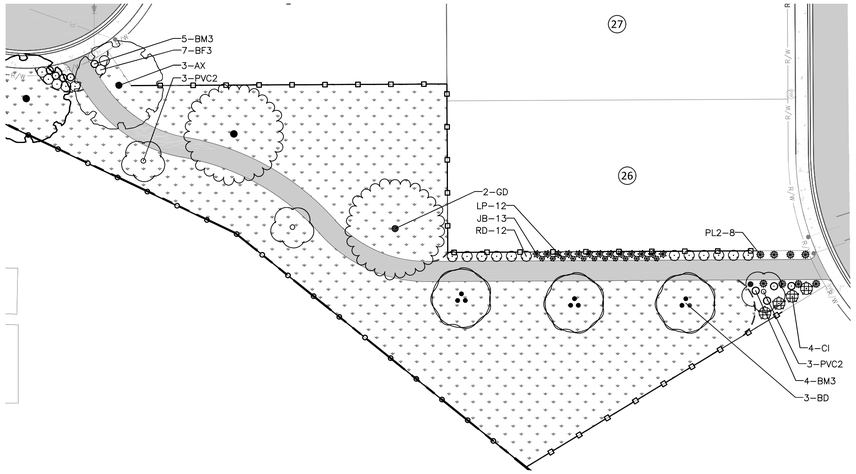
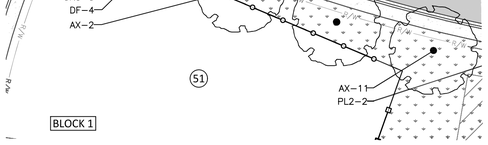


PLANTING DETAIL #3

(SEE L2.0 FOR FULL PLANT SCHEDULE)

0 30 60 90

Plan Scale: 1" = 30'



PLANTING DETAIL #4

(SEE L2.0 FOR FULL PLANT SCHEDULE)

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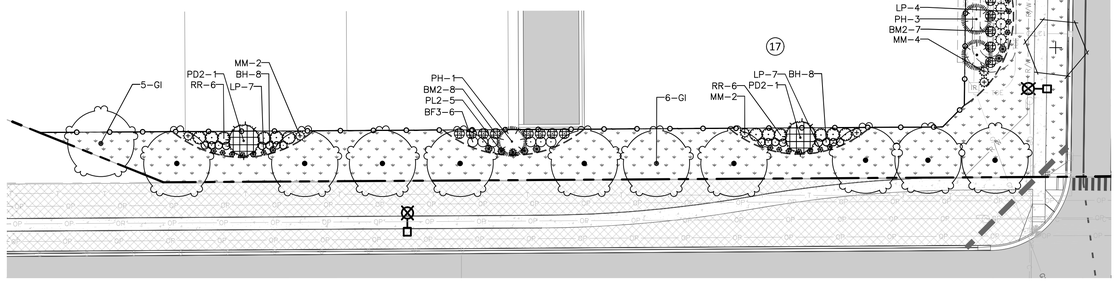
Plan Scale: 1" = 30'



PLANTING DETAIL #5

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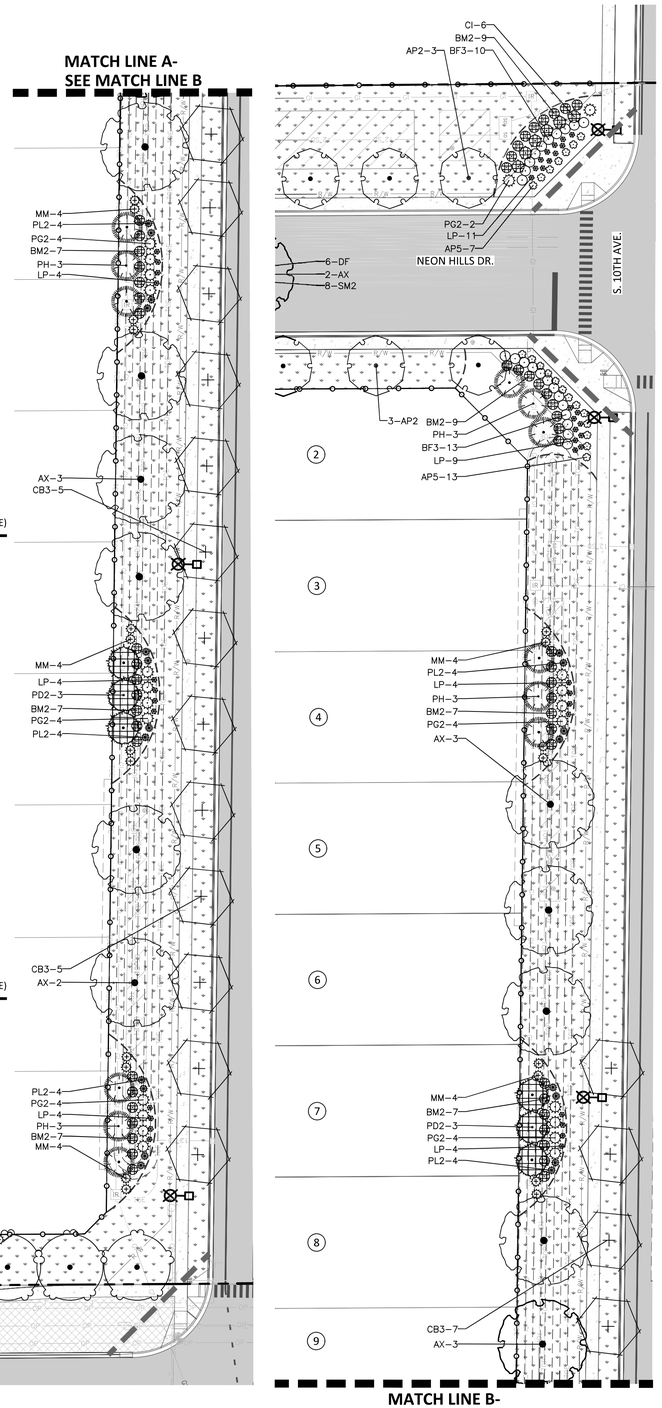
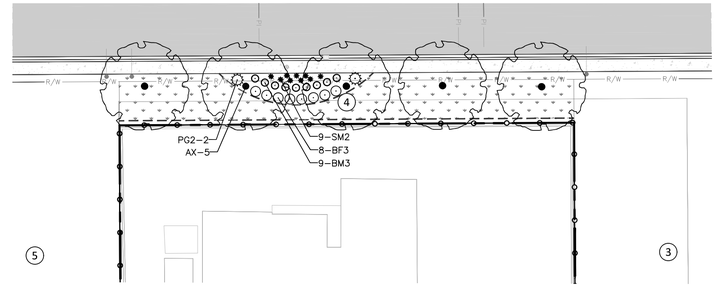
Plan Scale: 1" = 30'



MATCH LINE B-
SEE MATCH LINE A

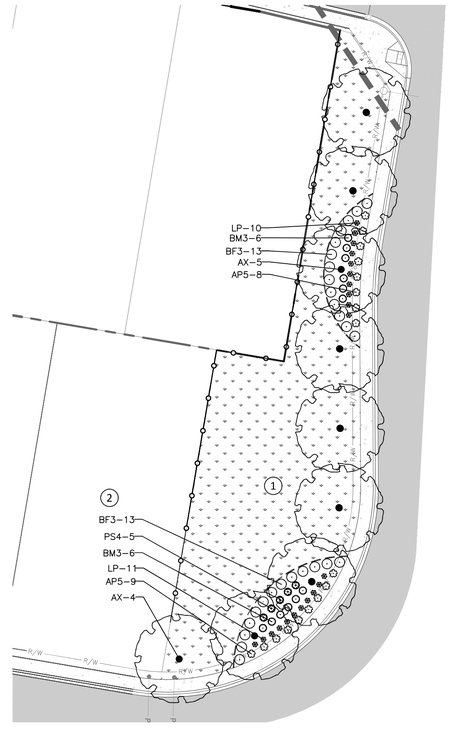


PLANTING DETAIL #6

(SEE L2.0 FOR FULL PLANT SCHEDULE)

0 30 60 90

Plan Scale: 1" = 30'



PLANTING DETAIL #7

(SEE L2.0 FOR FULL PLANT SCHEDULE)

0 30 60 90

Plan Scale: 1" = 30'

STATE OF IDAHO
MELISSA YERKES
LA-16577
04.13.26
LICENSED LANDSCAPE ARCHITECT

REVISIONS

NO.	ITEM	DATE
1	AGENCY COMMENTS	12/12/25
2	AGENCY COMMENTS	02/12/26
3	CITY COMMENTS	03/19/26
4	CITY COMMENTS	04/13/26

ELEMENT RIDGE SUBDIVISION NO. 1
CALDWELL, IDAHO

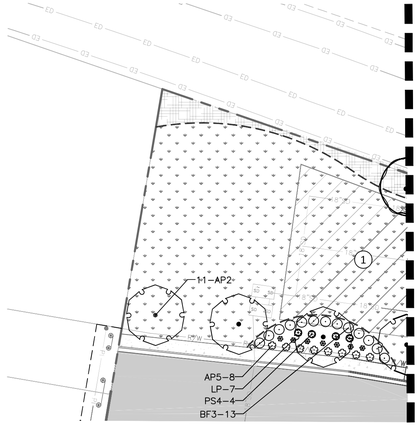
LANDSCAPE CONSTRUCTION SET
PLANTING DETAILS

km ENGINEERING
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE (208) 639-6939
kmengllp.com

DESIGN BY:	BL
DRAWN BY:	BL
CHECKED BY:	AY
DATE:	09/11/25
PROJECT:	25-132

SHEET NO.
L6.0

P:\25-132\LANDSCAPE\CAD\CONSTRUCTION PLANS\25-132 L1.0 CD LANDSCAPE PLAN.DWG, BROOKE LOVELACE, 4/13/2026, CANON IPF755 (BW).PC3 ----

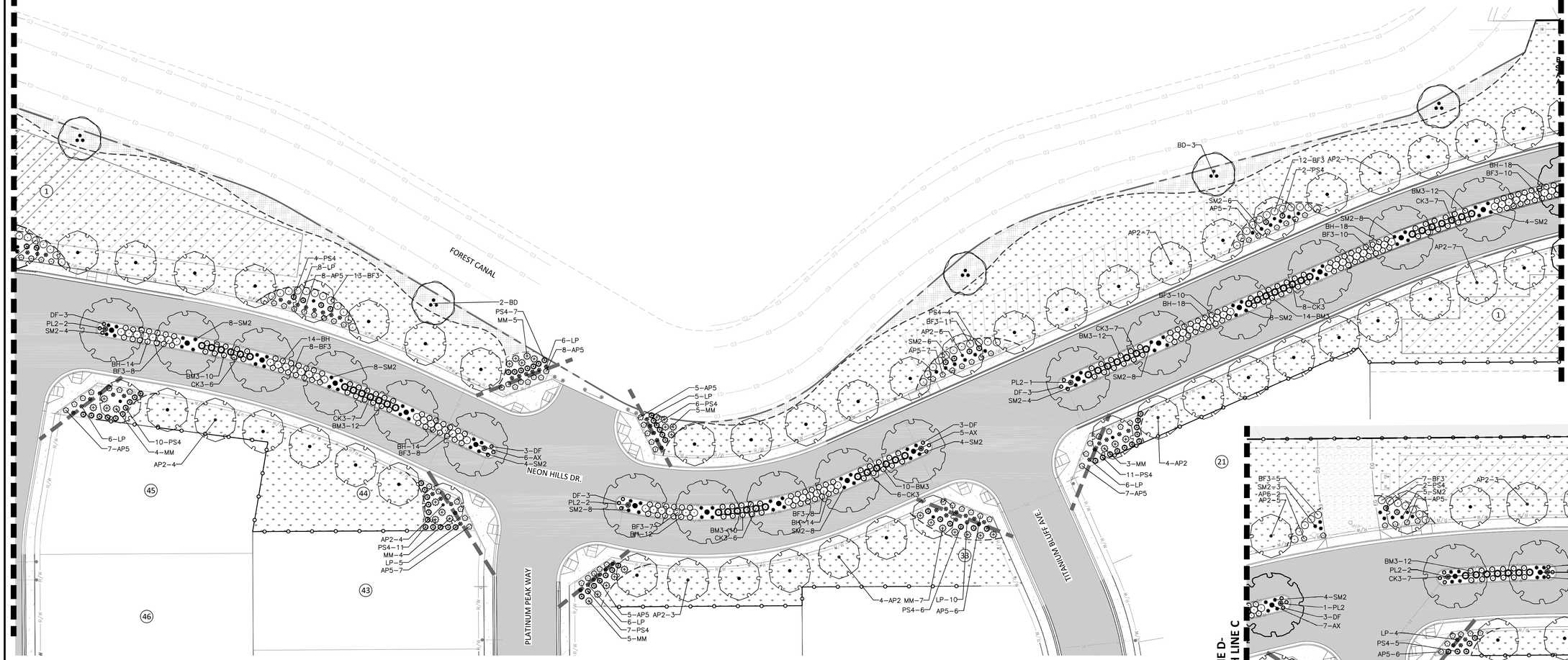




PLANTING DETAIL #8

0 30 60 90

Plan Scale: 1" = 30'



PLANTING DETAIL #9

0 30 60 90

Plan Scale: 1" = 30'

(SEE L2.0 FOR FULL PLANT SCHEDULE)

STATE OF IDAHO
MELISSA YERKEN
LA-16577
04.13.26
LICENSED LANDSCAPE ARCHITECT

REVISIONS

NO.	ITEM	DATE
1	AGENCY COMMENTS	12/12/25
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4	CITY COMMENTS	04/13/26

ELEMENT RIDGE SUBDIVISION NO. 1
CALDWELL, IDAHO

LANDSCAPE CONSTRUCTION SET
PLANTING DETAILS

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DATE:	09/11/25
PROJECT:	25-132

SHEET NO.
L7.0

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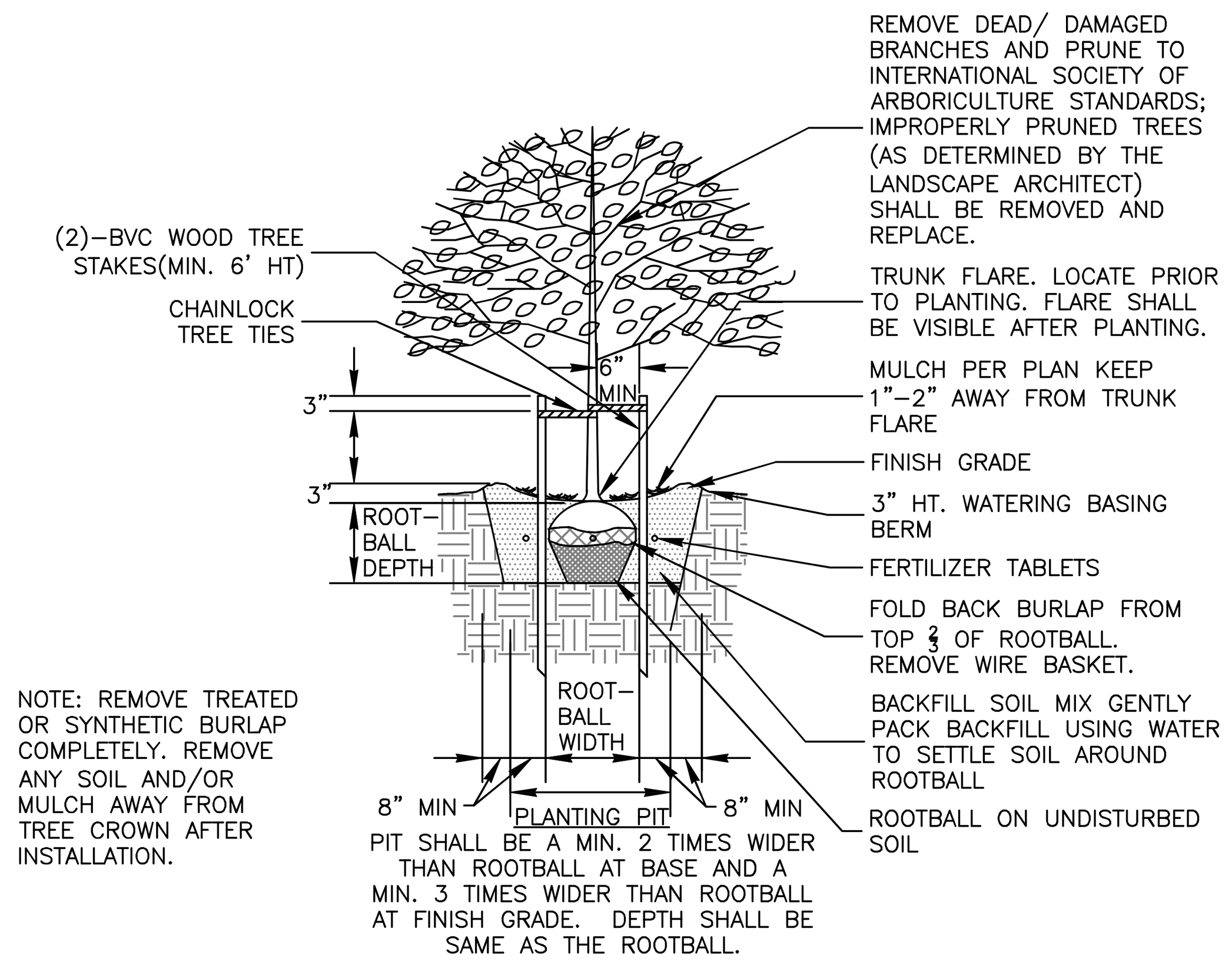
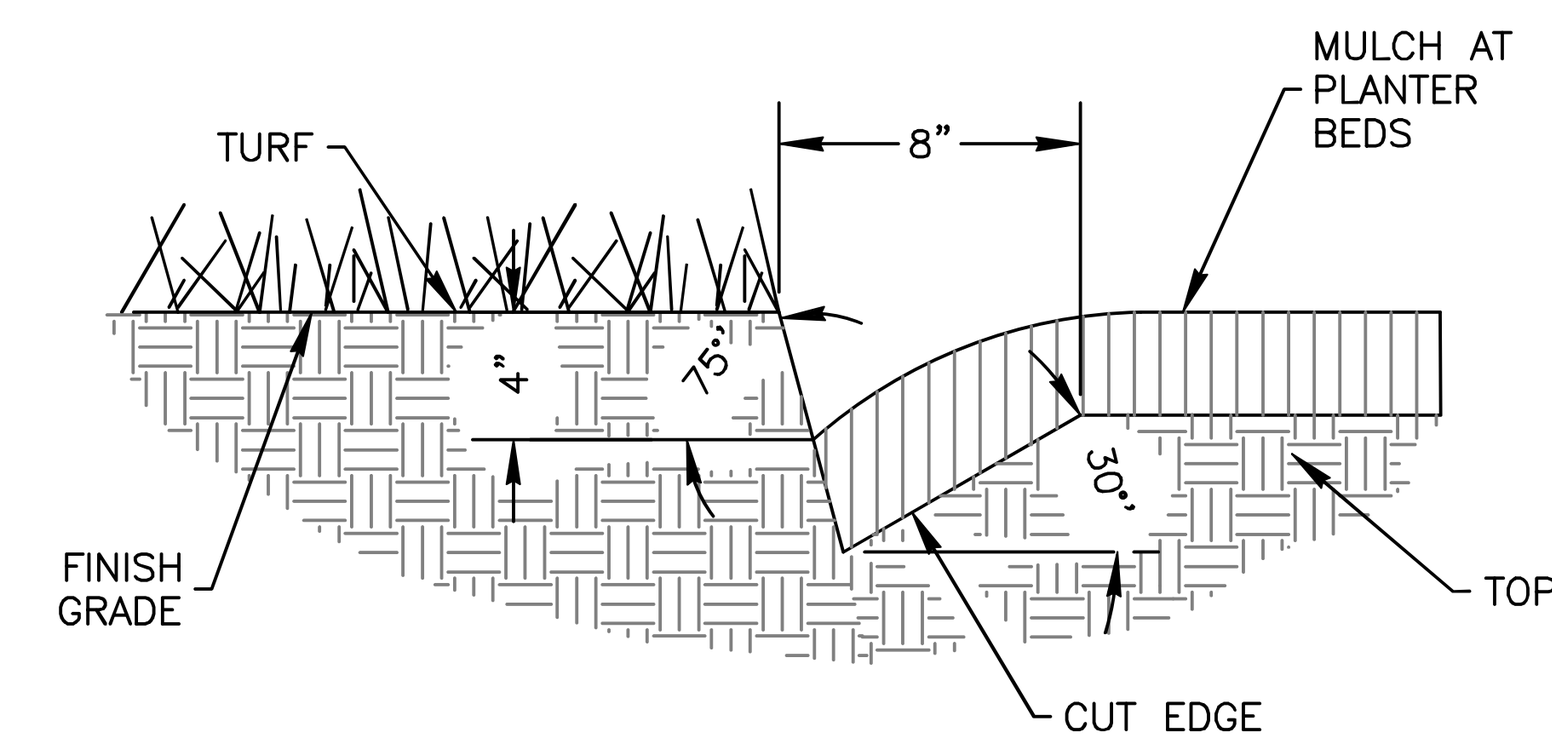
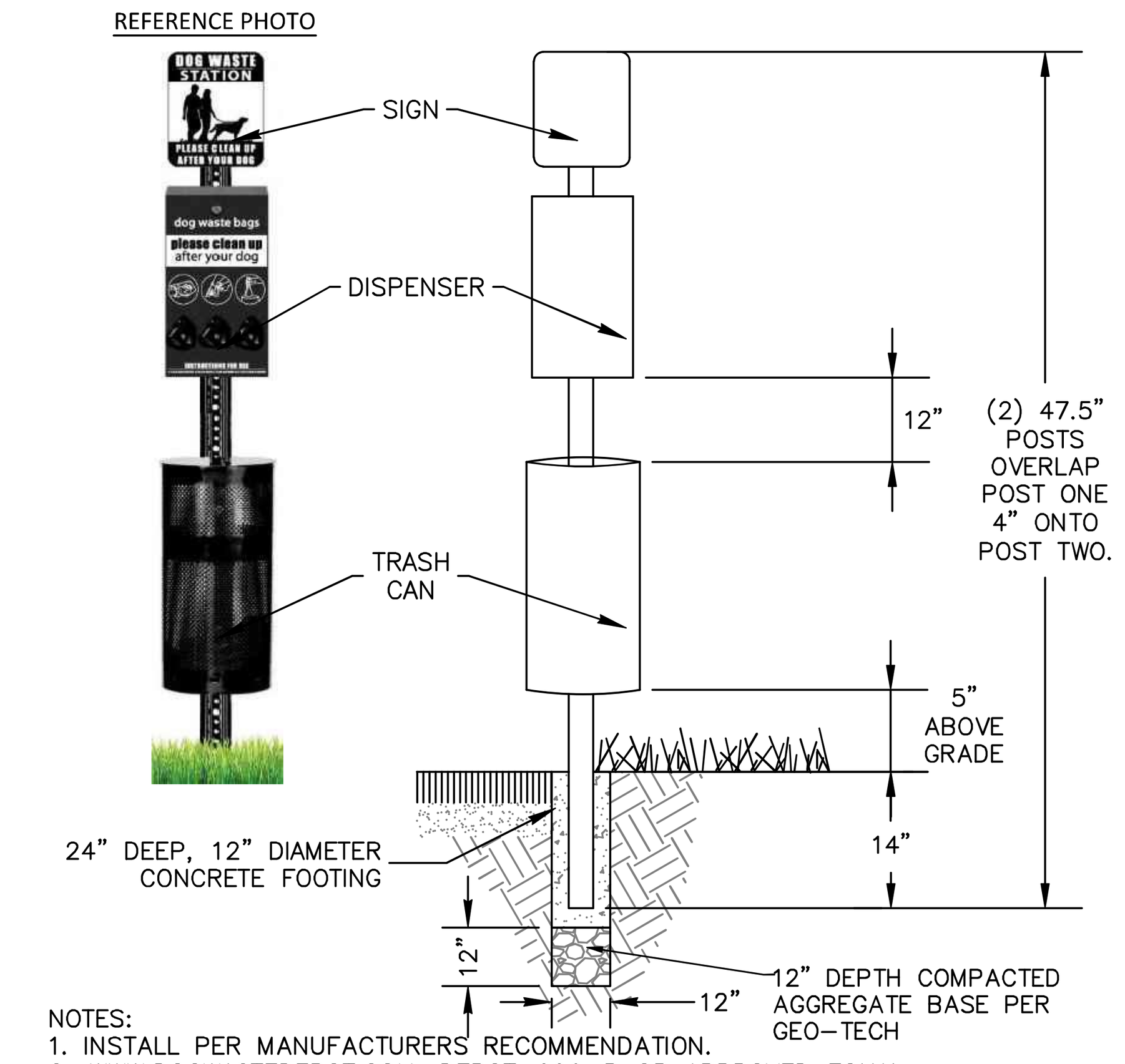


NOTES:
1. THE CONTRACTOR IS RESPONSIBLE TO INSURE THAT ALL TREES ARE PLANTED STRAIGHT AND THAT THEY REMAIN STRAIGHT FOR A MINIMUM OF 1 YEAR. ALL STAKING SHALL BE REMOVED AT THE END OF THE ONE YEAR WARRANTY PERIOD.

01 DECIDUOUS TREE PLANTING AND STAKING DETAIL
NTS

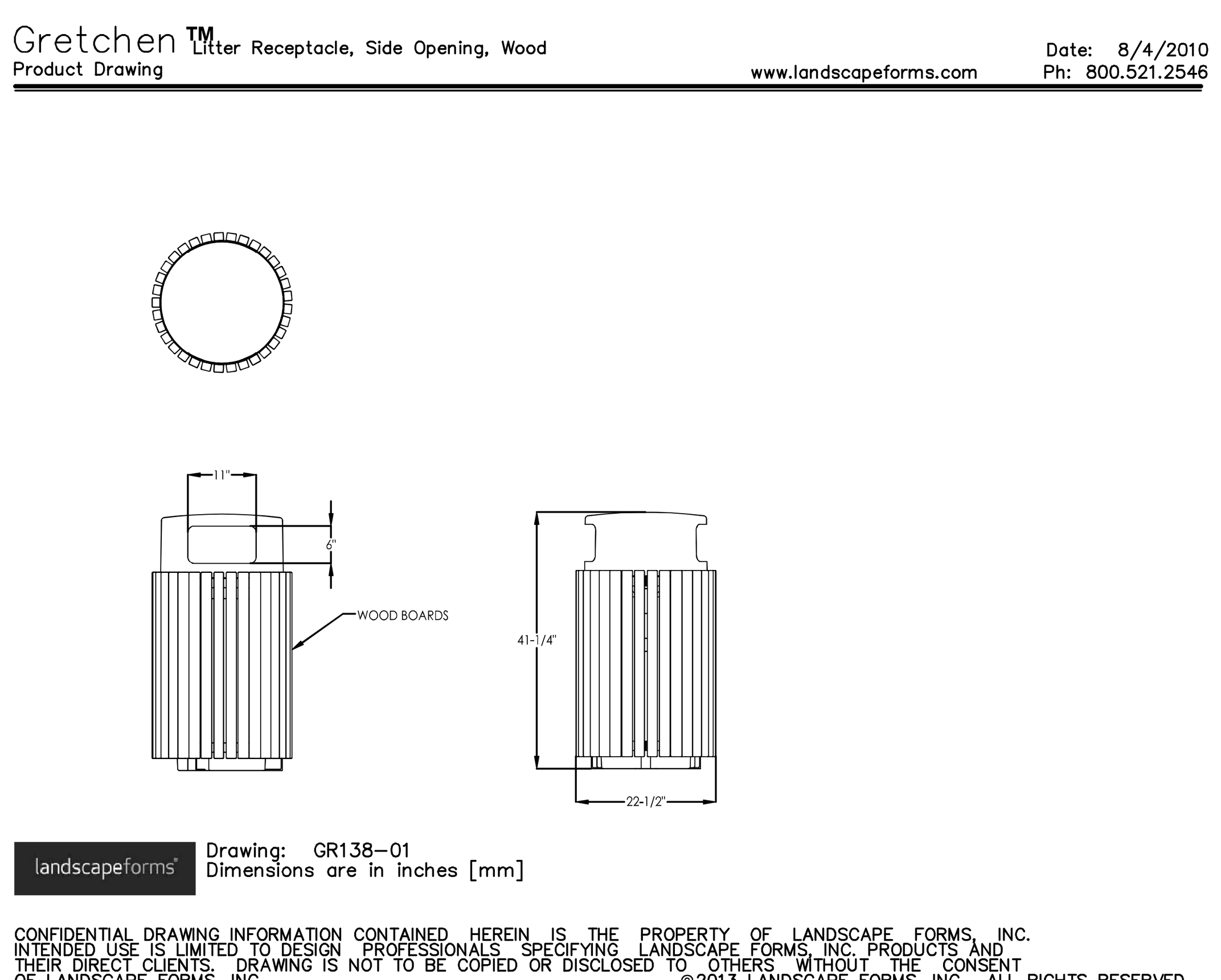


02 SHOVEL CUT EDGE
NTS

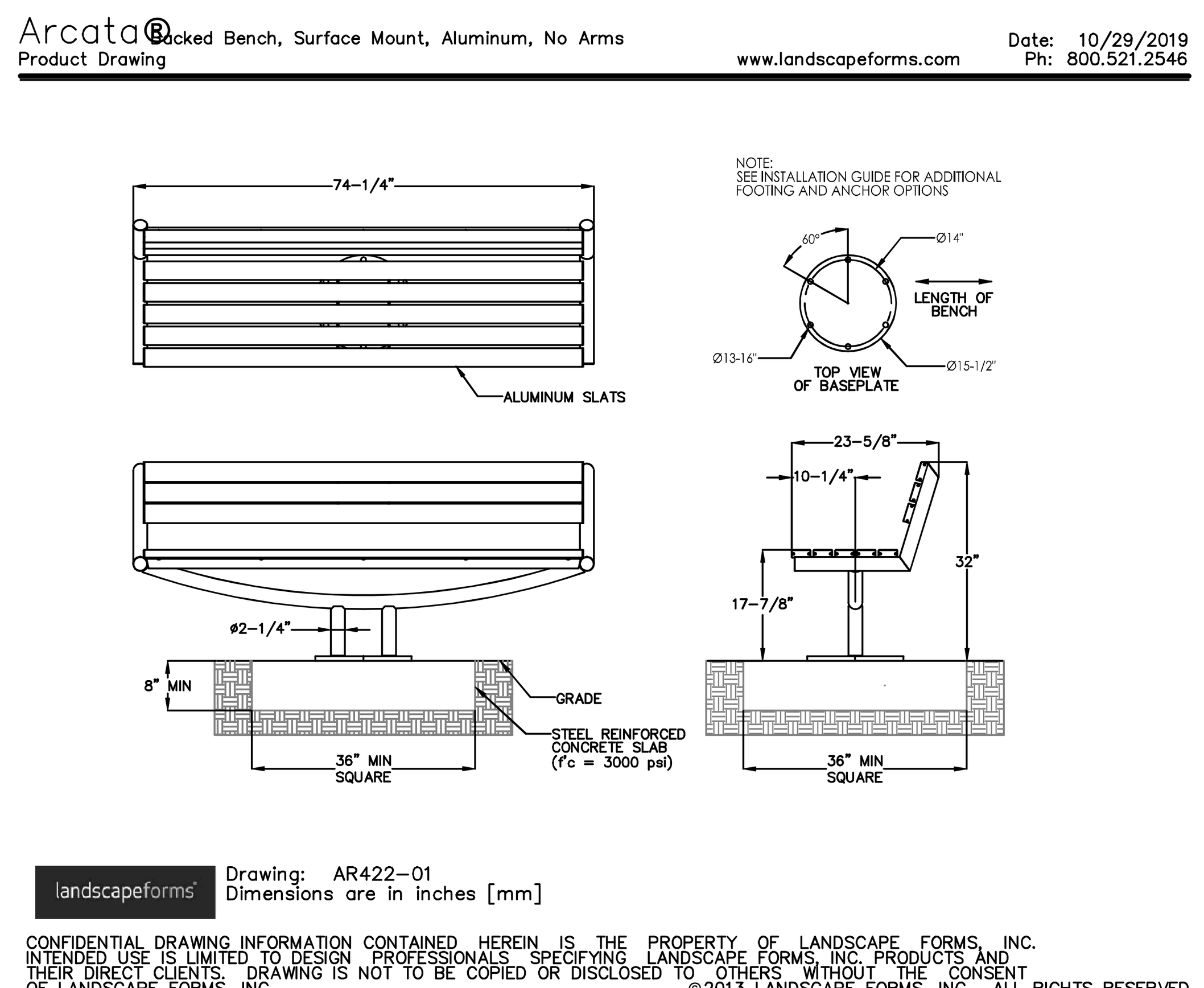


NOTES:
1. INSTALL PER MANUFACTURERS RECOMMENDATION.
2. WWW.DOGWASTEDEPOT.COM. DEPOT-006-B OR APPROVED EQUAL

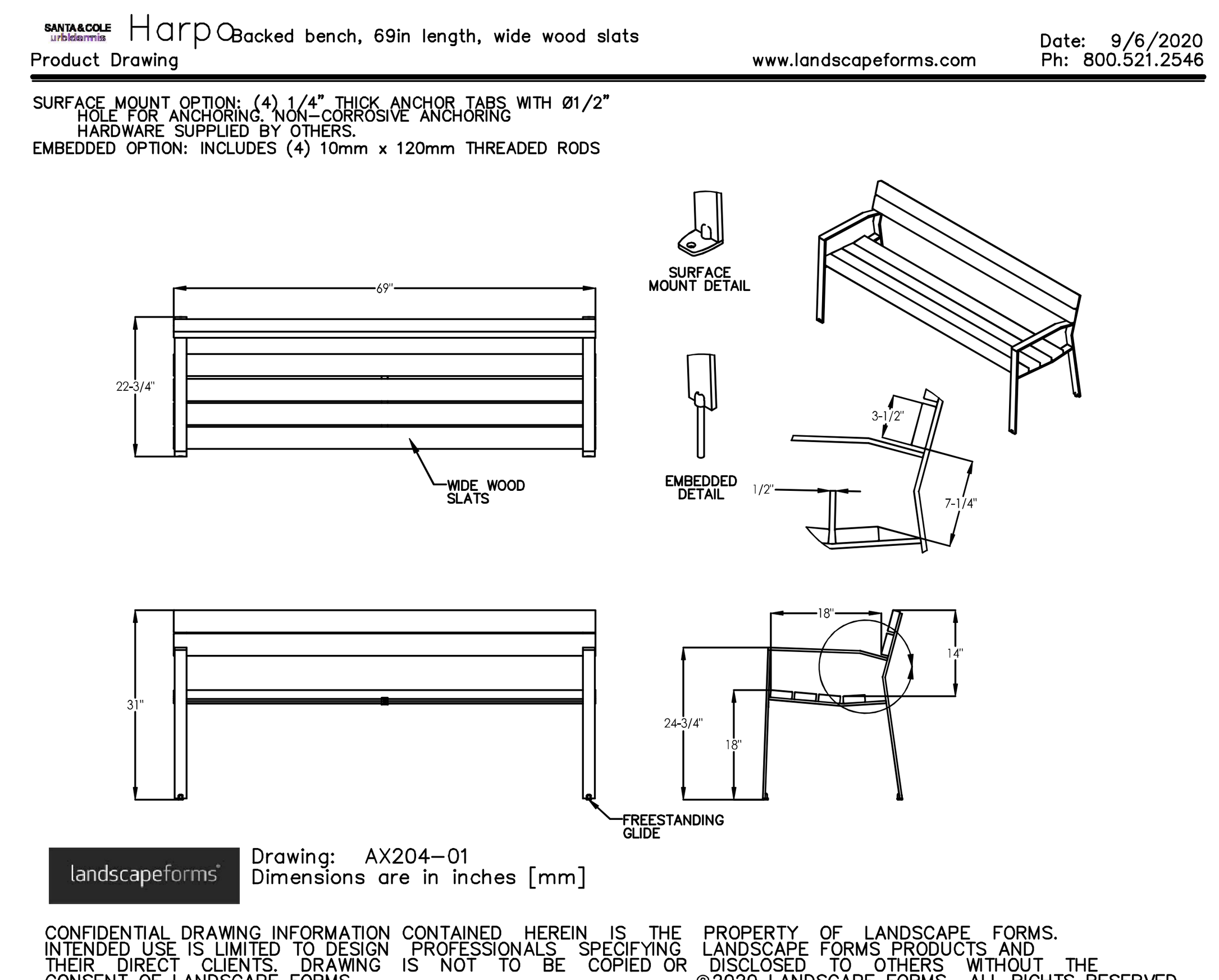
03 DOG WASTE STATION
NTS



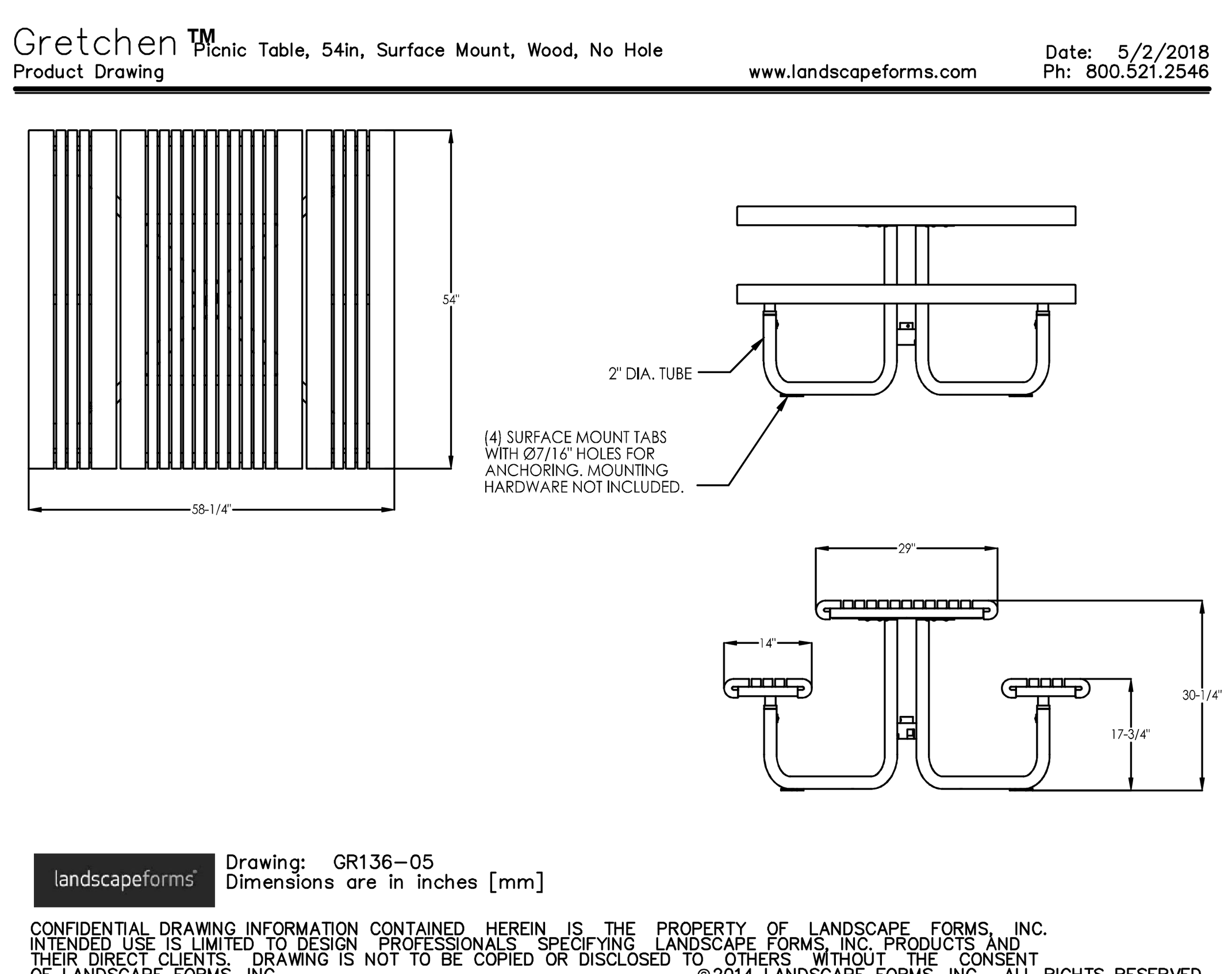
04 GRETCHEN LITTER RECEPTACLE
NTS



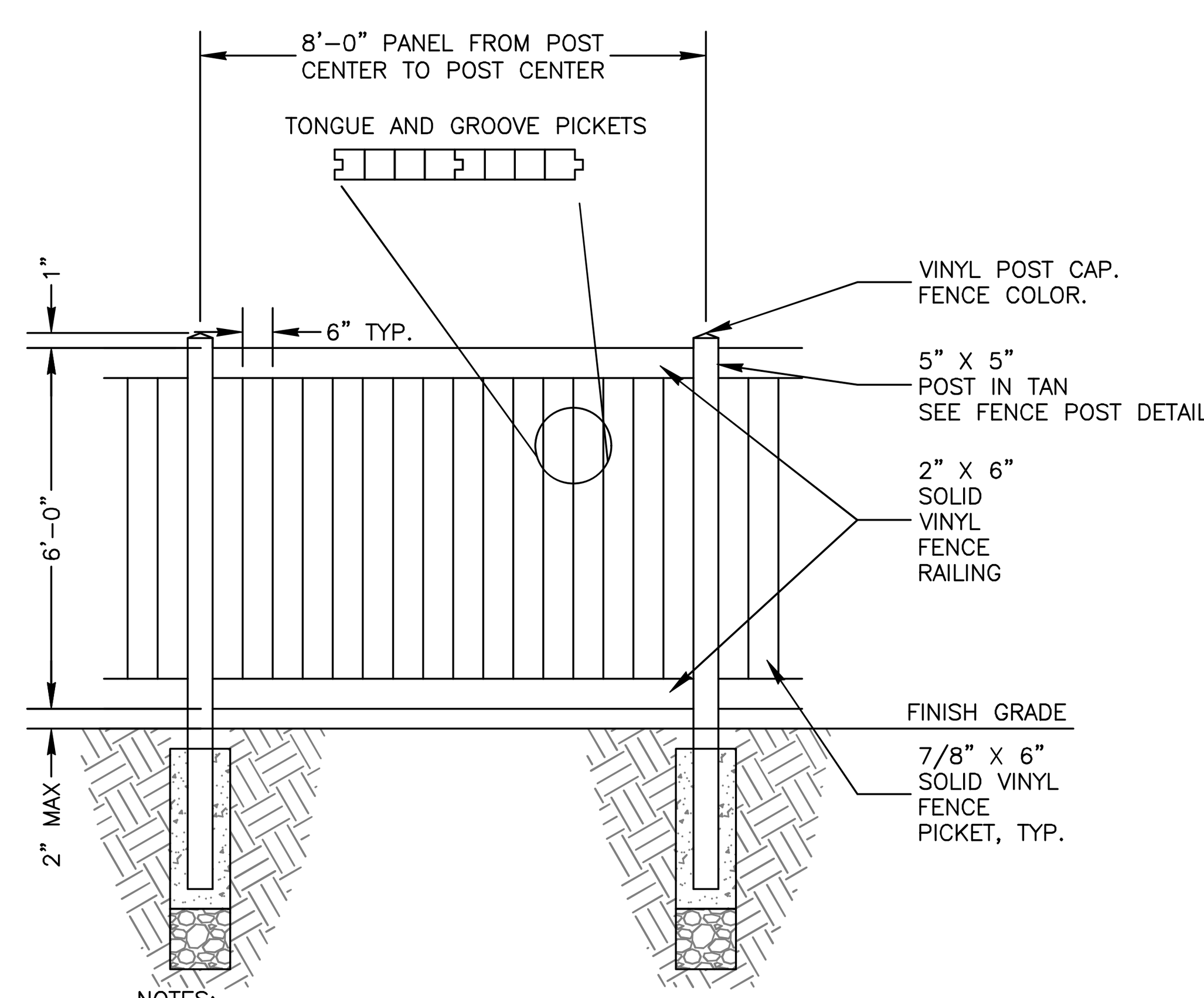
05 ARCATA BENCH
NTS

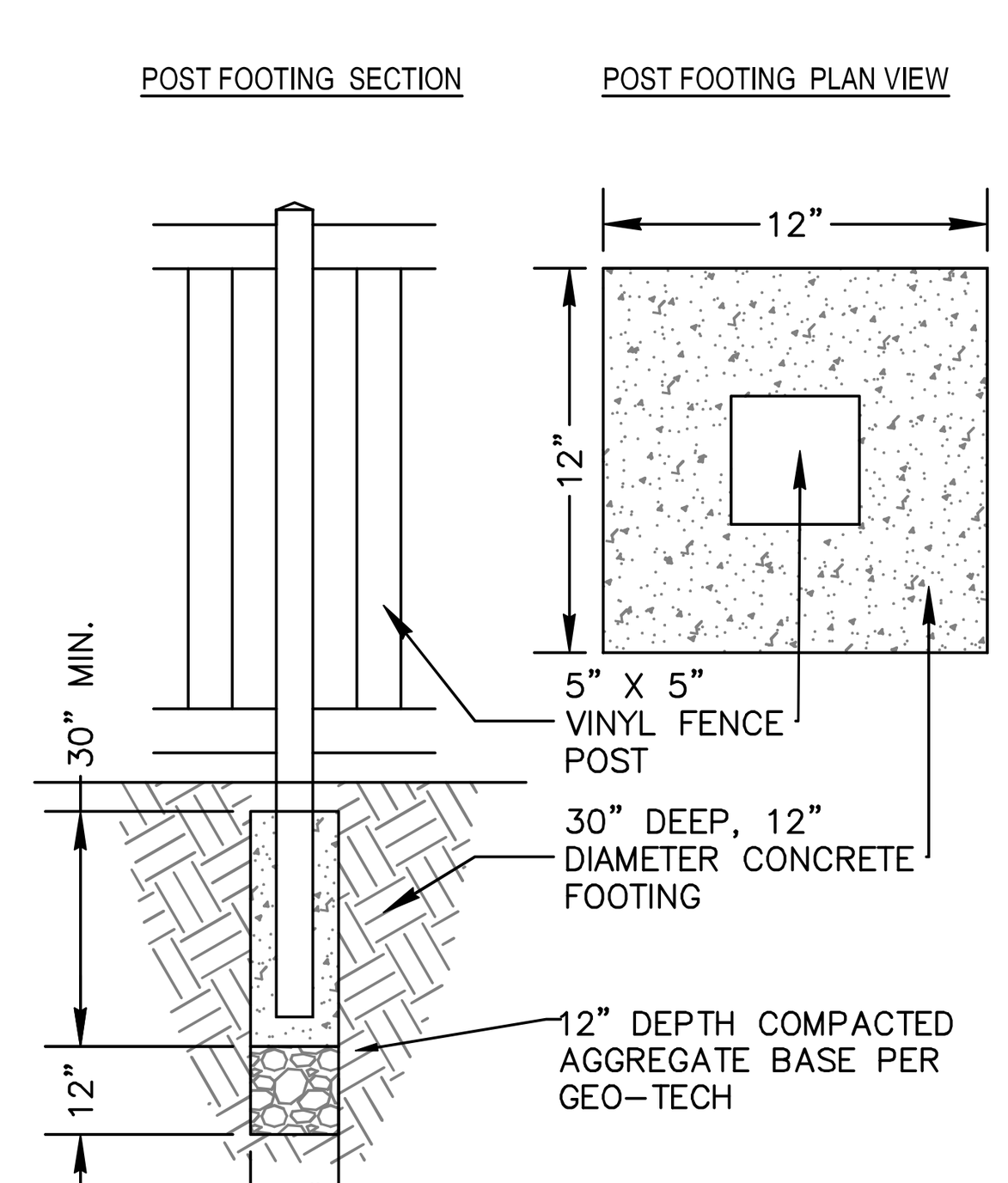


06 HARPO BENCH
NTS



07 GRETCHEN TABLE
NTS





REFERENCE PHOTO



NOTES:
1. REFER TO PLAN FOR FENCE LOCATION.
2. ALL SOLID VINYL FENCE PANELING TO BE TAN.

08 6' VINYL FENCE AND POST
NTS

GENERAL IRRIGATION NOTES

1. NO GUARANTEE IS MADE THAT ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN, OR SHOWN CORRECTLY. CONTRACTOR SHALL VERIFY LOCATION OF ALL UTILITIES PRIOR TO INITIATION OF ANY DEMOLITION OR CONSTRUCTION OPERATIONS. ANY DAMAGE TO EXISTING UTILITIES SHALL BE CONTRACTOR'S RESPONSIBILITY.
2. THE CONTRACTOR IS RESPONSIBLE TO FURNISH AND INSTALL A COMPLETE IRRIGATION SYSTEM WHICH PROVIDES ADEQUATE WATER COVERAGE TO ALL LAWN AND PLANTING AREAS. THE WORK SHALL CONSIST OF PROVIDING AND INSTALLING ALL MATERIALS NECESSARY FOR A COMPLETE SYSTEM INCLUDING POINT OF CONNECTION, PIPE, VALVES, FITTINGS, HEADS, AUTOMATIC CONTROLS, AND ALL ASSOCIATED LABOR. THE CONTRACTOR SHALL FURNISH THE ARCHITECT WITH A SHOP DRAWING SHOWING THE DESIGN LAYOUT, PIPE SIZE AND TYPE, VALVE LOCATIONS AND TYPE, HEAD LOCATIONS AND TYPE, CONTROLLER LOCATION AND TYPE, WIRE SIZING, ETC... FOR APPROVAL PRIOR TO CONSTRUCTION.
3. CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS AND FEES REQUIRED FOR THIS WORK
4. ALL MATERIALS SHALL BE NEW AND WITHOUT FLAWS OR DEFECTS.
5. INSTALLATION SHALL COMPLY WITH ALL NATIONAL, STATE, AND LOCAL LAWS AND ORDINANCES.
6. POINT OF CONNECTION: COMPLY WITH REQUIREMENTS OF UTILITY SUPPLYING WATER FOR PREVENTION OF BACKFLOW AND BACK-SIPHONAGE
7. COVERAGE; THE IRRIGATION SYSTEM SHALL BE DESIGNED TO PROVIDE ONE HUNDRED PERCENT (100%) COVERAGE WITH HEAD TO HEAD SPACING OR TRIANGULAR SPACING AS APPROPRIATE.
8. MATCHED PRECIPITATION RATES: SPRINKLER HEADS SHALL HAVE MATCHED PRECIPITATION RATES WITHIN EACH CONTROL VALVE.
9. IRRIGATION DISTRICTS: SPRINKLER HEADS IRRIGATING LAWN OR OTHER HIGH WATER DEMAND AREAS SHALL BE CIRCUITED SO THAT THEY ARE ON SEPARATE ZONES FROM THOSE IRRIGATING TREES, SHRUBS, OR OTHER REDUCED WATER DEMAND AREAS.
10. OVERSPRAY: SPRINKLER HEADS SHALL BE ADJUSTED TO REDUCE OVERSPRAY ONTO IMPERVIOUS SURFACES SUCH AS STREETS, SIDEWALKS, DRIVEWAYS, AND PARKING AREAS.
11. PRIOR TO COMMENCING WORK, CONTRACTOR TO CONFIRM PSI IS ADEQUATE TO FURNISH AND INSTALL A COMPLETE IRRIGATION SYSTEM WHICH PROVIDES ADEQUATE WATER COVERAGE TO ALL LAWN AND PLANTING AREAS. SHOULD THE PSI BE LESS THAN ADEQUATE, NOTIFY THE ARCHITECT IMMEDIATELY. IN THE EVENT THAT THE ARCHITECT IS NOT NOTIFIED PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY NECESSARY REVISIONS.
12. WHERE APPLICABLE, LABEL ALL IRRIGATION RISERS, FAUCETS, VALVE BOXES, AND VAULTS WITH DURABLE TAGS CARRYING THE WARNING "DANGER-UNSAFE WATER OR NON-POTABLE WATER."
13. INSTALL ALL PIPING AND VALVES IN PLANTING AREAS WHERE POSSIBLE, AND LOCATE ELECTRIC CONTROL AND QUICK COUPLING VALVES IN GROUND COVER/SHRUB AREAS, 6" TO 12" AWAY FROM EDGE OF PAVEMENT FOR EASE OF ACCESS.
14. PROVIDE UNDERGROUND IRRIGATION SYSTEM AS A COMPLETE UNIT PRODUCED BY A SINGLE ACCEPTABLE MANUFACTURER, INCLUDING HEADS, VALVES, CONTROLS, AND ACCESSORIES.
15. A MIN. OF 4" POP-UPS ARE TO BE USED IN ALL LAWN AREAS. DRIP IRRIGATION TO BE USED IN ALL PLANTER BEDS.
16. THE IRRIGATION CONTRACTOR IS RESPONSIBLE TO SIZE CIRCUIT PIPING. WATER VELOCITY IN ALL PIPES SHALL NOT EXCEED FIVE FEET PER SECOND. MINIMUM PIPE SIZE TO BE 1".
17. CONTRACTOR IS RESPONSIBLE FOR INSTALLING SLEEVES UNDER ALL ROADWAY, PARKING, AND WALKWAY SURFACES. EXTEND 6" MINIMUM BEYOND SURFACE EDGE. IDENTIFY ENDPOINTS OF SLEEVING.
18. ALL IRRIGATION HEADS LOCATED ADJACENT TO ROAD SURFACES NOT PROTECTED BY A VERTICAL CONCRETE CURB SHALL BE PLACED 18" FROM THE EDGE OF THE ROAD SURFACE.
19. WHERE APPLICABLE, CONTRACTOR IS RESPONSIBLE TO PROVIDE 120 VOLT POWER AND ALL REQUIRED CIRCUITS FROM THE ELECTRICAL PANEL TO THE IRRIGATION CONTROLLER. SIZE WIRE AND CONDUIT AS REQUIRED.
20. CONTRACTOR IS RESPONSIBLE TO REPAIR ALL EXISTING IRRIGATION COMPONENTS DAMAGED AS A RESULT OF NEW CONSTRUCTION, INCLUDING ADJACENT PROPERTIES. REPAIR INCLUDES BUT IS NOT LIMITED TO PIPING, VALVES, HEADS, DRIP COMPONENTS, CONTROL WIRES AND EQUIPMENT, AND SLEEVES. IF APPLICABLE, IRRIGATION CONTRACTOR SHALL ENSURE THAT THE EXISTING IRRIGATION SYSTEM REMAINS OPERABLE DURING CONSTRUCTION AND THAT FOLLOWING CONSTRUCTION, THE EXISTING IRRIGATION SYSTEM OPERATES AS GOOD, OR BETTER THAN EXISTED PRIOR TO THIS PROJECT.
21. CONTRACTOR SHALL REPLACE, AT NO ADDITIONAL COST TO THE OWNER, PLANT MATERIALS DAMAGED DURING EXECUTION OF THIS PROJECT OR DAMAGED DUE TO THE CONTRACTORS FAILURE TO MAINTAIN OPERATION OF THE EXISTING SYSTEM DURING THE COARSE OF CONSTRUCTION.
22. LANDSCAPE ARCHITECT IS NOT RESPONSIBLE FOR DISCREPANCIES BETWEEN DESIGN DRAWINGS AND ACTUAL SITE CHARACTERISTICS. CONTRACTOR SHALL FIELD VERIFY ALL INFORMATION PROVIDED ON DRAWINGS. CONTRACTOR SHALL STOP CONSTRUCTION AND CONTACT THE OWNER IMMEDIATELY FOR FURTHER DIRECTION IF DISCREPANCIES OCCUR.
23. UPON COMPLETION, AND PRIOR TO FINAL PAYMENT, THE IRRIGATION CONTRACTOR SHALL PROVIDE A NEAT AND LEGIBLE AS-CONSTRUCTED IRRIGATION PLAN, AN OPERATION AND MAINTENANCE MANUAL, AND UP TO (8) HOURS OF ORIENTATION AND/OR TRAINING FOR THE OWNERS MAINTENANCE AND OPERATIONS STAFF.
24. THE ENTIRE SYSTEM SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FROM THE DATE OF IT'S ACCEPTANCE. REPAIR OR REPLACEMENT OF ANY DEFECTS OCCURRING WITHIN THAT YEAR SHALL BE COMPLETED PROMPTLY BY THE IRRIGATION CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
25. CONTRACTOR SHALL PROVIDE, AT NO ADDITIONAL COST TO THE OWNER, SPRING START UP AND WINTERIZATION DURING THE GUARANTEE PERIOD.

GENERAL LANDSCAPE NOTES

1. VERIFICATION OF TOTAL LANDSCAPE MATERIAL QUANTITIES AS SHOWN ON THIS LANDSCAPE PLAN AND IN THE PLANT SCHEDULE SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR. IF QUANTITIES LISTED DO NOT CORRELATE WITH WHAT IS SHOWN ON THE PLAN, THE QUANTITIES SHOWN ON THE PLAN SHALL GOVERN. THIS INCLUDES, BUT IS NOT LIMITED TO TREE, SHRUB, ROCK, TOPSOIL, MULCH, SEED OR SOD, EDGING, AND DRIP LINE QUANTITIES.
2. IMMEDIATELY AFTER AWARD OF CONTRACT, NOTIFY THE LANDSCAPE ARCHITECT OF AVAILABLY OF SPECIFIED PLANT MATERIAL FROM COMMERCIAL NURSERIES. IF A SPECIFIED PLANT IS NOT AVAILABLE, THE LANDSCAPE ARCHITECT WILL PROVIDE ALTERNATE PLANT MATERIAL SELECTIONS. SUCH CHANGES SHALL NOT ALTER THE ORIGINAL BID PRICE UNLESS A CREDIT IS DUE TO THE OWNER.
3. CONTRACTOR SHALL LOCATE AND IDENTIFY EXISTING UNDERGROUND AND OVERHEAD UTILITIES WITHIN CONTRACT WORK AREAS PRIOR TO CONSTRUCTION. CONTACT DIG LINE, INC. @ 1.800.342.1885. PROVIDE ADEQUATE MEANS OF PROTECTION OF UTILITIES AND SERVICES DESIGNATED TO REMAIN. REPAIR UTILITIES DAMAGED DURING SITE WORK OPERATIONS AT CONTRACTOR'S EXPENSE.
4. PROVIDE REQUIRED SOIL EROSION CONTROL MEASURES THROUGHOUT THE DURATION OF THE CONTRACT PERIOD. SHOULD THERE BE EXISTING SOIL EROSION CONDITIONS THAT REQUIRE MITIGATION, NOTIFY THE RESPONSIBLE PERSON IMMEDIATELY. FAILURE TO NOTIFY THE RESPONSIBLE PERSON IMPLIES ACCEPTANCE OF THE SITE IN ITS EXISTING CONDITION.
5. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR PREPARING ALL PLANTED AREAS. ALL DELETERIOUS MATERIAL SUCH AS ROCK, TRASH, CONSTRUCTION DEBRIS, AGGREGATE BASE MATERIAL, ASPHALT, ETC.., SHALL BE REMOVED PRIOR TO ANY FILL OPERATIONS. FINISH GRADES TO BE SMOOTH AND EVEN. GRADIENTS TO REMOVE LOW AND HIGH POINTS AND TO PROVIDE POSITIVE DRAINAGE.
6. FILL ALL PLANTING AREAS WITH CLEAN EARTHEN FILL, AS PER SPECIFICATIONS. SOIL SHALL BE FREE OF HEAVY, STIFF CLAY AND ANY DELETERIOUS MATERIAL OVER ONE INCH IN SIZE. REUSE EXISTING SURFACE TOPSOIL IF AVAILABLE.
7. TOPSOIL SHALL BE A LOOSE, FRIABLE, SANDY LOAM, CLEAN AND FREE OF TOXIC MATERIALS, NOXIOUS WEEDS, WEED SEEDS, ROCKS, GRASS, OR OTHER FOREIGN MATERIALS AND A PH OF 5.5 TO 7.0. IF ON-SITE TOPSOIL DOES NOT MEET THESE MINIMUM STANDARDS, CONTRACTORS ARE RESPONSIBLE TO EITHER: PROVIDE APPROVED IMPORTED TOPSOIL OR, AMEND THE ON-SITE TOPSOIL.
8. TOPSOIL DEPTHS SHALL BE AS FOLLOWS (WHERE APPLICABLE): LAWN AREAS-6" MIN.; PLANTER BEDS - 12" MIN.; CURB ISLANDS - 18" MIN.ALL PLANTING BEDS SHALL BE TREATED WITH A PRE-EMERGENT HERBICIDE.
9. FINISH GRADES FOR LANDSCAPE AREAS TO BE SMOOTH AND EVEN GRADIENTS WITH POSITIVE DRAINAGE IN ACCORDANCE WITH SITE GRADING PLAN. SLOPES FOR TURF AREAS SHALL NOT EXCEED 3:1.
10. PRE-EMERGENT HERBICIDE SHALL BE APPLIED PER MANUFACTURER'S RECOMMENDATIONS AND SHALL OCCUR AFTER TOPSOIL PLACEMENT AND PRIOR TO INSTALLATION OF PLANT MATERIALS AND MULCH.
11. ALL PLANT MATERIAL SHALL CONFORM TO THE AMERICAN NURSERYMAN STANDARDS FOR TYPE AND SIZE SHOWN. PLANTS WILL BE REJECTED IF NOT IN HEALTHY GROWING CONDITION.
12. ALL WRAPPING MATERIAL SHALL BE CUT AND REMOVED FROM AROUND THE UPPER PORTION OF THE ROOT BALL. METAL BASKET WIRES AND BURLAP SHALL BE PULLED BACK AND TUCKED UNDER THE EDGES OF THE SAUCER RINGS ON ALL TREES AND LARGE SHRUBS. ALL SYNTHETIC BURLAP SHALL BE REMOVED FROM ROOT BALLS PRIOR TO BACKFILLING.
13. ALL PLANT MATERIAL SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR BEGINNING AT THE DATE OF ACCEPTANCE BY OWNER. REPLACE ALL PLANT MATERIAL FOUND DEAD OR NOT IN HEALTHY CONDITION IMMEDIATELY WITH COMPARABLE SIZE AND SPECIES AT NO COST TO THE OWNER.
14. FERTILIZE ALL TREES AND SHRUBS WITH AGRIFORM PLANTING TABLETS. QUANTITY PER MANUFACTURER'S RECOMMENDATIONS.
15. CONTRACTOR'S MAINTENANCE SHALL INCLUDE:

- PRUNING, CULTIVATING, WEEDING, WATERING, AND APPLICATION OF APPROPRIATE INSECTICIDES AND FUNGICIDES NECESSARY TO MAINTAIN PLANTS FREE OF INSECTS AND DISEASE UNTIL FINAL ACCEPTANCE BY OWNER.
- RE-SET SETTLED PLANTS TO A PROPER GRADE AND POSITION.
- RESTORE PLANTING SAUCER AND ADJACENT MATERIAL AND REMOVE AND REPLACE DEAD MATERIAL.
- TIGHTEN AND REPAIR GUY WIRES AND STAKES AS REQUIRED ONLY IF ORIGINALLY NEEDED.
- CORRECT DEFECTIVE WORK AS SOON AS POSSIBLE AFTER DEFICIENCIES BECOMES APPARENT AND WEATHER AND SEASON PERMIT.



REVISIONS

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ELEMENT RIDGE SUBDIVISION NO. 1
CALDWELL, IDAHO

LANDSCAPE CONSTRUCTION SET
LANDSCAPE NOTES & DETAILS

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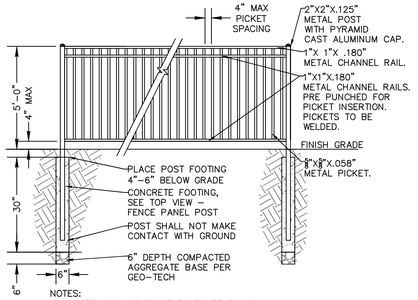
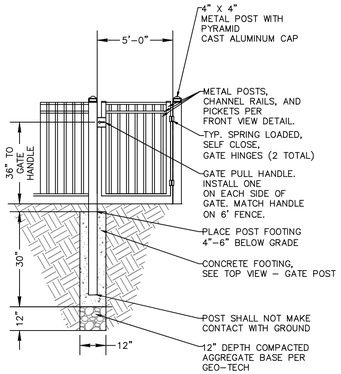
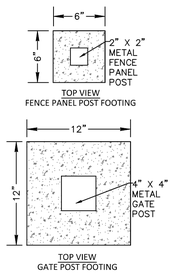
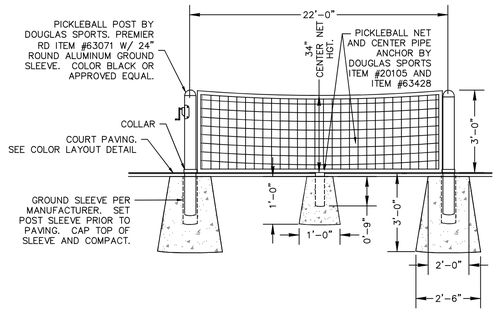


NOTES:
1. ALL FENCING COMPONENTS TO BE BLACK.
2. ALL WELDS TO BE ALUMINUM.





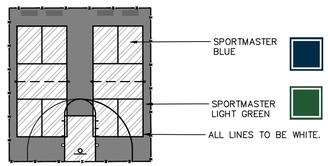
09 5' METAL FENCE
NTS

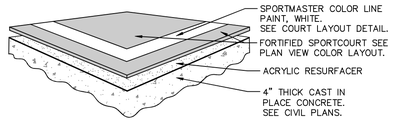


NOTES:
1. INSTALL PER MANUFACTURERS RECOMMENDATION.

10 PICKLE BALL COURT POSTS AND NET
NTS

PLAN VIEW COLOR LAYOUT

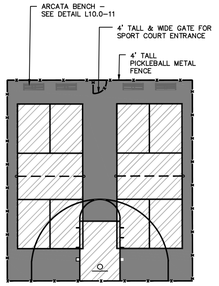




NOTES:
1. COURT SURFACING BY SPORTMASTER SPORT SURFACES, OR APPROVED EQUAL.
2. INSTALL PER MANUFACTURES RECOMMENDATION.

1. REFER TO PLANS FOR COURT PLACEMENT
2. ALL DIMENSIONS ARE TO BE OUTSIDE OF THE LINES
3. ALL LINE WIDTHS TO BE 2"
4. SEE DETAILS L11.0-17 FOR COURT SURFACING SPECIFICATIONS
5. FINAL APPROVAL PER DEVELOPER
6. SEE PICKLEBALL COURT POST AND NET DETAIL L10.0-16

PLAN VIEW W/ DIMENSIONS



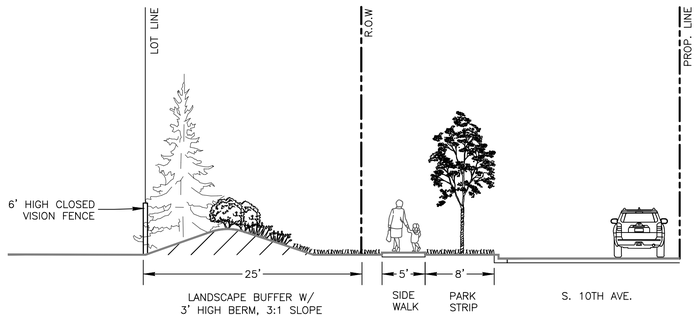
11 HYBRID SPORT COURT COLOR LAYOUT
NTS

FENCE REFERENCE PHOTO

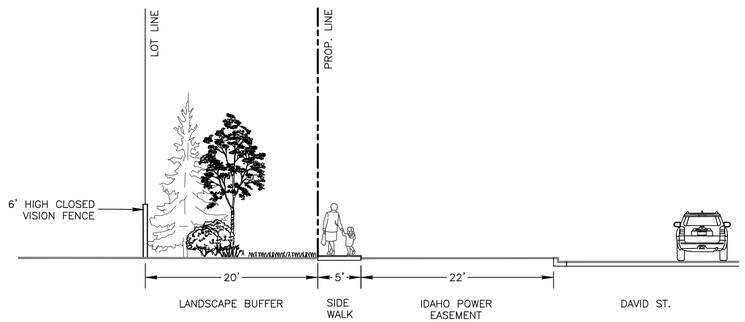


PLAN VIEW

12 HYBRID SPORT COURT LAYOUT
NTS



13 LANDSCAPE BUFFER - S. 10TH AVE.
NTS



14 LANDSCAPE BUFFER - DAVID ST.
NTS

STATE OF IDAHO
MELISSA YERKES
LA-16577
04.13.26
LICENSED LANDSCAPE ARCHITECT

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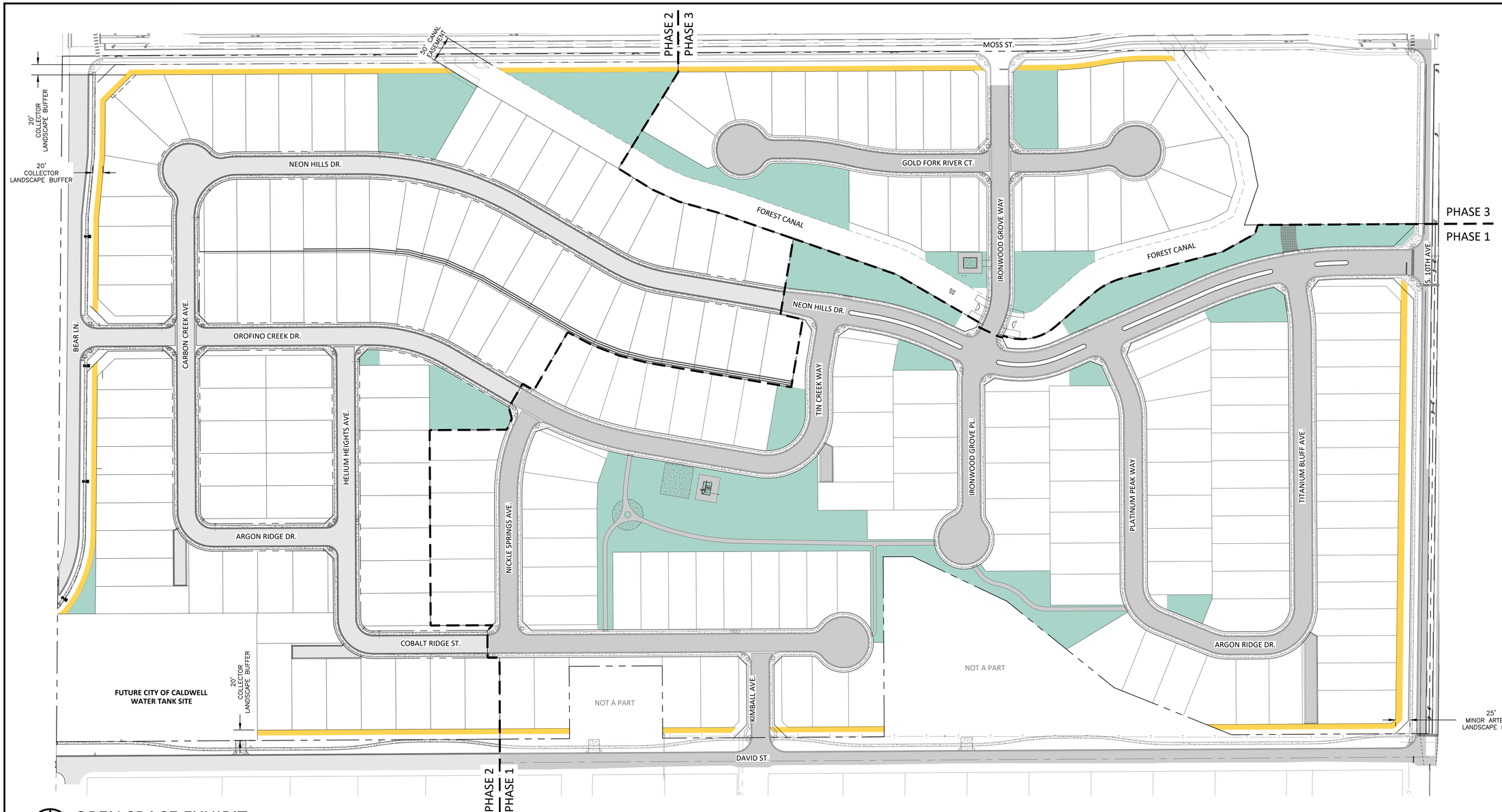
L9.0

P:\25-132\LANDSCAPE\CAD\CONSTRUCTION PLANS\25-132 L1.0 CD LANDSCAPE PLAN.DWG, BROOKE LOVELACE, 4/13/2026, CANON IPF755 (BW).PC3, ---



OPEN SPACE EXHIBIT

0 100 200 300

Plan Scale: 1" = 100'

QUALIFIED OPEN SPACE SEE CALDWELL CODE SECTION 10-02-09-4 FOR MORE INFORMATION

- OPEN PARK AREAS OF AT LEAST ONE THOUSAND FIVE HUNDRED (1,500) SQUARE FEET IN SIZE
- COMMUNITY GARDENS
- PONDS OR WATER FEATURES
- PLAZAS
- ADDITIONS TO A PUBLIC PARK OR OTHER PUBLIC OPEN SPACE ARE
- CLUBHOUSE, FITNESS FACILITIES, ENCLOSED BIKE STORAGE, PICNIC AREAS, SWIMMING POOL, PLAY AREAS, OTHER GENERAL RECREATIONAL/AMENITY FACILITIES
- BUFFERS BETWEEN DIFFERING LAND USES
- 50% OF LANDSCAPE BUFFER WITH PATHWAY
- ALL PATHWAYS AND ASSOCIATED LANDSCAPING (IF CONSTRUCTED TO MINIMUM CITY STANDARDS)
- STORMWATER RETENTION/DETENTION AREAS (SEE CODE FOR MORE DETAILS)

- NOT STREET RIGHT-OF-WAY AREAS, AREAS DEDICATED FOR FUTURE RIGHT-OF-WAY PURPOSES, OR ISLANDS/MEDIANS/ROUNDABOUTS IN THE RIGHT-OF-WAY
- NOT IRREGULARLY SHAPED, DISCONNECTED, OR ISOLATED LANDSCAPE AREAS THAT ARE LESS THAN 30' WIDE AT ANY DIMENSIONAL POINT
- NOT RIPARIAN, WETLAND, AND WILDLIFE AREAS (AS DETERMINED BY THE APPROPRIATE JURISDICTIONAL AGENCY); FLOODWAY AREAS; OR PUBLIC UTILITY, DRAINAGE, AND IRRIGATION EASEMENTS

OPEN SPACE LEGEND

	QUALIFIED OPEN SPACE
	QUALIFIED OPEN SPACE - 50% LANDSCAPE BUFFERS

OPEN SPACE DATA (ALL PHASES)

SITE DATA AND CALCULATIONS	ACREAGE	% OF SITE
TOTAL SITE AREA	±74.40AC.	100%
QUALIFIED OPEN SPACE	±7.19 AC.	10%
50% OF LANDSCAPE BUFFERS	±1.19 AC.	2%
CALCULATION TOTALS	**ACREAGE**	**% OF SITE**
REQUIRED: QUALIFIED OPEN SPACE	**±2.45 AC.**	**8%**
PROVIDED: QUALIFIED OPEN SPACE	**±8.38 AC.**	**12%**

OPEN SPACE DATA (PHASE 1)

SITE DATA AND CALCULATIONS	ACREAGE	% OF SITE
TOTAL SITE AREA	±32.81AC.	100%
QUALIFIED OPEN SPACE	±4.36 AC.	13%
50% OF LANDSCAPE BUFFERS	±0.44 AC.	1%
CALCULATION TOTALS	**ACREAGE**	**% OF SITE**
PROVIDED: QUALIFIED OPEN SPACE	**±4.80 AC.**	**14%**

LANDSCAPE CONSULTANT
KM ENGINEERING, LLP
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE: (208) 639-6939
FAX: (208) 639-6930
CONTACT: ALYSSA YENSEN, PLA
EMAIL: ayensen@kmengllp.com

STATE OF IDAHO
ALYSSA YENSEN
LICENSED LANDSCAPE ARCHITECT
LA-16577
03.20.26

REVISIONS

NO.	ITEM	DATE
1	AGENCY COMMENTS	12/12/25
2	AGENCY COMMENTS	02/12/26
3	CITY COMMENTS	03/19/26

ELEMENT RIDGE SUBDIVISION
CALDWELL, IDAHO

OPEN SPACE EXHIBIT

km ENGINEERING
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE (208) 639-6939
kmengllp.com

DESIGN BY:	BL
DRAWN BY:	BL
CHECKED BY:	AY
DATE:	01.15.26
PROJECT:	25-132

SHEET NO.
EX1.0

P:\25-132\LANDSCAPE\CAD\EXHIBITS\25-132 OSE.DWG, BROOKE.LOVELACE, 3/20/2026, DWG TO PDF.PC3, ---

Memorandum

To:

City Council

Meeting Date:

May 18, 2026

Item Name:

Approve the Findings of Facts and Conclusions of Law for Mason Creek Landing No. 6 Final Plat (SFP25-000006).

Summary Statement:

Recommended Action:

Budget:

Cost:
GL Account:
Timeline:
Department:
Project Manager:

Attachments:

1. SR_CC_MasonCreekLanding6_2026-05-18

Caldwell Planning & Zoning Department

STAFF REPORT / FINDINGS

Consent Item | City Council | 5/18/2026

Staff Planner: Katie Wright

CASE NO(s): SFP25-000006

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.

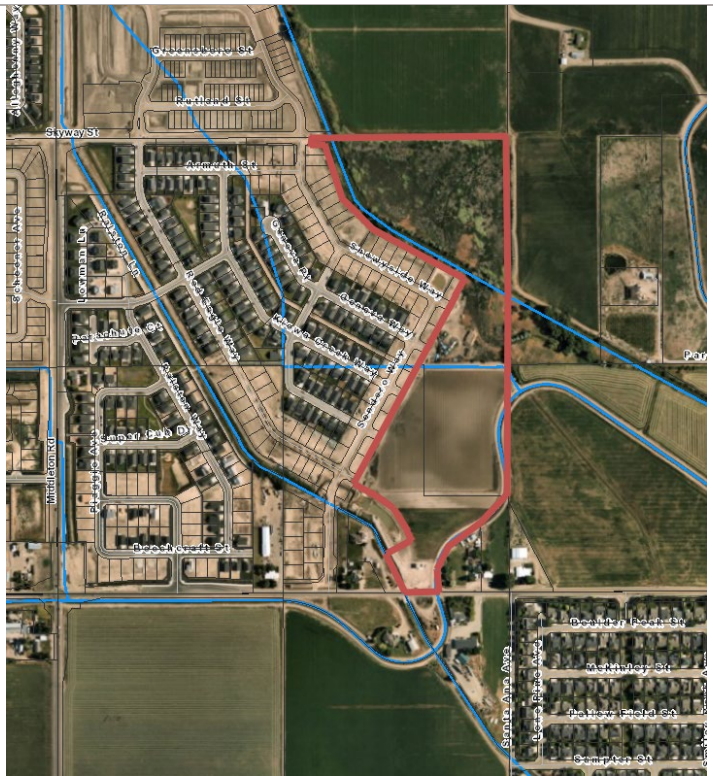
City Council APPROVED / DENIED the final plat at the 5/18/2026 City Council meeting.

PROJECT SUMMARY:

Proposed Land Use Applications:

- Final Plat for Mason Creek Landing Subdivision No. 6 consisting of 80 single family residential lots, a city park, and 9 common lots with 2.23 acres of open space on 37.18 acres in the R-2 zone.

Project Name:	Mason Creek Landing No. 6
Applicant:	Kent Brown, Kent Brown Planning Services
Property Owner:	Hubble Homes
Parcel ID Number(s):	R3430701000 and R3430101100
Property or Project Size:	37.18 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 A FINAL PLAT APPROVAL FOR MASON CREEK LANDING NO. 6, CONSISTING OF 80 SINGLE FAMILY RESIDENTIAL LOTS, A CITY PARK, AND 9 COMMON LOTS WITH 2.23 ACRES OF OPEN SPACE ON 37.18 ACRES IN THE R-2 ZONE.

Property Owner: Hubble Homes

FINDINGS OF FACT, CONCLUSIONS OF LAW AND DECISION

Case No. SFP25-000006

I. FINDINGS OF FACTS

1. **APPLICANT:** Kent Brown, Kent Brown Planning Services

2. **PROPERTY OWNER:** Hubble Homes

3. **APPLICATION REQUEST:** Application for final plat approval of Mason Creek Landing No. 6, consisting of 80 single family residential lots, a city park, and 9 common lots with 2.23 acres of open space on 37.18 acres in the R-2 zone.

4. **SITE ADDRESS AND LOCATION:** The subject site is located on the SWC of Skyway Drive and Santa Anna Avenue, with a property address of 19506 Middleton Road, described as a portion of SW ¼ of Section 29, T4N, R2W.

5. **ASSESSOR PARCEL NUMBER(S):** R3430701000 and R3430101100

6. **PROPERTY SIZE:** Approximately 37.18 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 for Mason Creek Landing was approved by the City Council on 12/19/2016.
The preliminary plat for Mason Creek Landing (SUB16P-02) was approved by the City Council on December 5, 2016, allowing for 315 buildable lots. A plat amendment (SUB-17P-02) was approved in June 5, 2017 to include an additional parcel, increasing the number of buildable lots by 17, resulting in 332 buildable lots. This created a breakdown of 311 single family lots and twenty-one (21) 4-plex lots. Phase 1 final plat was approved by Council on July 20, 2020, Phase 2 final plat was approved by Council on July 20, 2020, a time extension (TE21-000006) was approved on December 6, 2021, Phase 3 was approved by Council on December 6, 2021 and Phase 4 was approved by Council on April 4, 2022. Phase 5 was approved on October 7, 2024 and recorded on December 27, 2024.
This phase consists of 37.18 acres and includes 80 single-family 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**	**FP No 2**	**FP No 3**	**FP No 4**	**FP No 5**	**FP No 6**	**Remaining**
Single-Family	311	21	~~60~~ **59**	68	15	68	80	-
4-plex	21	-	-	-	12	9	-	-
Common Lots	24	4	4	3	10	16	10 (1 park lot to be dedicated)	n/a

Residential Type	**# of Buildings**							
	PP	**FP No 1**	**FP No 2**	**FP No 3**	**FP No 4**	**FP No 5**	**FP No 6**	**Remaining**
4-plex	21	-	-	-	12	9	-	0

Residential Type	**# of Units**							
	PP	**FP No 1**	**FP No 2**	**FP No 3**	**FP No 4**	**FP No 5**	**FP No 6**	**Remaining**
4-plex	84	-	-	-	48	36	-	0

Please note that phase 2 buildable lot count was incorrect, and there were 59 buildable lots within phase 2, rather than 60 buildable lots, as called out in the previous staff reports. This provides an additional buildable lot for this phase, allowing this phase to consist of 80 buildable lots.

Mason Creek Landing No. 6 consists of 37.18 acres and includes 80 single family lots, a city park, and 9 common lots with 2.23 acres of open space. The number of building lots proposed as part of this phase is compliant with the phasing plan.

Phase 6 includes a City Park parcel which is to be donated to the City at no cost, and there are no remaining single family residential lots or 4-plex lots remaining.

Staff Comment: *The subject final plat proposes no significant changes to the approved vehicular and pedestrian connectivity. The proposed landscaping is in general conformance with the preliminary landscape plan approval. This phase includes a future city park that will be dedicated after frontage improvements are completed by the developer.*

11. **CITY COUNCIL DECISION:**

Regarding the request for a final plat approval for Mason Creek Landing No. 6, a residential subdivision with 80 single-family lots, a city park, and 9 common lots in an R-2 (Community Residential) zone on approximately 37.18 acres on Parcels R3430701000 and R3430101100, located in the SW ¼ of Section 29, T4N, R2W, the subject application was placed on the 5/18/2026 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 (SFP25-000006), are subject to the adherence of the following conditions:

A. Site Specific Requirements:

1. All conditions for entitlements associated with (ANN-16-05/SUB16P-02/SUB-17P-02/SUP-16-16) shall apply.
2. All required improvements of Lot 26 Block 13 shall be completed prior to dedication to the City.
3. Prior to recordation, proper landscape easements shall be shown on Lot 26 Block 13.

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 a final plat approval for Mason Creek Landing No. 6, a residential subdivision with 80 single-family lots, a city park, and 11 common lots in an R-2 (Community Residential) zone on approximately 37.18 acres on Parcels R3430701000 and R3430101100, located in the SW ¼ of Section 29, T4N, R2W, is **APPROVED SUBJECT TO THE CONDITIONS OF APPROVAL LISTED HEREIN.**

These Findings of Fact, Conclusions of Law and Decision are for Mason Creek Landing Subdivision No. 6 approved and adopted by the Caldwell City Council on this date, May 18th 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

This Master Land Use Application and specific land use checklists must be completed, with all required supplemental documents provided and fees paid for an application to be considered complete and accepted. Once accepted, all applications go through pre-screening prior to being routed for the initial review.

Failure to submit all requested items (in legible form) may delay the processing of your application. Additional information may be required during pre-screening or after the review of your proposal.

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 specific land uses actions below that you are applying for

- ☐ Accessory Dwelling Unit (ADU)
- ☐ Director Determination
- ☐ Administrative Development Review
- ☐ *Annexation w/ Zoning
- ☐ Business Permit (Business License)
- ☐ *Certificate of Appropriateness
- ☐ *Comprehensive Plan Amendment
- ☐ *Deannexation
- ☐ **Design Review
- ☐ Development Agreement
  - ☐ *New
  - ☐ **Modification
  - ☐ *Termination
- ☐ Home Occupation Permit
  - ☐ New
  - ☐ Renewal
- ☐ Lot Line Adjustment
- ☐ Lot Split
  - ☐ Administrative
  - ☐ Simple
- ☐ *Manufactured Home Community
- ☐ Outdoor Dining Permit
- ☐ Parcel Consolidation
- ☐ Planned Unit Development (PUD)
  - ☐ *New
  - ☐ **Modification
- ☐ Public Art / Murals
- ☐ *Rezone (Zoning Map Amendment)
- ☐ Signs[1]
- ☐ Site Plan / Landscape Plan Review[2]
- ☐ Special Use Permit (SUP)
  - ☐ *New
  - ☐ **Modification
  - ☐ Time Extension
- ☒ Subdivision Plats
  - ☐ *Preliminary Plat
  - ☒ Final Plat
  - ☐ *Short Plat (Regular)
  - ☐ *Short Plat (Condo)
  - ☐ **Plat Modification[3]
  - ☐ *Replat
  - ☐ Time Extension
  - ☐ Renewal
- ☐ Temporary Use Permit
  - ☐ New ☐ Renewal
  - ☐ Mobile Food Unit
  - ☐ Temporary Use Facility
  - ☐ Transient Merchant Facility
- ☐ Traffic Impact Study Review
- ☐ Vacation
- ☐ *Variance
- ☐ *Zoning Text Amendment

[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 or construction drawing submissions.
[3] Re-plats are not considered plat modifications.

City of Caldwell

Community Development Department – Planning & Zoning Division

MASTER LAND USE APPLICATION

PROJECT and SITE/PROPERTY INFORMATION

Project or Business Name: Mason Creek Landing Subdivision No 6

Site Address (s): 19506 Middleton Road **Suite #:**

Parcel #(s): R3430701000 and R3430101100

Total Acres: 37.18

General Location of Site:

Southeast corner of Laster and Indiana

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 ☐ M-1 ☐ M-2 ☐ I-P ☐ A-D ☐ C-D ☐ H-D ☐ P-D ☐ T-N ☐ H-C ☐ County Zone: _____ ☐ Not Applicable
Overlay Districts: *(if applicable)*	☐ APO-1 ☐ APO-2 ☐ HD-1 ☐ City Center Indian Creek Corridor ☐ City Center Local Historic Area ■ None ☐ Not Applicable
Is Parcel(s) in Floodplain:	☐ Yes ■ No

Description of Proposed Project / Request:

City of Caldwell

Community Development Department – Planning & Zoning Division

MASTER LAND USE APPLICATION

APPLICANT INFORMATION:

Name: Kent Brown

Company Name (if applicable): Kent Brown Planning Services

☐ Property Owner ■ Authorized Agent ☐ Purchaser ☐ Petitioner (Vacations only)

Mailing Address: 3161 E Springwood Dr Meridian Idaho 83642

Phone: 208-871-6842

Email: kentlkb@gmail.com

PROPERTY OWNERS' INFORMATION

(If an LLC, please provide documentation of being an authorized signer)

☐ Not Applicable

Name: Hubble Homes

Mailing Address: 701 S Allen Street Suite 104 Meridian Idaho 83642

Phone: 208-871-7038

Email: aedwards@hubblehomes.com

DESIGNATED CONTACT PERSON

(Who will receive and disseminate all correspondence from the city)

Same as:

■ Applicant ☐ Property Owner ☐ Other

Name: Kent Brown

Company Name (if applicable): Kent Brown Planning Services

Mailing Address: 3161 E Springwood Drive Meridan Idaho 83642

Phone: 208-871-6842

Email: kentlkb@gmail.com

City of Caldwell

Community Development Department – Planning & Zoning Division

MASTER LAND USE APPLICATION

CONTRACTOR / DEVELOPER INFORMATION	
☐ Not Applicable	
Name:	Austin Edwards / Hubble Homes
Company Name (if applicable):	Hubble Homes
Mailing Address:	701 S Allen Street Suite 104 Meridian Idaho 83642
Phone:	208-871-7038
Email:	aedwards@hubblehomes.com

ARCHITECT INFORMATION	
☒ Not Applicable	
Name:	
Company Name (if applicable):	
Mailing Address:	
Phone:	
Email:	

ENGINEER / SURVEYOR INFORMATION	
☐ Not Applicable	
Name:	Shadow Jungenberg
Company Name (if applicable):	C-K Engineering
Mailing Address:	1300 State Street Suite 102 Eagle Idaho 83616
Phone:	208-939-1992
Email:	Shadow@c-kEngineers

City of Caldwell

Community Development Department – Planning & Zoning Division

MASTER LAND USE APPLICATION

LANDSCAPE ARCHITECT INFORMATION

☐ Not Applicable

Name: John Roters

Company Name (if applicable): South Beck & Baird

Mailing Address: 2002 S. Vista Ave Boise Idaho 83705

Phone: 208-342-2999

Email: johnroters@cableone.net

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: _____ Date: 2-13-2025

Printed Name: Kent Brown

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.
1. 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.

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.	☐
	☐ X 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:	37.18	Total Acreage of Any Out-Parcels:	
Residential / Multi-Family Information:			
Total # of Lots:	94	Total # of Dwelling Units:	84
# of Residential Lots	84	# of Single-Family (detached or townhomes):	84
# of Common Lots	10	# of Duplex Dwelling Units:	0
Total Acreage of Common Lots:	6.09	# of Triplex Dwelling Units:	0
Minimum Lot Size:	6020sf	# of 4-, 5-, or Six Family Dwelling Units:	0
Maximum Lot Size:	14962	# of Multi-Family Dwelling Units:	0
Average Lot Size:	7692	Dwelling Units per Gross Acre:	4.4
Minimum Street Frontage:	52	Minimum Lot Width:	52
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.

Kent Brown

Printed Name

February 17,2025

Date

Kent Brown

Signature

The applicant is the:

☐ Property Owner

☒ Property Owner's Agent/Representative

KENT BROWN
PLANNING SERVICES

February 15, 2025

Caldwell City Planning & Zoning Department
621 Cleveland Boulevard
Caldwell ID 83605

RE: Final Plat for Mason Creek Landing Subdivision No 6

Dear Staff and Council:

On behalf of Providence Properties, please accept our request for Final Plat Approval for the sixth phase of the Mason Creek Landing Subdivision. Mason Creek Landing development is located at the northeast corner of Linder Road and Middleton Road. This phase has 84 buildable lots and 9 common lots and one 10.18 acre park lot on 37.18 acres. This application and attachments are in accordance with the City of Caldwell Final Plat application and checklist forms.

Please contact me if you have any questions regarding this application.

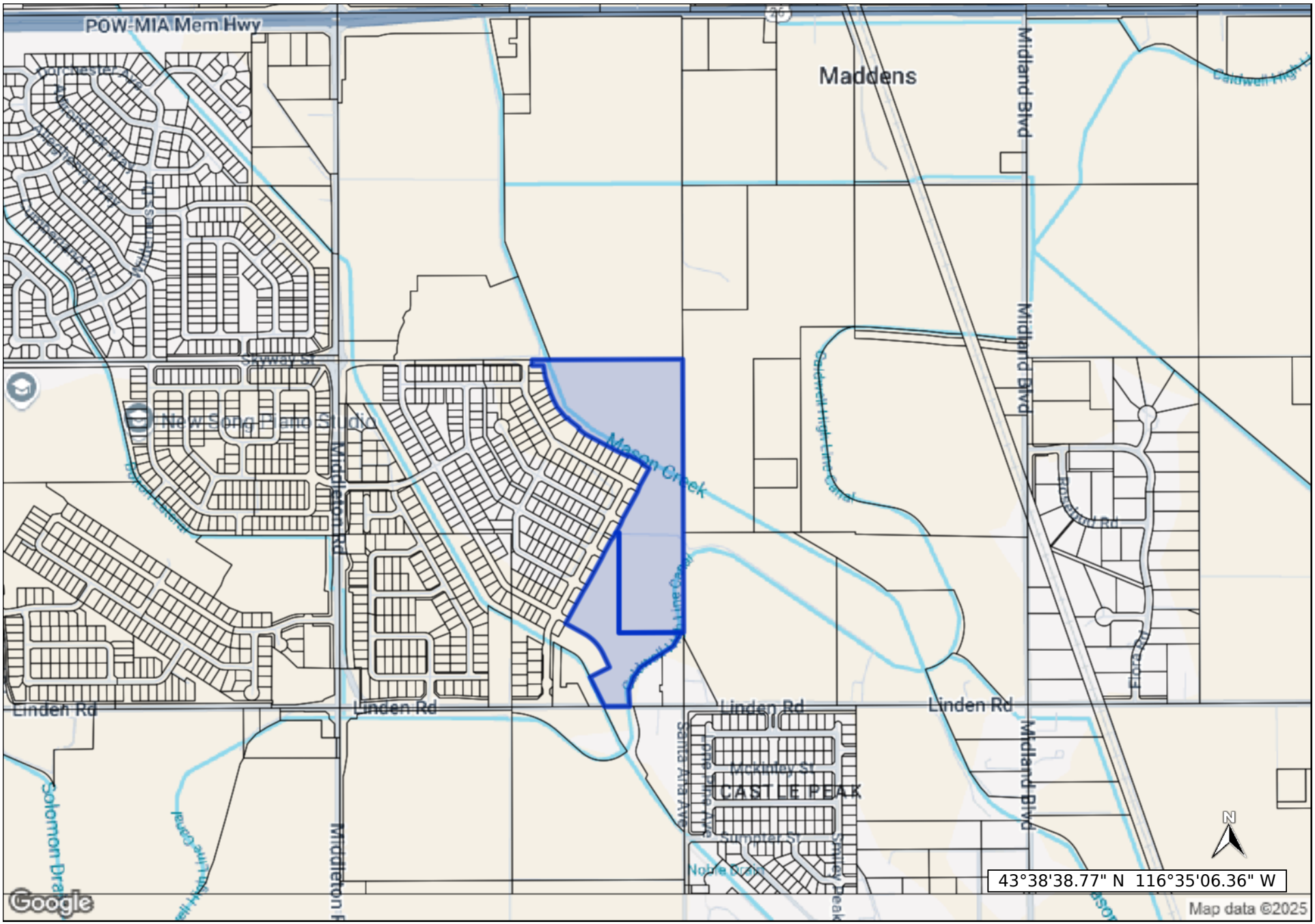
Sincerely,



Kent Brown
Planner

Mason Creek Landing No 6

Vicinity Map



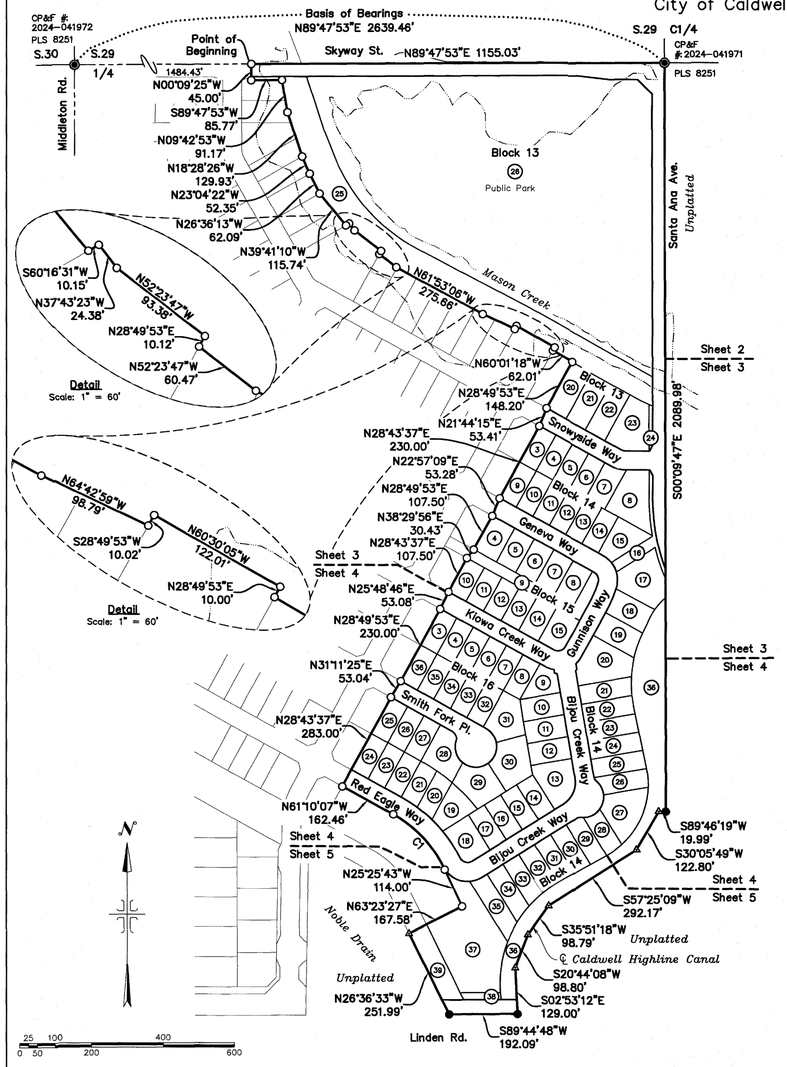
Feb 17, 2025 - landproDATA.com
Scale: 1 inch approx 1000 feet

The materials available at this website are for informational purposes only and do not constitute a legal document.

Plat Showing

Mason Creek Landing Subdivision No. 6

Situated in the Southwest Quarter of Section 29,
Township 4 North, Range 2 West, Boise Meridian,
City of Caldwell, Canyon County, Idaho.
2026



Notes:

1. Any re-subdivision of this plat shall comply with the applicable zoning regulations in effect at the time of resubdivision.
2. This development recognizes Idaho Code, Title 22, Chapter 45 Right to Farm, Section 22-4503, 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."
3. 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. The lands included in this 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.
4. Building setbacks and dimensional standards in this subdivision shall be in compliance with the applicable zoning regulations of the City of Caldwell.
5. All lots, parcels and tract sizes shall meet dimensional standards established in the applicable zoning ordinance or as specifically approved.
6. The availability of building permits for this development may be limited pursuant to Caldwell City Code Section 11-04-07(5) which limits the number of building permits that may be issued prior to final completion of the development. Applicant shall disclose to lot purchaser whether the issuance of building permits is in fact restricted by Caldwell City Code Section 11-02-06(1)(1) and lot purchasers are encouraged to contact Caldwell City building department prior to closing.
7. The subject subdivision falls in Community-Panel Number 16027C0263F, National Flood Insurance Program, Flood Insurance Rate Map, revised and effective May 24, 2011 and is in an areas designated as Zone "X" and Zone "AE".
8. Lots areas depicted hereon are for convenience, and are subordinate to the dimensions of the lots.
9. All street right-of-way widths are 26.50' on each side of centerline unless otherwise noted.
10. 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.
11. All easements are parallel (or concentric) to the lines (or arcs) that they are dimensioned from, unless otherwise noted.
12. Lot 9, Block 15; Lot 9, Block 16; Lots 16, 36, 37, 38 and 39, Block 14; and Lots 24 & 25, Block 13 are common lots which shall be owned and maintained by the Mason Creek Landing Homeowner's Association.
13. Lot 26, Block 13 shall be dedicated to the City of Caldwell for the use of a public park.
14. Lot 9, Block 15 contains a blanket easement and Lot 16, Block 14 contains an easement as depicted hereon, in favor of Pioneer Irrigation District, for purposes of access, operation, maintenance and replacement of the 200-Lateral. Said easement shall remain free of all obstructions, including, without limitation, fences, pathways, landscaping, and other improvements, unless specifically approved by Pioneer Irrigation District, or its successors, in writing. Said easement is further subject to the terms, conditions, and restrictions set for in the License Agreement for Mason Creek Landing Subdivision No. 6., Instrument Number _____, records of Canyon County, Idaho.
15. 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 and all rear lot lines, unless otherwise shown. A five (5) foot wide permanent public utilities, property drainage, and pressure irrigation easement is hereby designated along all side lines that abut the subdivision boundary, unless otherwise shown. The above easements are as shown on this plat. All common lots, except Lot 9, Block 15, and that portion of Lot 16, Block 14 encumbered by the 200-Lateral Easement, are subject to a blanket public utility and property drainage easement.
16. Lots 25 and 26, Block 13 and Lots 37 and 38, Block 14 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.
17. A Gravity Irrigation Operation and Maintenance Easement is hereby designated over the southeasterly ten (10) feet of Lots 27, 28, 29, 30, 31, 32, 33, 34, 35, 37, and 38, Block 14 as shown hereon. A portion of Lot 26, Block 13 is also subject to a Gravity Irrigation Operation and Maintenance Easement as shown hereon.
18. A public access easement is hereby designated over Lots 24 & 26, Block 13 and Lots 16 & 36, Block 14.
19. Instrument No. 372008 Mountain States Telephone and Telegraph Company easement over the N½ N½ SW¼.
20. The public utilities easements referenced hereon are defined as those easements included in Idaho Code 50-1306A(5).
21. Lots 25 & 26, Block 13 are subject to an existing 110-foot wide easement for Mason Creek and Instruments Numbers _____ & _____. All of Lot 25, Block 13 is hereby designated as an having an access easement, for maintenance of Mason Creek, to benefit Pioneer Irrigation District.

Legend

○	Found 5/8" Iron Pin, Marked "ISG PLS 11334"
◉	Found Aluminum Cap Monument
●	Set 5/8" x 24" Iron Pin with Plastic Cap, "ISG PLS 11334"
△	Calculated Point, Nothing Found or Set
(1)	Lot Number
———	Subdivision Boundary Line
———	Right-of-Way Line
———	Lot Line
——— · ———	Section Line
– – – –	Mason Creek Easement Line
——— ··· ———	Approximate FEMA Flood Hazard Zone Line "Zone AE"
——— ———	Match Line
———	Adjacent Parcel Line
·····	Tie Line / Leader Line

Surveyor's Narrative:

The purpose of this survey is to subdivide the property shown hereon. The new boundary and lot lines were provided by CK Engineers in conjunction with the approved preliminary plat. The boundaries of this subdivision were established by holding the existing monumentation previously found or set by this office. The monuments were accepted as the best evidence of the lines thereof because they were recovered undisturbed (unless otherwise noted) and found to be in substantial harmony with the record dimensions of the previous surveys, thereby ensuring geometric continuity between phases. The source of the Basis of Bearings is Mason Creek Landing Subdivision No. 5: N89°47'53"E between the west quarter-section corner and the center quarter-section corner. The bearing system is not based on a published or custom projection.
The convergence angle at the west quarter-section corner is -0°01'34".

Survey Reference Documents:

ROS No.s: 200647701, 2008048323, 8715179, 9615474, 200322361, 2007026284, 2015-005981, 2016-031280, 2016-032818, 8620094, 2005083901, & 2024-041973.
Subdivisions: Mason Creek Landing Subdivision No.'s 1, 2, 3, 4 & 5, Valencia Village Subdivision No. 1
Deeds: 2023-017182 & 2023-017163.

PROFESSIONAL LAND SURVEYOR LICENSED 11334 4/21/26 STATE OF IDAHO MICHAEL S. BYRNS

See Sheet 6 for Line & Curve Tables.

Book Page

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

Job No. 24-168
Sheet 1 of 8

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BEFORE DIGGING, CALL DIGLINE AT 1-800-342-1585

REVISIONS:

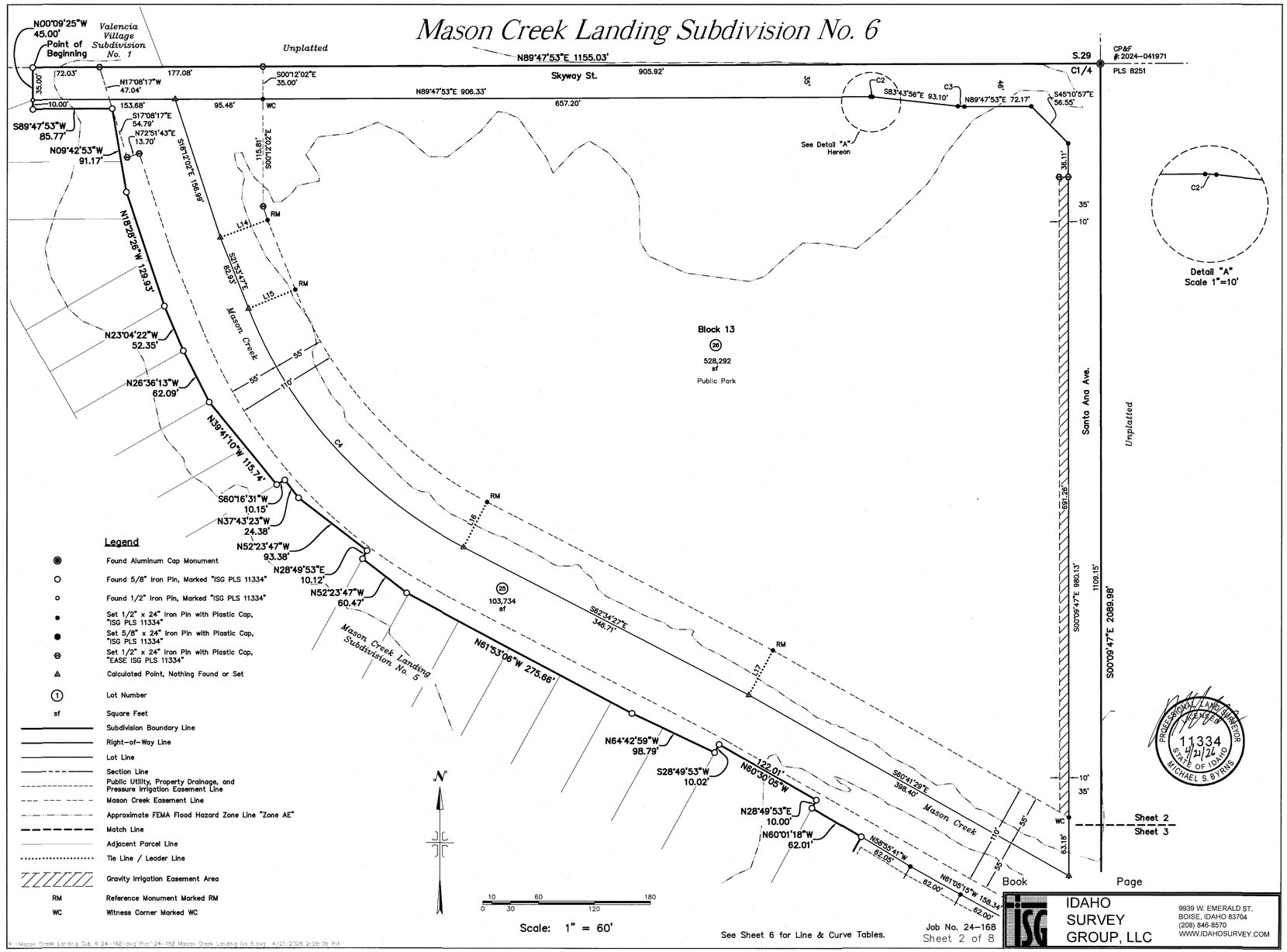
MASON CREEK LANDING SUBDIVISION 6
SECTION 29, T.4N., R2W., B.M.,
CALDWELL, CANYON COUNTY, IDAHO

FINAL PLAT

CK ENGINEERING
6700 W. STATE ST.
BOISE, ID 83714
PHONE 208-639-1992

DRAWN BY: AKB
CHECKED BY: MSW
DATE: 04/23/26
FILE: 200-MCHLE_PLAT.DWG
DIR: J:\CLIENTS\MASON CREEK LANDING SUBDIV\CAD\LE DWGS

SHEET
C2.0



BEFORE DIGGING, CALL DIGLINE AT 1-800-342-1585

REVISIONS:

MASON CREEK LANDING SUBDIVISION 6
SECTION 29, T.4N., R2W., B.M.,
CALDWELL, CANYON COUNTY, IDAHO

FINAL PLAT

CK ENGINEERING
6700 W. STATE ST.
BOISE, ID 83714
PHONE 208-639-1992

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CHECKED BY: WSW
DATE: 04/23/26
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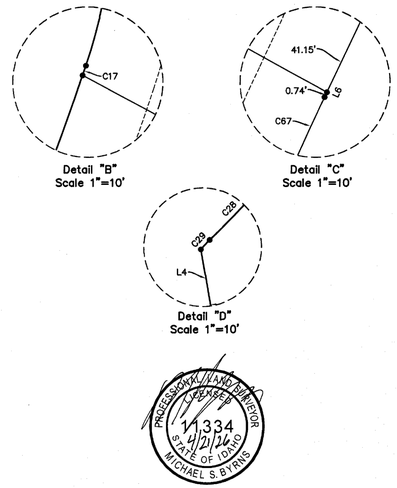
SHEET
C2.1

Mason Creek Landing Subdivision No. 6



Legend

- Found 1/2" Iron Pin, Marked "ISG PLS 11334"
- Found 5/8" Iron Pin, Marked "ISG PLS 11334" or as Noted
- Set 1/2" x 24" Iron Pin with Plastic Cap, "ISG PLS 11334"
- Set 5/8" x 24" Iron Pin with Plastic Cap, "ISG PLS 11334"
- Set 1/2" x 24" Iron Pin with Plastic Cap, "EASE ISG PLS 11334"
- Calculated Point, Nothing Found or Set
- Lot Number
- sf — Square Feet
- Subdivision Boundary Line
- Right-of-Way Line
- Lot Line
- Centerline
- Public Utility, Property Drainage, and Pressure Irrigation Easement Line
- Mason Creek Easement Line
- Pioneer Irrigation District 200-Lateral Easement Area
- Approximate FEMA Flood Hazard Zone Line "Zone AE"
- Match Line
- Adjacent Parcel Line
- Gravity Irrigation Easement Area
- RM — Reference Monument Marked RM
- WC — Witness Corner Marked WC



PROFESSIONAL LAND SURVEYOR — LICENSED — 11334 — STATE OF IDAHO — 4/21/26 — MICHAEL S. BYRNS

Book Page

Job No. 24-168
Sheet 3 of 8

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

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BEFORE DIGGING, CALL DIGLINE AT 1-800-342-1585

REVISIONS:

MASON CREEK LANDING SUBDIVISION 6
SECTION 29, T.4N., R2W., B.M.,
CALDWELL, CANYON COUNTY, IDAHO

FINAL PLAT

CK ENGINEERING
6700 W. STATE ST.
BOISE, IDAHO 83714
PHONE 208-639-1992

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DATE: 04/23/26
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SHEET
C2.2

Mason Creek Landing Subdivision No. 6



Legend

- Found 1/2" Iron Pin, Marked "ISG PLS 11334"
- Found 5/8" Iron Pin, Marked "ISG PLS 11334" or as Noted
- Set 1/2" x 24" Iron Pin with Plastic Cap, "ISG PLS 11334"
- Set 5/8" x 24" Iron Pin with Plastic Cap, "ISG PLS 11334"
- Calculated Point, Nothing Found or Set
- (1) Lot Number
- sf Square Feet
- Subdivision Boundary Line
- Right-of-Way Line
- Lot Line
- Centerline
- Public Utility, Property Drainage, and Pressure Irrigation Easement Line
- Match Line
- Adjacent Parcel Line
- Tie Line
- RM Reference Monument Marked RM

N

0 30 60 120 180

Scale: 1" = 60'

See Sheet 6 for Line & Curve Tables.

Book Page

Job No. 24-168
Sheet 4 of 8

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

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BEFORE DIGGING, CALL DIGLINE AT 1-800-342-1585

REVISIONS:

MASON CREEK LANDING SUBDIVISION 6
SECTION 29, T.4N., R2W., B.M.,
CALDWELL, CANYON COUNTY, IDAHO

FINAL PLAT

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BOISE, ID 83714
PHONE 208-639-1992

DRAWN BY: AKB
CHECKED BY: MSW
DATE: 04/23/26
FILE: 200-MCL6_PLAT.DWG
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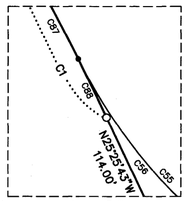
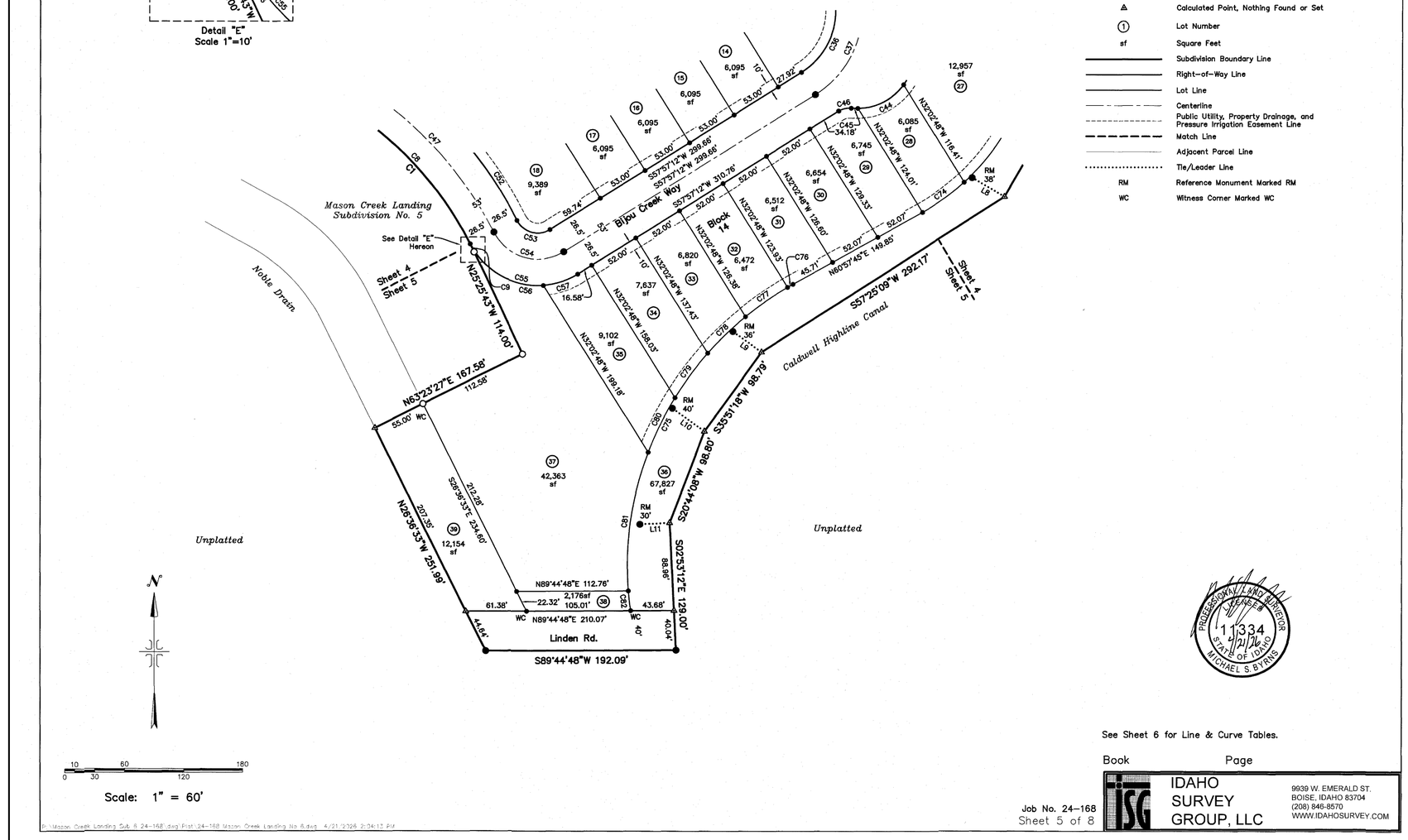
SHEET
C2.3

Mason Creek Landing Subdivision No. 6





See Sheet 6 for Line & Curve Tables.

Book Page

Job No. 24-168
Sheet 5 of 8

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

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BEFORE DIGGING, CALL DIGLINE AT 1-800-342-1585

REVISIONS:

MASON CREEK LANDING SUBDIVISION 6
SECTION 29, T.4N., R2W., B.M.,
CALDWELL, CANYON COUNTY, IDAHO

FINAL PLAT

CK ENGINEERING
6700 W. STATE ST.
BOISE, ID 83714
PHONE: 208-639-1992

DRAWN BY: AKB
CHECKED BY: MSW
DATE: 04/23/26
FILE: 200-MC\6_PLAT.DWG
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SHEET
C2.4

Mason Creek Landing Subdivision No. 6

Curve Table					
Curve	Length	Radius	Delta	Chord Bearing	Chord Length
C1	215.20'	345.00'	35°44'24"	N43°17'55"W	211.73'
C2	2.03'	18.00'	6°28'11"	S86°58'01"E	2.03'
C3	7.00'	62.00'	6°28'11"	S86°58'01"E	7.00'
C4	354.98'	500.00'	40°40'41"	S42°14'07"E	347.57'
C5	11.89'	23.50'	28°59'39"	S75°39'57"E	11.77'
C6	25.30'	50.00'	28°59'39"	S75°39'57"E	25.03'
C7	38.71'	76.50'	28°59'39"	S75°39'57"E	38.30'
C8	206.10'	345.00'	34°13'42"	N44°03'16"W	203.05'
C9	9.10'	345.00'	1°30'42"	N26°11'04"W	9.10'
C10	32.65'	23.50'	79°36'45"	S21°21'45"E	30.09'
C11	69.47'	50.00'	79°36'45"	S21°21'45"E	64.02'
C12	106.30'	76.50'	79°36'45"	S21°21'45"E	97.95'
C13	29.25'	76.50'	21°54'35"	S50°12'50"E	29.08'
C14	30.29'	76.50'	22°41'22"	S27°54'51"E	30.10'
C15	46.75'	76.50'	35°00'47"	S00°56'14"W	46.02'
C16	77.60'	428.00'	10°23'15"	S23°38'15"W	77.49'
C17	1.43'	428.00'	0°11'30"	S18°32'22"W	1.43'
C18	72.32'	428.00'	9°40'54"	S23°28'34"W	72.24'
C19	3.84'	428.00'	0°30'51"	S28°34'27"W	3.84'
C20	72.79'	401.50'	10°23'15"	S23°38'15"W	72.69'

Curve Table					
Curve	Length	Radius	Delta	Chord Bearing	Chord Length
C21	67.99'	375.00'	10°23'15"	S23°38'15"W	67.89'
C22	36.91'	23.50'	90°00'00"	N73°49'53"E	33.23'
C23	78.54'	50.00'	90°00'00"	N73°49'53"E	70.71'
C24	42.83'	50.00'	49°04'51"	S85°42'33"E	41.53'
C25	35.71'	50.00'	40°55'09"	N49°17'27"E	34.95'
C26	26.51'	76.50'	19°51'07"	S71°05'41"E	26.37'
C27	3.15'	20.00'	9°02'04"	S14°25'26"E	3.15'
C28	25.13'	76.50'	18°49'08"	S38°14'27"W	25.01'
C29	1.80'	12.00'	8°36'58"	S43°20'31"W	1.80'
C30	27.55'	20.00'	78°54'45"	S21°42'45"E	25.42'
C31	262.09'	58.00'	258°54'45"	N68°17'15"E	89.56'
C32	69.61'	58.00'	68°45'40"	S16°38'12"E	65.50'
C33	76.45'	58.00'	75°31'08"	S88°46'36"E	71.03'
C34	65.50'	58.00'	64°42'22"	N21°06'39"E	62.08'
C35	50.54'	58.00'	49°55'35"	N36°12'20"W	48.96'
C36	87.05'	73.50'	67°51'36"	S24°01'24"W	82.05'
C37	118.44'	100.00'	67°51'36"	S24°01'24"W	111.64'
C38	14.01'	20.00'	40°09'00"	S29°58'54"E	13.73'
C39	2.50'	20.00'	7°10'23"	S13°29'36"E	2.50'
C40	11.51'	20.00'	32°58'36"	S33°34'06"E	11.35'

Curve Table					
Curve	Length	Radius	Delta	Chord Bearing	Chord Length
C41	147.85'	58.00'	146°03'35"	S22°58'24"W	110.95'
C42	44.85'	58.00'	44°18'23"	S27°54'13"E	43.74'
C43	42.20'	58.00'	41°41'24"	S15°05'41"W	41.28'
C44	54.12'	58.00'	53°27'42"	S62°40'14"W	52.18'
C45	6.68'	58.00'	6°36'06"	S87°17'52"E	6.68'
C46	13.28'	20.00'	38°03'00"	S76°58'41"W	13.04'
C47	221.93'	371.50'	34°13'42"	S44°03'16"E	218.65'
C48	237.76'	398.00'	34°13'42"	S44°03'16"E	234.24'
C49	49.57'	398.00'	7°08'12"	S57°36'01"E	49.54'
C50	54.07'	398.00'	7°46'59"	S50°08'26"E	54.02'
C51	44.50'	398.00'	6°24'24"	S43°02'44"E	44.48'
C52	89.62'	398.00'	12°54'07"	S33°23'29"E	89.43'
C53	39.01'	23.50'	95°06'23"	S74°29'37"E	34.68'
C54	83.00'	50.00'	95°06'23"	S74°29'37"E	73.79'
C55	126.98'	76.50'	95°06'23"	S74°29'37"E	112.90'
C56	90.15'	76.50'	67°31'17"	S60°42'03"E	85.03'
C57	36.83'	76.50'	27°35'06"	N71°44'45"E	36.48'
C58	98.93'	545.00'	10°24'02"	S05°21'48"E	98.79'
C59	96.82'	545.00'	10°10'43"	N05°15'08"W	96.69'
C60	2.11'	545.00'	0°13'19"	N10°27'09"W	2.11'

Curve Table					
Curve	Length	Radius	Delta	Chord Bearing	Chord Length
C61	92.11'	545.00'	9°41'01"	N18°46'04"W	92.00'
C62	194.59'	535.00'	20°50'23"	S10°34'58"E	193.52'
C63	77.03'	190.00'	23°13'45"	N36°52'07"E	76.50'
C64	44.57'	190.00'	13°26'23"	N41°45'48"E	44.47'
C65	32.46'	190.00'	9°47'22"	N30°08'55"E	32.42'
C66	210.73'	325.00'	37°09'02"	N06°44'34"E	207.06'
C67	72.49'	325.00'	12°46'44"	N18°55'42"E	72.34'
C68	53.13'	325.00'	9°22'00"	N07°51'20"E	53.07'
C69	52.63'	325.00'	9°16'40"	N01°27'59"W	52.57'
C70	32.49'	325.00'	5°43'38"	N08°58'08"W	32.47'
C71	285.63'	225.00'	72°44'06"	N24°35'48"E	266.83'
C72	52.30'	225.00'	13°19'06"	N05°06'42"W	52.18'
C73	181.11'	225.00'	46°07'07"	N24°36'24"E	176.26'
C74	52.22'	225.00'	13°17'54"	N54°18'54"E	52.11'
C75	392.14'	325.00'	69°07'53"	N26°23'48"E	368.78'
C76	6.36'	325.00'	1°07'15"	N60°24'07"E	6.36'
C77	52.11'	325.00'	9°11'15"	N55°14'52"E	52.06'
C78	53.22'	325.00'	9°22'56"	N45°57'47"E	53.16'
C79	56.00'	325.00'	9°52'23"	N36°20'07"E	55.93'
C80	61.39'	325.00'	10°49'19"	N25°59'16"E	61.29'

Curve Table					
Curve	Length	Radius	Delta	Chord Bearing	Chord Length
C81	142.94'	325.00'	25°11'57"	N07°58'38"E	141.79'
C82	20.12'	325.00'	3°32'49"	N06°23'45"W	20.12'
C83	102.95'	513.00'	11°29'52"	S55°25'11"E	102.77'
C84	49.31'	513.00'	5°30'27"	S58°24'54"E	49.29'
C85	53.64'	513.00'	5°59'25"	S52°39'58"E	53.61'
C86	103.71'	513.00'	11°35'01"	S43°52'45"E	103.54'
C87	97.15'	535.00'	10°24'15"	S05°21'54"E	97.02'
C88	30.00'	535.00'	3°12'48"	S12°10'26"E	30.00'
C89	67.44'	535.00'	7°13'20"	S17°23'30"E	67.39'

Line Table		
Line	Bearing	Length
L1	S26°53'36"E	18.46'
L2	S09°54'24"E	10.47'
L3	S77°16'31"E	7.57'
L4	S09°54'24"E	15.95'
L5	S44°01'09"W	5.09'
L6	N25°15'14"E	41.89'
L7	S59°54'11"E	36.00'
L8	S59°54'11"E	38.00'
L9	S54°08'42"E	36.00'
L10	S54°08'42"E	40.00'
L11	N87°06'48"E	30.00'
L12	N79°38'00"E	10.00'
L13	N68°20'01"E	10.09'
L14	S69°57'06"W	55.03'
L15	S68°06'13"W	55.00'
L16	S27°25'33"W	55.00'
L17	S28°22'02"W	55.01'

PROFESSIONAL LAND SURVEYOR
MICHAEL S. BYRNS
11334
4/21/26
STATE OF IDAHO

Book Page

Job No. 24-168
Sheet 6 of 8

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

P:\Mason Creek Landing Sub 6 24-168\dwg\Plat\24-168 Mason Creek Landing No 6.dwg 4/21/2026 2:04:17 PM

BEFORE DIGGING, CALL DIGLINE AT 1-800-342-1585

REVISIONS:

MASON CREEK LANDING SUBDIVISION 6
SECTION 29, T.4N., R2W., B.M.,
CALDWELL, CANYON COUNTY, IDAHO

FINAL PLAT

CK ENGINEERING
6700 W. STATE ST.
BOISE, ID 83714
PHONE 208-639-1992

DRAWN BY: AKB
CHECKED BY: MSW
DATE: 04/23/26
FILE: 200-MCL6_PLAT.DWG
DIR: J:\JOBS\BLT\MASON CREEK LANDING SUB\CK CIVIL\MCL6 DWGS

SHEET
C2.5

Mason Creek Landing Subdivision No. 6

Certificate Of Owners

Know all men by these presents: That Hubble Homes, LLC, an Idaho limited liability company, surviving entity of the merger with Providence Properties, LLC, an Idaho limited liability company, is the owner of the property described as follows:

A parcel of land situated in the southwest quarter of Section 29, Township 4 North, Range 2 West, Boise Meridian, City of Caldwell, Canyon County, Idaho, and being more particularly described as follows:

Commencing at the west quarter–section corner of Section 29, Township 4 North, Range 2 West, Boise Meridian from which the center quarter–section corner of said Section 29 bears N89°47'53"E, 2639.46 feet;

Thence N89°47'53"E, 1484.43 feet along the north line of the southwest quarter to the POINT OF BEGINNING:

Thence continuing N89°47'53"E, 1155.03 feet along the north line of the southwest quarter to the center quarter–section corner of Section 29;

Thence S00°09'47"E, 2089.98 feet along the east line of the southwest quarter;

Thence S89°46'19"W, 19.99 feet to the centerline of the Caldwell Highline Canal;

Thence S30°05'49"W, 122.80 feet along the centerline of the Caldwell Highline Canal;

Thence S57°25'09"W, 292.17 feet along the centerline of the Caldwell Highline Canal;

Thence S35°51'18"W, 98.79 feet along the centerline of the Caldwell Highline Canal;

Thence S20°44'08"W, 98.80 feet along the centerline of the Caldwell Highline Canal;

Thence S02°53'12"E, 129.00 feet along the centerline of the Caldwell Highline Canal to the south line of the southwest quarter;

Thence S89°44'48"W, 192.09 feet along the south line of the southwest quarter to the approximate centerline of the Noble Drain;

Thence N26°36'33"W, 251.99 feet along the approximate centerline of the Noble Drain to the boundary of Mason Creek Landing Subdivision No. 5 (Book 58 of Plats at Page 15, Records of Canyon County, Idaho);

Thence N63°23'27"E, 167.58 feet along the boundary of Mason Creek Landing Subdivision No. 5;

Thence N25°25'43"W, 114.00 feet along the boundary of Mason Creek Landing Subdivision No. 5;

Thence 215.20 feet on a curve to the left, having a radius of 345.00 feet, a central angle of 35°44'24", a chord bearing of N43°17'55"W, and a chord length of 211.73 feet, along the boundary of Mason Creek Landing Subdivision No. 5;

Thence N61°10'07"W, 162.46 feet along the boundary of Mason Creek Landing Subdivision No. 5;

Thence N28°43'37"E, 283.00 feet along the boundary of Mason Creek Landing Subdivision No. 5;

Thence N31°11'25"E, 53.04 feet along the boundary of Mason Creek Landing Subdivision No. 5;

Thence N28°49'53"E, 230.00 feet along the boundary of Mason Creek Landing Subdivision No. 5;

Thence N25°48'46"E, 53.08 feet along the boundary of Mason Creek Landing Subdivision No. 5;

Thence N28°43'37"E, 107.50 feet along the boundary of Mason Creek Landing Subdivision No. 5;

Thence N38°29'56"E, 30.43 feet along the boundary of Mason Creek Landing Subdivision No. 5;

Thence N28°49'53"E, 107.50 feet along the boundary of Mason Creek Landing Subdivision No. 5;

Thence N22°57'09"E, 53.28 feet along the boundary of Mason Creek Landing Subdivision No. 5;

Thence N28°43'37"E, 230.00 feet along the boundary of Mason Creek Landing Subdivision No. 5;

Thence N21°44'15"E, 53.41 feet along the boundary of Mason Creek Landing Subdivision No. 5;

Thence N28°49'53"E, 148.20 feet along the boundary of Mason Creek Landing Subdivision No. 5;

Thence N60°01'18"W, 62.01 feet along the boundary of Mason Creek Landing Subdivision No. 5;

Thence N28°49'53"E, 10.00 feet along the boundary of Mason Creek Landing Subdivision No. 5;

Thence N60°30'05"W, 122.01 feet along the boundary of Mason Creek Landing Subdivision No. 5;

Thence S28°49'53"W, 10.02 feet along the boundary of Mason Creek Landing Subdivision No. 5;

Thence N64°42'59"W, 98.79 feet along the boundary of Mason Creek Landing Subdivision No. 5;

Thence N61°53'06"W, 275.66 feet along the boundary of Mason Creek Landing Subdivision No. 5;

Thence N52°23'47"W, 60.47 feet along the boundary of Mason Creek Landing Subdivision No. 5;

Thence N28°49'53"E, 10.12 feet along the boundary of Mason Creek Landing Subdivision No. 5;

Thence N52°23'47"W, 93.38 feet along the boundary of Mason Creek Landing Subdivision No. 5;

Thence N37°43'23"W, 24.38 feet along the boundary of Mason Creek Landing Subdivision No. 5;

Thence S60°16'31"W, 10.15 feet along the boundary of Mason Creek Landing Subdivision No. 5;

Thence N39°41'10"W, 115.74 feet along the boundary of Mason Creek Landing Subdivision No. 5;

Thence N26°36'13"W, 62.09 feet along the boundary of Mason Creek Landing Subdivision No. 5;

Thence N23°04'22"W, 52.35 feet along the boundary of Mason Creek Landing Subdivision No. 5;

Thence N18°28'26"W, 129.93 feet along the boundary of Mason Creek Landing Subdivision No. 5;

Thence N09°42'53"W, 91.17 feet along the boundary of Mason Creek Landing Subdivision No. 5;

Thence S89°47'53"W, 85.77 feet along the boundary of Mason Creek Landing Subdivision No. 5;

Thence N00°09'25"W, 45.00 feet along the boundary of Mason Creek Landing Subdivision No. 5 to the POINT OF BEGINNING.

The above–described parcel contains 37.77 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, Lot 26, Block 13, and the public streets and public street rights–of–way as shown on this plat. The easements indicated on said plat are not dedicated to the public, however, the right to use said easements is perpetually reserved for public utilities and for other uses as designated hereon, no permanent structure other than for such utility or other uses are to be erected within the limits of said easements. 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 in this Subdivision. Hubble Homes, LLC hereby certifies that surface water for irrigation is reasonably available, per Idaho Code 67–6537, that it is in compliance with Idaho Code 31–3805, and that it is the entity filing the subdivision plat per Idaho Code 31–3806(1).

In witness whereof, I have hereunto set my hand:

Hubble Homes, LLC, an Idaho limited liability company, surviving entity of the merger with Providence Properties, LLC, an Idaho limited liability company

_____

Austin Edwards, Authorized Agent

Acknowledgment

State of Idaho } s.s.
County of _____ }

This record was acknowledged before me on this _____ day of _____, 20____, by Austin Edwards, as Authorized Agent of Hubble Homes, LLC, an Idaho limited liability company, surviving entity of the merger with Providence Properties, LLC, an Idaho limited liability company.

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 Notary Public, State Of Idaho

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.

PROFESSIONAL LAND SURVEYOR LICENSED 11334 STATE OF IDAHO MICHAEL S. BYRNS 2/19/26

Book Page

Job No. 24–168
Sheet 7 of 8

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

P:\Mason Creek Landing Sub 6 24-168\dwg\Plat\ 24-168 Mason Creek Landing No 6.dwg 2/19/2026 12:47:13 PM

BEFORE DIGGING, CALL DIGLINE AT 1-800-342-1585

REVISIONS:

MASON CREEK LANDING SUBDIVISION 6
SECTION 29, T.4N., R2W., B.M.,
CALDWELL, CANYON COUNTY, IDAHO

FINAL PLAT

CK ENGINEERING
6700 W. STATE ST.
BOISE, ID 83714
PHONE 208-639-1992

DRAWN BY: AKB
CHECKED BY: MSW
DATE: 04/23/26
FILE: 200-MCL6_PLAT.DWG
DIR: D:\HUBBLE\MASON CREEK LANDING SUB\CK DWGS\MCL6 DWGS

SHEET
C2.6

Mason Creek Landing Subdivision No. 6

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.

_____ Date _____
District Health Department, REHS

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.

_____ Date _____
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.

_____ PE _____ Date _____
City Engineer for Caldwell

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.

_____ Date _____
County Treasurer for Canyon County

PROFESSIONAL LAND SURVEYOR
11334
2/9/26
STATE OF IDAHO
MICHAEL S. BYRNS

Book Page

Job No. 24–168
Sheet 8 of 8

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

P:\Mason Creek Landing Sub 6 24-168 dwg Plot: 24-168 Mason Creek Landing No 6.dwg 2/19/2026 12:47:15 PM

BEFORE DIGGING, CALL DIGLINE AT 1-800-342-1585

REVISIONS:

MASON CREEK LANDING SUBDIVISION 6
SECTION 29, T.4N., R2W., B.M.,
CALDWELL, CANYON COUNTY, IDAHO

FINAL PLAT

CK ENGINEERING
6700 W. STATE ST.
BOISE, ID 83714
PHONE 208-639-1992

DRAWN BY: AKB
CHECKED BY: KSW
DATE: 04/23/26
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C2.7



1 53' TYPICAL RIGHT-OF-WAY SECTION

Scale: NOT TO SCALE

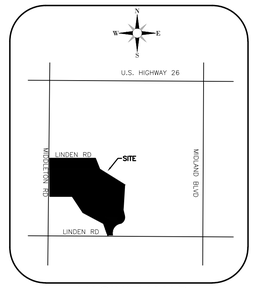
CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD DIST.	CHORD BRG.	DELTA
C1	250.00	235.04	226.48	S87°13'34"W	53°52'04"
C2	750.00	260.02	258.72	N55°54'29"W	19°51'51"



SCALE 1" = 150'

PRELIMINARY DEVELOPMENT FEATURES

TOTAL ACRES	14.13 AC
TOTAL LOTS	57
COMMON/OPEN SPACE LOTS	6
SINGLE FAMILY LOTS	51
AVERAGE BLDG. LOT SIZE	7,705 SQUARE FEET
OVERALL GROSS DENSITY	3.61/ACRE
PROPOSED ZONING	R-2
PROPOSED OVERALL OPEN SPACE	75,575 SF OR 1.74 AC



VACINITY MAP

–NTS–

NOTES:

1. NO DIRECT LOT ACCESS SHALL BE ALLOWED ONTO MIDDLETON ROAD, SKYWAY DRIVE, SANTA ANNA AVENUE OR LINDEN ROAD WITH THE EXCEPTION OF LOT 1 BLOCK 1.
2. ALL LOTS SHALL HAVE SEWER SERVICE PROVIDED BY THE CITY OF CALDWELL.
3. ALL LOTS SHALL HAVE DOMESTIC WATER PROVIDED BY THE CITY OF CALDWELL.
4. THE DEVELOPER WILL COMPLY WITH IDAHO CODE 31-3805 BY PROVIDING PRESSURE IRRIGATION TO ALL LOT PER THE CITY OF CALDWELL STANDARDS.
5. MINIMUM BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH THE ZONING ORDINANCE AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT.
6. STORM WATER DRAINAGE SHALL BE COLLETED AND OR RETAINED ON SITE BY CATCH BASINS, UNDERGROUND PIPING, SWALES, DRAINAGE PONDS AND SEEPAGE BEDS PER THE CITY OF CALDWELL STORM WATER POLICY MANUAL.
7. THIS DEVELOPMENT RECOGNIZES SECTION 22-4503, RIGHT TO FARM ACT, WHICH STATES, IDAHO CODE "NO AGRICULTURAL OPERATION OR AN APPURTENANCE TO IT SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC, BY ANY CHANGED CONDITIONS IN OR ABOUT THE SURROUNDING NONAGRICULTURAL ACTIVITIES AFTER THE SAME HAS BEEN IN OPERATION FOR MORE THAN ONE YEAR, WHEN THE OPERATIONS WAS NOT A NUISANCE AT THE TIME THE OPERATION BEGAN, PROVIDED THAT THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHENEVER A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF ANY AGRICULTURAL OPERATION OR AN APPEARANCE TO IT".
8. LOT 1 BLOCK 1 SHALL CONTAIN A SEWER LIFT STATION.
9. THE 110 FOOT NOBLE DRAIN EASEMENT IS CONTAINED WITHIN LOT 17 BLOCK 1, LOT 9 BLOCK 4, LOT 47 BLOCK 12 AND LOT 6 BLOCK 15.
10. MASON CREEK EASEMENT SHALL BE CONTAINED WITHIN LOT 19 BLOCK 11.
11. A PORTION OF THE HIGHLINE CANAL EASEMENT SHALL BE CONTAINED WITHIN LOT 34 BLOCK 12.
12. THE DEVELOPER IS PROPOSING DEDICATION OF LOT 21 BLOCK 11 AS A FUTURE PARK SITE.
13. LOTS 2, 8, 18 AND 19 BLOCK 1, LOT 12 BLOCK 2, LOT 11 BLOCK 3, LOT 10 BLOCK 4 LOTS 1, 4, 9, AND 14 BLOCK 5, LOT 16 BLOCK 6, LOTS 4, 12, 18, AND 20 BLOCK 11, LOTS 1, 32, 35, 42, AND 48 BLOCK 12, LOTS 5, 7 AND 8 BLOCK 15 ARE COMMON LOTS TO BE OWNED AND MAINTAINED BY THE MASON CREEK LANDING SUBDIVISION HOMEOWNERS ASSOCIATION.
14. THIS PROPERTY FALL IN COMMUNITY-PANAL NUMBER 16027C0263F, NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP, REVISED AND EFFECTIVE MAY 24, 2011 IS IN AN AREA DESIGNATED AS SHADED ZONE X OR ARES OF 0.2% ANNUAL CHANCE FLOODPLAIN. THIS IS BASED ON MASON CREEK AND THERE ARE ESTABLISHED BASE FLOOD ELEVAITONS.

LANDSCAPE ARCHITECT
SOUTH LANDSCAPE ARCHITECT
JOHN ROTERS
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SURVEYOR
IDAHO SURVEY GROUP
GREG CARTER, P.L.S.
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PLANNER
KENT BROWN PLANNING SERVICES
KENT BROWN
3161 E. SPRINGWOOD DR.
MERIDIAN, IDAHO 83642
(208) 871-6842

OWNER/DEVELOPER
PROVIDENCE PROPERTIES, LLC.
MITCH ARMUTH
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MERIDIAN, IDAHO 83642
(208) 695-2400

REVISIONS:

AMENDMENT TO MASONCREEK LANDING SUBDIVISION

PRELIMINARY PLAT AMENDMENT

CK ENGINEERING
1300 E. STATE ST., SUITE 102
EAGLE, ID 83616
PHONE 208-869-0990

DRAWN BY: CSK/SJ
CHECKED BY: CSK
DATE: 8/5/16
FILE: P-PLAT ADD 03917.DWG
DIR: P:\HUBBLE\MASON CREEK LANDING SUB\P-PLAT

PROFESSIONAL ENGINEER
REGISTERED
9412
03/22/17
STATE OF IDAHO
CHAD S. KINKELA

SHEET
C1.0

N

W E

S

0 100' 200'

SCALE 1" = 100'

REVISIONS:

AMENDMENT TO MASONCREEK LANDING SUBDIVISION

PRELIMINARY PLAT AMENDMENT

CK ENGINEERING
1300 E. STATE ST., SUITE 102
EAGLE, ID 83616
PHONE 208-939-0590

DRAWN BY: CSK/SJ
CHECKED BY: CSK
DATE: 8/5/16
FILE: P-PLAT ADD 03097.DWG
DIR: P:\HUBBLE\MASON CREEK LANDING SUB\P-PLAT

PROFESSIONAL ENGINEER
9412
03/22/17
STATE OF IDAHO
CHAD S. KINKELA

SHEET
C1.1

GENERAL NOTES

1. CONTRACTOR TO VERIFY THE LOCATIONS OF ALL UTILITIES WITH OWNER AND UTILITY COMPANIES PRIOR TO CONSTRUCTION, TO DETERMINE IN THE FIELD ACTUAL LOCATIONS AND ELEVATIONS OF ALL EXISTING UTILITIES, WHETHER SHOWN ON THE PLANS OR NOT. THE CONTRACTOR SHALL CALL UTILITY PROTECTION SERVICE 72 HOURS PRIOR TO CONSTRUCTION.
2. CONTRACTOR SHALL EXAMINE FINISH SURFACE, GRADES, TOPSOIL QUALITY AND DEPTH. DO NOT START ANY WORK UNTIL UNSATISFACTORY CONDITIONS HAVE BEEN CORRECTED. VERIFY LIMITS OF WORK BEFORE STARTING.
3. CONTRACTOR TO REPORT ALL DAMAGES TO EXISTING CONDITIONS AND INCONSISTENCIES WITH PLANS TO OWNER'S REPRESENTATIVE PRIOR TO BEGINNING OF CONSTRUCTION.
4. CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE IN ALL LANDSCAPE BEDS AND ALL LAWN AREAS.
5. CONTRACTOR TO FINE GRADE AND ROCK HOUND ALL PLANTING AREAS PRIOR TO PLANTING, TO PROVIDE A SMOOTH AND CONTINUOUS SURFACE, FREE OF IRREGULARITIES (BUMPS OR DEPRESSIONS) AND EXTRANEOUS MATERIAL OR DEBRIS.
6. COORDINATE LANDSCAPE INSTALLATION WITH INSTALLATION OF UNDERGROUND SPRINKLER AND DRAINAGE SYSTEMS.
7. CONTRACTOR SHALL OBTAIN WRITTEN APPROVAL FOR ALL PLANT MATERIAL SUBSTITUTIONS FROM OWNER'S REPRESENTATIVE PRIOR TO ORDERING OR INSTALLATION. FAILURE TO COMPLY WILL REQUIRE THE REMOVAL OF MATERIALS AT NO COST TO THE OWNER AND REPLACED WITH APPROVED MATERIALS.
8. CONTRACTOR SHALL BE RESPONSIBLE TO IMPLEMENT BEST MANAGEMENT PRACTICES TO STABILIZE ALL SLOPES 3:1 OR GREATER AND PREVENT EROSION OR MOVEMENT OF SOIL FROM SLOPES.
9. ALL ROCK MATERIALS TO BE OBTAINED FROM LOCAL SOURCE OR APPROVED EQUAL.

WEED ABATEMENT

1. ALL AREAS TO BE PLANTED OR HYDROSEEDED SHALL HAVE WEED ABATEMENT OPERATIONS PERFORMED ON THEM PRIOR TO PLANTING OR HYDROSEEDING.
2. CONTRACTOR SHALL SPRAY ALL EXPOSED WEEDS WITH 'ROUND-UP' (CONTACT HERBICIDE) OR APPROVED EQUAL.
3. DO NOT WATER FOR AT LEAST SEVEN (7) DAYS. REMOVE EXPOSED WEEDS FROM THE SITE.
4. CONTRACTOR SHALL OPERATE THE AUTOMATIC IRRIGATION SYSTEM FOR A PERIOD OF FOURTEEN (14) DAYS. AT CONCLUSION OF THIS WATERING PERIOD, DISCONTINUE WATERING FOR THREE TO FIVE (3-5) DAYS.
5. APPLY SECOND APPLICATION OF 'ROUND-UP' TO ALL EXPOSED WEEDS. APPLY IN STRICT CONFORMANCE WITH MANUFACTURER'S SPECIFICATIONS AND INSTRUCTIONS. DO NOT WATER FOR AT LEAST SEVEN (7) DAYS. REMOVE WEEDS FROM THE SITE.
6. IF ANY EVIDENCE OF WEED GERMINATION EXISTS AFTER TWO (2) APPLICATIONS, CONTRACTOR SHALL BE DIRECTED TO PERFORM A THIRD APPLICATION.
7. AT THE TIME OF PLANTING AND HYDROSEEDING, ALL PLANTING AREAS SHALL BE WEED FREE.
8. COORDINATE WITH CIVIL FOR ALL WEED ABATEMENT REQUIREMENTS

IRRIGATION NOTES:

1. ALL LANDSCAPED AREAS SHALL HAVE AN AUTOMATIC UNDERGROUND SPRINKLER SYSTEM WHICH INSURES COMPLETE COVERAGE AND PROPERLY ZONED FOR REQUIRED WATER USES. EACH HYDROZONE IS TO BE IRRIGATED WITH SEPARATE INDIVIDUAL STATIONS.
2. PLANTER BEDS AND LAWN AREAS ARE TO HAVE SEPARATE HYDRO-ZONES.
3. POP-UP SPRINKLER HEADS SHALL HAVE A MINIMUM RISER HEIGHT OF 4 INCHES AT LAWN AREAS AND 18" AT PLANTER BEDS.
4. PLANTER BEDS ARE TO HAVE DRIP IRRIGATION SYSTEM OR POP-UP SPRAY SYSTEM.
5. ELECTRONIC WATER DISTRIBUTION/ TIMING CONTROLLERS ARE TO BE PROVIDED. MINIMUM CONTROLLER REQUIREMENTS ARE AS FOLLOWS:
   a. PRECISE INDIVIDUAL STATION TIMING
   b. RUN TIME CAPABILITIES FOR EXTREMES IN PRECIPITATION RATES
   c. AT LEAST ONE PROGRAM FOR EACH HYDROZONE
   d. SUFFICIENT MULTIPLE CYCLES TO AVOID WATER RUN-OFF
   e. POWER FAILURE BACKUP FOR ALL PROGRAMED INDIVIDUAL VALVED WATERING STATIONS WILL BE DESIGNED AND INSTALLED TO PROVIDE WATER TO RESPECTIVE HYDRO-ZONES.
6. INDIVIDUAL VALVED WATERING STATIONS WILL BE DESIGNED AND INSTALLED TO PROVIDE WATER TO RESPECTIVE HYDRO-ZONES.
7. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO PROVIDE 100% HEAD TO HEAD COVERAGE WITH TRIANGULAR SPACING.
8. SPRINKLER HEADS SHALL BE ADJUSTED TO REDUCE OVERSPRAY ONTO IMPERVIOUS SURFACES (BUILDINGS, SIDEWALKS, DRIVEWAYS, AND ASPHALT AREAS).
9. PROVIDE MINIMUM (1) QUICK COUPLER VALVE PER EACH (6) AUTOMATIC VALVE ZONES. APPROVE Q.C.V. LOCATIONS WITH LANDSCAPE ARCHITECT.
10. POINT OF CONNECTION TO BE APPROVED BY JURISDICTION PROVIDING WATER SOURCE.

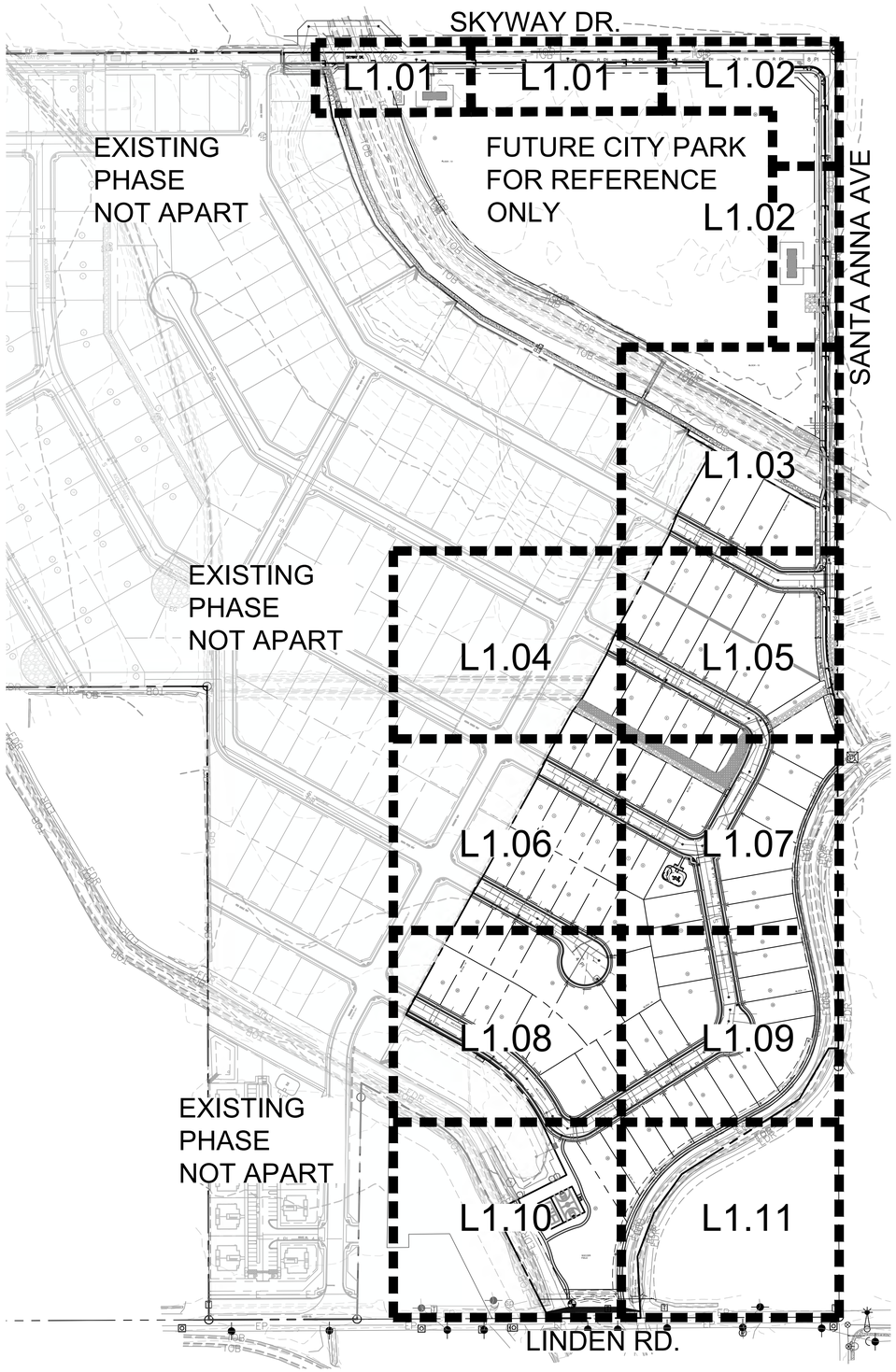
RIGHT OF WAY NOTES

1. COORDINATE ALL DRAINAGE AREAS AND UTILITIES WITH TREE LOCATIONS AND ADJUST PER FIELD CONDITIONS.
2. TREES SHALL NOT BE PLANTED WITHIN THE 10'-0" CLEAR ZONE OF ALL STORM DRAIN PIPE, STRUCTURES, OR FACILITIES.
3. ANY PERENNIAL TREES OR PLANTS THAT WILL EXTEND ROOTS DEEPER THAN 18" SHALL BE PROHIBITED OVER UNDERGROUND SEEPAGE BEDS, INFILTRATION FACILITIES OR PIPING SYSTEMS.
4. SEEPAGE BEDS AND OTHER STORM DRAINAGE FACILITIES MUST BE PROTECTED FROM ANY AND ALL CONTAMINATION DURING THE CONSTRUCTION AND INSTALLATION OF THE LANDSCAPE IRRIGATION SYSTEM.
5. ALL TREES TO BE LOCATED A MINIMUM OF 5 FEET OR GREATER FROM THE BACK OF ANY SIDEWALK.
6. TRIM ALL TREES WITHIN VISION TRIANGLES TO 8' ABOVE FINISH GRADE TO MEET LOCAL JURISDICTIONAL STANDARDS.

DISCLAIMER:

THIS DRAWING HAS BEEN PREPARED BASED UPON INFORMATION PROVIDED, IN PART BY OTHERS. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, SOUTH BECK AND BAIRD, PC. CANNOT ASSURE ITS ACCURACY AND THUS IS NOT RESPONSIBLE FOR THE ACCURACY OF THIS DRAWING OR FOR ANY ERRORS OR OMISSIONS WHICH MAY HAVE BEEN INCORPORATE INTO IT AS A RESULT. SOUTH BECK AND BAIRD, PC. ASSUMES NO LIABILITY FOR ANY MISINFORMATION.

SEE SHEET L1.01-L1.11 FOR DETAILED LANDSCAPE PLAN,
SEE SHEET L1.12 FOR FENCING AND SEEDING REQUIREMENTS.
SEE SHEET L2.00-L2.01 FOR LANDSCAPE NOTES AND DETAILS.



OVERALL LANDSCAPE PLAN

SCALE: 1" = 150'-0"



VICINITY MAP

SCALE: NTS

DEVELOPMENT FEATURES

TOTAL ACRES	37.17 AC
TOTAL LOTS	91
FUTURE CITY PARK	10.5 AC
COMMON/OPEN SPACE LOTS	11
SINGLE FAMILY LOTS	80
COVERAGE:	
RESIDENTIAL LOTS	14.8 ACRES
RIGHT OF WAY	5.9 ACRES
OPENSPACE LOTS (not including City Park)	1.4 ACRES
OPENSPACE PERCENTAGE REQUIRED	5%
OPENSPACE PERCENTAGE PROVIDED	5.2%
CANAL/LATERALS	4.7 ACRES
OVERALL GROSS DENSITY	2.25 DU/ACRE
NET DENSITY	2.52 DU/ACRE
PROPOSED ZONING	R-2

LANDSCAPING INFORMATION

ROADWAY LANDSCAPE BUFFERS (10-07-08):

SKYWAY DRIVE - 15'-0" BUFFER (*mason creek easement, no trees allowed*)
TOTAL OF 116.0 LINEAL FEET
TREES @ 1/35': 3 REQUIRED / 0 PROPOSED
SHRUBS @ 1/7': 17 REQUIRED / 0 PROPOSED

SANTA ANNA AVE - 15'-0" BUFFER
TOTAL OF 370 LINEAL FEET
TREES @ 1/35': 10 REQUIRED / 10 PROPOSED

SHRUBS @ 1/7': 53 REQUIRED / 65 PROPOSED

LINDEN ROAD - 20'-0" BUFFER
TOTAL OF 210 LINEAL FEET
TREES @ 1/35': 6 REQUIRED / 6 PROPOSED

SHRUBS @ 1/7': 30 REQUIRED / 43 PROPOSED

* MAJOR PATHWAYS (Sec. 10-07-11.2):
8 FOOT WIDE PATHWAY - 260 LINEAL FEET +/-
TREES REQ. @ 1/40'O.C.
(7 TREES REQUIRED)
(7 TREES PROPOSED)
*(7) TREES HAVE BE RELOCATED FROM MASON CREEK EASEMENT TO SOUTH OPEN SPACE PATHWAY

SHRUBS REQ. @ 15/100'
(45 SHRUBS REQUIRED)
(45 SHRUBS PROPOSED)

* MICRO PATHWAYS (Sec. 10-07-11.3):
5 FOOT WIDE PATHWAY - 1,778.0 LINEAL FEET +/-
NO TREES REQUIRED
(37 TREES PROPOSED)
SHRUBS REQ. @ 15/100'
(266 SHRUBS REQUIRED)
(307 SHRUBS PROPOSED)

* MITIGATION FOR REMOVAL OF EXISTING TREES (Sec. 10-08-16):
ALL EXISTING TREES ON THE SITE ARE OF UNDESIRABLE SPECIES TO BE REMOVED - NO MITIGATION NECESSARY - COORDINATE WITH THE CITY FORESTER IN THE FIELD BEFORE ANY EXISTING TREES ARE DAMAGED OR REMOVED.

* SITE AMENITIES (Sec. 10-02-05):
AMENITIES PROVIDED:

NATURAL OPEN SPACE PATHWAY	WALKING PATHS
COMMUNITY GATHERING SPACE	PLAY STRUCTURE
OPEN GRASSY PLAY AREA	GAZEBO WITH PICNIC TABLE
SOCCER FIELD	PICKLEBALL COURT
BASKETBALL COURT	

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PROVIDENCE DEVELOPMENT
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MERIDIAN, IDAHO 83642
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ENGINEER
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LANDSCAPE ARCHITECT
SOUTH LANDSCAPE ARCHITECTURE
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BOISE, IDAHO 83705
(208) 342-2999

STAMP: STATE OF IDAHO · JOHN D. ROTERS · LA - 16827 · 01/20/26 · LANDSCAPE ARCHITECT

DATE: 11/19/2024

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South Landscape Architecture P.C.
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811 Know what's below. Call before you dig. CALL AT LEAST 48 HOURS BEFORE YOU BEGIN EXCAVATION FOR THE LOCATION OF UNDERGROUND MEMBER UTILITIES

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REVISIONS:

No.	Date	Description
1	4/15/25	CIVIL REVISION
2	6/26/25	CITY COMMENTS
3	11/19/25	CITY COMMENTS & SITE REVISIONS
4	02/20/26	CITY COMMENTS

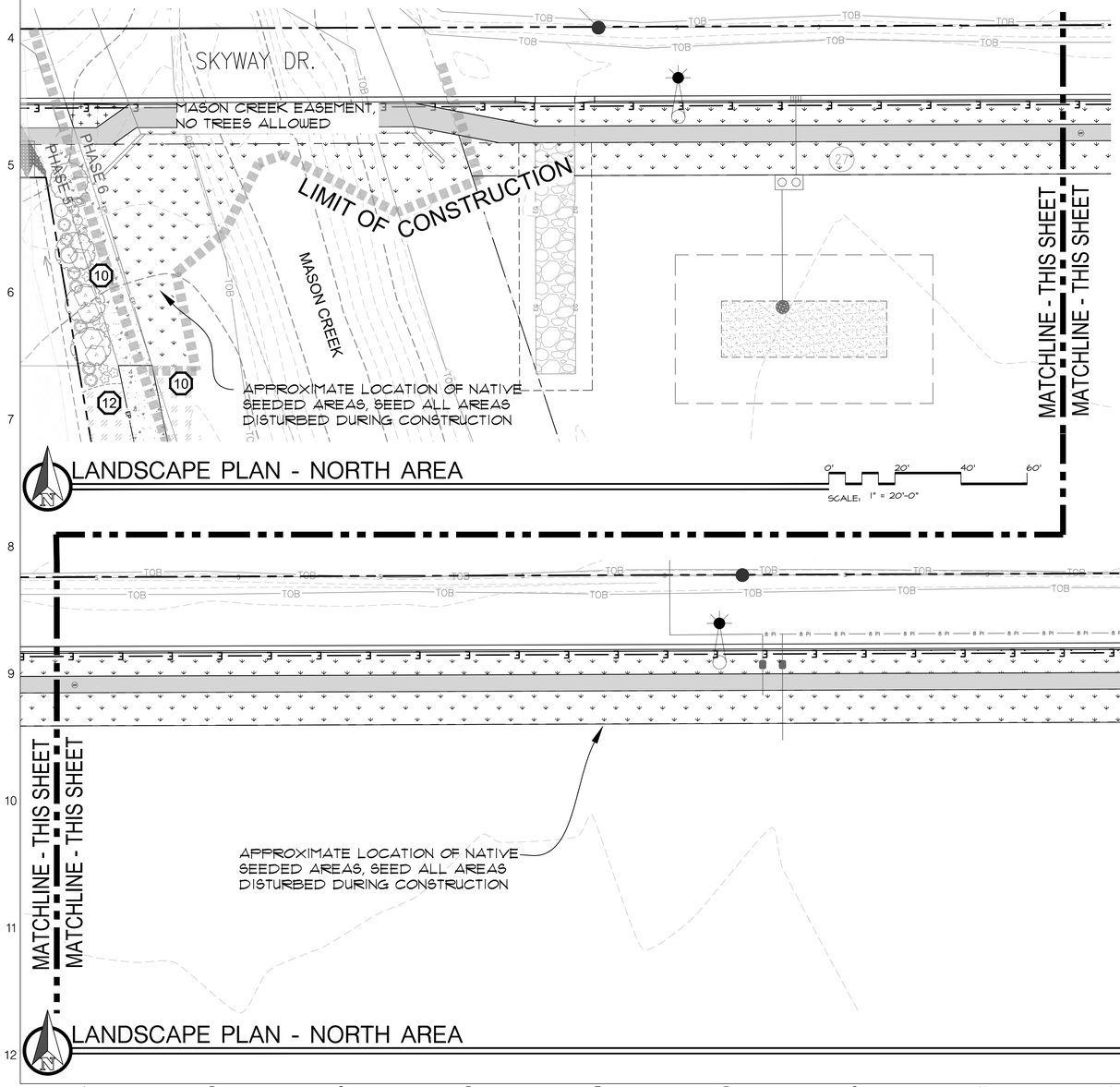
OVERALL LANDSCAPE PLAN
Mason Creek Landing Sub No. 6
CALDWELL IDAHO

DRAWN BY: SM
CHECKED BY: J.D.R.
PROJECT NUMBER: 24-180
SHEET: L1.00

FINAL PLAT

THE PROFESSIONAL SERVICES OF THE DESIGN PROFESSIONAL ARE PERFORMED IN THE INTEREST OF THE CLIENT AS CONTRACTUAL OBLIGATIONS, ASSUMED BY THE DESIGN PROFESSIONAL FOR THE BENEFIT OF ANY OTHER PERSON OR ENTITY IN THE PROJECT.

USER:SMCKEEHAN LOCATION:Z:\PROJECTS\2024\24-180 MASON CREEK LANDING 6\CAD\SHEETS\24-180 MASON CREEK LANDING 6.DWG PRINT DATE:2/20/2026 8:52 AM



LANDSCAPE LEGEND

- EXISTING TREES TO REMAIN
- PLANTS TO BE INSTALLED
- CUT EDGE, SEE DETAIL 1/L2.0
- 6' SOLID TAN VINYL PRIVACY FENCE, SEE DETAIL 2/L1.12
- 6' SEMI-PRIVATE VINYL FENCE, SEE DETAIL 1/L1.12
- 5' WROUGHT IRON FENCE, SEE DETAIL 3/L1.12
- LIMIT OF CONSTRUCTION
- RTF TURF TYPE TALL FESCUE SOD OVER APPROVED TOPSOIL AS SPECIFIED
- NATIVE DRYLAND SEED MIX OVER APPROVED TOPSOIL AS SPECIFIED EXTEND SEEDING FOR ALL DISTURBED AREAS
- 1" MINUS DIA. BLACK AND TAN 3" DEPTH ROCK
- PLAYGROUND SURFACING PER OWNER
- NATIVE BASALT BOULDERS, 2'- 3' DIAMETER, SEE DETAIL 4/L2.00

2 CITY COMMENT

PLANT SCHEDULE

NOTE: All trees to be grade #1 (Shown at 80% Maturity)

KEY	BOTANICAL NAME / COMMON NAME	PLANTING SIZE	MATURE SIZE	CLASS
DECIDUOUS TREES			SEE DETAIL 6/L2.00	
	Acer platanoides 'Columnar' Columnar Norway Maple	2" B&B	35' hgt. 15' wide	CLASS II
	Acer platanoides 'Deborah' Deborah Norway Maple	2" B&B	45' hgt. 40' wide	CLASS II
	Betula nigra River Birch	2" B&B MULTI-TRUNK	35' hgt. 25' wide	CLASS II
	Gleditsia triacanthos inermis 'Skycole' Skyline Honeylocust	2" B&B	45' hgt. 35' wide	CLASS II
	Malus x 'Spring Snow' Spring Snow Crabapple	2" B&B	25' hgt. 20' wide	CLASS I
	Prunus cerasifera 'Thundercloud' Thundercloud Plum	2" B&B	25' hgt. 15' wide	CLASS I
	Prunus sargentii 'Columnaris' Columnar Sargent Cherry	2" B&B	30' hgt. 15' wide	CLASS I
	Prunus virginiana 'Canada Red' Candada Red Chokecherry	2" B&B	25' hgt. 20' wide	CLASS I
	Tilia americana 'McKSentry' American Sentry Linden	2" B&B	45' hgt. 30' wide	CLASS II
CONIFEROUS TREES			SEE DETAIL 5/L2.00	
	Picea glauca 'Pendula' Weeping White Spruce	6' hgt. B&B	20' hgt. 10' wide	CONIFER
	Picea glauca 'Densata' Black Hills Spruce	6' hgt. B&B	25' hgt. 15' wide	CONIFER
	Picea pungens glauca 'Colorado blue' Colorado Blue Spruce	6' hgt. B&B	45' hgt. 20' wide	CONIFER
SHRUBS			SEE DETAIL 3/L2.00	
	Euonymous alatus 'Compactus' Dwarf Burning Bush	2 Gal.	4' hgt. x 4' wide	
	Buxus x 'Green Gem' Green Gem Boxwood	2 Gal.	3' hgt. x 3' wide	
	Berberis thunbergii 'Helmond Pillar' Helmond Pillar Barberry	2 Gal.	3' hgt. x 2' wide	
	Cornus alba 'Bailhalo' Ivory Halo Dogwood	2 Gal.	4' hgt. x 4' wide	
	Cotoneaster horizontalis 'Perpusillus' Prostrate Rock Cotoneaster	2 Gal.	2' hgt. x 7' wide	
	Juniperus scopulorium 'Medora' Medora Juniper	2 Gal.	10' hgt. x 3' wide	
	Pinus strobus 'Blue Shag' Blue Shag Eastern White Pine	2 Gal.	4' hgt. x 4' wide	
	Potentilla fruticosa 'Gold Star' Gold Star Potentilla	2 Gal.	3' hgt. x 3' wide	
	Rosa x 'Flower Carpet' White Flower Carpet Rose	2 Gal.	3' hgt. x 4' wide	
	Spiraea japonica 'Neon Flash' Neon Flash Spiraea	2 Gal.	2 hgt. x 3' wide	
	Spiraea japonica 'Yan' Double Play Gold Spirea	2 Gal.	2 hgt. x 3' wide	
	Weigela florida 'Bramwell' Fine Wine Weigela	2 Gal.	3' hgt. 3' wide	
GROUND COVERS/ GRASSES/ PERENNIALS			SEE DETAIL 2/L2.00	
	Arctostaphylos uva-ursi Kinnikinnick	1 Gal.	6" hgt. x 12' wide	
	Calamagrostis x. acutiflora 'Overdam' Dwarf Feather Grass	2 Gal.	3' hgt. x 2' wide	
	Festuca ovina glauca 'Elijah' Elijah Blue Fescue	2 Gal.	18" hgt. x 18" wide	
	Hemerocallis x 'Stella De Oro' Stella De Oro Daylilly	2 Gal.	18" hgt. x 2' wide	
	Lavandula angustifolia 'Thumbelina Leigh' Thumbelina English Lavender	2 Gal.	12" hgt. x 18" wide	
	Pennisetum alopecuroides 'Little Bunny' Little Bunny Dwarf Fountain Grass	2 Gal.	2' hgt. x 3' wide	
	Coreopsis verticillata 'Zagreb' Zagreb Threadleaf Tickseed	2 Gal.	12" hgt. x 18" wide	
	Sedum 'Razzleberry' Sunsparkler Dazzleberry Sedum	2 Gal.	12" hgt. x 18" wide	

CALLOUT LEGEND

1. 40' VISION TRIANGLE
2. APPROXIMATE LOCATION OF 6'-0" BENCH, PER OWNER.
3. 3' MEANDERING BERM WITH 4:1 MAX SLOPE. (COORDINATE WITH OWNER).
4. START FENCE LINE AT 20' BUILDING SETBACK.
5. PLAY STRUCTURE BY OWNER
6. 10'-0" WIDE ASPHALT PATHWAY
7. 5'-0" WIDE ASPHALT PATHWAY
8. PICKELBALL COURT AND BASKETBALL COURT, COORDINATE WITH OWNER.
9. 12' WIDE GRAVEL DRIVE ACCESS PER CIVIL
10. EXISTING PHASE LANDSCAPE TO REMAIN AND PROTECT. CONTRACTOR TO IMMEDIATELY REPAIR AND REPLACE ANY DAMAGED MATERIAL DUE TO CONSTRUCTION PROCESS.
11. FENCE TYPE TRANSITION, REFER TO LEGEND FOR TYPE AND DETAILS.
12. CONTRACTOR TO FIELD VERIFY EXISTING LANDSCAPE FROM PHASE 5 TO ENSURE NO OVERLAP IN PLANT MATERIAL AND THAT ALL CITY STREET BUFFER REQUIREMENTS ARE MET.
13. 2' BERM WITH 3:1 MAX SLOPE.

STAMP: STATE OF IDAHO · JOHN D. ROYER · LA - 16827 · LANDSCAPE ARCHITECT · 01/20/26

DATE: 11/19/2024

811 Know what's below. Call before you dig. CALL AT LEAST 48 HOURS BEFORE YOU BEGIN EXCAVATION TO REQUEST THE LOCATION OF UNDERGROUND MEMBER UTILITIES

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LANDSCAPE PLAN
Mason Creek Landing Sub No. 6
CALDWELL IDAHO

DRAWN BY: SM
CHECKED BY: J.D.R.
PROJECT NUMBER: 24-180
SHEET: L1.01

FINAL PLAT

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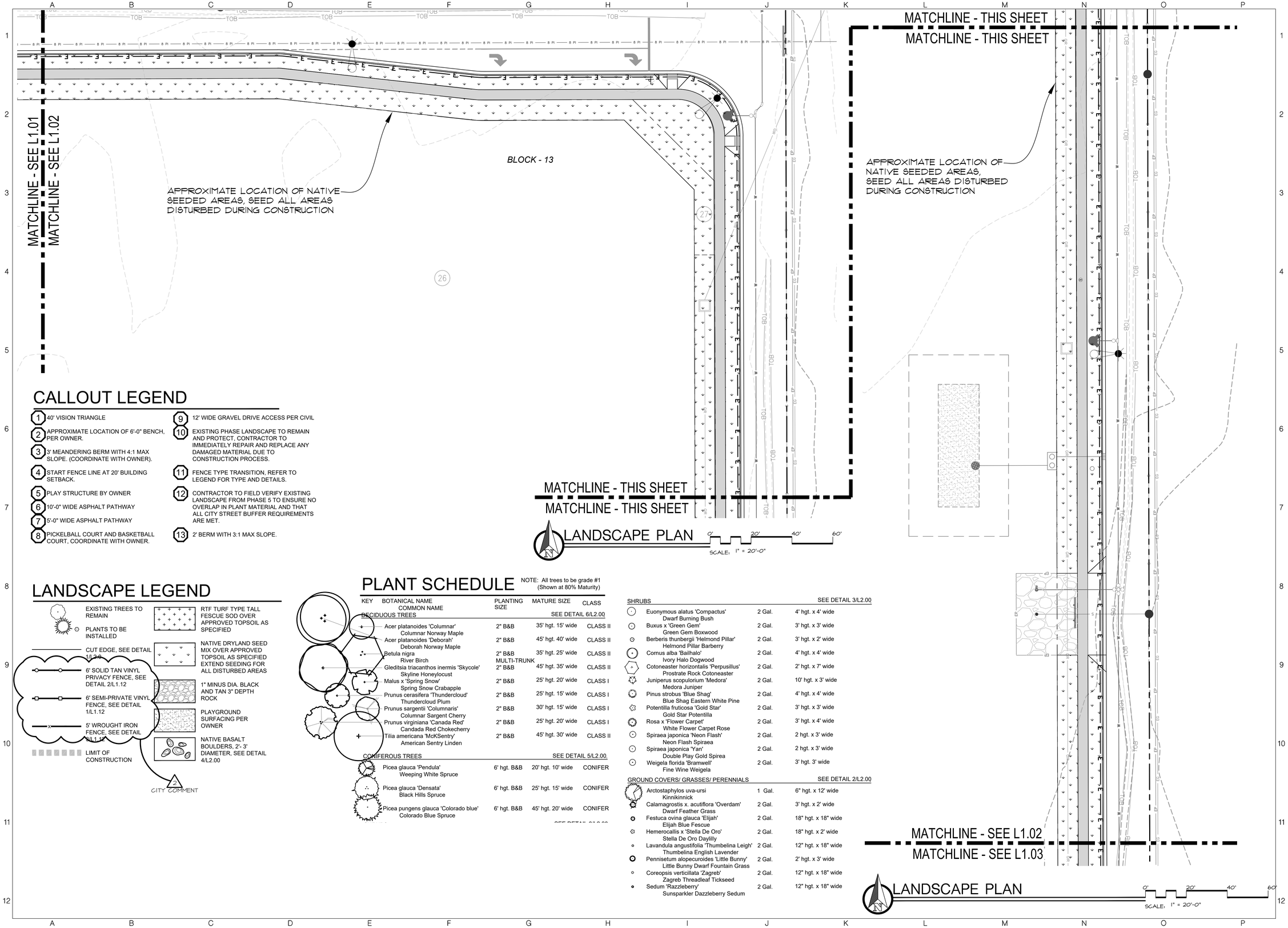
USER:SMCKEOWN LOCATION:J:\PROJECTS\2024\24-180 MASON CREEK LANDING 6\CAD\SHEETS\24-180 MASON CREEK LANDING 6.DWG PRINT DATE:02/20/2026 8:52 AM



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	Acer platanoides 'Columnar' Columnar Norway Maple	2" B&B	35' hgt. 15' wide	CLASS II
	Acer platanoides 'Deborah' Deborah Norway Maple	2" B&B	45' hgt. 40' wide	CLASS II
	Betula nigra River Birch	2" B&B MULTI-TRUNK	35' hgt. 25' wide	CLASS II
	Gleditsia triacanthos inermis 'Skycole' Skyline Honeylocust	2" B&B	45' hgt. 35' wide	CLASS II
	Malus x 'Spring Snow' Spring Snow Crabapple	2" B&B	25' hgt. 20' wide	CLASS I
	Prunus cerasifera 'Thundercloud' Thundercloud Plum	2" B&B	25' hgt. 15' wide	CLASS I
	Prunus sargentii 'Columnaris' Columnar Sargent Cherry	2" B&B	30' hgt. 15' wide	CLASS I
	Prunus virginiana 'Canada Red' Candada Red Chokecherry	2" B&B	25' hgt. 20' wide	CLASS I
	Tilia americana 'McKSentry' American Sentry Linden	2" B&B	45' hgt. 30' wide	CLASS II
CONIFEROUS TREES			SEE DETAIL 5/L2.00	
	Picea glauca 'Pendula' Weeping White Spruce	6' hgt. B&B	20' hgt. 10' wide	CONIFER
	Picea glauca 'Densata' Black Hills Spruce	6' hgt. B&B	25' hgt. 15' wide	CONIFER
	Picea pungens glauca 'Colorado blue' Colorado Blue Spruce	6' hgt. B&B	45' hgt. 20' wide	CONIFER

SHRUBS			SEE DETAIL 3/L2.00
	Euonymous alatus 'Compactus' Dwarf Burning Bush	2 Gal.	4' hgt. x 4' wide
	Buxus x 'Green Gem' Green Gem Boxwood	2 Gal.	3' hgt. x 3' wide
	Berberis thunbergii 'Helmond Pillar' Helmond Pillar Barberry	2 Gal.	3' hgt. x 2' wide
	Cornus alba 'Bailhalo' Ivory Halo Dogwood	2 Gal.	4' hgt. x 4' wide
	Cotoneaster horizontalis 'Perpusillus' Prostrate Rock Cotoneaster	2 Gal.	2' hgt. x 7' wide
	Juniperus scopulorium 'Medora' Medora Juniper	2 Gal.	10' hgt. x 3' wide
	Pinus strobus 'Blue Shag' Blue Shag Eastern White Pine	2 Gal.	4' hgt. x 4' wide
	Potentilla fruticosa 'Gold Star' Gold Star Potentilla	2 Gal.	3' hgt. x 3' wide
	Rosa x 'Flower Carpet' White Flower Carpet Rose	2 Gal.	3' hgt. x 4' wide
	Spiraea japonica 'Neon Flash' Neon Flash Spiraea	2 Gal.	2 hgt. x 3' wide
	Spiraea japonica 'Yan' Double Play Gold Spirea	2 Gal.	2 hgt. x 3' wide
	Weigela florida 'Bramwell' Fine Wine Weigela	2 Gal.	3' hgt. 3' wide
GROUND COVERS/ GRASSES/ PERENNIALS			SEE DETAIL 2/L2.00
	Arctostaphylos uva-ursi Kinnikinnick	1 Gal.	6" hgt. x 12' wide
	Calamagrostis x. acutiflora 'Overdam' Dwarf Feather Grass	2 Gal.	3' hgt. x 2' wide
	Festuca ovina glauca 'Elijah' Elijah Blue Fescue	2 Gal.	18" hgt. x 18" wide
	Hemerocallis x 'Stella De Oro' Stella De Oro Daylilly	2 Gal.	18" hgt. x 2' wide
	Lavandula angustifolia 'Thumbelina Leigh' Thumbelina English Lavender	2 Gal.	12" hgt. x 18" wide
	Pennisetum alopecuroides 'Little Bunny' Little Bunny Dwarf Fountain Grass	2 Gal.	2' hgt. x 3' wide
	Coreopsis verticillata 'Zagreb' Zagreb Threadleaf Tickseed	2 Gal.	12" hgt. x 18" wide
	Sedum 'Razzleberry' Sunsparkler Dazzleberry Sedum	2 Gal.	12" hgt. x 18" wide

STAMP:
STATE OF IDAHO
JOHN D. ROYER
LA - 16827
02/20/26
LICENSED LANDSCAPE ARCHITECT

DATE:
11/19/2024

Know what's below. Call before you dig.
811
CALL BEFORE YOU DIG - IT'S THE LAW!
IDAHO LAW REQUIRES YOU TO NOTIFY UNDERGROUND FACILITY OWNERS BEFORE YOU EXCAVATE FOR THE PROTECTION OF UNDERGROUND FACILITIES
MEMBER UTILITIES

2002 S. Vista Ave
Boise, ID 83705
208.342.2999 Office
info@sbbgo.com
www.sbbgo.com
SOUTH BECK & BAIRD
South Landscape Architecture P.C.
Dba South Beck & Baird Landscape Architecture P.C.

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REVISIONS:

No.	Date	Description
1	4/15/25	CIVIL REVISION
2	6/26/25	CITY COMMENTS
3	11/19/25	CITY COMMENTS & SITE REVISIONS
4	02/20/26	CITY COMMENTS

LANDSCAPE PLAN
Mason Creek Landing Sub No. 6
CALDWELL
IDAHO

DRAWN BY: SM
CHECKED BY: J.D.R.
PROJECT NUMBER: 24-180
SHEET: L1.02

FINAL PLAT

THE PROFESSIONAL SERVICES OF THIS DESIGN PROFESSIONAL ARE PERFORMED IN THE INTEREST OF THE CLIENT. NO CONTRACTUAL OBLIGATIONS ASSUMED BY THIS DESIGN PROFESSIONAL FOR THE BENEFIT OF ANY OTHER PERSON EXCEPT IN THE PROJECT.

USER:SHICKEDAN LOCATION:J:\PROJECTS\2024\24-180 MASON CREEK LANDING #6\CAD\SHEETS\24-180 MASON CREEK LANDING 6.DWG PRINT DATE:2/20/2026 8:53 AM

MATCHLINE - SEE L1.02

MATCHLINE - SEE L1.03

BLOCK - 13

APPROXIMATE LOCATION OF NATIVE SEEDED AREAS, SEED ALL AREAS DISTURBED DURING CONSTRUCTION

PHASE 6

PHASE 5

MASON CREEK

2 CITY COMMENT

EXISTING PHASE NOT APART

NO GRADING OR LANDSCAPE OR PATHWAY IS AUTHORIZED IN THE FLOODWAY. NO DISTURBANCE TO OCCUR BEYOND TO OF BANK

APPROXIMATE LOCATION OF NATIVE SEEDED AREAS, SEED ALL AREAS DISTURBED DURING CONSTRUCTION

BLOCK - 13

SNOWSIDE WAY

MATCHLINE - SEE L1.03

MATCHLINE - SEE L1.05

LANDSCAPE PLAN

SCALE: 1" = 20'-0"

LANDSCAPE LEGEND

- EXISTING TREES TO REMAIN
- PLANTS TO BE INSTALLED
- CUT EDGE, SEE DETAIL 1/L2.0
- 6' SOLID TAN VINYL PRIVACY FENCE, SEE DETAIL 2/L1.12
- 6' SEMI-PRIVATE VINYL FENCE, SEE DETAIL 1/L1.12
- 5' WROUGHT IRON FENCE, SEE DETAIL 3/L1.12
- LIMIT OF CONSTRUCTION
- RTF TURF TYPE TALL FESCUE SOD OVER APPROVED TOPSOIL AS SPECIFIED
- NATIVE DRYLAND SEED MIX OVER APPROVED TOPSOIL AS SPECIFIED EXTEND SEEDING FOR ALL DISTURBED AREAS
- 1" MINUS DIA. BLACK AND TAN 3" DEPTH ROCK
- PLAYGROUND SURFACING PER OWNER
- NATIVE BASALT BOULDERS, 2'- 3' DIAMETER, SEE DETAIL 4/L2.00

PLANT SCHEDULE

NOTE: All trees to be grade #1 (Shown at 80% Maturity)

KEY	BOTANICAL NAME / COMMON NAME	PLANTING SIZE	MATURE SIZE	CLASS
DECIDUOUS TREES			SEE DETAIL 6/L2.00	
	Acer platanoides 'Columnar' Columnar Norway Maple	2" B&B	35' hgt. 15' wide	CLASS II
	Acer platanoides 'Deborah' Deborah Norway Maple	2" B&B	45' hgt. 40' wide	CLASS II
	Betula nigra River Birch	2" B&B MULTI-TRUNK	35' hgt. 25' wide	CLASS II
	Gleditsia triacanthos inermis 'Skycole' Skyline Honeylocust	2" B&B	45' hgt. 35' wide	CLASS II
	Malus x 'Spring Snow' Spring Snow Crabapple	2" B&B	25' hgt. 20' wide	CLASS I
	Prunus cerasifera 'Thundercloud' Thundercloud Plum	2" B&B	25' hgt. 15' wide	CLASS I
	Prunus sargentii 'Columnaris' Columnar Sargent Cherry	2" B&B	30' hgt. 15' wide	CLASS I
	Prunus virginiana 'Canada Red' Candada Red Chokecherry	2" B&B	25' hgt. 20' wide	CLASS I
	Tilia americana 'McKSentry' American Sentry Linden	2" B&B	45' hgt. 30' wide	CLASS II
CONIFEROUS TREES			SEE DETAIL 5/L2.00	
	Picea glauca 'Pendula' Weeping White Spruce	6' hgt. B&B	20' hgt. 10' wide	CONIFER
	Picea glauca 'Densata' Black Hills Spruce	6' hgt. B&B	25' hgt. 15' wide	CONIFER
	Picea pungens glauca 'Colorado blue' Colorado Blue Spruce	6' hgt. B&B	45' hgt. 20' wide	CONIFER
SHRUBS			SEE DETAIL 3/L2.00	
	Euonymous alatus 'Compactus' Dwarf Burning Bush	2 Gal.	4' hgt. x 4' wide	
	Buxus x 'Green Gem' Green Gem Boxwood	2 Gal.	3' hgt. x 3' wide	
	Berberis thunbergii 'Helmond Pillar' Helmond Pillar Barberry	2 Gal.	3' hgt. x 2' wide	
	Cornus alba 'Bailhalo' Ivory Halo Dogwood	2 Gal.	4' hgt. x 4' wide	
	Cotoneaster horizontalis 'Perpusillus' Prostrate Rock Cotoneaster	2 Gal.	2' hgt. x 7' wide	
	Juniperus scopulorium 'Medora' Medora Juniper	2 Gal.	10' hgt. x 3' wide	
	Pinus strobus 'Blue Shag' Blue Shag Eastern White Pine	2 Gal.	4' hgt. x 4' wide	
	Potentilla fruticosa 'Gold Star' Gold Star Potentilla	2 Gal.	3' hgt. x 3' wide	
	Rosa x 'Flower Carpet' White Flower Carpet Rose	2 Gal.	3' hgt. x 4' wide	
	Spiraea japonica 'Neon Flash' Neon Flash Spiraea	2 Gal.	2 hgt. x 3' wide	
	Spiraea japonica 'Yan' Double Play Gold Spirea	2 Gal.	2 hgt. x 3' wide	
	Weigela florida 'Bramwell' Fine Wine Weigela	2 Gal.	3' hgt. 3' wide	
GROUND COVERS/ GRASSES/ PERENNIALS			SEE DETAIL 2/L2.00	
	Arctostaphylos uva-ursi Kinnikinnick	1 Gal.	6" hgt. x 12' wide	
	Calamagrostis x. acutiflora 'Overdam' Dwarf Feather Grass	2 Gal.	3' hgt. x 2' wide	
	Festuca ovina glauca 'Elijah' Elijah Blue Fescue	2 Gal.	18" hgt. x 18" wide	
	Hemerocallis x 'Stella De Oro' Stella De Oro Daylilly	2 Gal.	18" hgt. x 2' wide	
	Lavandula angustifolia 'Thumbelina Leigh' Thumbelina English Lavender	2 Gal.	12" hgt. x 18" wide	
	Pennisetum alopecuroides 'Little Bunny' Little Bunny Dwarf Fountain Grass	2 Gal.	2' hgt. x 3' wide	
	Coreopsis verticillata 'Zagreb' Zagreb Threadleaf Tickseed	2 Gal.	12" hgt. x 18" wide	
	Sedum 'Razzleberry' Sunsparkler Dazzleberry Sedum	2 Gal.	12" hgt. x 18" wide	

CALLOUT LEGEND

1. 40' VISION TRIANGLE
2. APPROXIMATE LOCATION OF 6'-0" BENCH, PER OWNER.
3. 3' MEANDERING BERM WITH 4:1 MAX SLOPE. (COORDINATE WITH OWNER).
4. START FENCE LINE AT 20' BUILDING SETBACK.
5. PLAY STRUCTURE BY OWNER
6. 10'-0" WIDE ASPHALT PATHWAY
7. 5'-0" WIDE ASPHALT PATHWAY
8. PICKELBALL COURT AND BASKETBALL COURT, COORDINATE WITH OWNER.
9. 12' WIDE GRAVEL DRIVE ACCESS PER CIVIL
10. EXISTING PHASE LANDSCAPE TO REMAIN AND PROTECT, CONTRACTOR TO IMMEDIATELY REPAIR AND REPLACE ANY DAMAGED MATERIAL DUE TO CONSTRUCTION PROCESS.
11. FENCE TYPE TRANSITION, REFER TO LEGEND FOR TYPE AND DETAILS.
12. CONTRACTOR TO FIELD VERIFY EXISTING LANDSCAPE FROM PHASE 5 TO ENSURE NO OVERLAP IN PLANT MATERIAL AND THAT ALL CITY STREET BUFFER REQUIREMENTS ARE MET.
13. 2' BERM WITH 3:1 MAX SLOPE.

STAMP: STATE OF IDAHO — JOHN D. ROYER — LA - 16827 — 02/20/26 — LANDSCAPE ARCHITECT

DATE: 11/19/2024

811 Know what's below. Call before you dig. CALL AT LEAST TWO BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE OR EXCAVATE FOR THE MARKING OF MEMBER UTILITIES

SOUTH BECK & BAIRD
2002 S. Vista Ave
Boise, ID 83705
208.342.2999 Office
info@sbbgeo.com
www.sbbgeo.com
South Landscape Architecture P.C.
Dba South Beck & Baird Landscape Architecture P.C.

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2	6/26/25	CITY COMMENTS
3	11/19/25	CITY COMMENTS & SITE REVISIONS
4	02/20/26	CITY COMMENTS

LANDSCAPE PLAN
Mason Creek Landing Sub No. 6
CALDWELL IDAHO

DRAWN BY: SM

CHECKED BY: J.D.R.

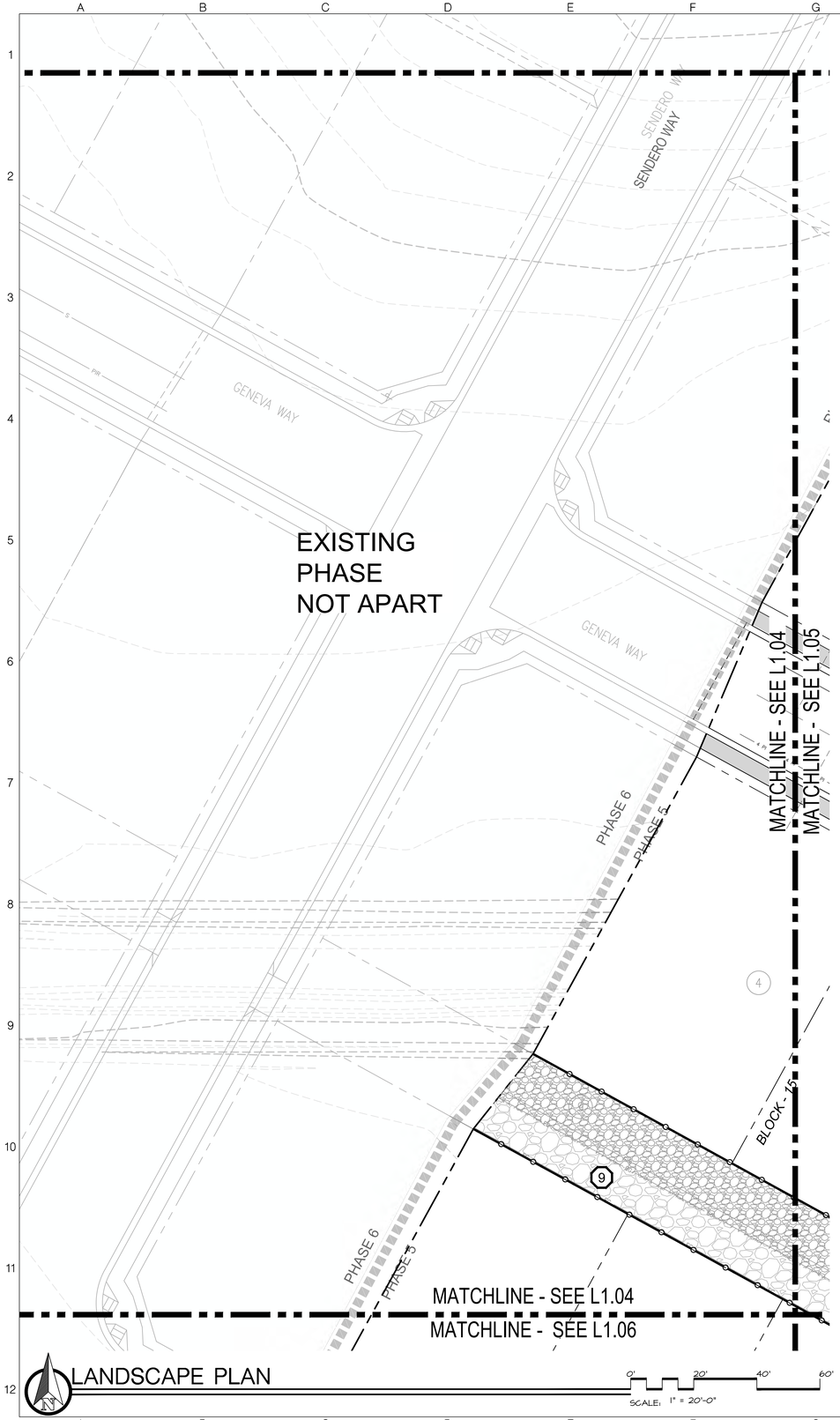
PROJECT NUMBER 24-180

SHEET: L1.03

FINAL PLAT

THE PROFESSIONAL SERVICES OF THE DESIGN PROFESSIONAL ARE PERFORMED IN THE INTEREST OF THE CLIENT. NO CONTRACTUAL OBLIGATIONS ASSUMED BY THE DESIGN PROFESSIONAL FOR THE BENEFIT OF ANY OTHER PERSON EXCEPT IN THE PROJECT.

USER:SMCKEEVER LOCATION:Z:\PROJECTS\2024\24-180 MASON CREEK LANDING #6\CAD\SHEETS\24-180 MASON CREEK LANDING 6.DWG PRINT DATE:2/20/2026 8:52 AM



LANDSCAPE PLAN

SCALE: 1" = 20'-0"

LANDSCAPE LEGEND

EXISTING TREES TO REMAIN

PLANTS TO BE INSTALLED

CUT EDGE, SEE DETAIL 1/L2.0

6' SOLID TAN VINYL PRIVACY FENCE, SEE DETAIL 2/L1.12

6' SEMI-PRIVATE VINYL FENCE, SEE DETAIL 1/L1.12

5' WROUGHT IRON FENCE, SEE DETAIL 3/L1.12

LIMIT OF CONSTRUCTION

2 CITY COMMENT

RTF TURF TYPE TALL FESCUE SOD OVER APPROVED TOPSOIL AS SPECIFIED

NATIVE DRYLAND SEED MIX OVER APPROVED TOPSOIL AS SPECIFIED EXTEND SEEDING FOR ALL DISTURBED AREAS

1" MINUS DIA. BLACK AND TAN 3" DEPTH ROCK

PLAYGROUND SURFACING PER OWNER

NATIVE BASALT BOULDERS, 2'- 3' DIAMETER, SEE DETAIL 4/L2.00

PLANT SCHEDULE

NOTE: All trees to be grade #1 (Shown at 80% Maturity)

KEY	BOTANICAL NAME / COMMON NAME	PLANTING SIZE	MATURE SIZE	CLASS
DECIDUOUS TREES			SEE DETAIL 6/L2.00	
	Acer platanoides 'Columnar' Columnar Norway Maple	2" B&B	35' hgt. 15' wide	CLASS II
	Acer platanoides 'Deborah' Deborah Norway Maple	2" B&B	45' hgt. 40' wide	CLASS II
	Betula nigra River Birch	2" B&B MULTI-TRUNK	35' hgt. 25' wide	CLASS II
	Gleditsia triacanthos inermis 'Skycole' Skyline Honeylocust	2" B&B	45' hgt. 35' wide	CLASS II
	Malus x 'Spring Snow' Spring Snow Crabapple	2" B&B	25' hgt. 20' wide	CLASS I
	Prunus cerasifera 'Thundercloud' Thundercloud Plum	2" B&B	25' hgt. 15' wide	CLASS I
	Prunus sargentii 'Columnaris' Columnar Sargent Cherry	2" B&B	30' hgt. 15' wide	CLASS I
	Prunus virginiana 'Canada Red' Candada Red Chokecherry	2" B&B	25' hgt. 20' wide	CLASS I
	Tilia americana 'McKSentry' American Sentry Linden	2" B&B	45' hgt. 30' wide	CLASS II
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	Picea glauca 'Pendula' Weeping White Spruce	6' hgt. B&B	20' hgt. 10' wide	CONIFER
	Picea glauca 'Densata' Black Hills Spruce	6' hgt. B&B	25' hgt. 15' wide	CONIFER
	Picea pungens glauca 'Colorado blue' Colorado Blue Spruce	6' hgt. B&B	45' hgt. 20' wide	CONIFER
SHRUBS			SEE DETAIL 3/L2.00	
	Euonymous alatus 'Compactus' Dwarf Burning Bush	2 Gal.	4' hgt. x 4' wide	
	Buxus x 'Green Gem' Green Gem Boxwood	2 Gal.	3' hgt. x 3' wide	
	Berberis thunbergii 'Helmond Pillar' Helmond Pillar Barberry	2 Gal.	3' hgt. x 2' wide	
	Cornus alba 'Bailhalo' Ivory Halo Dogwood	2 Gal.	4' hgt. x 4' wide	
	Cotoneaster horizontalis 'Perpusillus' Prostrate Rock Cotoneaster	2 Gal.	2' hgt. x 7' wide	
	Juniperus scopulorium 'Medora' Medora Juniper	2 Gal.	10' hgt. x 3' wide	
	Pinus strobus 'Blue Shag' Blue Shag Eastern White Pine	2 Gal.	4' hgt. x 4' wide	
	Potentilla fruticosa 'Gold Star' Gold Star Potentilla	2 Gal.	3' hgt. x 3' wide	
	Rosa x 'Flower Carpet' White Flower Carpet Rose	2 Gal.	3' hgt. x 4' wide	
	Spiraea japonica 'Neon Flash' Neon Flash Spiraea	2 Gal.	2 hgt. x 3' wide	
	Spiraea japonica 'Yan' Double Play Gold Spirea	2 Gal.	2 hgt. x 3' wide	
	Weigela florida 'Bramwell' Fine Wine Weigela	2 Gal.	3' hgt. 3' wide	
GROUND COVERS/ GRASSES/ PERENNIALS			SEE DETAIL 2/L2.00	
	Arctostaphylos uva-ursi Kinnikinnick	1 Gal.	6" hgt. x 12' wide	
	Calamagrostis x. acutiflora 'Overdam' Dwarf Feather Grass	2 Gal.	3' hgt. x 2' wide	
	Festuca ovina glauca 'Elijah' Elijah Blue Fescue	2 Gal.	18" hgt. x 18" wide	
	Hemerocallis x 'Stella De Oro' Stella De Oro Daylilly	2 Gal.	18" hgt. x 2' wide	
	Lavandula angustifolia 'Thumbelina Leigh' Thumbelina English Lavender	2 Gal.	12" hgt. x 18" wide	
	Pennisetum alopecuroides 'Little Bunny' Little Bunny Dwarf Fountain Grass	2 Gal.	2' hgt. x 3' wide	
	Coreopsis verticillata 'Zagreb' Zagreb Threadleaf Tickseed	2 Gal.	12" hgt. x 18" wide	
	Sedum 'Razzleberry' Sunsparkler Dazzleberry Sedum	2 Gal.	12" hgt. x 18" wide	

CALLOUT LEGEND

1. 40' VISION TRIANGLE
2. APPROXIMATE LOCATION OF 6'-0" BENCH, PER OWNER.
3. 3' MEANDERING BERM WITH 4:1 MAX SLOPE. (COORDINATE WITH OWNER).
4. START FENCE LINE AT 20' BUILDING SETBACK.
5. PLAY STRUCTURE BY OWNER
6. 10'-0" WIDE ASPHALT PATHWAY
7. 5'-0" WIDE ASPHALT PATHWAY
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12. CONTRACTOR TO FIELD VERIFY EXISTING LANDSCAPE FROM PHASE 5 TO ENSURE NO OVERLAP IN PLANT MATERIAL AND THAT ALL CITY STREET BUFFER REQUIREMENTS ARE MET.
13. 2' BERM WITH 3:1 MAX SLOPE.

STAMP: STATE OF IDAHO · JOHN D. ROYER · LA - 16827 · 02/20/26 · LANDSCAPE ARCHITECT

DATE: 11/19/2024

811 Know what's below. Call before you dig. CALL AT LEAST 48 HOURS BEFORE YOU BEGIN EXCAVATION TO REQUEST THE LOCATION OF UNDERGROUND MEMBER UTILITIES

SOUTH BECK & BAIRD
2002 S. Vista Ave
Boise, ID 83705
208.342.2999 Office
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LANDSCAPE PLAN
Mason Creek Landing Sub No. 6
CALDWELL IDAHO

DRAWN BY: SM

CHECKED BY: J.D.R.

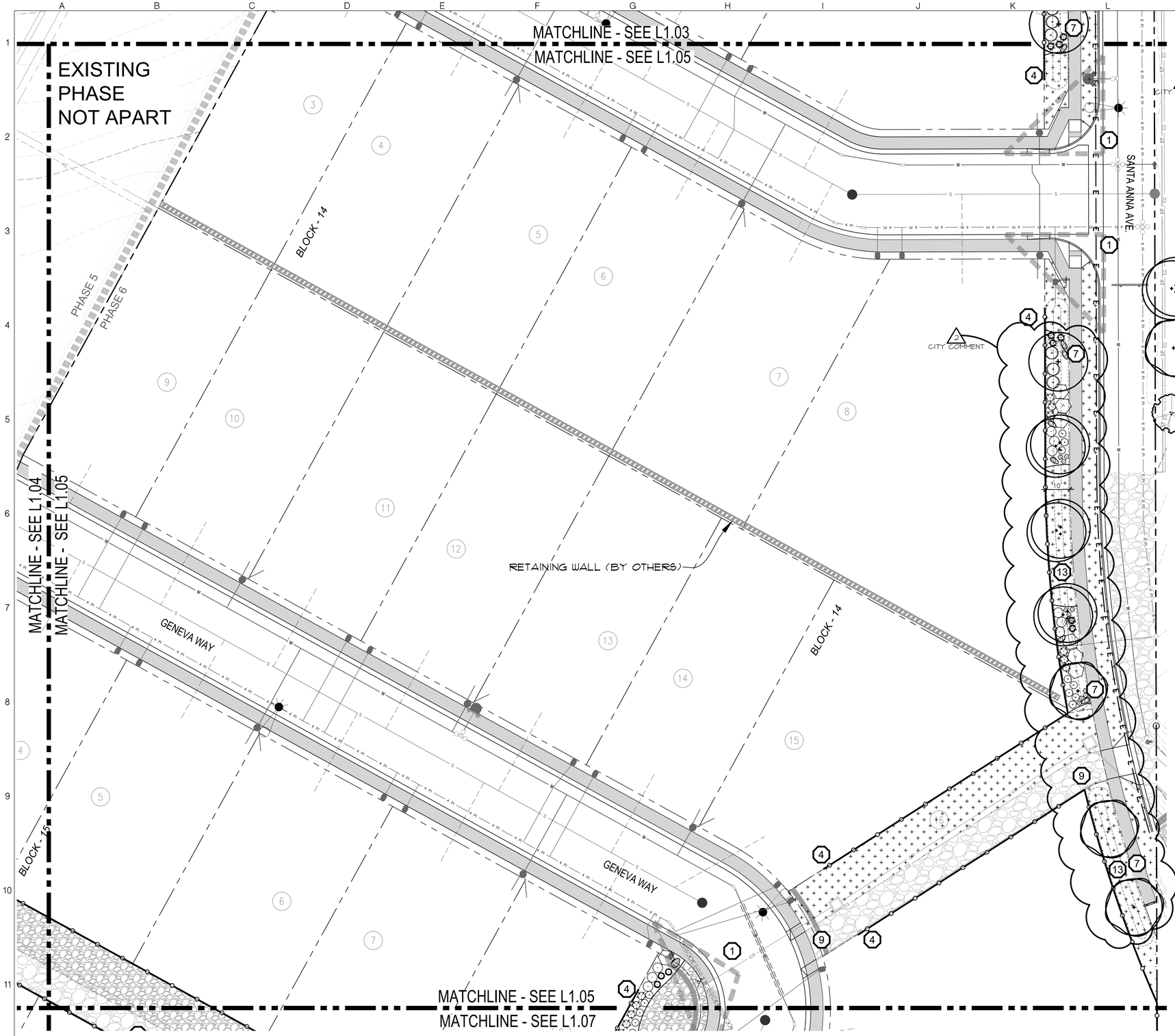
PROJECT NUMBER 24-180

SHEET: L1.04

FINAL PLAT

THE PROFESSIONAL SERVICES OF THE DESIGN PROFESSIONAL ARE UNDERTAKEN AND ARE PERFORMED IN THE INTEREST OF THE CLIENT. NO CONTRACTUAL OBLIGATIONS ASSUMED BY THE DESIGN PROFESSIONAL FOR THE BENEFIT OF ANY OTHER PERSON EXCEPT IN THE PROJECT.

USER:SMCKEEHAN LOCATION:Z:\PROJECTS\2024\24-180 MASON CREEK LANDING #6\CAD\SHEETS\24-180 MASON CREEK LANDING 6.DWG PRINT DATE:02/20/2026 8:54 AM



LANDSCAPE LEGEND

- EXISTING TREES TO REMAIN
- PLANTS TO BE INSTALLED
- CUT EDGE, SEE DETAIL 1/L2.00
- 6' SOLID TAN VINYL PRIVACY FENCE, SEE DETAIL 2/L1.12
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PLANT SCHEDULE

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	Potentilla fruticosa 'Gold Star' Gold Star Potentilla	2 Gal.	3' hgt. x 3' wide	
	Rosa x 'Flower Carpet' White Flower Carpet Rose	2 Gal.	3' hgt. x 4' wide	
	Spiraea japonica 'Neon Flash' Neon Flash Spiraea	2 Gal.	2 hgt. x 3' wide	
	Spiraea japonica 'Yan' Double Play Gold Spirea	2 Gal.	2 hgt. x 3' wide	
	Weigela florida 'Bramwell' Fine Wine Weigela	2 Gal.	3' hgt. 3' wide	
GROUND COVERS/ GRASSES/ PERENNIALS				SEE DETAIL 2/L2.00
	Arctostaphylos uva-ursi Kinnikinnick	1 Gal.	6" hgt. x 12' wide	
	Calamagrostis x. acutiflora 'Overdam' Dwarf Feather Grass	2 Gal.	3' hgt. x 2' wide	
	Festuca ovina glauca 'Elijah' Elijah Blue Fescue	2 Gal.	18" hgt. x 18" wide	
	Hemerocallis x 'Stella De Oro' Stella De Oro Daylilly	2 Gal.	18" hgt. x 2' wide	
	Lavandula angustifolia 'Thumbelina Leigh' Thumbelina English Lavender	2 Gal.	12" hgt. x 18" wide	
	Pennisetum alopecuroides 'Little Bunny' Little Bunny Dwarf Fountain Grass	2 Gal.	2' hgt. x 3' wide	
	Coreopsis verticillata 'Zagreb' Zagreb Threadleaf Tickseed	2 Gal.	12" hgt. x 18" wide	
	Sedum 'Razzleberry' Sunsparkler Dazzleberry Sedum	2 Gal.	12" hgt. x 18" wide	

CALLOUT LEGEND

1. 40' VISION TRIANGLE
2. APPROXIMATE LOCATION OF 6'-0" BENCH, PER OWNER.
3. 3' MEANDERING BERM WITH 4:1 MAX SLOPE. (COORDINATE WITH OWNER).
4. START FENCE LINE AT 20' BUILDING SETBACK.
5. PLAY STRUCTURE BY OWNER
6. 10'-0" WIDE ASPHALT PATHWAY
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12. CONTRACTOR TO FIELD VERIFY EXISTING LANDSCAPE FROM PHASE 5 TO ENSURE NO OVERLAP IN PLANT MATERIAL AND THAT ALL CITY STREET BUFFER REQUIREMENTS ARE MET.
13. 2' BERM WITH 3:1 MAX SLOPE.

STAMP: STATE OF IDAHO — JOHN D. ROYER — LA - 16827 — 01/20/26 — LANDSCAPE ARCHITECT

DATE: 11/19/2024

Know what's below. Call before you dig. CALL A MINIMUM OF TWO WORKING DAYS IN ADVANCE BEFORE YOU EXCAVATE FOR THE LOCATION OF UNDERGROUND MEMBER UTILITIES

2002 S. Vista Ave
Boise, ID 83705
208.342.2999 Office
info@sbbge.com
www.sbbge.com

SOUTH BECK & BAIRD

South Landscape Architecture P.C.
Dba South Beck & Baird Landscape Architecture P.C.

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REVISIONS:

No.	Date	Description
1	4/15/25	CIVIL REVISION
2	6/26/25	CITY COMMENTS
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4	02/20/26	CITY COMMENTS

THE PROFESSIONAL SERVICES OF THE DESIGN PROFESSIONAL ARE PERFORMED IN THE INTEREST OF THE CLIENT. NO CONTRACTUAL OBLIGATIONS ASSUMED BY THE DESIGN PROFESSIONAL FOR THE BENEFIT OF ANY OTHER PERSON EXCEPT AS THE PROJECT

LANDSCAPE PLAN
Mason Creek Landing Sub No. 6
CALDWELL IDAHO

DRAWN BY: SM

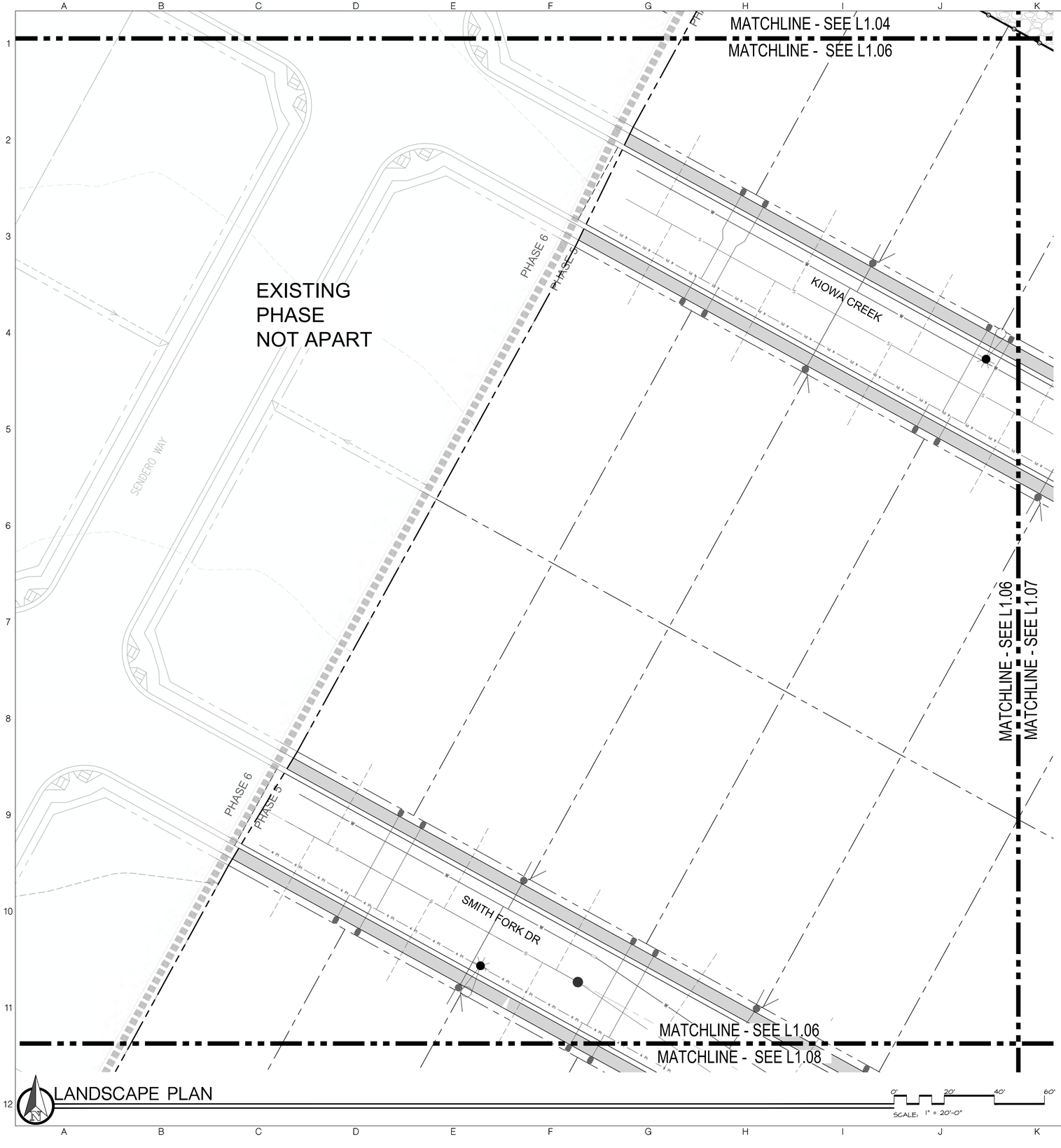
CHECKED BY: J.D.R.

PROJECT NUMBER 24-180

SHEET: L1.05

FINAL PLAT

USER:SMCKEOWN LOCATION:Z:\PROJECTS\2024\24-180 MASON CREEK LANDING #6\CAD\SHEETS\24-180 MASON CREEK LANDING 6.DWG PRINT DATE:2/20/2026 8:54 AM



LANDSCAPE LEGEND

- EXISTING TREES TO REMAIN
- PLANTS TO BE INSTALLED
- CUT EDGE, SEE DETAIL 1/L2.00
- 6' SOLID TAN VINYL PRIVACY FENCE, SEE DETAIL 2/L1.12
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- 5' WROUGHT IRON FENCE, SEE DETAIL 3/L1.12
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- 1" MINUS DIA. BLACK AND TAN 3" DEPTH ROCK
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2 CITY COMMENT

PLANT SCHEDULE

NOTE: All trees to be grade #1 (Shown at 80% Maturity)

KEY	BOTANICAL NAME / COMMON NAME	PLANTING SIZE	MATURE SIZE	CLASS
DECIDUOUS TREES				SEE DETAIL 6/L2.00
	Acer platanoides 'Columnar' Columnar Norway Maple	2" B&B	35' hgt. 15' wide	CLASS II
	Acer platanoides 'Deborah' Deborah Norway Maple	2" B&B	45' hgt. 40' wide	CLASS II
	Betula nigra River Birch	2" B&B MULTI-TRUNK	35' hgt. 25' wide	CLASS II
	Gleditsia triacanthos inermis 'Skycole' Skyline Honeylocust	2" B&B	45' hgt. 35' wide	CLASS II
	Malus x 'Spring Snow' Spring Snow Crabapple	2" B&B	25' hgt. 20' wide	CLASS I
	Prunus cerasifera 'Thundercloud' Thundercloud Plum	2" B&B	25' hgt. 15' wide	CLASS I
	Prunus sargentii 'Columnaris' Columnar Sargent Cherry	2" B&B	30' hgt. 15' wide	CLASS I
	Prunus virginiana 'Canada Red' Candada Red Chokecherry	2" B&B	25' hgt. 20' wide	CLASS I
	Tilia americana 'McKSentry' American Sentry Linden	2" B&B	45' hgt. 30' wide	CLASS II
CONIFEROUS TREES				SEE DETAIL 5/L2.00
	Picea glauca 'Pendula' Weeping White Spruce	6' hgt. B&B	20' hgt. 10' wide	CONIFER
	Picea glauca 'Densata' Black Hills Spruce	6' hgt. B&B	25' hgt. 15' wide	CONIFER
	Picea pungens glauca 'Colorado blue' Colorado Blue Spruce	6' hgt. B&B	45' hgt. 20' wide	CONIFER
SHRUBS				SEE DETAIL 3/L2.00
	Euonymous alatus 'Compactus' Dwarf Burning Bush	2 Gal.	4' hgt. x 4' wide	
	Buxus x 'Green Gem' Green Gem Boxwood	2 Gal.	3' hgt. x 3' wide	
	Berberis thunbergii 'Helmond Pillar' Helmond Pillar Barberry	2 Gal.	3' hgt. x 2' wide	
	Cornus alba 'Bailhalo' Ivory Halo Dogwood	2 Gal.	4' hgt. x 4' wide	
	Cotoneaster horizontalis 'Perpusillus' Prostrate Rock Cotoneaster	2 Gal.	2' hgt. x 7' wide	
	Juniperus scopulorium 'Medora' Medora Juniper	2 Gal.	10' hgt. x 3' wide	
	Pinus strobus 'Blue Shag' Blue Shag Eastern White Pine	2 Gal.	4' hgt. x 4' wide	
	Potentilla fruticosa 'Gold Star' Gold Star Potentilla	2 Gal.	3' hgt. x 3' wide	
	Rosa x 'Flower Carpet' White Flower Carpet Rose	2 Gal.	3' hgt. x 4' wide	
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	Calamagrostis x. acutiflora 'Overdam' Dwarf Feather Grass	2 Gal.	3' hgt. x 2' wide	
	Festuca ovina glauca 'Elijah' Elijah Blue Fescue	2 Gal.	18" hgt. x 18" wide	
	Hemerocallis x 'Stella De Oro' Stella De Oro Daylilly	2 Gal.	18" hgt. x 2' wide	
	Lavandula angustifolia 'Thumbelina Leigh' Thumbelina English Lavender	2 Gal.	12" hgt. x 18" wide	
	Pennisetum alopecuroides 'Little Bunny' Little Bunny Dwarf Fountain Grass	2 Gal.	2' hgt. x 3' wide	
	Coreopsis verticillata 'Zagreb' Zagreb Threadleaf Tickseed	2 Gal.	12" hgt. x 18" wide	
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STAMP: STATE OF IDAHO · JOHN D. ROYER · LA - 16827 · 02/20/26 · REGISTERED LANDSCAPE ARCHITECT

DATE: 11/19/2024

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LANDSCAPE PLAN
Mason Creek Landing Sub No. 6
CALDWELL IDAHO

DRAWN BY: SM

CHECKED BY: J.D.R.

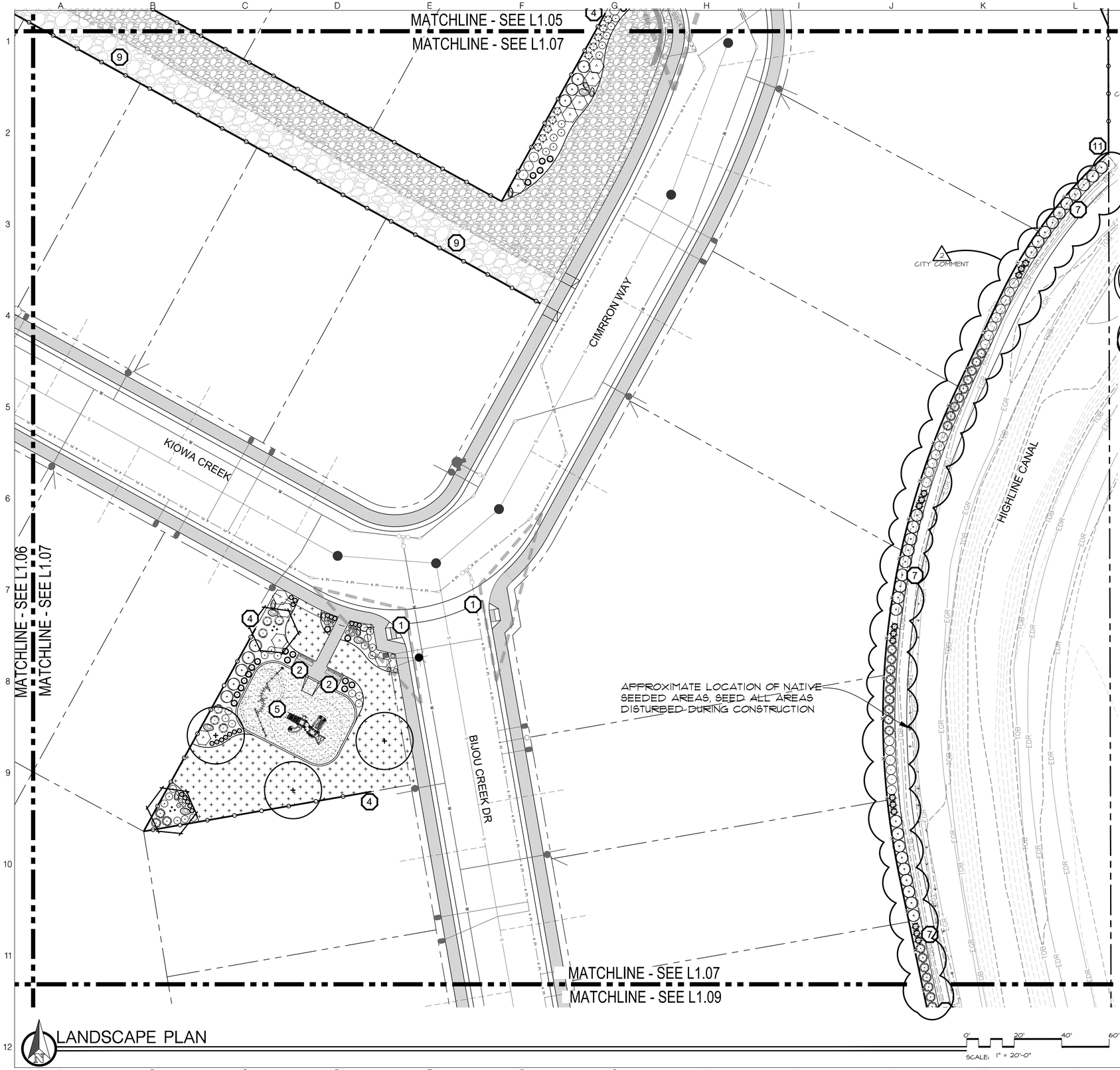
PROJECT NUMBER 24-180

SHEET: L1.06

FINAL PLAT

THE PROFESSIONAL SERVICES OF THE DESIGN PROFESSIONAL ARE UNDERTAKEN AND ARE PERFORMED IN THE INTEREST OF THE CLIENT. NO CONTRACTUAL OBLIGATIONS ASSUMED BY THE DESIGN PROFESSIONAL FOR THE BENEFIT OF ANY OTHER PERSON EXCEPT IN THE PROJECT.

USER:SMCKEOWN LOCATION:Z:\PROJECTS\2024\24-180 MASON CREEK LANDING #6\CAD\SHEETS\24-180 MASON CREEK LANDING 6.DWG PRINT DATE:2/20/2026 8:03 AM



LANDSCAPE LEGEND

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- PLANTS TO BE INSTALLED
- CUT EDGE, SEE DETAIL 1/L2.0
- 6' SOLID TAN VINYL PRIVACY FENCE, SEE DETAIL 2/L1.12
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- PLAYGROUND SURFACING PER OWNER
- NATIVE BASALT BOULDERS, 2'- 3' DIAMETER, SEE DETAIL 4/L2.00

PLANT SCHEDULE

NOTE: All trees to be grade #1 (Shown at 80% Maturity)

KEY	BOTANICAL NAME / COMMON NAME	PLANTING SIZE	MATURE SIZE	CLASS
DECIDUOUS TREES			SEE DETAIL 6/L2.00	
	Acer platanoides 'Columnar' Columnar Norway Maple	2" B&B	35' hgt. 15' wide	CLASS II
	Acer platanoides 'Deborah' Deborah Norway Maple	2" B&B	45' hgt. 40' wide	CLASS II
	Betula nigra River Birch	2" B&B MULTI-TRUNK	35' hgt. 25' wide	CLASS II
	Gleditsia triacanthos inermis 'Skycole' Skyline Honeylocust	2" B&B	45' hgt. 35' wide	CLASS II
	Malus x 'Spring Snow' Spring Snow Crabapple	2" B&B	25' hgt. 20' wide	CLASS I
	Prunus cerasifera 'Thundercloud' Thundercloud Plum	2" B&B	25' hgt. 15' wide	CLASS I
	Prunus sargentii 'Columnaris' Columnar Sargent Cherry	2" B&B	30' hgt. 15' wide	CLASS I
	Prunus virginiana 'Canada Red' Candada Red Chokecherry	2" B&B	25' hgt. 20' wide	CLASS I
	Tilia americana 'McKSentry' American Sentry Linden	2" B&B	45' hgt. 30' wide	CLASS II
CONIFEROUS TREES			SEE DETAIL 5/L2.00	
	Picea glauca 'Pendula' Weeping White Spruce	6' hgt. B&B	20' hgt. 10' wide	CONIFER
	Picea glauca 'Densata' Black Hills Spruce	6' hgt. B&B	25' hgt. 15' wide	CONIFER
	Picea pungens glauca 'Colorado blue' Colorado Blue Spruce	6' hgt. B&B	45' hgt. 20' wide	CONIFER
SHRUBS			SEE DETAIL 3/L2.00	
	Euonymous alatus 'Compactus' Dwarf Burning Bush	2 Gal.	4' hgt. x 4' wide	
	Buxus x 'Green Gem' Green Gem Boxwood	2 Gal.	3' hgt. x 3' wide	
	Berberis thunbergii 'Helmond Pillar' Helmond Pillar Barberry	2 Gal.	3' hgt. x 2' wide	
	Cornus alba 'Bailhalo' Ivory Halo Dogwood	2 Gal.	4' hgt. x 4' wide	
	Cotoneaster horizontalis 'Perpusillus' Prostrate Rock Cotoneaster	2 Gal.	2' hgt. x 7' wide	
	Juniperus scopulorium 'Medora' Medora Juniper	2 Gal.	10' hgt. x 3' wide	
	Pinus strobus 'Blue Shag' Blue Shag Eastern White Pine	2 Gal.	4' hgt. x 4' wide	
	Potentilla fruticosa 'Gold Star' Gold Star Potentilla	2 Gal.	3' hgt. x 3' wide	
	Rosa x 'Flower Carpet' White Flower Carpet Rose	2 Gal.	3' hgt. x 4' wide	
	Spiraea japonica 'Neon Flash' Neon Flash Spiraea	2 Gal.	2 hgt. x 3' wide	
	Spiraea japonica 'Yan' Double Play Gold Spirea	2 Gal.	2 hgt. x 3' wide	
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GROUND COVERS/ GRASSES/ PERENNIALS			SEE DETAIL 2/L2.00	
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	Calamagrostis x. acutiflora 'Overdam' Dwarf Feather Grass	2 Gal.	3' hgt. x 2' wide	
	Festuca ovina glauca 'Elijah' Elijah Blue Fescue	2 Gal.	18" hgt. x 18" wide	
	Hemerocallis x 'Stella De Oro' Stella De Oro Daylilly	2 Gal.	18" hgt. x 2' wide	
	Lavandula angustifolia 'Thumbelina Leigh' Thumbelina English Lavender	2 Gal.	12" hgt. x 18" wide	
	Pennisetum alopecuroides 'Little Bunny' Little Bunny Dwarf Fountain Grass	2 Gal.	2' hgt. x 3' wide	
	Coreopsis verticillata 'Zagreb' Zagreb Threadleaf Tickseed	2 Gal.	12" hgt. x 18" wide	
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CALLOUT LEGEND

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STAMP: STATE OF IDAHO · JOHN D. ROYER · LA - 16827 · 01/20/26 · LANDSCAPE ARCHITECT

DATE: 11/19/2024

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LANDSCAPE PLAN
Mason Creek Landing Sub No. 6
CALDWELL IDAHO

DRAWN BY: SM

CHECKED BY: J.D.R

PROJECT NUMBER 24-180

SHEET: L1.07

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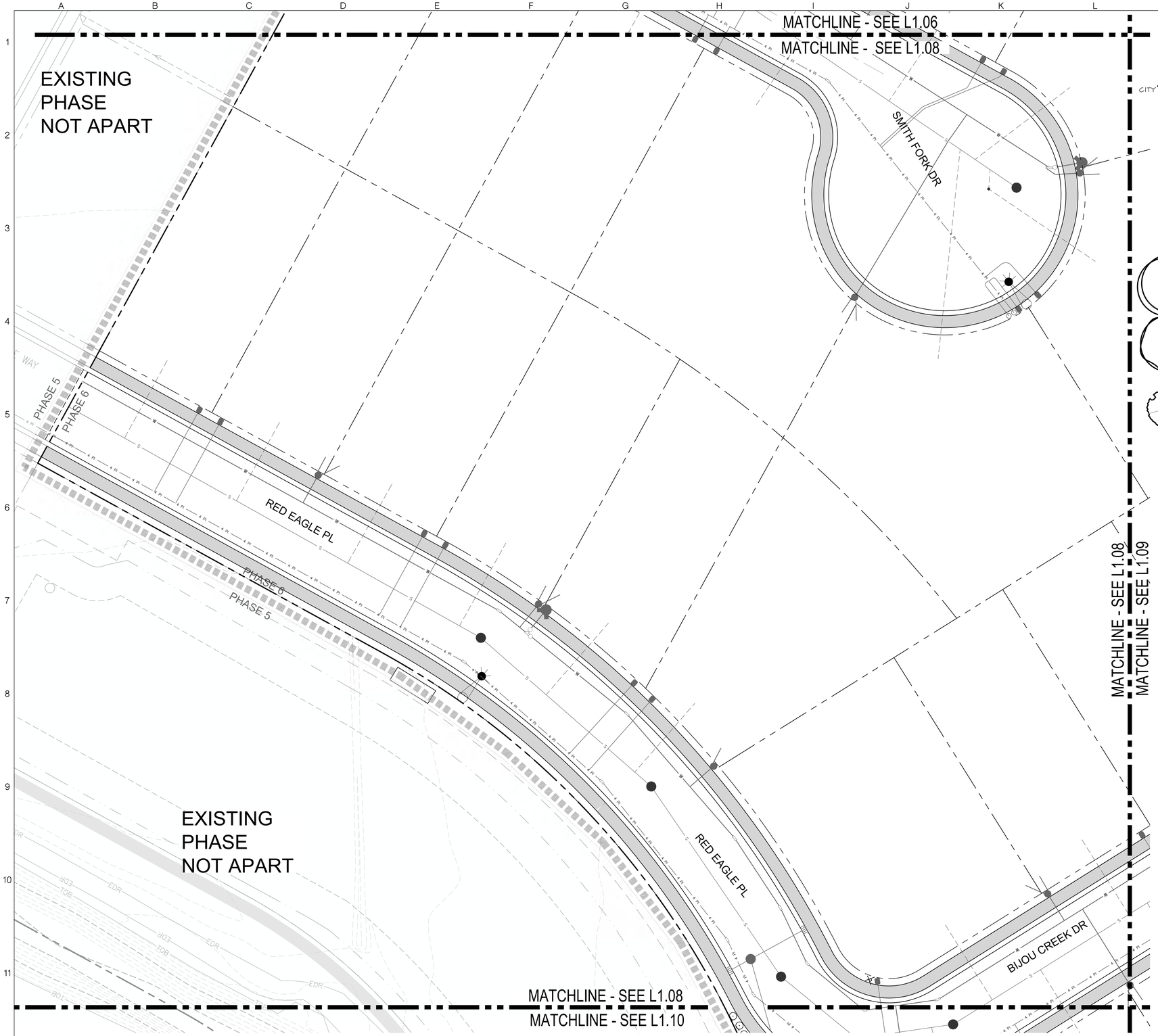
USER:SMOKEDVN LOCATION:J:\PROJECTS\2024\24-180 MASON CREEK LANDING #6\CAD\SHEETS\24-180 MASON CREEK LANDING 6.DWG PRINT DATE:02/20/2026 8:53 AM



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2. APPROXIMATE LOCATION OF 6'-0" BENCH, PER OWNER.
3. 3' MEANDERING BERM WITH 4:1 MAX SLOPE. (COORDINATE WITH OWNER).
4. START FENCE LINE AT 20' BUILDING SETBACK.
5. PLAY STRUCTURE BY OWNER
6. 10'-0" WIDE ASPHALT PATHWAY
7. 5'-0" WIDE ASPHALT PATHWAY
8. PICKELBALL COURT AND BASKETBALL COURT, COORDINATE WITH OWNER.
9. 12' WIDE GRAVEL DRIVE ACCESS PER CIVIL
10. EXISTING PHASE LANDSCAPE TO REMAIN AND PROTECT, CONTRACTOR TO IMMEDIATELY REPAIR AND REPLACE ANY DAMAGED MATERIAL DUE TO CONSTRUCTION PROCESS.
11. FENCE TYPE TRANSITION, REFER TO LEGEND FOR TYPE AND DETAILS.
12. CONTRACTOR TO FIELD VERIFY EXISTING LANDSCAPE FROM PHASE 5 TO ENSURE NO OVERLAP IN PLANT MATERIAL AND THAT ALL CITY STREET BUFFER REQUIREMENTS ARE MET.
13. 2' BERM WITH 3:1 MAX SLOPE.

STAMP: STATE OF IDAHO · JOHN D. ROYER · LA - 16827 · 02/20/26 · LANDSCAPE ARCHITECT

DATE: 11/19/2024

Know what's below. Call before you dig. 811 — CALL AT LEAST TWO BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE OR EXCAVATE FOR THE MARKING OF MEMBER UNDERGROUND MEMBER UTILITIES

SOUTH BECK & BAIRD
2002 S. Vista Ave
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REVISIONS:

No.	Date	Description
1	4/15/25	CIVIL REVISION
2	6/26/25	CITY COMMENTS
3	11/19/25	CITY COMMENTS & SITE REVISIONS
4	02/20/26	CITY COMMENTS

LANDSCAPE PLAN
Mason Creek Landing Sub No. 6
CALDWELL IDAHO

DRAWN BY: SM
CHECKED BY: J.D.R.
PROJECT NUMBER: 24-180
SHEET: L1.08

FINAL PLAT

THE PROFESSIONAL SERVICES OF THE DESIGN PROFESSIONAL ARE UNDERTAKEN FOR AND ARE PERFORMED IN THE INTEREST OF THE CLIENT. NO CONTRACTUAL OBLIGATIONS ASSUMED BY THE DESIGN PROFESSIONAL FOR THE BENEFIT OF ANY OTHER PERSON EXCEPT IN THE PROJECT.

USER:SMCKEOWN LOCATION:Z:\PROJECTS\2024\24-180 MASON CREEK LANDING 6\CAD\SHEETS\24-180 MASON CREEK LANDING 6.DWG PRINT DATE:2/20/2026 8:52 AM

MATCHLINE - SEE L1.07

MATCHLINE - SEE L1.09

MATCHLINE - SEE L1.08

MATCHLINE - SEE L1.09

MATCHLINE - SEE L1.09

MATCHLINE - SEE L1.11

BIJOU CREEK DR

BIJOU CREEK DR

HIGHLINE CANAL

HIGHLINE CANAL

APPROXIMATE LOCATION OF NATIVE SEEDED AREAS, SEED ALL AREAS DISTURBED DURING CONSTRUCTION

APPROXIMATE LOCATION OF NATIVE SEEDED AREAS, SEED ALL AREAS DISTURBED DURING CONSTRUCTION

2 CITY COMMENT

2 CITY COMMENT

LANDSCAPE PLAN

SCALE: 1" = 20'-0"

0' 20' 40' 60'

LANDSCAPE LEGEND

- EXISTING TREES TO REMAIN
- PLANTS TO BE INSTALLED
- CUT EDGE, SEE DETAIL 1/L2.00
- 6' SOLID TAN VINYL PRIVACY FENCE, SEE DETAIL 2/L1.12
- 6' SEMI-PRIVATE VINYL FENCE, SEE DETAIL 1/L1.12
- 5' WROUGHT IRON FENCE, SEE DETAIL 3/L1.12
- LIMIT OF CONSTRUCTION
- RTF TURF TYPE TALL FESCUE SOD OVER APPROVED TOPSOIL AS SPECIFIED
- NATIVE DRYLAND SEED MIX OVER APPROVED TOPSOIL AS SPECIFIED EXTEND SEEDING FOR ALL DISTURBED AREAS
- 1" MINUS DIA. BLACK AND TAN 3" DEPTH ROCK
- PLAYGROUND SURFACING PER OWNER
- NATIVE BASALT BOULDERS, 2'- 3' DIAMETER, SEE DETAIL 4/L2.00

PLANT SCHEDULE

NOTE: All trees to be grade #1 (Shown at 80% Maturity)

KEY	BOTANICAL NAME / COMMON NAME	PLANTING SIZE	MATURE SIZE	CLASS
DECIDUOUS TREES				SEE DETAIL 6/L2.00
	Acer platanoides 'Columnar' Columnar Norway Maple	2" B&B	35' hgt. 15' wide	CLASS II
	Acer platanoides 'Deborah' Deborah Norway Maple	2" B&B	45' hgt. 40' wide	CLASS II
	Betula nigra River Birch	2" B&B MULTI-TRUNK	35' hgt. 25' wide	CLASS II
	Gleditsia triacanthos inermis 'Skycole' Skyline Honeylocust	2" B&B	45' hgt. 35' wide	CLASS II
	Malus x 'Spring Snow' Spring Snow Crabapple	2" B&B	25' hgt. 20' wide	CLASS I
	Prunus cerasifera 'Thundercloud' Thundercloud Plum	2" B&B	25' hgt. 15' wide	CLASS I
	Prunus sargentii 'Columnaris' Columnar Sargent Cherry	2" B&B	30' hgt. 15' wide	CLASS I
	Prunus virginiana 'Canada Red' Candada Red Chokecherry	2" B&B	25' hgt. 20' wide	CLASS I
	Tilia americana 'McKSentry' American Sentry Linden	2" B&B	45' hgt. 30' wide	CLASS II
CONIFEROUS TREES				SEE DETAIL 5/L2.00
	Picea glauca 'Pendula' Weeping White Spruce	6' hgt. B&B	20' hgt. 10' wide	CONIFER
	Picea glauca 'Densata' Black Hills Spruce	6' hgt. B&B	25' hgt. 15' wide	CONIFER
	Picea pungens glauca 'Colorado blue' Colorado Blue Spruce	6' hgt. B&B	45' hgt. 20' wide	CONIFER
SHRUBS				SEE DETAIL 3/L2.00
	Euonymous alatus 'Compactus' Dwarf Burning Bush	2 Gal.	4' hgt. x 4' wide	
	Buxus x 'Green Gem' Green Gem Boxwood	2 Gal.	3' hgt. x 3' wide	
	Berberis thunbergii 'Helmond Pillar' Helmond Pillar Barberry	2 Gal.	3' hgt. x 2' wide	
	Cornus alba 'Bailhalo' Ivory Halo Dogwood	2 Gal.	4' hgt. x 4' wide	
	Cotoneaster horizontalis 'Perpusillus' Prostrate Rock Cotoneaster	2 Gal.	2' hgt. x 7' wide	
	Juniperus scopulorium 'Medora' Medora Juniper	2 Gal.	10' hgt. x 3' wide	
	Pinus strobus 'Blue Shag' Blue Shag Eastern White Pine	2 Gal.	4' hgt. x 4' wide	
	Potentilla fruticosa 'Gold Star' Gold Star Potentilla	2 Gal.	3' hgt. x 3' wide	
	Rosa x 'Flower Carpet' White Flower Carpet Rose	2 Gal.	3' hgt. x 4' wide	
	Spiraea japonica 'Neon Flash' Neon Flash Spiraea	2 Gal.	2 hgt. x 3' wide	
	Spiraea japonica 'Yan' Double Play Gold Spirea	2 Gal.	2 hgt. x 3' wide	
	Weigela florida 'Bramwell' Fine Wine Weigela	2 Gal.	3' hgt. 3' wide	
GROUND COVERS/ GRASSES/ PERENNIALS				SEE DETAIL 2/L2.00
	Arctostaphylos uva-ursi Kinnikinnick	1 Gal.	6" hgt. x 12' wide	
	Calamagrostis x. acutiflora 'Overdam' Dwarf Feather Grass	2 Gal.	3' hgt. x 2' wide	
	Festuca ovina glauca 'Elijah' Elijah Blue Fescue	2 Gal.	18" hgt. x 18" wide	
	Hemerocallis x 'Stella De Oro' Stella De Oro Daylilly	2 Gal.	18" hgt. x 2' wide	
	Lavandula angustifolia 'Thumbelina Leigh' Thumbelina English Lavender	2 Gal.	12" hgt. x 18" wide	
	Pennisetum alopecuroides 'Little Bunny' Little Bunny Dwarf Fountain Grass	2 Gal.	2' hgt. x 3' wide	
	Coreopsis verticillata 'Zagreb' Zagreb Threadleaf Tickseed	2 Gal.	12" hgt. x 18" wide	
	Sedum 'Razzleberry' Sunsparkler Dazzleberry Sedum	2 Gal.	12" hgt. x 18" wide	

CALLOUT LEGEND

1. 40' VISION TRIANGLE
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STAMP: STATE OF IDAHO JOHN D. ROYER LA - 16827 01/20/26 LANDSCAPE ARCHITECT

DATE: 11/19/2024

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LANDSCAPE PLAN
Mason Creek Landing Sub No. 6
CALDWELL IDAHO

DRAWN BY: SM

CHECKED BY: J.D.R

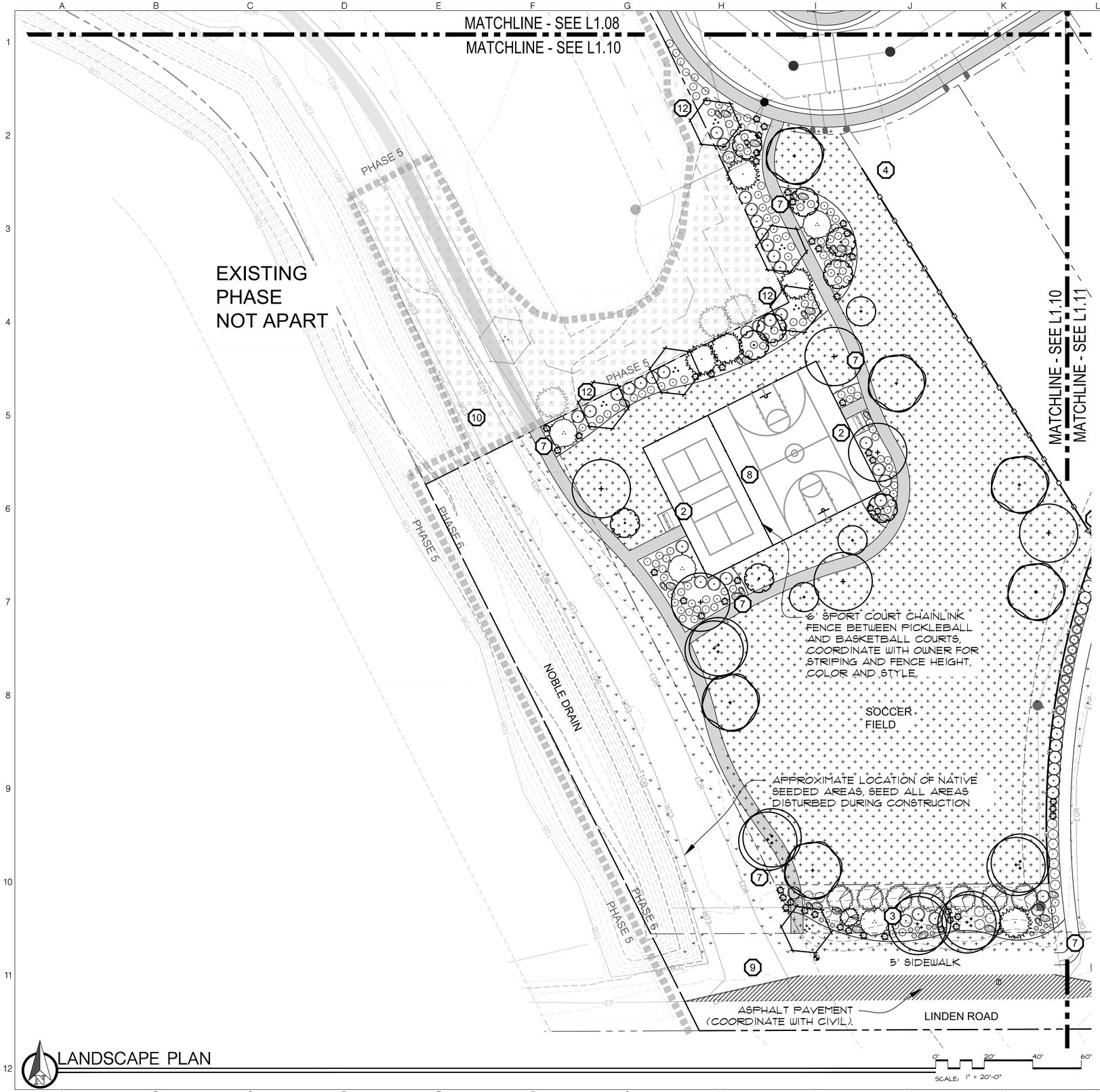
PROJECT NUMBER 24-180

SHEET: L1.09

FINAL PLAT

THE PROFESSIONAL SERVICES OF THE DESIGN PROFESSIONAL ARE PERFORMED IN THE INTEREST OF THE CLIENT. NO CONTRACTUAL OBLIGATIONS ASSUMED BY THE DESIGN PROFESSIONAL FOR THE BENEFIT OF ANY OTHER PERSON EXCEPT AS THE DESIGN PROFESSIONAL MAY EXPRESSLY AGREE IN WRITING.

USER:SMCKEOWN LOCATION:X:\PROJECTS\2024\24-180 MASON CREEK LANDING 46\CAD\SHEETS\24-180 MASON CREEK LANDING 6.DWG PRINT DATE:2/20/2026 8:53 AM



LANDSCAPE LEGEND

- EXISTING TREES TO REMAIN
- PLANTS TO BE INSTALLED
- CUT EDGE, SEE DETAIL 1/L2.0
- 6' SOLID TAN VINYL PRIVACY FENCE, SEE DETAIL 2/L1.12
- 6' SEMI-PRIVATE VINYL FENCE, SEE DETAIL 1/L1.12
- 5' WROUGHT IRON FENCE, SEE DETAIL 3/L1.12
- LIMIT OF CONSTRUCTION
- RTF TURF TYPE TALL FESCUE SOD OVER APPROVED TOPSOIL AS SPECIFIED
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PLANT SCHEDULE

NOTE: All trees to be grade #1 (Shown at 80% Maturity)

KEY	BOTANICAL NAME / COMMON NAME	PLANTING SIZE	MATURE SIZE	CLASS
DECIDUOUS TREES			SEE DETAIL 6/L2.00	
	Acer platanoides 'Columnar' Columnar Norway Maple	2" B&B	35' hgt. 15' wide	CLASS II
	Acer platanoides 'Deborah' Deborah Norway Maple	2" B&B	45' hgt. 40' wide	CLASS II
	Betula nigra River Birch	2" B&B MULTI-TRUNK	35' hgt. 25' wide	CLASS II
	Gleditsia triacanthos inermis 'Skycole' Skyline Honeylocust	2" B&B	45' hgt. 35' wide	CLASS II
	Malus x 'Spring Snow' Spring Snow Crabapple	2" B&B	25' hgt. 20' wide	CLASS I
	Prunus cerasifera 'Thundercloud' Thundercloud Plum	2" B&B	25' hgt. 15' wide	CLASS I
	Prunus sargentii 'Columnaris' Columnar Sargent Cherry	2" B&B	30' hgt. 15' wide	CLASS I
	Prunus virginiana 'Canada Red' Candada Red Chokecherry	2" B&B	25' hgt. 20' wide	CLASS I
	Tilia americana 'McKSentry' American Sentry Linden	2" B&B	45' hgt. 30' wide	CLASS II
CONIFEROUS TREES			SEE DETAIL 5/L2.00	
	Picea glauca 'Pendula' Weeping White Spruce	6' hgt. B&B	20' hgt. 10' wide	CONIFER
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	Picea pungens glauca 'Colorado blue' Colorado Blue Spruce	6' hgt. B&B	45' hgt. 20' wide	CONIFER
SHRUBS			SEE DETAIL 3/L2.00	
	Euonymous alatus 'Compactus' Dwarf Burning Bush	2 Gal.	4' hgt. x 4' wide	
	Buxus x 'Green Gem' Green Gem Boxwood	2 Gal.	3' hgt. x 3' wide	
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	Rosa x 'Flower Carpet' White Flower Carpet Rose	2 Gal.	3' hgt. x 4' wide	
	Spiraea japonica 'Neon Flash' Neon Flash Spiraea	2 Gal.	2 hgt. x 3' wide	
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	Calamagrostis x. acutiflora 'Overdam' Dwarf Feather Grass	2 Gal.	3' hgt. x 2' wide	
	Festuca ovina glauca 'Elijah' Elijah Blue Fescue	2 Gal.	18" hgt. x 18" wide	
	Hemerocallis x 'Stella De Oro' Stella De Oro Daylilly	2 Gal.	18" hgt. x 2' wide	
	Lavandula angustifolia 'Thumbelina Leigh' Thumbelina English Lavender	2 Gal.	12" hgt. x 18" wide	
	Pennisetum alopecuroides 'Little Bunny' Little Bunny Dwarf Fountain Grass	2 Gal.	2' hgt. x 3' wide	
	Coreopsis verticillata 'Zagreb' Zagreb Threadleaf Tickseed	2 Gal.	12" hgt. x 18" wide	
	Sedum 'Razzleberry' Sunsparkler Dazzleberry Sedum	2 Gal.	12" hgt. x 18" wide	

CALLOUT LEGEND

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13. 2' BERM WITH 3:1 MAX SLOPE.

STAMP: STATE OF IDAHO · JOHN D. ROYER · LA - 16827 · REGISTERED LANDSCAPE ARCHITECT · 01/20/26

DATE: 11/19/2024

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CALL BEFORE YOU DIG - IT'S THE LAW (IDAHO CODE 55-1613 AND 55-1614) IT IS YOUR RESPONSIBILITY TO CONTACT THE APPROPRIATE UTILITY COMPANIES FOR THE LOCATION OF UNDERGROUND MEMBER UTILITIES

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LANDSCAPE PLAN
Mason Creek Landing Sub No. 6
CALDWELL IDAHO

DRAWN BY: SM

CHECKED BY: J.D.R

PROJECT NUMBER 24-180

SHEET: L1.10

FINAL PLAT

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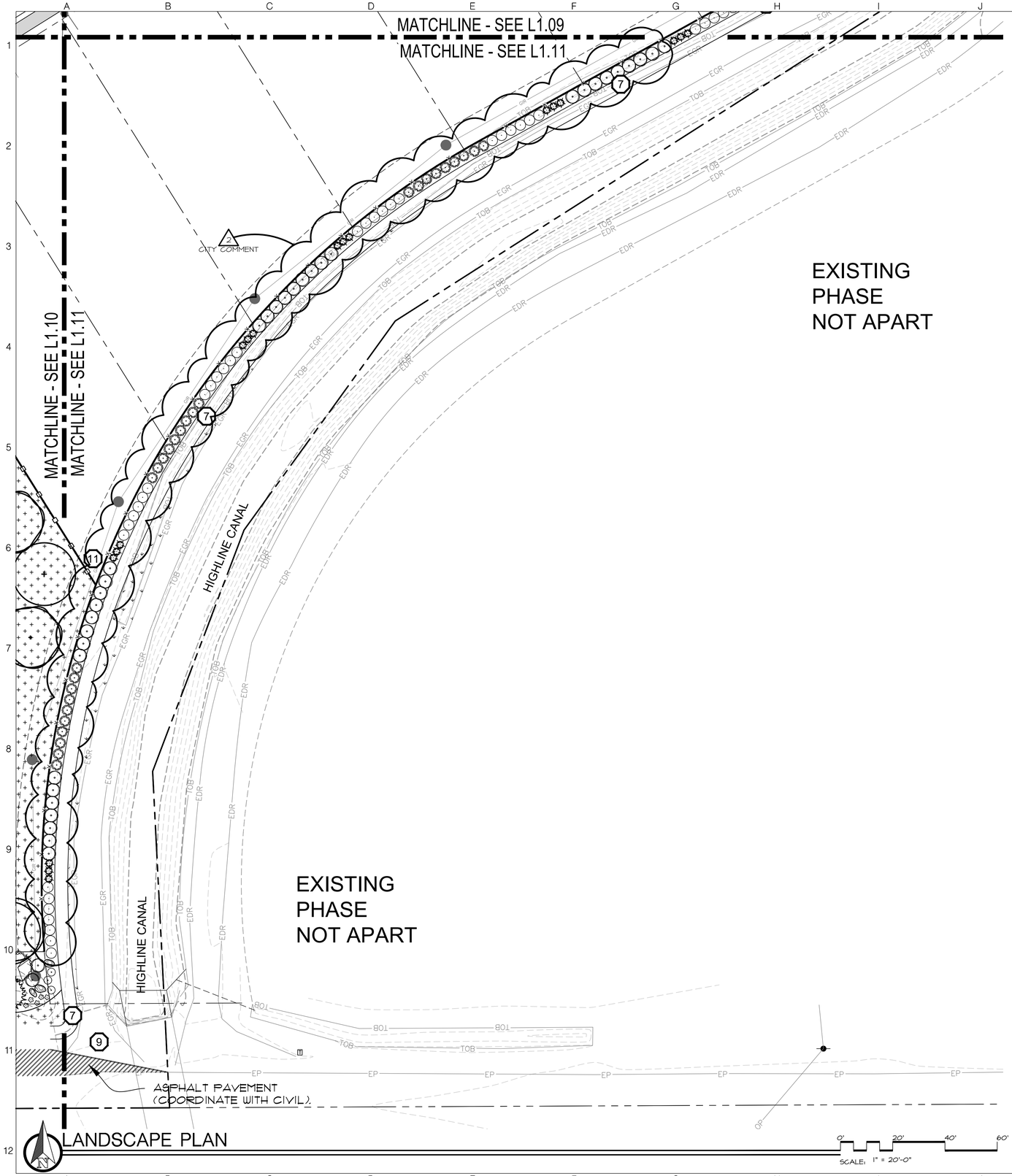
USER:SMOKEDAVN LOCATION:Z:\PROJECTS\2024\24-180 MASON CREEK LANDING #6\CAD\SHEETS\24-180 MASON CREEK LANDING 6.DWG PRINT DATE:2/20/2026 8:54 AM



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2 CITY COMMENT

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STAMP: STATE OF IDAHO · JOHN D. ROYER · LA - 16827 · 01/20/26 · LANDSCAPE ARCHITECT

DATE: 11/19/2024

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South Landscape Architecture P.C.
Dba South Beck & Baird Landscape Architecture P.C.

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REVISIONS:

No.	Date	Description
1	4/15/25	CIVIL REVISION
2	6/26/25	CITY COMMENTS
3	11/19/25	CITY COMMENTS & SITE REVISIONS
4	02/20/26	CITY COMMENTS

LANDSCAPE PLAN
Mason Creek Landing Sub No. 6
CALDWELL IDAHO

DRAWN BY: SM

CHECKED BY: J.D.R.

PROJECT NUMBER: 24-180

SHEET: L1.11

FINAL PLAT

THE PROFESSIONAL SERVICES OF THE DESIGN PROFESSIONAL HAS BEEN PERFORMED IN THE INTEREST OF THE CLIENT. NO CONTRACTUAL OBLIGATIONS ASSUMED BY THE DESIGN PROFESSIONAL FOR THE BENEFIT OF ANY OTHER PERSON EXCEPT AS THE PROJECT.

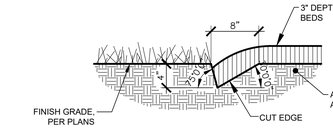
USER:SMOKEDVN LOCATION:X:\PROJECTS\2024\24-180 MASON CREEK LANDING #6\CAD\SHEETS\24-180 MASON CREEK LANDING 6.DWG PRINT DATE:02/20/2026 8:53 AM

LANDSCAPE SPECIFICATIONS

1. SEE CIVIL ENGINEERING PLANS FOR ALL SITE CLEARING AND ROUGH GRADE WORK. FINISH GRADE 1" OF DESIGN GRADE. COORDINATE ALL LANDSCAPE WORK WITH CIVIL DRAWINGS. SEE ARCHITECTURAL SITE PLAN FOR ALL SITE ELEMENTS NOT SHOWN ON LANDSCAPE PLAN.
2. COORDINATE ALL WORK WITH ALL OTHER SITE RELATED DEVELOPMENT DRAWINGS.
3. COORDINATE WORK SCHEDULE AND OBSERVATIONS WITH LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION START-UP.
4. CONTRACTOR SHALL REPORT TO OWNER'S REPRESENTATIVE ALL CONDITIONS WHICH IMPAIR AND/OR PREVENT THE PROPER EXECUTION OF THIS WORK PRIOR TO BEGINNING WORK. COORDINATE WORK SCHEDULE AND OBSERVATIONS PRIOR TO CONSTRUCTION STARTUP.
5. BEFORE PROCEEDING WITH WORK, CHECK AND VERIFY DIMENSIONS AND QUANTITIES. REPORT VARIATIONS BETWEEN DRAWINGS AND SITE TO OWNER'S REPRESENTATIVE BEFORE PROCEEDING WITH WORK.
6. ALL PLANT MATERIAL SHALL CONFORM TO ANSI Z60.1 - "AMERICAN STANDARD FOR NURSERY STOCK". ACCEPTANCE OF PLANT MATERIAL SHALL BE SUBJECT TO APPROVAL OF OWNER'S REPRESENTATIVE. PLANT MATERIAL SHALL BE PROVIDED BY LICENSED NURSERY OR WHOLESALE GROWER. NO BARE ROOT STOCK ALLOWED. SEE DETAILS FOR FURTHER PLANTING REQUIREMENTS.
7. NO MATERIAL SUBSTITUTIONS SHALL BE MADE WITHOUT THE LANDSCAPE ARCHITECT'S PRIOR WRITTEN APPROVAL. ALTERNATE MATERIALS OF SIMILAR SIZE AND CHARACTER MAY BE CONSIDERED IF SPECIFIED PLANT MATERIALS CAN NOT BE OBTAINED.
8. IN THE EVENT OF A PLANT COUNT DISCREPANCY, PLANT SYMBOLS SHALL OVERRIDE SCHEDULE QUANTITIES AND CALL OUT SYMBOL NUMBERS.
9. FINISH GRADES SHALL PROVIDE A SMOOTH TRANSITION WITH ADJACENT SURFACES AND ENSURE POSITIVE DRAINAGE IN ACCORDANCE WITH THE SITE GRADING PLAN.
10. PLANT ALL TREES AND SHRUBS PER DETAILS. USE APPROVED PLANTING SOIL AS SPECIFIED IN PLANTING SOIL NOTES OR APPROVED EQUAL. USE WHEN BACK FILLING TREE AND SHRUB PITS.
11. WATER PLANTS THOROUGHLY AFTER PLANTING.
12. REPLACE ALL PLANT MATERIAL FOUND DEAD OR NOT IN A HEALTHY CONDITION IMMEDIATELY WITH THE SAME SIZE AND TYPE AT NO COST TO OWNER. CONTRACTOR TO GUARANTEE ALL PLANT MATERIAL FOR ONE YEAR AFTER SUBSTANTIAL COMPLETION HAS BEEN CERTIFIED BY OWNER'S REPRESENTATIVE. PLANTS NOT IN A HEALTHY GROWING CONDITION AFTER ONE (1) YEAR SHALL BE REPLACED AT NO COST TO OWNER EXCEPT FOR LOSS DUE TO CONDITIONS BEYOND THE CONTROL OF THE CONTRACTOR. INSPECTION AND ACCEPTANCE TO BE DONE BY OWNER'S REPRESENTATIVE.
13. LIMIT SUBGRADE PREPARATION TO AREAS TO BE PLANTED.
14. NEWLY GRADED SUBGRADES: LOOSEN SUBGRADE TO A MINIMUM DEPTH OF 4 INCHES. REMOVE STONES LARGER THAN 1 INCH IN ANY DIMENSION AND STICKS, ROOTS, RUBBISH, AND OTHER EXTRANEOUS MATTER AND LEGALLY DISPOSE OF THEM OFF OWNER'S PROPERTY.
    A. SPREAD PLANTING SOIL TO A COMPACTED DEPTH OF 12 INCHES IN TURF AREAS AND 18 INCHES AT SHRUB BED AREAS BUT NOT LESS THAN REQUIRED TO MEET FINISH GRADES AFTER LIGHT ROLLING AND NATURAL SETTLEMENT. DO NOT SPREAD IF PLANTING SOIL OR SUBGRADE IS FROZEN, MUDDY, OR EXCESSIVELY WET.
    B. SPREAD PLANTING SOIL OVER LOOSENED SUBGRADE.
    C. REDUCE ELEVATION OF PLANTING SOIL TO ALLOW FOR SOIL THICKNESS OF SOD OR SEED.
16. UNCHANGED SUBGRADES: IF TURF OR SHRUBS ARE TO BE PLANTED IN AREAS UNALTERED OR UNDISTURBED BY EXCAVATING, GRADING, OR SURFACE-SOIL STRIPPING OPERATIONS, PREPARE SURFACE SOIL AS FOLLOWS:
    D. REMOVE EXISTING GRASS, VEGETATION, AND TURF. DO NOT MIX INTO SURFACE SOIL.
    E. LOOSEN SURFACE SOIL TO A DEPTH OF AT LEAST 6 INCHES. PROVIDE WEED ABATEMENT PROCEDURE. APPLY SOIL AMENDMENTS AND FERTILIZERS ACCORDING PLANTING SOIL NOTES AND MIX THOROUGHLY INTO TOP 6 INCHES OF SOIL. TILL SOIL TO A HOMOGENEOUS MIXTURE OF FINE TEXTURE.
    F. LEGALLY DISPOSE OF WASTE MATERIAL, INCLUDING GRASS, VEGETATION, AND TURF, OFF OWNER'S PROPERTY.
17. FINISH GRADING: GRADE PLANTING AREAS TO A SMOOTH, UNIFORM SURFACE PLANE WITH LOOSE, UNIFORMLY FINE TEXTURE. GRADE TO WITHIN PLUS OR MINUS 1/2 INCH OF FINISH ELEVATION. ROLL AND RAKE, REMOVE RIDGES, AND FILL DEPRESSIONS TO MEET FINISH GRADES. LIMIT FINISH GRADING TO AREAS THAT CAN BE PLANTED IN THE IMMEDIATE FUTURE.SPREAD, COMPACT, AND FINE GRADE TOPSOIL TO A SMOOTH AND UNIFORM GRADE 3" BELOW ADJACENT SURFACES OF PLANTER BED AREAS, 1-1/2" BELOW ADJACENT SURFACES OF TURF SOD AREAS, AND 1" BELOW ADJACENT SURFACES OF TURF SEED AREAS.
18. MOISTEN PREPARED AREA BEFORE PLANTING IF SOIL IS DRY. WATER THOROUGHLY AND ALLOW SURFACE TO DRY BEFORE PLANTING. DO NOT CREATE MUDDY SOIL.
19. BEFORE PLANTING, OBTAIN LANDSCAPE ARCHITECT'S ACCEPTANCE OF FINISH GRADING; RESTORE PLANTING AREAS IF ERODED OR OTHERWISE DISTURBED AFTER FINISH GRADING.
20. DO NOT SOW IMMEDIATELY FOLLOWING RAIN, OR WHEN GROUND IS TOO DRY. TEMPERATURE SHALL BE BETWEEN 55 F AND 95 F FOR A 24 HOUR PERIOD. WIND SHALL BE LESS THAN 5 MPH.
21. MAINTAIN ALL LANDSCAPING FOR 30 DAYS AFTER COMPLETION OF LANDSCAPING OR UNTIL SUBSTANTIAL COMPLETION, WHICHEVER IS LATER. THIS WILL INCLUDE WATERING, MOWING, AND REPLACING LAWN THAT IS NOT IN A HEALTHY GROWING STATE.
22. BEGIN PLANTING ONLY AFTER INSTALLATION AND ACCEPTANCE OF THE AUTOMATIC UNDERGROUND SPRINKLER SYSTEM AND ACCEPTANCE OF FINISH GRADING BY OWNER'S REPRESENTATIVE.
23. THE FOLLOWING LANDSCAPE INSPECTIONS SHALL BE MADE BY THE OWNER'S REPRESENTATIVE AFTER AT LEAST 48 HOURS NOTICE HAS BEEN GIVEN BY THE CONTRACTOR:
    A. AFTER GRADING HAS BEEN COMPLETED AND BEFORE IRRIGATION HAS BEEN INSTALLED.
    B. AFTER INSTALLING THE IRRIGATION MAINLINE.
    C. AFTER IRRIGATION HAS BEEN COMPLETED AND BEFORE PLANTING HAS BEEN INSTALLED.
    D. AFTER COMPLETION OF THE INSTALLATION OF ALL PLANT MATERIALS.
    E. AFTER ALL WORK HAS BEEN COMPLETED (SUBSTANTIAL COMPLETION).
19. ALL PLANTING BED AREAS SHALL BE COVERED IN A MINIMUM OF 3" DEPTH OF 1" MINUS BARK MULCH; ADD ALTERNATE #1 - 3" DEPTH 1" MINUS CRUSHED AND WASHED BLACK AND TAN BASALT LANDSCAPE MULCH OVER DEWITT PRO 5 WEED FABRIC; VERIFY WITH OWNER AND MATCH MULCH TO PREVIOUS PHASES MULCH TYPE., INSTALL PER MANUFACTURER'S RECOMMENDATIONS. SUBMIT SAMPLE OF MULCH MATERIAL FOR APPROVAL BY OWNER'S REPRESENTATIVE.
20. AGRIFORM TABLETS(20-10-5) ARE TO BE ADDED TO THE PLANTED MATERIALS IN THE FOLLOWING QUANTITIES: 1 PER 1 GALLON SHRUB, 2 PER 2 OR 3 GALLON SHRUB, 3 PER 5 GALLON SHRUB, AND 6 PER TREE. DISTRIBUTE EQUALLY IN ROOT ZONE OF EACH PLANT.
21. AFTER PLANTING, APPLY PRE-EMERGENT(ELANCO, XL, RONSTAR, SURFLAN, OR APPROVED EQUAL) PRIOR TO APPLICATION OF MULCH.
22. UPON COMPLETION OF PLANTING OPERATION, CLEAR SITE OF DEBRIS, SUPERFLUOUS MATERIALS AND EQUIPMENT, ALL OF WHICH SHALL BE ENTIRELY REMOVED FROM PREMISES. IMMEDIATELY CLEAN UP ANY TOPSOIL OR OTHER DEBRIS ON THE SITE CREATED FROM LANDSCAPE OR IRRIGATION ACTIVITIES AND PROPERLY DISPOSE OF OFF SITE.
23. PROVIDE WRITTEN INSTRUCTIONS ON MAINTENANCE REQUIREMENTS TO OWNER.
24. MAINTAIN TREES BY PRUNING, CULTIVATION AND WEEDING AS REQUIRED FOR HEALTHY GROWTH. TIGHTEN AND REPAIR STAKE AND GUY SUPPORTS AND RESET TREES TO PROPER GRADES OR VERTICAL POSITIONS AS REQUIRED. SPRAY AS REQUIRED TO KEEP TREES FREE OF INSECTS AND DISEASE.
25. ALL PLANTING AREAS TO BE SEPARATED FROM ALL LAWN AREAS WITH APPROVED LANDSCAPE EDGING PER PLANS - SEE DETAIL.
26. ALL TREES TO BE LOCATED A MINIMUM OF 5 FEET OR GREATER FROM THE BACK OF ANY SIDEWALK.
27. IN THE EVENT OF A DISCREPANCY, NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY.

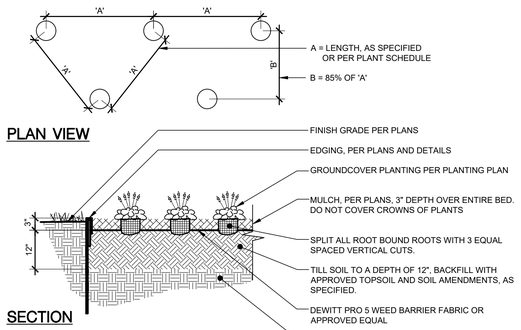
PLANTING SOIL NOTES

1. TOPSOIL REQUIREMENTS: ASTM D 5268, PH RANGE OF 5.5 TO 7, FOUR PERCENT ORGANIC MATERIAL MINIMUM, FREE OF STONES 1/2 INCH OR LARGER IN ANY DIMENSION, AND OTHER EXTRANEOUS MATERIALS HARMFUL TO PLANT GROWTH.
2. TOPSOIL SOURCE: REUSE EXISTING TOPSOIL STOCKPILED ON THE SITE. SUPPLEMENT WITH IMPORTED TOPSOIL WHEN QUANTITIES ARE INSUFFICIENT. VERIFY SUITABILITY AND CONDITION OF TOPSOIL AS A GROWING MEDIUM.
    A. STRIP EXISTING TOPSOIL FROM ALL AREAS OF THE SITE TO BE DISTURBED. TOPSOIL SHALL BE FERTILE, FRIABLE, NATURAL LOAM, SURFACE SOIL, REASONABLY FREE OF SUBSOIL, CLAY LUMPS, BRUSH, WEEDS AND OTHER LITTER, AND FREE OF ROOTS, STUMPS, ORGANIC MATTER LARGER THAN 1/2 INCHES IN ANY DIMENSION, AND OTHER EXTRANEOUS OR TOXIC MATTER HARMFUL TO PLANT GROWTH. TOPSOIL SHALL BE SCREENED TO ACHIEVE THIS REQUIREMENT.
3. REPRESENTATIVE SAMPLES OF PLANTING SOILS SHALL BE TESTED FOR ACIDITY, FERTILITY, ORGANIC MATTER AND GENERAL TEXTURE BY A RECOGNIZED COMMERCIAL OR GOVERNMENT AGENCY. SUBMIT TOPSOIL ANALYSIS TEST RESULTS FROM TESTING LABORATORY WITH RECOMMENDATIONS FOR IT TO MEET REQUIREMENTS.TO THE LANDSCAPE ARCHITECT'S REPRESENTATIVE BY THE CONTRACTOR. ALL TOPSOIL SHALL BE AMENDED TO ACHIEVE SPECIFIED PH AND ORGANIC REQUIREMENTS. RE-TEST TOPSOIL PRIOR TO FINAL COMPLETION TO ENSURE REQUIREMENTS HAVE BEEN MET.
4. AT A MINIMUM, PREPARE SOIL IN ALL AREAS BY SPREADING A 15-15-15 FERTILIZER AT 7.5 POUNDS PER 1000 SQUARE FEET OF SURFACE AREA AND AN MANURE COMPOST (OR APPROVED EQUAL) AT 3 CUBIC YARDS PER 1000 SQUARE FEET OF SURFACE AREA OVER FINISH GRADE AND ROTO-TILL INTO TOP 6" OF SOIL. FOLLOW ALL IMPROVEMENT RECOMMENDATIONS OF SOIL TEST RESULTS. TOPSOIL SHALL BE A LOOSE, FRIABLE, SANDY LOAM, CLEAN AND FREE OF TOXIC MATERIALS, NOXIOUS WEEDS, WEED SEEDS, ROCKS, GRASS OR OTHER FOREIGN MATERIAL AND A HAVE A PH OF 5.5 TO 7.0. IF ONSITE TOPSOIL DOES NOT MEET THESE MINIMUM STANDARDS, CONTRACTOR IS RESPONSIBLE TO EITHER:
    A. PROVIDE APPROVED IMPORTED TOPSOIL, OR
    B. IMPROVE ON-SITE TOPSOIL WITH METHODS APPROVED BY THE LANDSCAPE ARCHITECT.
5. IF IMPORTED TOPSOIL FROM OFF-SITE SOURCES IS REQUIRED, ENSURE IT 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 2 INCHES IN ANY DIMENSION, AND OTHER EXTRANEOUS OR TOXIC MATTER HARMFUL TO PLANT GROWTH.
    A. OBTAIN TOPSOIL FROM LOCAL SOURCES OR FROM AREAS HAVING SIMILAR SOIL CHARACTERISTICS TO THOSE FOUND ON THE PROJECT SITE. OBTAIN TOPSOIL ONLY FROM NATURALLY, WELL-DRAINED SITES WHERE TOPSOIL OCCURS AT A DEPTH OF NOT LESS THAN 4 INCHES.
    B. REPRESENTATIVE SAMPLES SHALL BE TESTED FOR ACIDITY, FERTILITY, TOXICITY, ORGANIC MATTER, AND GENERAL TEXTURE BY A RECOGNIZED COMMERCIAL OR GOVERNMENT AGENCY AND COPIES OF THE TESTING AGENCY'S FINDINGS AND RECOMMENDATIONS SHALL BE FURNISHED TO THE OWNER'S REPRESENTATIVE BY THE CONTRACTOR. NO TOPSOIL SHALL BE DELIVERED IN A FROZEN OR MUDDY CONDITION. ACIDITY/ALKALINITY RANGE - PH. 5.5 TO 7.6.
6. NO TOPSOIL SHALL BE PLACED WHILE IN A FROZEN OR MUDDY CONDITION.
7. PLACE TOPSOIL IN AREAS WHERE REQUIRED TO OBTAIN THICKNESS AS SCHEDULED. PLACE TOPSOIL DURING DRY WEATHER. PROVIDE ADDITIONAL IMPORTED TOPSOIL REQUIRED TO BRING SURFACE TO PROPOSED FINISH GRADE, AS REQUIRED.
8. IMMEDIATELY CLEAN UP ANY TOPSOIL OR OTHER DEBRIS ON THE SITE CREATED FROM LANDSCAPE OPERATIONS AND DISPOSE OF PROPERLY OFF SITE.
9. TOPSOIL STOCKPILE LOCATIONS TO BE COVERED COORDINATE WITH EROSION AND SEDIMENT CONTROL PLAN.
10. ALL GRAVEL, SUBBASE, AND OTHER IMPORTED FILL MATERIALS OTHER THAN TOPSOIL SHALL ONLY BE STOCKPILED IN PROPOSED IMPERVIOUS AREAS. NO GRAVEL OR ROCK MATERIALS SHALL BE STOCKPILED OR TEMPORARILY PLACED IN PROPOSED LANDSCAPE AREAS TO PREVENT LANDSCAPE AREAS FROM BEING CONTAMINATED WITH ROCK MATERIALS. CONTRACTOR SHALL SUBMIT A DETAILED STOCKPILE PLAN TO LANDSCAPE ARCHITECT AND OWNER FOR APPROVAL PRIOR TO ANY EARTHWORK OPERATIONS.



1 PLANTER BED CUT EDGE
(TYPICAL AT TREES IN TURF AREAS)

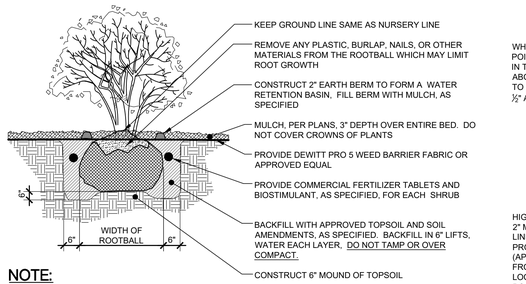
NOT TO SCALE



NOTES:
1. ALL GROUNDCOVER PLANTS TO BE PLANTED ON CENTER AND IN A TRIANGULAR PATTERN.
2. APPLY SPECIFIED PRE-EMERGENT PER MANUFACTURER'S RECOMMENDATIONS TO ALL GROUNDCOVER BEDS.

2 PERENNIAL & GROUNDCOVER PLANTING

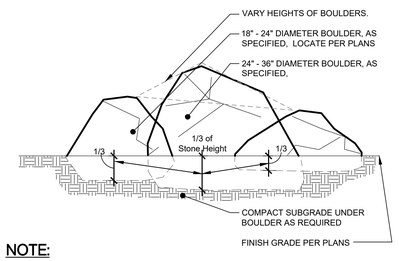
NOT TO SCALE



NOTE:
1. WATER SHRUB TWICE WITHIN FIRST 24 HOURS.
2. APPLY SPECIFIED PRE-EMERGENT PER MANUFACTURER'S RECOMMENDATIONS TO ALL GROUNDCOVER BEDS.

3 SHRUB PLANTING

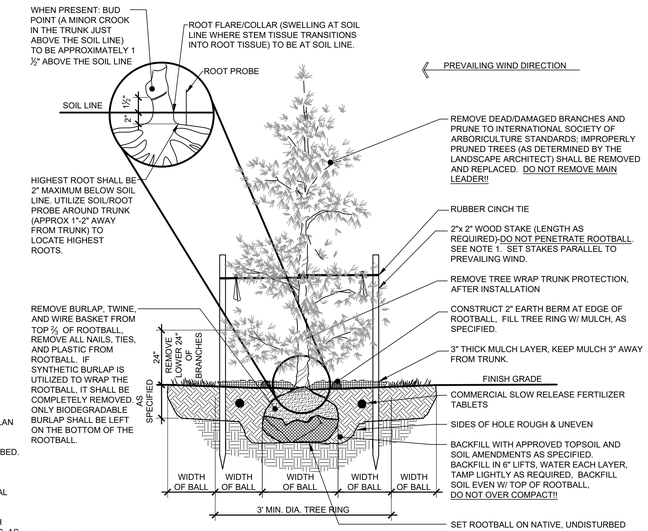
NOT TO SCALE



NOTE:
1. NOTIFY LANDSCAPE ARCHITECT WHEN PLACING BOULDERS FOR APPROVAL.
2. PLACE BOULDERS PRIOR TO INSTALLATION OF IRRIGATION.
3. CLEAN BOULDERS OF SOIL AND LOOSE DEBRIS.
4. WHEN PLACING BOULDERS, BURY 1/3 TO 1/4 OF BOULDER BELOW FINISH GRADE.
5. DO NOT SCAR OR DAMAGE BOULDERS.
6. WHEN GROUPING BOULDERS, DISTRIBUTE SIZES EVENLY (I.E., IN A GROUP OF (6), (2) WILL BE LARGE, (2) WILL BE MEDIUM, AND (2) WILL BE SMALL).

4 BOULDER INSTALLATION

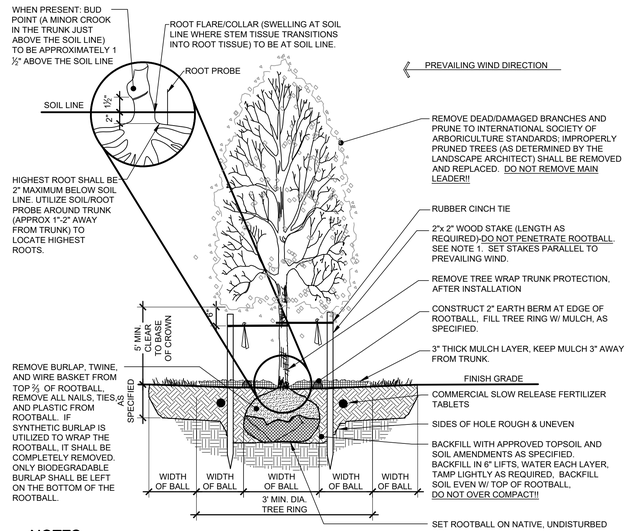
NOT TO SCALE



NOTES:
1. THE STAKING OF TREES IS REQUIRED, THE CONTRACTOR IS RESPONSIBLE TO INSURE THAT ALL TREES ARE PLANTED STRAIGHT AND THAT THEY REMAIN STRAIGHT FOR LENGTH OF WARRANTY PERIOD OR 1 YEAR AFTER SUBSTANTIAL COMPLETION WHICH EVER IS GREATER. ALL STAKING SHALL BE REMOVED AT THE END OF THE WARRANTY PERIOD.
2. IN THE EVENT OF A QUESTION OR LACK OF CLARITY ON THE DRAWINGS, THE CONTRACTOR IS TO NOTIFY THE LANDSCAPE ARCHITECT BEFORE PROCEEDING.
3. LANDSCAPE CONTRACTOR IS TO NOTIFY THE LANDSCAPE ARCHITECT AND OWNER PRIOR TO INSTALLATION OF PLANT MATERIAL.
4. WRAP RUBBER CINCH TIES AROUND THE TREE TRUNKS AND STAKES USING EITHER THE STANDARD OR FIGURE EIGHT TYING METHOD. SECURE THE TIES TO THE STAKES WITH GALVANIZED NAILS TO PREVENT SLIPPAGE.
5. WATER TREE TWICE WITHIN THE FIRST 24 HOURS.
6. IN THE EVENT HARDPAN SOILS PREVENT TREE PLANTING AS DETAILED, NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY.

5 CONIFEROUS TREE PLANTING

NOT TO SCALE



NOTES:
1. THE STAKING OF TREES IS REQUIRED, THE CONTRACTOR IS RESPONSIBLE TO INSURE THAT ALL TREES ARE PLANTED STRAIGHT AND THAT THEY REMAIN STRAIGHT FOR LENGTH OF WARRANTY PERIOD OR 1 YEAR AFTER SUBSTANTIAL COMPLETION WHICHEVER IS GREATER. ALL STAKING SHALL BE REMOVED AT THE END OF THE WARRANTY PERIOD.
2. IN THE EVENT OF A QUESTION OR LACK OF CLARITY ON THE DRAWINGS, THE CONTRACTOR IS TO NOTIFY THE LANDSCAPE ARCHITECT BEFORE PROCEEDING.
3. LANDSCAPE CONTRACTOR IS TO NOTIFY THE LANDSCAPE ARCHITECT AND OWNER PRIOR TO INSTALLATION OF PLANT MATERIAL.
4. WRAP RUBBER CINCH TIES AROUND THE TREE TRUNKS AND STAKES USING EITHER THE STANDARD OR FIGURE EIGHT TYING METHOD. SECURE THE TIES TO THE STAKES WITH GALVANIZED NAILS TO PREVENT SLIPPAGE.
5. WATER TREE TWICE WITHIN THE FIRST 24 HOURS.
6. IN THE EVENT HARDPAN SOILS PREVENT TREE PLANTING AS DETAILED, NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY.
7. FOR TREES LOCATED WITHIN ROADSIDE PLANTERS LESS THAN 8'-0" IN WIDTH, PROVIDE TREE ROOT BARRIER (DEEPROOT #24-2 OR APPROVED EQUAL). LOCATE ROOT BARRIER AT BACK OF CURB AND EDGE OF SIDEWALK. EXTEND ROOT BARRIER TO 80% OF MATURE TREE CANOPY. ALL TREE INSTALLATIONS SHALL CONFORM TO ALL AGENCY APPROVAL REQUIREMENTS, CONTRACTOR SHALL VERIFY PRIOR TO ANY INSTALLATIONS.

6 DECIDUOUS TREE PLANTING

NOT TO SCALE

STAMP:
STATE OF IDAHO
JOHN D. ROYER
LA - 16827
01/20/26
REGISTERED LANDSCAPE ARCHITECT

DATE:
11/19/2024

811 Know what's below. Call before you dig.
CALL A MINIMUM OF TWO WORKING DAYS IN ADVANCE BEFORE YOU EXCAVATE FOR THE PROTECTION OF UNDERGROUND FACILITIES

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LANDSCAPE DETAILS
Mason Creek Landing Sub No. 6
CALDWELL IDAHO

DRAWN BY: SM
CHECKED BY: J.D.R.
PROJECT NUMBER: 24-180
SHEET: L2.00

FINAL PLAT

THE PROFESSIONAL SERVICES OF THIS DRAWING ARE PERFORMED IN THE INTEREST OF THE CLIENT IN CONTRACTUAL RELATIONS ASSIGNED BY THE DESIGN PROFESSIONAL FOR THE BENEFIT OF ANY OTHER PERSON INVOLVED IN THE PROJECT

USER:SMOKEDOWN LOCATION:Z:\PROJECTS\2024\24-180 MASON CREEK LANDING #6\CAD\SHEETS\24-180 MASON CREEK LANDING 6.DWG PRINT DATE:2/20/2026 8:53 AM

DRYLAND SEEDING REQUIREMENTS

GENERAL OVERVIEW

THIS REPORT OUTLINES RECOMMENDED REVEGETATION AND SLOPE STABILIZATION MEASURES FOR DISTURBED CUT AND FILL SLOPES WITHIN THE PROJECT LIMITS AS DEFINED ON THE ACCOMPANYING PLAN WHICH WILL BE SEEDED WITH THE DRYLAND SEED MIX AND NOT IRRIGATED. THESE RECOMMENDATIONS ARE MADE TO PREVENT SHORT TERM AND LONG TERM SOIL EROSION AS WELL AS TO PROVIDE AN AESTHETIC REVEGETATION WHICH WILL BLEND WITH THE EXISTING NATURAL SURROUNDING AREA. THE MEASURES INCLUDE REVEGETATION AND HYDROMULCHING PROCEDURES FOLLOWING TOPSOIL DISTRIBUTION AND FINE GRADING. THE AREA TO BE REVEGETATED CONSISTS OF ALL DISTURBED AREAS RELATED TO GRADING FOR CONSTRUCTION AND ANY OTHER AREAS DISTURBED IN THE PROCESS OF CONSTRUCTION. THE SLOPES TO BE AFFECTED VARY WIDELY IN DEGREE AND ASPECT.

GENERAL EARTHWORK

ALL WORK SHALL BE LIMITED TO THE AREA REQUIRED FOR CONSTRUCTION WITH MINIMAL, IF ANY, DISTURBANCE TO THE SURROUNDING NATURAL SLOPE OR VEGETATION. ALL FINISHED GRADES SHALL BE SMOOTH AND ROUNDED TO ENSURE A NATURAL TRANSITION BETWEEN NEW AND EXISTING GRADES. REFER TO GRADING AND DRAINAGE PLANS FOR ADDITIONAL REQUIREMENTS.

SITE PREPARATION

EARTHWORK PROCESS SHOULD BEGIN WITH CLEARING LARGE SHRUBS FROM THE AREAS TO BE DISTURBED. WOODY STEMS AND BRANCHES SHALL BE CHIPPED ON SITE TO IMPROVE THE AMOUNT OF ORGANIC MATERIAL IN THE TOP SOIL. NATURAL TOPSOIL OCCURS AT VARYING DEPTHS ON THE PROJECT SITE. THE TOPSOIL SHOULD BE EXCAVATED AND STOCKPILED AT DESIGNATED STORAGE AREAS PRIOR TO THE PROPOSED GRADING OPERATIONS.

TOPSOIL DISTRIBUTION

ONCE THE GENERAL EARTHWORK IS COMPLETE AND ROUGH GRADING HAS BEEN ACCOMPLISHED, THE TOPSOIL SHOULD BE REDISTRIBUTED OVER THE AREA TO MINIMUM DEPTHS AS SPECIFIED. WHERE NEEDED, SLOPES SHOULD BE GRADED WITH SERRATION TO HOLD TOPSOIL ADEQUATELY. TOPSOIL SHOULD BE SPREAD AND LIGHTLY COMPACTED UTILIZING A SMALL CLEATED TRACTOR MOVING PERPENDICULAR TO THE CONTOURS OR ANOTHER METHOD WITH EQUAL CAPABILITY. IT IS OUR RECOMMENDATION THAT ANY NECESSARY MECHANICAL MEANS OF EROSION CONTROL BE IN PLACE PRIOR TO BEGINNING SITE DISTURBANCE.

ONCE TOPSOIL HAS BEEN DISTRIBUTED AND GRADED, REVEGETATION SEEDING SHALL FOLLOW IMMEDIATELY. IN ORDER TO ELIMINATE SURFACE CRUSTING AND TO FACILITATE BETTER ROOT PENETRATION, THE SURFACE SHOULD BE SCARIFIED PRIOR TO SEEDING.

SEEDING

APPLY SEED TO THE PROJECT SITE BY HYDROSEEDING.

THE FOLLOWING INFORMATION PROVIDES MATERIAL AND EXECUTION FOR SEEDING.

SEED MIXTURE:	PURE LIVE SEED % MIX
HARD FESCUE	25
CANADA BLUE FESCUE	25
SHEEP FESCUE	25
WINGLEY CHEWINGS FESCUE	25

TOTAL SEED INSTALL @ 25 LBS / ACRE

FIBER MULCH MATERIAL

GROW NUTRIBASE FROM "QUATTRO ENVIRONMENTAL", A COMPOSTED POULTRY BASED MULCH MATERIAL FREE OF GROWTH OR GERMINATION INHIBITING INGREDIENTS. APPLY AT THE RATE OF 2000 LBS. PER ACRE.

ORGANIC SOIL AMENDMENT

GROW NUTRIBOOST FROM "QUATTRO ENVIRONMENTAL" (OR APPROVED EQUAL) APPLIED AT 5 GALLONS PER ACRE.

TACKIFIER

MULCH TACKIFIER SOIL STABILIZER - ECOLOGY CONTROLS M-BINDER. TACKIFIER APPLIED AT THE RATE OF 80 LBS. PER ACRE.

GRANITE SEED
1697 WEST 2100 NORTH
P.O. BOX 177
LEHI, UTAH 84043
1-800-768-4433
(OR APPROVED EQUAL)

HYDROSEEDING

MIX SPECIFIED SEED AND ORGANIC SOIL AMENDMENT IN WATER PER MANUFACTURER'S RECOMMENDATIONS. APPLY SEEDED SLURRY EVENLY IN TWO INTERSECTION DIRECTIONS. DO NOT HYDROSEED AREA IN EXCESS OF THAT WHICH CAN BE MULCHED ON SAME DAY. KEEP OFF ROADS, WALKS, STRUCTURES AND AREAS NOT TO BE SEEDED. CLEAN UP THESE AREAS. AFTER HYDROSEED, TRACK IN SEED USING A CLEATED CRAWLER WITH TRACK MARKS PERPENDICULAR TO THE SLOPE. AFTER TRACKED, MULCH SLOPE WITH 2000 LBS. PER ACRE OF FERTILE-FIBER MULCH MATERIAL AND 80 LBS. PER ACRE OF TACKIFIER.

MAINTENANCE

IMMEDIATELY RESEED AREAS WHICH SHOW BARE SPOTS. MINIMUM ACCEPTABLE PLANT COVERAGE IS 80 PERCENT AFTER ONE GROWING SEASON. PROTECT SEEDED AREAS WITH WANING SIGNS DURING MAINTENANCE PERIOD. THE SEED WILL REQUIRE APPROXIMATELY NINETY (90) DAYS OF FAVORABLE GROWING CONDITIONS TO GERMINATE AND BECOME ESTABLISHED FOR SUCCESSFUL SURVIVAL WITH NORMAL MINIMAL SUMMER PRECIPITATION.

SEEDING TIME

THE OPTIMAL SEEDING TIME SHALL BE IN FALL, BETWEEN MID SEPTEMBER AND MID OCTOBER. IF SEEDING IS APPLIED TOO EARLY OR TOO LATE AND PROPER GERMINATION IS NOT REALIZED PRIOR TO FALL DORMANCY, THEN RESEEDING SHALL BE APPLIED IN EARLY SPRING, AS SOON AS SOIL IS WORKABLE (NOT MUDDY) BETWEEN MARCH AND MID MAY. THIS PLANTING TIME PROVIDES THE OPTIMUM WEATHER CONDITIONS FOR SEED GERMINATION AND SEEDLING SURVIVAL RATE. SEEDING AFTER NOVEMBER 20, 'DORMANT SEEDING' INSURES THAT THE SEED DOES NOT GERMINATE PRIOR TO FREEZING WINTER TEMPERATURES AND SEED SHOULD BE IN PLACE FOR THE EARLY SPRING RAINS.

WATER

THE CONTRACTOR WILL PROVIDE SUPPLEMENTAL WATER TO ENSURE PROPER SEED GERMINATION.

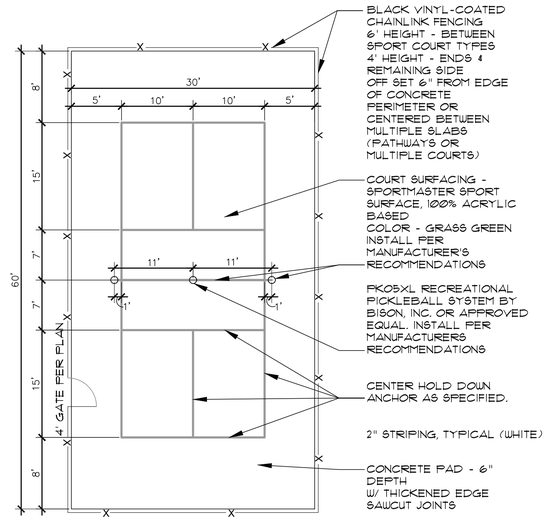
FERTILIZATION

FERTILIZATION IS NOT RECOMMENDED FOR RECLAMATION SEEDING DUE TO PROMOTION OF WEED COMPETITION. IF WEEDS ARE APPARENT, CONTACT LANDSCAPE ARCHITECT FOR WEED REMOVAL REQUIREMENTS.

EROSION CONTROL

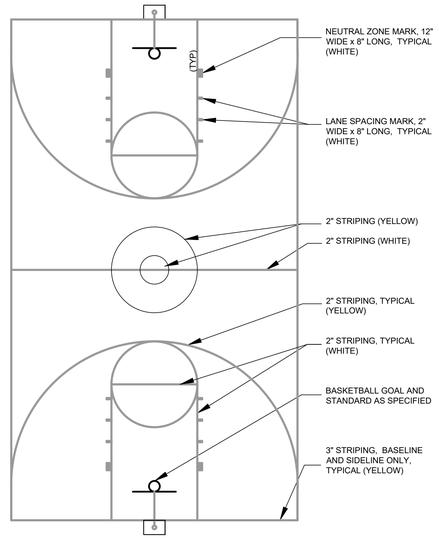
UNDER NORMAL CIRCUMSTANCES AND ADHERENCE TO THE CONSTRUCTION PRACTICES DESCRIBED IN THE SPECIFICATIONS, THE ABOVE RECOMMENDED EROSION CONTROL MEASURE SHOULD PROVIDE A STABLE SLOPE CONDITION. TO AVOID INCIDENTAL EROSION, IT IS IMPERATIVE THAT THE SLOPES, ONCE PREPARED, REMAIN UNDISTURBED UNTIL SEEDING GERMINATES AND IS ESTABLISHED.

AN 80% VEGETATION COVER IS RECOMMENDED TO CONTROL EROSION. SURFACE CONDITIONS SHOULD BE MONITORED DAILY. IF EROSION DETRIMENTAL TO THE SLOPE IS OBSERVED OR ANTICIPATED DUE TO EXCESSIVE RAINFALL, REMEDIAL MEASURES SHALL BE IMPLEMENTED AS REQUIRED. REFER TO THE STORM WATER POLLUTION PREVENTION PLAN FOR ADDITIONAL REQUIREMENTS.



1 PICKLEBALL COURT LAYOUT

NOT TO SCALE



NOTES:

1. BASKETBALL COURT DIMENSIONS ARE 60' x 32' PER PLAN. CONTRACTOR TO VERIFY OVERALL DIMENSIONS AND STRIPING LAYOUT WITH OWNER PRIOR TO CONSTRUCTION.

2 BASKETBALL LAYOUT

NOT TO SCALE

STAMP:
STATE OF IDAHO
JOHN D. ROYER
LA - 16827
LANDSCAPE ARCHITECT
02/20/26

DATE:
11/19/2024

811 Know what's below. Call before you dig.
CALL BEFORE YOU DIG - IT'S THE LAW! YOU MUST NOTIFY ALL UNDERGROUND UTILITY COMPANY MEMBERS OF YOUR EXCAVATION AT LEAST TWO WORKING DAYS BEFORE YOU DIG IN ORDER TO LOCATE AND MARK THEIR UNDERGROUND FACILITIES

SOUTH BECK & BAIRD
2002 S. Vista Ave
Boise, ID 83705
208.342.2999 Office
info@sbbge.com
www.sbbge.com
South Landscape Architecture P.C.
Dba South Beck & Baird Landscape Architecture P.C.

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REVISIONS:

No.	Date	Description
1	4/15/25	CIVIL REVISION
2	6/26/25	CITY COMMENTS
3	11/19/25	CITY COMMENTS & SITE REVISIONS
4	02/20/26	CITY COMMENTS

THE PROFESSIONAL SERVICES OF THE DESIGN PROFESSIONAL ARE PERFORMED IN THE INTEREST OF THE CLIENT. NO CONTRACTUAL OBLIGATIONS ASSUMED BY THE DESIGN PROFESSIONAL FOR THE BENEFIT OF ANY OTHER PERSON EXCEPT IN THE PROJECT.

LANDSCAPE DETAILS
Mason Creek Landing Sub No. 6
CALDWELL IDAHO

DRAWN BY: SM

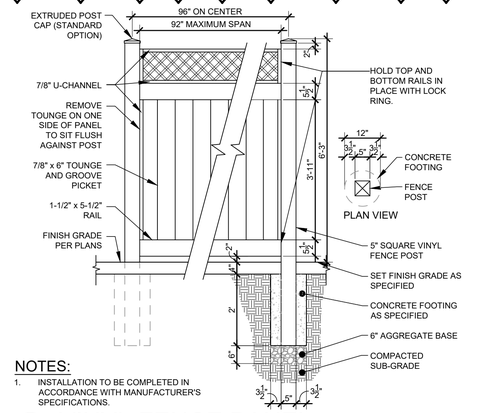
CHECKED BY: J.D.R.

PROJECT NUMBER: 24-180

SHEET: L2.01

FINAL PLAT

USER:SMCKEOWN LOCATION:Z:\PROJECTS\2024\24-180 MASON CREEK LANDING #6\CAD\SHEETS\24-180 MASON CREEK LANDING 6.DWG PRINT DATE:2/20/2026 8:54 AM

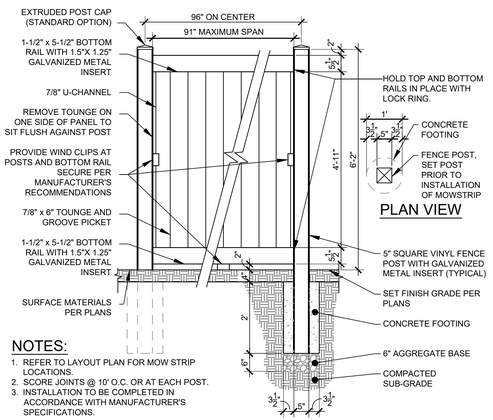


NOTES:

1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.

1 VINYL FENCE PANEL

SCALE: 1/2"= 1'-0"

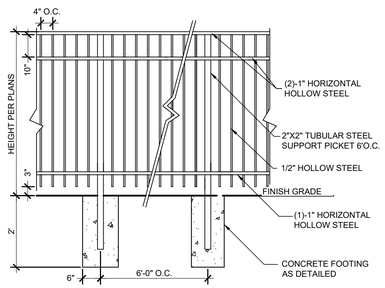


NOTES:

1. REFER TO LAYOUT PLAN FOR MOW STRIP LOCATIONS.
2. SCORE JOINTS @ 10' O.C. OR AT EACH POST.
3. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.

2 VINYL FENCE PANEL

SCALE: 1/2"= 1'-0"



NOTES:

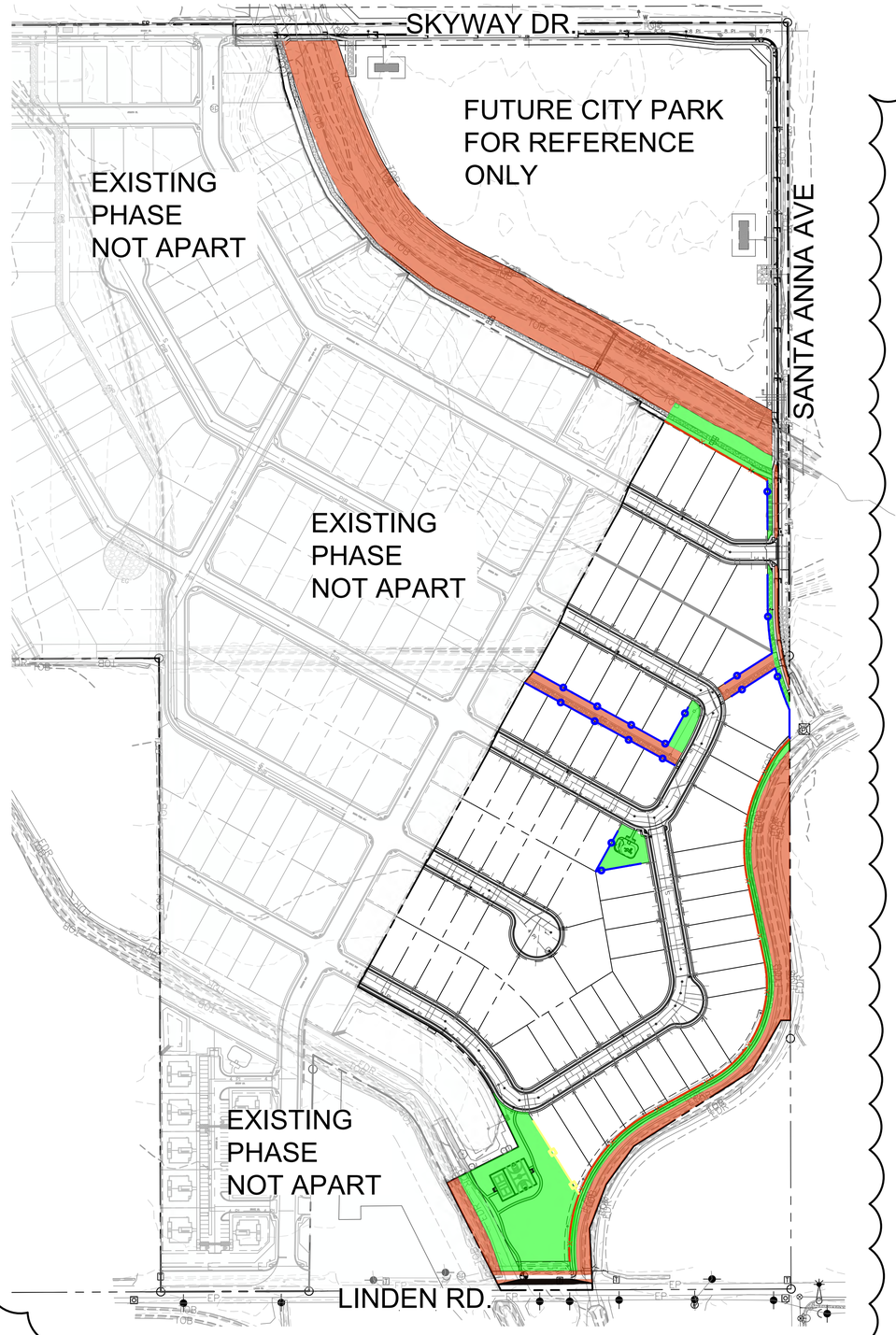
1. REFER TO PLANS FOR FENCE LOCATIONS.
2. CONTRACTORS ARE RESPONSIBLE FOR SHOP DRAWINGS TO BE REVIEWED BY LANDSCAPE ARCHITECT BEFORE INSTALLATION.
3. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
4. WROUGHT IRON TO BE PAINTED WITH ELECTRO STATIC PAINT - COLOR AS DIRECTED BY OWNER.

3 WROUGHT IRON FENCE

Scale: 1/2"= 1'-0"

OPEN SPACE LEGEND

- QUALIFIED COMMON AREA, 97,261 SF
- NON-QUALIFIED COMMON AREA, 215,290 SF



OPENSPACE & FENCING PLAN

SCALE: 1" = 140'-0"

LEGEND:

- 6' SOLID TAN VINYL PRIVACY FENCE, SEE DETAIL 2/L1.12
- 6' TAN VINYL SEMI-PRIVACY FENCE, SEE DETAIL 1/L1.12
- 5' WORUGHT IRON FENCE, SEE DETAIL 3/L1.12

2 CITY COMMENT

STAMP: STATE OF IDAHO — JOHN D. ROSER — LA - 16827 — 02/20/26 — REGISTERED LANDSCAPE ARCHITECT

DATE: 11/19/2024

Know what's below. Call before you dig. CALL BEFORE YOU DIG OR BLASTING BEGINS. IT'S A LAW. REQUIRED TO EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES

SOUTH BECK & BAIRD
2002 S. Vista Ave
Boise, ID 83705
208.342.2999 Office
info@sbbgeo.com
www.sbbgeo.com
South Landscape Architecture P.C.
Dba South Beck & Baird Landscape Architecture P.C.

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REVISIONS:

No.	Date	Description
1	4/15/25	CIVIL REVISION
2	6/26/25	CITY COMMENTS
3	11/19/25	CITY COMMENTS & SITE REVISIONS
4	02/20/26	CITY COMMENTS

LANDSCAPE FENCE PLAN
Mason Creek Landing Sub No. 6
CALDWELL IDAHO

DRAWN BY: SM

CHECKED BY: J.D.R.

PROJECT NUMBER 24-180

SHEET: L1.12

FINAL PLAT

THE PROFESSIONAL SERVICES OF THE DESIGN PROFESSIONAL ARE UNDERTAKEN AND ARE PERFORMED IN THE INTEREST OF THE CLIENT. NO CONTRACTUAL OBLIGATIONS ASSUMED BY THE DESIGN PROFESSIONAL FOR THE BENEFIT OF ANY OTHER PERSON EXCEPT AS THE PROFESSIONAL SHALL OTHERWISE AGREE IN WRITING.

USER:SMCKEEMAN L:\DATIENZ\PROJECTS\2024\24-180 MASON CREEK LANDING #6\CAD\SHEETS\24-180 MASON CREEK LANDING 6.DWG PRINT DATE:02/20/2026 8:53 AM

Memorandum

To:

City Council

Meeting Date:

May 18, 2026

Item Name:

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.

Summary Statement:

Recommended Action:

Budget:

Cost:
GL Account:
Timeline:
Department:
Project Manager:

Attachments:

1. Rose Garden RESOLUTION 136-26
2. Rose Garden RESOLUTION 136-26
3. Memo for City Council Caldwell Municipal Rose Garden

RESOLUTION NO. 136-26

A RESOLUTION OF THE CITY COUNCIL RECCOMENDING ELIGIBILITY OF THE CALDWELL MUNICIPAL ROSE GARDEN TO THE NATIONAL REGISTER OF HISTORIC PLACES AS RECCOMMENDED BY THE HISTORIC PRESERVATION COMMISSION.

WHEREAS, the Caldwell Municipal Rose Garden is being considered by the Idaho State historic Sites Review Board for nomination to the National Register of Historic Places; and

WHEREAS, The National register is the nation's official list of historic properties considered important in our past and worthy of preservation; and

WHEREAS, Certified Local Governments are required to actively participate in the National Register process by reviewing and voting on proposed nominations at an open, public meeting; and

WHEREAS, the Caldwell Historic Preservation Commission reviewed the nomination of the Rose Garden during their April 27, 2026 public meeting; and

WHEREAS, the Commission unanimously voted to recommend the Rose Garden as eligible for the National Register of Historic Places;

THEREFORE BE IT RESOLVED, by the Caldwell City Council that:

Section 1. The City of Caldwell recommends that the Caldwell Municipal Rose Garden is eligible for nomination to National Register of historic Places and said recommendation shall be forwarded to the Idaho State Historic Preservation Office.

This resolution shall be effective immediately upon its passage by the Caldwell City Council and approved by the Mayor.

PASSED BY CITY COUNCIL of the City of Caldwell, Idaho, this 18th Day of May 2026.

APPROVED BY THE MAYOR of the City of Caldwell, Idaho, this 18th Day of May 2026.

_____

Eric Phillips, Mayor

ATTEST:

_____

Kristina Buchan, City Clerk

RESOLUTION NO. 136-26

A RESOLUTION OF THE CITY COUNCIL RECCOMENDING ELIGIBILITY OF THE CALDWELL MUNICIPAL ROSE GARDEN TO THE NATIONAL REGISTER OF HISTORIC PLACES AS RECCOMMENDED BY THE HISTORIC PRESERVATION COMMISSION.

WHEREAS, the Caldwell Municipal Rose Garden is being considered by the Idaho State historic Sites Review Board for nomination to the National Register of Historic Places; and

WHEREAS, The National register is the nation's official list of historic properties considered important in our past and worthy of preservation; and

WHEREAS, Certified Local Governments are required to actively participate in the National Register process by reviewing and voting on proposed nominations at an open, public meeting; and

WHEREAS, the Caldwell Historic Preservation Commission reviewed the nomination of the Rose Garden during their April 27, 2026 public meeting; and

WHEREAS, the Commission unanimously voted to recommend the Rose Garden as eligible for the National Register of Historic Places;

THEREFORE BE IT RESOLVED, by the Caldwell City Council that:

Section 1. The City of Caldwell recommends that the Caldwell Municipal Rose Garden is eligible for nomination to National Register of historic Places and said recommendation shall be forwarded to the Idaho State Historic Preservation Office.

This resolution shall be effective immediately upon its passage by the Caldwell City Council and approved by the Mayor.

PASSED BY CITY COUNCIL of the City of Caldwell, Idaho, this 18th Day of May 2026.

APPROVED BY THE MAYOR of the City of Caldwell, Idaho, this 18th Day of May 2026.

_____

Eric Phillips, Mayor

CITY OF CALDWELL INCORPORATED JAN 15 1890 CANYON COUNTY, IDAHO

ATTEST:

_____

Kristina Buchan, City Clerk

Caldwell Planning & Zoning Division
205 S. 6th Avenue, Caldwell, Idaho

MEMORANDUM

DATE: May 13, 2026

TO: Mayor and City Council

FROM: Morgan Bessaw, Deputy Director, Planning & Zoning

SUBJECT: Caldwell Municipal Rose Garden, nomination to the National Register of Historic Places

Purpose

Request by the Historic Preservation Commission to have City Council support their recommendation to nominate the Caldwell Municipal Rose Garden to the National Register of Historic Places.

Background and Case Information

The Caldwell Municipal Rose Garden in Caldwell Idaho is being considered by the Idaho State Historic Sites Review Board for nomination to the National Register of Historic Places on Saturday, May 30, 2026 in Boise Idaho at the Idaho State Museum. The meeting will be held in person with an option for remote participation via virtual meeting technology.

The National Register is the nation's official list of historic properties considered important in our past and worthy of preservation. Listing in the National Register provides recognition and assists in preserving our nation's heritage. Attached is information that describes the property as well as the property's historical significance.

Certified Local Governments are required to actively participate in the National Register process by reviewing and voting on proposed nominations at an open, public meeting. This provides residents of the community an opportunity to comment on any such nomination prior to review by the Historic Sites Review Board.

As such, the Caldwell Historic Preservation Commission reviewed the nomination of the Caldwell Municipal Rose Garden for the National Register of Historic Places during their regularly scheduled public meeting on April 27, 2026. The Commission unanimously voted to recommend the Rose Garden as eligible for the National Register of Historic Places and asks the Council to support their recommendation, to be forwarded to the Idaho State Historic Preservation Office.

Caldwell Municipal Rose Garden
CALDWELL, CANYON COUNTY, IDAHO

Property Description:

The Caldwell Rose Garden is located at 1200 N Kimball Avenue, Caldwell, Canyon County, Idaho, in the northern section of the town. The garden is located at the northeast corner of N. Illinois Avenue and Marble Front Road. It is a 1.57-acre wedge-shaped parcel within the city-owned 12-acre Luby Park. The historic rose garden features hundreds of rose bushes arranged in beds surrounding a historic 1910 pumphouse, along with a lawn, brick walkway, arbors, and terraced basalt walls. The total resources include one site (contributing), one building (contributing), and six structures (two contributing and four noncontributing). In 1933, city leaders and members of the Caldwell Rose Society initiated a plan for a municipal rose garden in what was then called the "North Park." The garden took shape over several years. City workers, along with federally funded Works Progress Administration workers, provided labor to terrace the hillside with riprap. By 1937, over 1900 rose bushes were planted. The advent of World War 11 drew local attention away from the rose garden, but after the war, in the 1950s and 1960s, residents worked to add more roses to the garden. Hard freezes in the early years of the 21st century killed roses on the upper terraces. Some rose beds were replaced with trees. Despite these losses, the overall terraced layout, circulation pattern, and arrangement of beds around the historic pumphouse remain intact and legible. The garden retains the integrity of setting, materials, and workmanship through the survival of character-defining features, including the basalt rip-rap retaining walls, brick walkways, and other historic landscape elements, and it continues to convey the feeling and association of a formal municipal rose garden developed in the 1930s.

Historical Significance:

The Caldwell Rose Garden, located at 1200 N. Kimball, Caldwell, Canyon County, Idaho, is eligible for listing in the National Register of Historic Places (NRHP) under Criterion A in the area of POLITICS/GOVERNMENT at the local level of significance. The property is significant under Criterion A as a prominent local project of the Works Progress Administration (WPA), a federal New Deal relief program established by President Franklin D. Roosevelt under Executive Order 7034 in I 935.

Construction of the Rose Garden began in 1936, utilizing WPA funds to employ local laborers. Workers landscaped the site, constructed terraces, built garden beds, and completed distinctive stacked basalt retaining walls. The project reflects the WPA's dual mission of providing employment to unemployed workers during the Great Depression while improving local public infrastructure and civic amenities. The Caldwell Rose Garden is representative of New Deal-era public works projects that emphasized beautification, recreation, and long-term public benefit within communities throughout Idaho and the nation.

The period of significance begins in 1936, corresponding to the years of the WPS-funded construction and completion of the garden. During this period, the essential landscape design and character-defining features of the Rose Garden were established.

Memorandum

To:

City Council

Meeting Date:

May 18, 2026

Item Name:

Approve Resolution Authorizing the purchase of ten autonomous mowers for the Golf Department

Summary Statement:

Recommended Action:

Budget:

Cost:
GL Account:
Timeline:
Department:
Project Manager:

Attachments:

1. MEMORANDUM - GOLF Mower Purchase
2. Resolution - Autonomous lawmowers - Golf

MEMORANDUM

TO: Caldwell City Council

Meeting Date May 18, 20 26

AGENDA ITEM INFORMATION

SUBJECT:

Purchase of 10 autonomous mowers

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		
Mapping		
Parks and Recreation		
Airport		
Information Systems		
Golf Course	X	KW / TD
OTHER:		

COST IMPACT:	99,500.00
FUNDING SOURCE:	
TIMELINE:	

SUMMARY STATEMENT:

Autonomous mowers give Purple Sage and Fairview precise mowing, save on staff time and money, and give the optimal experience for our golfers. Some of the current autonomous mowers are outdated and parts are no longer available for them.

RECOMMENDED ACTION:

Approval of autonomous mower purchase.

RESOLUTION NO. _____

A RESOLUTION AUTHORIZING THE PURCHASE OF AUTONOMOUS LAWNMOWERS FOR THE GOLF DEPARTMENT

NOW, THEREFORE BE IT HEREBY RESOLVED by the Mayor and Council of the City of Caldwell, Idaho, approval of the purchase for Autonomous Lawnmowers for funds in the amount of $99,500.00

PASSED BY THE COUNCIL of the City of Caldwell, Idaho this 18th Day of May 2026.

APPROVED BY THE MAYOR of the City of Caldwell, Idaho this 18th Day of May 2026.

By _____
Eric Phillips
Mayor

ATTEST:

By ___
City Clerk

Memorandum

To:

City Council

Meeting Date:

May 18, 2026

Item Name:

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.*

Summary Statement:

Recommended Action:

Budget:

Cost:
GL Account:
Timeline:
Department:
Project Manager:

Attachments:

1. SR_CC_TraverseLanding_2026-05-18

COMMUNITY DEVELOPMENT DEPARTMENT
Planning & Zoning Division

COVER SHEET

Staff Planner: Katie Wright, Senior Planner

DOCKET NUMBER/CASE NUMBER	PROJECT NAME / TITLE
ANN25-000012 / SPP25-000016	Traverse Landing
PUBLIC HEARING DATE	PROPERTY /LOCATION
5/18/2026 City Council Hearing	On the north side of Marble Front Rd. approximately halfway between Smeed Pkwy and KCID Rd.

BRIEF SUMMARY OF APPLICATION REQUESTS:

☒ Annexation and Zoning ☐ Rezone ☐ Comp Plan Amendment ☐ Zoning Ordinance Text Amendment
☐ Special Use Permit ☒ Preliminary Plat ☐ Planned Unit Development ☐Development Agreement Mod

IMPACT ANALYSIS SUMMARY

This cover sheet summarizes potential development impacts that may result in the completion of the proposed development. This analysis does not consider the timing or phasing of such development and does constitute a complete assessment. The official staff report should be reviewed for a complete and comprehensive analysis of the project and findings for the project.

PROPOSED LAND USE AND ESTIMATED RESIDENT POPULATION INCREASE				
# Proposed Single Family Units:	6		Population = (DU * 3):	18
# Proposed Duplex & Multifamily Units:	-		Population = (DU * 2):	-
Proposed Commercial Acreage:	-		*TOTAL estimated population increase:	18
*Population projects are based on the average numbers of persons per household listed within Census.				

FIRE SERVICES	
Fire Dept Travel Response Time Goals:	90% within 4 min.
Closest Fire Station (in miles):	1.6 miles
Est. Response Time to Site:	4 minutes
Will this development have other significant impacts on the ability to provide services:	☐ Yes ☒ No
Will this development necessitate additional fire resources and/or equipment beyond current levels:	☒ Yes ☐ No
Will the development pay development impact fees?	☒ Yes ☐ No
Overall Comments, Recommendations & Fiscal Impact:	At this time, any additional rooftop developments or community growth directly impacts our ability to effectively manage with the current, limited fire department resources. Until staffing and resources align with the existing population, any further expansion will continue to strain our operational capabilities.

POLICE SERVICES	
Calls for Service in Area (YTD):	Nearby adjacent reporting districts have an average of 434.5 calls for service each year to date. The nearby RD's (1E, 1F, 1G, 1H) have a combined total of 1738 reactive CFS from January 1st to March 23th, 2026.
Call Types within Area:	Top 20 Reactive Calls for Service in the Area

Nature	#	%
Follow Up	36	5.60%
Welfare Check	28	4.35%
Attempt to Locate	28	4.35%
Suspicious	27	4.20%
PD Accident	25	3.89%
911 Cell Open Line	21	3.27%
Parking Problem	20	3.11%
Theft	19	2.95%
911 Disconnected Cell	18	2.80%
Citizen Assist	18	2.80%
Alarm-Commercial	18	2.80%
AC Animal at Large	17	2.64%
Reckless Driver	16	2.49%
Juvenile Problem	16	2.49%
Abandoned Vehicle	16	2.49%
Noise Complaint	14	2.18%
AC Barking Dog	13	2.02%
VIN Inspection	12	1.87%
Report By Mail	12	1.87%
Disturbance	11	1.71%

Workload Saturation (%):	Reporting districts 1E, 1F, 1G, 1H account for 1,738 (year to date) reactive CFS compared to a total of 5,565 total YTD. These RD's account for 31.23% of all reactive CFS YTD.
Traffic Crash Data:	See Exhibits
Will this development have other significant impacts on the ability to provide services?	☐ Yes ☒ No
Will this development necessitate additional police resources and/or equipment beyond current levels?	☐ Yes ☒ No
Overall Comments, Recommendations & Fiscal Impact:	The projected population added to the city of Caldwell places an almost negligible necessitation for additional officers or resources for this particular development.
PUBLIC SCHOOLS	
School District	Vallivue
Capacity to Serve (Based.on.Response.from.District)	☐Yes ☐No ☒ School was not specific in their response ☐No response received from District

Schools that will Serve Development Vallivue Map Caldwell Nampa	Ridgevue High School Summitvue Middle School Skyway Elementary
UTILITIES AND INFRASTRUCTURE	
Adequate public utilities and services, including water, wastewater, stormwater, and other necessary infrastructure, are available or can be reasonably extended to serve the proposed development. Utilities shall have sufficient capacity to accommodate the proposed development at building permit issuance. Where necessary, the applicant shall construct or extend required facilities in accordance with City standards as a condition of approval.	☒Yes ☐No
Traffic Impact Study Completed?	☐Yes ☐No ☒Not Required
Are Traffic Improvements Required for Development?	☒Yes ☐No
Are All Traffic Improvements Listed as Conditions of Approval?	☒Yes ☐No

REQUIRED INFRASTRUCTURE IMPROVEMENTS
☒ Curb and Gutter ☒ Sidewalk ☒ Street Widening ☒ Street Landscape Buffer ☐ Traffic Signals ☐ Turn Lanes ☐ Well ☐ Lift Station ☐ Utility Main Line Extensions ☐ Public Pathways ☐ Crosswalks ☐ School Crossing Beacons ☐ Transit Stop ☐ School Bus Stop ☐ Public Pathways ☐ Landscaping / Open Space ☐ Land Use Buffering / Screening ☐ Other:

DEVELOPMENT AGREEMENT	
Does the subject parcel(s) have an existing Development Agreement in place?	☐Yes ☒No
If not, is staff recommending the development be subject to a Development Agreement?	☐Yes ☒No

OTHER SUBSTANTIAL ADVERSE AND DEMONSTRABLE IMPACTS

Caldwell Community Development Department
Planning and Zoning Division
STAFF REPORT / FINDINGS
Public Hearing Item | City Council | 5/18/2026

Staff Planner: Katie Wright

CASE NO(s): ANN25-000012 / SPP25-000016
Project Name: Traverse Landing

HEARING BODY RECOMMENDATION

The Planning and Zoning Commission at the 4/8/2026 public hearing recommended APPROVAL of the annexation and the preliminary plat subject to the conditions listed herein.

CITY COUNCIL DECISION

This will be updated once the City Council has made a decision and prior to final signature.

The City Council at the 5/18/2026 public hearing, APPROVED/DENIED Case No (s): ANN25-000012 / SPP25-000016

APPLICATION SUMMARY & PROPOSED LAND USE REQUESTS

- Annexation of 1.07 acres with the initial zone of R-2 (Community Residential)
- Preliminary Plat for 6 single family detached lots



Applicant:	Bonnie Layton, Layton Planning & Consulting, LLC
Property Owner:	Endurance Holdings, LLC
Parcel ID Number(s):	R3523601000
School District:	*Vallivue*
Staff Summary of Review:	*Staff thoroughly reviewed and analyzed the above-listed applications and finds that all applications and development proposals are:* ☒ **COMPLIANT** with all applicable city codes, regulations and policies, if all conditions of approval are met. ☐ **NOT COMPLIANT** with all applicable city codes, regulations, and polices.

DECISION BODY – REQUIRED FINDINGS & APPROVAL CRITERIA

Before the Council approves any application, the Council must find and conclude the proposed applications are compliant with **Caldwell City Code approval criteria as listed within section VI. PUBLIC HEARINGS.**

BEFORE THE CALDWELL CITY COUNCIL
CITY OF CALDWELL, CANYON COUNTY, IDAHO

IN THE MATTER OF APPLICATION FOR ANNEXATION OF 1.07 ACRES WITH THE INITIAL ZONING OF R-2 (COMMUNITY RESIDENTIAL) AND A PRELIMINARY PLAT FOR 6 SINGLE FAMILY DETACHED LOTS. Property Owners: Endurance Holdings, LLC	)	**FINDINGS OF FACT, CONCLUSIONS OF LAW AND DECISION** Case No. ANN25-000012 / SPP25-000016

I. APPLICATION FACTS

Applicant:	Bonnie Layton, Layton Planning & Consulting, LLC
Property Owner:	Endurance Holdings, LLC
Application Requests and Development Proposals:	Application for an annexation of parcel R3523601000 (1.07 acres) with the initial zoning of R-2 (Community Residential); and Application for a preliminary plat consisting of 6 single-family detached lots.
Applicant Submission:	The applicant, Bonnie Layton, on behalf of the property owner, Endurance Holdings, LLC, submitted an application on 11/10/2025.
Proposed Site Location:	The subject site is located 1,425 feet east of Smeet Parkway, on the north side of Marble Front Rd., with a property address of 4825 MARBLE FRONT RD., described as a parcel located in Government Lot 1 of Section 19, T4N, R2W, and a portion of N ½ of the NE ¼ of Section 24, T4N, R3W, B.M.
Parcel Number(s):	R3523601000
Property Size:	Approximately 1.07 acres, more or less
Jurisdiction:	The property is currently located in Canyon County.
Applicable Regulations and Guiding Documents:	Applications were thoroughly analyzed and reviewed for compliance with: a. City of Caldwell Zoning Ordinance No. 1451, as amended b. City of Caldwell Subdivision Ordinance, as amended c. City of Caldwell Comprehensive Plan, as amended d. Treasure Valley Tree Selection Guide e. Bicycle and Pedestrian Master Plan

f. Caldwell Transportation Master Plan
g. Idaho Code

Public Notifications:

The following noticing was completed in accordance with Caldwell City Code Section 10-03-12:

Neighborhood Meeting Held	9/8/2025
Public Agency Notification Sent (See attached exhibit for list of agencies notified)	1/5/2026
(500') Radius Notices Mailed - P&Z Commission Hearing (Min. 15 days prior to hearing)	3/19/2026
Legal Ad Published - P&Z Commission Hearing (Min. 15 days prior to hearing)	3/22/2026
Physical Site Posted - P&Z Commission Hearing (Min. 10 days prior to hearing)	3/24/2026
Applicant Proof of Posting Received - P&Z Commission Hearing	3/27/2026
P&Z Commission Public Hearing	4/8/2026
(500') Radius Notices Mailed – City Council (Min. 15 days prior to hearing)	4/28/2026
Legal Ad Published – City Council (Min. 15 days prior to hearing)	5/1/2026
Physical Site Posted – City Council (Min. 15 days prior to hearing)	5/3/2026
Applicant Proof of Posting Received – City Council (Min. 10 days prior to hearing)	5/6/2026
City Council Public Hearing	5/18/2026

Political Subdivisions Providing Services:

Fire:	Caldwell Fire
Police:	Caldwell Police
School District:	Vallivue
Water Services:	City of Caldwell (Municpal Water)
Sewer:	City of Caldwell (Municipal Sewer)
Trash:	Republic Services
Irrigation Services:	City of Caldwell (Pressurized Irrigation)
Irrigation District:	Franklin Ditch Company and Mason Creek Ditch Company
Others:	n/a

Political Subdivisions Notification and Comments:

In accordance with Idaho Code, notice was provided to all political subdivisions providing services within the planning jurisdiction, including school districts. Public agency comments were received from the following agencies and are included in their entirety as part of the official record and the exhibits attached hereto.

1. Idaho Transportation Department – no comments or concerns.
2. Vallivue School District – The letter received from the district stated the elementary school is not currently at capacity but that continued construction will continue to add enrollment pressure to Skyway Elementary. They did not provide any comments or data about a middle school or high school.
3. City of Caldwell Engineering Department – Provided general conditions for approval for Traverse Landing Subdivision. Specific conditions are provided. **See Exhibit 2 of this report for full comments from Engineering.**
4. City of Caldwell Fire Department – Stated the project can be approved and provided general conditions of approval. **See Exhibit 2.**
5. City of Caldwell Mapping Department – Stated the project can be approved and provided general conditions of approval. **See Exhibit 2.**
6. City of Caldwell Police Department – Provided information including calls for service, crash data, and other information for review. **See Exhibit 2.**

Public Comments Received:

In response to the public notices, no public comments were received for this application.

a. Public testimony given at the public hearing will be included in the official minutes of the record.

Site / Project Background and History:

This subject parcel is within Canyon County and does not have any history within the City of Caldwell.

Site Features:

Floodplain:	The property is not within a flood zone.
Mature Trees:	A handful of existing trees are located within the existing residential lots noted above
Streams & Creeks:	None
Wildlife Habitat:	None
Riparian Habitat Area:	None
Steep Slopes & Hillsides:	None
Canals, Ditches, & Drains:	None
Other, Describe:	n/a

Site and Surrounding Zoning Classifications:

Site:	Agricultural - County
North:	R-1 (Neighborhood Residential) - City
South:	R-1 (Neighborhood Residential) - City
East:	R-1 (Neighborhood Residential) - City
West:	R-1 (Neighborhood Residential) – City Agricultural - County

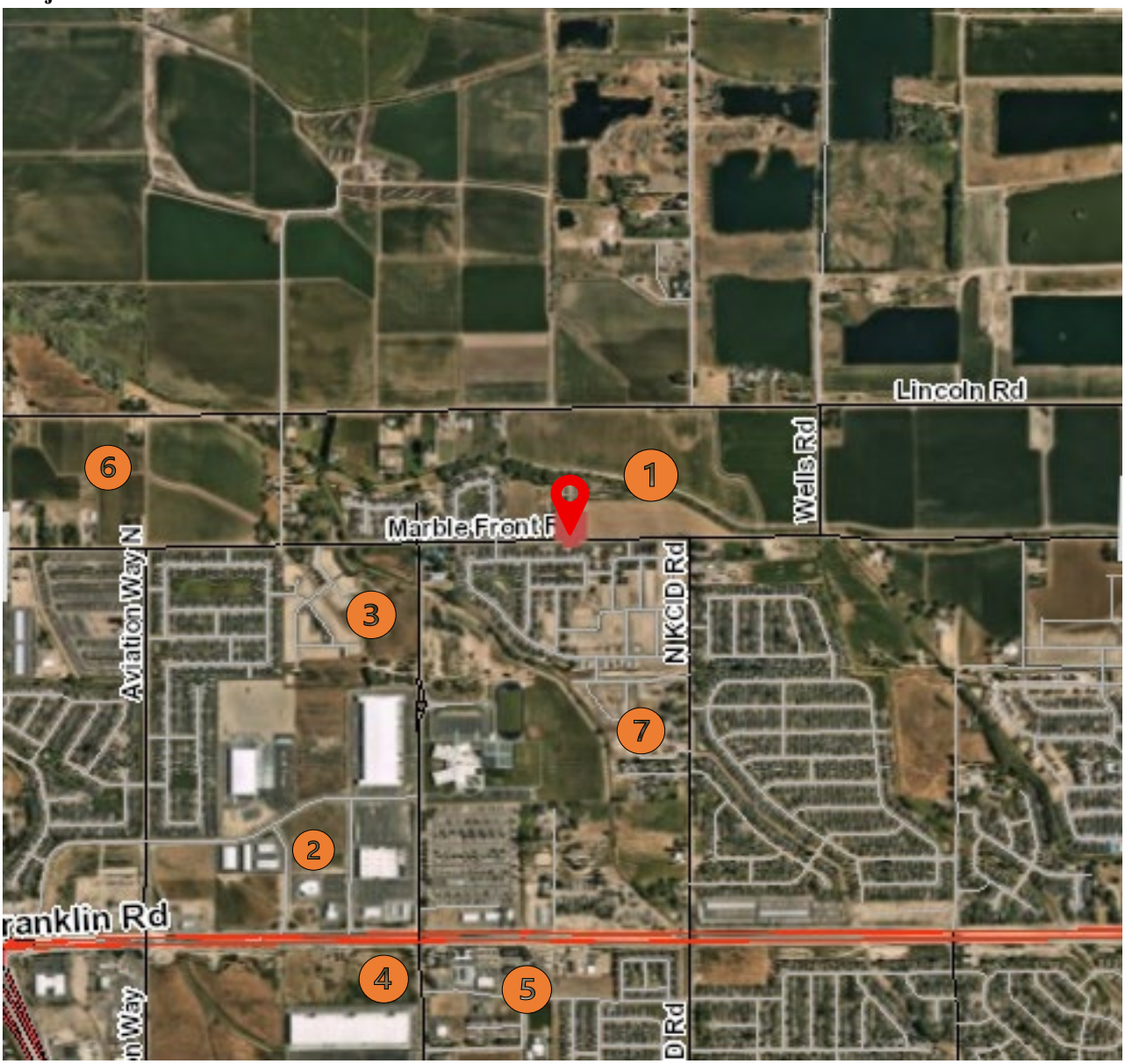
Site and Surrounding Land Uses (existing):

Site:	Vacant Single Family Home
North:	Traverse Creek Single Family Subdivision (approved entitlements)
South:	Topaz Ranch Subdivision
East:	Traverse Creek Single Family Subdivision (approved entitlements)

	West:	Traverse Creek Single Family Subdivision (approved entitlements) County Single Family
Site and Surrounding Comprehensive Plan Land Use Designations:	*Site:*	Neighborhood 2
	North:	Neighborhood 2
	South:	Neighborhood 2
	East:	Neighborhood 2
	West:	Neighborhood 2

Approved Developments within 1-Mile Radius of Subject Site:

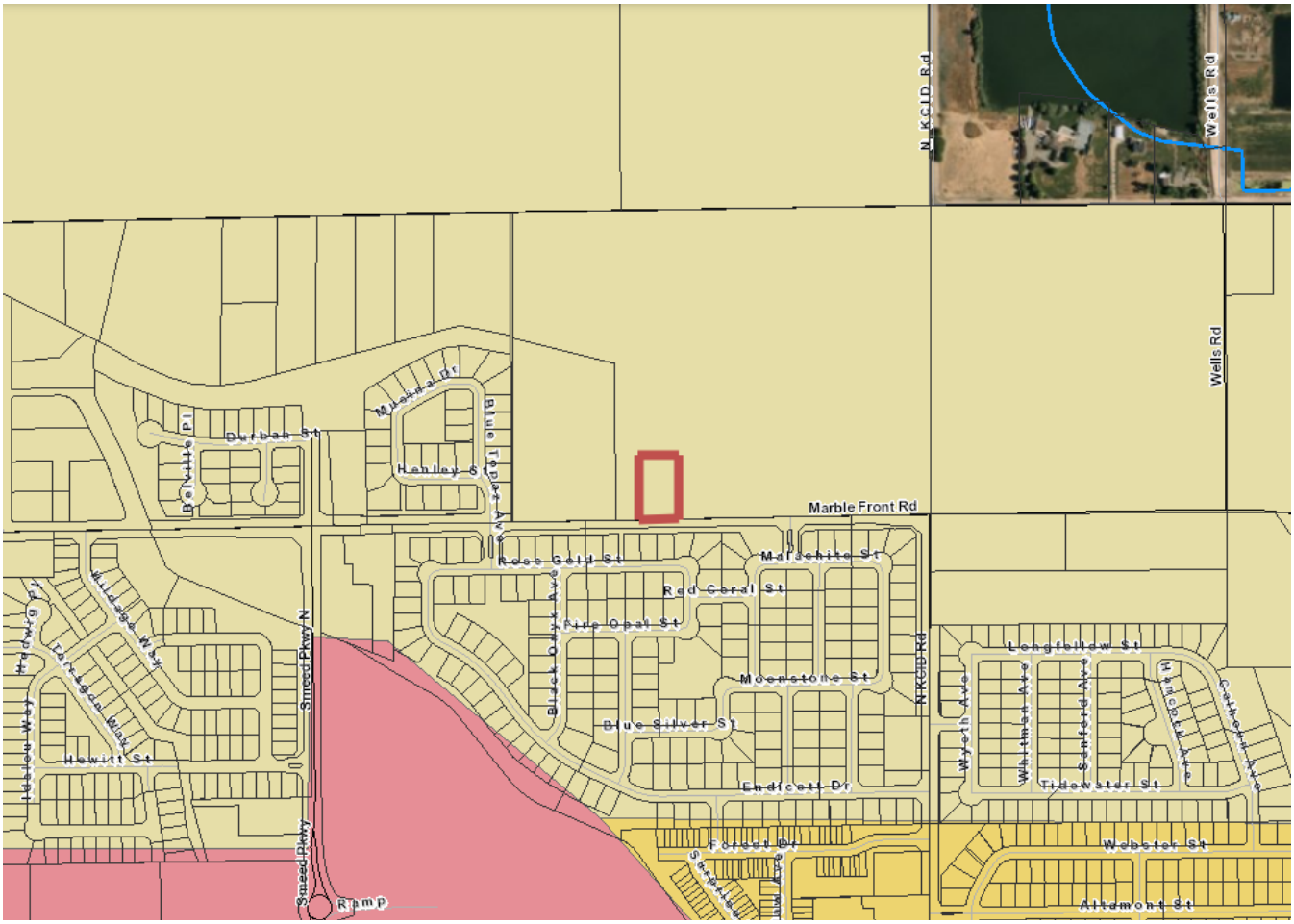
Within a one-mile radius of the subject site, the following entitlements have been approved and are actively being built or have the ability to be built in the future.



Map Exhibit #1 (Above): Approved Developments Surrounding Subject Site

Map Key	Description
1	Traverse Creek – 265 single family detached and 14 townhomes; CDs for phase 1 have been approved
2	Haystack Ave. Hotel and Apartments – 98 multi-family units and a hotel with 119 rooms; apartment building permit has been submitted
3	Topaz Ranch West – 132 single family homes; phase 3 construction drawings have been approved
4	Home Depot Plat – 4 commercial lots and existing Home Depot; plat recorded
5	Lexington Sky Apartments Phase 2 – 12 multi-family units; submitted building permit
6	Hunters Path Subdivision – 125 single family homes
7	Cougar Crossing – 88 single family; building permits submitted

II. STAFF REVIEW AND ANALYSIS – COMPREHENSIVE PLAN MAP ANALYSIS



Map Exhibit (Above): City of Caldwell Comprehensive Plan Map

The Comprehensive Plan Land Use Map depicts the subject site **(outlined in red).** The subject site is designated within the future land use map as Neighborhood 2. Surrounding parcels are designated as Neighborhood 2 to the North, South, East, and West.

The Neighborhood 2 Placetype is the primary residential place type in Caldwell. This encompasses residential areas that provide an array of low and mid-density housing options. These neighborhoods are located outside of most commercial centers but should still be well connected to nearby services The residential gross density shall be a minimum of 2 dwelling units per acre and shall not exceed 8 dwelling units per acre.

The applicant is proposing a residential gross density of 5.61 dwelling units per gross acre, where the allowed density is 2 to 8 dwelling units per gross acre.

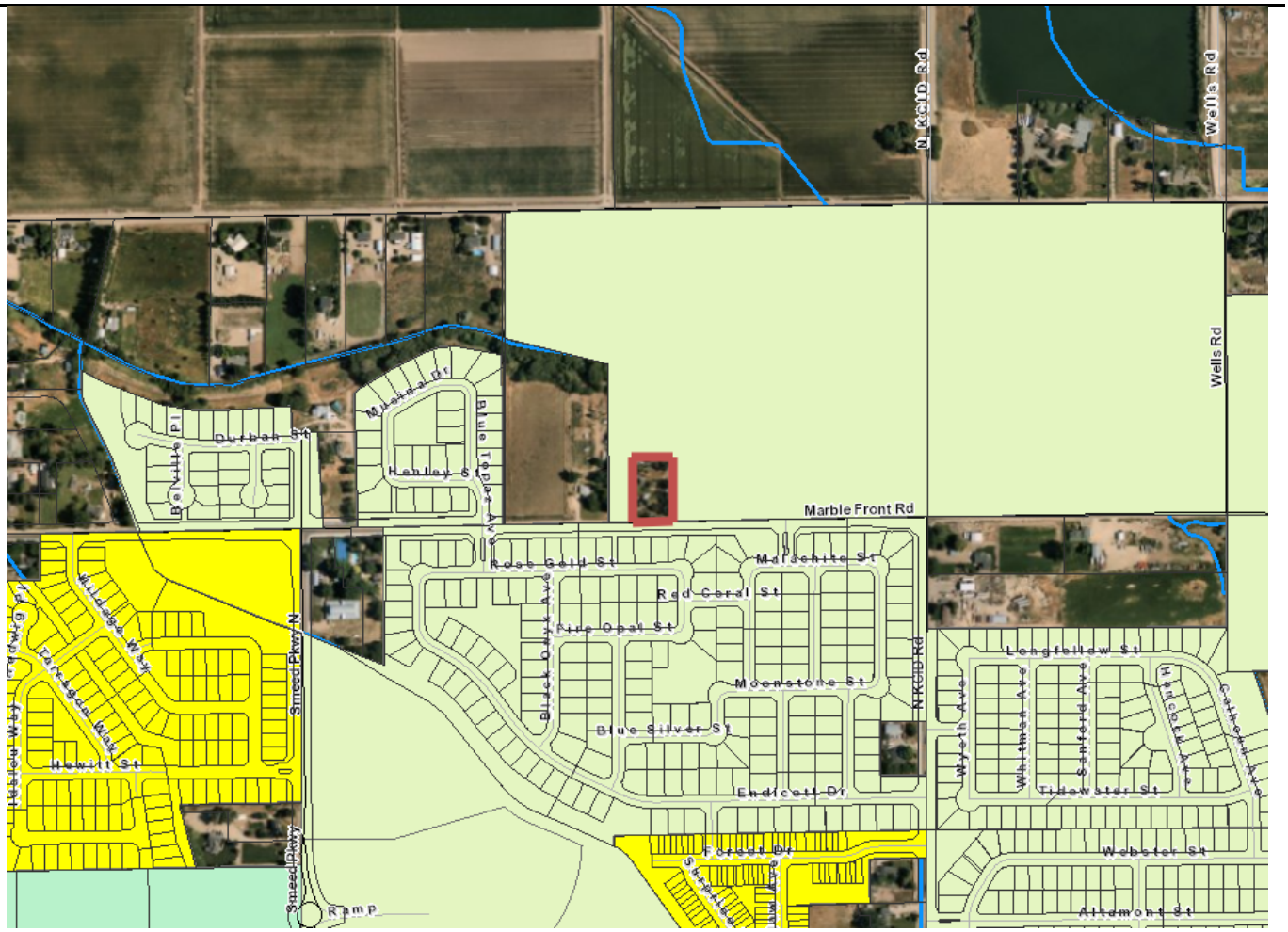
Building Placement is called out in the Comprehensive Plan to have house scale buildings setback from the street and separated from other houses, which this plan is proposing by meeting the street buffer requirement and the

setback requirements. The Comprehensive Plan also calls for residential developments to have access by local roads rather than directly onto arterial or collector roadways, which is being proposed on this site plan where the homes will be taking access through the previously approved Traverse Creek subdivision's local roads. The proposed development will be under 30' in height and will be compatible with the scaling of the surrounding existing uses.

Staff Comment: *Staff finds that this development meets the density within the Comprehensive Plan and meets the Design and Characteristic goals. Staff finds the overall proposed development plan is generally consistent with the goals and policies from the adopted Comprehensive Plan as listed in Table 1 below, based on the known factors at the time of publication of this staff report:*

TABLE 1: CONSISTENT COMPREHENSIVE PLAN GOALS AND POLICIES	
CHAPTER 3: CONNECTED COMMUNITY	
Goal 1:	PROVIDE FOR THE EFFICIENT AND COST-EFFECTIVE MOVEMENT OF PEOPLE AND GOODS.
Policy 1.2:	Design local and collector streets in a manner that provides good circulation as well as connections to adjacent developments
Policy 2.2:	Create alternative access points when developing property along principal arterial and collector roadways, to minimize direct access driveways wherever possible.
Goal 4:	ENSURE SAFE, COMFORTABLE, AND ACCESSIBLE PATHWAYS FOR PEDESTRIANS, CYCLISTS, AND OTHER NON-MOTORIZED USERS.
Policy 4.2:	Develop a continuous sidewalk network with enhanced crosswalks to safely connect residents to nearby destinations such as schools, parks, shopping areas, and other community amenities.
Policy 4.4:	Close gaps in the sidewalk network to provide continuous and accessible pedestrian pathways throughout the city.
CHAPTER 6: QUALITY NEIGHBORHOODS TO CALL HOME	
Goal 3:	CONCENTRATE DEVELOPMENT CLOSER TO THE CITY'S CORE AND PRESERVE A RURAL TRANSITION AT THE CITY'S WESTERN AND NORTHERN BOUNDARIES.
Policy 3.2:	Promote infill housing developments to maximize existing infrastructure and slow the loss of open space.
CHAPTER 7: INTENTIONAL AND DISTICT CENTERS	
Policy 1.1:	Encourage infill development, restoration, and redevelopment of vacant, underutilized, or neglected properties.
Goal 6:	ENSURE THAT NEW DEVELOPMENT PROVIDES ADEQUATE PUBLIC SERVICES AND INFRASTRUCTURE TO MEET CALDWELL'S NEEDS
Policy 6.1:	Provide for the orderly expansion of public services and infrastructure to match population growth and serve new development

III. STAFF REVIEW AND ANALYSIS – ZONING MAP AMENDMENT AND ANALYSIS



Map Exhibit (Above): City of Caldwell Zoning Map

Semi-Rural Residential-1	Neighborhood Commercial	Industrial and Business Park
Semi-Rural Residential-2	Community Commercial	General Industrial
Neighborhood Residential	General Commercial	Heavy Industrial
Community Residential	Service Commercial	Airport District
Urban Residential	Downtown Central Business	Mixed-Use / Regional Comm.
Healthcare District	Downtown City Center	Downtown Transition Neighborhood
Public District	College District	

The proposed zoning of R-2 (Community Residential) is in compliance with the Comprehensive Plan.

According to Caldwell City Code, the purpose of the Community Residential zone is to "provide areas by zoning procedures in accordance with the comprehensive plan that accommodate single-family residential (including accessory dwelling units), townhomes, and duplexes. Small-scale commercial uses may be found at major intersections of arterial and collector roadways, along highway frontages, or as part of a planned unit development or master planned community, in order to provide greater access of services to the surrounding neighborhoods".

Staff Comment: *The applicant is proposing a single-family development consisting of 6 single family detached lots. Single family detached is a permitted use within the R-2 zone. Traverse Creek was approved in 2023 by City Council where this subject site was an outparcel that was unable to be obtained at that time. The applicant is now submitting this application to connect to the previously approved Traverse Creek. Traverse Creek was approved as R-1 with a Planned Unit Development, which allowed them smaller lot sizes than what code required of R-1. These lots will be consistent with the lot sizes within Traverse Creek.*

IV. STAFF REVIEW AND ANALYSIS – PRELIMINARY PLAT AND DEVELOPMENT PLAN

The project proposes six (6) single family detached residential lots on 1.07 acres. Single family detached is a permitted use within the R-2 zone. This development will connect to the previously approved Traverse Creek.

Detailed Breakdown of Phasing and Types of Land Uses:

A detailed breakdown of the phasing and types of land uses for the proposed project are as follows:

Phased Development?	☐ Yes ☒ No	**How Many Phases?**	-

Residential Type	**# of Lots**	**# of Buildings**	**# of Dwelling Units**
Single-Family Detached	6	6	6
Common Lots	1	-	-
TOTAL	**7**	**6**	**6**

Dimensional Standards Analysis:

The Caldwell City Code provides bulk zoning standards for regulating the size, height, and setback requirements for buildings and structures within a particular zoning district; and standards for lot dimensions and spatial arrangements.

The following are the required bulk requirements and dimensional standards for the **R-2 zone** in accordance with Caldwell City Code, and the dimensions proposed by the subject development:

Minimum Lot Size	**Required**	**Proposed**
Interior Lot Area (sq. ft.)	4,000sqft	4,014sqft
Corner Lot Area (sq. ft.)	5,000sqft	-
Minimum Lot Width / Frontage (ft.)	30’	43’
Setbacks	**Required**	**Proposed**
Front Yard Setback, Garage; Minimum (ft.)	22’	Shall comply with code at time of building permits.
Front Yard Setback, Living Area; Minimum (ft.)	15’	
Interior Side Yard Setback (ft.) (Minimum)	5’	
Street Side Yard Setback (ft.) (Minimum)	15’	
Rear Yard Setback (ft.) (Minimum)	15’	
Alley (Garage/Parking) Setbacks: Minimum (ft.)	5’	
Scale and Massing	**Required**	**Proposed**
Maximum Building Height (ft.) *	40’	Shall comply at time of building permit
Residential Density Range in Gross units /acre	2-8du/acre	5.61 du/acre

* Regardless of the zoning district, if a new mixed-use, multi-family, or non-residential structure is being built immediately adjacent to a single-family residence, the maximum height of the new structure shall be 30’ unless allowed to exceed such maximum height by special use permit approval. For the purposes of this requirement, immediately adjacent to shall mean within one hundred fifty (150) feet, as measured from structure to structure.

CCC 10-02-05 Off-Street Parking Standards:

The Caldwell City Code has provisions addressing the minimum and maximum number of off-street parking spaces accessory to designated uses, shared parking lots, off-street loading, parking lot lighting, electric vehicle parking, and bicycle parking.

The following provides an overview of the parking, loading and pedestrian amenity requirements for the proposed land uses, and the amount proposed by the subject development:

SINGLE FAMILY / TWO FAMILY DWELLINGS		
Off-Street Parking Spaces	**Required**	**Proposed**
Off-Street Parking Spaces (Minimum)	2.0 per DU	2 per DU

Staff Comments: *The project was reviewed for compliance with all parking requirements and was determined to be in compliance with city zoning ordinances.*

Public Services, Utilities, and Facilities:

Sewer & Water: All utilities are available or will be available as outlined in the City of Caldwell Engineering staff report memo.

Irrigation Applicant is required to provide pressurized irrigation throughout the project in accordance with Caldwell City Code. The subject site is located within the Mason Creek Ditch Company and the Franklin Ditch Company boundaries. Any issues related to access to a pressurized irrigation system will be addressed in the City of Caldwell Engineering staff report memo.

Stormwater: The applicant proposes retaining storm water on site, per City Code.

Schools: The subject site is located within the Vallivue School District. The letter received from the district stated the elementary school is not currently at capacity but that continued construction will continue to add enrollment pressure to Skyway Elementary. They did not discuss specifics about a middle school or high school.

Police: Emergency police services are provided by the City of Caldwell Police. The nearest police station is approximately 2.7 miles away from the furthest point of the development.

Fire: Emergency fire services are provided by the City of Caldwell Fire. The nearest fire station is Station #3 and is approximately 1.28 miles from the development.

Staff Comments: *Staff finds all utilities are available or will be available as outlined in the engineering staff report/ memo. Utilities are required to be designed and constructed in accordance with the City of Caldwell requirements for municipal facilities. All other public services and facilities are or will be provided to serve the site and any proposed land uses based upon the letters received from partner agencies.*

Transportation and Connectivity:

Street Frontage: The Traverse Landing Subdivision has 168' of frontage along Marble Front Road. Per the applicant, frontage improvements will be completed at the time of Traverse Creek No. 1 (SFP24-000022).

Street Classifications: Marble Front Road – Collector

Proposed Site Access: The development is proposing to take access through the approved Traverse Creek Subdivision to the east, which will feed out onto Marble Front Road. Traverse Creek was approved with Hollow Grove (a local street) stubbing to the subject parcel's east boundary, providing this parcel internal subdivision access.

Traffic Impact Study (TIS): A TIS was not required for this application due to the number of lots proposed.

Safe Routes to Schools:

As required by 10-02-02 (3), residential and multi-family subdivisions and/or developments within the "walk zone" of a school or where no walk zone map exists (within a 1 ½ mile radius of a school) shall provide safe and well-designed routes and crossings for children to bike or walk from their home to school. Such routes shall include:

- The shortest and safest routes.
- Level, ADA accessible sidewalks with minimum cross slope where sidewalks cross driveways. Sidewalk widths shall be determined by the functional classification of the street.
- Curb ramps in accordance with the latest ADA design standards.
- Pathways that connect to schools where needed.
- Crosswalk and/or protected crosswalks, as required by the city.

Staff Comments: *This application would provide sidewalks along Marble Front Rd., providing additional connectivity.* ***Staff has conditioned that a pedestrian beacon be installed at Smeed Parkway and Marble Front Road to provide additional safe connectivity to Summittvue Middle School. Ultimate location and design should be coordinated between the City, the school district, and the developer to ensure it is placed in the safest and most efficient location.***

Landscaping, Open Space, Pathways and Amenities:

The Caldwell City Code specifies requirements for landscape street buffers, open space, land use buffers, and private and public pathways.

The following table provides an overview of the city code requirements, and the proposal presented by the subject development.

Street Landscape Buffers	**Min. Required**	**Proposed**
Marble Front Road – Collector (168 LF):		
Buffer Width:	20' wide	20' wide
Sidewalk:	7' attached	7' wide attached
Berms:	No	No
Class I tree:	One per 25 LF No more than 50% of the trees	50'/25' = 2 Class I trees
Class II tree:	One per 35 LF	175'/35' = 5 Class II trees
Shrubs:	One per 4 LF 168'/4 = 42 shrubs	43.+ shrubs
Groundcover:	20-50% turf grass Min. 50% shrubs, flowers, and other vegetative groundcover (besides turf)	1,665sqft of 3,370sqft = 49.4%
Boulders:	n/a	n/a
Open Space:	**Min. Required**	**Proposed**
Qualifying Open Space (Minimum):	Not required under 11 lots	-

Pathways:	Required
(Public Pathways):	
Irrigation/Drain Pathways:	No
Regional Pathway (10' multi-use):	No
Wayfinding and Directional Signage:	No
Fencing (Both Sides of Pathway):	No
(Other Pathways):	
Neighborhood Pathways (5'):	No
Community Pathways (8'):	No

Staff Comments (Landscaping, Buffers, & Common Open Space):

This development is proposed to have 6 single family lots, which does not require open space. The applicant is proposing a buffer along Marble Front Road and the previously approved development, Traverse Creek, was approved with additional landscaping and open space that will serve this development.

Regional Pathways:

Staff notes the 2040 Bicycle and Pedestrian Master Plan does not identify any required public pathways across the subject parcel.

Neighborhood and Community Pathways:

Neighborhood Pathways (5'): The applicant is proposing internal sidewalks, which will provide connectivity. Due to the size of the parcel, open space is not required, providing no opportunity or need for additional neighborhood pathways.

Community Pathways (8'): The applicant is not proposing a Community Pathway, as there would be no connections to neighboring parcels. This proposed development shall be apart of the neighboring approved subdivision's (Traverse Creek) HOA, which will allow these homeowners access to the pathways connecting open space within Traverse Creek.

Fencing and Screening:

Although not required by code, 6' vinyl fencing is proposed along the back of the landscape buffer on Marble Front Road.

V. STAFF REVIEW AND ANALYSIS – AREAS OF SPECIAL CONCERN

Staff has no specific concerns with the proposed development.

VI. PUBLIC HEARINGS

1. **PLANNING AND ZONING COMMISSION PUBLIC HEARING**

A public hearing on the requests was held before the Planning and Zoning Commission on 4/8/2026, at which time city staff presented a staff report along with an analysis of the application and all pertinent information on the case, followed by the applicant's presentation, and testimony in opposition, neutral, and in favor.

The Commission reviewed and considered all records, evidence, testimony, and facts presented, prior to making a recommendation for APPROVAL to be forwarded to City Council.

2. **CITY COUNCIL PUBLIC HEARING**

A public hearing on the subject applications was held before the City Council on 5/18/2026, at which time city staff presented a staff report along with an analysis of the application and all pertinent information on the case, followed by the applicant's presentation, and testimony in opposition, neutral, and in favor.

The City Council reviewed and considered all records, evidence, testimony, facts presented, and recommendations in making their decision.

Based upon compliance with the conditions noted herein, the City Council found and concluded the following:

THE FINDINGS BELOW ARE WRITTEN IN BOTH APPROVAL AND DENIAL.

THE CITY COUNCIL WILL DECIDE IF THE INDIVIDUAL APPLICATIONS ARE COMPLIANT WITH THE CORRESPONDING CRITERIA AS LISTED BELOW.

NOTE: *The findings will be updated prior to signature to represent the decision made at the hearing.*

Annexation – OWNER CONSENTED

REQUIRED APPROVAL CRITERIA
Caldwell City Code Section 10-03-01: Annexations, Deannexations and Preannexations and Idaho Code 50-222 outlines the Conclusions of Law for approving annexations with consent. • **Owner consented annexations are not subject to judicial review and the City Council DOES NOT have to make express findings of such.**

Zoning Ordinance MAP Amendment

REQUIRED APPROVAL CRITERIA		
The City of Caldwell 2040 Comprehensive Plan, Caldwell City Code Sections 10-01-05: Official Zoning Maps and the Comprehensive Plan, 10-01-07: Zoning Upon Annexation, and 10-03-02: Zoning Ordinance Text and Map Amendments - Rezones outlines the approval criteria pertinent to zoning ordinance text and/or map amendments. **The city council, prior to approving any ordinance map amendment request, shall find and conclude the requests have met the criteria identified below.**		
Criteria	**Findings and Conclusion**	
	Compliant	**Not Compliant**
The request has met compliance with all public notice and hearing requirements of the City Code and Idaho Code.		

The proposed zoning map amendment is consistent with the comprehensive plan's land use map, and the plan's established goals, objectives, and policies. If the request is not in accordance with the adopted comprehensive plan, the request for amendment shall not take place until after the comprehensive plan has been amended under notice and hearing procedures provided in this chapter and within section 67-6509, Idaho Code.		
The proposed map amendment is consistent with the purpose statement of the proposed zoning district.		
The intensity of development in the new zoning district is not expected to create significantly adverse impacts to surrounding properties or the neighborhood, or has proposed efforts to mitigate or minimize such adverse impacts		
The information provided from the agencies having jurisdiction over the public facilities needed for this site indicate that adequate public facilities exist, or are expected to be provided, to serve all uses allowed on this property under the proposed zone.		

Preliminary Plat

REQUIRED APPROVAL CRITERIA		
Caldwell City Code Section 11-02-03 (1) E2 (A) through (1) E2 (E) outlines the criteria for approving a preliminary plat. **The city council, prior to approving any Preliminary Plat request, shall find and conclude the requests have met the criteria identified below.**		
Criteria	**Findings and Conclusion**	
	Compliant	**Not Compliant**
The plat is in compliance with "city code"?		
The plat is consistent with the city comprehensive plan		
Public services and utilities are available or can be made available and are adequate to accommodate the proposed subdivision?		
The plat is consistent with the city transportation master plan?		
The subdivision preserves natural, scenic or historic features, if applicable of the site it is being developed on?		

VII. 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. Adequate notice of the public hearing was provided, pursuant to Section 67-6512, Idaho Code and Chapter 10, Article 3, Section 10-03-12 of Caldwell City Code.
3. 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.
4. The Planning and Zoning Commission and Hearing Examiner are authorized to recommend approval, recommend approval with conditions, recommend approval with modifications, or recommend denial of specific land use applications in accordance with Section 10-01-02 (3) of Caldwell City Code.
5. The Planning and Zoning Commission and Hearing Examiner are authorized to approve, approve with conditions, approve with modifications, or deny special use permits and planned unit development requests, when said planned unit development requests are not part of a preliminary plat, in accordance with Section 10-01-02(3) of Caldwell City Code.
6. The City Council reviewed and considered all records, evidence, testimony, facts presented, applicable code standards, the Caldwell Comprehensive Plan, and approval criteria as specified within Caldwell City Code in making their findings and decision.

VIII. DECISION

NOTE: *THIS SECTION WILL BE MODIFIED PRIOR TO FINAL SIGNATURE TO REPRESENT THE ACTION OF THE DECIDING BODY*

Approval Decision Language

THEREFORE, the Caldwell City Council, hereby **approves** of the request for Annexation of 1.08 acres with the initial zoning of R-2 and a Preliminary Plat for 6 single family detached lots;

OR

Denial Decision Language

THEREFORE, the Caldwell City Council, hereby **Denies** the request for Annexation of 1.08 acres with the initial zoning of R-2 and a Preliminary Plat for 6 single family detached lots because**….*deciding body must state the reasons for denial***

IX. CONDITIONS OF APPROVAL

(This section is only applicable to approval decisions)

NOTE: Any conditions removed by the governing body will be shown in strikethrough.
Any conditions added by the governing body will be shown underlined

A. Site Specific Requirements:

1. Future development of the subject site shall be substantially consistent with the approved preliminary plat, landscape plans, open space exhibit, etc.
2. The subject Traverse Landing Subdivision shall be part of the adjacent Traverse Creek Subdivision homeowners association. At the time of Final Plat submittal, a plat note shall be added reflecting this and include the instrument number for the recorded CC&Rs.
3. Prior to final plat signature, the applicant shall work with the City and school district to install a signalized pedestrian crossing across Marble Front Road at Smeed Parkway. The developer shall be responsible for design and construction of said crossing.

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 the submission 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 bulk and dimensional standards schedule in effect at the time the building permit is filed, excluding any deviations/modifications approved through a planned unit development, special use permit, and/or development agreement.
2. Concept Site Plan: The concept site plan **(Exhibit 1)** represents the Owner's current concept for completion of the Project. As the site layout evolves, the city understands and agrees that certain changes in that concept may occur or be required. If the City determines that any such changes require additional public comment due to potential impacts on surrounding property or the community, a public hearing shall be held on any proposed changes in the Concept Plan and notice shall be provided as may be required by the City. The Owner

understands and agrees that any changes or modifications to the site plan must be submitted to the City for review and approval prior to development.

3. Building Elevations: The building elevations **(Exhibit 1)** represent the Owner's current concept for the style of architecture, architectural features, colors, finishes and materials, and surrounding landscaping for the project. As the building design evolves, the city understands and agrees that certain changes in that concept may occur or be required. 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 elevations presented to the public, a public hearing shall be held on the proposed changes and notice shall be provided as may be required by the City. The Owner understands and agrees that any changes or modifications to the building elevations must be submitted to the City for review and approval prior to construction of such.

4. 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. Fire Department Conditions of Approval:

1. Comply with all requirements of the City Fire Department as specified in their memo / email dated 1/8/2026 and shown in **Exhibit 2**. In addition, all fire code requirements for the following must be strictly adhered to:
    a. Access, turnarounds, emergency access, water supply, fire hydrants, etc. shall be met in the development and/or platting of the subject property.
    b. 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.

E. Engineering Department Conditions of Approval:

1. Comply with all requirements of the City Engineering Department as specified in their memo dated 3/20/2026 and shown in **Exhibit 2.**
2. Comply with all requirements of the City Mapping Department as specified in their memo / email dated 2/20/2026 and shown in **Exhibit 2.**

F. 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.
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. Parking Lot Landscaping: Linear grouping of parking spaces shall not exceed twelve (12) in a row, without

the installation of an interior landscape planter island. All off-street parking lots/parking areas, drive aisles, and other vehicular use areas shall install a perimeter landscape buffer along the property line and/or project boundary. Class 3 trees are prohibited in the interior planter islands and all parking lot landscaping shall comply with 10-02-09-8.

7. Street Landscape Buffers: The street landscape buffers shall comply with CCC 10-02-09-5 and shall contain a mixture of trees, shrubs, lawn, vegetative and nonvegetative ground cover so that the entire buffer area is covered. Plantings shall meet or exceed the minimum plant sizes as follows:

TYPE	**MINIMUM (at 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

G. 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:
    a. Final plats must be submitted for approval within twenty-four (24) months of the date of signature on the approving order of decision for the preliminary plat;
    b. 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. For phased subdivisions, see 11-02-02 (1).
4. Final Plat Submission: Final plat applications shall be submitted to the planning and zoning department at the same time as the application for review of construction drawings has been submitted to the engineering department.
5. 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, and provided that "city code", as herein defined, and any subsequent amendments as adopted by the city before, during or after preliminary plat approval, is followed

in all design, engineering plans, construction and final plats for all phases, with the exception of lot sizes, lot dimensions, setbacks, number of lots and any exceptions approved at the time of preliminary platting, which shall remain as indicated in the preliminary plat order of decision and/or development agreement.

6. 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.

7. 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.

STANDARD LANGUAGE FOR DENIAL DECISION

(This section is applicable to all denial decisions except for OWNER CONSENTED ANNEXATIONS)

See below for language on owner consented annexations.

A. Request For Reconsideration By Affected Persons: On any application brought before the city council affecting the use, occupancy or development of real property, including, but not limited to, those matters governed by the Idaho Local Land Use Planning Act, found at Idaho Code section 67-6501 et seq., or the Caldwell Zoning Ordinance, found in this title, a party may request that the city council reconsider a decision pursuant to the terms of this section. Decisions and recommendations of the planning and zoning commission are not subject to reconsideration but may be appealed to the city council as provided in this title.

1. As required by Idaho Code section 67-6535(2)(b), any applicant or affected person who wishes to seek judicial review of compliance with the provisions of Idaho Code section 67-6535, must first seek reconsideration of the final decision within fourteen (14) days.

2. Such written request must be delivered to the city clerk within that time frame and must identify specific deficiencies in the decision for which reconsideration is sought. Upon reconsideration, the decision may be affirmed, reversed or modified after compliance with applicable procedural standards.

3. The city council shall review the petition for reconsideration at a regular meeting and decide whether to reconsider the matter.

4. The city council may consider its decision only if it finds any of the following:

    a) There was a clerical error in the decision;

    b) The decision resulted from fraud or mistake;

    c) There is new evidence for the record or a change in circumstances;

    d) There was a procedural error;

    e) The council previously rejected the application by a tie vote; or

    f) The decision was made in violation of substantive law.

5. If the city council chooses to reconsider the final decision, the city council shall provide the applicant or affected person a written decision on such action. If the city council grants reconsideration in whole or in part, a hearing before the city council will be scheduled to address the specific deficiencies identified by the applicant or affected person, which shall be conducted pursuant to the public notice procedures set forth in this section. The issues examined upon reconsideration shall be limited to issues raised by the petition for reconsideration and the record previously established, as well as the applicable law. The cost of all required notices shall be borne by the party(ies) seeking reconsideration of the decision and paid in advance.

6. Following the hearing on the reconsideration, the city council may affirm, reverse, or modify, in whole or in part, its' prior decision and shall provide a written decision to the applicant and the affected person(s) within sixty (60) days of receipt of the request for reconsideration. If the city council fails to timely decide, the request for reconsideration is deemed denied. A decision shall not be deemed final for purposes of judicial review unless the process required in this subsection has been followed. The twenty-eight (28) day time frame for seeking judicial review is tolled until the date of the written decision regarding reconsideration or the expiration of the sixty (60) day reconsideration period, whichever occurs first.

7. Once the council has reconsidered any of its decisions relating to a given application, as set forth hereinabove, it may not entertain any additional or subsequent request for reconsideration, whether by the same or any other interested party.

8. A failure to request reconsideration is a failure of the applicant or affected party to exhaust administrative remedies.

LANGUAGE FOR OWNER-CONSENTED ANNEXATION DENIAL DECISION

Decisions on owner-consented annexations, being legislative decisions, may not qualify for reconsideration and requests for reconsideration on annexations are not required to be heard by the City Council and are not subject to judicial review in accordance with Chapter 2, Title 50, Idaho Code.

These Findings of Fact, Conclusions of Law and Decision are approved and adopted by the Caldwell City Council on this 18th day of May 2026.

_____

Eric Phillips, Caldwell Mayor

ATTEST:

_____

Kritina Buchan, Caldwell City Clerk

EXHIBITS

Exhibit 1: Application Documents

- Application(s) and Checklist(s)
- Project Narrative
- Vicinity Map
- Subdivision Plat
- Landscape Plan
- Neighborhood Meeting Letter
- Neighborhood Meeting Mailing List
- Neighborhood Meeting Sign-In Sheet

Exhibit 2: City Department Conditions of Approval and Comments

- City of Caldwell Engineering Department
- City of Caldwell Fire Department
- City of Caldwell Mapping Department
- City of Caldwell Police Department

Exhibit 3: Agency Notification and Comments

- Copy of Public Agency Notification Sent
- List of Public Agencies Notified
- Agency Comments Received
    - Idaho Department of Transportation
    - Vallivue School District

Exhibit 4: Minutes of the Commission Hearing

Exhibit 5: Ordinance and Summary

EXHIBIT 1:

APPLICATION DOCUMENTS

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	☐ Lot Split (Administrative)	☑ Subdivision (Prelim) Plat*
☐ Administrative Development Review[2]	☐ Lot Split (Simple)	☐ Subdivision (Final) Plat***
☐ Alternative Method of Compliance	☐ Manufactured Home Community*	☐ Subdivision (Short) Plat*
☑ Annexation w/Zoning*	☐ Mobile Food Unit (Individual)	☐ Subdivision Plat Modification**
☐ Business License (Permit)	☐ Mobile Food Unit Park / Court	☐ Subdivision Plat (Time Extension)
☐ Certificate of Appropriateness*	☐ Modification to Conditions of Approval**	☐ Subdivision Plat (Renewal)
☐ Comprehensive Plan (Map) Amendment*	☐ Outdoor Dining Permit	☐ Temporary Use Permit
☐ Comprehensive Plan (Text) Amendment*	☐ Parcel Consolidation	☐ Traffic Impact Study Review
☐ Deannexation*	☐ Performance Bonding	☐ Vacation (Easement)*
☐ Design Review**	☐ Planned Unit Development (New)*	☐ Vacation (Plat Note) *
☐ Development Agreement (New)*	☐ Planned Unit Development (Modification)**	☐ Vacation (ROW) *
☐ Development Agreement (Modification)**	☐ Public Art / Mural	☐ Variance*
☐ Development Agreement (Termination)*	☐ Rezone* (Zoning Map Amendment)	☐ Zoning Ordinance Text Amendment*
☐ Home Occupation Permit (New)	☐ Signs[1]	
☐ Home Occupation Permit (Renewal)	☐ Special Use Permit (New)*	
☐ Lot Line / Boundary Line Adjustment	☐ Special Use Permit (Modification)**	

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)*	Traverse Landing
Site Address(s): *Upload separate attached sheet if more than six (6) site addresses*	4825 MARBLE FRONT RD
Suite #s:	
Parcel #s:	R3523601000
Total Acres:	1.07
Prior Use of Property:	Residential/farm
Proposed Use of Property:	Residential

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	AG
☐ R-3	☐ H-C				

Proposed Zoning of Subject Parcel(s): *(check all that apply)*	☐ No Change ☐ RS-1 ☐ RS-2 ☐ R-1 ☑ R-2 ☐ R-3	☐ C-1 ☐ C-2 ☐ C-3 ☐ C-4 ☐ H-C	☐ M-1 ☐ M-2 ☐ I-P		☐ D-CC ☐ C-CB ☐ T-N	☐ A-D ☐ C-D ☐ H-D ☐ P-D

Select the Overlay District for the Subject Parcel(s): *(check all that apply)*	☐ Not in Overlay Zone ☐ APO-1 ☐ APO-2	☐ ED-1	☐ FP-1	☐ HD-1 ☐ HD-2 ☐ HD-3	☐ SO-1 ☐ SO-2 ☐ SO-3	☐ UD-1 ☐ UD-2 ☐ UD-3

City of Caldwell Comprehensive Plan Designation of Subject Parcel(s): *(check all that apply)*	☐ Neighborhood 1 ☑ Neighborhood 2 ☐ Neighborhood 3 ☐ Urban Neighborhood	☐ Downtown ☐ Mixed Use Center ☐ Community Center ☐ 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:	Bonnie Layton
Company Name: *(if applicable)*	NV5
Mailing Address:	690 S. Industry Way Suite 10 Meridian, ID 83642

Phone:	208-724-2624	**Email:**	bonnie.layton@nv5.com

Email Address:	bonnie.layton@nv5.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:	Endurance Holdings, LLC
Mailing Address:	1977 E Overland Road Meridian, ID 83642
Phone:	208-991-4931
Email:	

V. Contractor / Developer Information *(fill out, if applicable)*

Name:	Shawn Brownlee
Company Name: *(if applicable)*	Trilogy Development, Inc.
Mailing Address:	9839 W Cable Care Street Suite 101 Boise, ID 83709
Phone:	208-895-8858
Email:	shawn@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:	David Bailey
Company Name: *(if applicable)*	Bailey Engineering, Inc.
Mailing Address:	868 E. Riverside Drive Suite 120 Eagle, ID 83616

Phone:	208-938-0013	**Email:**	dbailey@baileyengineers.com

VIII. Landscape Architect Information *(fill out, if applicable)*

Name:	Kim Siegenthaler
Company Name: *(if applicable)*	Jensen Belts Associates
Mailing Address:	1509 S. Tyrell Lane Suite 130 Boise, ID 83706

Phone:	208-343-7175	**Email:**	kim@jensenbelts.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)

Bonnie Layton _____ 11-6-25 _____

Applicant / Applicant's Representative Printed Name Date

_____

Applicant / Applicant's Representative Signature

City of Caldwell
Planning and Zoning Department
621 Cleveland Blvd., Caldwell, Idaho, 83605
Phone: (208) 455-3021 | Web: www.cityofcaldwell.org

SUBDIVISION PRELIMINARY PLAT CHECKLIST

The following items shall be included in any application submittal. Additional information may be required, as indicated in your roundtable (pre-app) meeting or upon official review of the plans. Please check the box for each item listed below to confirm submission of the item listed.

SECTION I

SUBMITTAL DOCUMENTS & RELATED PLANS		Applicant	Staff
Master Land Use Application	Copy of completed, signed and dated application	X	
Application Checklist	Copy of completed, signed and dated checklist	x	
Property Owner Acknowledgement	If the signatory of the application is not the owner of the property, a notarized statement (property owner acknowledgement) must be signed by the legal owner of record and submitted with the application	X	
Proof of Property Ownership	Recorded Warranty Deed for the subject property showing proof of ownership, or evidence of property interest to subject property	X	
Legal Description of Property	Attach a legal description of the property including metes and bounds to the centerline of all adjacent rights of ways. All legal descriptions shall be certified by a land surveyor registered to the State of Idaho.	X	
Neighborhood Meeting Information	The verification shall include: • A copy of the letter mailed by the applicant *(Min. 15 days prior to meeting)* • A copy of the 500' mailing list indicating all notified owners, residents and associations • A copy of the sign-up sheet from the meeting, with your signature *Note: Neighborhood meetings must have been held within four (4) months of application submission.*	X	
Photographs	Photographs of existing site conditions	X	
Project Narrative	Narrative fully describing the application request(s), the purpose of the development, existing site conditions, and what is being proposed.	X	
Concept Building Elevations	Colored concept elevations of all four (4) sides of buildings, indicating building heights, colors, materials, windows, doors, and architectural features.	X	
Site Plan (Scaled)	Site plan, drawn to scale, showing location of all property lines, existing and proposed buildings, utilities, setbacks, easements, and streets with street names.	X	
Preliminary Plat	High resolution preliminary plat, to scale. See requirements for plan content in **Section II below**	X	
Landscape Plan	High resolution landscape plan, to scale. See requirements for landscape plan contents in **Section III below**	X	

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SECTION II

PRELIMINARY PLAT CONTENT		Applicant	Staff
Plans to Scale	All mapped data for the same plat shall be drawn at a scale suitable to ensure the clarity of all lines, bearings and dimensions, said scale typically being one hundred feet to an inch (100' = 1"). Whenever practical, scales shall be adjusted to produce an overall drawing measuring eighteen inches by twenty- four inches (18" x 24"), but not exceeding forty-two inches by sixty inches (42" x 60").	X	
Subdivision Name and Location	The proposed subdivision name and location shall be provided on the plat and shall meet the following: • Said name shall be approved by the City Mapping Department and shall not being a duplicate name of any other recorded subdivision within Canyon County or any of the cities in Canyon County; • Location of subdivision by section, township and range; reference by dimension and bearing to a combination of two (2) section corners, quarter section corners, or recorded monuments. (Ord. 3374, 12-6-2021)	X	
Contact Information	Name, address and phone number of property owner(s), subdivider, engineer, planner, and surveyor who prepared the plat, and any other professional persons involved in the subdivision.	X	
Scale, North Arrow, and Plan Preparation Date	Scale, north arrow and date of preparation including dates of any subsequent revisions.	X	
Vicinity Map (Scaled)	Vicinity map drawn to a maximum scale of one inch equals five hundred feet (1" = 500'), clearly showing the proposed subdivision or planned unit development configuration in relationship to, as well as, identifying and showing lot lines and street connections of all adjacent subdivisions, all arterial streets, all collector streets and bodies of water.	X	
Topography	Topography based on NAVD 88 datum shown on the same map as the proposed subdivision layout. Contour lines shown at five foot (5') intervals where land slope is greater than ten percent (10%) and at two foot (2') intervals where land slope is ten percent (10%) or less, referenced to an established bench mark, including location and elevation.	X	
Existing Water	Location of existing water wells and type, streams, canals, irrigation laterals, drainage facilities, private ditches, washes, lakes and other water features; direction of flow; regulatory floodplain and floodway boundaries if any; and location and extent of known areas subject to inundation if any.	X	
Streets and other Important Features	Location, widths and names of all existing streets and location, arrows indicating direction of slopes, type of surface and existence of any curb, gutter and/or sidewalks. Other important features such as railroads, utility rights of way and easements of public record, public areas, permanent structures to remain including water wells, and municipal corporation lines within or adjacent to the tract.	X	
Recorded Subdivisions with Common Boundaries	Name, book, page number and lot line layout of any recorded adjacent subdivision having common boundary with the tract.	X	
Table Schedule *(see attached example)*	Table Schedule of: • Existing zoning classification of the tract with any requested zoning changes. • Total acreage of the entire subdivision • Total number of buildable lots by land use type. • Total number of common lots. • Total gross acreage • Average buildable lot size • Dwelling units per gross acre.	X	

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PRELIMINARY PLAT CONTENT cont.		Applicant	Staff
Subdivision Boundary	The subdivision boundary with dimensions and bearings shall be based on an actual recorded field survey, performed within six (6) months of the preliminary plat application, and shall include the professional land surveyor stamp. Boundary problems shall be resolved prior to preliminary plat submittal. Stamping of the preliminary plat by the professional land surveyor pertains only to the boundary survey and should be noted as such.	X	
Public dedications of rights of way or easements	Proposed location, width, dimensions and bearings, and use of all proposed easements within the subdivision. All existing easements with location, width, dimensions, bearings, use and instrument numbers. Designation of all land to be dedicated or reserved for public use with purpose indicated.	X	
Names, Addresses, and Tax Parcel Numbers	Names, addresses and tax parcel numbers for all property owners within three hundred feet (300') of the exterior boundary of the subdivision, displayed visually on the plat in the appropriate locations.	X	
Utilities	Storm drains and water supply mains, both proposed and existing, within and immediately adjacent to the subdivision. Approximate location of existing sanitary sewer facilities, manholes, lines, and any other sewer related facilities within and adjacent to the subdivision.	X	
Proposed Street Layout	Proposed street layout, including location, width and proposed names of streets, common driveways, alleys, major pathways, micro pathways and easements; pedestrian and vehicular connections to adjoining properties.	X	
Lot Dimensions	Typical lot dimensions to scale; dimensions of all corner lots and lots of curvilinear sections of streets; each lot and block numbered individually; each lot labeled with its individual lot acreage and square footage.	X	
Land Use and Zoning Classification (Each Area)	If plat includes land for which multi-family, commercial, industrial or mixed use is proposed, such areas shall be clearly designated together with existing zoning classification and status of zoning change, if any.	X	
Special Development Areas	Appropriate information that sufficiently details the proposed subdivision within any special development area, such as: • Hillside • Floodplain	N/A	
On and Off-Site Improvements	The proposed on and off site improvements including water supply systems, sanitary sewer systems and stormwater drainage.	X	
Access and Approaches	Width, spacing and location of all proposed approaches to the subdivision with type (example: full approach, right in/right out approach) of approach indicated.	X	
Proposed Utility Methods	(A) Sewage Disposal: Such evidence relative to the design flows within the subdivision, and operation of the sanitary sewage facilities proposed. A statement as to the type of facilities proposed shall appear on the preliminary plat. (B) Water Supply: Such evidence relative to the design, operation, volume and quality of the water supply and facilities proposed. A statement as to the type of facilities proposed shall appear on the preliminary plat. (C) Stormwater Disposal: Such evidence relative to the design and operation of the stormwater disposal system. A statement as to the type of facilities proposed, and an indication of all areas to be used for treatment/disposal shall appear on the preliminary plat. All stormwater design shall comply with the city's most recent "Stormwater Management Manual" as adopted by council as of the date of preliminary plat application submittal. (D) Irrigation System: A statement describing the proposed irrigation system, consistent with section 10-07-12 of the Caldwell City Code, shall appear on the preliminary plat.	X	

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PRELIMINARY PLAT CONTENT cont.		Applicant	Staff
Acknowledgement	Note acknowledging that, to the best of the preparer's knowledge, the preliminary plat meets all requirements of city code; or if said plat does not meet all requirements then the plat has been submitted as a planned unit development and any and all requested exceptions have been listed in detail as part of the planned unit development application or it is not a planned unit development but any exceptions as allowed in this chapter have been noted on the preliminary plat and specifically requested as a part of the application.	X	

SECTION III

LANDSCAPE PLAN CONTENT (CCC 10-07-03)		Applicant	Staff
Plan Preparation	Landscaping plans shall be prepared by a landscape architect, a landscape designer or a qualified nursery person; Landscape plans shall be stamped by a licensed landscape architect.	X	
Plan Size	Detailed plan at a scale no smaller than one inch equals fifty feet (1" = 50')	x	
Streets, Setbacks and Easements	Show all streets, setbacks, and easements, Streets shall be identified by name. Dimension and label all right-of-way, setbacks, and easements	X	
Sight Visibility Triangles	Show and label all sign visibility triangles.	X	
Storm Water Facilities and Berms	Show all storm water facilities and berms. Indicate berm heights, slopes and proposed landscaping	X	
Off-Street Parking & Bicycle Parking	• A note listing the required number of parking spaces and bicycle parking spaces. • A note listing the provided number of parking spaces and bicycle parking spaces. The provided number of parking spaces and bicycle parking spaces shall equal or exceed the required number of parking spaces and bicycle parking spaces. • Circulation area required to serve the parking spaces with typical dimensions.	X	
Existing Trees and/or Shrubs	Location of all existing trees and shrubs, and the approximate size and type of any existing trees and shrubs. Indicate by note which trees and/or shrubs will remain, if any.	X	
Existing and Proposed Structures	Location of all existing and proposed structures and a note of whether or not the existing structures will remain	X	
Pathways	Location, width, and type of pathways, along with identification of all required pathway materials and landscaping callouts: • Micro Pathways • Major Pathways • Public Pathways • Regional Pathways • Indian Creek Corridor Pathways (if applicable)	X	
Open Space Exhibit	All open space clearly delineated using colored shading so it is readily identifiable. The open space exhibit shall contain a table identifying: • The percentage and acreage of each individual areas of open space and if the open space is being calculated as qualified open space • The total percentage and acreage of code required open space and qualifying open space in relationship to the gross area of the project • The total percentage and acreage of proposed open space and qualifying open space in relationship to the gross area of the project	X	
Public Amenities	Location, size, and types of new structures for recreational use (i.e., gazebos, water features, picnic areas, shuffleboard, etc)	X	

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LANDSCAPE PLAN CONTENT (CCC 10-07-03)		Applicant	Staff
School Bus Stops	Location of school bus stop areas within a common lot or common easement	N/A	
Public Transit Stops	Location of any public transit	N/A	
Street Landscape Buffers	Location and width of all street landscape buffers. Include the location of all sod, trees, shrubs, plantings, and other materials proposed.	X	
Landscape Buffers Between Land Uses	Location and width of all landscape buffers between different land uses. Include the location of all sod, trees, shrubs, plantings, and other materials proposed.	X	
Parking Lot Landscaping	Location and size of all landscape islands within parking lots, Include the location of all landscaping materials proposed	N/A	
Trash Enclosures	Location of all trash enclosures, to include details about screening and landscaping	N/A	
Fencing	Location, height, color, and materials for all existing or proposed fencing	X	
Other Landscape Amenities	Provide location, size, type and description of all other landscape improvements such as berms, decorative rock, boulders, etc.	X	
Landscape Schedule	Provide a table listing all of the locations, descriptions, types and numbers of landscaping products to be installed.	X	

SECTION IV

GENERAL PROJECT INFORMATION

Type of land uses within subdivision:	Residential only Commercial only Industrial only Mixed-use *(mix of residential and non-residential uses)*
Has your development / subdivision name, street names, and lot and block numbers been approved by the City of Caldwell Mapping Division?	Yes No *If yes, have you made any changes or modifications to the previously approved pre-plat approved by Mapping?* Yes No
Will the subdivision be phased?	Yes No If yes, how many phases are proposed?
Development timeline for full build out?	This out parcel will be developed in coordination with the surrounding Traverse Creek Subdivision.

LAND USE AND ZONING INFORMATION

	Zoning Designation	Comp Plan Designation	Land Use
Existing (Subject Property)	AG	N2	Residential/farm yard
Proposed (Subject Property)	R-2	N2	Residential
North of Site	R-1 PUD	N2	Residential
South of Site	R-1	N2	Residential
East of Site	R-1 PUD	N2	Residential
West of Site	R-1 PUD	N2	Residential

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PROJECT SPECIFIC INFORMATION

	Number of Lots	Acres	Percent of "Net" Acres *Net acreage is the total acreage minus any public streets and public rights of way*
Residential Lots	6	1.07	.78 (72%)
Commercial Lots	0	0	
Industrial Lots	0	0	
Common Lots	1	0.08	

EXISTING AND PROPOSED BUILDING DATA

	# of EXISTING buildings	# of PROPOSED buildings	# of EXISTING dwelling units	# of PROPOSED dwelling units	Max. Building Height	Total GROSS square footage of buildings
Residential:						
Single-family (detached) homes	0	6	0	6	per code	TBD
Townhomes	0					
Two-family *(duplex)*	0					
Three-family residential *(triplex)*	0					
Four, five and six family *(fourplex, fiveplex, and sixplex)*	0					
Multi-family (7 or > dwelling units) in a single building	0					
Commercial	0		N/A	N/A		
Industrial	0		N/A	N/A		

Type of Commercial or Industrial Buildings:	N/A	Single-tenant building(s) Multi-tenant buildings

DENSITY AND OPEN SPACE (Comprehensive Plan and CCC 10-07-05)

Dwelling units per gross acre (Density):	Max. Allowed	Proposed
	8	6
Total Open Space	% Required	% Proposed
	0	7.48
Total "Qualifying" Open Space	% Required	% Proposed
	0	3.74
Included	**NOTE:** *Attach a separate Open Space Exhibit showing all areas of open space highlighted, all areas highlighted and labeled for qualifying open space, and table with breakdown, square footage, percentage and acreage of all open space vs. qualifying open space.*	

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PARKING, LOADING AND PEDESTRIAN AMENITIES (CCC 10-02-05)		
Description	**Min. Required**	**Proposed**
Electric vehicle parking spaces	0	0
Off-street parking spaces	12	24
Commercial loading spaces	0	0
Industrial loading spaces	0	0
Bicycle parking spaces:	0	0
Describe any public transportation facilities that will be provided in accordance with (CCC 10-02-05 B)		
Public Amenities:	***Provide a description of the type of public amenities proposed***: N/A	

LANDSCAPING AND PATHWAYS (CCC Chapter 10, Article 7)	
Landscaping: (*Please check all locations where landscaping will be provided)*	Parking lot Common areas Street landscape buffers Between different land uses Pathways Around building exterior Other _____
Major Pathways	*Describe location, width, and landscaping:* N/A
Micro Pathways	*Describe location, width, and landscaping* N/A
Public Pathways *(per Bicycles and Pathways Master Plan)*	*Describe location, width, landscaping, and any proposed fencing:* N/A

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STREET LANDSCAPE BUFFERS (CCC 10-07-08)

Location *(Enter Street Name)*	Min. Width Required	Proposed Width	% of Sod Proposed	# of Trees Proposed	Min. Tree Spacing *(in feet)*	# of Shrubs Proposed	Min. Shrub Spacing *(in feet)*
Marble Front Road	20'	20'	49.4	9	18.67	43	3.9

BUFFERS BETWEEN LAND USES (CCC 10-07-10)

Location *(If not required, put N/A)*	Min. Width Required	Proposed Width	% of Sod Proposed	# of Trees Proposed	Min. Tree Spacing *(in feet)*	# of Shrubs Proposed	Min. Shrub Spacing *(in feet)*
North Property Line							
South Property Line							
East Property Line							
West Property Line							

PUBLIC SIDEWALKS

Location (Street Name)	Min. Width Required	Proposed Width	Type of Sidewalk		
Marble Front Road	5'	5'	Meandering	Attached	Detached
Hollow Grove Street	5'	5'	Meandering	Attached	Detached
			Meandering	Attached	Detached
			Meandering	Attached	Detached

UTILITIES, INFRASTRUCTURE, AND PUBLIC SERVICES INFORMATION

Domestic Water:		Individual Domestic Well – How Many?
		Centralized Public Water System
		City Municipal Water System Will connect to adjacent Traverse Creek Subdivision
		N/A
	Nearest Water Line Connection:	
Sewer (Wastewater):		Individual Septic
		City Municipal Sewer Will connect to adjacent Traverse Creek Subdivision
		N/A
	Nearest Sewer Line Connection:	
Irrigation:		Surface
		Irrigation Well
		Pressurized Will connect to adjacent Traverse Creek Subdivision
		Gravity
		N/A
	Nearest Irrigation Connection: Traverse Creek Subdivision	
	Irrigation District: Pioneer Irrigation District	

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Stormwater:		Swales
		Ponds
		Borrow Ditches
		Other, Explain: Water will remain on site.
Stormwater Management:	Does the site disturb one or more acres of land? Yes No	
Fire Suppression Water Supply Source:	fire hydrant at street	
Sources of Surface Water on or Nearby Properties (i.e., creeks, ditches, canals, lake, etc.):	Mason Creek	
Type of Site Access:		Street Frontage from adjacent Traverse Creek Subdivision
		Easement Easement Width: Instrument #
Street(s) Providing Access:	Hollow Grove Street	
Will Secondary Access for Fire be Provided:		Yes
		No - none required
Internal Roads:		Public - pubic
		Private
		Internal Circulation
		Road User's Maintenance Agreement Inst#
School Districts Serving this Location:		Caldwell School District
		Vallivue School District - Site in the Vallivue School District

SPECIAL ON-SITE CHARACTERISTICS

	Yes	No	If yes, explain:
Areas of Critical Environmental Concern?		X	
Evidence of Erosion?		X	
Fish Habitat?		X	
Floodplain?		X	
Riparian Vegetation?		X	
Steep Slopes?		X	
Streams/Creeks?		X	
Unique Animal/Plant Life?		X	
Unstable Soils?		X	
Wildlife Habitat?		X	
Historic Buildings or Features?		X	

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Describe any other unique site characteristics:	None.

ACKNOWLEDGEMENT	
X	I acknowledge that all items on the checklist are included in the submittal package and that all documents have been submitted as single-sided, high-resolution documents; and
X	I acknowledge that the applicant or the applicant's representative is responsible for the physical posting of all subject sites prior to the public hearings, and for providing affidavit of proof of posting in accordance with Caldwell City Codes; and
X	I acknowledge that the applicant or the applicant's representative IS REQUIRED to attend all public hearings for this application.

I certify this document has been acknowledged, signed and dated by the:

☐ Property Owner as the Applicant ☐ Property Owner's Agent / Representative

Bonnie Layton
Applicant / Applicant's Representative Printed Name

11-6-25
Date

Applicant / Applicant's Representative Signature

NV5 Delivering Solutions Improving Lives

October 28, 2025

Ms. Katie Wright
Caldwell Planning & Zoning Dept.
621 Cleveland Blvd
Caldwell, ID 83605

sent via email

RE: **Traverse Landing Annexation and Preliminary Plat Request (Parcel No. R3523601000)**

Dear Ms. Wright,

On behalf of Trilogy Development, Inc., please accept our request for Annexation of the property with an R-2 zoning designation and Preliminary Plat for the above referenced project.

We are submitting applications for a small 1.075-acre outparcel which is bordered on three sides by our previously approved Traverse Creek Subdivision. The Future Land Use Map designates the property at N-2: Neighborhood 2 which allows for our request to annex the property with an R-2 Zone.

The Preliminary Plat for the property includes a total of 6 residential lots that will take access from the adjacent Traverse Creek Subdivision. These lots will also be included in the HOA of the surrounding Traverse Creek project we are currently working on developing.

Thank you in advance for your time and we look forward to working with you on this project. If you have any questions, I can be reached at 208-724-2624.

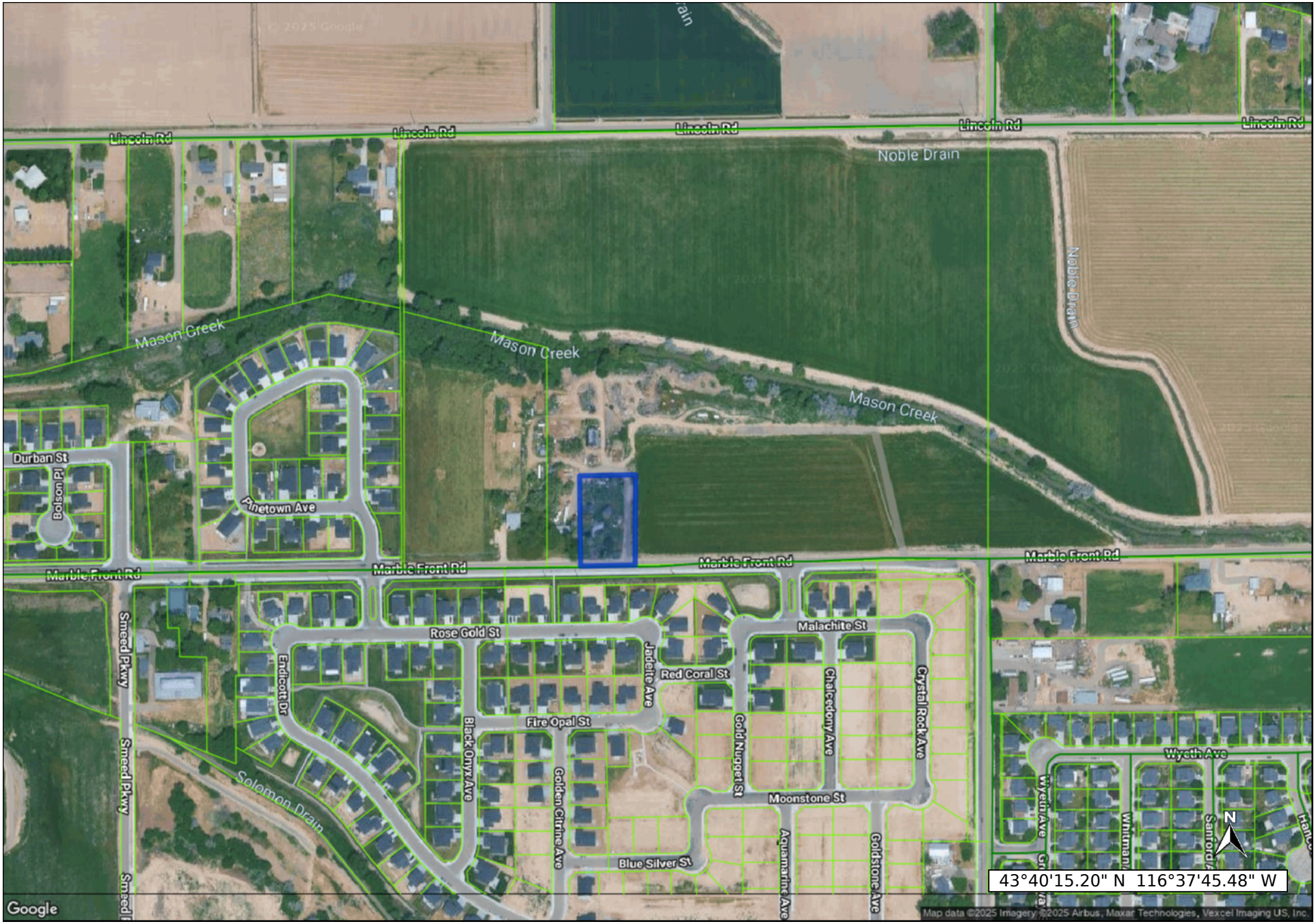
Kind regards,

Bonnie Layton

Bonnie Layton

Traverse Creek II

Parcel No. R3523601000



May 28, 2025 - landproDATA.com
Scale: 1 inch approx 400 feet

The materials available at this website are for informational purposes only and do not constitute a legal document.

PRELIMINARY PLAT FOR
TRAVERSE LANDING SUBDIVISION

LOCATED IN GOVERNMENT LOT 1 OF SECTION 19, T.4N., R.2W., AND A PORTION OF NORTH 1/2 OF THE NORTHEAST QUARTER OF SECTION 24, T.4N., R.3W, B.M., CALDWELL, CANYON COUNTY, IDAHO
2026

NOTES

1. NO DIRECT LOT ACCESS SHALL BE ALLOWED ONTO RED CANYON AVE., JOURNEY AVE. OR MARBLEFRONT RD.
2. ALL LOTS SHALL HAVE A SEWER SERVICE PROVIDED FOR DISCHARGE INTO CITY OF CALDWELL SEWER MAINS.
3. DOMESTIC WATER WILL BE PROVIDED TO ALL LOTS BY STANDARD CALDWELL CITY WATER.
4. ALL LOT LINES COMMON TO A PUBLIC RIGHT-OF-WAY LINE OR PROJECT BOUNDARY SHALL HAVE A TEN (10) FOOT WIDE PERMANENT PUBLIC UTILITIES AND DRAINAGE EASEMENT.
5. REAR OF EACH COMMON LOT SHALL HAVE A TEN (10) FOOT PERMANENT PUBLIC UTILITIES, IRRIGATION, AND DRAINAGE EASEMENT, EXCEPT AS OTHERWISE SHOWN.
6. ALL COMMON AREA LOTS SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION OR ITS ASSIGNS.
7. ALL STREETS WILL BE PUBLIC AND CONSTRUCTED TO CITY OF CALDWELL ROAD STANDARDS.
8. STORM WATER DRAINAGE SHALL BE COLLECTED AND/OR RETAINED ON SITE BY CATCH BASINS AND UNDERGROUND PIPING PER CITY OF CALDWELL STORM WATER STANDARDS.
9. FIRE PROTECTION WILL BE ENGINEERED TO THE GUIDELINES OF THE CITY OF CALDWELL FIRE DISTRICT.
10. THE DEVELOPER WILL COMPLY WITH IDAHO CODE 31-3805 BY PROVIDING PRESSURE IRRIGATION TO ALL LOTS PER CITY OF CALDWELL STANDARDS AND THE PIONEER IRRIGATION DISTRICT. COORDINATION WILL OCCUR WITH CALDWELL MUNICIPAL IRRIGATION DISTRICT AND/OR PIONEER IRRIGATION TO DETERMINE SOURCE OF PRESSURIZED IRRIGATION. A PRESSURE IRRIGATION PUMP STATION WILL BE CONSTRUCTED IF NECESSARY.
11. THIS DEVELOPMENT RECOGNIZES SECTION 22-4503, RIGHT TO FARM ACT, WHICH STATES, IDAHO CODE "NO AGRICULTURAL OPERATION OR AN APPURTENANCE TO IT SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC, BY ANY CHANGED CONDITIONS IN OR ABOUT THE SURROUNDING NONAGRICULTURAL ACTIVITIES AFTER THE SAME HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR, WHEN THE OPERATION WAS NOT A NUISANCE AT THE TIME THE OPERATION BEGAN; PROVIDED THAT THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHENEVER A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF ANY AGRICULTURAL OPERATION OR AN APPURTENANCE TO IT."
12. PORTIONS OF THE SUBJECT PROPERTY FALL WITHIN A FEMA FLOOD HAZARD ZONE. REFERENCE FIRM PANEL 16027C0242G, EFFECTIVE DATE JUNE 7, 2019
13. SEE PRELIMINARY LANDSCAPE PLAN FOR PATHWAY LOCATIONS.
14. TO THE BEST OF THE PREPARER'S KNOWLEDGE, THIS PRELIMINARY PLAT MEETS REQUIREMENTS OF CALDWELL CITY CODE.

LAND USE SUMMARY	
OVERALL PROJECT DATA	
CURRENT ZONING	CANYON COUNTY
PROPOSED ZONING	R-2
TOTAL SITE AREA	1.07 AC
BUILD LOT AREA	0.70 AC
COMMON LOT AREA	0.08 AC
INTERIOR ROADS AREA	0.16 AC
EXTERIOR ROW AREA	0.13 AC
TOTAL LOTS	7
COMMON LOTS	1
RESIDENTIAL BUILDABLE LOTS	6
RESIDENTIAL GROSS DENSITY	5.61 UNITS/ ACRE

ADDITIONAL DETAIL	
SEWER	CALDWELL CITY SEWER
WATER	CALDWELL CITY WATER
SCHOOL DISTRICT	VALLIVUE SCHOOL DISTRICT
IRRIGATION	PIONEER IRRIGATION DISTRICT
FIRE	CALDWELL RURAL FIRE

SETBACKS	
R-2	15' FRONT, 5' SIDE, 15' REAR, 10' SIDE ON ROADS

OPEN SPACE SUMMARY	
COMMON AREA	0.08 ACRES / 7.48%
OPEN SPACE	0.04 ACRES / 3.74%

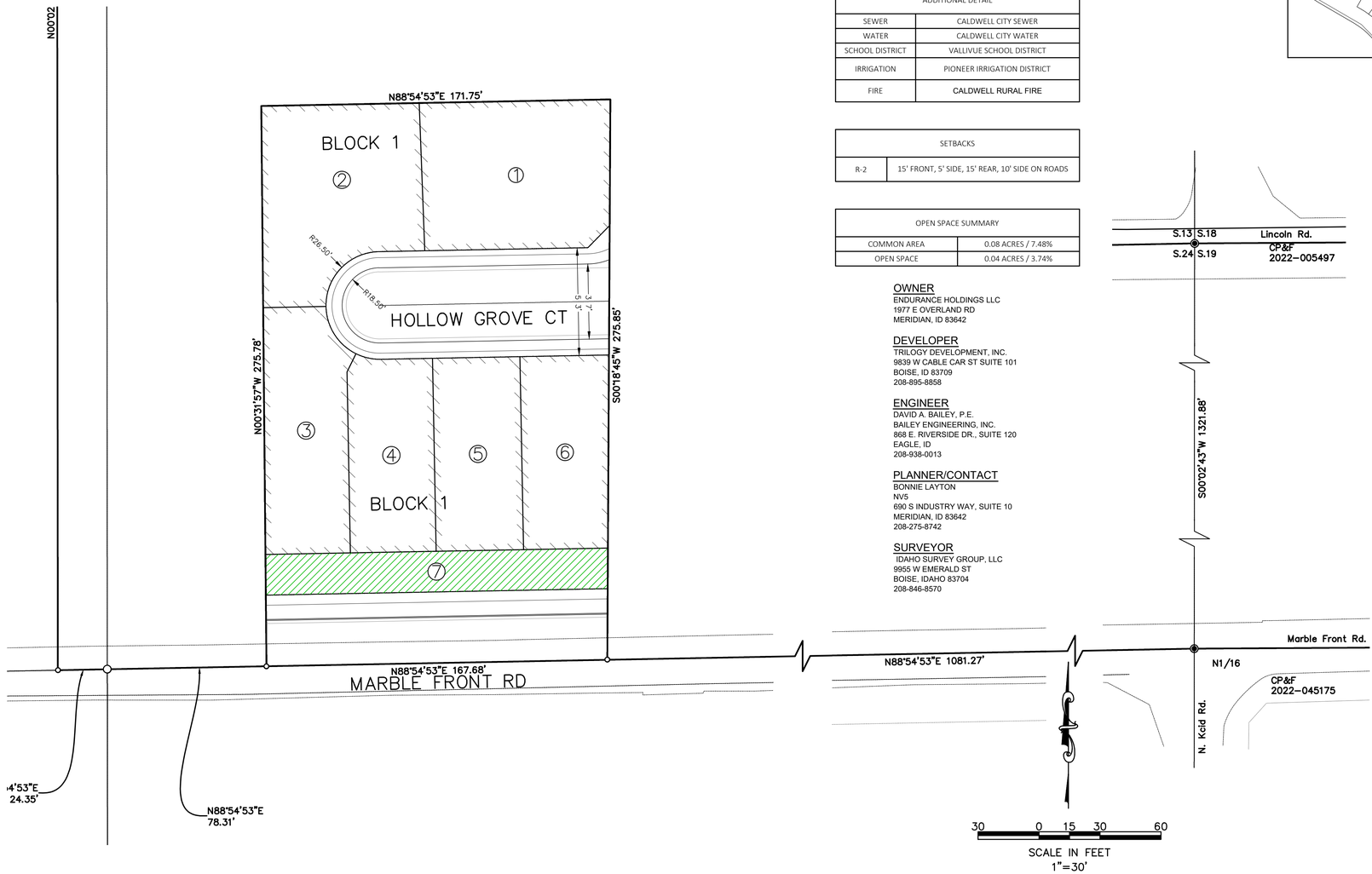
OWNER
ENDURANCE HOLDINGS LLC
1977 E OVERLAND RD
MERIDIAN, ID 83642

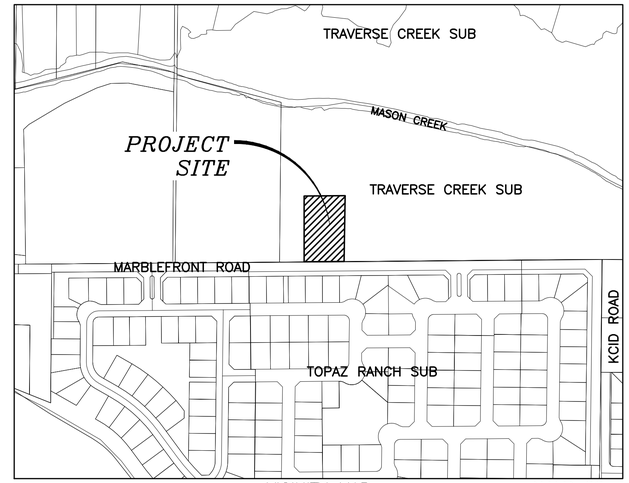
DEVELOPER
TRILOGY DEVELOPMENT, INC.
9839 W CABLE CAR ST SUITE 101
BOISE, ID 83709
208-895-8858

ENGINEER
DAVID A. BAILEY, P.E.
BAILEY ENGINEERING, INC.
868 E. RIVERSIDE DR., SUITE 120
EAGLE, ID
208-938-0013

PLANNER/CONTACT
BONNIE LAYTON
NV5
690 S INDUSTRY WAY, SUITE 10
MERIDIAN, ID 83642
208-275-8742

SURVEYOR
IDAHO SURVEY GROUP, LLC
9955 W EMERALD ST
BOISE, IDAHO 83704
208-846-8570





VICINITY MAP
1"=300'

NAVD 88

PLAN SHEET INDEX

SHEET	DESCRIPTION
PP-1	-COVER SHEET, INDEX, VICINITY MAP, NOTES, PROJECT DATA, & LEGEND
PP-2	-PRELIMINARY PLAT, PARCEL & CURVE TABLES
PP-3	-PRELIMINARY ENGINEERING PLAN, STREET SECTIONS, & PRELIMINARY SEWER PROFILE
PP-4	-SURVEY EXISTING TOPOGRAPHY

PLAT LEGEND

- BOUNDARY
- LOT LINES
- ROAD CENTERLINE
- RIGHT OF WAY
- LOT NUMBER
- LOT AREA
- BLOCK NUMBER
- FIRE HYDRANT
- CURB GUTTER & SIDEWALK
- SEWER LINE
- WATER LINE
- PRESSURE IRRIGATION
- IRRIGATION BLOW-OFF
- EX. GRAVITY IRRIGATION

⑤ 4,000 sf BLOCK 1

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EAGLE, ID 83616
TEL 208-938-0013
www.baileyengineers.com

PROFESSIONAL ENGINEER REGISTERED 9272 STATE OF IDAHO DAVID A. BAILEY

NOT FOR CONSTRUCTION

CHECKED BY:
DAVID A. BAILEY P.E.

DRAWN BY:
DES

REVISED
NO. DATE DESCRIPTION

COVER SHEET
TRAVERSE LANDING SUBDIVISION
TRILOGY DEVELOPMENT, INC.

DATE:
05-04-2026

PROJECT:
C2022-015

SHEET
PP-1

PRELIMINARY PLAT FOR
TRAVERSE LANDING SUBDIVISION

LOCATED IN GOVERNMENT LOT 1 OF SECTION 19, T.4N., R.2W., AND A PORTION OF NORTH 1/2 OF THE NORTHEAST QUARTER OF SECTION 24, T.4N., R.3W, B.M., CALDWELL, CANYON COUNTY, IDAHO
2026

Curve Table					
Curve #	Radius	Length	Chord	Bearing	Delta
C1	26.50	41.63	37.48	S43°54'53"W	90°00'00"
C2	26.50	28.97	27.55	S32°23'55"E	62°37'37"
C3	26.50	12.66	12.54	S77°23'55"E	27°22'23"

Parcel Table			
Lot	Area	Perimeter	Type
BLOCK 1 Lot 1	6673	324	SFR 36'
BLOCK 1 Lot 2	6696	345	SFR 36'
BLOCK 1 Lot 3	4896	322	SFR 36'
BLOCK 1 Lot 4	4014	274	SFR 36'
BLOCK 1 Lot 5	4085	276	SFR 36'
BLOCK 1 Lot 6	4052	275	SFR 36'
BLOCK 1: Lot 7:COMMON	3367	377	BUFFER



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CHECKED BY:
DAVID A. BAILEY P.E.

DRAWN BY:
DES

REVISED
NO. DATE DESCRIPTION

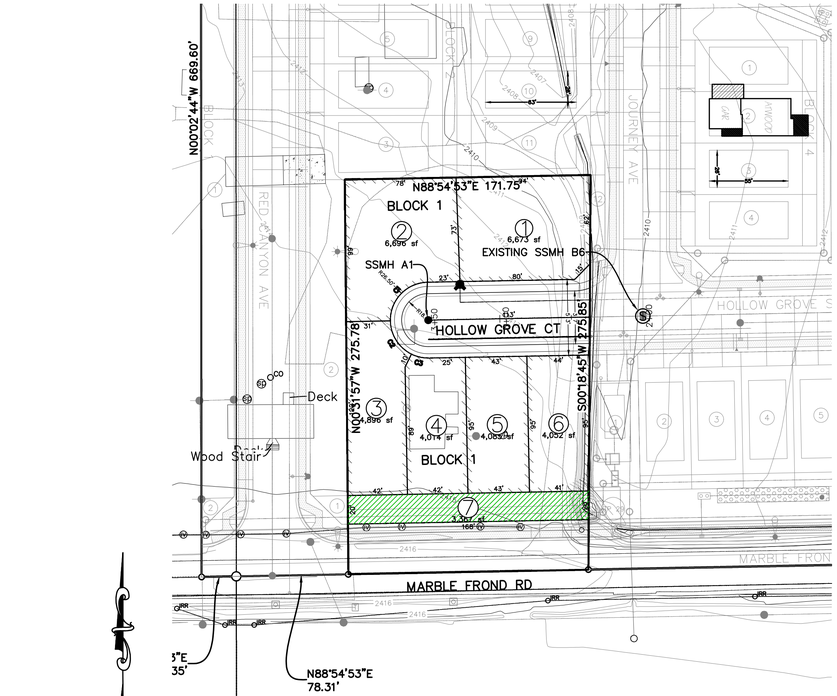
PRELIMINARY PLAT
TRAVERSE LANDING SUBDIVISION
TRILOGY DEVELOPMENT, INC.

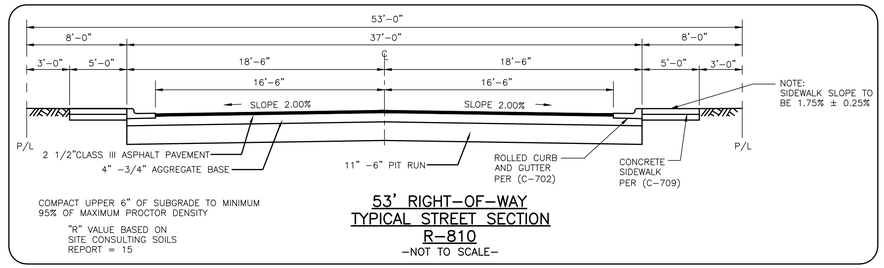
DATE:
05-04-2026
PROJECT:
C2022-015

SHEET
PP-2

PRELIMINARY ENGINEERING PLAN FOR
TRAVERSE LANDING SUBDIVISION

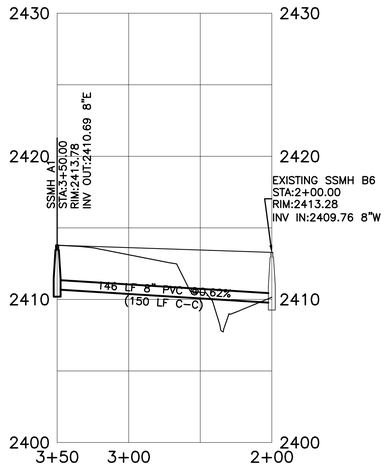
LOCATED IN GOVERNMENT LOT 1 OF SECTION 19, T.4N., R.2W., AND A PORTION OF NORTH 1/2 OF THE NORTHEAST QUARTER OF SECTION 24, T.4N., R.3W, B.M., CALDWELL, CANYON COUNTY, IDAHO
2026

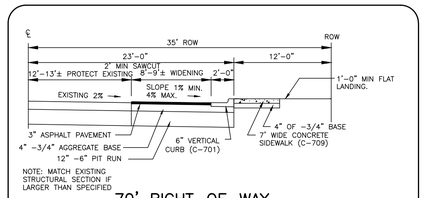




53' RIGHT-OF-WAY
TYPICAL STREET SECTION
R-810
-NOT TO SCALE-

SEWER LINE A PROFILE





70' RIGHT-OF-WAY
MARBLE FRONT ROAD WIDENING
NOT TO SCALE

NOTE:
PRIOR TO CONCRETE SUBCONTRACTOR MOBILIZATION TO SITE:
1. SAW CUT EXTENTS SHALL BE MARKED, WITH EXTENT OF SAWCUT APPROVED BY THE CITY OF CALDWELL.
2. DEVELOPER TO ORDER SURVEY [AT DEVELOPER'S EXPENSE] TO PROVIDE ELEVATIONS AT SAWCUT LINE EVERY 20 LF AND AT EVERY GRADE BREAK.
3. PRIOR TO SETTING STRING LINE FOR CURB, CONTRACTOR SHALL VERIFY 1%-4% CROSS-SLOPE AT ALL LOCATIONS IN WRITING WITH SURVEYOR AND/OR ENGINEER.
4. FAILURE TO VERIFY CROSS SLOPES SHALL BE CAUSE FOR REWORK AT CONTRACTORS EXPENSE PER GENERAL NOTE 18.

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TEL 208-938-0013
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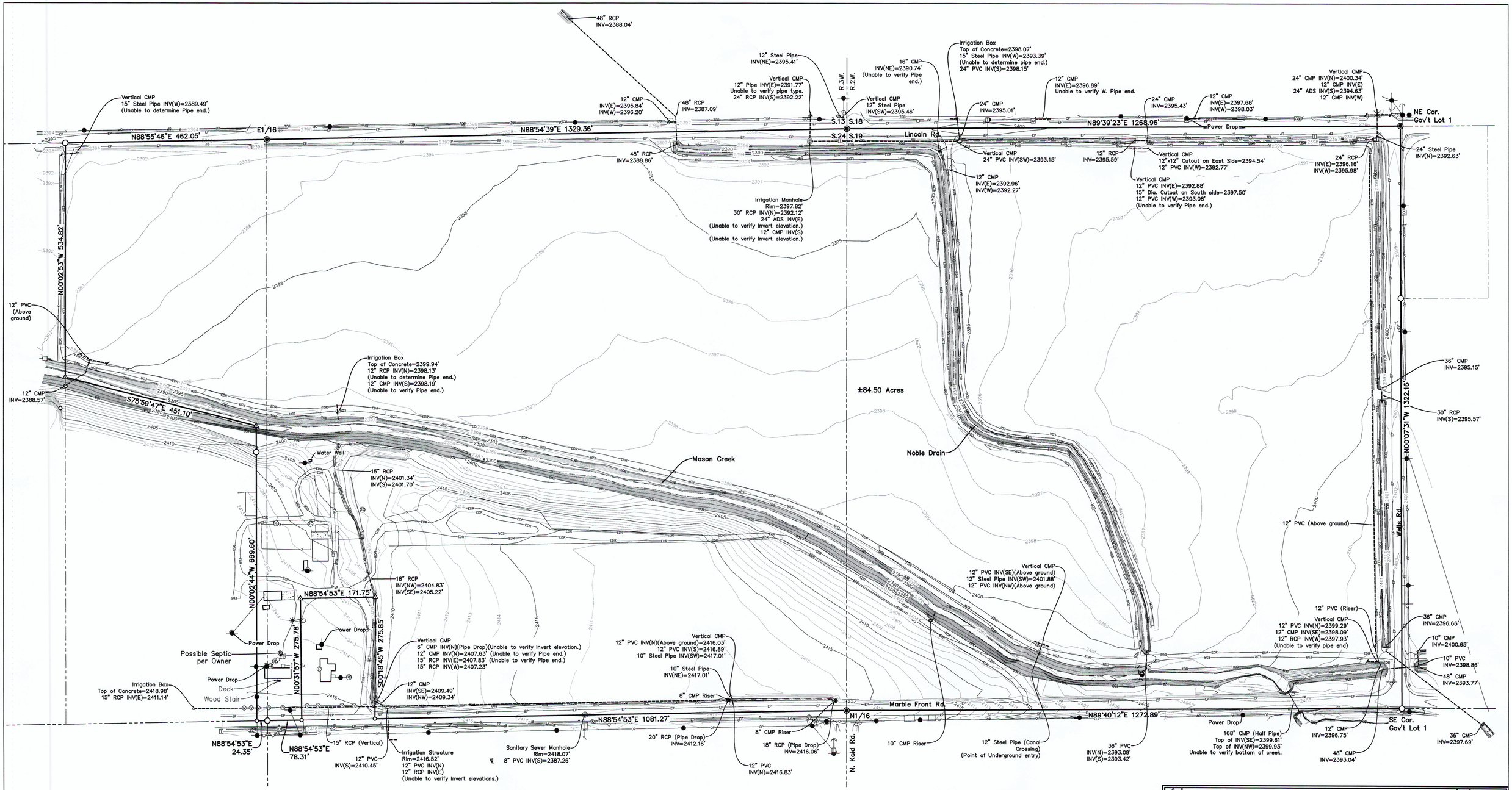
PROFESSIONAL ENGINEER REGISTERED 8272 STATE OF IDAHO DAVID A. BAILEY
NOT FOR CONSTRUCTION

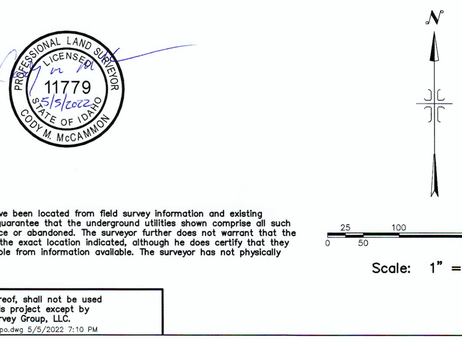
CHECKED BY: DAVID A. BAILEY P.E.
DRAWN BY: DES

REVISED
NO. DATE DESCRIPTION

PRELIMINARY ENGINEERING PLAN
TRAVERSE LANDING SUBDIVISION
TRILOGY DEVELOPMENT, INC.

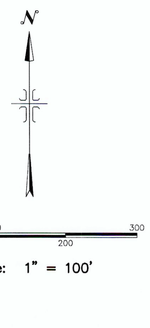
DATE: 05-04-2026
PROJECT: C2022-015
SHEET PP-3





Utility Warning

The underground utilities shown have been located from field survey information and existing drawings. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated, although he does certify that they are located as accurately as possible from information available. The surveyor has not physically located the underground utilities.



Legend

Found 1/2" Iron Pin	Telephone Junction Box
Found 5/8" Iron Pin	Power Meter
Found Aluminum Cap Monument	Fire Hydrant
Found Brass Cap Monument	Water Spigot
Found Magnetic Nail	Water Valve
Found 1" Magnetically Detectable Copper Plug Monument	Water Utility Box
Guy Wire Anchor	Irrigation Stub
Power Pole	Irrigation Pump
Street Light	Pressure Irrigation Valve
Mail Box	Clean Out
Traffic Sign	Sanitary Sewer Manhole
	Irrigation Manhole

Property Boundary Line	Telecommunication Line
Parcel Line	Domestic Water Line
Right-of-Way Line	Sanitary Sewer Line
Lot Line	Top of Bank
Section Line	Bottom of Ditch
Centerline	Edge of Water Line
Easement Line	Subsurface Pipe
Fence Line	Curb
Edge of Dirt Road	Curb & Gutter
Edge of Gravel Road	Area of Concrete
Edge of Pavement	Building
Fiberoptics Line	
Gas Line	
Irrigation Line	
Overhead Power Line	

These drawings, or any portion thereof, shall not be used on any project or extensions of this project except by agreement in writing with Idaho Survey Group, LLC.

P:\4823 Marble Front 22-119\dwg\22119 Topo.dwg 5/5/2022 7:10 PM

NO.	REVISIONS	BY	DATE
1			
2			
3			
4			
5			

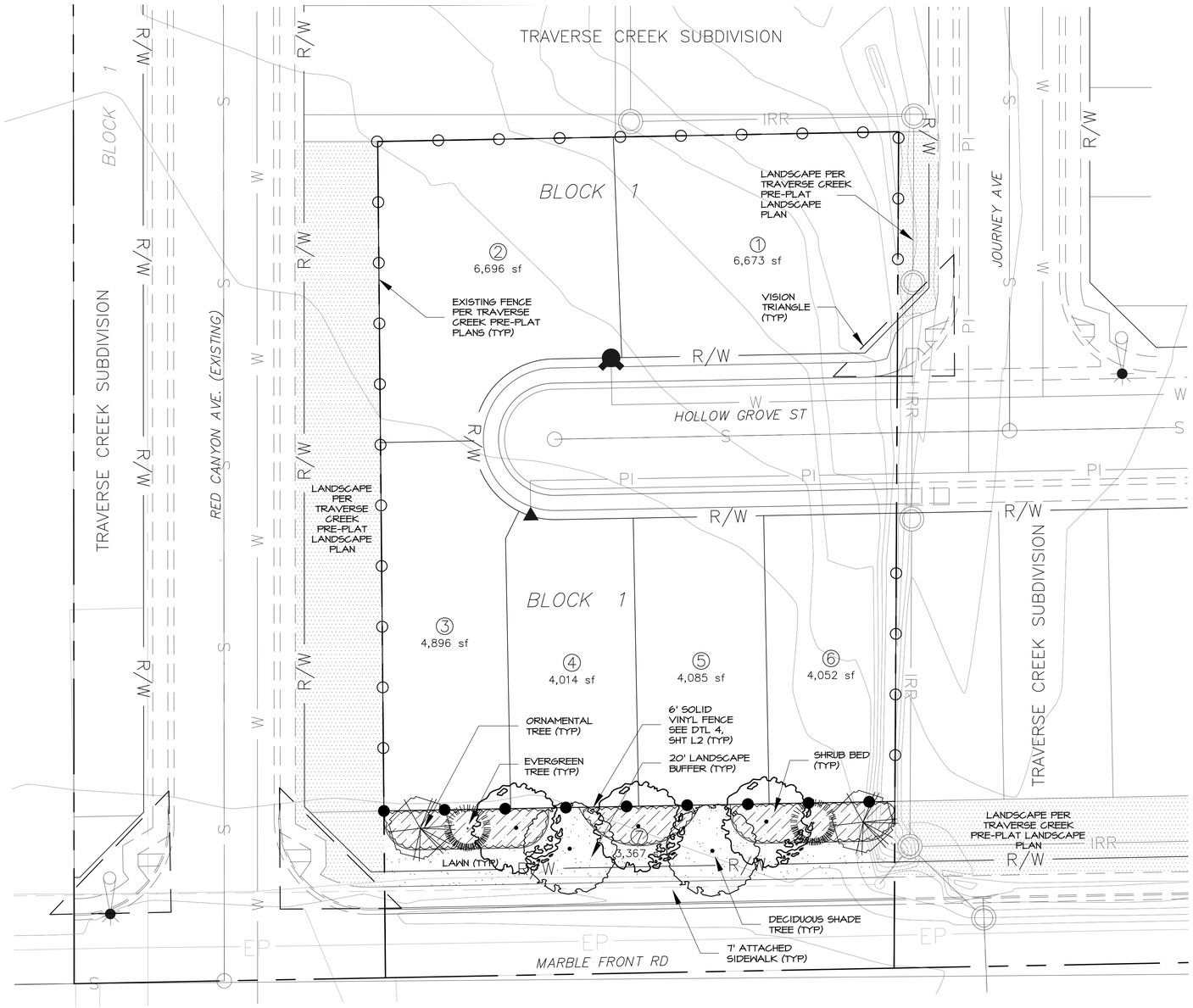
IDAHO SURVEY GROUP, LLC
9955 W. EMERALD ST.
BOISE, IDAHO 83704
PH. (208) 846-8570
FAX (208) 884-5399
WWW.IDAHOSURVEY.COM

4823 Marble Front Rd.

Topographic Survey

Government Lot 1 of Section 19, T.4N., R.2W., and a portion of the North 1/2 of the Northeast Quarter of Section 24, T.4N., R.3W., B.M., Canyon County, Idaho.

Drawn:	MRP	Checked:	CMM	Job No.	Sheet No.
Date:	5/5/2022	Date:	5/5/2022	22-119	1 of 1



PLANT PALETTE

(REFERENCE SHT L2)

SYM	COMMON NAME
EVERGREEN TREES	
	HOOP'S BLUE SPRUCE
	MOONGLOW JUNIPER
	NORWAY SPRUCE
	VANDERWOLFS PINE
SHADE/STREET TREES (CLASS II)	
	ACCOLADE ELM
	CRIMSON SPIRE OAK
	CHANTICLEER PEAR
	SKYLINE HONEYLOCUST
	LITTLELEAF LINDEN
	TULIP TREE
ORNAMENTAL TREES (CLASS I)	
	FLAME AMUR MAPLE
	CANADA RED CHOKECHERRY
	CRUZAN CRUSADER HAWTHORN
	ROYAL RAINDROPS CRABAPPLE
	SPRING SNOW CRABAPPLE
SHRUBS/ORNAMENTAL GRASSES/PERENNIALS	
	BLACK EYED SUSAN
	BLUE GRAMMA GRASS
	BLUE MIST SPIREA
	BLUE OAT GRASS
	BLUE RUG JUNIPER
	PURPLE CONEFLOWER
	RED FLOWER CARPET ROSE
	DARTS GOLD NINEBARK
	STELLA DE ORO DAYLILLY
	FINE LINE BUCKTHORN
	GRO-LOW SUMAC
	HUSKER RED PENSTEMON
	IVORY HALO DOGWOOD
	KARL FOERSTER REED GRASS
	HIDCOTE BLUE ENGLISH LAVENDER
	MAIDEN GRASS
	SUMMERWINE NINEBARK
	LAWN SOD
	6' VINYL FENCE ADJACENT TO LANDSCAPE BUFFERS (TYP). SEE DTL 4, SHT L2.

NOTES

1. REFER TO SHEET L2 FOR PLANT PALETTE, DEVELOPMENT DATA, LANDSCAPE CALCULATIONS, AND LANDSCAPE DETAILS.

OWNERS

SCOTT AND JOAN VASSAR TRUST
4823 MARBLEFRONT RD.
CALDWELL, ID 83642

ENDURANCE HOLDINGS LLC
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MERIDIAN, ID 83642

ENGINEER

DAVID A. BAILEY, P.E.
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208-938-0013

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BOISE, ID 83709
208-895-8858

PLANNER

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SHAWN BROWNLEE
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BOISE, ID 83709

JENSENBELTS ASSOCIATES
Site Planning / Landscape Architecture
1509 Tyrell Lane, Ste 130 Boise, ID 83706
Ph. (208) 343-7175 www.jensenbelts.com

NORTH

0' 20' 40' 60'
SCALE 1" = 20'

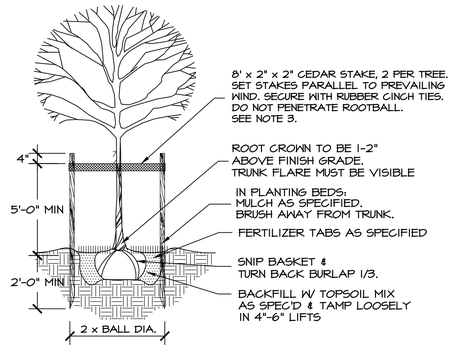
Bailey Engineering, Inc.
CIVIL ENGINEERING | PLANNING | CADD
1119 E. STATE ST. STE 210
EAGLE, ID 83616
TEL 208-938-0013
www.baileyengineers.com

CHECKED BY: KCS
DRAWN BY: KCS

REVISED		
NO.	DATE	DESCRIPTION
1	12/27/25	CITY COMMENTS

PRELIMINARY PLAT LANDSCAPE PLAN
TRAVERSE LANDING SUBDIVISION OUTPARCEL
TRILOGY DEVELOPMENT, INC.

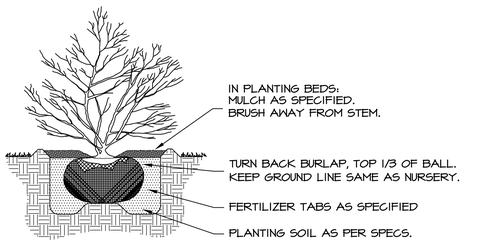
DATE: 11-5-2025
PROJECT: JBA-2234
SHEET L1



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

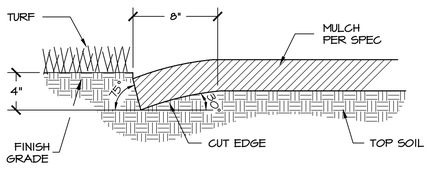
NOT TO SCALE



NOTE: DIG HOLE TWICE THE SIZE OF ROOTBALL.

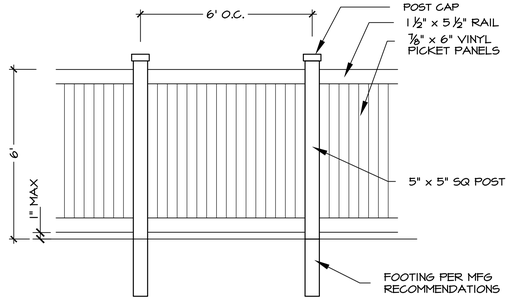
(2) SHRUB PLANTING

NOT TO SCALE



(3) PLANTER CUT BED EDGE

NOT TO SCALE



NOTES:
1. FENCE TO STEP DOWN TO 3' HEIGHT 20' FROM ROW.
2. VINYL FENCE STYLE MAY VARY SLIGHTLY.

(4) VINYL PRIVACY FENCE

NOT TO SCALE

LANDSCAPE CALCULATIONS

LANDSCAPE BUFFER TREES:

LOCATION	BUFFER WIDTH	LENGTH REQUIRED	PROVIDED
MARBLE FRONT RD.	20'	170'	5 CLASS II TREES x 35' = 175' 2 CLASS I TREES x 25' = 50' 225' (+ 2 EVERGREENS)

* PER THE CALDWELL LANDSCAPE CODE - NO MORE THAT 40% OF THE REQUIRED BUFFER TREES SHALL BE OF THE SAME TREE SPECIES. TREE SPECIES WILL BE DETERMINED WITH THE FINAL PLAT LANDSCAPE PLANS.

LANDSCAPE BUFFER SHRUBS:

LOCATION	BUFFER WIDTH	LENGTH REQUIRED	PROVIDED
MARBLE FRONT RD.	20'	170'/4' = 43 SHRUBS	43+ SHRUBS TO BE PROVIDED IN LANDSCAPE BUFFER

* PER THE CALDWELL LANDSCAPE CODE - 1 SHRUB PER 4 LINEAR FEET. SHRUBS TO HAVE A MINIMUM SPREAD OF 10" IN HEIGHT AND WIDTH. SHRUB PLANTING DESIGN WILL BE DETERMINED WITH THE FINAL PLAT LANDSCAPE PLANS.

LANDSCAPE BUFFER LAWN:

LOCATION	TOTAL BUFFER AREA	LAWN % PROVIDED
MARBLE FRON RD.	3,370 SF	1,665 SF/3,370 SF = 49.4% LAWN

* PER THE CALDWELL LANDSCAPE CODE - TURF GRASS/SOD IN LANDSCAPE BUFFERS SHALL BE A MINIMUM OF 20% COVERAGE AND MAXIMUM OF 50% COVERAGE.

DEVELOPMENT DATA

TOTAL AREA	0.78 ACRES
BUILDABLE LOTS	6
COMMON LOTS	1
TOTAL LOTS	7
EXISTING ZONING	CANYON COUNTY
PROPOSED ZONING	R-2

PLANT PALETTE

SYM	COMMON NAME	BOTANICAL NAME	SIZE
EVERGREEN TREES			
	HOOP'S BLUE SPRUCE	PICEA PUNGENS 'HOOPSI'	6-8' HT B&B
	MOONGLOW JUNIPER	JUNIPERUS SCOPULORUM 'MOONGLOW'	6-8' HT B&B
	NORWAY SPRUCE	PICEA ABIES	6-8' HT B&B
	VANDERWOLFS PINE	PINUS FLEXILIS 'VANDERWOLFS'	6-8' HT B&B
SHADE/STREET TREES (CLASS II)			
	ACCOLADE ELM	ULMUS 'MORTON'	2" CAL B&B
	CRIMSON SPIRE OAK	QUERCUS ROBUR x Q. ALBA 'CRIMSCHMIDT'	2" CAL B&B
	CHANTICLEER PEAR	PYRUS CALLERYANA 'GLEN'S FORM'	2" CAL B&B
	SKYLINE HONEYLOCUST	GLEDITSIA TRIACANTHOS INERMIS 'SKYCOLE'	2" CAL B&B
	LITTLELEAF LINDEN	TILIA CORDATA	2" CAL B&B
	TULIP TREE	LIRIODENDRON TULIPIFERA	2" CAL B&B
ORNAMENTAL TREES (CLASS I)			
	FLAME AMUR MAPLE	ACER GINNALA 'FLAME'	6-8' HT, MULTI-STEM
	CANADA RED CHOKECHERRY	PRUNUS VIRGINIANA 'CANADA RED'	6-8' HT, MULTI-STEM
	CRUZAN CRUSADER HAWTHORN	CRATAEGUS CRUS-GALLI 'CRUZAM'	2" CAL B&B
	ROYAL RAINDROPS CRABAPPLE	MALUS x 'JFS-KWS'	2" CAL B&B
	SPRING SNOW CRABAPPLE	MALUS 'SPRINGSNOW'	2" CAL B&B
SHRUBS/ORNAMENTAL GRASSES/PERENNIALS			
	BLACK EYED SUSAN	RUDBECKIA FULGIDA 'GOLDSTRUM'	1 GAL
	BLUE GRAMMA GRASS	BOUTELOUA GRACILIS 'BLONDE AMBITION'	1 GAL
	BLUE MIST SPIREA	CARYOPTERIS x CLANDONENSIS 'BLUE MIST'	2 GAL
	BLUE OAT GRASS	HELICTOTRICHON SEMPERVIRENS	1 GAL
	BLUE RUG JUNIPER	JUNIPERUS HORIZONTALIS 'WILTONI'	3 GAL
	PURPLE CONEFLOWER	ECHINACEA PURPUREA	1 GAL
	RED FLOWER CARPET ROSE	ROSA 'FLOWER CARPET- NOARE'	2 GAL
	DART'S GOLD NINEBARK	PHYSOCARPUS OPULIFOLIUS 'DART'S GOLD'	3 GAL
	STELLA DE ORO DAYLILLY	HEMEROCALLIS 'STELLA D'ORO'	1 GAL
	FINE LINE BUCKTHORN	RHAMNUS FRAGULA 'RON WILLIAMS'	5 GAL
	GRO-LOW SUMAC	RHUS AROMATICA 'GRO-LOW'	3 GAL
	HUSKER RED PENSTEMON	PENSTEMON DIGITALIS 'HUSKER RED'	1 GAL
	IVORY HALO DOGWOOD	CORNUS ALBA 'BAILHALO'	5 GAL
	KARL FOERSTER REED GRASS	CALAMAGROSTIS ARUNDINACEA 'K.F.'	1 GAL
	HIDCOTE BLUE ENGLISH LAVENDER	LAVANDULA ANGUSTIFOLIA 'HIDCOTE BLUE'	1 GAL
	MAIDEN GRASS	MISCANTHUS SINENSIS 'GRACILLIMUS'	1 GAL
	SUMMERWINE NINEBARK	PHYSOCARPUS OPULIFOLIA 'SEWARD'	5 GAL

LAWN
SOD

6' VINYL FENCE ADJACENT TO LANDSCAPE BUFFERS (TYP). SEE DTL 4, THIS SHT.

NOTES

1. ALL LANDSCAPE SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF CALDWELL ORDINANCE REQUIREMENTS.
2. ALL PLANTING AREAS TO BE WATERED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM.
3. TREES SHALL NOT BE PLANTED WITHIN THE 10-FOOT CLEAR ZONE OF ALL STORM DRAIN PIPE, STRUCTURES, OR FACILITIES IN PARKSTRIPS. 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.
4. NO TREES SHALL IMPEDE THE 40' VISION TRIANGLES AT ALL INTERSECTIONS. NO CONIFEROUS TREES OR SHRUBS OVER 3' HIGH AT MATURITY WILL BE LOCATED WITHIN VISION 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 AND DEPARTURE VISION TRIANGLE. TREES SHALL BE PLANTED NO CLOSER THAN 50' FROM INTERSECTION STOP SIGNS.
5. TREE LOCATIONS MAY BE ALTERED TO ACCOMMODATE UTILITIES. TREES MUST BE SHALL NOT BE PLANTED WITHIN 5' OF WATER METERS OR UNDERGROUND UTILITY LINES.
6. PLANT LIST IS REPRESENTATIVE AND SUBJECT TO ADDITIONS AND/OR SUBSTITUTIONS OF SIMILAR SPECIES THAT ARE SUBJECT TO CITY FORESTER'S PRE-APPROVAL. PLANTING BED DESIGN AND QUANTITIES MAY BE ALTERED DURING FINAL PLAT LANDSCAPE PLAN DESIGN. BURLAP AND WIRE BASKETS TO BE REMOVED FROM ROOT BALL AS MUCH AS POSSIBLE, AT LEAST HALFWAY DOWN THE BALL OF THE TREE. ALL NYLON ROPES TO BE COMPLETELY REMOVED FROM TREES.
7. ALL EXISTING TREES ON SITE TO BE REMOVED EXCEPT THOSE IN THE DRAINAGE EASEMENTS.

OWNERS

SCOTT AND JOAN VASSAR TRUST
4823 MARBLEFRONT RD.
CALDWELL, ID 83642

ENDURANCE HOLDINGS LLC
1977 E. OVERLAND RD.
MERIDIAN, ID 83642

ENGINEER
DAVID A. BAILEY, P.E.
BAILEY ENGINEERING, INC.
868 E. RIVERSIDE DR., STE 120
EAGLE, ID 83642
208-938-0013

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BOISE, ID 83709
208-895-8858

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JENSENBELTS ASSOCIATES
Site Planning / Landscape Architecture
1606 Tyrell Lane, Ste 130 Boise, ID 83706
Ph. (208) 343-7975 www.jensenbelts.com

Bailey Engineering, Inc.
CIVIL ENGINEERING | PLANNING | CADD
TEL 208-938-0013
www.baileyengineers.com
1119 E. STATE ST. STE 210
EAGLE, ID 83616

CHECKED BY: KCS
DRAWN BY: KCS

REVISED

NO.	DATE	DESCRIPTION
1	4/27/26	CITY COMMENTS

PRELIMINARY PLAT LANDSCAPE PLAN
TRAVERSE LANDING SUBDIVISION OUTPARCEL
TRILOGY DEVELOPMENT, INC.

DATE: 11-5-2025
PROJECT: JBA-2234

SHEET L2



PLANT PALETTE

(REFERENCE SHT L2)

SYM	COMMON NAME
EVERGREEN TREES	
	HOOP'S BLUE SPRUCE
	MOONGLOW JUNIPER
	NORWAY SPRUCE
	VANDERWOLFS PINE
SHADE/STREET TREES (CLASS II)	
	ACCOLADE ELM
	CRIMSON SPIRE OAK
	CHANTICLEER PEAR
	SKYLINE HONEYLOCUST
	LITTLELEAF LINDEN
	TULIP TREE
ORNAMENTAL TREES (CLASS I)	
	FLAME AMUR MAPLE
	CANADA RED CHOKECHERRY
	CRUZAN CRUSADER HAWTHORN
	ROYAL RAINDROPS CRABAPPLE
	SPRING SNOW CRABAPPLE
SHRUBS/ORNAMENTAL GRASSES/PERENNIALS	
	BLACK EYED SUSAN
	BLUE GRAMMA GRASS
	BLUE MIST SPIREA
	BLUE OAT GRASS
	BLUE RUG JUNIPER
	PURPLE CONEFLOWER
	RED FLOWER CARPET ROSE
	DARTS GOLD NINEBARK
	STELLA DE ORO DAYLILLY
	FINE LINE BUCKTHORN
	GRO-LOW SUMAC
	HUSKER RED PENSTEMON
	IVORY HALO DOGWOOD
	KARL FOERSTER REED GRASS
	HIDCOTE BLUE ENGLISH LAVENDER
	MAIDEN GRASS
	SUMMERWINE NINEBARK
	LAWN SOD
	6' VINYL FENCE ADJACENT TO LANDSCAPE BUFFERS (TYP). SEE DTL 4, SHT L2.

NOTES

1. REFER TO SHEET L2 FOR PLANT PALETTE, DEVELOPMENT DATA, LANDSCAPE CALCULATIONS, AND LANDSCAPE DETAILS.

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0' 20' 40' 60'
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DRAWN BY: KCS

REVISED

NO.	DATE	DESCRIPTION
1	1/7/26	CITY COMMENTS

PRELIMINARY PLAT LANDSCAPE PLAN
TRAVERSE LANDING SUBDIVISION OUTPARCEL
TRILOGY DEVELOPMENT, INC.

DATE: 11-5-2025
PROJECT: JBA-2234
SHEET L1

August 22, 2025

RE: Neighborhood Meeting Notice for Traverse Creek II - Annexation and Preliminary Plat (4825 MARBLE FRONT RD - Parcel No. R3523601000)

Dear Neighbor,

You are invited to a neighborhood meeting to discuss our proposed Traverse Creek II we are proposing near your property. The purpose of the meeting is to discuss the project, answer any questions, and listen to your feedback and suggestions.

Meeting Date: September 8, 2025
Meeting Time: 6pm
Meeting Location: Caldwell Public Library - 1010 Dearborn St., Caldwell, ID 83605

Project Summary*:*
The project includes an Annexation and Preliminary Plat for the parcel located on the north side of Marble Front Road, west of Palmwood Ave in Canyon County, Idaho. The project area contains one parcel and is approximately 1.075 acres in size. The project proposes R-2 zoning with 6 single family residential lots and required site improvements.

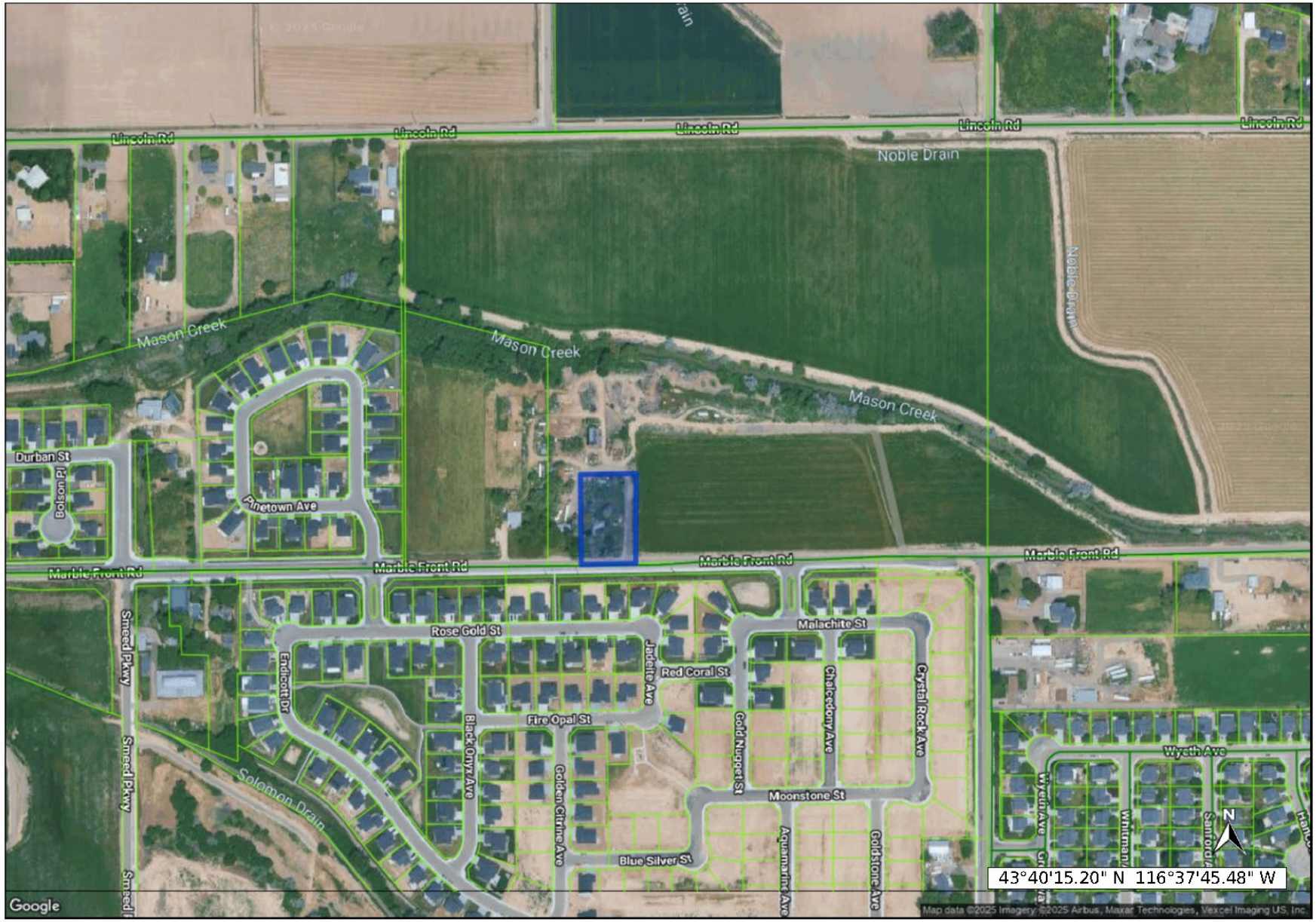
If you would like to contact us ahead of the meeting, please feel free to reach us at *Bonnie Layton 208-342-5400* or *bonnie.layton@nv5.com*.

Thank you,

Bonnie Layton

Traverse Creek II

Parcel No. R3523601000



May 28, 2025 - landproDATA.com
Scale: 1 inch approx 400 feet

The materials available at this website are for informational purposes only and do not constitute a legal document.

R35235	WEAVER DAVID R		4815 MARBLE FRONT RD	CALDWELL	ID	83605
R35236	OPEN DOOR RENTALS LLC		1977 E OVERLAND RD	MERIDIAN	ID	83642-6649
R35237100	TOPAZ RANCH HOA INC	AMI =	PO BOX 1350	MERIDIAN	ID	83680
R35237122	PHELPS ETHAN A		4719 ROSE GOLD ST	CALDWELL	ID	83605
R35237123	LEE MEGHAN		4801 ROSE GOLD ST	CALDWELL	ID	83605
R35237124	TANIKUNI GARY L		4805 ROSE GOLD ST	CALDWELL	ID	83605
R35237125	NOBLE JOSHUA		4811 ROSE GOLD ST	CALDWELL	ID	83605
R35237131	HERRERA JUAN CARLOS		4800 ROSE GOLD ST	CALDWELL	ID	83605
R35237132	HUS DONALD E		PO BOX 340	MIDDLETON	ID	83644
R35237144	COCHRANE MICHAEL		4810 ROSE GOLD ST	CALDWELL	ID	83605
R35237145	VONDERGEEST KEVIN RYAN		4811 FIRE OPAL ST	CALDWELL	ID	83605
R35237152	TOPAZ RANCH HOMEOWNERS ASSOCIATION INC	CYNTHIA ROMANS =	896 W BACALL ST	MERIDIAN	ID	83646
R35237159	BARTROP NICHOLAS		4815 ROSE GOLD ST	CALDWELL	ID	83605
R35237160	PRESCOTT RICHARD J		4821 ROSE GOLD ST	CALDWELL	ID	83605
R35237161	BOOSEMBARK FAMILY REVOCABLE LIVING TRUST		22585 BOISE RIVER RD	CALDWELL	ID	83607
R35237162	ALVAREZ WENDY M		4907 ROSE GOLD ST	CALDWELL	ID	83605
R35237163	REDFORD MEAGAN		4913 ROSE GOLD ST	CALDWELL	ID	83605
R35237164	BOOSEMBARK FAMILY REVOCABLE LIVING TRUST		22585 BOISE RIVER RD	CALDWELL	ID	83607
R35237165	HINOJOSA ALBERT		4923 ROSE GOLD ST	CALDWELL	ID	83605-1048
R35237166	TIDWELL MICAH DAVID		412 JADEITE AVE	CALDWELL	ID	83605
R35237167	IVAN JESUS MENDOZAZANTOYO		408 JADEITE AVE	CALDWELL	ID	83605
R35237168	ZAMUDIO SERGIO		407 GOLD NUGGET AVE	CALDWELL	ID	83605
R35237169	WALKER MICHAEL		212 SAINT CRISPEN	BREA	CA	92821
R35237170	HOFFERBER JAIME		5017 MALACHITE ST	CALDWELL	ID	83605
R35237171	RODRIGUEZ REYNALDO		4817 FIRE OPAL ST	CALDWELL	ID	83605
R35237172	DARNEY YVETTE		4823 FIRE OPAL ST	CALDWELL	ID	83605
R35237173	ROSALES MARIA DE JESUS		4905 FIRE OPAL ST	CALDWELL	ID	83605
R35237174	YATES MICHAEL		4911 FIRE OPAL ST	CALDWELL	ID	83605
R35237175	VALDIVIA ELIAS MANUEL		4917 FIRE OPAL ST	CALDWELL	ID	83605
R35237176	HARO FELIX R		4916 ROSE GOLD ST	CALDWELL	ID	83605
R35237177	HANCOCK SAMUEL		4910 ROSE GOLD ST	CALDWELL	ID	83605
R35237178	CAMPOS JAVIER ARREOLA		4904 ROSE GOLD ST	CALDWELL	ID	83605
R35237179	BAUER WYATT DOUGLAS		4822 ROSE GOLD ST	CALDWELL	ID	83605
R35237180	RUIZ GREGORIO ARIZA		4816 ROSE GOLD ST	CALDWELL	ID	83605
R35237209	GREMLING ADAM		314 JADEITE AVE	CALDWELL	ID	83605
R35237211	POOLE TREVOR STEVEN		317 GOLD NUGGET AVE	CALDWELL	ID	83605
R35237213	VILLASENOR REYNALDA PINA		322 GOLD NUGGET AVE	CALDWELL	ID	83605
R35237214	SIRMAN LISA MARIE		2476 OLD NADEAU RD	PALMDALE	CA	93550

Traverse Creek II
9/8/25

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

Start Time of Neighborhood Meeting: 6:00 pm

End Time of Neighborhood Meeting: 6:55 pm

Those in attendance please print your name and address.

If no one attended, Applicant please write across this form "No one attended".

	PRINTED NAME	ADDRESS, CITY, STATE, ZIP
1.	Kirby & Judy Clendenon	4520 Marble Front Rd. Caldwell
2.	David + Rosemary Weaver	4815 Marble Front Caldwell
3.	Albert + Serena Hingjosa	4923 Rose Gold St Caldwell
4.		
5.		
6.		
7.		
8.		
9.		
10.		
11.		
12.		
13.		
14.		
15.		
16.		

208-713-8944 Timing.

NEIGHBORHOOD MEETING CERTIFICATION:

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

Description of the proposed project: Small 6-lot infill annexation & Subdivision.

Date of Round Table meeting: 6/5/25

Notice sent to neighbors on: 8/22/25

Date & time of the neighborhood meeting: 9/8/25 @ 6pm

Location of the neighborhood meeting: Caldwell Public Library 1010 Dearborn Street, Caldwell, ID

Developer/Applicant:

Name: Bonnie Layton - NV5

Address, City, State, Zip: 690 S. Industry Way, Ste 10, Meridian, ID 83642

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

DEVELOPER/APPLICANT SIGNATURE

DATE 9/8/25

EXHIBIT 2:

CITY DEPARTMENT COMMENTS AND CONDITIONS OF APPROVAL

Memorandum

To: Katherine Wright, Planner III
Caldwell P & Z Department

From: Steven Pendleton, Land Development Manager
Hallie Hart, City Engineer

Re: ANN25-000012, SPP25-000016 Traverse Landing Sub.

Date: March 20, 2026

The Engineering Department provides the following comments on a request by 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.

Engineering has no issue with this application provided the following conditions are met.

- Applicant shall follow all of the requirements of the approved Traverse Creek Subdivision ANN22-000025, PUD22-000010, and SUB22-000042 findings of fact, conclusions of law and order of decision signed on 5/19/2023.

- City of Caldwell has adopted the “Caldwell Area Capital Improvements Plan & Impact Fee Program”. The applicant will be required to pay traffic impact fees per table 7 of the Impact Fee Schedule to be assessed to the building permit/s when applied for.

Date 01/08/2026

City of Caldwell, Planning & Zoning Department
Parcel: R3523601000
Re: Case Number: ANN25-000012, SPP25-000016

Dear, Planning & Zoning

The Caldwell City Fire Department District has reviewed and can approve the application subject to compliance with all the following code requirements and conditions of approval. Any deviation from this plan is subject to Fire Department approval. Please note that unless stated otherwise, this memo represents the requirements of the 2018 International Fire Code (IFC) as adopted by the Idaho State Fire Marshal's Office.

Caldwell Fire Department Details

National Standards for Travel Time (90% of time) for first arriving unit:	4 minutes
Nearest Fire Station:	13
Closest fire station (in miles) to site:	1.6 Miles
Approximate response time to site:	4 Min.
Will this development have other significant impacts on the ability to provide services?	☐ Yes X No
Will this development necessitate additional fire resources and/or equipment beyond current levels? *If yes, please explain under "Adverse Impact Comments, Recommendations, and Fiscal Impact".* • Our department is currently operating with high resource utilization, and continued growth is contributing to increased service demand. Aligning staffing and resources with that demand will help maintain our current level of service.	X Yes ☐ No

Distance from Station	Service Expectation	Staffing & Apparatus	Typical Response Time Goal
0–1 mile	Immediate—high-priority	First-due company (engine)	≤4min travel, ≤5min total
1–2 miles	Very rapid—high-priority	First-due company, backup	≤4min travel, ≤5min total
2–3 miles	Rapid—standard coverage	First-due w/ backup	≤6min travel, ≤9min total (full alarm)
3–4 miles	Slower—moderate	Closest available, limited	6–8min travel
4–5 miles	Extended	Closest company, delayed	>8min travel, variable

Properties located 3–4 miles from a fire station are at the limit of effective coverage and may experience service delays.

Developments beyond 5 miles are generally not recognized by ISO as having fire protection, and response to these areas will be significantly delayed.

Corrections:

None

Conditions:

1. Fire hydrants, capable of producing the required fire flow, shall be located along approved fire lanes. Fire hydrant spacing shall meet the requirements of IFC table C105.1.1 (IFC 507.3, IFC B105.2, IFC C105).
2. Roadway serving a fire hydrant shall be a minimum of 26-feet in width. (IFC D103.1)
3. Dead-end fire apparatus access roads exceeding 150 feet (45 720 mm) in length shall be provided with an approved area for turning around fire apparatus. (IFC 503.2.5)
4. Fire apparatus access roads shall extend to within 150 feet of all portions of the exterior walls of the first story of a building measured by an approved route around the exterior of the building or facility. (IFC 503.1.1)

5. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet and an unobstructed vertical clearance of not less than 13 feet 6 inches. (IFC 503.2.1)

6. The minimum outside turning radius of a fire apparatus access road shall be 48 feet. The minimum inside turning radius shall be 28 feet. (IFC 503.2.4)

7. For streets having a width less than 33 feet back of curb to back of curb parking shall be restricted on one side; for streets having a width less than 27 feet back of curb to back of curb parking shall be restricted on both sides. A note on the face of the final plat is required noting the parking restriction prior to signing of the final plat. In addition, No Parking signs shall be installed in accordance with the requirements of the IFC. (IFC 503.8)

8. A phasing plan shall be included in documentation to city at time of submittal in accordance with infrastructure 2018 IFC.

9. Where fire apparatus access roads or a water supply for fire protection are required to be installed, such protection shall be installed and made serviceable prior to and during the time of construction except where approved alternative methods of protection are provided. Temporary street signs shall be installed at each street intersection where construction of new roadways allows passage by vehicles in accordance with (IFC Section 505.2.

General Requirement:
Fire Department required fire hydrants, access, and street identification to be installed prior to construction or storage of combustible materials on site. Provisions may be made for temporary access and identification measures.

Specific building construction requirements of the International Building Code, International Fire Code and City of Caldwell Code will apply. However, these provisions are best addressed by a licensed Architect at time of building permit application.

Regards,



Joseph Bongiorno
Fire Prevention Office
Caldwell Rural Fire Protection District
jbongiorno@cityofcaldwell.org

Memorandum

To: Katie Wright, Planner III
Caldwell P & Z Department

From: Trevor Farris, GIS Technician
Dave Marston, Mapping Superintendent

Re: ANN25-000012, SPP25-000016- Traverse Landing Subdivision

Date: February 20th, 2026.

The Mapping Department provides the following comments on a request by 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.

Address Number

1. Please contact the Mapping Department prior to permitting.

Subdivision Name

1. Approved

Lots & Blocks

1. Approved

Street Names

1. Approved.

TO: CALDWELL POLICE DEPARTMENT AND FIRE DEPARTMENT

FROM: CALDWELL PLANNING AND ZONING

DATE: 2/23/2026

DUE DATE: **3/16/2026**

REQUEST FOR INFORMATION

The Planning and Zoning Division is requesting additional information be provided for each land use case as requested by the Mayor and City Council.

SUBJECT: **Traverse Landing**

REQUEST SUMMARY: 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.

Population Impact:

# of new residential units:	6
Projected population created by development: (–.of.SF.units.X.9).and.(–.of.MF.units.X.8)	18
Proposed commercial acreage:	0

POLICE DEPARTMENT ANALYSIS AND SERVICE IMPACT:

CPD projects future service needs based on demand, risk, community expectations, response performances, population, density, and development type.

Development Analysis and Impacts:

Demand for Service in this area (Total calls for service YTD)	Nearby adjacent reporting districts have an average of 434.5 calls for service each year to date. The nearby RD's (1E, 1F, 1G, 1H) have a combined total of 1738 reactive CFS from January 1st to March 23th, 2026.
Call types within this area	
Workload saturation in area (%)	Reporting districts 1E, 1F, 1G, 1H account for 1,738 (year to date) reactive CFS compared to a total of 5,565 total YTD. These RD's account for 31.23% of all reactive CFS YTD.
Will this development have other significant impacts on the ability to provide services?	☐ Yes ☒ No

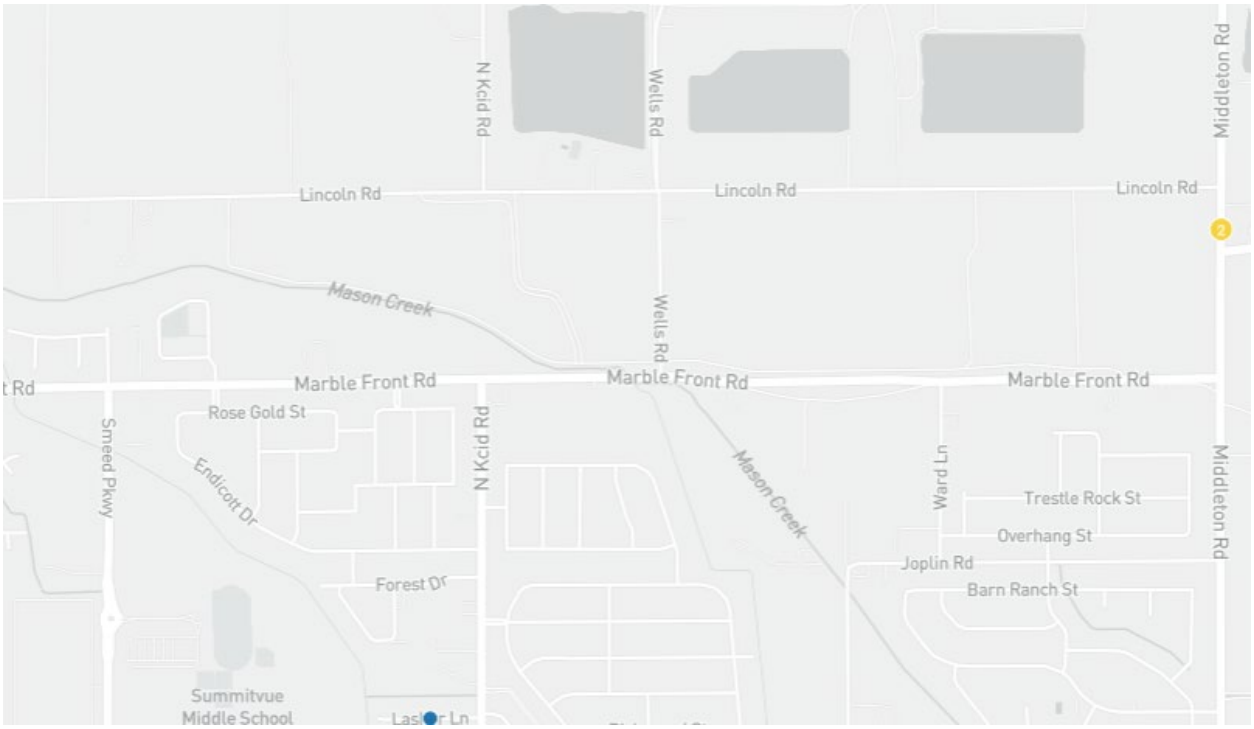
Top 20 Reactive Calls for Service in the Area

Nature	#	%
Follow Up	36	5.60%
Welfare Check	28	4.35%
Attempt to Locate	28	4.35%
Suspicious	27	4.20%
PD Accident	25	3.89%
911 Cell Open Line	21	3.27%
Parking Problem	20	3.11%
Theft	19	2.95%
911 Disconnected Cell	18	2.80%
Citizen Assist	18	2.80%
Alarm-Commercial	18	2.80%
AC Animal at Large	17	2.64%
Reckless Driver	16	2.49%
Juvenile Problem	16	2.49%
Abandoned Vehicle	16	2.49%
Noise Complaint	14	2.18%
AC Barking Dog	13	2.02%
VIN Inspection	12	1.87%
Report By Mail	12	1.87%
Disturbance	11	1.71%

Will this development necessitate additional police resources and/or equipment beyond current levels? *If yes, please explain under "Adverse Impact Comments, Recommendations, and Fiscal Impact".*	☐ Yes ☒ No

Traffic Crash Data for Area:

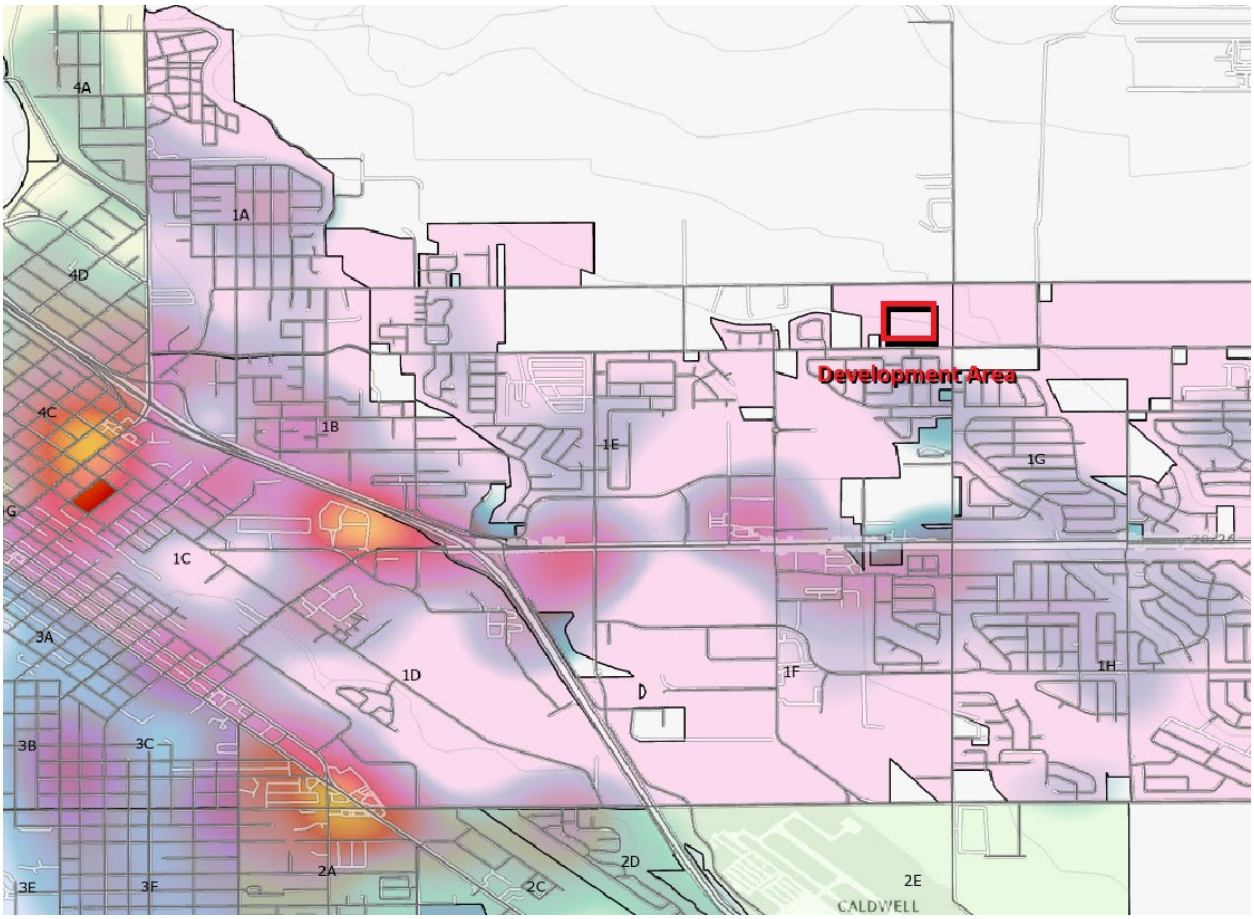
Provide comments below for crash data in area surrounding development.



This area has very few traffic collisions YTD (1/1/2026 – 3/24/2026) with only three reported accidents. Two of which are on Middleton and Lincoln. A more detailed breakdown can be found attached to this report.

Hot Spot Mapping (if applicable):

Please attach a map of hot spots and provide comments here to explain such attached mapping.



Adverse Impact Comments, Recommendations and Fiscal Impact:

Provide any comments below on the adverse impact this will or could have on the police department facilities, services or staffing, and any proposed recommendations for additional needs and fiscal impact.

The projected population added to the city of Caldwell places an almost negligible necessitation for additional officers or resources for this particular development.

FIRE DEPARTMENT ANALYSIS AND SERVICE IMPACT:

CFD projects future service needs based on population, population density, response times, service demand, and development types.

Emergency Response Time Analysis and Service Impact:

The Caldwell Fire Department has benchmark standards for the organization and deployment of fire suppression operations, emergency medical operations, and special operations to the public. This standard provides for a travel time of 4:00 minutes, 90% of the time to reach emergency incidents within their jurisdiction with the first arriving unit.

Standards for Travel Time (90% of time) for first arriving unit:	4 minutes
Closest fire station (in miles) to site:	
Approximate response time to site:	
Adequate fire flow capacity to serve proposed development?	☐ Yes ☐ No
Will this development have other significant impacts on the ability to provide services?	☐ Yes ☐ No
Will this development necessitate additional fire resources and/or equipment beyond current levels? *If yes, please explain under "Adverse Impact Comments, Recommendations, and Fiscal Impact".*	☐ Yes ☐ No

Adverse Impact Comments, Recommendations and Fiscal Impact:

Provide any comments below on the adverse impact this will or could have on fire department facilities, services or staffing, and any proposed recommendations for additional needs and fiscal impact.

CRASH SUMMARY REPORT

Traverse Landing Crash Study

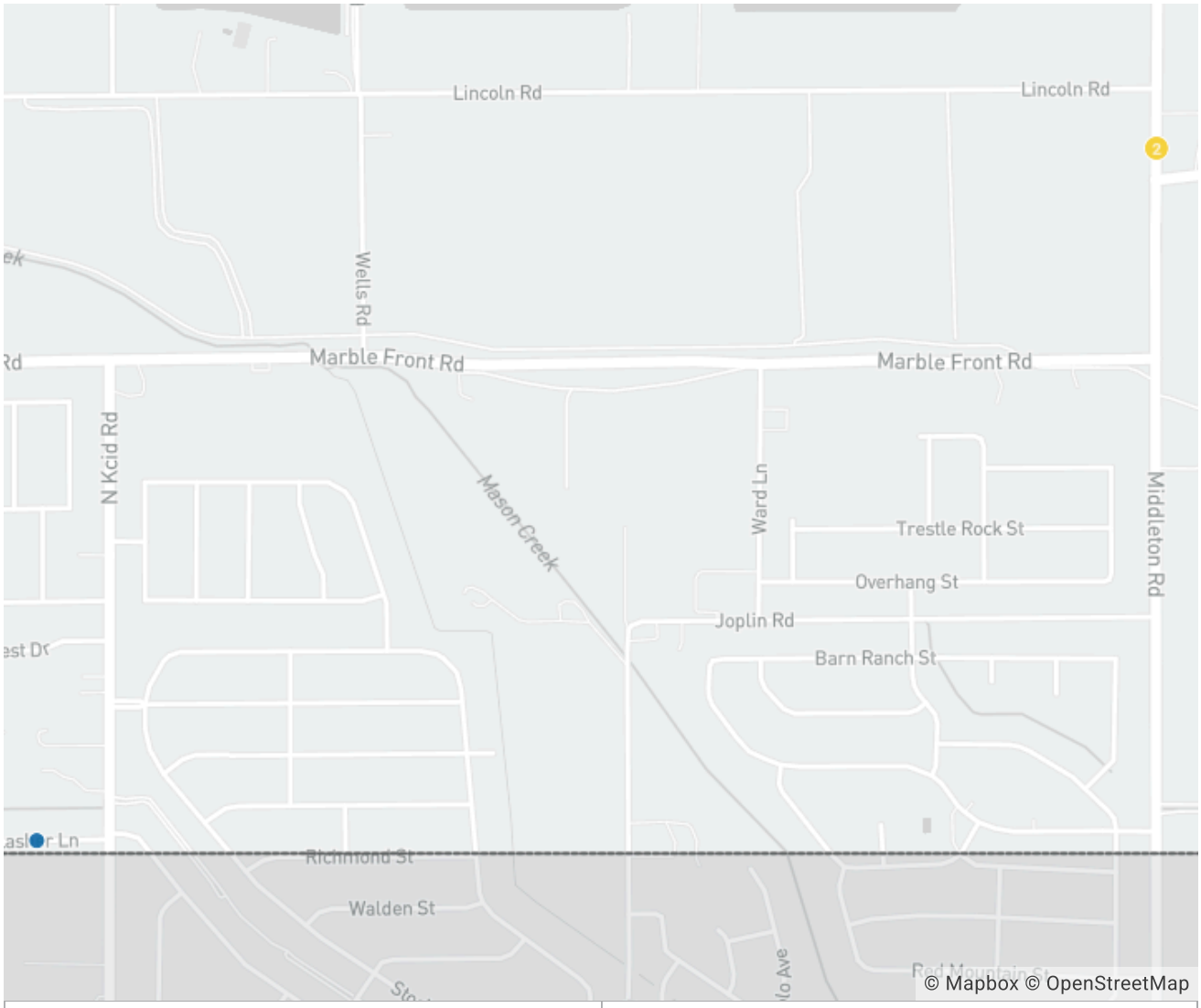
Created on March 24, 2026

Created by Marlon Leslie

Data extents: January 1, 2026 to March 24, 2026

Applied Filters

Shape: Polygon



Total Crashes	3	Fatal Crashes	0

ITD Crash Summary		Crash
Total Crashes	3	100.00%
Intersection Related	2	66.67%
Distracted Driver Related	1	33.33%

Fixed Object	1	33.33%
+ 9 more	0	0%

Date & Time (Year)		Crash
2026	3	100.00%
+ 18 more	0	0%

Crash Severity (# of Crashes)		Crash
(C) Possible Injury/Complaint	2	66.67%
(O) Property Damage Report	1	33.33%
+ 3 more	0	0%

Injury Name		Person
Possible Injury	6	75.00%
No Apparent Injury	2	25.00%
+ 4 more	0	0%

Intersection Related		Crash
Yes	2	66.67%
No	1	33.33%
N/	0	0.00%

Date & Time (Day of Week)		Crash
Tuesday	1	33.33%
Wednesday	1	33.33%
Thursday	1	33.33%
+ 4 more	0	0%

County		Crash
Canyon	3	100.00%
+ 43 more	0	0%

Operator Action		Unit
Stopped in Traffic	3	37.50%
Going Straight	2	25.00%
Backing	1	12.50%
Parked Vehicle	1	12.50%
Turning Right	1	12.50%
+ 51 more	0	0%

Unit Type		Unit
Pickup	4	50.00%
Car	2	25.00%
SUV/Crossover	1	12.50%
Van - 1 to 8 seats	1	12.50%
+ 26 more	0	0%

Urban / Rural		Crash
Urban	3	100.00%
Rural	0	0.00%

Contributing Circumstances (All)		Crash
None	3	100.00%
Failed to Yield	1	33.33%
Following Too Close	1	33.33%
Improper Backing	1	33.33%
Inattention	1	33.33%
Speed Too Fast For Conditions	1	33.33%
+ 35 more	0	0%

Most Harmful Event		Crash
Angle Turning	1	33.33%
Parked Car	1	33.33%
Rear-End	1	33.33%
+ 61 more	0	0%

EXHIBIT 3:
COPY OF AGENCY NOTIFICATION LETTER SENT, LIST OF AGENCIES NOTIFIED, AND AGENCY COMMENTS

OUTSIDE AGENCY WRITTEN TESTIMONY

Outside Agency Response Deadlines: **2/13/2026**

CITY OF CALDWELL
PLANNING AND ZONING DEPARTMENT
205 S 6th Avenue, Caldwell, ID 83605 | Office: 208-455-3021
https://www.cityofcaldwell.org/departments/planning-and-zoning

PUBLIC AGENCY NOTIFICATION – RESPONSE REQUESTED

Transmittal Date:	1/5/2026		
1ST HEARING DATE:	3/11/2026	**HEARING BODY:**	Planning and Zoning Commission
2nd HEARING DATE:	4/6/2026	**HEARING BODY:**	City Council
Application Case No(s):	ANN25-000012, SPP25-000016		
Project Name:	Traverse Landing Subdivision		
Site Address:	4825 Marble Front Rd.		
Site Parcel ID:	R3523601000		
Site Location:	On the north side of Marble Front Rd., approximately 1,040 feet west of the intersection with N. KCID Rd.		
Applicant:	Bonnie Layton, NV5 690 S. Industry Way Suite 10, Meridian, ID 83642 208-724-2624, bonnie.layton@nv5.com		
Property Owner:	Endurance Holdings LLC 1977 E. Overland Rd., Meridian, ID 83642		
Agent Name:	Same as applicant		

You are hereby notified, pursuant to the Local Land Use Planning Act, Idaho Code 67-6509, that the City of Caldwell has accepted the following application(s).

You are invited to provide written testimony by the date specified below to ensure planners can consider the information as they develop their staff report and recommended findings. All items received by the deadline will be placed in the hearing packet, allowing the hearing body adequate time to review the submitted information.

REQUEST SUMMARY: 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.



APPLICATION PACKET: The complete application packet can be found on the City of Caldwell website under "Planning and Zoning Department/Current Case Files" or by clicking here.

OUTSIDE AGENCY COMMENTS: Your agency's comments are an important part of our decision-making process. When submitting comments, please reference Case No. listed above in responses and/or correspondence regarding this case. Comments received by the deadline date will be added to the Staff Report and to the hearing body's packet. Comments may be submitted by mail or email as follows:

Mail: Caldwell Planning and Zoning Department, P.O. Box 1179, Caldwell, ID 83605
Email: Katie Wright, Planner III at kwright@cityofcaldwell.org

Please Note: We will assume that your agency has no objections or concerns if we do not receive written testimony or comments within the requested timeframe.

PUBLIC AGENCY NOTIFICATION LIST

The following political subdivisions, including schools, were notified of the application requests. A link to the full application packet was provided to each agency.

City of Caldwell Engineering Department
City of Caldwell Engineering Inspections
City of Caldwell Fire Chief
City of Caldwell Fire Marshall
City of Caldwell Building Department
City of Caldwell Police Chief
City of Caldwell Lieutenant Wright
City of Caldwell Mapping Department
City of Caldwell Code Compliance Division
City of Caldwell Economic Development
City of Caldwell Airport
City of Caldwell Water Department
Vallivue School District #139
Caldwell School District #132
Pioneer Irrigation District
Riverside Irrigation District
Canyon Hill Irrigation
Franklin Ditch Co.
Nampa-Meridian Irrigation Dist.
Black Canyon Irrigation District
Golden Gate Irrigation
Caldwell Lateral Irrigation
Wilder Irrigation District
Compass Idaho
Hilty, Bower, Haws & Seable
Caldwell Transportation
Brown Bus Company
Canyon Highway District #4
Nampa Highway District #1
Idaho Transportation Department
Valley Regional Transit
Canyon County Development Services
Canyon County Plat Room
City of Nampa Planning and Zoning
Boise Project Board of Control
Southwest District Health
Idaho Power
Intermountain Gas
DTG Maps (only for final plats)
Boise River Flood Control Dist. #10
Bureau of Land Management
Bureau of Reclamation - Snake River Area Office
Corps of Engineers
Idaho Fish and Game
Department of Water Resources
College of Idaho
Department of Lands
USPS Caldwell
Union Pacific Railroad

Katie Wright

From: D3 Development Services <D3Development.Services@itd.idaho.gov>
Sent: Tuesday, January 13, 2026 8:16 AM
To: Katie Wright
Subject: RE: Request for Agency Comments - Traverse Landing

Hello,

After careful review of the transmittal submitted to ITD on January 05, 2026, regarding, Traverse landing Subdivision, the Department has no comments or concerns to make at this time. This application does not meet thresholds for a Traffic Impact Study, nor does it pose any safety concerns. If you have any questions, please contact Kendra Conder at 208-334-8377 /Kendra.Conder@itd.idaho.gov

Thank you
Mila Kinakh
D3 Planning and Development

From: Morgan Bessaw <mbessaw@cityofcaldwell.org>
Sent: Monday, January 5, 2026 3:38 PM
To: Alan Perry <aperry@cityofcaldwell.org>; Angelica Gomez <agomez@cityofcaldwell.org>; Anita Means (Caldwell Transportation Co) <anita@ctcbus.com>; Bill Pastoor <wpastoor@republicservices.com>; Black Canyon Irrigation Dist. (bcid@blackcanyonirrigation.com) <bcid@blackcanyonirrigation.com>; Black Canyon Irrigation District <developmentreview@blackcanyonirrigation.com>; Boise Project Board of Control (tritthaler@boiseproject.org) <tritthaler@boiseproject.org>; Boise River Food Control Dist. #10 (projectmgr@boiseriver.org) <projectmgr@boiseriver.org>; 'brandon.flack@idfg.idaho.gov' <brandon.flack@idfg.idaho.gov>; Brett Clark <bclark@cityofcaldwell.org>; Brian Courtright <bcourtright@republicservices.com>; Brown Bus Company (brent.carpenter@brownbuscompany.com) <brent.carpenter@brownbuscompany.com>; Bruce Smith <smithbr9@republicservices.com>; Bureau of Land Management (jsullivan@blm.org) <jsullivan@blm.org>; Bureau of Land Management 2 (jcartwright@blm.org) <jcartwright@blm.org>; Caldwell Lateral Irrigation (amandacild@qwestoffice.net) <amandacild@qwestoffice.net>; Caldwell School District #132 (Nfrench@caldwellschools.org) <Nfrench@caldwellschools.org>; Canyon County Development Services - Jennifer Almeida (jennifer.almeida@canyoncounty.id.gov) <jennifer.almeida@canyoncounty.id.gov>; Canyon County Plat Room - DeAnn France (deann.gerthung@canyoncounty.id.gov) <deann.gerthung@canyoncounty.id.gov>; Canyon Hill Irrigation District (office@idcpas.com) <office@idcpas.com>; Chris Hopper HD4 <chopper@hwydistrict4.org>; Christin Wendelsdorf <Christine.Wendelsdorf@canyoncounty.id.gov>; College of Idaho (rerne@collegeofidaho.edu) <rerne@collegeofidaho.edu>; Corps of Engineers (greg.j.martinez@usace.army.mil) <greg.j.martinez@usace.army.mil>; Damon Rice <drice@cityofcaldwell.org>; Dave Marston <dmarston@cityofcaldwell.org>; Deer Flats <deerflat@fws.gov>; Department of Lands (IDL_jurisdictional@idl.idaho.gov) <IDL_jurisdictional@idl.idaho.gov>; Doug Critchfield <critchfieldd@cityofnampa.us>; Erika Olvera (eolvera@nmid.org) <eolvera@nmid.org>; Farmer's Co-Op Ditch Co (fcdc1875@gmail.com) <fcdc1875@gmail.com>; Genna Ashlet - Boise Project Board of Control <gashley@boiseproject.org>; 'gis@compassidaho.org' <gis@compassidaho.org>; Golden Gate Irrigation Districts - Ripley Doorn (lbuckner@rdcpa.com) <lbuckner@rdcpa.com>; HD4 - Lenny Ricco <lriccio@hwydistrict4.org>; Idaho Power (easements@idahopower.com) <easements@idahopower.com>; D3 Development Services <D3Development.Services@itd.idaho.gov>; Jene Price <jprice@cityofcaldwell.org>; Kayla Valle <kvalle@cityofcaldwell.org>; Kirk (kirk@pioneerirrigation.com) <kirk@pioneerirrigation.com>; Konrad McDannel <KMcDanner@republicservices.com>; Laura Wilder (wilders04@msn.com) <wilders04@msn.com>; Lorina Herb

Vallivue School District #139

Lisa Boyd, Superintendent

5207 S. Montana Avenue
Caldwell, ID 83607
Phone (208) 454-0445
Fax (208) 454-0293

January 7, 2026

Re: Traverse Landing Subdivision - ANN25-000012, SPP25-000016

Dear Caldwell Planning and Zoning and City Council,

If approved, students living in the proposed subdivision would attend Skyway Elementary School, Summitvue Middle School, and Ridgevue High School.

Skyway Elementary has capacity for 800 students and currently has an enrollment of 689 students.

Below is a list of current and proposed developments—at various stages of approval and construction—that will continue to add enrollment pressure to Skyway Elementary over the long term:

- **Cougar Crossing:** 38 Single-family Detached
- **Traverse Creek:** 179 Single-family Detached
- **Quarry East:** 55 Single-family Detached
- **Maple Hill:** 50 Single-family Detached
- **East Ranch No 1:** 150 Single-family Detached

Traverse Landing would add six single-family lots into the Skyway Elementary attendance boundary. Thank you for your consideration.

Sincerely,



Joseph Palmer
Assistant Superintendent

EXHIBIT 4:

MINUTES OF THE COMMISSION HEARING

DRAFT
(On the agenda for the 5/13/2026 PZ Commission to be approved)

PLANNING AND ZONING COMMISSION
MEETING MINUTES
Wednesday, April 8, 2026 @ 6:00 pm
City Hall, Council Chambers, 205 S. 6th Ave, Caldwell, Idaho

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

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

CONFLICT OF INTEREST DECLARATION (if any).
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 March 11, 2026, hearing.

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

MOTION CARRIED

REVIEW OF PROCEEDINGS (OPENING STATEMENT)
Chair Harman announced two items on the agenda will not be heard tonight.
Deputy Director Morgan Bessaw clarified there will be future workshops to be scheduled at a later date.
Chair Harman opened the public hearing and outlined the public hearing procedures.
Chair Harman proceeded to public hearing items on the agenda.

OLD BUSINESS:

ACTION ITEM: **Public Hearing (Quasi-Judicial) Case Number ANN25-000016, SPP25-000018**: The applicant, Mason and Associates Inc, on behalf of August Park LLC. is requesting annexation of parcel R2746000000 with a zoning designation of R-1. Concurrently the applicant is requesting approval of a preliminary plat application for **August Park Subdivision,** a single-family residential subdivision with twenty-four (24) buildable lots and eight (8) common lots. The site is located within the Neighborhood 2 place type within the Future Land Use Map. The approximately 9.40-acre site is located on the west side of S. Florida Ave., approximately 1,080 feet south of the intersection with E. Ustick Rd., in Caldwell, Idaho.

Applicant Presentation:

Applicant, Will Mason, 924 3rd St. So. Nampa, ID, presented the applicant's request by use of a Power Point presentation:

- Comp Plan: Neighborhood 2
- Density is low

Staff Presentation:
City Associate Planner, Morgan Bessaw, 205 S. 6th Ave., Caldwell, Idaho, presented the staff report by use of a Power Point presentation. She noted:

- Subject Location
- Zoning Analysis: 2.56 du/acre
- Surrounding land uses: Residential and Agricultural
- Comp Plan Analysis: R-1
- Subdivision Layout: access off S. Florida
- Condition of approval: applicant provide landscape plan and prelim plat to include eight foot (8') wide pathway
- Project is compliant with code
- Public Comments: Vallivue School District and Idaho Transportation Dept., no comments from public

Commission Questions for Staff:

- Roadways/Traffic
- School growth projection is done by the schools
- Vallivue is the only school district affected by this project
- Safe routes to schools
- Infill project
- One outparcel adjacent but not included in this project
- Density is in lower end of allowable density range
- Public services
- No deviations from subdivision standards
- P&Z decision is not based off of school capacity
- Utility upgrade is not necessary for this project along Florida

Commission Questions for Staff:

- Landscaping: buffering and fencing not required by code
- Schools applicant will talk to the developer

Public Testimony:
Angie Cuellar, 924 3rd St. S, Nampa, ID, signed up in favor of the application but did not wish to speak.

Applicant Rebuttal:
Applicant did not wish to speak

Motion to close public discussion:
MOTION BY: ☐ Harman ☐ Larson ☐ Geyer ☐ Vance ☐ Whitbeck
SECONDED BY: ☐ Harman ☐ Larson ☐ Geyer ☐ Vance ☐ Whitbeck

MOTION CARRIED

Evidence List:

Staff Report and presentation documents
Applicant presentation documents
Sign-up sheets

Commission Discussion and Deliberation:

- Lot sizes are larger than what is typically seen
- Fits area nicely
- Thinking of schools is necessary
- Appreciates infill projects
- Landscaping improvements

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:

☐ Harman ☐ Larson ☒ Geyer ☐ Vance ☐ Whitbeck

MADE A MOTION AS FOLLOWS:

The request for ANN25-16 and SPP25-18 for August Park Subdivision is

- *Recommended for APPROVAL SUBJECT TO THE CONDITIONS OF APPROVAL AS RESENTED or AMENDED;*

THE MOTION WAS SECONDED BY:

☐ Harman ☐ Larson ☐ Geyer ☒ Vance ☐ Whitbeck

ROLL CALL VOTE:

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

MOTION CARRIED

ACTION ITEM: Public Hearing (Quasi-Judicial) Case Number ANN25-000010, ANN25-000013, ANN25-000014, SPP25-000014: The applicant, JUB Engineers Inc, on behalf of Idaho Conference of Seventh Day Adventists Inc, is requesting annexation with a development agreement for parcels R3271701300, R3271900000, R3285900000, R3284600000, and R3284601000 with zoning designations of R-3, H-C, and R-2. Concurrently the applicant is proposing **Silverleaf Subdivision**, a mixed-use subdivision on parcels R3285900000, R3284600000, and R3284601000 with 655 single-family residential units, one multi-family lot with up to 336 units to be developed at a future date, and approximately 22.63 acres of commercial development. The sites are located within the Community Center and Neighborhood 2 place types within the Future Land Use Map. The approximately 265-acre development is comprised of six (6) parcels on the north and south sides of Karcher Rd, between S 10th Ave. and S. Indiana Ave, in Caldwell, Idaho.

Applicant Presentation:

Applicant, Mark Tate, 1673 W. Shoreline Dr. Ste. 200, Boise ID, presented the applicant's request by use of a Power Point presentation:

- Introduction of developers
- Introduction to Silverleaf
- Comp Plan
- Zoning Request: H-C, R-3, R-2
- Density: 8.06 du/acre
- Pathways and Trails
- Entryways
- Amenities
- Utilities
- Support the staff report

Staff Presentation:

City Associate Planner, Joe Dodson, 205 S. 6th Ave., Caldwell, Idaho, presented the staff report by use of a Power Point presentation. She noted:

- Subject Location
- Surrounding Land Uses
- Comp Plan Analysis: Neighborhood 2 and Community Center
- Zoning analysis: R-2, R-3, H-C
- Single Family Detached homes
- Will have to apply for a SUP to do the conceptual R-3 builds
- Subdivision layout
- Amenities are not required but are provided
- Review and Analysis
- Public Utility Services
- Unique Circumstances
- Public Comments: Canyon County, Vallivue, COMPASS, Highway District #4, 1 property owner

Commission Questions for Staff:

- Sidewalks and Pathways
- Parking requirements
- Zoning requirements
- Define Community Center
- Neighborhood Meeting Comments
- Commissioner Geyer's last question
- Commissioner Vance's questions
- Karcher Hwy traffic
- Road requirements

Commission Questions for Applicant:

- Annexation needed to make the density
- Neighborhood Meeting Questions
- Height of homes will be single level
- Home values are projected to be $700k-$1M
- Property taxes

- 10 phases at 1-2 phases/year
- Location and phase of amenities
- Home designs are in the works

Public Testimony:
John Rogers, 12777 Cultivator St. Caldwell, signed up to speak in favor of the application.
- Gem State Academy
- Supports M3 Company
- Supports application based on Gem State Academy's and 7th Day Adventist's wishes

John Soule', 16115 South Montana Ave., signed up to speak in favor of the application.
- Principal of Gem State Academy
- Involvement in the City of Caldwell
- Supports M3 Company

Rosalie Schank, 14674 Port Royal St., Caldwell, ID, signed up in neutral of the application.
- Traffic
- Stated she wasn't "for" the project.

John Stone, 3105 Jefferson Hwy. Caldwell, ID, signed up in neutral of the application but did not wish to speak.

Joan Crampton, 15386 Blue Pinion Ave. Caldwell, ID , signed up in opposition of the application but did not wish to speak.

Mary P. Blue Pinion Ave, signed up in opposition of the application but did not wish to speak.

Ed Crampton, 15386 Blue Binion Ave signed up in opposition of the application but did not wish to speak.

Mary P. Blue Pinion Ave, signed up in opposition of the application but did not wish to speak.

Layne Hadlock, 16159 S. 10th Ave., Caldwell signed up to speak in opposition of the application
- Supply and demand of homes available
- Lives South of Element Ridge, in the county

Kelly Edginton, 14167 Towers Dr., Caldwell, signed up in opposition of the application but did not wish to speak.

W. Eric Edginton, 1467 Towers Dr. Caldwell, signed up in opposition of the application but did not wish to speak.

Mike Lehman, 14138 Towers Dr. Caldwell signed up in opposition of the application but did not wish to speak.

Susan Lehman, 141338 Towers Dr., Caldwell, signed up to speak in opposition of the application:
- Wildlife
- Water supply to the well
- View

Applicant Rebuttal:
Mark Tate presented the applicant's rebuttal and stated:

- Irrigation / water supply will be continued
- Gem State Academy / 7th Day Adventist church

Motion to close public discussion:

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

MOTION CARRIED

Evidence List:
Staff Report and presentation documents
Applicant presentation documents
Sign-up sheets

Commission Discussion and Deliberation:

- Quality of subdivision and homes is appealing
- Timing of project in relation to Karcher Rd.
- Parcel number: Would like to see smaller plot but it would require them to restart the process just for that plat.
- Commercial properties is appealing
- Reservations about congestion / traffic / no conceptual
- Feels it is an incomplete package with the subdivision application
- A condition could be to add building elevations for single family but not multi-family
- Multi-family lot doesn't have a plan yet and will have to go through P&Z and CC
- Supply and demand does stand out
- Vista Dr. will help funnel traffic
- Cirrus Dr. would be the backup road if this project doesn't get approved.
- Everyone accesses each other's subdivisions
- Access from Commercial to Karcher will be controlled by ITD. Right in right out will be required.

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:

☐ Harman ☒ Larson ☐ Geyer ☐ Vance ☐ Whitbeck

MADE A MOTION AS FOLLOWS:
The request for ANN25-000010, ANN25-000013, ANN25-000014, SPP25-000014, Silverleaf Subdivision

- *Recommended for APPROVAL SUBJECT TO THE CONDITIONS OF APPROVAL AS PRESENTED or AMENDED; condition 8 to be stricken.*

THE MOTION WAS SECONDED BY:

☐ Harman ☐ Larson ☐ Geyer ☐ Vance ☐ Whitbeck

ROLL CALL VOTE:

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

MOTION CARRIED

NEW BUSINESS

ACTION ITEM: Public Hearing (Quasi-Judicial) Case Number SPP25-000008, ZON25-000004: The applicant, The Land Architect LLC, on behalf of Patriots Landing LLC, is requesting a rezone of parcels R0266001100, R0266001000, and R02660010A0 from R-1 to R-2. Additionally, the applicant is requesting approval of a preliminary plat for **Patriot's Landing Subdivision**, a residential subdivision with 12 buildable lots, which will include eleven (11) duplex structures and one (1) detached single family residential unit. The 3.28 acre site is identified as Neighborhood 2 in the Future Land use Map and is located on the Northeast side of Interstate-84, approximately 1,800 feet from the Franklin St. exit.

Staff requested this application be moved to the May 12, 2026, meeting with the Hearing Examiner.

ACTION ITEM: Public Hearing (Quasi-Judicial) or 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.

Applicant Presentation:

Applicant, Bonnie Layton, 5561 E Hootowl Dr., presented the applicant's request by use of a Power Point presentation:

- Vicinity
- To be included in Traverse Creek
- Site Plan: 1.07 acres
- Small enough so it won't include open space
- Was originally an outparcel
- Would be included in phase 4

Staff Presentation:

City Associate Planner, Katie Wright, 205 S. 6th Ave., Caldwell, Idaho, presented the staff report by use of a Power Point presentation. She noted:

- Subject location
- Zoning analysis
- Surrounding Land uses
- Comp plan analysis: Neighborhood 2
- Subdivision layout: 6 lots
- TIS not required
- Review and Analysis

- Utilities are available
- Public Comments: Vallivue, no property owners
- Conclusion

Commission Questions for Staff and Applicant:

- Lots are similar to those in Traverse Landing

Public Testimony:

Jack Sutz, 2521 Fallcrest St., Caldwell, signed up in neutral of the application but did not wish to speak.

Applicant Rebuttal:

Applicant, Bonnie Layton, presented the applicant's stated:

- Approves staff report

Motion to close public discussion:

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

MOTION CARRIED

Evidence List:

Staff Report and presentation documents
Applicant presentation documents
Sign-up sheets

Commission Discussion and Deliberation:

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:

☐ Harman ☐ Larson ☐ Geyer ☐ Vance ☒ Whitbeck

MADE A MOTION AS FOLLOWS:

The request for ANN25-000012, SPP25-000016, Traverse Landing Subdivision is

- *Recommended for APPROVAL SUBJECT TO THE CONDITIONS OF APPROVAL AS PRESENTED*

THE MOTION WAS SECONDED BY:

☐ Harman ☒ Larson ☐ Geyer ☐ Vance ☐ Whitbeck

ROLL CALL VOTE:

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

Whitbeck ☒ Yes ☐ No

MOTION CARRIED

ACTION ITEM: Public Hearing (Legislative) Case Number ZOA26-000001: The applicant, City of Caldwell, is requesting a **zoning ordinance text amendment,** amending Chapter 10, Article 3, to add a new section 10-03-19 pertaining to adequate public facilities for public school districts, amending section 10-03-04 pertaining to approval criteria for special use permits, amending Chapter 10, Article 13, pertaining to planned unit developments, and amending Chapter 11, Article 1, Section 11-01-03, pertaining to subdivisions ordinance applicability, exceptions to platting, simple lot splits, and preliminary plat approval criteria.

Staff requested this application be moved to a date uncertain.
A voice vote was taken.

MOTION CARRIED

ADJOURNMENT

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

MOTION CARRIED

Meeting adjourned at: 8:24 pm

APPROVAL OF MINUTES

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

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

_____
Shawn Harman: Chair

_____
Date

ATTEST: _____
Morgan Bessaw, Deputy Director
Planning and Zoning

EXHIBIT 5:

ORDINANCE AND SUMMARY

BILL NO. 74
ORDINANCE NO. 3726

AN ORDINANCE DETERMINING THAT CERTAIN LAND LAYS CONTIGUOUS TO THE CITY LIMITS OF THE CITY OF CALDWELL, COUNTY OF CANYON, STATE OF IDAHO, AND THAT SAID LANDS SHOULD BE ANNEXED TO THE CITY OF CALDWELL, IDAHO, AS PART OF THE R-2 (COMMUNITY RESIDENTIAL) ZONE; DECLARING SAID LANDS BY PROPER LEGAL DESCRIPTION AS DESCRIBED BELOW TO BE A PART OF THE CITY OF CALDWELL, CANYON COUNTY, IDAHO; DIRECTING THE CITY ENGINEER AND PLANNING AND ZONING DIRECTOR TO ADD SAID PROPERTY TO THE OFFICIAL MAPS OF THE CITY OF CALDWELL, IDAHO; REPEALING ALL ORDINANCES, RESOLUTIONS, ORDERS OR PARTS THEREOF IN CONFLICT HEREWITH; AND DIRECTING THE CLERK OF THE CITY OF CALDWELL TO FILE A CERTIFIED COPY OF THE ORDINANCE AND MAP OF THE AREA TO BE ANNEXED WITH CANYON COUNTY, STATE OF IDAHO AND THE IDAHO STATE TAX COMMISSION, PURSUANT TO IDAHO CODE, SECTION 63-215.

BE IT ORDAINED, BY THE MAYOR AND CITY COUNCIL OF THE CITY OF CALDWELL, COUNTY OF CANYON, STATE OF IDAHO:

Section 1. That the Caldwell City Council, upon recommendation of the Caldwell Planning and Zoning Commission and following the public notice and hearing procedures set forth in Section 10-01-07, Zoning Ordinance No. 1451, approved Case No. ANN25-000012 (Traverse Landing Annexation) at a public hearing held this 18th day of May, 2026.

Section 2. The parcel is contiguous to the City of Caldwell, Idaho and the applicant has requested that said following described property should be annexed into the City of Caldwell as R-2 (Community Residential):

A parcel of land being more particularly described in **Exhibits A and B** attached hereto.

Section 3. That the City Engineer and the Planning and Zoning Director of the City of Caldwell, Idaho, are hereby instructed to so designate the same above described property on the official zoning map and other area maps of the City of Caldwell, Idaho as R-2 (Community Residential).

Section 4. All ordinances, resolutions, orders or parts thereof in conflict herewith are hereby repealed, rescinded and annulled.

Section 5. This ordinance shall be in full force and in effect from and after its passage, approval and publication, according to law.

Section 6. The Clerk of the City of Caldwell, Idaho shall, within 10 days following the effective date of this ordinance, duly file a certified copy of this ordinance and a map prepared in a draftsman-like manner plainly and clearly designating the boundaries of the City of Caldwell, including the land herein annexed, with the following officials of the County of Canyon, State of Idaho, to-wit: the Recorder, Auditor, Treasurer and Assessor and shall file simultaneously a certified copy of this ordinance with the State Tax Commission of the State of Idaho, all in compliance with Idaho Code 63-215.

PASSED BY THE COUNCIL OF THE CITY OF CALDWELL, IDAHO, this 18th day of May, 2026.

APPROVED BY THE MAYOR OF THE CITY OF CALDWELL, IDAHO, this 18th day of May, 2026.

_____
Mayor Eric Phillips

ATTEST:

_____
City Clerk

EXHIBIT A: LEGAL DESCRIPTION

Description for
R2 Zone
Out Subdivision
October 30, 2025

A portion of the Northeast 1/4 of the Northeast 1/4 of Section 24, Township 4 North, Range 3 West, Boise Meridian, Canyon County, Idaho more particularly described as follows:

Commencing at the Southeast corner the Northeast 1/4 of the Northeast 1/4 of said Section 24 from which the Northeast 1/16 corner of said Section 24, bears South 88°54'53" West, 1,327.26 feet; thence on the south boundary line of the Northeast 1/4 of the Northeast 1/4 of said Section 24, South 88°54'53" West, 1,081.27 feet to the **POINT OF BEGINNING**;

thence continuing, South 88°54'53" West, 167.68 feet;

thence leaving said south boundary line, North 00°31'57" West, 275.78 feet;

thence North 88°54'53" East, 171.75 feet;

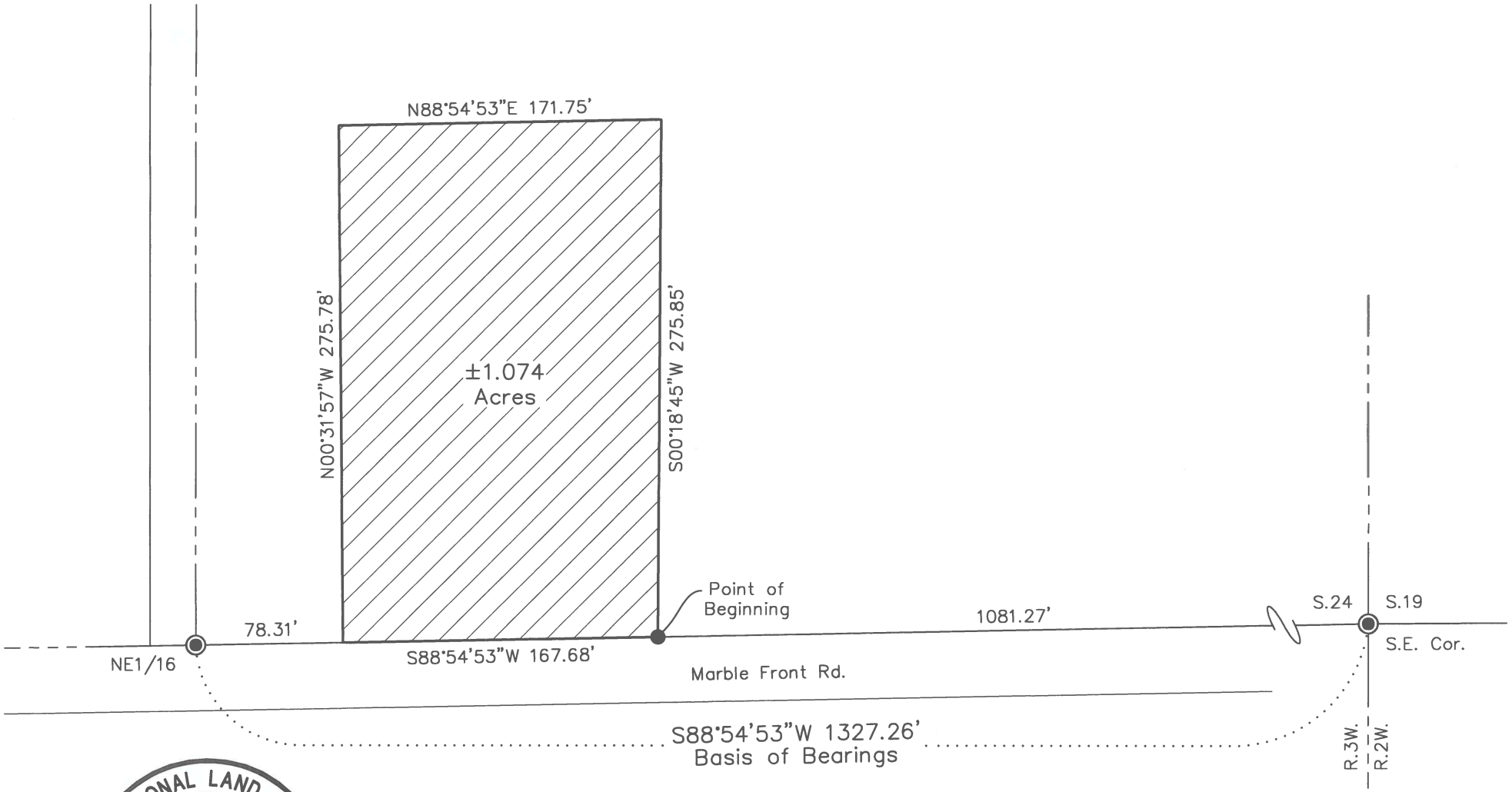
thence South 00°18'45" West, 275.85 feet to the **POINT OF BEGINNING**.

Containing 1.074 acres, more or less.

End of Description.



EXHIBIT B: MAP EXHIBIT



PROFESSIONAL LAND SURVEYOR
LICENSED
11779
10/30/2024
STATE OF IDAHO
CODY M. McCAMMON

N

Scale: 1"=80'

0 20 40 80 160

P:\Traverse Creek (4823 Marble Front) 22-119\dwg\Outparcel Annex Ex.dwg 10/30/2025 3:49:43 PM

IDAHO SURVEY GROUP, LLC
9955 W. EMERALD ST.
BOISE, IDAHO 83704
(208) 846-8570

Annexation Exhibit for
R-2 Zone
Out Subdivision

A portion of the NE1/4 of the NE1/4 of Section 24, T.4N., R.3W., B.M., Canyon County, Idaho.

Job No. 22-119
Sheet No. 1
Dwg. Date 10/30/2025

ORDINANCES OF THE CITY OF CALDWELL
NOTICE OF ADOPTION AND SUMMARY OF
ORDINANCE NO. 3726
REGARDING ANNEXATION AND ZONE DESIGNATION
OF CERTAIN PROPERTY

AN ORDINANCE DETERMINING THAT CERTAIN LAND LAYS CONTIGUOUS TO THE CITY LIMITS OF THE CITY OF CALDWELL, COUNTY OF CANYON, STATE OF IDAHO, AND THAT SAID LANDS SHOULD BE ANNEXED TO THE CITY OF CALDWELL, IDAHO, AS PART OF THE R-2 (COMMUNITY RESIDENTIAL) ZONE; DECLARING SAID LANDS BY PROPER LEGAL DESCRIPTION AS DESCRIBED BELOW TO BE A PART OF THE CITY OF CALDWELL, CANYON COUNTY, IDAHO; PROVIDING FOR AN EFFECTIVE DATE; PROVIDING FOR SEVERABILITY; AND REPEALING ALL ORDINANCES, RESOLUTIONS, ORDERS OR PARTS THEREOF IN CONFLICT HEREWITH;

Ordinance No. 3726, provided for the annexation of:

A portion of the NE ¼ NE ¼ of Section 24, T4N, R3W, Boise Meridian, Canyon County, Idaho more particularly described as follows:

COMMENCING at the SE corner the NE ¼ NE ¼ of said Section 24 from which the NE 1/16 corner of said Section 24, bears S88°54'53"W, 1327.26 feet; thence S88°54'53"W, 1081.27 feet on the south boundary of said NE ¼ NE ¼ to the **POINT OF BEGINNING**; thence continuing S88°54'53"W, 167.68 feet; thence leaving said south boundary N00°31'57"W, 275.78 feet; thence N88°54'53"E, 171.75 feet; thence S00°18'45"W, 275.85 feet to the **POINT OF BEGINNING**. Contains 1.074 acres, more or less.

Section 1. This ordinance shall be in full force and effect from and after its passage, approval, and publication, according to law.

Section 2. This ordinance is hereby declared to be severable. If any portion of this ordinance is declared invalid by a court of competent jurisdiction, the remaining provisions shall continue in full force and effect and shall be read to carry out the purposes of the ordinance before the declaration of partial invalidity.

Section 3. All ordinances, resolutions, orders and parts thereof in conflict herewith are repealed.

Ordinance No. 3726 was passed by the Council and approved by the Mayor on the 18th day of May, 2026. The full text of the Ordinance is available at Caldwell City Hall, 205 S 6th Ave, Caldwell, Idaho 83605. The Mayor and City Council approved this summary on the 18th day of May, 2026, for publication on the 26th day of May, 2026, pursuant to Idaho Code § 50-901A.

STATEMENT OF LEGAL ADVISOR
I have reviewed the foregoing summary and believe that it provides a true and complete summary of Ordinance No. 3726 and provides adequate notice to the public to the contents of such ordinance.

DATED this 18th day of May, 2026.

Oscar Klaas, Attorney for City of Caldwell

Memorandum

To:

City Council

Meeting Date:

May 18, 2026

Item Name:

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.

Summary Statement:

Recommended Action:

Budget:

Cost:
GL Account:
Timeline:
Department:
Project Manager:

Attachments:

1. Summary 3726 (Traverse Landing ANNEXATION)
2. Ord 3726 (Traverse Landing ANNEXATION)

ORDINANCES OF THE CITY OF CALDWELL
NOTICE OF ADOPTION AND SUMMARY OF
ORDINANCE NO. 3726
REGARDING ANNEXATION AND ZONE DESIGNATION
OF CERTAIN PROPERTY

AN ORDINANCE DETERMINING THAT CERTAIN LAND LAYS CONTIGUOUS TO THE CITY LIMITS OF THE CITY OF CALDWELL, COUNTY OF CANYON, STATE OF IDAHO, AND THAT SAID LANDS SHOULD BE ANNEXED TO THE CITY OF CALDWELL, IDAHO, AS PART OF THE R-2 (COMMUNITY RESIDENTIAL) ZONE; DECLARING SAID LANDS BY PROPER LEGAL DESCRIPTION AS DESCRIBED BELOW TO BE A PART OF THE CITY OF CALDWELL, CANYON COUNTY, IDAHO; PROVIDING FOR AN EFFECTIVE DATE; PROVIDING FOR SEVERABILITY; AND REPEALING ALL ORDINANCES, RESOLUTIONS, ORDERS OR PARTS THEREOF IN CONFLICT HEREWITH;

Ordinance No. 3726, provided for the annexation of:

A portion of the NE ¼ NE ¼ of Section 24, T4N, R3W, Boise Meridian, Canyon County, Idaho more particularly described as follows:

COMMENCING at the SE corner the NE ¼ NE ¼ of said Section 24 from which the NE 1/16 corner of said Section 24, bears S88°54'53"W, 1327.26 feet; thence S88°54'53"W, 1081.27 feet on the south boundary of said NE ¼ NE ¼ to the **POINT OF BEGINNING**; thence continuing S88°54'53"W, 167.68 feet; thence leaving said south boundary N00°31'57"W, 275.78 feet; thence N88°54'53"E, 171.75 feet; thence S00°18'45"W, 275.85 feet to the **POINT OF BEGINNING**. Contains 1.074 acres, more or less.

Section 1. This ordinance shall be in full force and effect from and after its passage, approval, and publication, according to law.

Section 2. This ordinance is hereby declared to be severable. If any portion of this ordinance is declared invalid by a court of competent jurisdiction, the remaining provisions shall continue in full force and effect and shall be read to carry out the purposes of the ordinance before the declaration of partial invalidity.

Section 3. All ordinances, resolutions, orders and parts thereof in conflict herewith are repealed.

Ordinance No. 3726 was passed by the Council and approved by the Mayor on the 18th day of May, 2026. The full text of the Ordinance is available at Caldwell City Hall, 205 S 6th Ave, Caldwell, Idaho 83605. The Mayor and City Council approved this summary on the 18th day of May, 2026, for publication on the 26th day of May, 2026, pursuant to Idaho Code § 50-901A.

STATEMENT OF LEGAL ADVISOR
I have reviewed the foregoing summary and believe that it provides a true and complete summary of Ordinance No. 3726 and provides adequate notice to the public to the contents of such ordinance.

DATED this 18th day of May, 2026.

Oscar Klaas, Attorney for City of Caldwell

BILL NO. 74
ORDINANCE NO. 3726

AN ORDINANCE DETERMINING THAT CERTAIN LAND LAYS CONTIGUOUS TO THE CITY LIMITS OF THE CITY OF CALDWELL, COUNTY OF CANYON, STATE OF IDAHO, AND THAT SAID LANDS SHOULD BE ANNEXED TO THE CITY OF CALDWELL, IDAHO, AS PART OF THE R-2 (COMMUNITY RESIDENTIAL) ZONE; DECLARING SAID LANDS BY PROPER LEGAL DESCRIPTION AS DESCRIBED BELOW TO BE A PART OF THE CITY OF CALDWELL, CANYON COUNTY, IDAHO; DIRECTING THE CITY ENGINEER AND PLANNING AND ZONING DIRECTOR TO ADD SAID PROPERTY TO THE OFFICIAL MAPS OF THE CITY OF CALDWELL, IDAHO; REPEALING ALL ORDINANCES, RESOLUTIONS, ORDERS OR PARTS THEREOF IN CONFLICT HEREWITH; AND DIRECTING THE CLERK OF THE CITY OF CALDWELL TO FILE A CERTIFIED COPY OF THE ORDINANCE AND MAP OF THE AREA TO BE ANNEXED WITH CANYON COUNTY, STATE OF IDAHO AND THE IDAHO STATE TAX COMMISSION, PURSUANT TO IDAHO CODE, SECTION 63-215.

BE IT ORDAINED, BY THE MAYOR AND CITY COUNCIL OF THE CITY OF CALDWELL, COUNTY OF CANYON, STATE OF IDAHO:

Section 1. That the Caldwell City Council, upon recommendation of the Caldwell Planning and Zoning Commission and following the public notice and hearing procedures set forth in Section 10-01-07, Zoning Ordinance No. 1451, approved Case No. ANN25-000012 (Traverse Landing Annexation) at a public hearing held this 18th day of May, 2026.

Section 2. The parcel is contiguous to the City of Caldwell, Idaho and the applicant has requested that said following described property should be annexed into the City of Caldwell as R-2 (Community Residential):

A parcel of land being more particularly described in **Exhibits A and B** attached hereto.

Section 3. That the City Engineer and the Planning and Zoning Director of the City of Caldwell, Idaho, are hereby instructed to so designate the same above described property on the official zoning map and other area maps of the City of Caldwell, Idaho as R-2 (Community Residential).

Section 4. All ordinances, resolutions, orders or parts thereof in conflict herewith are hereby repealed, rescinded and annulled.

Section 5. This ordinance shall be in full force and in effect from and after its passage, approval and publication, according to law.

Section 6. The Clerk of the City of Caldwell, Idaho shall, within 10 days following the effective date of this ordinance, duly file a certified copy of this ordinance and a map prepared in a draftsman-like manner plainly and clearly designating the boundaries of the City of Caldwell, including the land herein annexed, with the following officials of the County of Canyon, State of Idaho, to-wit: the Recorder, Auditor, Treasurer and Assessor and shall file simultaneously a certified copy of this ordinance with the State Tax Commission of the State of Idaho, all in compliance with Idaho Code 63-215.

PASSED BY THE COUNCIL OF THE CITY OF CALDWELL, IDAHO, this 18th day of May, 2026.

APPROVED BY THE MAYOR OF THE CITY OF CALDWELL, IDAHO, this 18th day of May, 2026.

_____
Mayor Eric Phillips

ATTEST:

_____
City Clerk

EXHIBIT A: LEGAL DESCRIPTION

Description for
R2 Zone
Out Subdivision
October 30, 2025

A portion of the Northeast 1/4 of the Northeast 1/4 of Section 24, Township 4 North, Range 3 West, Boise Meridian, Canyon County, Idaho more particularly described as follows:

Commencing at the Southeast corner the Northeast 1/4 of the Northeast 1/4 of said Section 24 from which the Northeast 1/16 corner of said Section 24, bears South 88°54'53" West, 1,327.26 feet; thence on the south boundary line of the Northeast 1/4 of the Northeast 1/4 of said Section 24, South 88°54'53" West, 1,081.27 feet to the **POINT OF BEGINNING**;

thence continuing, South 88°54'53" West, 167.68 feet;

thence leaving said south boundary line, North 00°31'57" West, 275.78 feet;

thence North 88°54'53" East, 171.75 feet;

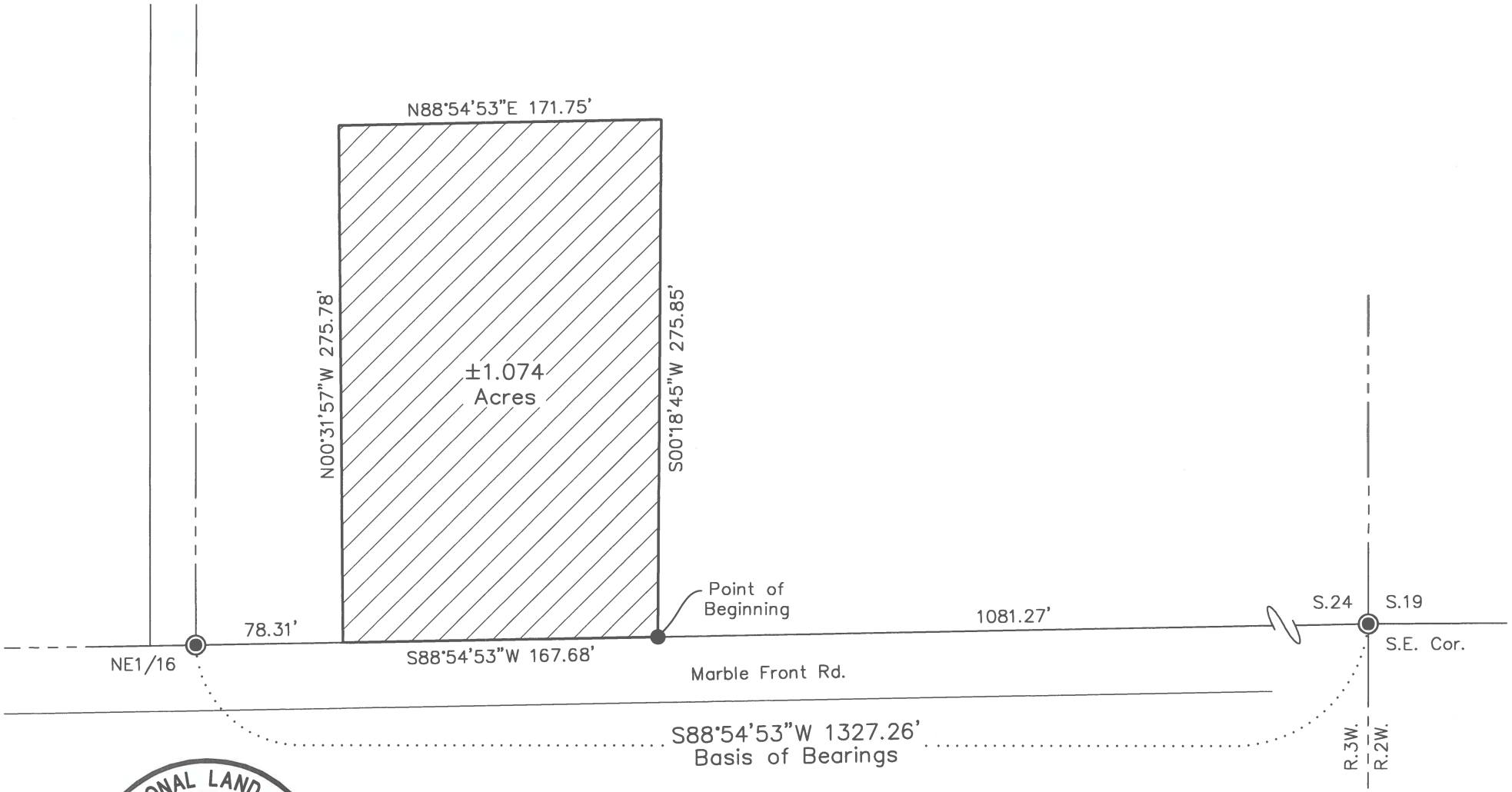
thence South 00°18'45" West, 275.85 feet to the **POINT OF BEGINNING**.

Containing 1.074 acres, more or less.

End of Description.



EXHIBIT B: MAP EXHIBIT



PROFESSIONAL LAND SURVEYOR
LICENSED
11779
10/30/2024
STATE OF IDAHO
CODY M. McCAMMON

N

Scale: 1"=80'

0 20 40 80 160

P:\Traverse Creek (4823 Marble Front) 22-119\dwg\Outparcel Annex Ex.dwg 10/30/2025 3:49:43 PM

IDAHO SURVEY GROUP, LLC
9955 W. EMERALD ST.
BOISE, IDAHO 83704
(208) 846-8570

Annexation Exhibit for
R-2 Zone
Out Subdivision

A portion of the NE1/4 of the NE1/4 of Section 24, T.4N., R.3W., B.M., Canyon County, Idaho.

Job No. 22-119
Sheet No. 1
Dwg. Date 10/30/2025

Memorandum

To:

City Council

Meeting Date:

May 18, 2026

Item Name:

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.

Summary Statement:

Recommended Action:

Budget:

Cost:
GL Account:
Timeline:
Department:
Project Manager:

Attachments:

1. CC_SolsticeDAMod_2026-05-18

COMMUNITY DEVELOPMENT DEPARTMENT
Planning & Zoning Division

COVER SHEET

Staff Planner: Katie Wright, Senior Planner

DOCKET NUMBER/CASE NUMBER	PROJECT NAME / TITLE
DEV26-000002	Solstice DA Mod
PUBLIC HEARING DATE	**PROPERTY /LOCATION**
5/18/2026 City Council Hearing	SWC of Ustick Road and Solstice Avenue

BRIEF SUMMARY OF APPLICATION REQUESTS:

☐ Annexation and Zoning ☐ Rezone ☐ Comp Plan Amendment ☐ Zoning Ordinance Text Amendment
☐ Special Use Permit ☐ Preliminary Plat ☐ Planned Unit Development ☒Development Agreement Mod

IMPACT ANALYSIS SUMMARY

NOTE: This cover sheet summarizes potential development impacts that may result in the approval of the proposed development at full build-out. **This summary does not constitute a complete assessment**. The official staff report and department memorandums should be reviewed for a complete and comprehensive analysis of the project and findings for the project.

LAND USE SUMMARY			ESTIMATED POPULATION INCREASE	
# Proposed Single Family Units:	TBD		Population = (DU * 3):	TBD
# Proposed Duplex & Multifamily Units:	TBD		Population = (DU * 2):	TBD
Proposed Commercial Acreage:	0.4 AC		**TOTAL estimated population increase** (based on census data)**:**	TBD
# PROPOSED PHASES FOR DEVELOPMENT			**ESTIMATED DEVELOPMENT TIMELINE**	
Total # of Phases in Development:	-		Approximate timeline for full build-out of development (all phases):	-

FIRE SERVICES*	
FIRE DEPARTMENT REVIEW STATUS:	The proposed application(s) have been reviewed by the Fire Department and ☒ Approved, subject to the conditions within the fire department memorandum ☐ Denied
*** See the Fire Department staff report included in the Exhibits of this Staff Report for full analysis, findings, and recommended conditions.**	
Fire department t travel response time Goals:	90% within 4 min.
Closest Fire Station (in miles):	1.7 miles
Est. Response Time to Site:	5 minutes
Will this development have other significant impacts on the ability to provide services at full build-out of development:	☐ Yes ☒ No
Will this development necessitate additional fire resources and/or	☐ Yes ☒ No

equipment beyond current levels at full build-out of development:	
Will the development pay development impact fees?	☒ Yes ☐ No
Additional Fire Comments:	The secondary access for Solstice is temporary. The existing fence blocking the temporary emergency access does not meet fire code and will need to meet the requirements outlined in the Fire Memo.

POLICE SERVICES

POLICE DEPARTMENT REVIEW STATUS:	The proposed application(s) have been reviewed by the Police Department and ☒ Yes ☐ No
*** See the Police Department data included in the Exhibits of this Staff Report for full analysis and findings.**	
Calls for Service in Area (YTD):	Nearby adjacent reporting districts have an average of 598.25 calls for service each, year to date (Jan 1st – May 6th). The nearby RD's (2B, 2C, 2G, 2H) have a combined total of 2,393 reactive CFS from January 1st to May 6th, 2026.
Call Types within Area:	**Top 20 Reactive Calls for Service in the Area**

Nature	#	%
Follow Up	83	8.12%
Welfare Check	54	5.28%
Attempt to Locate	54	5.28%
PD Accident	35	3.42%
Animal Control Stray/Contained	35	3.42%
Disturbance	33	3.23%
Suspicious	33	3.23%
Alarm-Commercial	32	3.13%
Noise Complaint	28	2.74%
Citizen Assistance	28	2.74%
Agency Assistance	23	2.25%
Parking Problem	23	2.25%
Animal Control Animal at Large	23	2.25%
Hit and Run	22	2.15%
911 Cell Open Line	22	2.15%
911 Disconnected Cell	19	1.86%
Abandoned Vehicle	19	1.86%
Theft	18	1.76%
Accident Non-Reportable	14	1.37%
Harassment	13	1.27%

Workload Saturation (%):	Reporting districts 2B, 2C, 2G, 2H account for 2,393 (year to date) reactive CFS compared to a total of 8,900 total YTD. These RD's account for 26.89% of all reactive CFS YTD.
Traffic Crash Data:	**See Exhibits**
Will this development have other significant impacts on the ability to provide services at full build-out of development:	☐ Yes ☒ No

Will this development necessitate additional police resources and/or equipment beyond current levels at full build-out of development:	☒ Yes ☐ No Explain:
Additional Police Comments:	Without an estimated population number, it is difficult to accurately gauge the additional manpower we would need to facilitate said increase.
PUBLIC SCHOOLS	
School District	Vallivue
Capacity to Serve *(Based on Response from District)*	☐Yes ☐No ☐ School was not specific in their response ☒No response received from District
Schools that will Serve Development Vallivue Map Caldwell Nampa	Caldwell High West Canyon Elementary Valivue Middle School

UTILITIES AND INFRASTRUCTURE	
Adequate public utilities and services, including water, wastewater, stormwater, and other necessary infrastructure, are available or can be reasonably extended to serve the proposed development. Utilities shall have sufficient capacity to accommodate the proposed development at building permit issuance. Where necessary, the applicant shall construct or extend required facilities in accordance with City standards as a condition of approval.	☒Yes ☐No
Traffic Impact Study Completed?	☐Yes ☐No ☒Not Required
Are Traffic Improvements Required for Development?	☐Yes ☒No
Are All Traffic Improvements Listed as Conditions of Approval?	☒Yes ☐No
REQUIRED INFRASTRUCTURE IMPROVEMENTS	
☒ Curb and Gutter ☒ Sidewalk ☐ Street Widening ☐ Construction of Roundabout ☐ Traffic Signals ☐ Turn Lanes ☐ Well ☐ Lift Station ☐ Utility Main Line Extensions ☐ Crosswalks ☐ School Crossing Beacons ☐ Transit Stop ☐ School Bus Stop ☐ Public Pathways ☒ Landscaping / Open Space ☒ Land Use Buffering / Screening ☐ Other:	
DEVELOPMENT AGREEMENT	
Does the subject parcel(s) have an existing Development Agreement in place?	☒Yes ☐No

If not, is staff recommending the development be subject to a Development Agreement?	☐Yes ☐No

OTHER SUBSTANTIAL ADVERSE AND DEMONSTRABLE IMPACTS

Caldwell Community Development Department
Planning and Zoning Division

STAFF REPORT / FINDINGS

Public Hearing Item | City Council | 5/18/2026

Staff Planner: Katie Wright

CASE NO(s): DEV26-000002
Project Name: Solstice DA Modification

CITY COUNCIL DECISION

This will be updated once the City Council has made a decision and prior to final signature.

The City Council at the 5/18/2026 public hearing, APPROVED/DENIED Case No (s): DEV26-000002

APPLICATION SUMMARY & PROPOSED LAND USE REQUESTS

- Development Agreement Modification to modify the Land Use Schedule for Parcel R2495710100 to allow the following uses:
  - Dwelling - Single Family; Detached
  - Dwelling - Single Family; Townhouse
    - (3 or < attached)
    - (4 or > attached)
  - Dwelling - Two-Family (Duplex)
  - Dwelling - Multifamily (Triplex)
  - Dwelling - Multifamily (Fourplex)
  - Dwelling - Multifamily Apartments (Small Scale)



Applicant:	Connor Lindstrom, KM Engineering, LLP.
Property Owner:	3300 Ustick LLC
Parcel ID Number(s):	R2495710100
School District:	*Vallivue*
Staff Summary of Review:	*Staff thoroughly reviewed and analyzed the above-listed applications and finds that all applications and development proposals are:* ☒ **COMPLIANT** with all applicable city codes, regulations and policies, if all conditions of approval are met. ☐ **NOT COMPLIANT** with all applicable city codes, regulations, and polices.

DECISION BODY – REQUIRED FINDINGS & APPROVAL CRITERIA

Before the Council approves any application, the Council must find and conclude the proposed applications are compliant with **Caldwell City Code approval criteria as listed within section VI. PUBLIC HEARINGS.**

BEFORE THE CALDWELL CITY COUNCIL
CITY OF CALDWELL, CANYON COUNTY, IDAHO

IN THE MATTER OF APPLICATION FOR A DEVELOPMENT AGREEMENT MODIFICATION TO MODIFY THE LAND USE SCHEDULE FOR PARCEL R2495710100 TO ALLOW RESDENTIAL USES IN A COMMERCIAL ZONE:

Property Owners: 3300 Ustick LLC

FINDINGS OF FACT, CONCLUSIONS OF LAW AND DECISION

Case No. DEV26-000002

I. APPLICATION FACTS

Applicant:	Connor Lindstrom, KM Engineering, LLP.
Property Owner:	3300 Ustick LLC
Application Requests and Development Proposals:	A request for a Development Agreement Modification to modify the Land Use Schedule for Parcel R2495710100 to allow the following uses: o Dwelling - Single Family; Detached o Dwelling - Single Family; Townhouse ▪ (3 or < attached) ▪ (4 or > attached) o Dwelling - Two-Family (Duplex) o Dwelling - Multifamily (Triplex) o Dwelling - Multifamily (Fourplex) o Dwelling - Multifamily Apartments (Small Scale)
Applicant Submission:	The applicant, Connor Lindstrom, on behalf of the property owner, 3300 Ustick LLC, submitted an application on 1/21/2026.
Proposed Site Location:	The subject site is located on the SWC of Ustick Road and Solstice Avenue, with a property address of 0 SOLSTICE AVE, located within the Solstice Subdivision, described as a portion of government Lot 1 in the NE ¼ of Section 2, T3N, R3W, B.M.
Parcel Number(s):	R2495710100

Property Size: Approximately 0.4 acres, more or less

Jurisdiction: The property is currently located in the City of Caldwell

Applicable Regulations and Guiding Documents:

Applications were thoroughly analyzed and reviewed for compliance with:

a. City of Caldwell Zoning Ordinance No. 1451, as amended
b. City of Caldwell Subdivision Ordinance, as amended
c. City of Caldwell Comprehensive Plan, as amended
d. Treasure Valley Tree Selection Guide
e. Bicycle and Pedestrian Master Plan
f. Caldwell Transportation Master Plan
g. Idaho Code

Public Notifications:

The following noticing was completed in accordance with Caldwell City Code Section 10-03-12:

Neighborhood Meeting Held	1/15/2026
Public Agency Notification Sent (See attached exhibit for list of agencies notified)	3/23/2026
(500') Radius Notices Mailed – City Council (Min. 15 days prior to hearing)	4/28/2026
Legal Ad Published – City Council (Min. 15 days prior to hearing)	5/1/2026
Physical Site Posted – City Council (Min. 15 days prior to hearing)	5/3/2026
Applicant Proof of Posting Received – City Council (Min. 10 days prior to hearing)	5/6/2026
City Council Public Hearing	5/18/2026

Political Subdivisions Providing Services:

Fire:	Caldwell Fire
Police:	Caldwell Police
School District:	Vallivue
Water Services:	City of Caldwell (Municpal Water)
Sewer:	City of Caldwell (Municipal Sewer)
Trash:	Republic Services
Irrigation Services:	City of Caldwell (Pressurized Irrigation)
Irrigation District:	Caldwell Municipal Irrigation District
Others:	n/a

Political Subdivisions Notification and Comments:

In accordance with Idaho Code, notice was provided to all political subdivisions providing services within the planning jurisdiction, including school districts. Public agency comments were received from the following agencies and are included in their entirety as part of the official record and the exhibits attached hereto.

1. Nampa Highway District #1 – No comments.
2. Idaho Transportation Department – No comments.
3. City of Caldwell Engineering Department – Defers comments to the original Solstice PUD staff report. No additional requirements with the proposed change.
4. City of Caldwell Mapping Department – Stated the project can be approved and did not provide a memo with conditions.
5. City of Caldwell Fire Department – Stated the project can be approved and provided general conditions of approval, as well as site specific conditions regarding the emergency access.
6. City of Caldwell Police Department – Provided data for the staff report.

Public Comments Received:

No public comments were received by staff at the time of the report.

a. Public testimony given at the public hearing will be included in the official minutes of the record.

Site / Project Background and History:

The site was part of a subdivision in the County (Obendorf Subdivision). It was then annexed into the City in 2022 with a Planned Unit Development and Subdivision application for Solstice PUD Subdivision (ANN21-000015/PUD21-000005/SUB21-000042). This subdivision included 100 single family attached and detached with 0.4 acres of commercial (subject site).

In 2024, an Administrative Determination (AD24-000004) was approved to remove an alley in the development, making the rear access homes to front access homes, adjusting the secondary access to meet Fire requirements, and relocating the 6' wide pathway to accommodate additional landscaping between the pathway and the rear yards.

In 2024, the Final plat was approved (SUB24-000032), consisting of 28 single family attached lots and 72 single family detached with 0.4 acres of commercial (subject site). This plat was recorded 09/02/2025.

Site Features:

Floodplain:	The property is not within a flood zone.
Mature Trees:	None
Streams & Creeks:	None
Wildlife Habitat:	None
Riparian Habitat Area:	None
Steep Slopes & Hillsides:	None
Canals, Ditches, & Drains:	None
Other, Describe:	n/a

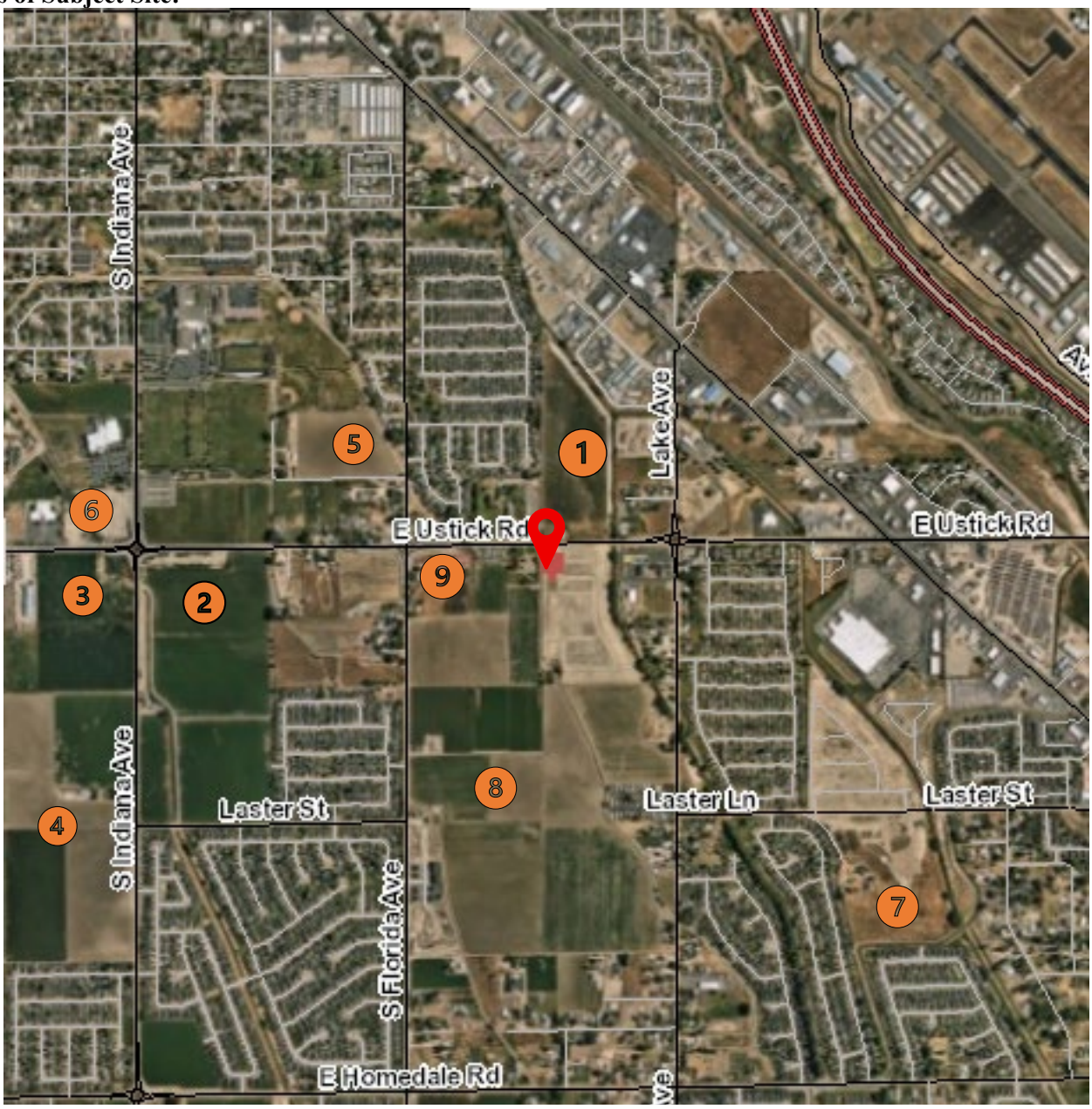
Site and Surrounding

Site:	C-1 (Neighborhood Commercial) - City
North:	R-2 (Community Residential) – City
South:	R-2 (Community Residential) – City

Zoning Classifications:	*East:*	R-2 (Community Residential) – City
	West:	Agricultural – Canyon County
Site and Surrounding Land Uses (existing):	*Site:*	Vacant
	North:	Approved Residence at Wilson Creek Development
	South:	Solstice Subdivision (single family)
	East:	Solstice Subdivision (single family)
	West:	Midway Missionary Church
Site and Surrounding Comprehensive Plan Land Use Designations:	*Site:*	Community Center
	North:	Neighborhood 3
	South:	Community Center Neighborhood 2
	East:	Community Center
	West:	Community Center

Approved Developments within 1-Mile Radius of Subject Site:

Within a one-mile radius of the subject site, the following entitlements have been approved and are actively being built or have the ability to be built in the future.



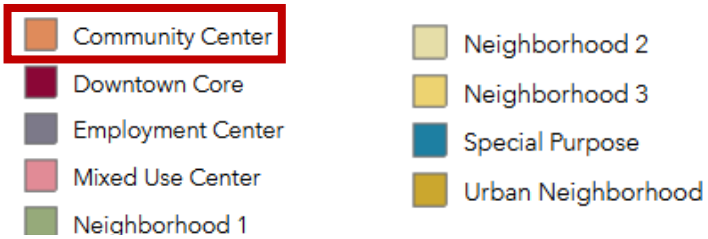
Map Exhibit #1 (Above): Approved Developments Surrounding Subject Site

	Description
1	Residence at Wilson Creek - 251 multi-family homes; building permits being issued
2	Hoshaw Subdivision – 4 commercial lots, 264 single family homes, and 164 multi-family units
3	Greenmont Subdivision - 70 single family homes and 4 commerical lots; building permits being issued
4	Greenmont South Subdivison - 343 single family homes
5	Jayhawk Creek - 70 single family homes; building permits being issued
6	Richmond Heights Apartments – 156 multi-family units; building permits issued
7	Lavendar Crossing – 288 multi-family units
8	The Collections – 67 single family homes and 74 townhomes
9	Copper Pointe – 128 residential units and 4 commercial lots

II. STAFF REVIEW AND ANALYSIS – COMPREHENSIVE PLAN MAP ANALYSIS



Map Exhibit (Above): City of Caldwell Comprehensive Plan Map



The Comprehensive Plan Land Use Map depicts the subject site and surrounding area is designated Community Center with Neighborhood 3 to the North and Neighborhood 2 to the South.

The Community Center is a low to mid intensity commercial place type that focuses on creating a destination for residents. The Community Center provides a focal point where people can connect. They are easily accessible and provide commercial services that serve the needs of the community.

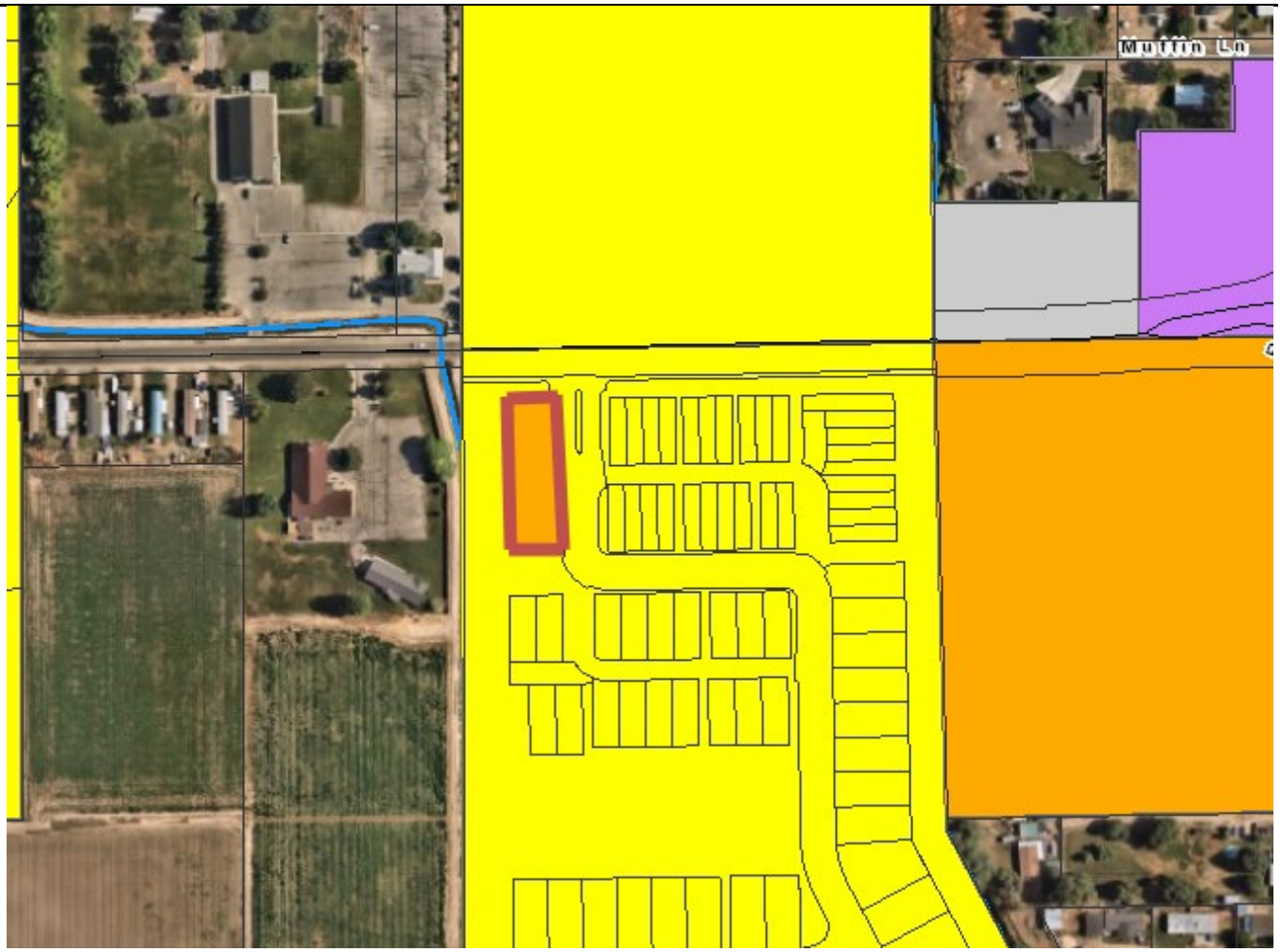
The density required within the Community Center Placetype is 8-15 dwelling units per acre. The applicant is not proposing a certain number of units at this time.

The Community Center Placetype describes this area should have two to five story buildings. At this time, commercial elevations have not been reviewed; staff will review these at time of building permit for conformance to City code.

Staff Comment:
Due to the fact that no site plan was submitted, density will need to be reviewed at time of building permit. ***Staff has conditioned that if residential units are constructed, the applicant shall provide a minimum of 3, but no more than 6 total dwelling units on this parcel, to comply with the density requirements in code.***
Staff finds the overall proposed development plan is generally consistent with the following goals and policies from the adopted Comprehensive Plan based on the known factors at the time of publication of this staff report:

TABLE 1: CONSISTENT COMPREHENSIVE PLAN GOALS AND POLICIES	
CHAPTER 3: CONNECTED COMMUNITY	
Goal 3:	DEVELOP COMMERCIAL AND MIXED-USE CORRIDORS THAT CREATE A STRONG SENSE OF PLACE AND SUPPORT ALL MODES OF TRANSPORTATION.
Policy 3.3	Facilitate improvements and intensification of activity along major commercial corridors with mixed-use development oriented toward the corridor.
CHAPTER 6: QUALITY NEIGHBORHOODS TO CALL HOME	
Goal 2:	CREATE DISTINCT AND INCLUSIVE NEIGHBORHOODS WITH A FOCUS ON HIGH-QUALITY DESIGN, CONNECTIVITY, AND LIVABILITY.
Policy 2.4	Encourage neighborhood-serving services and retail businesses near residential neighborhoods to provide convenient access to daily needs.
Goal 3:	CONCENTRATE DEVELOPMENT CLOSER TO THE CITY'S CORE AND PRESERVE A RURAL TRANSITION AT THE CITY'S WESTERN AND NORTHERN BOUNDARIES.
Policy 3.1	Focus high-density residential development in areas with adequate services and near commercial centers.
CHAPTER 7: INTENTIONAL AND DISTICT CENTERS	
Goal 2:	ESTABLISH COMMUNITY CENTERS THAT SERVE CALDWELL NEIGHBORHOODS.
Policy 2.1	Expand daily services and retail opportunities for residents adjacent to neighborhoods.
Policy 2.2	Encourage a mix of commercial and residential uses in the Community Center place type to expand housing choices.

III. STAFF REVIEW AND ANALYSIS – ZONING MAP ANALYSIS



Map Exhibit (Above): City of Caldwell Zoning Map

R-S-1 Semi-Rural Residential-1	C-1 Neighborhood Commercial	I-P Industrial and Business Park
R-S-2 Semi-Rural Residential-2	C-2 Community Commercial	M-1 General Industrial
R-1 Neighborhood Residential	C-3 General Commercial	M-2 Heavy Industrial
R-2 Community Residential	C-4 Service Commercial	A-D Airport District
R-3 Urban Residential	C-C Downtown Central Business	MXC Mixed-Use / Regional Comm.
H-D Healthcare District	Downtown City Center	T-N Downtown Transition Neighborhood
Public District	C-D College District	

The existing zone is C-1 (Neighborhood Commercial), which is compatible within the Community Center Placetype.

The applicant is requesting that the Development Agreement Modification allow residential uses within the C-1 zone, as the desired residential uses are currently prohibited in the C-1 zone.

According to Caldwell City Code, the purpose of the Neighborhood Commercial zone is to "provide areas by zoning procedures in accordance with the comprehensive plan that accommodate small-scale, low-intensity retail,

restaurant, office, and service-oriented businesses that serve the day-to-day needs of nearby residential neighborhood".

This location is along a Key Corridor and the commercial uses will be required to submit for Design Review.

Staff Comment: *The existing zoning of C-1 is compatible with the Community Center Placetype. As there is not a site plan for this application, Design and Character will be considered at time of design review.* ***Staff has conditioned that prior to building permit approval, the applicant shall submit design review applications for all commercial uses.***

IV. STAFF REVIEW AND ANALYSIS –DEVELOPMENT PLAN

The Applicant has submitted a Development Agreement Modification to make the following uses permitted in the Modified Land Use Schedule within the Development Agreement for Solstice PUD Subdivision (DA-22-08):

- Dwelling - Single Family; Detached
- Dwelling - Single Family; Townhouse
  - (3 or < attached)
  - (4 or > attached)
- Dwelling - Two-Family (Duplex)
- Dwelling - Multifamily (Triplex)
- Dwelling - Multifamily (Fourplex)
- Dwelling - Multifamily Apartments (Small Scale)

The codes does not currently allow residential uses within the C-1 zone. Staff has conditioned that the commercial uses shall occupy 50% or more of the total building square footage on the parcel and that any residential uses shall utilize the setbacks for the R-3 zone.

Detailed Breakdown of Phasing and Types of Land Uses:

This application does not have a site plan, as it is a request to allow additional land uses. The site will be reviewed for compliance with code at time of building permit. This is already within a platted subdivision and it will remain one single lot at this time.

Dimensional Standards Analysis:

The Caldwell City Code provides bulk zoning standards for regulating the size, height, and setback requirements for buildings and structures within a particular zoning district; and standards for lot dimensions and spatial arrangements. The commercial uses will comply with C-1 dimensional standards and the residential uses within the C-1 zone shall comply with the R-3 setbacks.

The following are the required bulk requirements and dimensional standards for the **C-1 zone** in accordance with Caldwell City Code, and the dimensions proposed by the subject development:

Minimum Lot Size	Required	Proposed
Interior Lot Area (sq. ft.)	0 sqft	0.4 AC (17,128sqft)
Corner Lot Area (sq. ft.)	0 sqft	n/a
Minimum Lot Width / Frontage (ft.)	0 sqft	Approx.. 189'

Setbacks	Required	Proposed
Front Yard Setback; Minimum (ft.)	10’	Shall meet code for C-1 at time of building permit.
Interior Side Yard Setback (ft.) (Minimum)	5’	
Street Side Yard Setback (ft.) (Minimum)	15’	
Rear Yard Setback (ft.) (Minimum)	20’	

Scale and Massing	Required	Proposed
Maximum Building Height (ft.) *	35’	Shall meet code at time of building permit.
Residential Density Range in Gross units /acre	8-15du/acre	n/a

Any residential uses within the C-1 zone in this development shall comply with the R-3 dimensional standards.

The following are the required bulk requirements and dimensional standards for the **R-3 zone** in accordance with Caldwell City Code, and the dimensions proposed by the subject development:

Minimum Lot Size	Required	Proposed
Interior Lot Area (sq. ft.)	2,000sqft	0.4 AC (17,128sqft)
Corner Lot Area (sq. ft.)	2,500sqft	n/a
Minimum Lot Width / Frontage (ft.)	20’	Approx.. 189’
Setbacks	**Required**	**Proposed**
Front Yard Setback, Garage; Minimum (ft.)	22’	Residential uses shall comply with R-3 standards at time of building permit
Front Yard Setback, Living Area; Minimum (ft.)	10’	
Interior Side Yard Setback (ft.) (Minimum)	5’/0’	
Street Side Yard Setback (ft.) (Minimum)	15’	
Rear Yard Setback (ft.) (Minimum)	10’	
Alley (Garage/Parking) Setbacks: Minimum (ft.)	5’	
Scale and Massing	**Required**	**Proposed**
Maximum Building Height (ft.) *	45’	Shall meet code at time of building permit.
Residential Density Range in Gross units /acre	8-15du/acre	Conditioned to not exceed 6 units (15du/acre)
Multi-family Development Setbacks	**Required**	**Proposed**
Perimeter setback; Minimum (ft.)	15 / 25 (adjacent to single-family)	If residential use is multi-family (small scale), all multi-family development standards shall comply at time of building permit.
Building Separation setback; Minimum (ft.)	10	

* Regardless of the zoning district, if a new mixed-use, multi-family, or non-residential structure is being built immediately adjacent to a single-family residence, the maximum height of the new structure shall be 30’ unless allowed to exceed such maximum height by special use permit approval. For the purposes of this requirement, immediately adjacent to shall mean within one hundred fifty (150) feet, as measured from structure to structure.

Multi-Family Development Standards (10-14):

INTERNAL CIRCULATION STANDARDS:	COMPLIANCE:
26' wide drive aisles	If residential use is multi-family (sm all scale), all multi-family development standards shall comply at time of building permit.
Fire Access	
ARCHITECTURAL DESIGN STANDARDS:	
Wall Modulation	
First Floor: Combination of material type, color variation, banding, stringcourse, or modulation	
Second Floor: shall not extend beyond the front face of first-story facades without additional façade modulation or additional material types and architectural accents	
Minimum of 3 primary materials and 2 primary colors	
Accent color and/or material	
Roof pitch variation	
External Lighting:	

CCC 10-02-05 Off-Street Parking Standards:

The Caldwell City Code has provisions addressing the minimum and maximum number of off-street parking spaces accessory to designated uses, shared parking lots, off-street loading, parking lot lighting, electric vehicle parking, and bicycle parking.

The following provides an overview of the parking, loading and pedestrian amenity requirements for the proposed land uses, and the amount proposed by the subject development:

RESIDENTIAL PARKING

Residential uses shall comply with city code parking requirements at time of building permit.

COMMERCIAL

Off-Street Parking Spaces	**Required**	**Proposed**
Off-Street Parking Spaces (Minimum)	Based on uses – unknown at this time	n/a
Off-Street Parking Spaces (Maximum)	Based on uses – unknown at this time	
ADA Accessible Parking Spaces	**Required**	**Proposed**
ADA Accessible Parking Spaces (Minimum)	Shall meet state and federal requirements	
Bicycle Parking Spaces	**Required**	**Proposed**
Bicycle Parking Spaces	Unknown at this time	n/a
Commercial / Industrial Loading Spaces	**Required**	**Proposed**
Required # of Loading Spaces	Unknown at this time	n/a
Required Size (Feet)	12 x 50	n/a
Minimum Clearance (Feet)	14'	n/a

Staff Comments: *No site plan is being approved with this application. Parking shall comply with code at time of building permits.*

Public Services, Utilities, and Facilities:

Sewer & Water:	All utilities have been reviewed with the Solstice Subdivision. Any additional modifications will be required to comply with the original Engineering Staff Report at time of building permits.
Irrigation	Applicant is required to provide pressurized irrigation throughout the project in accordance with Caldwell City Code. The subject site is located within the Caldwell Municipal Irrigation District. Any issues related to access to a pressurized irrigation system will be addressed by the Engineering Department.
Stormwater:	Storm water shall be retained on site, per City Code.
Schools:	The subject site is located within the Vallivue School District. Vallivue did not send in comments on this application.
Police:	Emergency police services are provided by the City of Caldwell Police. The nearest police station is approximately 3.5 miles away from the furthest point of the development.
Fire:	Emergency fire services are provided by the City of Caldwell Fire. The nearest fire station is Station #12 and is approximately 1.7 miles from the development.

Staff Comments: *Staff finds all utilities are available or will be available as outlined in the engineering staff report / memo. Utilities are required to be designed and constructed in accordance with the City of Caldwell requirements for municipal facilities. All other public services and facilities are or will be provided to serve the site and any proposed land uses.*

Transportation and Connectivity:

Street Frontage:	Solstice has frontage along Ustick Road. This parcel is separated from Ustick Road by a common lot for the approved landscape street buffer.
Street Classifications:	Solstice Avenue – local
Proposed Site Access:	This parcel will take access from Solstice Avenue.
Traffic Impact Study (TIS):	A TIS was not required for this application.

Safe Routes to Schools:

As required by 10-02-02 (3), residential and multi-family subdivisions and/or developments within the "walk zone" of a school or where no walk zone map exists (within a 1 ½ mile radius of a school) shall provide safe and well-designed routes and crossings for children to bike or walk from their home to school. Such routes shall include:

- The shortest and safest routes.
- Level, ADA accessible sidewalks with minimum cross slope where sidewalks cross driveways. Sidewalk widths shall be determined by the functional classification of the street.
- Curb ramps in accordance with the latest ADA design standards.
- Pathways that connect to schools where needed.
- Crosswalk and/or protected crosswalks, as required by the city.

Staff Comments: *This application will not be changing any infrastructure improvements that have already been required for the Solstice Subdivision.*

Landscaping, Open Space, Pathways and Amenities:

The Caldwell City Code specifies requirements for landscape street buffers, open space, land use buffers, and private and public pathways.

The following table provides an overview of the city code requirements, and the proposal presented by the subject development.

Street Landscape Buffers	**Min. Required**	**Proposed**
Ustick Road – Arterial (71 LF)	Street buffer landscaping was approved with the Solstice PUD Subdivision. The street buffer is within a common lot on the final plat, which has been recorded.	
Solstice Avenue – Local (approx.. 189 LF):		
Buffer Width:	10’ wide	Shall comply with code at time of building permit.
Sidewalk:	5’ wide attached	
Berms:	No	
Class I tree:	One per 25 LF No more than 50% of the trees	
Class II tree:	One per 35 LF	
Shrubs:	One per 4 LF	
Groundcover:	20-50% turf grass Min. 50% shrubs, flowers, and other vegetative groundcover (besides turf)	
Boulders:		
Buffers Between Land Uses:	**Min. Required**	**Proposed**
Commercial to Residential Uses:	20’	At time of building permits, development shall comply with land use buffering.
Tree Requirement:	Class I & II trees that touch at within 5 years of planting (to be depicted on landscape plans)	
Shrub Density:	One per 3 LF	

Open Space (Multi-Family Development, 10-14):	**Min. Required**	**Proposed**
Common Qualifying Open Space:	10% baseline	If the residential use is multi-family small scale, the multi-family development standards (including open space) will be required at time of building permit.
Open Space Per Dwelling:	250sqft per 500-1,200 sqft of living area: 350sqft per 1,200<sqft of living area:	
Common Grassy Area:	10,000 sf minimum	
Private Open Space:	60 sf per unit	
TOTAL QUALIFYING COMMON OPEN SPACE (does not include private open space):	-	

Parking Lot Landscaping:	**Min. Required**	**Proposed**
Parking Islands:	Every 12 spaces	Shall comply at time of building permit.
Planter Island Width:	8’ width for Class I trees 10’ width for Class II trees	
Planter Island Length:	At least equal length to the adjacent parking spaces	
Class 1 or 2 Trees (min. 2” caliper):	Min. of 1 for a single row Min. 2 for a double row	

Plantings:	A combination of low shrubs, flowers, native grasses or other vegetative groundcover. If island is less than 6' wide, turf grass is prohibited. If island is greater than 6', turf grass shall never exceed more than 50% of the planter area. Compliance with 10-02-09-8 is required.	
Perimeter Parking Lot Landscaping:		
Minimum Buffer Width:	5'	Shall comply with code at time of building permit.
Class 1 or 2 Trees (min. 2" caliper):	1 per 40 LF	
Shrubs:	1 per 5 LF	
Other Groundcover Required:	Max. 20% turf; remaining groundcover shall be decorative rock, permabark, rock mulch, or additional shrubs/flowers above code requirements so that the entire buffer area is covered.	

Pathways:	**Required**
(Public Pathways):	
Irrigation/Drain Pathways:	No
Regional Pathway (10' multi-use):	
Wayfinding and Directional Signage:	No
Fencing (Both Sides of Pathway):	No
(Other Pathways):	
Neighborhood Pathways (5'):	No
Community Pathways (8'):	No

Staff Comments (Landscaping, Buffers, & Common Open Space):

All landscaping and buffering shall comply with code and the Development Agreement at time of building permit.

Multi-Family Amenities:

Per CCC 10-14-01(5), all multi-family developments shall provide for quality of life, open space, and recreation amenities to meet the particular needs of the residents of their development. The number of amenities required shall depend on the size of the multi-family development as outlined in CCC.

Staff Comments: **If multi-family (small scale) is developed, open space and amenity requirements shall be met per City Code.**

Regional Pathways:

A Regional pathway was required with the original Solstice Development based on the 2040 Bike and Pedestrian plan.

Neighborhood and Community Pathways:
Solstice PUD Subdivision was required to have Major and Micro pathways.

Fencing and Screening:

At this time, no fencing is being proposed.

Any future trash enclosures for the non-residential lots will be required to be screened with landscaping/fencing in accordance with the City Code. Any ground mechanical units shall be screened with landscaping/fencing in accordance with the City Code.

V. STAFF REVIEW AND ANALYSIS – AREAS OF SPECIAL CONCERN

Since there is not a site plan for exactly what will be constructed, staff will review the development for compliance with code and the Development Agreement at time of building permit. Staff has no concerns at this time that have not already been addressed in other areas of the staff report.

VI. PUBLIC HEARINGS

1. **CITY COUNCIL PUBLIC HEARING**

A public hearing on the subject applications was held before the City Council on 5/18/2026, at which time city staff presented a staff report along with an analysis of the application and all pertinent information on the case, followed by the applicant's presentation, and testimony in opposition, neutral, and in favor.

The City Council reviewed and considered all records, evidence, testimony, facts presented, and recommendations in making their decision.

Development Agreements are written agreements between the City and the Owner of the land. The Council has full discretion to approve or deny the modifications within said document.

VII. 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. Adequate notice of the public hearing was provided, pursuant to Section 67-6512, Idaho Code and Chapter 10, Article 3, Section 10-03-12 of Caldwell City Code.
3. 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.
4. The Planning and Zoning Commission and Hearing Examiner are authorized to recommend approval, recommend approval with conditions, recommend approval with modifications, or recommend denial of specific land use applications in accordance with Section 10-01-02 (3) of Caldwell City Code.

5. The Planning and Zoning Commission and Hearing Examiner are authorized to approve, approve with conditions, approve with modifications, or deny special use permits and planned unit development requests, when said planned unit development requests are not part of a preliminary plat, in accordance with Section 10-01-02(3) of Caldwell City Code.

6. The City Council reviewed and considered all records, evidence, testimony, facts presented, applicable code standards, the Caldwell Comprehensive Plan, and approval criteria as specified within Caldwell City Code in making their findings and decision.

VIII. DECISION

NOTE: *THIS SECTION WILL BE MODIFIED PRIOR TO FINAL SIGNATURE TO REPRESENT THE ACTION OF THE DECIDING BODY*

Approval Decision Language

THEREFORE, the Caldwell City Council, hereby **approves** of the request for the Development Agreement Modification to modify the Land Use Schedule for the C-1 parcel within Solstice Subdivision;

OR

Denial Decision Language

THEREFORE, the Caldwell City Council, hereby **Denies** the request for the Development Agreement Modification to modify the Landu Use Schedule for the C-1 parcel within Solstice Subdivision because**….*deciding body must state the reasons for denial***

IX. CONDITIONS OF APPROVAL

(This section is only applicable to approval decisions)

NOTE: Any conditions removed by the governing body will be shown in strikethrough. Any conditions added by the governing body will be shown underlined

A. Site Specific Requirements:

1. The applicant shall comply with all conditions of approval associated with Solstice PUD Subdivision (ANN21-000015/PUD21-000005/SUB21-000042) and Development Agreement (DA-22-08).
2. The following uses be permitted within the C-1 zone on parcel R2495710100:
    a. Dwelling - Single Family; Detached
    b. Dwelling - Single Family; Townhouse
        i. (3 or < attached)
        ii. (4 or > attached)
    c. Dwelling - Two-Family (Duplex)
    d. Dwelling - Multifamily (Triplex)
    e. Dwelling - Multifamily (Fourplex)
    f. Dwelling - Multifamily Apartments (Small Scale)

3. At time of Building Permit, the development shall comply with all code requirements and Development Agreement requirements.
4. Prior to Building Permit approval, the commercial uses fronting Ustick Road shall submit for Design Review.
5. No more than 50% of the total building square footage shall be used for residential use. A minimum of 50% of the total building square footage shall be used for commercial uses and shall comply with the "Modified Land Use Schedule Lot 1 Block 1" (See Exhibit A12 of DA22-08) with the exception on the uses to be permitted by this approval.
6. If any residential units are constructed on the subject parcel, the applicant shall provide a minimum of 3 dwelling units, but no more than 6 total dwelling units, to comply with the density requirements in code.

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 the submission 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 bulk and dimensional standards schedule in effect at the time the building permit is filed, excluding any deviations/modifications approved through a planned unit development, special use permit, and/or development agreement.
2. Concept Site Plan: The concept site plan **(Exhibit 1)** represents the Owner's current concept for completion of the Project. As the site layout evolves, the city understands and agrees that certain changes in that concept may occur or be required. If the City determines that any such changes require additional public comment due to potential impacts on surrounding property or the community, a public hearing shall be held on any proposed changes in the Concept Plan and notice shall be provided as may be required by the City. The Owner understands and agrees that any changes or modifications to the site plan must be submitted to the City for

review and approval prior to development.

3. Building Elevations: The building elevations **(Exhibit 1)** represent the Owner's current concept for the style of architecture, architectural features, colors, finishes and materials, and surrounding landscaping for the project. As the building design evolves, the city understands and agrees that certain changes in that concept may occur or be required. 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 elevations presented to the public, a public hearing shall be held on the proposed changes and notice shall be provided as may be required by the City. The Owner understands and agrees that any changes or modifications to the building elevations must be submitted to the City for review and approval prior to construction of such.

4. 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. Fire Department Conditions of Approval:

1. Comply with all requirements of the City Fire Department as specified in their memo / email dated 3/31/2026 and shown in **Exhibit 2**. In addition, all fire code requirements for the following must be strictly adhered to:
    a. Access, turnarounds, emergency access, water supply, fire hydrants, etc. shall be met in the development and/or platting of the subject property.
    b. 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.

E. 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.
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. Parking Lot Landscaping: Linear grouping of parking spaces shall not exceed twelve (12) in a row, without the installation of an interior landscape planter island. All off-street parking lots/parking areas, drive aisles, and other vehicular use areas shall install a perimeter landscape buffer along the property line and/or project boundary. Class 3 trees are prohibited in the interior planter islands and all parking lot landscaping shall comply with 10-02-09-8.
7. Street Landscape Buffers: The street landscape buffers shall comply with CCC 10-02-09-5 and shall contain a mixture of trees, shrubs, lawn, vegetative and nonvegetative ground cover so that the entire buffer area is covered. Plantings shall meet or exceed the minimum plant sizes as follows:

TYPE	MINIMUM (at 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

F. Development Agreement Specific Requirements:

1. Development Agreement: The signed and notarized development agreement shall be submitted to the City prior to the recording of the ordinance of annexation or rezone. The development agreement shall be received within fourteen (14) days of the approval of such annexation or rezone by City Council. If the development agreement is not received within 14 days, the Ordinance of Annexation and/or Zoning may need to be reconsidered by the City Council and may result in a loss of the approved entitlements.

STANDARD LANGUAGE FOR DENIAL DECISION

(This section is applicable to all denial decisions except for OWNER CONSENTED ANNEXATIONS)

See below for language on owner consented annexations.

A. Request For Reconsideration By Affected Persons: On any application brought before the city council affecting the use, occupancy or development of real property, including, but not limited to, those matters governed by the Idaho Local Land Use Planning Act, found at Idaho Code section 67-6501 et seq., or the Caldwell Zoning Ordinance, found in this title, a party may request that the city council reconsider a decision pursuant to the terms of this section. Decisions and recommendations of the planning and zoning commission are not subject to reconsideration but may be appealed to the city council as provided in this title.

1. As required by Idaho Code section 67-6535(2)(b), any applicant or affected person who wishes to seek judicial review of compliance with the provisions of Idaho Code section 67-6535, must first seek reconsideration of the final decision within fourteen (14) days.

2. Such written request must be delivered to the city clerk within that time frame and must identify specific deficiencies in the decision for which reconsideration is sought. Upon reconsideration, the decision may be affirmed, reversed or modified after compliance with applicable procedural standards.

3. The city council shall review the petition for reconsideration at a regular meeting and decide whether to reconsider the matter.

4. The city council may consider its decision only if it finds any of the following:

    a) There was a clerical error in the decision;

    b) The decision resulted from fraud or mistake;

    c) There is new evidence for the record or a change in circumstances;

    d) There was a procedural error;

e) The council previously rejected the application by a tie vote; or

f) The decision was made in violation of substantive law.

5. If the city council chooses to reconsider the final decision, the city council shall provide the applicant or affected person a written decision on such action. If the city council grants reconsideration in whole or in part, a hearing before the city council will be scheduled to address the specific deficiencies identified by the applicant or affected person, which shall be conducted pursuant to the public notice procedures set forth in this section. The issues examined upon reconsideration shall be limited to issues raised by the petition for reconsideration and the record previously established, as well as the applicable law. The cost of all required notices shall be borne by the party(ies) seeking reconsideration of the decision and paid in advance.

6. Following the hearing on the reconsideration, the city council may affirm, reverse, or modify, in whole or in part, its' prior decision and shall provide a written decision to the applicant and the affected person(s) within sixty (60) days of receipt of the request for reconsideration. If the city council fails to timely decide, the request for reconsideration is deemed denied. A decision shall not be deemed final for purposes of judicial review unless the process required in this subsection has been followed. The twenty-eight (28) day time frame for seeking judicial review is tolled until the date of the written decision regarding reconsideration or the expiration of the sixty (60) day reconsideration period, whichever occurs first.

7. Once the council has reconsidered any of its decisions relating to a given application, as set forth hereinabove, it may not entertain any additional or subsequent request for reconsideration, whether by the same or any other interested party.

8. A failure to request reconsideration is a failure of the applicant or affected party to exhaust administrative remedies.

These Findings of Fact, Conclusions of Law and Decision are approved and adopted by the Caldwell City Council on this 18th day of May 2026.

_____

Eric Phillips, Caldwell Mayor

ATTEST:

_____

Kritina Buchan, Caldwell City Clerk

EXHIBITS

Exhibit 1: Application Documents

- Application(s) and Checklist(s)
- Project Narrative
- Recorded Final Plat
- Copy of Original signed and recorded DA
- Neighborhood Meeting Letter
- Neighborhood Meeting Mailing List
- Neighborhood Meeting Sign-In Sheet

Exhibit 2: City Department Conditions of Approval and Comments

- City of Caldwell Fire Department
- City of Caldwell Police Department

Exhibit 3: Agency Notification and Comments

- Copy of Public Agency Notification Sent
- List of Public Agencies Notified
- Agency Comments Received
    - Idaho Department of Transportation
    - Nampa Highway District #1

Exhibit 4: Draft Development Agreement Addendum

EXHIBIT 1:

APPLICATION DOCUMENTS

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	☐ Lot Split (Administrative)	☐ Subdivision (Prelim) Plat*
☐ Administrative Development Review[2]	☐ Lot Split (Simple)	☐ Subdivision (Final) Plat***
☐ Alternative Method of Compliance	☐ Manufactured Home Community*	☐ Subdivision (Short) Plat*
☐ Annexation w/Zoning*	☐ Mobile Food Unit (Individual)	☐ Subdivision Plat Modification**
☐ Business License (Permit)	☐ Mobile Food Unit Park / Court	☐ Subdivision Plat (Time Extension)
☐ Certificate of Appropriateness*	☐ Modification to Conditions of Approval**	☐ Subdivision Plat (Renewal)
☐ Comprehensive Plan (Map) Amendment*	☐ Outdoor Dining Permit	☐ Temporary Use Permit
☐ Comprehensive Plan (Text) Amendment*	☐ Parcel Consolidation	☐ Traffic Impact Study Review
☐ Deannexation*	☐ Performance Bonding	☐ Vacation (Easement)*
☐ Design Review**	☐ Planned Unit Development (New)*	☐ Vacation (Plat Note) *
☐ Development Agreement (New)*	☑ Planned Unit Development (Modification)**	☐ Vacation (ROW) *
☑ Development Agreement (Modification)**	☐ Public Art / Mural	☐ Variance*
☐ Development Agreement (Termination)*	☐ Rezone* (Zoning Map Amendment)	☐ Zoning Ordinance Text Amendment*
☐ Home Occupation Permit (New)	☐ Signs[1]	
☐ Home Occupation Permit (Renewal)	☐ Special Use Permit (New)*	
☐ Lot Line / Boundary Line Adjustment	☐ Special Use Permit (Modification)**	

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)*	Solstice Subdivision
Site Address(s): *Upload separate attached sheet if more than six (6) site addresses*	0 Solstice Ave, Caldwell, ID 83607
Suite #s:	
Parcel #s:	R2495710100
Total Acres:	0.393
Prior Use of Property:	Vacant Land
Proposed Use of Property:	Residential

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 ☐ RS-1 ☐ RS-2 ☐ R-1 ☐ R-2 ☐ R-3	☐ C-1 ☐ C-2 ☐ C-3 ☐ C-4 ☐ H-C	☐ M-1 ☐ M-2 ☐ I-P		☐ D-CC ☐ C-CB ☐ T-N	☐ A-D ☐ C-D ☐ H-D ☐ P-D

Select the Overlay District for the Subject Parcel(s): *(check all that apply)*	☑ Not in Overlay Zone ☐ APO-1 ☐ APO-2	☐ ED-1	☐ FP-1	☐ HD-1 ☐ HD-2 ☐ HD-3	☐ SO-1 ☐ SO-2 ☐ SO-3	☐ UD-1 ☐ UD-2 ☐ UD-3

City of Caldwell Comprehensive Plan Designation of Subject Parcel(s): *(check all that apply)*	☐ Neighborhood 1 ☐ Neighborhood 2 ☐ Neighborhood 3 ☐ Urban Neighborhood	☐ Downtown ☐ Mixed Use Center ☑ Community Center ☐ 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:	Connor Lindstrom
Company Name: *(if applicable)*	KM Engineering, LLP
Mailing Address:	5725 N. Discovery Way Boise, ID 83713 83713

Phone:	208-639-6939	**Email:**	clindstrom@kmengllp.com

Email Address:	

Applicants Relationship to Property Owner:	☐ Property Owner ☑ Authorized Agent/Representative ☐ Purchaser ☐ Petitioner *(vacation requests only)*

IV. Property Owners' Information *(if different from applicant)*

Name:	3300 Ustick LLC
Mailing Address:	1775 W. State St, PMB 259 Boise, ID 83702
Phone:	
Email:	

V. Contractor / Developer Information *(fill out, if applicable)*

Name:	
Company Name: *(if applicable)*	
Mailing Address:	
Phone:	
Email:	

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:	
Company Name: *(if applicable)*	
Mailing Address:	
Phone:	**Email:**

VIII. Landscape Architect Information *(fill out, if applicable)*

Name:	
Company Name: *(if applicable)*	
Mailing Address:	
Phone:	**Email:**

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)

Connor Lindstrom _____ 01/15/26 _____

Applicant / Applicant's Representative Printed Name Date



_____

Applicant / Applicant's Representative Signature

City of Caldwell
Planning and Zoning Department
621 Cleveland Blvd., Caldwell, Idaho, 83605
Phone: (208) 455-3021 | Web: www.cityofcaldwell.org

DEVELOPMENT AGREEMENT CHECKLIST

The following items shall be included in any development agreement modification submittal. Additional information may be required, as indicated in your roundtable (pre-app) meeting or upon official review of the application and/or plans. Please check the box for each item listed below to confirm submission of the item listed.

SECTION I

SUBMITTAL DOCUMENTS & RELATED PLANS		Applicant	Staff
Master Land Use Application	Copy of completed, signed and dated application	☒	☐
Application Checklist	Copy of completed, signed and dated checklist	☒	☐
Project Narrative	Narrative fully describing the proposed request, including but not limited to the reason for the development agreement modification.	X	
Proof of Property Ownership	Recorded Warranty Deed for the subject property showing proof of ownership, or evidence of property interest to subject property	☒	☐
Legal Description of Property	Attach a legal description of the property including metes and bounds to the centerline of all adjacent rights of ways. All legal descriptions shall be certified by a land surveyor registered to the State of Idaho.	X ☐	☐
Property Owner Acknowledgement	If the signatory of the application is not the owner of the property, a notarized statement (property owner acknowledgement) must be signed by the legal owner of record and submitted with the application	☒	☐
Vicinity Map (Scaled)	Scaled vicinity map showing the location of the subject property.	☒	☐
Original Development Agreement	Provide a copy of the original development agreement that was approved and recorded	X ☐	☐
Draft of Development Agreement Modifications	Provide a draft of the original development agreement to be modified with all proposed text deletions shown in strike-out format, and all proposed text additions shown in underlined format.	▬ Included ☐ N/A	☐
ADDITIONAL REQUIREMENTS (Development agreement modifications where a new, standalone development agreement is proposed or required)		**Applicant**	**Staff**
Property Owner Information	Include the property owner information, including the mailing address information to be included in the new development agreement.	☐ Included ☐ N/A	☐
Legal Description of Property	Attach a legal description of the property subject to the new development agreement. Include: • A metes and bounds description, stamped and signed by a registered professional land surveyor; AND • A scaled exhibit map showing the boundaries of the legal description in compliance with the requirements of the Idaho State Tax Commission Property Tax Administrative Rules IDAPA 35.01.03.225.oh.h: OR • If property is a lot and block within an existing subdivision, include a description of the lot and block along with an exhibit map/plat depicting the location of said lot and block	☐ Included ☐ N/A	☐

City of Caldwell
Planning and Zoning Department
621 Cleveland Blvd., Caldwell, Idaho, 83605
Phone: (208) 455-3021 | Web: www.cityofcaldwell.org

Draft of NEW Development Agreement	Provide a draft of the new development agreement that is being proposed	☐ Included ☐ N/A	☐

SECTION II

GENERAL INFORMATION			
Original Project Name	Solstice Subdivision		
Original Annexation / Rezone Case Number:	ANN21-000015/PUD21-000005/SUB21-000042		
Original Ordinance #, Instrument # and Recording Date:	*Ordinance #:*	*County Instrument #:*	*County Recording Date:*
Original Development Agreement – Date of City Council approval, Instrument # and Recording Date	*Date of City Council Approval:* 05/16/22	*County Instrument #:* 2022-026412	*County Recording Date:* 05/19/2022

ACKNOWLEDGEMENT

I acknowledge that all items on the checklist are included in the submittal package and that all documents have been submitted as single-sided, high-resolution copies; and

I acknowledge that additional information may be requested or required in order to have a full understanding of the request; and

I acknowledge that the applicant or the applicant's representative **IS REQUIRED to attend all public hearings** for this application.

I certify this document has been acknowledged, signed and dated by the:

☐ Property Owner as the Applicant ■ Property Owner's Agent / Representative

Connor Lindstrom _____ 01/15/26 _____

Applicant / Applicant's Representative Printed Name Date

_____

Applicant / Applicant's Representative Signature

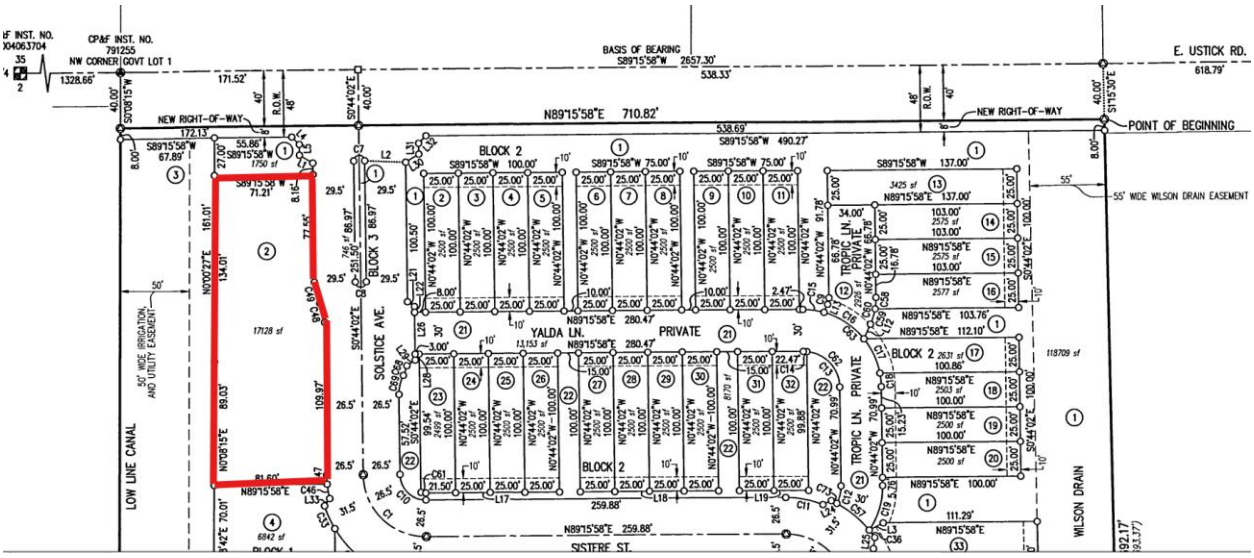
February 3, 2026
Project No.: 25-252

Ms. Robin Collins
Planning & Zoning Director
City of Caldwell
205 South 6th Avenue
P.O. Box 1179
Caldwell, ID 83605

RE: Solstice Subdivision – Caldwell, Idaho
Planned Unit Development & Development Agreement Modification

Dear Ms. Collins:

On behalf of 3300 Ustick LLC, and/or their assigns, we are requesting a modification to the Solstice Subdivision planned unit development and development agreement to allow for the C-1 zoned lot within the subdivision to permit a limited amount of residential in conjunction with commercial development.



In May of 2022, the property owners and the City of Caldwell entered into a development agreement to establish the grounds for which Solstice Subdivision will develop. Solstice was then platted in September of 2025, and infrastructure has been constructed. Currently, various residential lots are in the process of development. In the most northwestern corner of the development, adjacent to Ustick Rd, is a 0.393-acre lot (Lot 2, Block 1). This lot is zoned Neighborhood Commercial (C-1) and has yet to develop. Through the planned unit development approval process, the City was able to regulate the specific uses that are permitted within the development based on zoning designation. For the C-1 zoned property, residential uses were prohibited, even though the C-1 zoning district does not outright prohibit residential uses on a normal basis.

The property owner has marketed the C-1 lot as a commercial ready lot and has had little interest in a buyer for the property. To allow for more development options for the lot, the property owner would like to market the lot for both small-scale residential uses along with commercial uses. This would align with what the City is looking for in the Community Center area. The Community Center future land use designation from the comprehensive plan is looking to "include mixed use or live/work spaces as well as small-scale multifamily or townhomes," as quoted from the land use section of the comprehensive plan. The property owner is looking to do exactly that; provide another opportunity for mixed use development by allowing **both commercial and residential uses** to locate on Lot 2, Block 1 of Solstice Subdivision. In no regards will this parcel be used only for residential purposes, though it may develop in such a way that the residential uses proceed the commercial spaces.



A conceptual site plan has been included with this request, outlining what a mixed used development could look like for this lot. A 3,000 sq. ft. commercial building could be located along the northern lot line, with parking behind it, according to the existing agreement. Three commercial units with roughly 1,000 sq. ft. each would make up the 3,000 sq. ft. commercial building, allowing various commercial uses to operate on site. There are three attached townhouse units shown in this site plan. The owner will consent to a 1:1 limit on the total square footage of residential allowed on this parcel, meaning that if 3000 square feet of commercial is built, no more than 3000 square feet of residential may be built on this parcel.

Parking within the lot has also been provided for the commercial spaces. In the southeast corner of the lot are three rear-loaded townhomes with additional surface parking within the lot. Additional overflow parking is already required (and provided) within the existing approval directly to the south off Solstice Avenue, ensuring the area is sufficiently parked.

Solstice Subdivision was approved with 100 residential units for a gross density of 4.15 units per acre. While this is a general plan, showing three additional residential units, this only slightly increases the density 4.19 units per acre, which is well below the allowable R-2 density of 6 units per acre. With these additional residential units and 3 commercial tenant spaces, we believe the proposed modification to the DA and PUD honors the spirit of mixed-use development.

The following is the existing land use schedule from the recorded development agreement which has a *strike-out* of "Residential Uses" in the C1 Neighborhood Commercial District:

LAND USE SCHEDULE

The following table contains the uses that shall be permitted or permitted by special use permit as indicated for Solstice Subdivision Lot 1, Block 1 (C1 Neighborhood Commercial lot). *Strike Out Categories and Uses are not provided for on this lot within this neighborhood development.*

	C1
AGRIBUSINESS:	
RESIDENTIAL USES	
RESIDENTIAL COMMERCIAL	

The proposed modification to the approved development agreement proposes to allow "Residential Uses" in the C-1 Zoning District, specifically the following small-scale residential development, as found in the current Land Use Schedule. We wish to have the following uses be permitted:

Single-family dwelling (attached, detached, townhouse)
Two-family dwelling (duplex)
Three-family dwelling (triplex)
Four -, five – or six family dwelling

The owner will further consent to a limit on the total square footage of residential usage

A neighborhood meeting was held on January 15, 2026. Five individuals were in attendance, and no opposition to the request was raised. Should you have questions or require further information in order to process this request, please feel free to contact me.

Sincerely,
KM Engineering, LLP.

Connor Lindstrom, CFM
Senior Land Planner

cc: 3300 Ustick LLC

SOLSTICE SUBDIVISION

A RESUBDIVISION OF A PORTION OF OBENDORF SUBDIVISION
LOCATED IN GOVERNMENT LOT 1 IN THE NE 1/4 OF SECTION 2, TOWNSHIP 3 NORTH, RANGE 3 WEST, B.M.
CITY OF CALDWELL, CANYON COUNTY, IDAHO
2025

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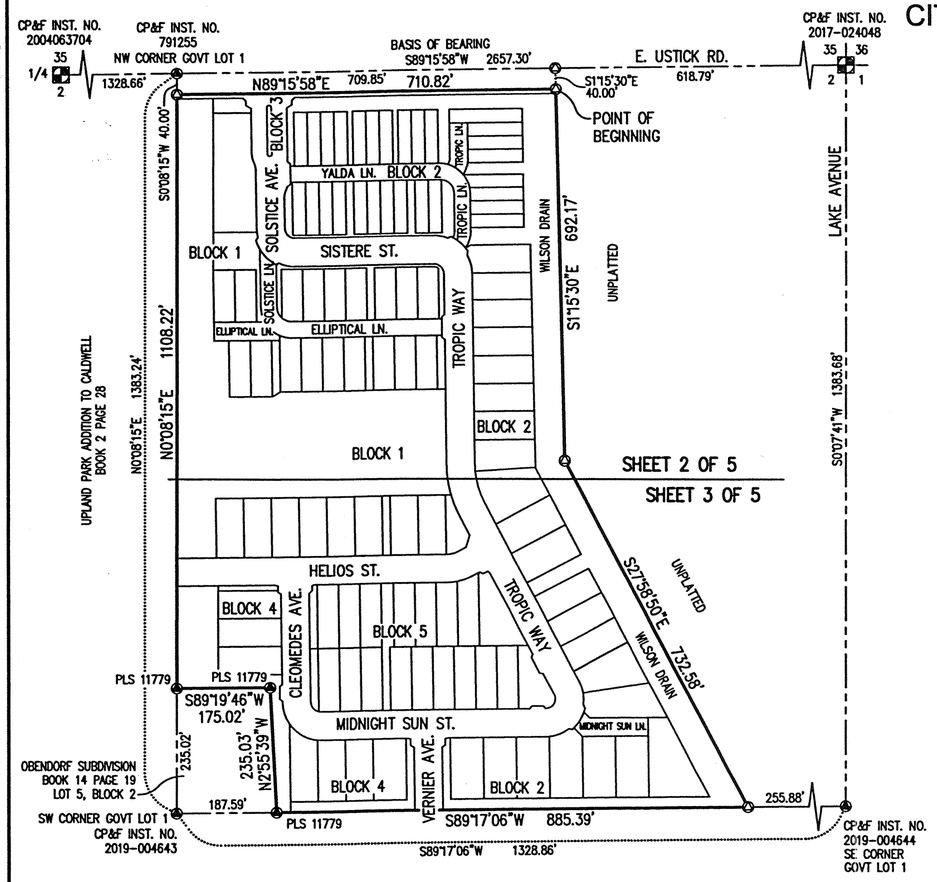

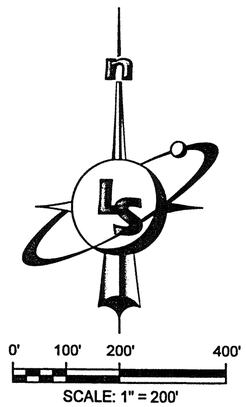

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	70.69'	45.00'	90°00'00"	S45°44'02"E	63.64'
C2	70.69'	45.00'	90°00'00"	N45°44'02"W	63.64'
C3	85.60'	180.00'	27°14'48"	S14°21'26"E	84.79'
C4	92.09'	45.00'	117°14'48"	N30°38'34"E	76.84'
C5	70.69'	45.00'	90°00'00"	S45°44'02"E	63.64'
C6	35.67'	75.00'	27°14'48"	N75°38'34"E	35.33'
C7	12.57'	4.00'	180°00'00"	N89°15'58"E	8.00'
C8	12.57'	4.00'	180°00'00"	S89°15'58"W	8.00'
C9	4.82'	11.00'	25°06'10"	N11°49'03"E	4.78'
C10	29.06'	18.50'	90°00'00"	S45°44'02"E	26.16'
C11	27.50'	71.50'	22°02'27"	N79°42'49"W	27.34'
C12	13.03'	26.00'	28°43'00"	N13°37'28"E	12.90'
C13	38.30'	26.00'	84°24'21"	N42°56'13"W	34.93'
C14	2.54'	26.00'	5°35'38"	N87°56'13"W	2.54'
C15	15.50'	56.00'	15°51'16"	N82°48'24"W	15.45'
C16	34.95'	56.00'	35°45'47"	N56°59'53"W	34.39'
C17	27.69'	56.00'	28°20'03"	N24°56'58"W	27.41'
C18	9.82'	56.00'	10°02'54"	N5°45'29"W	9.81'
C19	34.13'	56.00'	34°55'08"	N16°43'32"E	33.60'
C20	34.97'	71.50'	28°01'20"	N15°13'25"W	34.62'
C21	11.34'	153.50'	4°14'04"	S2°51'04"E	11.34'
C22	61.65'	153.50'	23°00'44"	S16°28'28"E	61.24'
C23	23.58'	71.50'	18°53'57"	N18°31'52"W	23.48'
C24	21.37'	71.50'	17°07'27"	N0°31'10"W	21.29'
C25	42.20'	76.50'	31°36'15"	N46°47'31"W	41.66'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C26	40.26'	71.50'	32°15'43"	N68°06'09"E	39.73'
C27	6.28'	71.50'	5°01'57"	N86°44'59"E	6.28'
C28	6.71'	12.00'	32°01'49"	S73°15'03"W	6.62'
C29	5.56'	12.00'	26°33'13"	N77°27'26"W	5.51'
C30	6.94'	71.50'	5°33'32"	S87°57'16"E	6.93'
C31	62.32'	71.50'	49°56'34"	S60°12'13"E	60.37'
C32	43.05'	71.50'	34°29'54"	S17°58'59"E	42.40'
C33	18.07'	76.50'	13°31'51"	N24°13'29"W	18.02'
C34	6.71'	12.00'	32°01'49"	N74°43'08"W	6.62'
C35	23.57'	48.50'	27°50'56"	N75°56'38"E	23.34'
C36	6.62'	76.50'	4°57'34"	S36°35'49"E	6.62'
C37	98.20'	206.50'	27°14'48"	S14°21'26"E	97.28'
C38	29.06'	18.50'	90°00'00"	N45°44'02"W	26.16'
C39	9.19'	13.50'	39°01'22"	N71°13'21"W	9.02'
C40	31.70'	71.50'	25°24'02"	S78°02'01"E	31.44'
C41	23.72'	28.00'	48°32'39"	S25°00'22"E	23.02'
C42	20.26'	28.00'	41°27'21"	S70°00'22"E	19.82'
C43	24.24'	58.00'	23°56'27"	S78°45'49"E	24.06'
C44	37.63'	58.00'	37°10'36"	S48°12'17"E	36.98'
C45	29.24'	58.00'	28°52'57"	S15°10'31"E	28.93'
C46	10.44'	71.50'	8°22'03"	S10°08'44"E	10.43'
C47	6.52'	71.50'	5°13'41"	S3°20'53"E	6.52'
C48	14.22'	30.00'	27°09'23"	N14°18'44"W	14.09'
C49	15.88'	33.50'	27°09'23"	N14°18'44"W	15.73'
C50	6.71'	12.00'	32°01'49"	S73°15'03"W	6.62'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C51	19.39'	101.50'	10°56'39"	N83°47'38"E	19.36'
C52	28.88'	101.50'	16°18'09"	N70°10'15"E	28.78'
C53	6.71'	12.00'	32°01'49"	N43°59'45"W	6.62'
C54	37.86'	18.50'	117°14'48"	N30°38'34"E	31.59'
C55	3.52'	18.50'	10°54'20"	S85°16'52"E	3.52'
C56	25.54'	18.50'	79°05'40"	S40°16'52"E	23.56'
C57	30.48'	76.50'	22°49'53"	S50°29'33"E	30.28'
C58	8.27'	45.00'	10°31'25"	N4°31'40"E	8.25'
C59	11.45'	45.00'	14°34'44"	N17°04'45"E	11.42'
C60	19.72'	45.00'	25°06'10"	N11°49'03"E	19.56'
C61	3.54'	13.50'	15°01'34"	S83°13'15"E	3.53'
C62	40.84'	26.00'	90°00'00"	N45°44'02"W	36.77'
C63	87.96'	56.00'	90°00'00"	N45°44'02"W	79.20'
C64	43.98'	28.00'	90°00'00"	S45°44'02"E	39.60'
C65	91.11'	58.00'	90°00'00"	S45°44'02"E	82.02'
C66	64.40'	41.00'	90°00'00"	N45°44'02"W	57.98'
C67	22.69'	41.00'	31°42'09"	N15°07'02"E	22.40'
C68	7.48'	33.50'	12°47'22"	S20°01'40"W	7.46'
C69	14.22'	30.00'	27°09'23"	S12°50'39"W	14.09'
C70	7.47'	76.50'	5°35'33"	N16°24'18"E	7.46'
C71	35.23'	76.50'	26°23'16"	N32°23'43"E	34.92'
C72	4.30'	76.50'	3°13'05"	N47°11'53"E	4.30'
C73	4.53'	76.50'	3°23'34"	S63°36'17"E	4.53'
C74	56.13'	206.50'	15°34'25"	S8°31'15"E	55.96'
C75	42.07'	206.50'	11°40'23"	S22°08'38"E	42.00'

LINE TABLE		
LINE	LENGTH	BEARING
L1	11.15'	N60°10'27"W
L2	29.53'	N88°17'47"W
L3	11.39'	S62°27'31"W
L4	7.64'	N45°44'02"W
L5	7.77'	N0°44'02"W
L6	26.50'	S0°08'15"W
L7	26.50'	S0°08'15"W
L8	26.50'	N89°17'06"E
L9	26.50'	N89°17'06"E
L10	22.36'	N44°24'39"W
L11	15.79'	N44°24'39"W
L12	11.44'	N24°22'08"E
L13	6.28'	N24°22'08"E
L14	111.50'	N89°15'58"E
L15	160.00'	N89°15'58"E
L16	17.99'	N89°19'46"E
L17	96.50'	S89°15'58"W

LINE TABLE		
LINE	LENGTH	BEARING
L18	100.00'	S89°15'58"W
L19	50.00'	S89°15'58"W
L20	50.01'	S89°15'58"W
L21	6.10'	S55°44'31"E
L22	4.17'	S0°44'02"E
L23	67.06	N82°42'19"E
L24	6.65'	N64°14'14"E
L25	8.05'	S6°41'47"W
L26	30.00'	S0°44'02"E
L27	32.91'	S27°58'50"E
L28	4.28'	S0°44'02"E
L29	7.27'	S55°35'22"W
L30	11.15'	S58°42'23"W
L31	7.77'	S0°44'02"E
L32	7.64'	S44°15'58"W
L33	6.43'	N35°08'41"E
L34	6.12'	N61°19'27"E

LINE TABLE		
LINE	LENGTH	BEARING
L35	6.10'	S54°16'20"W
L36	4.14'	S0°44'02"E
L37	30.00'	S0°44'02"E
L38	4.15'	S0°44'02"E
L39	6.10'	S55°44'37"E
L40	18.58'	S27°58'50"E
L41	6.57'	S58°54'02"E
L42	10.22'	N62°01'10"E
L43	23.50'	N17°01'10"E
L44	8.75'	S23°58'20"E
L45	6.46'	N78°52'49"W
L46	6.57'	S58°20'46"W
L47	11.38'	S0°44'02"E
L48	11.35'	S0°44'02"E
L49	7.73'	S59°48'50"E
L50	6.10'	S54°16'26"W
L51	24.33'	S0°44'02"E

LINE TABLE		
LINE	LENGTH	BEARING
L52	2.77'	S0°44'02"E
L53	6.10'	S55°44'31"E
L54	8.17'	S0°44'02"E
L55	3.21'	S0°44'02"E
L56	6.57'	S59°48'50"E
L57	9.15'	S0°44'02"E
L58	7.97'	S44°15'58"W
L59	6.10'	S27°01'10"W
L60	6.10'	S82°59'19"E
L61	6.10'	N34°15'29"E
L62	22.33'	N89°15'58"E
L63	6.18'	S36°45'45"E
L64	52.94'	N82°42'19"E
L65	17.50'	N58°15'37"E

NOTES

1. UNLESS OTHERWISE SHOWN AND DIMENSIONED, 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 PUBLIC AND PRIVATE STREET OR REAR LOT LINE, AND INTERIOR SIDE LOT LINES AS SHOWN AND DIMENSIONED HEREON. 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 RESUBDIVISON.

3. IRRIGATION WATER HAS BEEN PROVIDED TO EACH LOT IN COMPLIANCE WITH IDAHO CODE SECTION 31-3805(1)(b) BY A PRESSURE IRRIGATION SYSTEM TO BE OWNED AND OPERATED BY THE CALDWELL MUNICIPAL IRRIGATION DISTRICT. ALL LOTS WITHIN THE SUBDIVISION WILL BE ENTITLED TO IRRIGATION WATER RIGHTS, AND WILL BE OBLIGATED FOR ASSESSMENTS FROM THE CALDWELL MUNICIPAL IRRIGATION DISTRICT. 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. THE LANDS INCLUDED IN THIS PLAT ARE LOCATED IN THE PIONEER IRRIGATION DISTRICT SERVICE AREA (208-459-3617). 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 PIONEER IRRIGATION DISTRICT. ALL UNPAID IRRIGATION ENTITY ASSESSMENTS ARE A LIEN ON THE LAND.

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 SPECIFICALLY APPROVED.

5. ALL LOT, PARCEL AND TRACT SIZES SHALL MEET DIMENSIONAL STANDARDS ESTABLISHED IN THE APPLICABLE ZONING ORDINANCE OR AS SPECIFICALLY APPROVED.

6. THE AVAILABILITY OF BUILDING PERMITS FOR THIS DEVELOPMENT MAY BE LIMITED PURSUANT TO CALDWELL CITY CODE SECTION 11-02-06(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 11-02-06(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, 4, 9, 17, 21, 26, 35 AND 38, BLOCK 1; LOTS 1 AND 22 , BLOCK 2; LOT 1, BLOCK 3; LOTS 1, 5 AND 10, BLOCK 4 AND LOTS 1, 5, 10, 11, AND 21, BLOCK 5 ARE COMMON LOTS TO BE OWNED AND MAINTAINED BY THE SOLSTICE SUBDIVISION HOMEOWNERS ASSOCIATION OR ITS ASSIGNS. SAID LOTS ARE COVERED BY BLANKET EASEMENTS FOR PUBLIC UTILITIES, LOT DRAINAGE, STORM DRAINAGE AND IRRIGATION, EXCEPTING LOT 3, BLOCK 1, LOT 1, BLOCK 2, AND LOT 5, BLOCK 4. LOT 3, BLOCK 1 IS SUBJECT TO A BLANKET EASEMENT FOR PUBLIC UTILITIES, LOT DRAINAGE, STORM DRAINAGE AND IRRIGATION EXCEPT FOR THE WESTERLY 50 FEET THAT IS COVERED BY THE LOW LINE CANAL EASEMENT AS SHOWN. LOT 1, BLOCK 2 AND LOT 5, BLOCK 4 ARE SUBJECT TO THE EASEMENTS AS SHOWN. LOT 5, BLOCK 4 IS ALSO SUBJECT TO AN IRRIGATION EASEMENT FOR THE LOW LINE CANAL AS SHOWN. LOT 1, BLOCK 2 IS ALSO SUBJECT TO AN IRRIGATION EASEMENT FOR THE WILSON DRAIN AND A 30' EASEMENT FOR THE CITY OF CALDWELL AS SHOWN. SAID EASEMENTS SHALL REMAIN FREE OF ALL OBSTRUCTIONS, INCLUDING, WITHOUT LIMITATION, FENCES, PATHWAYS, LANDSCAPING, AND OTHER IMPROVEMENTS, UNLESS SPECIFICALLY APPROVED BY THE GOVERNING DISTRICTS, OR THEIR SUCCESSORS, IN WRITING.

9. LOT 7, BLOCK 1 AND LOTS 12 AND 49, BLOCK 2 ARE COMMON DRIVEWAY LOTS FOR THE BENEFIT OF ADJACENT LOTS 5, 6, 27 AND 28, BLOCK 1, AND LOTS 13, 14, 15, 16, 50, 51 AND 52, BLOCK 2, AND ARE COVERED BY BLANKET EASEMENTS FOR PUBLIC UTILITIES, LOT DRAINAGE, STORM DRAINAGE, AND IRRIGATION. OWNERSHIP AND MAINTENANCE OF SAID LOTS SHALL BE AS DESIGNATED IN THE CONDITIONS, COVENANTS AND RESTRICTIONS RECORDED FOR SOLSTICE SUBDIVISION.

10. THE BOTTOM ELEVATION OF BUILDING FOOTINGS SHALL BE SET A MINIMUM OF 12 INCHES ABOVE THE HIGHEST ESTABLISHED NORMAL GROUNDWATER ELEVATION.

11. DIRECT LOT ACCESS TO USTICK ROAD IS PROHIBITED.

12. LOTS 40 AND 41, BLOCK 2 ARE SUBJECT TO AN IRRIGATION EASEMENT AS SHOWN FOR AN OVERFLOW IRRIGATION LINE TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION OR ITS ASSIGNS.

13. LOT 8, BLOCK 1 AND LOT 21, BLOCK 2 ARE COMMON LOTS DESIGNATED AS PRIVATE STREETS (YALDA LANE, TROPIC LANE, SOLSTICE LANE AND ELLIPTICAL LANE) TO BE OWNED AND MAINTAINED BY THE SOLSTICE SUBDIVISION HOMEOWNERS ASSOCIATION OR ITS ASSIGNS. SAID LOTS ARE COVERED BY BLANKET EASEMENTS FOR CROSS ACCESS, PUBLIC UTILITIES, LOT DRAINAGE, STORM DRAINAGE AND IRRIGATION.

14. LOT 3, BLOCK 1 AND LOT 5, BLOCK 4 CONTAIN A 50' WIDE EASEMENT, IN FAVOR OF PIONEER IRRIGATION DISTRICT, FOR PURPOSES OF ACCESS, OPERATION, MAINTENANCE, AND REPLACEMENT OF THE LOW LINE CANAL. SAID EASEMENT SHALL REMAIN FREE OF ALL OBSTRUCTIONS, INCLUDING, WITHOUT LIMITATION, FENCES, PATHWAYS, LANDSCAPING, AND OTHER IMPROVEMENTS, UNLESS SPECIFICALLY APPROVED BY PIONEER IRRIGATION DISTRICT, OR THEIR SUCCESSORS, IN WRITING. SAID EASEMENT IS FURTHER SUBJECT TO THE TERMS, CONDITIONS, AND RESTRICTIONS SET FORTH IN THE LICENSE AGREEMENT FOR SOLSTICE SUBDIVISION, INSTRUMENT NO. 2025-019852, RECORDS OF CANYON COUNTY, IDAHO.

LEGEND

- FOUND ALUMINUM CAP MONUMENT
- FOUND 5/8" REBAR AS NOTED
- SET 5/8" REBAR WITH PLS 11118 PLASTIC CAP
- SECTION LINE
- SURVEY TIE LINE
- SUBDIVISION BOUNDARY LINE
- LOT LINE

CLINTON W. HANSEN
PLS 11118

PROFESSIONAL LAND SURVEYOR REGISTERED 11118 STATE OF IDAHO CLINTON W. HANSEN 08/26/25

SURVEYOR'S NARRATIVE

THE BOUNDARY FOR THIS SUBDIVISION WAS DEVELOPED FROM SURVEYED TIES TO CONTROLLING SECTION CORNER MONUMENTATION, THE PLATTED SUBDIVISION BOUNDARIES OF OBENDORF SUBDIVISION, UPLAND PARK ADDITION TO CALDWELL, INFORMATION FROM RECORD OF SURVEY NUMBERS 86003699, 200254822, 2019-008598, 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.

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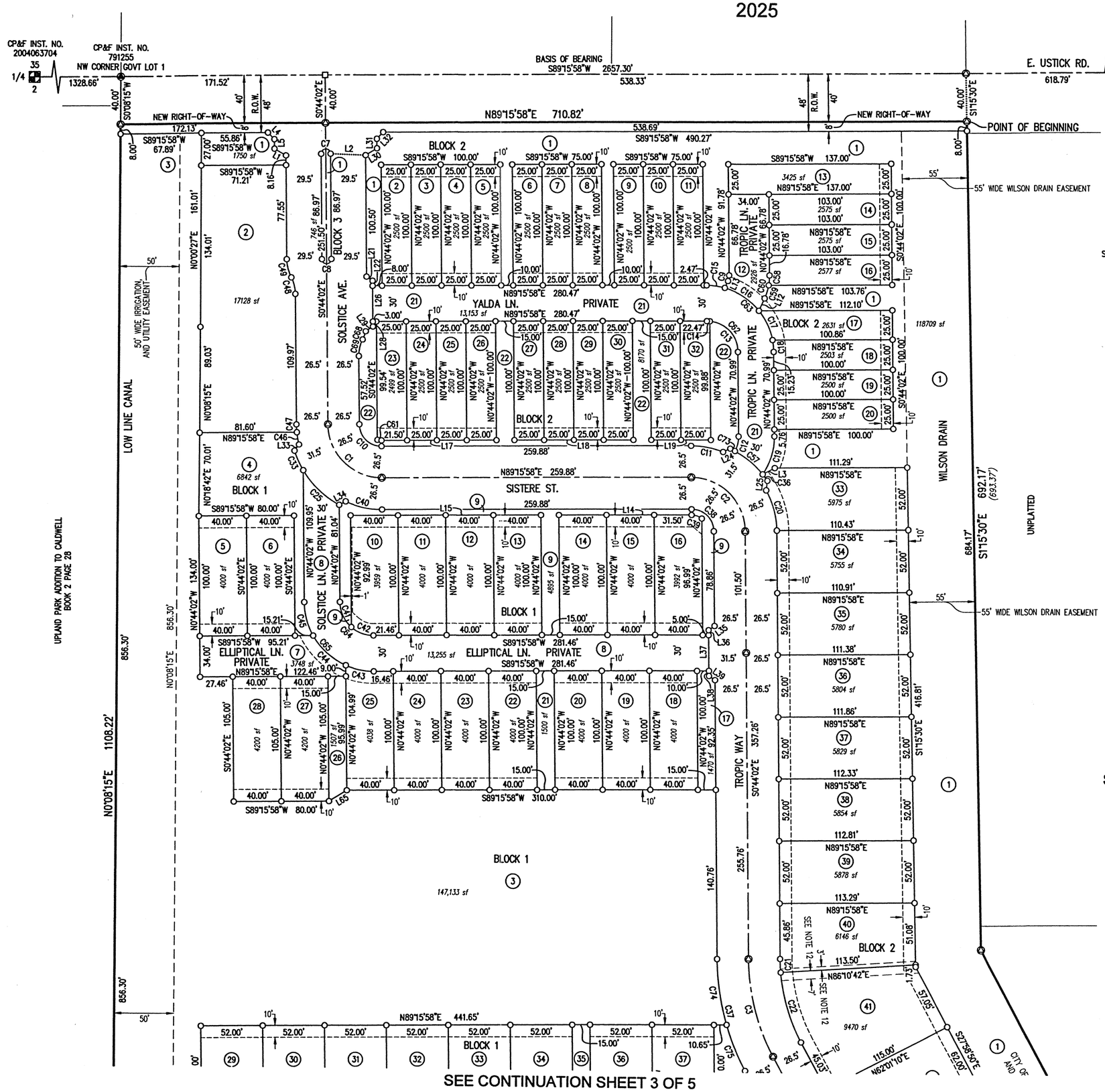
JOB NO. 22-08

SHEET 1 OF 5

BOOK 59 , PAGE 34

SOLSTICE SUBDIVISION

A RESUBDIVISION OF A PORTION OF OBENDORF SUBDIVISION
LOCATED IN GOVERNMENT LOT 1 IN THE NE 1/4 OF SECTION 2, TOWNSHIP 3 NORTH, RANGE 3 WEST, B.M.
CANYON COUNTY, IDAHO
2025



LEGEND

- FOUND ALUMINUM CAP MONUMENT
- FOUND BRASS CAP MONUMENT
- FOUND 5/8" REBAR, PLS 11118 OR AS NOTED
- FOUND 1/2" REBAR, PLS 11118
- SET 1/2" REBAR WITH PLS 11118 PLASTIC CAP
- SET 5/8" REBAR WITH PLS 11118 PLASTIC CAP
- CALCULATED POINT, NOT SET
- SECTION LINE
- CENTER LINE
- PUBLIC UTILITY, IRRIGATION & LOT DRAINAGE EASEMENT LINE - SEE NOTE 1
- EASEMENT LINE AS NOTED
- SUBDIVISION BOUNDARY LINE
- LOT LINE
- ADJACENT PROPERTY LINE
- (18) LOT NUMBER

SEE SHEET 1 OF 5 FOR NOTES AND CURVE & LINE DATA

SEE CONTINUATION SHEET 3 OF 5

CLINTON W. HANSEN
PLS 11118

PROFESSIONAL LAND SURVEYOR REGISTERED 11118 08/26/25 STATE OF IDAHO CLINTON W. HANSEN

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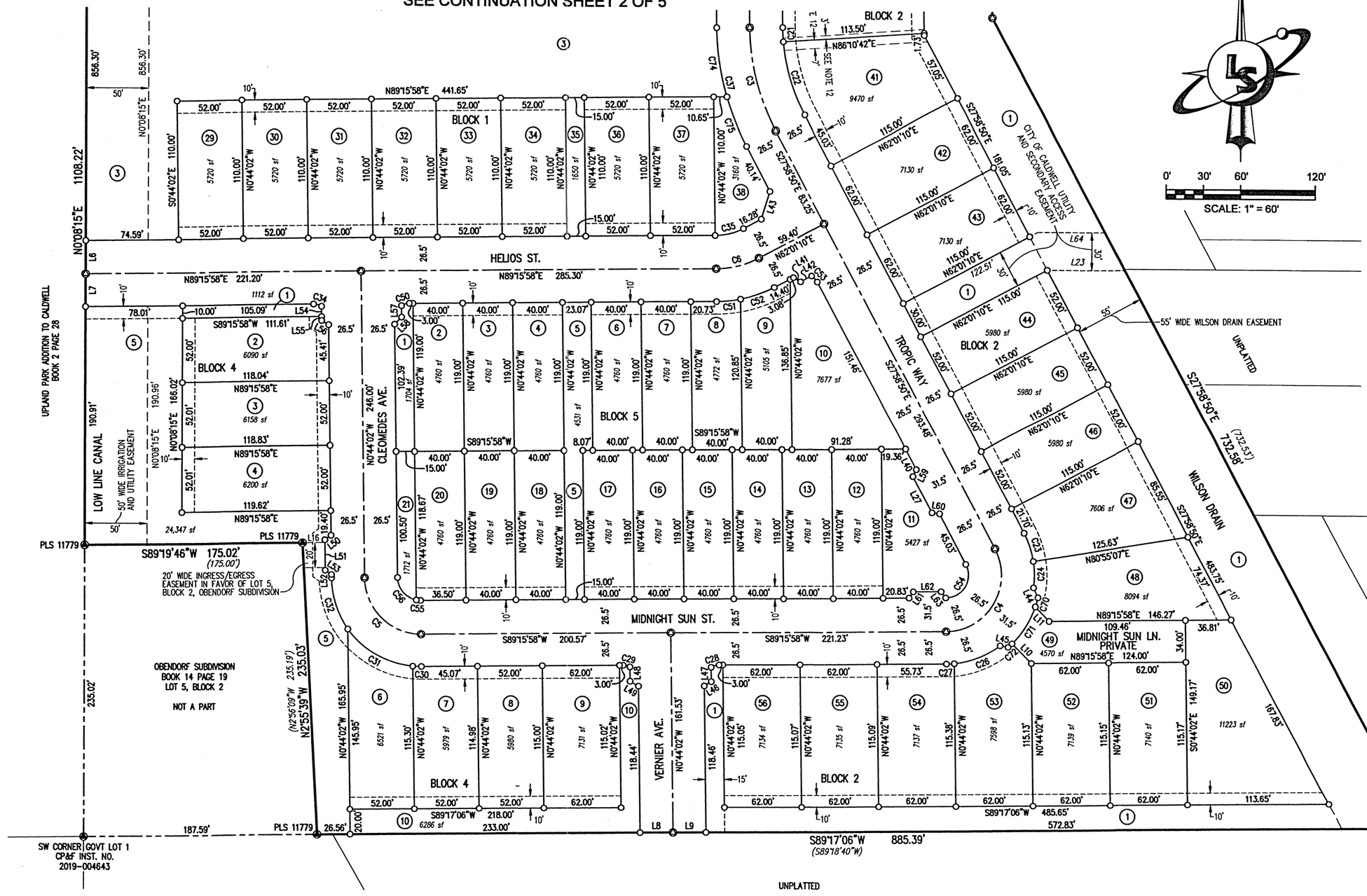
JOB NO. 22-08

SOLSTICE SUBDIVISION

A RESUBDIVISION OF A PORTION OF OBENDORF SUBDIVISION
LOCATED IN GOVERNMENT LOT 1 IN THE NE 1/4 OF SECTION 2, TOWNSHIP 3 NORTH, RANGE 3 WEST, B.M.
CANYON COUNTY, IDAHO
2025

SEE CONTINUATION SHEET 2 OF 5



LEGEND

- FOUND ALUMINUM CAP MONUMENT
- FOUND BRASS CAP MONUMENT
- FOUND 5/8" REBAR, PLS 11118 OR AS NOTED
- FOUND 1/2" REBAR, PLS 11118
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- EASEMENT LINE AS NOTED
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- LOT LINE
- ADJACENT PROPERTY LINE
- (18) LOT NUMBER

SEE SHEET 1 OF 5 FOR NOTES AND CURVE & LINE DATA

CLINTON W. HANSEN
PLS 11118

PROFESSIONAL LAND SURVEYOR REGISTERED 11118 08/26/25 STATE OF IDAHO CLINTON W. HANSEN

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JOB NO. 22-08

SOLSTICE SUBDIVISION

CERTIFICATE OF OWNERS

KNOW ALL MEN BY THESE PRESENTS: THAT WE, THE UNDERSIGNED, ARE THE OWNERS OF THE REAL PROPERTY DESCRIBED BELOW IN ADA COUNTY, IDAHO, AND THAT WE INTEND TO INCLUDE THE FOLLOWING DESCRIBED PROPERTY IN THIS PLAT OF SOLSTICE SUBDIVISION;

A PORTION OF OBENDORF SUBDIVISION, AS SHOWN IN BOOK 14 OF PLATS ON PAGE 19, RECORDS OF CANYON COUNTY, IDAHO; BEING ALL OF BLOCKS 1, 3, 4, 5, 6 AND 7 AND LOTS 1, 2, 3 AND 4 OF BLOCK 2 OF SAID SUBDIVISION, LOCATED IN GOVERNMENT LOT 1 IN THE NE ¼ OF SECTION 2, 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 NORTHEAST CORNER OF THE NE ¼ OF SAID SECTION 2, FROM WHICH AN ALUMINUM CAP MONUMENT MARKING THE NORTHWEST CORNER OF SAID NE ¼ BEARS S 89°15'58" W A DISTANCE OF 2657.30 FEET;

THENCE ALONG THE NORTHERLY BOUNDARY OF SAID NE ¼ S 89°15'58" W A DISTANCE OF 618.79 FEET TO THE NORTHEASTERLY CORNER OF SAID OBENDORF SUBDIVISION;

THENCE ALONG THE BOUNDARY OF SAID OBENDORF SUBDIVISION THE FOLLOWING DESCRIBED COURSES AND DISTANCES:

THENCE S 1°15'30" E A DISTANCE OF 40.00 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF E. USTICK ROAD, THE POINT OF BEGINNING;

THENCE CONTINUING S 1°15'30" E A DISTANCE OF 692.17 (FORMERLY 693.37) FEET TO A POINT;

THENCE S 27°58'50" E A DISTANCE OF 732.58 (FORMERLY 732.53) FEET TO THE SOUTHEASTERLY CORNER OF SAID OBENDORF SUBDIVISION, SAID POINT BEING ON THE SOUTHERLY BOUNDARY OF SAID GOVERNMENT LOT 1;

THENCE ALONG SAID BOUNDARY S 89°17'06" W (FORMERLY S 89°18'40" W) A DISTANCE OF 885.39 FEET TO THE SOUTHEASTERLY CORNER OF LOT 5, BLOCK 2 OF SAID OBENDORF SUBDIVISION;

THENCE LEAVING SAID SUBDIVISION BOUNDARY AND ALONG THE EASTERLY BOUNDARY OF SAID LOT 5 N 2°55'39" W A DISTANCE OF 235.03 FEET (FORMERLY N 2°56'09" W, 235.19 FEET) TO THE NORTHEASTERLY CORNER OF SAID LOT 5;

THENCE ALONG THE NORTHERLY BOUNDARY OF SAID LOT 5 S 89°19'46" W A DISTANCE OF 175.02 (FORMERLY 175.00) FEET TO THE NORTHWESTERLY CORNER OF SAID LOT 5, SAID POINT BEING ON THE WESTERLY BOUNDARY OF SAID OBENDORF SUBDIVISION AND OF SAID GOVERNMENT LOT 1, AND ON THE EASTERLY BOUNDARY OF UPLAND PARK ADDITION TO CALDWELL, AS SHOWN IN BOOK 2 OF PLATS ON PAGE 28, RECORDS OF CANYON COUNTY, IDAHO;

THENCE ALONG SAID BOUNDARY N 0°08'15" E A DISTANCE OF 1108.22 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF E. USTICK ROAD;

THENCE ALONG SAID RIGHT-OF-WAY N 89°15'58" E A DISTANCE OF 710.82 FEET TO THE POINT OF BEGINNING.

THIS PARCEL CONTAINS 23.91 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 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.

THE PUBLIC STREETS SHOWN ON THIS PLAT ARE HEREBY 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.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HAND THIS 25th DAY OF July, 2025

3300 USTICK LLC, AN IDAHO LIMITED LIABILITY COMPANY

BY LEE GIENTKE, MANAGER, PONTIFEX CAPITAL LLC, THE MANAGER OF 3300 USTICK LLC

ACKNOWLEDGMENT

STATE OF IDAHO }
COUNTY OF Ada } S.S.

ON THIS 23 DAY OF July, 2025, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE PERSONALLY APPEARED LEE GIENTKE, KNOWN OR IDENTIFIED TO ME TO BE THE MANAGER OF PONTIFEX CAPITAL LLC, AN IDAHO LIMITED LIABILITY COMPANY WHO IS THE MANAGER OF 3300 USTICK LLC, AN IDAHO LIMITED LIABILITY COMPANY, THE PERSON WHO EXECUTED THE FOREGOING "CERTIFICATE OF OWNERS" AND ACKNOWLEDGED TO ME THAT SAID LIMITED LIABILITY COMPANY EXECUTED THE SAME IN SAID LIMITED LIABILITY COMPANY'S NAME.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.

WENDY MEDINA
Notary Public - State of Idaho
Commission Number 20170618
My Commission Expires Nov 6, 2030

MY COMMISSION EXPIRES Nov 6, 2030

RESIDING AT Boise Idaho

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 7/22/25

CLINTON W. HANSEN
PLS 11118

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JOB NO. 22-08

SOLSTICE SUBDIVISION

BOOK 59 , PAGE 34

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.

Anthony Lee 05/27/2025
DISTRICT HEALTH DEPARTMENT,REHS DATE

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.

7/24/25
CANYON COUNTY SURVEYOR UNDER IC-50-1305
DAVID R KINZER PE/PLS 2659

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 19 DAY OF August, 2024, THIS PLAT WAS DULY ACCEPTED AND APPROVED.

CITY OF CALDWELL INCORPORATED JAN 15 1890 CANYON COUNTY, IDAHO

Debbie Meyer 8/26/2025
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.

PROFESSIONAL ENGINEER LICENSED 22338 STATE OF IDAHO HALLIE E. HART

August 26th, 2025
CITY ENGINEER ~ CALDWELL, IDAHO

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: 9/2/2025 Jennifer Watters by
COUNTY TREASURER

TREASURER'S SEAL CORPORATE OF CANYON COUNTY, IDAHO SEAL

CLINTON W. HANSEN
PLS 11118

PROFESSIONAL LAND SURVEYOR REGISTERED 11118 STATE OF IDAHO CLINTON W. HANSEN 05/15/25

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JOB NO. 22-08

May 16th, 2022
Solstice PUD Subdivision Development Agreement
(ANN21-0000015 /PUD21-000005/ SUB21-000042)
After Recording
Return to:
Jerome Mapp, Director
Caldwell Planning and Zoning Dept.
621 Cleveland Blvd
Caldwell, Idaho 83605

2022-026412
RECORDED
05/19/2022 10:38 AM
00703834202200264120520523
CHRIS YAMAMOTO
CANYON COUNTY RECORDER
Pgs=52 TYOUREN NO FEE
AGR
CITY OF CALDWELL

For Recording Purposes, Do
Not Write Above This Line

DEVELOPMENT AGREEMENT
SOLSTICE PUD SUBDIVISION

This Development Agreement is made and entered into this 16th day of May, 2022, by and between the CITY OF CALDWELL, an Idaho municipal corporation of 411 Blaine Street, Caldwell, Idaho 83605 ("City" or "Caldwell"), and 3300 Ustick LLC, Lee Gientke, 1610 W. Bannock Street, Boise, ID 83702 ("Owner/Developer").

WHEREAS, Owner is the owner of record of certain real property (the "Subject Property") located in the City of Caldwell and, more particularly described as follows:

See Exhibit "A", a legal description, attached hereto and incorporated herein by this reference.

WHEREAS, the Subject Property (Obendorf Subdivision less [Lot 5, Block 2 aka R24965]) consisting of approximately 24.56 acres is the subject of an Application for Annexation and a PUD Subdivision Development submitted by Owner /Developer, identified as Application Number ANN21-000015/PUD21-000005/SUB21-000042 with a zoning designation of R-2 (Medium Density Residential) and 0.40 acres more or less of C-1 (Neighborhood Commercial) zoning; and

WHEREAS, it is the intent of this Development Agreement to protect the rights of Owner's/Developer's use and enjoyment of the Subject Property, while at the same time limiting any adverse impacts resulting from the zoning of this property upon neighboring properties and the community, and ensuring that any future development of the Subject Property is in a manner consistent with Caldwell's Comprehensive Plan and City Code; and

WHEREAS, Caldwell and Owner/Developer desire to set forth herein limitations and/or conditions upon the use and future development of the Subject Property;

WHEREAS, all capitalized terms in this Development Agreement not herein defined shall have those meanings designated in the Caldwell City Code, the Caldwell Zoning Ordinance, and the Caldwell Comprehensive Plan;

DA 11-18

NOW, THEREFORE, for and in consideration of the mutual covenants contained herein, the sufficiency of which is hereby acknowledged, Owner/Developer and Caldwell agree as follows:

ARTICLE I

LEGAL AUTHORITY

Caldwell has previously adopted an ordinance to annex and designate zoning for the Subject Property. The Owner/Developer has requested annexation and to develop the Subject Property as a subject to the terms and conditions of this Development Agreement. This Development Agreement shall be signed to meet the conditions of approval for the annexation and preliminary plat requirements as approved in the order of decision signed **May 16, 2022** in connection with ANN21-000015/PUD21-000005/SUB21-000042

ARTICLE II

CONDITIONS OF THE ANNEXATION AND DEVELOPMENT

The Subject Property shall be utilized in the fashion and according to the terms set forth in the development application for ANN21-000015/PUD21-000005/SUB21-000042, to include the following conditions:

1. All future development applications for the Subject Property must meet all requirements of the Caldwell City Code in effect at the time of application.

2. If the City of Caldwell has established a design review process at the time of submittal of development application(s) for the Subject Property, the Owner/Developer will be required to go through the design review process.

3. In the event the Subject Property's legal description is discovered to be in error, the Developer and/or Owner will be responsible for assuming the measures necessary to provide the City with an accurate legal description of the Subject Property.

4. In the event that any provisions of this agreement are more or less strict than the City Code or other law or regulations in place at the time of development, the more stringent requirements shall apply.

5. The Development Agreement conditions herein are in addition to all other regulations provided for in the zoning district.

6. Development of the subject property shall be consistent with all requirements, codes, rules, and regulations of the City of Caldwell, unless specifically stated otherwise in the annexation/ development agreement or in the Order of Decision for a preliminary plat.

7. The "C1" (Neighborhood Commercial) Lot 1, Block 1 uses shall be as identified in Exhibit A12 attached hereto.

8. The development, design, and construction of Solstice Subdivision shall be in substantial compliance with the submitted preliminary plat of Case File ANN21-000015/PUD21-

000005/SUB21-000042 (Exhibit A3) attached hereto). Any substantial deviations, as determined by the Planning & Zoning Director, from said Exhibit A3 shall require City Council approval through a public hearing.

9. The development shall comply with the requirements of the City Engineering Department as listed in Case File Exhibit PA-1 (attached hereto) or as amended. The City Engineer has the discretion to reduce or eliminate certain requirements stated that he finds pertinent to the request.

10. The development, design, and construction of Solstice Subdivision shall be in substantial compliance with the submitted landscape plan of Case File ANN21-000015/PUD21-000005/SUB21-000042 as amended to meet ordinance requirements (Exhibit A8 attached hereto). Any substantial deviations, as determined by the Planning & Zoning Director, from said Case File Exhibit A8 shall require City Council approval through a public hearing.

11. Install a minimum 25-foot wide landscape buffer along Ustick Road, a classified minor arterial outside of the dedicated public rights-of-way. The landscape buffer shall contain a minimum of one Class II tree/35 feet of frontage and one shrub/seven (7) feet of frontage. The developer/HOA shall be responsible for installation and maintenance of landscaping inclusive of the street landscape buffer and the right-of-way back of curb.

12. The street landscape buffers shall contain a mixture of trees (deciduous and evergreen), shrubs, lawn, vegetative and non-vegetative ground cover so that the entire buffer area is covered. A minimum of seventy percent (70%) of the buffer area shall be covered with a turf-type grass. For new plantings, grass sod installation is required. Seeding, hydro-seeding, or similar methods shall not be allowed and the plant sizes shall meet or exceed the minimum plant sizes as set forth in §10-07-04 (6) as follows:

Evergreen trees	6 to 7 foot height minimum
Ornamental trees	2 inch caliper minimum
Shade trees	2 inch caliper minimum
Woody shrubs	2 gallon pot minimum

13. 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 first final plat.

14. 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. 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. (See Exhibit PA3, attached hereto for multi-family requirements or as amended at time of review for construction).

15. The applicant shall post and maintain a "Rules and Regulations" sign at the entryways to the residential subdivision until it is fully developed. The signs would be intended for subcontractors performing work and should include: 1) no dogs; 2) no loud music; 3) no alcohol or drugs; 4) no abusive language; 5) dispose of personal trash and site debris; 6) clean up any mud and/or dirt that is deposited from the construction parcel onto streets; 7) installation of a temporary construction fence that would keep debris from being blown off site by the wind; 8) no burning of construction or other debris on the Property.

16. Construction and landscaping of the proposed paved pathways shall be in substantial compliance with the submitted landscape plan or as amended to meet City Landscape Code requirements (see Exhibit A8) and the Bike and Pedestrian Master Plan pathway requirements. The major pathway located along the Caldwell Lowline Canal shall be ten (10') in width with landscaping along both sides.

17. The following deviations from the required dimensional standards shall be approved as part of the Planned Unit Development:

Solstice Subdivision PUD Dimensional Standards

Category	Existing R2 Standards	PROPOSED PUD STANDARDS: SOLSTICE SUBDIVISION				
		Townhomes Rear Access	40' Lots Rear Access	52' Lots Front Access	62' Lots Front Access	Commercial**
Maximum Height	35	35	35	35	35	35
Minimum Setbacks:						
Front Yard	20					5
To garage face		0	0	20	20	
To living area		10	15	15	15	
Rear Yard	15	6	6	15	15	10
Interior Side Yard	6	5***	5	5	5	0
Street Side Yard*	15	5	5	5	5	5
Minimum Lot Area						
Interior Lots SF	6000	2000	4000	5000	6000	0
Corner Lots SF*	7500	2000	4000	5000	6000	0
Minimum Lot Frontage	45	25	40	45	45	0
* All corner lots treated as interior lots with minimum 10' streetscape buffers						
** Commercial standards from T-N Mixed-Use District						
*** Townhome end units have a minimum 5' side yard setback. Minimum 10' between end units.						

Additionally:
A waiver of the 600 foot maximum block length on Tropic Way citing that there is no planned right-of-way through the rural subdivision to Lake Avenue for a connecting street.

A waiver that all residential lots have frontage along a public roadway. The waiver is requesting that access from a common driveway meet the requirement as is permitted in non-PUD residential developments.

18. The applicant shall provide the required amenities for the PUD including micro pathways, a major pathway along the Caldwell Lowline Canal, a minimum of 10% qualifying open space, varied bermed landscaping along Ustick Road and the following amenities as described in the applicant's Project Narrative A2 attached hereto. Any substantial deviations, as determined by the Planning & Zoning Director, from said Case File Exhibit A2 shall require City Council approval through a public hearing. The amenities shall be completed with the development of housing units. This development will be developed in one phase.

Required Amenities and additional amenities proposed in plan:

Basketball court	Sundial art piece
Energy-star certified housing	2 pickleball courts
Playground/tot lot	Youth scale sports field
Rear entry garages	Barbeque
Tennis court	Ramada & picnic tables
	Trellis & picnic tables
	Bench seating
	Bike racks
	Walking pathways – paved and natural

19. Lots forty-five feet (45') in width and smaller shall provide one additional space per every four (4) residential units in a common parking lot located in close proximity to the residential structures in which it serves. There are 62 lots within the development that are less than 45' in width requiring the addition of sixteen (16) parking spaces in an off-street common lot as required in §10-03-07 (3) L. or as amended.

20. A school bus stop plan shall be submitted to the Planning and Zoning department showing coordination with the School District prior to submittal of the construction drawings and first final plat.

21. All areas designed for future development or expansion or not intended for immediate improvement shall be landscaped or otherwise maintained in a neat and orderly manner.

22. "No Parking" signs shall be installed on common drive aisles and for alley ways.

23. The "C1" (Neighborhood Commercial) lot (Lot 1, Block 1) shall be restricted to the uses identified in the modified Land Use Schedule attached hereto, Exhibit A12. The uses are

permitted, permitted by special use permit, or prohibited as indicated in the table. Strike Out categories and uses are not allowed on the neighborhood commercial lot.

24. Parking for the commercial uses shall be behind the structure not on the Ustick Road frontage side of the building.

25. This is not a planned phased development; all lots are proposed to be completed in one phase. *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. (Ord. 2805, 11-2-2009)*

26. Development shall comply with the requirements of the City Engineering Department as listed in Case File Exhibit PA1 or as amended:

    Re: ANN21-000015/PUD21-000005/SUB21-000042 Solstice Subdivision

    Date: December 16, 2021

The Engineering Department provides the following comments on a request by Pontifex Capital to annex Obendorf Subdivision less Lot 5, Block 2 (approximately 24.56 acres including platted rights-of-way) with an "R2" (medium density) zoning designation. Concurrently the applicant is requesting a re-plat of Obendorf Subdivision excepting Lot 5, Block 2. The proposed new subdivision, Solstice Subdivision, is proposed to be 115 lots including 100 residential lots, one (1) commercial lot, and 14 common lots. The property is located adjacent to and east of 3202 E. Ustick Road, Caldwell, ID.

Development Plans

1. Development Plans – Prior to commencing construction, plans must be prepared by the developer's engineer and approved by the City Engineering Department which shall include the following items:

    a. Street section and alignment (including curb and gutter);
    b. Sidewalk (sidewalk width based on street classification);
    c. Sanitary sewer (per City and DEQ requirements);
    d. Potable water (per City and DEQ requirements);
    e. Stormwater facilities (per City requirements/storm water manual);
    f. Street lighting (per City standards);
    g. Street signage (per City and MUTCD requirements);
    h. Vertical Datum based on NAVD 88 Datum.

General

1. Easements for Public Utilities shall be 10 feet wide minimum along all front & rear lot lines. A minimum10 feet wide easement (or larger if deemed necessary by the City Engineer in order to facilitate future maintenance operations of utilities) may be required along select interior lot lines to facilitate pressure irrigation or other utilities.

2. Appropriate easements for emergency access, transmission lines and/or other utilities shall be clearly indicated, with recorded instrument numbers provided for said easements, on the face of the final plat (visually and in writing). Existing easements shall be shown on all construction drawings.

3. All utilities on and within the boundaries of the subdivision shall be located and/or relocated underground.

4. All street, sewer, water, fire protection, and street light facilities must be dedicated to the City. Some conveyance facilities for stormwater drainage may be eligible for dedication to the City.

5. Construction of facilities to be dedicated and/or within public right-of-way shall be performed by an appropriately licensed public works contractor and shall be inspected by and constructed to City of Caldwell specifications.

6. Prior to commencement of construction in any dedicated right-of-way, or construction of any improvement intended for dedication to the City or connected to a City facility, the City Engineering staff is to be notified. This preferably will take place in a pre-construction conference scheduled by the engineer of record in which all appropriate personnel and utilities are present. Appropriate City personnel are to be notified in advance of all testing (including compaction, pressure and coliform, etc.) and given opportunity to be present during conduct of the testing. The engineer of record or his designated representative is to witness all tests (not covered by City inspectors) and a log of inspection visits and testing results is to be kept by the engineer of record or his representative.

7. The developer is to employ a responsible design professional, preferably the engineer of record, to oversee and inspect construction, to perform and/or observe all requisite testing of completed facilities, and to certify that improvements have been constructed according to approved plans and in compliance with applicable City, State, and Federal standards.

8. The engineer of record shall be held responsible to ensure that subdivision improvements are in substantial compliance with said engineer's design. Following the construction of the subdivision improvements, the developers engineer shall provide the City of Caldwell Engineering Department with electronic (.dwg) format record drawings spatially referenced to the Idaho State Plane Coordinate System-West Zone, North America Datum (NAD) 83. Vertical control shall be referenced to the North America Datum (NAVD) 88 for future reference and to establish that the engineer of record has caused construction to occur in substantial compliance with the design of said engineer of record.

9. Any note, item or drawing element on the plats, construction drawings, engineering drawings and/or design drawings related to the property inconsistent with City Codes, Policies and/or Ordinances shall not be construed as approved unless specifically addressed and granted by City Council.

Rights-of-Way

1. Ustick Road is classified as a Principal Arterial. The applicant shall dedicate as public right-of-way a minimum forty-eight (48) foot half width right-of-way (from centerline) along the entire frontage (per City Standard R-810 A).

    a. A west-bound left hand turn lane is required at the main site access point on Ustick Road in conjunction with Phase 1.

2. All other interior local streets classified as residential shall be dedicated to the City. The applicant shall dedicate as public right-of-way a minimum fifty-three (53) foot full width right-of-way (per City Standard R-810E-1). Alleys shall meet City requirements for layout and construction.

3. Full access into the site will be permitted at Solstice Avenue on Ustick Road, however, access may be restricted in the future with raised medians, curbs or other traffic control devices to right-in, right-out only or right-in, right-out, left-in if traffic conditions warrant such a restriction.

4. A note shall be placed on the Final Plat indicating that all rights-of-way are to be dedicated to the public.

Street

1. Full frontage half-street improvements shall be completed on Ustick Road adjacent to, and within, the proposed preliminary plat in accordance with all City of Caldwell standards and specifications. Improvements shall include (but are not limited to) curb, gutter, sidewalk, asphalt, streetlights, joint trench, spare communication conduit along classified roadways, storm drainage facilities, etc. This includes improvements up and to the east and west property lines on Ustick Road. This may require facility improvements to the Low Line Canal and/or the Wilson Drain.

2. Applicant shall install a westbound left-turn lane at the intersection of Solstice Avenue and Ustick Road per City standards.

3. All private driveways shall fully comply with City of Caldwell standards and be approved by the Caldwell Fire Marshall.

4. No lot shall have direct access to/from Ustick Road.

Traffic Mitigation

The following are the required traffic related mitigation measures for the Solstice Subdivision resulting from the traffic impact study conducted by Kimley-Horn on 9-10-21 pursuant to City Code Chapter 10, Article 10. A traffic impact study will be required for this

development because of the volume of traffic produced.

1. Provide a cross-access easement allowing use of approaches and cross-access of the site by both onsite and adjacent development. This requirement shall be noted on the final plat.

2. Community Planning Association of Southwest Idaho has computed the average trip length in Canyon County to be 7.3 mi. Traffic impact mitigation should presumably occur at both trip ends so ½ of the trip length should be attributed to each end. It is estimated that trips will encounter a major intersection every half mile along any given path. The capacity of an average fully improved intersection (assumed to be the intersection of a collector and an arterial road) is estimated to be 5,080 vehicles/hour.

   The estimated traffic resulting from the proposed density in this subdivision based on the most current Traffic Impact Analysis sets the pm peak hour traffic flow at 500 vehicles for the entire subdivision.

   Following the City of Caldwell's mitigation equation ((90 veh/hr*7.3 mile/trip*0.5 trip ends*2inter/mi) / (5080veh/hr)) the total contribution of this development to traffic mitigation shall be 12.9% of a fully improved intersection. This percentage represents the total capacity utilized from each intersection (once fully improved and possibly signalized) encountered by trips generated over the development's half of the generated trip length.

   a) The owner/developer/applicant shall design and construct roughly 12.9% of the signalization improvements needed for an average intersection, as defined, at one or more nearby (within 3.5 miles of the site) deficient locations to be determined by Engineering staff. The Engineering staff shall have reasonable discretion to determine the sites of construction and what design and construction equals roughly 12.9% of the signalization improvements needed for an average intersection. Engineering staff can provide information about applications with whose mitigation efforts the owner/developer/applicant can combine to achieve even units of 100%.

      i) The owner/developer/applicant may be allowed, at his option, to contribute monies in lieu of construction to the City of Caldwell Roadway Trust Fund, but the basis for the obligation is for construction. Monetary contributions must be made at a level commensurate with costs to construct the same by the City and as estimated by the City. This alternate provision for payment of money is not a requirement, is for the benefit and convenience of the owner/developer/applicant only and does not constitute an Impact Fee.
      ii) The average cost of intersection is estimated at $425,000 for procurement of design services, construction, and associated costs by the City, of which 12.9% of that cost is what needs to be covered by this subdivision.

3. Applicant shall keep the City informed of and comply with any additional requirements that may be allocable for any other impacted agencies.

Water

1. All on site water mains will need to be looped into existing mains at a minimum of two locations for fire flow and water quality purposes. Internal main sizing and construction plan approval, will be dependent upon the availability of fire flow.

2. Each phase of development shall have a redundant/secondary supply of domestic water.

3. Each buildable lot shall be supplied with potable water. If buildings are constructed to include individual units that could feasibly or will be sold separately, each unit shall be serviced separately

4. The location of water service, including sizing of mains, providing of easements, frontage construction, and offsite construction are to be decided during review of improvement plans. This development will be required to comply with the Water Master Study.

Sanitary Sewer

1. It shall be the responsibility of the applicant's engineer to verify that connection to existing sewer mainlines will not exceed the functional capacity of said mainlines. Provision for connectivity by future developments shall be met in accordance with current City standards and per the City's Sewer Masterplan.

2. The location of sewer service, including sizing of mains, providing of easements, frontage construction, and offsite construction are to be decided during review of improvement plans. This development will be required to install the trunk lines specified within the most current version of the City Sewer Masterplan that reside within the limits of this preliminary plat.

3. The Developer will be required (where applicable) to extend all sewer and water mainlines to the center of adjacent roadways for connectivity by future developments. Locations of said extensions will be decided during the review of the improvement plans.

4. Each buildable lot shall be provided with individual sewer service. If buildings are constructed to include individual units that could feasibly or will be sold separately, each unit shall be serviced separately.

5. Any easements for sewer lines not in the right-of-way should be at a width sufficient to construct same and not less than 20 feet in width. Easements for adjacent sewer and water lines not in the right-of-way shall be at a width sufficient to construct the same and shall be no less than 30 feet in width.

6. A 20' wide all-weather surfaces may be required to be constructed over mainlines that fall outside the public right-of-way. All weather surfaces shall be constructed sufficiently to support heavy equipment necessary to construct and maintain sewer under all seasonal weather conditions.

Irrigation

1. Existing easements and/or right-of-ways for any irrigation facility shall be determined and clearly indicated on the construction plans and on the final plat (excluding prescriptive easements). Construction across or re-routing of these facilities is subject to approval by the Pioneer Irrigation District and at their discretion, their assigns.

2. The Developer shall maintain any existing upstream drainage rights and downstream irrigation rights across the property. During the design phase of this project, the developer or his engineer is to contact the appropriate irrigation district to help ascertain these rights. Appropriate facilities shall be provided by the developer to convey irrigation and drainage water across the property to take care of these offsite needs.

3. There is to be no discharge of gravity/pressure irrigation return water into the subdivision storm water system.

4. The development is to include a non-potable water pressure irrigation system in full compliance with Caldwell Municipal Irrigation District standards. The design of this pressure irrigation system is to be reviewed and approved by the Caldwell Municipal Irrigation District prior to construction plan approval. It shall be required that the system will be operated and maintained by the Caldwell Municipal Irrigation District.

    a) Applicant shall coordinate with the City of Caldwell Engineering Department to coordinate the potential oversizing of the pump station which may be necessary to serve nearby acreage with non-potable pressurized irrigation water.

5. The applicant shall ensure that an adequate continuous irrigation supply flow is available to meet the pressure irrigation system requirements of CMID.

6. Applicant shall place the pump station within a platted common lot. Said lot shall be owned and maintained by the home owners association.

7. Each lot shall be provided with a pressure irrigation service.

8. All pressure irrigation mainlines shall be located in the public right-of-way, and within a public utility easement of a minimum of 10 feet in width centered over said mainlines as per current City standards.

9. The applicant shall transfer a proportionate share of any existing water right(s), except those held in trust by an irrigation district, to the City of Caldwell for both irrigation and domestic water supply for the subject development. If this should occur, The City shall assist in registering the transfer.

10. All plans and construction drawings submitted to the City of Caldwell for review and approval for any out-of-season irrigation work to be performed within Pioneer Irrigation (or others) facilities shall be submitted to the Caldwell Engineering Department no later than August 15th. Submittal of plans after this date may result in Applicant not receiving plan approval in time to complete out-of-season work.

Storm Drain

1. As noted previously, provision is to be made for the disposal of stormwater drainage in accordance with the City Stormwater Management Manual and any updates adopted subsequent to this application. A copy of this policy is available upon request. The engineer of record is to provide calculations, which indicate that the assumptions in his stormwater drainage plan comply with the requirements of the stormwater manual. In this case, if a storm water system is existing, the burden of proof is on the developer to verify the capacity is sufficient for the proposed development.

2. The applicant shall identify and retain all historical drainage discharge points from the property for the purpose of draining on-site storm water detention facilities.

3. The final plat drawing should indicate that storm water detention basins are to be placed in common lots in accordance with the referenced Stormwater policy. A note should be placed on the final plat indicating that all areas designated as common areas are to be operated and maintained by the home owners association.

4. There is to be no discharge of storm water overflow into any irrigation water return/discharge facility/ditch/pipe/etc.

Plat

1. Prior to approval of the final plat, subdivision facilities must be completed or an appropriate construction security provided. There may be temporary restrictions to the obtaining of building permits, even with acceptable construction security, depending on fire protection, emergency service requirements, and City approval of the sanitary sewer system. A 50% temporary restriction to obtaining of building permits will be enforced until all facility construction has been completed, inspected and certified by the Applicants engineer including all punch list items.

2. A note shall be added to the final stating that no lot shall have direct access to/from Ustick Road.

3. Upon recordation of the plat, the Engineering Department is to be provided with a PDF copy of the recorded final and 3 full paper set.

4. An electronic (dwg.) copy of the Final Plat suitable for mapping and addressing purposes will be required with Final Plat application submittal.

ARTICLE III

AFFIDAVIT OF SUBJECT PROPERTY OWNERS

An affidavit of the Owners of the Subject Property agreeing to submit the Property to this Development Agreement and to the provisions set forth in Idaho Code Section 67-6511A is incorporated herein by reference.

ARTICLE IV

DEFAULT

4.1 In the event Owner/Developer fails to comply with the commitments set forth herein, within thirty (30) days of written notice of such failure from Caldwell, Caldwell shall have the right, without prejudice to any other rights or remedies, to cure such default or enjoin such violation and otherwise enforce the requirements contained in this Development Agreement.

4.2 If required to proceed in a court of law or equity to enforce any provision of this Development Agreement, the prevailing party shall be entitled to recover all direct out-of-pocket costs so incurred to cure or enjoin such default and to enforce the commitments contained in this Development Agreement, including attorneys' fees and court costs as the Court shall determine.

ARTICLE V

UNENFORCEABLE PROVISIONS

If any term, provision, commitment, or restriction of this Development Agreement or the application thereof to any party or circumstances shall, to any extent, be held invalid or unenforceable, the remainder of this instrument shall terminate and the zoning of the property shall revert to the city of Caldwell's original land designations as set forth in the master plan, unless the portion of this Development Agreement found to be invalid or unenforceable is re-negotiated in good faith between the parties (or other appropriate party or successor) as an amendment to the Development processed in accordance with the notice and hearing provisions of Idaho Code Section 67-6509.

ARTICLE VI

ASSIGNMENT AND TRANSFER

6.1 After its execution, the Development Agreement shall be recorded in the office of the County Recorder at the expense of the Owner/Developer.

6.2 Each commitment and the restriction on the development shall be a burden on the Subject Property, shall be appurtenant to and for the benefit of the Subject Property, adjacent property, and other residential property near the Subject Property, and shall run with the land.

6.3 This Development Agreement shall be binding on the Owner/Developer, and their respective heirs, administrators, executors, agents, legal representatives, successors, and assigns.

6.4 Any new or subsequent owner of the Subject Property, or any portion thereof (including, without limitation, any owner who acquires its interest by foreclosure, trustee's sale or otherwise), shall be liable for all commitments and other obligations arising under this Agreement with respect to the Subject Property or any portion thereof.

ARTICLE VII

GENERAL MATTERS

7.1 Amendments. Any alteration or change to this Development Agreement shall be made only after complying with the notice and hearing provisions of the Idaho Code Section 67-6509.

7.2 Paragraph Headings. This Development Agreement shall be construed according to its fair meaning and as if prepared by both parties hereto. Titles and captions are for convenience only and shall not constitute a portion of this Development Agreement. As used in this Development Agreement, masculine, feminine, or neutral gender and the singular or plural number shall each be deemed to include the others wherever and whenever the context so dictates.

7.3 Choice of Law. This Development Agreement shall be construed in accordance with the laws of the State of Idaho in effect at the time of the execution of this Development Agreement. Any action brought in connection with this Development Agreement shall be brought in a court of competent jurisdiction located in Canyon County, Idaho.

7.4 Notices. Any notice which a party may desire to give to another party must be in writing and may be given by personal deliver, by mailing the same by registered or certified mail, return receipt requested postage repaid, or by Federal Express or other reputable overnight delivery service to the party to whom the notice is directed at the address of such party set forth hereinabove, or such other addresses and to such other persons as the parties may hereafter designate. Any such notice shall be deemed given upon receipt If by personal delivery, forty-eight (48) hours after deposit in the United States mail, if send by mail pursuant to the foregoing, or twenty-four (24) hours after timely deposit with a reputable overnight delivery service.

7.5 Representation by Counsel. All parties hereto have either: (i) been represented by separate legal counsel; or (ii) have had the opportunity to be so represented. Thus, in all cases, the language herein shall be construed simply and in accordance with its fair meaning and not strictly for or against a party, regardless of which party prepared or caused the preparation of this Development Agreement.

7.6 Authority of Signatory. Each of the persons executing this Development Agreement on behalf of the parties hereto warrant his or her authority to do so and to bind said represented party.

7.7 Effective Date. This Development Agreement shall be effective after delivery to each of the parties hereto of a fully executed original of this Development Agreement.

7.8 Recitals and Exhibits. All exhibits referred to herein and attached hereto and all Recitals hereto are incorporated into this Development Agreement as though restated in full herein.

IN WITNESS WHEREOF, the parties hereto have executed this Development Agreement on the date and year set forth hereinabove.

"CITY"

THE CITY OF CALDWELL

By: JAROM WAGONER, Mayor

Attest:

DEBBIE GEYER, Caldwell City Clerk

CITY OF CALDWELL INCORPORATED JAN 15 1890 CANYON COUNTY, IDAHO

STATE OF Idaho **)**

) ss.

COUNTY OF Canyon **)**

On this 16th day of MAY, 2022, before me the undersigned, a Notary Public in and for said State personally appeared JAROM WAGONER and DEBBIE GEYER, known or identified to me to be the Mayor and City Clerk, respectively, of the City of Caldwell, Idaho, an Idaho municipal corporation, that executed the said instrument, and acknowledged to me that such city 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.

NOTARY PUBLIC FOR IDAHO

Residence: Nampa, Idaho

My Commission Expires: 12/22/2022

***SEAL**

ANGELA K. POINT NOTARY PUBLIC COMMISSION NUMBER 69113 STATE OF IDAHO

"OWNER/DEVELOPER"

3300 Ustick LLC, (Lee Gientke), 1610 W. Bannock Street, Boise, ID 83702

By

Lee Gientke, MANAGER, 3300 USTICK, LLC

STATE OF Idaho)

) **ss.**

COUNTY OF Ada)

On this 4 day of May, 2022, before me the undersigned, a Notary Public in and for said State personally appeared Lee Gientke, known or identified to me to be the owner/developer referenced herein and the person who executed the foregoing instrument.

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

***SEAL**

BECKI WALTERS
COMMISSION NUMBER 20190855
NOTARY PUBLIC
STATE OF IDAHO

NOTARY PUBLIC FOR Burt

Residence: Boise

My Commission Expires: 4/23/25

Exhibit "A"
Development Property Legal Description

Property to be zoned "R2" Medium Density Residential and "C1" Neighborhood Commercial

All of Blocks 1, 3, 4, 5, 6, and 7, and Lots 1, 2, 3, and 4 in Block 2 of Obendorf Subdivision to Canyon County, Book 14 of Plats, Page 19, and as amended by correction of Obendorf Plat, Block 1 and 2 filed as Instrument No. 758559, records of Canyon County, Idaho, more particularly described as follows:

BEGINNING at the NW corner of the NE ¼ NE ¼ of Section 2, Township 3 North, Range 3 West, Boise Meridian; thence N89°15'58"E, 709.85 feet along the North line of said NE ¼ NE ¼ to the East line of said Obendorf Subdivision; thence along said East line of the subdivision the following 2 calls: S01°15'30"E, 732.17 feet; S27°58'50"E, 732.58 feet to the South line of said NE ¼ NE ¼; thence S89°17'10"W, 885.39 feet along said South line to the SE corner of Lot 5, Block 2 of said Obendorf Subdivision; thence N02°55'39"W, 235.03 feet to the NE corner of said Lot 5; thence S89°19'46"W, 175.02 feet to the NW corner of said Lot 5 and the West line of said NE ¼ NE ¼ of Section 2; thence N00°08'15"E, 1148.21 feet along said West line to the **POINT OF BEGINNING.** Contains 24.56 acres, more or less. [24.16 acres designated as "R2" (Medium Density Residential)]

That portion of Solstice Subdivision PUD Preliminary Plat identified as Lot 1, Block 1 containing approximately 0.40 acres more or less shall be designated with a "C1" (Neighborhood Commercial) zoning designation.

EXHIBIT "A12"

MODIFIED LAND USE SCHEDULE LOT 1 BLOCK 1 SOLSTICE SUBDIVISION

10-02-02: LAND USE SCHEDULE: edited for PUD Solstice C1 uses on 0.40 acres

TABLE 1

LAND USE SCHEDULE

The following table contains the uses that shall be permitted or permitted by special use permit as indicated for Solstice Subdivision Lot 1, Block 1 (C1 Neighborhood Commercial lot). *Strike Out Categories and Uses are not provided for on this lot within this neighborhood development.*

	C1
~~AGRIBUSINESS:~~	
~~RESIDENTIAL USES~~	
~~RESIDENTIAL COMMERCIAL~~	
~~Bed-and-breakfast[3]~~	-
~~Convalescent home/nursing home/ assisted living facility~~	S
Daycare center; preschool/ homeschool, 13 or more[5]	P
~~Dormitory~~	-
~~Family/group daycare home; preschool/homeschool, 12 or fewer[5]~~	P
~~Food bank/soup kitchen~~	S
~~Fraternity/sorority house~~	-
~~Garage/yard sale~~	-
~~Group home, 9 to 12 residents~~	-
~~Group home, 13 or more residents~~	-
~~Home occupation~~	P
~~Homeless shelter~~	-
~~RV park/campground~~	-
~~Rooming house/boarding house~~	-
~~Transitional home~~	S
~~COMMERCIAL-AUTOMOTIVE~~	
~~COMMERCIAL MEDICAL~~	
~~Ambulance service[3]~~	P
Clinic - outpatient only	P
~~Durable medical equipment~~	-
~~Hospital~~	S
Laboratory/research[3,4]	S
Medical, dental office[2,4]	P
Medical equipment sales/rental	S
Therapy, rehabilitation[2]	P
~~COMMERCIAL-RETAIL~~	
Bakery or bakery goods store[3]	P
~~Big box retail~~	-
~~Building supply outlet[3]~~	-
~~Convenience store[3]~~	P
~~Convenience store with gasoline[3]~~	S
Delicatessen	P
Drugstore/pharmacy	P
Electronic sales	S
~~Equipment sales, rental and service[3]~~	-
~~Flea market~~	-
~~Furniture shop[3]~~	-
Gift shop	P
Grocery store	S
Hardware store[3]	S
~~Liquor store~~	-
~~Lumberyard~~	-
Retail sales, general	P

MODIFIED "C1" LAND USE SCHEDULE EXHIBIT "A12" SOLSTICE SUBDIVISION LOT 1, BLOCK 1

~~Secondhand/thrift store~~	-
~~Shopping center~~	-
~~Shopping mall~~	-
Sidewalk sale	P
~~Tobacco shop~~	
COMMERCIAL-SERVICE	
~~Auction~~	-
~~Bail bond use~~	-
Bank, credit union - drive-through	S
Bank, credit union - no drive-through	S
Barber/beauty shop[2]	P
~~Cabinet shop[3]~~	-
~~Catering service[3]~~	-
~~Commercial kennel~~	-
~~Corporate office buildings~~	-
~~Crematorium~~	-
Donation trailer/pod	P
~~Electronic service and repair[3]~~	-
Espresso, ice cream, pastry shop	P
Food stand	P
~~Frozen food locker[3]~~	-
~~Funeral home~~	-
~~Furniture refinishing[3]~~	-
Health club, fitness facility[4]	P
Home and business services[2]	P
~~Hotel~~	-
~~Landscaping business~~	-
~~Laundromat, self-service~~	P
~~Laundry, commercial plant[3]~~	-
Microbrewery	S
~~Ministorage, indoor~~	-
~~Ministorage, traditional~~	-
Mobile food unit	P
~~Mortuary~~	-
~~Motel~~	-
Offices - business, professional[2,4]	P
~~Outdoor storage~~	-
~~Pawnshops[3]~~	
~~Payday loan and title loan establishments~~	-
Pet grooming facility[2]	P
Photographic studio[2]	P
~~Printing and blueprinting[3]~~	-
~~Restaurant – drive-in~~	-
Restaurant - no drive-through[3]	P
Restaurant - with drive-through[3]	S
~~Security guard quarters[4]~~	S
~~Sign shop~~	-
~~Small engine/equipment repair[3]~~	-
Spa[4]	P
Studio - art, dance, music, voice[2,4], gymnastics, karate	P
Tanning salon	P
~~Tattoo parlor[3]~~	-
~~Taxidermy shop[3]~~	-
~~Theater[4]~~	-
~~Theater, drive-in~~	-

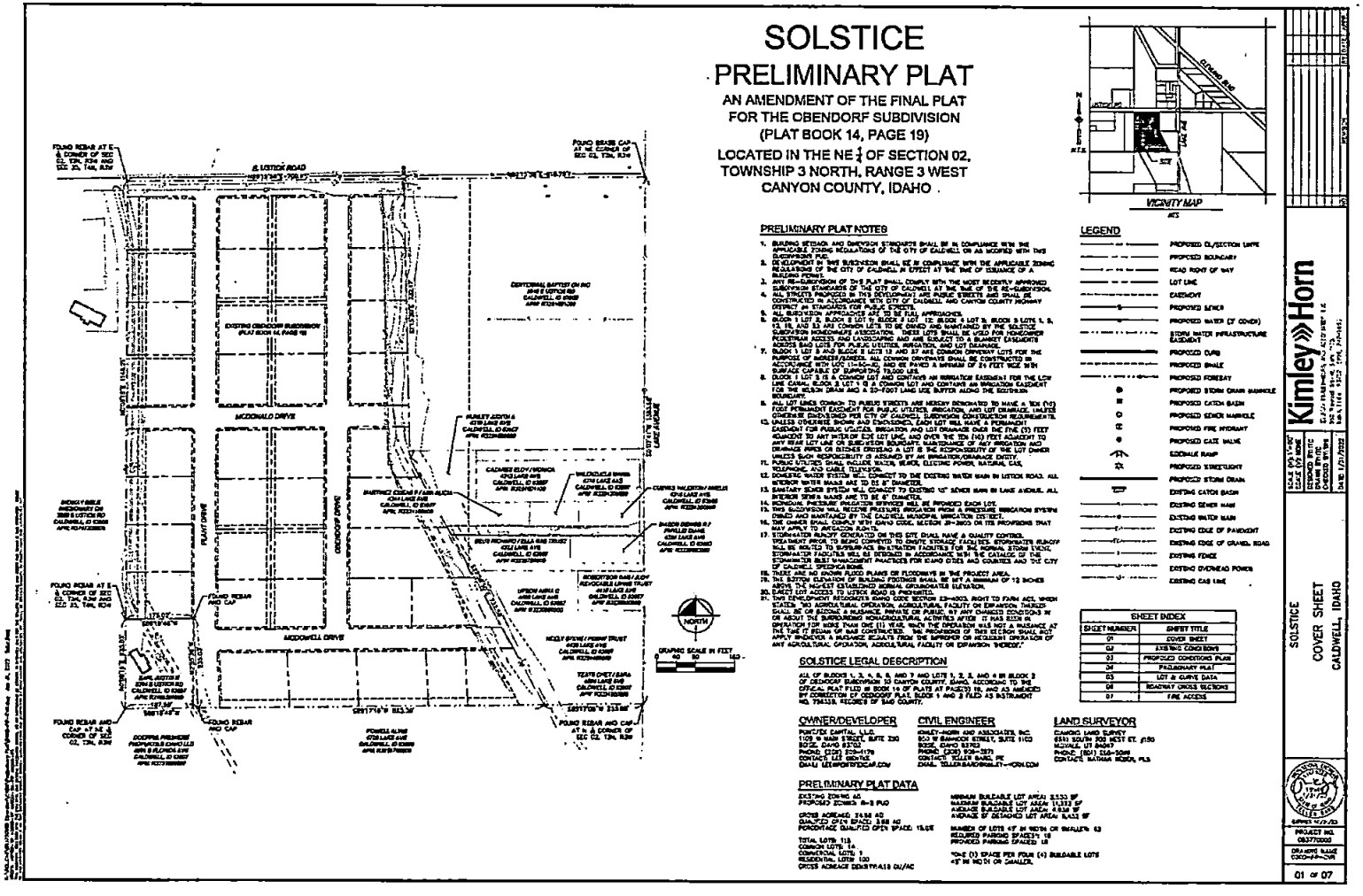
MODIFIED "C1" LAND USE SCHEDULE EXHIBIT "A12" SOLSTICE SUBDIVISION LOT 1, BLOCK 1

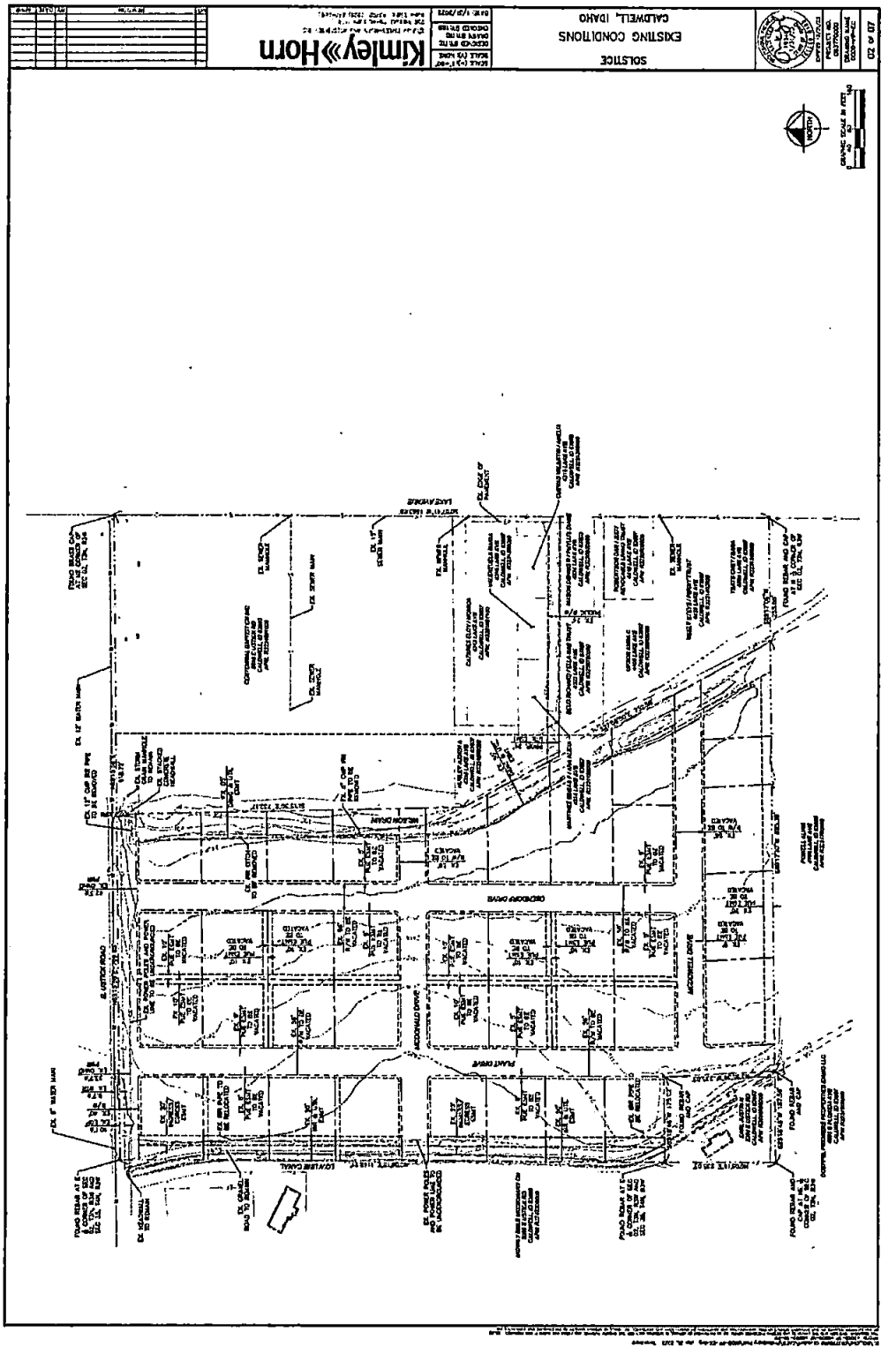
~~Secondhand/thrift store~~	-
~~Shopping center~~	-
~~Shopping mall~~	-
Sidewalk sale	P
~~Tobacco shop~~	
~~COMMERCIAL-SERVICE~~	
~~Auction~~	-
~~Bail bond use~~	-
Bank, credit union - drive-through	S
Bank, credit union - no drive-through	S
Barber/beauty shop[2]	P
~~Cabinet shop[3]~~	-
~~Catering service[3]~~	-
~~Commercial kennel~~	-
~~Corporate office buildings~~	-
~~Crematorium~~	-
Donation trailer/pod	P
~~Electronic service and repair[3]~~	-
Espresso, ice cream, pastry shop	P
Food stand	P
~~Frozen food locker[3]~~	-
~~Funeral home~~	-
~~Furniture refinishing[3]~~	-
Health club, fitness facility[4]	P
Home and business services[2]	P
~~Hotel~~	-
~~Landscaping business~~	-
~~Laundromat, self-service~~	P
~~Laundry, commercial plant[3]~~	-
Microbrewery	S
~~Ministorage, indoor~~	-
~~Ministorage, traditional~~	-
Mobile food unit	P
~~Mortuary~~	-
~~Motel~~	-
Offices - business, professional[2,4]	P
~~Outdoor storage~~	-
~~Pawnshops[3]~~	
~~Payday loan and title loan establishments~~	-
Pet grooming facility[2]	P
Photographic studio[2]	P
~~Printing and blueprinting[3]~~	-
~~Restaurant—drive-in~~	-
Restaurant - no drive-through[3]	P
Restaurant - with drive-through[3]	S
~~Security guard quarters[4]~~	S
~~Sign shop~~	-
~~Small engine/equipment repair[3]~~	-
Spa[4]	P
Studio - art, dance, music, voice[2,4], gymnastics, karate	P
Tanning salon	P
~~Tattoo parlor[3]~~	-
~~Taxidermy shop[3]~~	-
~~Theater[4]~~	-
~~Theater, drive-in~~	-

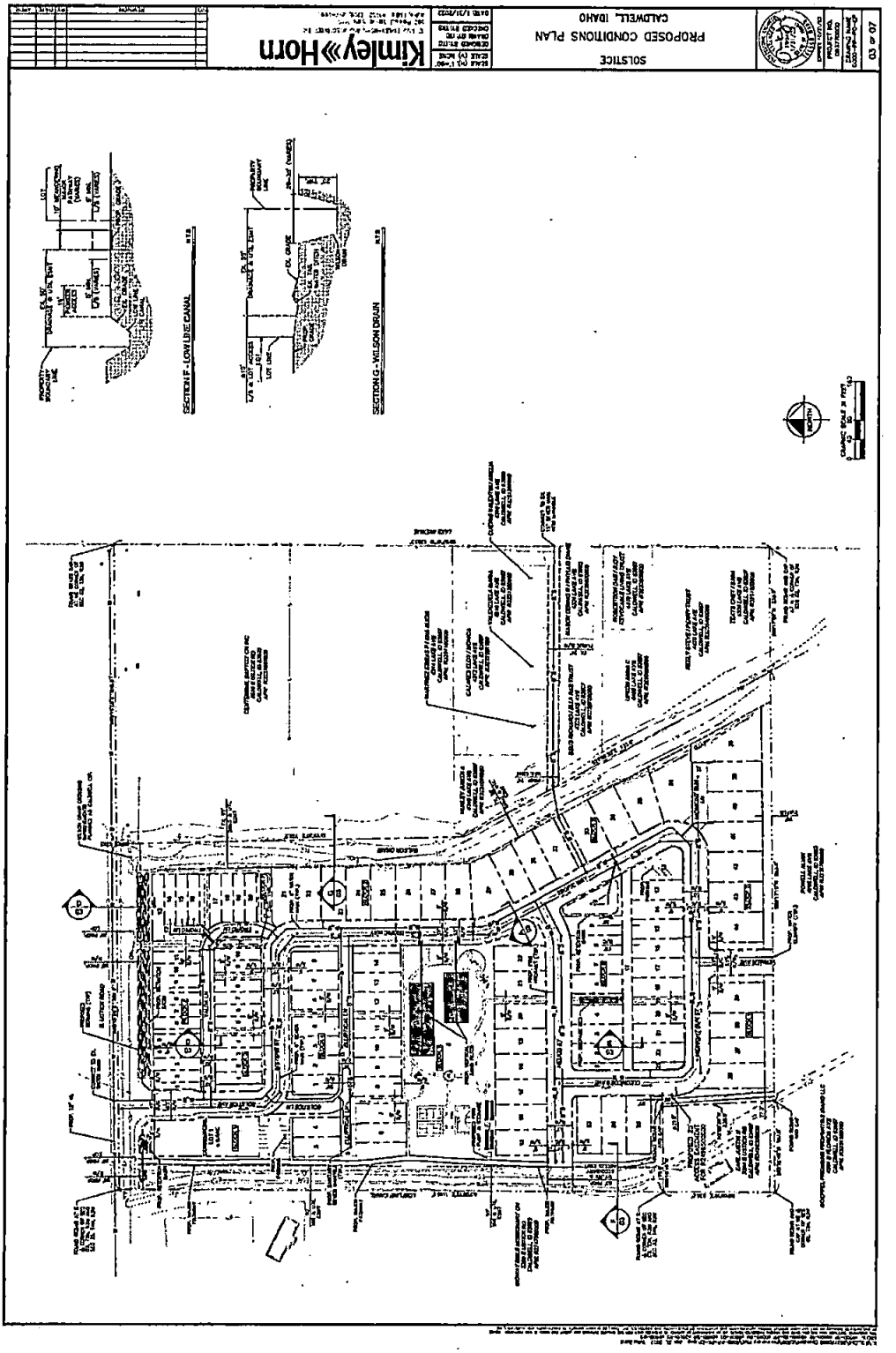
MODIFIED "C1" LAND USE SCHEDULE EXHIBIT "A12" SOLSTICE SUBDIVISION LOT 1, BLOCK 1

EXHIBIT "A3"

PRELIMINARY PLAT



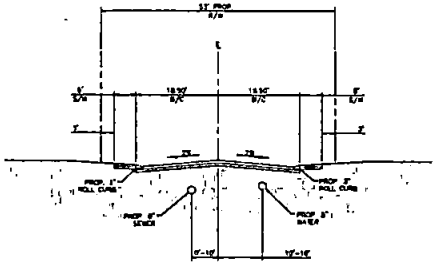

SOLSTICE
EXISTING CONDITIONS
CALDWELL, IDAHO
Kimley»Horn


SOLSTICE
PROPOSED CONDITIONS PLAN
CALDWELL, IDAHO
Kimley»Horn
SECTION F - LOWLINE CANAL
SECTION G - WILSON DRAIN

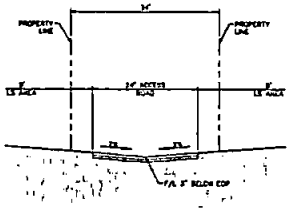
TOWNHOME LOTTING DETAIL
GRAPHIC SCALE IN FEET
NORTH
Kimley»Horn
SOLSTICE
PRELIMINARY PLAT
CALDWELL, IDAHO
04 of 07

SOLSTICE
LOT & CURVE DATA
CALDWELL, IDAHO

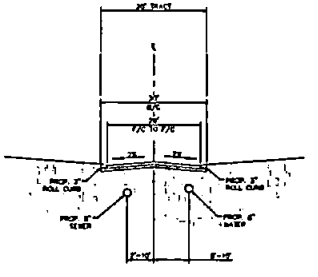
Kimley»Horn



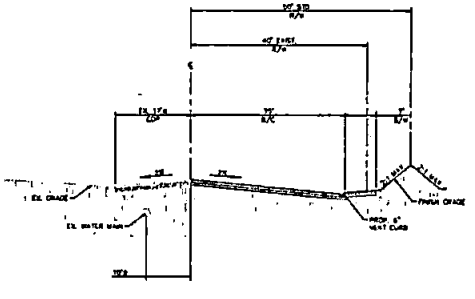
(SECTION A)
STANDARD LOCAL STREET
N.T.S.



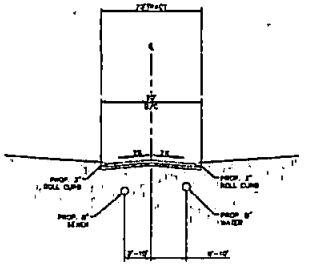
(SECTION B)
PRIVATE COMMON DRIVEWAY
N.T.S.



(SECTION C)
PRIVATE INTERNAL CIRCULATION DRIVE**
N.T.S.
**SECTION USED FOR REAR-LOADED LOTS ONLY. SIDEWALK PROVIDE AT FRONT OF LOTS WITH SECTION A OR IN HOA TRACTS.



(SECTION D)
USTICK ROAD LOOKING EAST
HALF STREET PER ACCHD-102A
N.T.S.

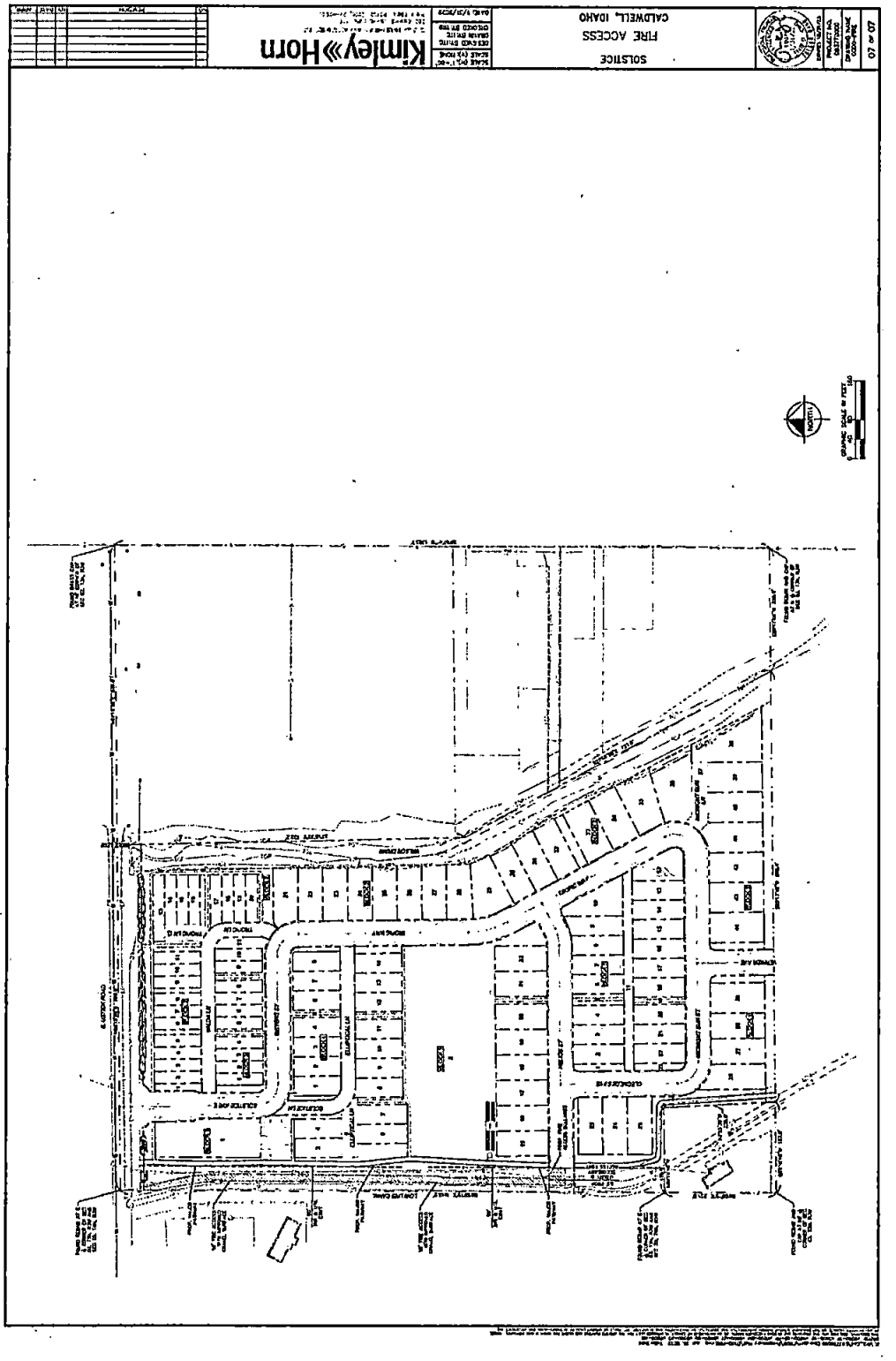


(SECTION E)
PRIVATE ALLEY WAY
N.T.S.

Kimley»Horn

SOLSTICE
ROADWAY CROSS SECTIONS
CALDWELL, IDAHO

06 of 07


SOLSTICE
FIRE ACCESS
CALDWELL, IDAHO
Kimley»Horn
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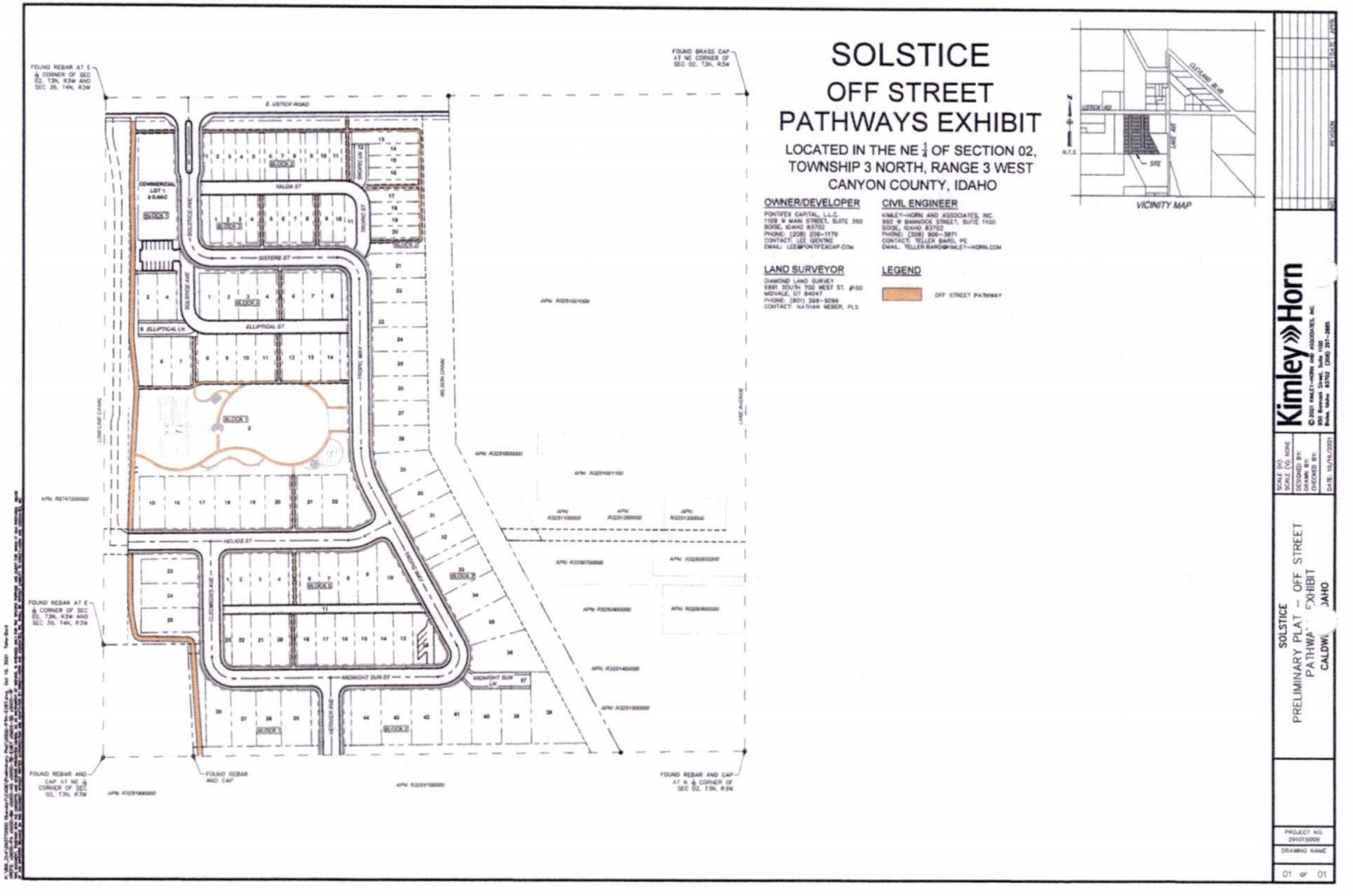

SOLSTICE
OFF STREET
PATHWAYS EXHIBIT
LOCATED IN THE NE ¼ OF SECTION 02,
TOWNSHIP 3 NORTH, RANGE 3 WEST
CANYON COUNTY, IDAHO
OWNER/DEVELOPER
PONTIFEX CAPITAL, L.L.C.
1109 W MAIN STREET, SUITE 350
BOISE, IDAHO 83702
PHONE: (208) 209-1179
CONTACT: LEE QUINTIC
EMAIL: LEE@PONTIFEXCAP.COM
CIVIL ENGINEER
KIMLEY-HORN AND ASSOCIATES, INC.
950 W BANNOCK STREET, SUITE 1100
BOISE, IDAHO 83702
PHONE: (208) 906-3871
CONTACT: TELLER BARD, PE
EMAIL: TELLER.BARD@KIMLEY-HORN.COM
LAND SURVEYOR
DIAMOND LAND SURVEY
6891 SOUTH 700 WEST ST. #150
MIDVALE, UT 84047
PHONE: (801) 268-5099
CONTACT: NATHAN WEBER, PLS
LEGEND
OFF STREET PATHWAY
VICINITY MAP
E. USTICK ROAD
FOUND BRASS CAP AT NE CORNER OF SEC 02, T3N, R3W
FOUND REBAR AT E ¼ CORNER OF SEC 02, T3N, R3W AND SEC 35, T4N, R3W
FOUND REBAR AND CAP AT NE ¼ CORNER OF SEC 02, T3N, R3W
FOUND REBAR AND CAP
FOUND REBAR AND CAP AT N ¼ CORNER OF SEC 02, T3N, R3W
COMMERCIAL LOT 1 ± 0.44AC
BLOCK 1
BLOCK 2
BLOCK 3
BLOCK 4
BLOCK 5
YALDA ST
SISTERE ST
ELLIPTICAL ST
HELIOS ST
MIDNIGHT SUN ST
SOLSTICE AVE
TROPIC WAY
TROPIC ST
TROPICAN ST
CLEMOSIS AVE
MIDNIGHT SUN LN
LOW LINE CANAL
WILSON DRAIN
LAKE AVENUE
APN: R3291001100
APN: R3291000000
APN: R3291001150
APN: R3291100000
APN: R3291200000
APN: R3291300000
APN: R3239700000
APN: R3250400000
APN: R3250900000
APN: R3250800000
APN: R3251400000
APN: R3251500000
APN: R3251600000
APN: R3251700000
APN: R3251900000
APN: R3251800000
APN: R3274200000
DRAINAGE DITCH
USTICK RD
LAKE AVE
SITE
N.T.S.
Kimley»Horn
SOLSTICE
PRELIMINARY PLAT – OFF STREET PATHWAYS EXHIBIT
CALDWELL IDAHO
SCALE (H/V): NONE
SCALE (VE): NONE
DESIGNED BY:
DRAWN BY:
CHECKED BY:
DATE: 10/24/2023
PROJECT NO. 291010009
DRAWING NAME
01 or 01

A3

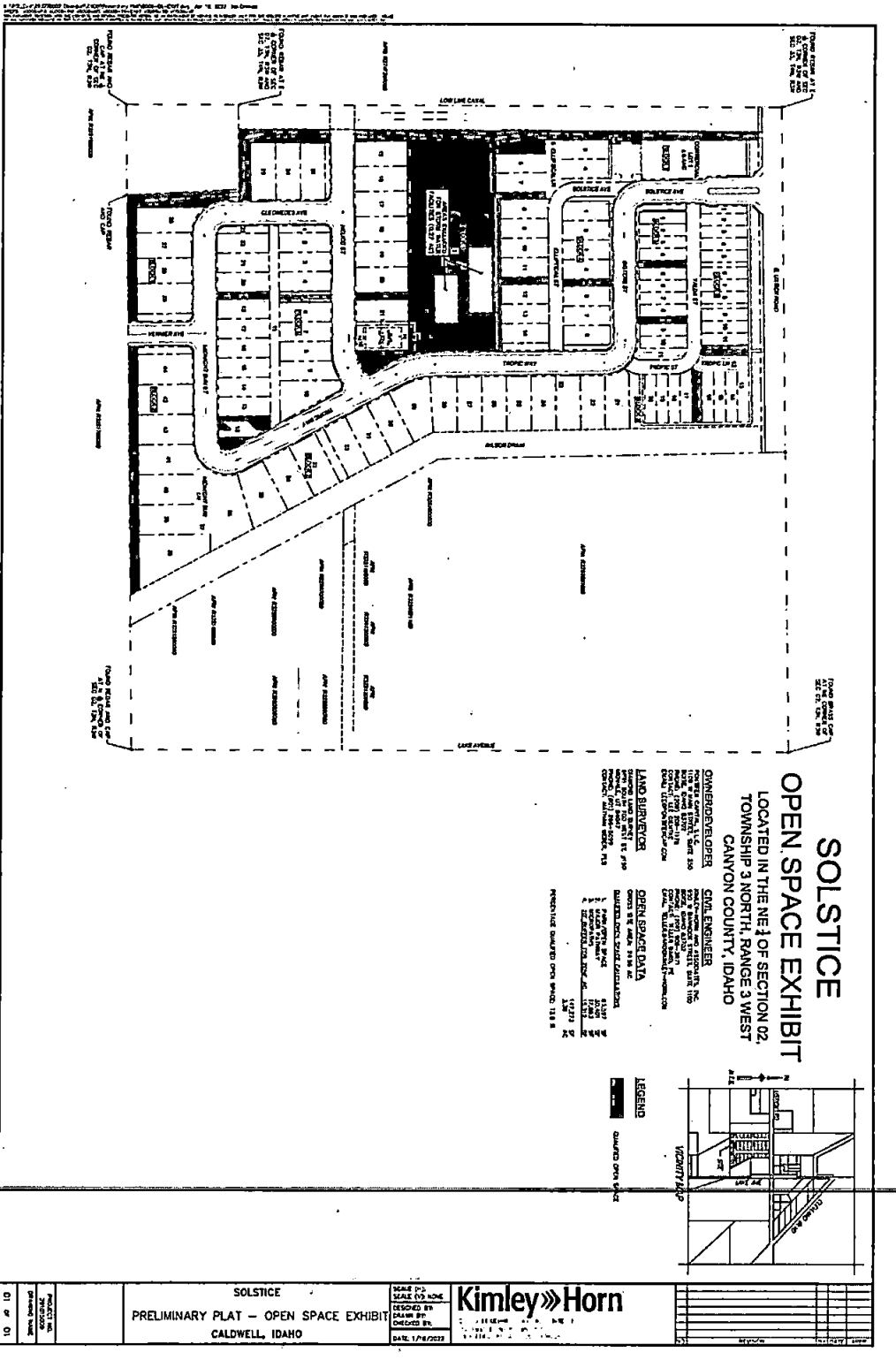
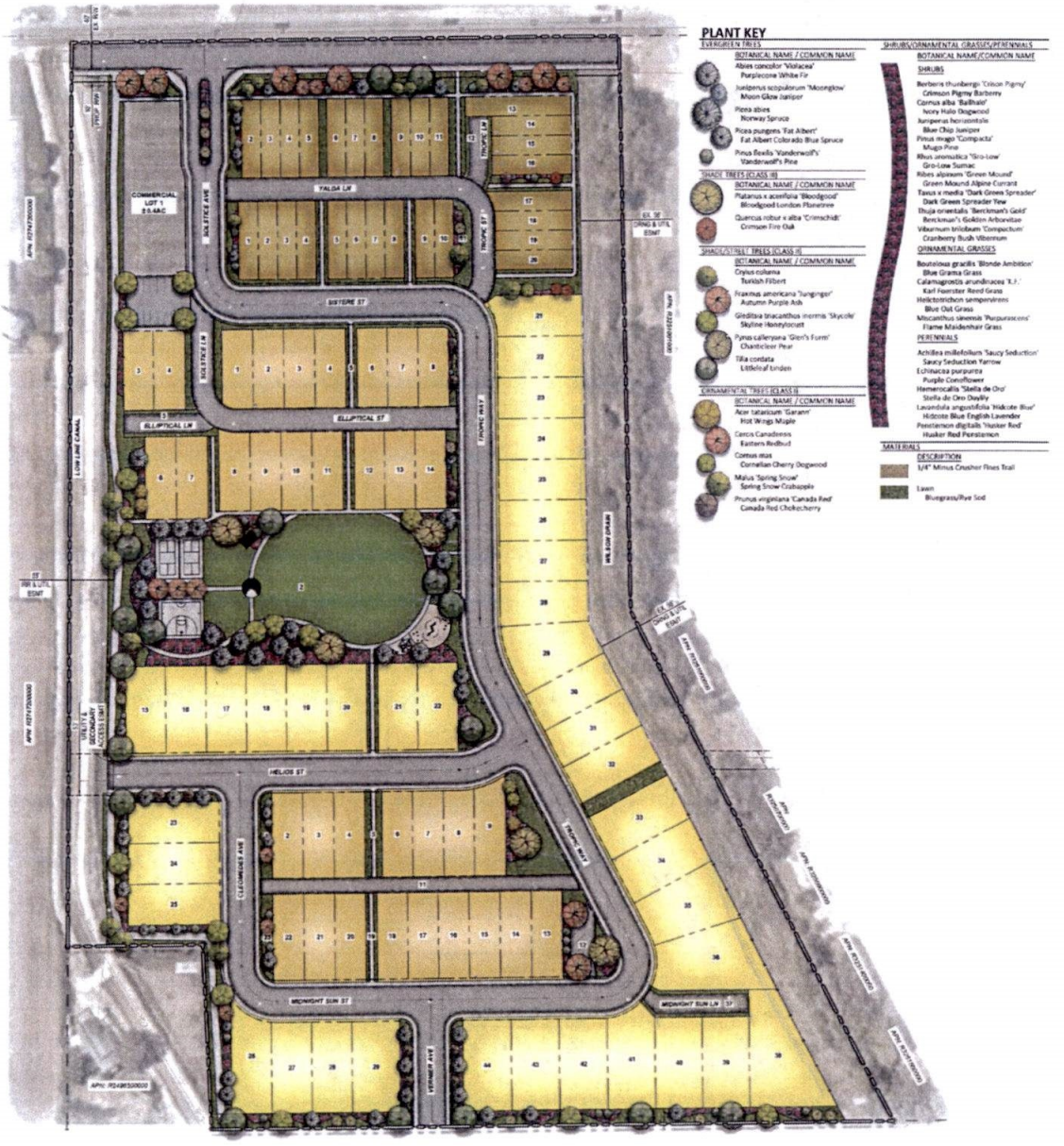

SOLSTICE
OPEN SPACE EXHIBIT
LOCATED IN THE NE ¼ OF SECTION 02,
TOWNSHIP 3 NORTH, RANGE 3 WEST
CANYON COUNTY, IDAHO
OWNER/DEVELOPER
CIVIL ENGINEER
LAND SURVEYOR
OPEN SPACE DATA
LEGEND
VICINITY MAP
SOLSTICE
PRELIMINARY PLAT – OPEN SPACE EXHIBIT
CALDWELL, IDAHO
Kimley»Horn

EXHIBIT "A8 & A12"
LANDSCAPE PLAN



SOLSTICE

PRELIMINARY LANDSCAPE

LOCATED IN THE NE $\frac{1}{4}$ OF SECTION 02,
TOWNSHIP 3 NORTH, RANGE 3 WEST
CANYON COUNTY, IDAHO

PRELIMINARY PLAT DATA

EXISTING ZONING: AG
PROPOSED ZONING: R-2 PUD

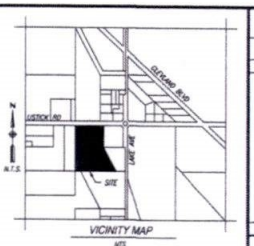
GROSS ACREAGE: 24.58 AC
QUALIFIED OPEN SPACE: 3.69 AC
PERCENTAGE QUALIFIED OPEN SPACE: 15.0%

TOTAL LOTS: 116
COMMON LOTS: 14
COMMERCIAL LOTS: 1
RESIDENTIAL LOTS: 100
GROSS ACREAGE DENSITY: 4.19 DU/AC

MINIMUM BUILDABLE LOT AREA: 2,500 SF
MAXIMUM BUILDABLE LOT AREA: 11,223 SF
AVERAGE BUILDABLE LOT AREA: 4,636 SF
AVERAGE SF DETACHED LOT AREA: 5,402 SF

NUMBER OF LOTS 49' IN WIDTH OR SMALLER: 82
REQUIRED PARKING SPACES*: 16
PROVIDED PARKING SPACES: 16

*ONE (1) SPACE PER FOUR (4) BUILDABLE LOTS 49' IN WIDTH OR SMALLER.



VICINITY MAP
NTS

OWNER/DEVELOPER

PONTIFEX CAPITAL, L.L.C.
1108 W MAIN STREET, SUITE 350
BOISE, IDAHO 83702
TELEPHONE: (208) 208-1179
CONTACT: LEE GIANTIS
EMAIL: LEE@PONTIFEXCAP.COM

CIVIL ENGINEER

KIMLEY-HORN AND ASSOCIATES, INC.
950 W BANNOCK STREET, SUITE 1100
BOISE, IDAHO 83702
PHONE: (208) 908-3971
CONTACT: TELLER BARD, PE
EMAIL: TELLER.BARD@KIMLEY-HORN.COM

LANDSCAPE ARCHITECT

KIMLEY-HORN AND ASSOCIATES, INC.
7740 N 16TH STREET, SUITE 300
PHOENIX, AZ 85020
PHONE: (602) 906-1108
CONTACT: ANNE DEBOARD, PLA
EMAIL: ANNE.DEBOARD@KIMLEY-HORN.COM

LAND SURVEYOR

DIAMOND LAND SURVEY
6991 SOUTH 700 WEST ST. #150
MIDVALE, UT 84047
PHONE: (801) 266-5099
CONTACT: NATHAN WEBER, PLS

PLANT LEGEND

EVERGREEN TREES

BOTANICAL NAME / COMMON NAME	SIZE	QTY
Abies concolor 'Vallacia' Purplecone White Fir	6-8' HT. B&B	23
Juniperus scopulorum 'Moonglow' Moon Glow Juniper	6-8' HT. B&B	12
Picea abies Norway Spruce	6-8' HT. B&B	18
Picea pungens 'Fat Albert' Fat Albert Colorado Blue Spruce	6-8' HT. B&B	13
Pinus flexilis 'Vanderwolf's' Vanderwolf's Pine	6-8' HT. B&B	28

VISION TREES (CLASS I)

BOTANICAL NAME / COMMON NAME	SIZE	QTY
Platanus x acerifolia 'Bloodgood' Bloodgood London Planetree	2" CAL. B&B	5
Quercus robur x alba 'Crimschidt' Crimson Fire Oak	2" CAL. B&B	9

HIGH/OVERSTORY TREES (CLASS II)

BOTANICAL NAME / COMMON NAME	SIZE	QTY
Cryptomeria japonica 'Yoshino' Yoshino Japanese Cedar	2" CAL. B&B	9
Fraxinus americana 'Junginger' Autumn Purple Ash	2" CAL. B&B	11
Gleditsia triacanthos inermis 'Skylole' Skyline Honeylocust	2" CAL. B&B	15
Pyrus calleryana 'Glen's Form' Chanticleer Pear	2" CAL. B&B	12
Tilia cordata Littleleaf Linden	2" CAL. B&B	17

ORNAMENTAL TREES (CLASS I)

BOTANICAL NAME / COMMON NAME	SIZE	QTY
Acer tataricum 'Garrigon' Hot Wings Maple	6-8' HT. MULTI-STEM	3
Cercis Canadensis Eastern Redbud	6-8' HT. MULTI-STEM	8
Cornus mas Cornelian Cherry Dogwood	6-8' HT. MULTI-STEM	5
Malus 'Spring Snow' Spring Snow Crabapple	6-8' HT. MULTI-STEM	6
Prunus virginiana 'Canada Red' Canada Red Chokecherry	6-8' HT. MULTI-STEM	13

SHRUB/ORNAMENTAL GRASSES/PERENNIALS

BOTANICAL NAME/COMMON NAME	SIZE	QTY
SHRUBS		58,260 SF
Berberis thunbergii 'Crimson Pigmy' Crimson Pigmy Barberry	5 GAL	
Cornus alba 'Bailhalo' Ivory Halo Dogwood	5 GAL	
Juniperus horizontalis Blue Chip Juniper	5 GAL	
Pinus mugo 'Compacta' Mugo Pine	5 GAL	
Rhus aromatica 'Gro-Low' Gro-Low Sumac	5 GAL	
Ribes alpinum 'Green Mound' Green Mound Alpine Currant	5 GAL	
Taxus x media 'Dark Green Spreader' Dark Green Spreader Yew	5 GAL	
Thuja orientalis 'Bentzman's Gold' Bentzman's Golden Arborvitae	5 GAL	
Viburnum trilobum 'Compactum' Cranberry Bush Viburnum	5 GAL	
ORNAMENTAL GRASSES		
Bouteloua gracilis 'Blonde Ambition' Blue Grama Grass	1 GAL	
Calamagrostis arundinacea 'K.F.' Karl Foerster Reed Grass	1 GAL	
Helictotrichon sempervirens Blue Oat Grass	1 GAL	
Miscanthus sinensis 'Purpurascens' Flame Maidenhair Grass	1 GAL	
PERENNIALS		
Achillea millefolium 'Saucy Seduction' Saucy Seduction Yarrow	1 GAL	
Echinacea purpurea Purple Coneflower	1 GAL	
Hemerocallis 'Stella de Oro' Stella de Oro Daylily	1 GAL	
Lavandula angustifolia 'Hidcote Blue' Hidcote Blue English Lavender	1 GAL	
Penstemon digitalis 'Husker Red' Husker Red Penstemon	1 GAL	

MATERIALS

DESCRIPTION	QTY
1/4" Minus Crusher Fines Trail	1,725 SF
Lawn Bluegrass/Rye Sod	125,240 SF
Bench (Victor Stanley Classic Series 6-Ft Bench, Color: Powder Coated Black)	7
Shade Ramada (Steelscape 20-Ft Hexagonal Metal Shelter, Metal Frame: Light Stone, Roof: Colonial Red)	1
Picnic Tables (Victor Stanley Greenvites Series 6-Ft Picnic Table, Color: Powder Coated Black)	4
Bike Rack (Victor Stanley Cycle Sentry Collection, Color: Powder Coated Black	4
Shade Trellis	1
Outdoor BBQ (Kay Park Recreation with Surface Mount Base Plate)	2
6' Solid Vinyl Fence - Dark Brown	3,275 LF
6' Iron View Fence - Dark Brown	2,240 LF

LANDSCAPE NOTES

1. ALL LANDSCAPE SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF CALDWELL ORDINANCE REQUIREMENTS.
2. ALL PLANTING AREAS TO BE WATERED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM.
3. ALL COMMON SPACE LANDSCAPING SHALL BE OWNED AND MAINTAINED BY A HOMEOWNER'S ASSOCIATION.
4. NO TREES SHALL IMPEDE THE 40' VISION TRIANGLES AT ALL INTERSECTIONS. NO CONIFEROUS TREES OR SHRUBS OVER 2' HIGH AT MATURITY WILL BE LOCATED WITHIN VISION TRIANGLE OR ROW. AS TREES MATURE, THE OWNER SHALL BE RESPONSIBLE FOR PRUNING TREE CANOPIES TO MEET THE REQUIREMENTS FOR MAINTAINING CLEAR VISIBILITY WITHIN 40' STREET AND DEPARTURE VISION TRIANGLE.
5. TREES SHALL BE PLANTED NO CLOSER THAN 50' FROM INTERSECTION STOP SIGNS.
6. TREE LOCATIONS MAY BE ALTERED TO ACCOMODATE DRIVEWAYS AND UTILITIES. TREES SHALL NOT BE PLANTED WITHIN 5' OF WATER METERS OR UNDERGROUND UTILITY LINES.
7. PLANT LIST IS REPRESENTATIVE AND SUBJECT TO ADDITIONS AND/OR SUBSTITUTIONS OF SIMILAR SPECIES THAT ARE SUBJECT TO CITY FORESTER'S PRE-APPROVAL. BURLAP AND WIRE BASKETS TO BE REMOVED FROM ROOT BALL AS MUCH AS POSSIBLE, AT LEAST HALFWAY DOWN THE BALL OF THE TREE. ALL NYLON ROPES TO BE COMPLETELY REMOVED FROM TREES.
8. THERE ARE NO EXISTING TREES ON SITE, NO MITIGATION IS REQUIRED.

RIGHT-OF-WAY LANDSCAPE MAINTENANCE

THE MAINTENANCE OF ALL LANDSCAPE AREAS WITHIN THE RIGHT-OF-WAY IS THE RESPONSIBILITY OF THE PROPERTY OWNER.

LANDSCAPE REQUIREMENTS

REQUIREMENT	REQUIRED	PROVIDED
MINIMUM 10% QUALIFIED OPEN SPACE	10%	PROVIDED
STREET BUFFER (PRINCIPAL ARTERIAL)		
• ONE (1) SHADE TREE PER 35 LF AND ONE (1) SHRUB PER 7 LF •• EUSTICK RD: 514 LF	514 LF/35 = 15 SHADE TREES 514LF/7 = 74 SHRUBS	18 TREES 74+ SHRUBS
MAJOR PATHWAYS		
• FIVE (5) FOOT LANDSCAPE BUFFER ALONG BOTH SIDES • ONE (1) CLASS 1 OR CLASS 2 TREE PER 40 LF AND FIFTEEN (15) SHRUBS (3' HT. MIN.) PER 100 LF •• 1,404 LF OF MAJOR PATHWAY	REQUIRED BUFFER 1,404 LF/40 = 35 TREES 1,404 LF/100 *15= 211 SHRUBS	PROVIDED *28 TREES 211+ SHRUBS (3' HT. MIN.)
MICRO PATHWAYS		
• FIFTEEN (15) SHRUBS (3' HT. MIN.) PER 100 LF •• 2,145 LF OF MICRO PATHWAY	2,145 LF/100 *15= 322 SHRUBS	322+ SHRUBS (3' HT. MIN.)
PARKING REQUIREMENTS		
• ONE (1) TREE PER EVERY 12 SPACES •• 18 PARKING SPACES	18 SPACES/12 =2 TREES	4 TREES
BUFFER REQUIREMENTS (SOUTH BOUNDARY)		
• ONE (1) TREE PER 35 LF • MIXTURE OF EVERGREEN AND DECIDUOUS TREES (CLASS 1 AND 2) • SHRUBS SPACED AT TWO (2) FEET TO EIGHT (8) FEET, DEPENDING ON SPECIES	627 LF/35 = 18 TREES 627 LF/ 2 = 314 SHRUBS 627 LF/8 = 78 SHRUBS	18 TREES +/- 120 SHRUBS
TOTAL TREES:	71 TREES	*68 TREES
TOTAL SHRUBS	727 SHRUBS	727+ SHRUBS

**THIS REQUIREMENT CAN NOT BE MET DUE TO THE UTILITY EASEMENT ALONG THE LOW LINE CANAL

SHEET INDEX

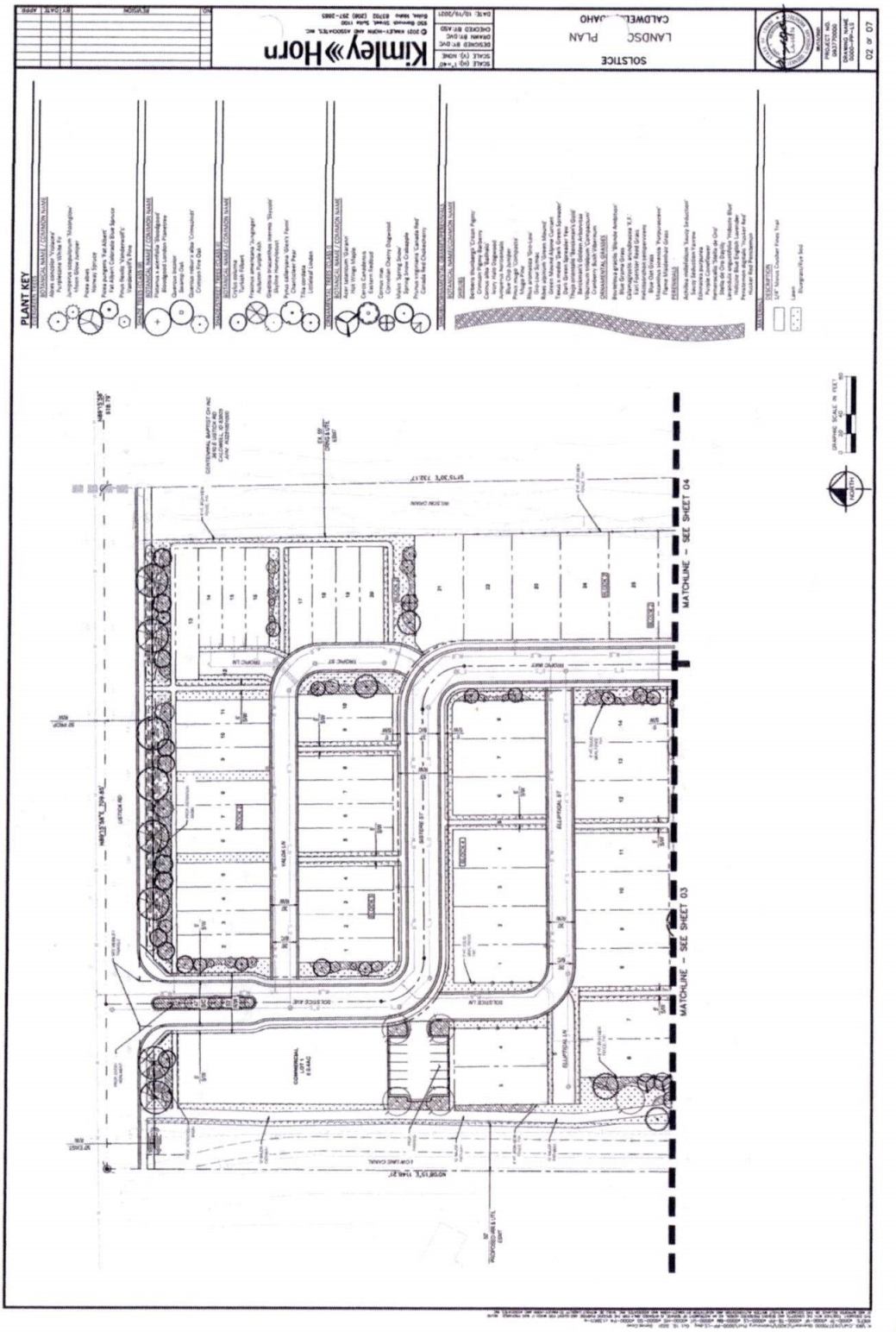
Sheet Number	Sheet Title
01	LANDSCAPE COVER
02	LANDSCAPE PLAN
03	LANDSCAPE PLAN
04	LANDSCAPE PLAN
05	LANDSCAPE DETAILS
06	HARDSCAPE DETAILS
07	HARDSCAPE DETAILS

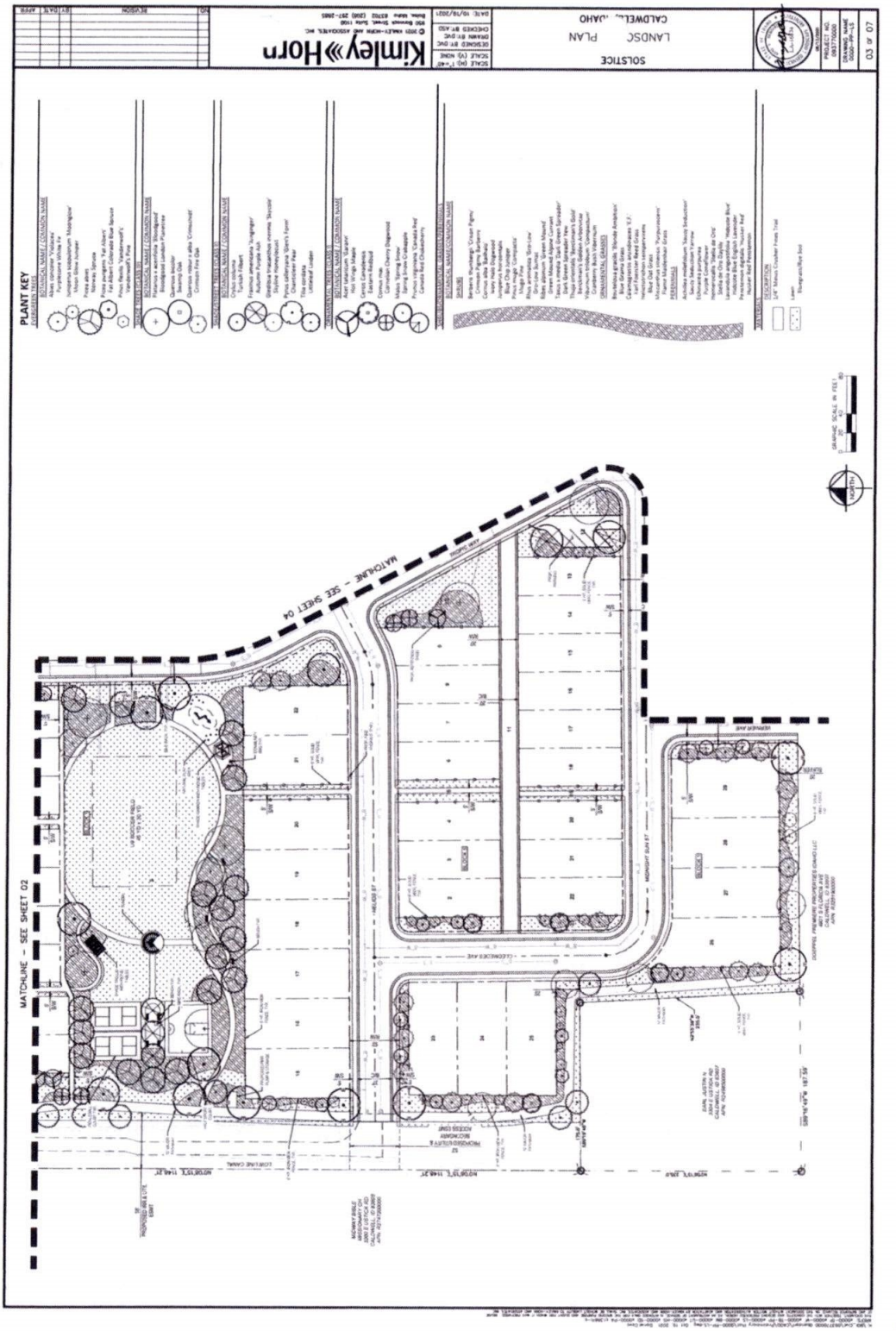
Kimley»Horn
© 2023 KIMLEY-HORN AND ASSOCIATES, INC.
950 W Bannock Street, Suite 1100
Boise, ID 83702
(208) 387-1855

SCALE (H): NONE
SCALE (V): NONE
DESIGNED BY: DVC
DRAWN BY: DVC
CHECKED BY: ABD
DATE: 10/19/2023

SOLSTICE
LANDSCAPE COVER
CALDWELL, IDAHO

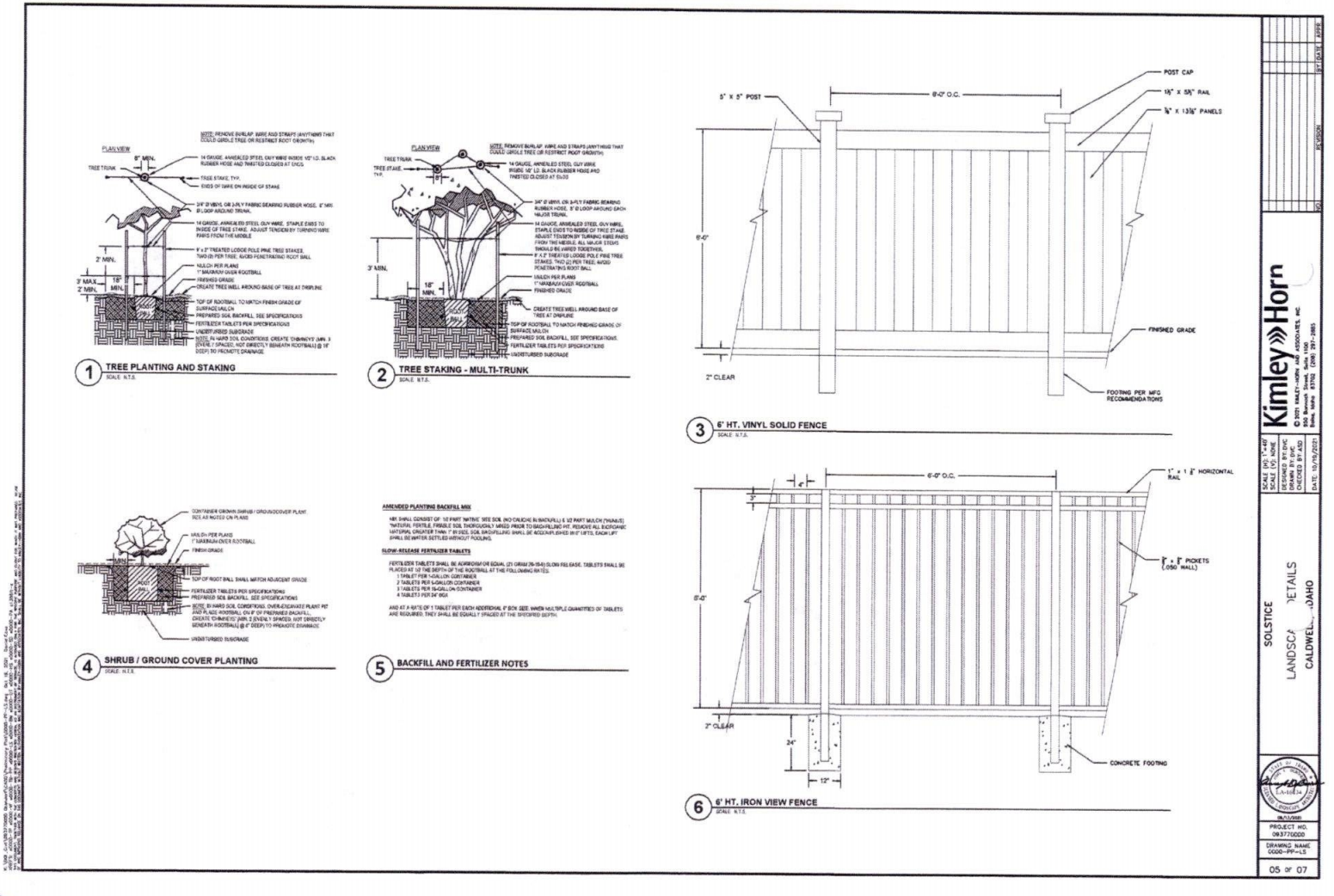
PROJECT NO.
093770000
DRAWING NAME
0000-PP-LS
01 OF 07


SOLSTICE
LANDSCAPE PLAN
CALDWELL, IDAHO
Kimley»Horn
PLANT KEY
MATCHLINE - SEE SHEET 04
MATCHLINE - SEE SHEET 03
SOLSTICE AVE
VALOR LN
ELLIPTICAL ST
COMMERCIAL
4.8 AC
BLOCK 1
BLOCK 2
BLOCK 3
BLOCK 4
BLOCK 5
BLOCK 6
BLOCK 7
BLOCK 8
BLOCK 9
BLOCK 10
BLOCK 11
BLOCK 12
BLOCK 13
BLOCK 14
BLOCK 15
BLOCK 16
BLOCK 17
BLOCK 18
BLOCK 19
BLOCK 20
BLOCK

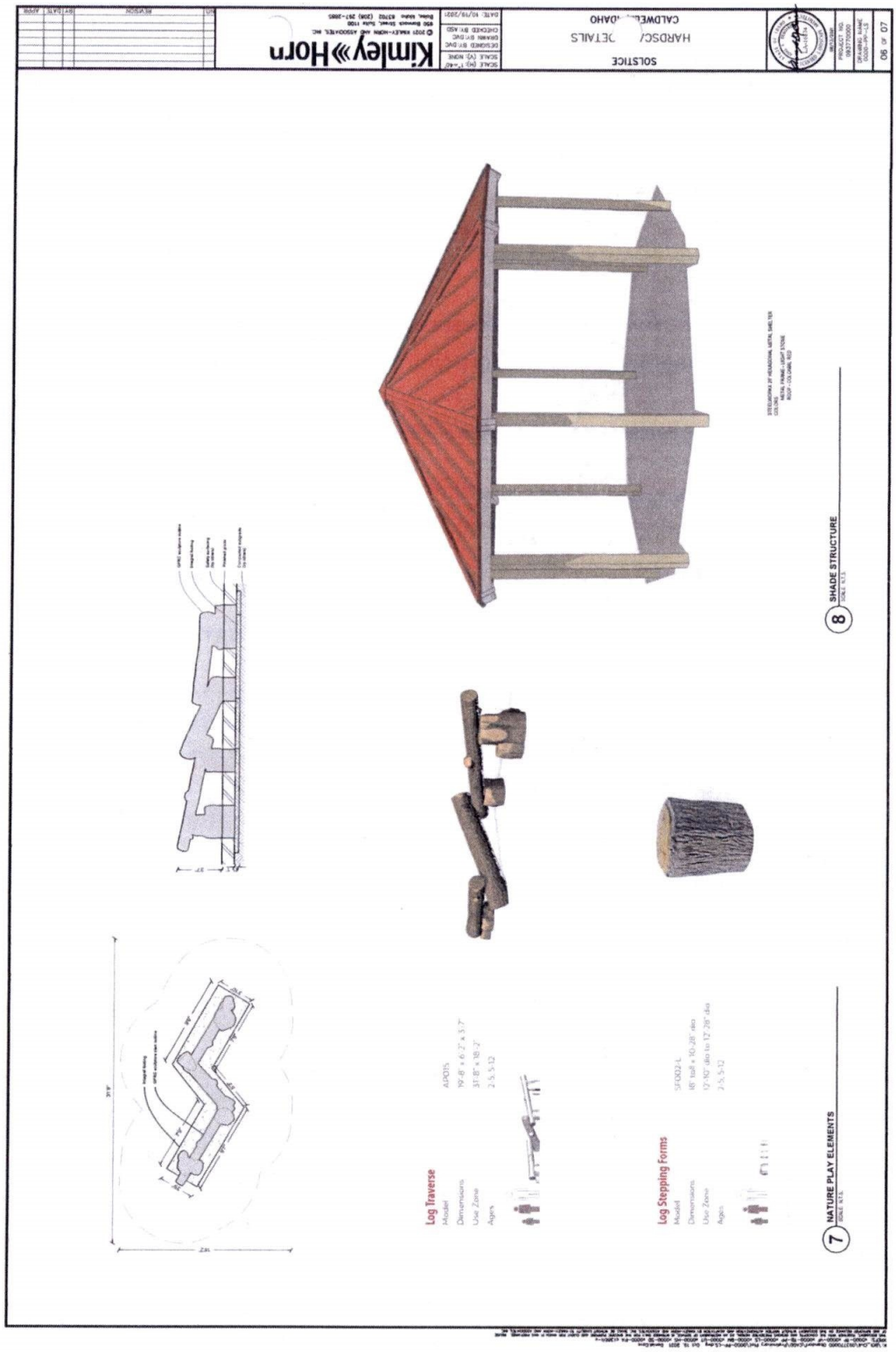

PLANT KEY
MATCHLINE - SEE SHEET 02
MATCHLINE - SEE SHEET 04
SOLSTICE
LANDSCAPE PLAN
CALDWELL, IDAHO
Kimley»Horn
03 OF 07

A8

MATCHLINE – SEE SHEET 03
MATCHLINE – SEE SHEET 02
SOLSTICE
LANDSCAPE PLAN
CALDWELL, IDAHO
PLANT KEY
Kimley»Horn
SCALE (H): 1"=40'
SCALE (V): NONE
DESIGNED BY: DVC
DRAWN BY: DVC
CHECKED BY: ASD
DATE: 10/19/2021
PROJECT NO. 068177000
04 OF 07


1 TREE PLANTING AND STAKING
SCALE: N.T.S.
2 TREE STAKING - MULTI-TRUNK
SCALE: N.T.S.
3 6' HT. VINYL SOLID FENCE
SCALE: N.T.S.
4 SHRUB / GROUND COVER PLANTING
SCALE: N.T.S.
5 BACKFILL AND FERTILIZER NOTES
6 6' HT. IRON VIEW FENCE
SCALE: N.T.S.
Kimley»Horn
SOLSTICE
PROJECT NO. 093770000
DRAWING NAME 0000-PP-LS
05 OF 07

A8


SOLSTICE
HARDSCAPE DETAILS
CALDWELL, IDAHO
Kimley»Horn
7 NATURE PLAY ELEMENTS
8 SHADE STRUCTURE
Log Traverse
Log Stepping Forms

AB

SOLSTICE
HARDSCAPE DETAILS
CALDWELL, IDAHO
Kimley»Horn
1 PICNIC BENCH
2 TRASH RECEPTACLE
3 GRILL STATION
4 BIKE RACK
5 BENCH
6 REPRESENTATIVE IMAGE OF TRELLIS FEATURE
7 REPRESENTATIVE IMAGE OF SUNDIAL FEATURE

A8

EXHIBIT "A2"
PROJECT NARRATIVE

Taunton Group
Community Development

January 18, 2022

Ms. Debbie Root
Senior Planner
City of Caldwell Planning and Zoning Department
621 Cleveland Boulevard, Caldwell ID 83605

Re: Solstice Subdivision: Annexation/Rezone, Vacation of Platted Right of Way, Preliminary Plat and PUD Applications

Dear Debbie,

On behalf of the applicant, Pontifex Capital, LLC, I am pleased to submit the following applications for the mixed-use Solstice Subdivision project – Annexation/Rezone, Vacation of Platted Right of Way, Preliminary Plat and Planned Unit Development, The property totals 24.56 acres gross and is located at 3300 E. Ustick Rd. Caldwell ID, 83605 in unincorporated Canyon County. The property is subject to the Obendorf Subdivision recorded plat comprising 38 undeveloped lots. Lot 5, Block 2 of the recorded plat is owned by another individual and is not included in the applications. The intent is to amend the existing recorded plat, vacate the existing public right of way, and rename the subdivision. The parcel numbers are attached to this letter as an exhibit.

The site is located on the south side of Ustick Rd. approximately 600 feet west of the Ustick Rd. and Lake Ave. roundabout intersection. The property is in agricultural production and includes a 50-foot-wide irrigation and utility easement for the Low Line Canal on the west boundary and a 55-foot-wide drainage and utility easement for the Wilson Drain on the east border. The property slopes approximately 10-12 feet from the canal to the drain.

Current access to the Lot 5, Block 2 lot is from a 20-foot recorded ingress and egress easement from Ustick Rd. along the property's west boundary. The easement can be terminated when alternative access is provided to a public street. The preliminary plat includes a 20-foot access easement to Cleomedes Ave. for the lot.

The Centennial Baptist School and the Bible Missionary Church border the property on the east and west. Lands to the south and west are in agricultural use in Canyon County. South of the Centennial Baptist School and east of the Wilson Drain is a rural County subdivision comprised of homes and outbuildings. A 25-acre property across Ustick Rd. at 3307 Ustick is City zoned R-2 but undeveloped.

A2
1-17-22

landproDATA

landproDATA PDF



Regional Context

Ustick Rd. is an emerging transportation and growth corridor. Idaho Transportation Department demolished the Ustick overpass over Interstate 84 and is rebuilding an expanded 5-lane structure that will open in Fall 2022. The City plans to widen Ustick Rd. to 5 lanes from the overpass to Lake Ave. in 2022. Widening of Ustick from Lake Ave. to Montana Ave. will occur in the future. The Florida Ave. and Ustick Rd. intersection is planned to be upgraded to a roundabout in 2022.

Future residents of the Solstice Subdivision and other planned developments will be well served with community shopping and other services. The project is 0.5 miles from the Walmart Super Center and other service retail at Ustick Rd. and Cleveland Blvd. The Walmart Neighborhood Market, Walgreens, and other service retail at Ustick Rd. and 10th Ave. are 1.6 miles to the west. Other close-by community assets include the Caldwell Fire Station near 10th Ave., Heritage Community Charter School, Caldwell High School, Caldwell Family YMCA, and Brothers Athletic Park. Griffiths Park is 1.0 miles from the site.

The site is within the Vallivue School District. Enrollment areas include Central Canyon Elementary School, Vallivue Middle School, and Vallivue High School.

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Roundtable Meetings
The applicant attended two Zoom Roundtable meetings with the staff on March 12, 2021, and June 17, 2021. The applicant presented initial ideas for the project at the first meeting and a concept plan at the second.

Neighborhood meeting
A total of 27 notices were mailed to property owners within 300 feet of the property. On August 23 at 7:00 PM, the meeting was held at the Caldwell Public Library, with eight attendees representing four properties. All individuals resided in the neighboring rural property east of the Wilson Drain. The neighborhood meeting notice, mailing list, and Neighborhood Meeting Certification are included with the application.

Annexation/Rezone Application
The applicant is proposing to annex the 24.56-acre parcel to Caldwell. Annexation of the property provides an opportunity for orderly development contiguous to the City in the Area of Impact. The property is contiguous to City limits on the east and north boundaries. The property is adjacent to adequate City water and sewer services and transportation facilities, avoiding random, piecemeal, and costly extensions of City services.

The 2040 Comprehensive Plan states new development is expected to be greatest south and east of the City, building upon transportation infrastructure and accessibility to jobs and commercial services. In addition, the plan promotes Smart Growth concepts encouraging more compact development patterns. For consistency, the applicant applied the following principles from the Comprehensive Plan in the design of the Solstice Subdivision:

- Create a range of housing opportunities and choices.
- Create walkable neighborhoods.
- Foster distinctive, attractive places with a strong sense of place.
- Provide a mix of land uses and a variety of transportation choices.
- Strengthen and direct development towards existing communities.
- Provide connectivity to adjacent parcels and land uses.

The property is currently zoned Agriculture in Canyon County. The applicant is requesting a rezone of the property to R-2 Medium Density Residential and C-1 Neighborhood Commercial with a PUD. These zoning districts are consistent with the 2040 Comprehensive Plan Land Use Designation of Medium Density Residential. It allows single-family residential uses not to exceed 4.0 units per acre gross or a mixed-use PUD up to 12.0 units per acre. More intensive zoning districts exist east of Lake Ave., including C-3 Service Commercial and M-1 Light Industrial. The proposed zoning is also compatible with the R-2 zoning district across Ustick Ave. and the Centennial Baptist School's C-1 zoning district. The proposed zoning would not impact the rural subdivision to the east due to the buffer provided by the heavily treed 55-foot-wide Wilson Drain and the lack of public right of way to connect to Lake St.

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Preliminary Plat and PUD Application

The preliminary plat illustrates four different for-sale housing products providing housing choice based on income and consumer preference. Both attached and detached units on individual lots are planned. The proposed subdivision will include 115 total lots comprised of 100 single-family detached and attached lots, one (1) commercial lot, and 14 common lots. The proposed density is 4.07 units per acre for the entire site or 4.14 units per acre for the residential portion excluding the commercial lot. The average residential lot size is 4,638 square feet and ranges from 2,500 to 11,223 square feet. Single-family detached lot sizes average 5,452 square feet. The common lots will be owned and maintained by the future homeowner's association.

Residential Type	Lot Size	Number	Mix
Townhomes – Attached, Alley Loaded	25' X 100' = 2,550 SF	28	28%
Single Family Detached – Alley Loaded	40' X 100' = 4,000 SF	34	34%
Single Family Detached – Front Loaded	52' X 110' = 5,720 SF	24	24%
Single Family Detached – Front Loaded	62' X 115' = 7,130 SF	14	14%

Single-family lots comprise 72% of the total. Sixty-two percent (62%) of all lots are alley-loaded creating an enhanced streetscape landscape without driveways. (See attached Site Plan)

All residential units have two enclosed parking spots, and the conventional front access lots will have two additional off-street parking spots on each driveway pad within the 20-foot front setback to the garage face. In addition, on-street parking is available on all 53-feet-wide local streets.

As the PUD code requires, the site plan includes two off-street parking lots for lots 45-feet in width or less, in close proximity to the dwelling units they serve. The requirement is 16 parking spots (62 lots at 1 space per 4 units). However, the plan provides 18 spaces.

A 0.40-acre C-1 neighborhood commercial lot is planned at Solstice Ave. and Ustick Rd. The building will front Ustick Rd. with parking at the rear. The applicant reviewed the C-1 uses and submitted an edited list for neighborhood-scale uses that are compatible and integrated with the residential use. Following completion of the site improvements, the lot will be marketed for a potential user.

Access and Circulation

Access to the subdivision will be from Ustick Rd, designated as a Principal Arterial. The location meets the City's access management policy for this roadway designation. The applicant will dedicate ten feet for the ultimate Ustick Rd. street section. The entry street, Solstice Ave., will feature a landscaped median, entry streetscape buffer, and a subdivision monument sign to create an attractive arrival experience for residents and visitors. In addition, the applicant has given careful thought to the subdivision layout to encourage traffic calming.

The applicant is proposing a unique private alley section for the project to overcome PUD code limitations and support innovative site planning. The alley will provide rear public street access for townhome lots fronting Ustick Rd. and alley-loaded single family lots that front the central

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park. Some jurisdictions refer to housing directly fronting open space as "mews" housing. No parking is allowed on the street, and sidewalks will be placed at the front of the units providing access to the front doors. To prevent double frontage, 5-foot common lot is located on the north and south sides of Sistere St.

Three common driveways provide access to a total of 11 lots. The common driveways are 24 feet wide with 5 feet of landscaping on both sides (excluding individual lot driveways) and meet the maximum length of 150 feet.

A 20-foot-wide all-weather emergency access lane will connect to Ustick Rd. within the Low Line Canal easement, replacing the current 20-foot ingress and egress easement for the Lot 5, Block 2 lot. Caldwell Fire Department representatives required this location. Bollards will be placed at the west end of Helios St. to restrict access except for emergency purposes. A permanent emergency access easement will be recorded.

The preliminary plat provides two future connections to adjacent properties – Vernier Ave. connecting to the south, and Helios St. to the west. Due to the Low Line Canal, Helios St. will terminate at the Pioneer Irrigation District easement line. A 53-foot easement will provide for future street and utility extensions across the canal. Connection to the east is not possible due to the lack of street right of way in the rural subdivision or church property east of the Wilson Drain.

A traffic impact study (TIS) for the project was completed and received a preliminary review by the City. A final review will occur during the staff review of the preliminary plat. The TIS concluded that a westbound left-turn lane into Solstice Ave. is warranted and recommended no additional improvements for other intersections studied.

The numerous micropaths, pathways in the central park, and the 10-foot paved major pathway provide internal safe, and convenient pedestrian and bicycle circulation. More detail is provided in the landscape plan section.

Water, Sewer, Pressurized Irrigation, Drainage

The City of Caldwell will provide sewer and water service, and adequate sewer and water facilities are available to the site. The applicant will install an 8-inch sanitary sewer from Tropic Way across the Wilson Drain to Lake Ave. The applicant recorded a utility easement on September 13, 2021, across private property east of the Wilson Drain for connection to public right-of-way.

Pressurized irrigation will be delivered from a future facility constructed adjacent to the Low Line Canal irrigation supply at the southwest corner of the central park. The facility will be owned and operated by the Caldwell Municipal Irrigation District.

Project stormwater management will incorporate Best Management Practices. Storm runoff will be routed through the streets to multiple collection points across the site. Turfed and

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landscaped infiltration basins with maximum side slopes of 3:1 will be provided at each concentration point for water treatment, or stormwater will be conveyed to underground infiltration facilities. Due to elevated high seasonal groundwater, vertical sand filters are proposed. Turf will overtop these facilities to create usable open space.

Bureau of Reclamation approvals will be required for crossings of the Wilson Drain. The applicant's engineer is in the process of preparing the engineering plans for the application.

Site Plan and Landscape Plan Principles

The Solstice Subdivision is built upon the community planning principles of connectivity, social interaction, and physical activity to promote health. The key elements are:

- A 2.04-acre central park area with shade trees, walking paths, and a dozen planned amenities catering to multiple ages and interests, including a youth U9 scale playfield and a children's adventure play area.
- A robust off-street pedestrian circulation system with many landscaped micropaths and park pathways providing easy and safe connectivity to visit neighbors and to enjoy the central park area features (refer to the attached Off Street Pathways exhibit)
- A 10-foot-wide landscaped major pathway along the full length of the west boundary providing future regional walking and biking experience
- Attractive landscaping within the required buffer areas along Ustick Rd., the subdivision entry, and the south buffer adjoining agricultural land.
- Landscaped buffers adjacent all lots that side onto streets to enhance the streetscape appearance
- Residential lots fronting on the park to create a welcoming appearance for users and eyes on the park
- Unrestricted visual access into the central park from Tropic Way for public safety
- Wrought iron open fencing on lots adjoining the major pathway, central park area, and the Wilson Drain to enhance the subdivision appearance for residents and visitors

Pathways

The 10-foot paved and landscaped major pathway will be constructed adjacent the Low Line Canal easement, the central park and residential lots. This pathway is a portion of the planned Cougar Pathway Corridor identified in the 2040 Bicycle and Pedestrian Master Plan. The corridor is planned to connect the Caldwell High School site and Brothers Athletic Park to Orchard Ave. at the south boundary of Caldwell's Area of Impact. When completed, the Cougar Pathway will create a 4.3-mile off-street pedestrian and cycling opportunity benefitting Solstice and other area residents.

Pioneer Irrigation District does not permit trees or shrubs within a district easement. Any portion of the 5-foot landscaped major pathway buffer located within the easement will be grassed.

The 2040 Master Plan also mentions an aspiration goal that the City develop a minor pathway adjacent to drainage facilities listed in the plan, such as the Wilson Drain, when the facilities come into City ownership. However, there are no standards for design or construction in the

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Caldwell zoning ordinance related to a minor pathway, and the City has not acquired any of the facilities.

The applicant did not include a minor pathway along the Wilson Drain. It is not an appropriate location for the following reasons:

- The major pathway along the Low Line Canal is approximately 600 feet from the Wilson Drain. It would be redundant to construct a similar facility given the easily accessible internal connectivity to the major pathway.
- There is no existing minor pathway along the Wilson Drain to connect with north or south of the Solstice property. Several developments to the south installed chain link fencing to close off the drain from the project.
- Pioneer Irrigation District does not maintain the Wilson Drain, as evidenced by the mature tree canopy and thick understory. In addition, there is no maintenance accessway along the drain.
- The drain crosses Ustick Rd. just west of the Lake Ave. roundabout at an unsafe pedestrian location. The Cougar Pathway Corridor provides a safer option for crossing the principal arterial.

Planned Unit Development Compliance

Section 10-03-07(2) A. states that an applicant must demonstrate consistency with two of the following criteria to qualify as a planned unit development. The planned Solstice Subdivision meets requirements 1. and 2.

1. The development offers a maximum choice of living environments by allowing a variety of housing and building types.

2. The development promotes mixed use projects which are functionally integrated within the development and provides services to the primary use.

3. The development provides a layout that preserves and properly utilizes natural topography and geologic features, trees, scenic vistas or other vegetation.

4. Where a land parcel is constrained or otherwise limited by some obstacle, feature, geometry, condition, or easement that interferes with applying standard development processes.

5. The development encourages infill development that contributes a compatible design to the existing neighborhood. (Ord. 2677, 6-18-2007)

The PUD code allows for deviations of standards with enhanced design amenities and innovations. The applicant has submitted a plan that features several design innovations that will result in a high-quality plan and living experience for future residents. They include:

- Front-facing townhomes along Ustick Rd. rather than the convention approach of rear yards and fencing facing an arterial
- Single-family lots fronting directly on the central park providing a welcoming appearance and enhancing public safety and property oversight
- Designing 62% the lots to be alley-loaded.

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- Development of a unique alley standard to address limitations in the code
- Bordering all end lots with a minimum 10-foot landscape street buffer to enhance the streetscape appearance compared to the conventional approach of placing a yard fence back of the sidewalk.
- Constructing a 10-foot-wide paved major pathway, which is a preferred national standard, versus the code requirement of 8 feet.
- Providing a sundial public art piece to be located in the central park
- Providing 13.8% open space

The application complies with the list of Required Amenities outlined in 10-03-07(4) A.:

1. 5-foot-wide micropaths connecting residential areas to all non-residential area open space common lots, recreational facilities, major pathway,
2. 8-foot-wide asphalt paved or concrete major pathway (10-wide provided)
3. Usable open space of at least 10% of the gross area (13.8% provided)
4. Varying bermed streetscape landscape buffers of 2:1 to 3:1 (see attached Bermed Street Landscape Buffer exhibit)

Section 10-03-07(4) B. requires that the project provide 4 or more of the Optional Amenities listed. The Solstice plan includes:

1. Basketball court
2. Energy-star certified housing
3. Playground/tot lot
4. Rear entry garages
5. Tennis court

Additionally, the plan further exceeds the number of Required Optional Amenities by including:

1. Sundial art piece
2. 2 pickleball courts
3. Youth scale sports field
4. Barbeque
5. Ramada & picnic tables
6. Trellis & picnic tables
7. Bench seating
8. Bike racks
9. Walking pathways – paved and natural

A swimming pool will not be included. While a popular amenity, at least 200-250 residential units are required to support HOA operational costs.

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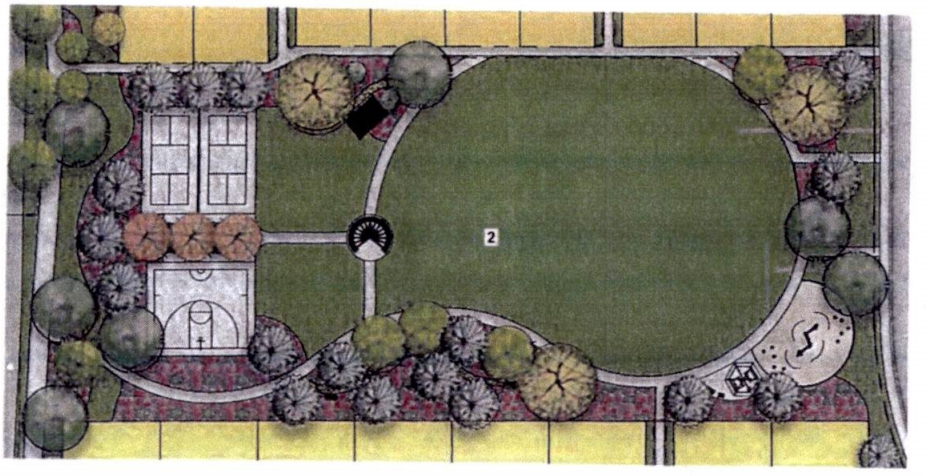

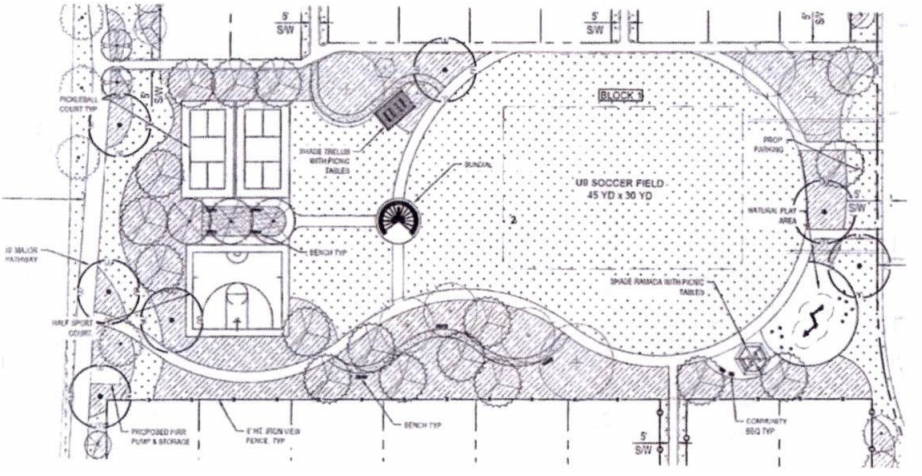

Qualified Open Space

The required Qualified Open Space is 106,983 square feet (10% X 24.56 ac X 43,560 square feet). The plan exceeds this minimum, providing 147,273 square feet or 13.8% of the gross site area. The Low Line Canal, Wilson Drain, and surface stormwater infiltration basins are not included in the Qualified Open Space calculation.

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The components of the Qualified Open Space include:

Qualified Open Space Feature	Area (Square Feet)
Central Amenity Park & Open Space	83,597
Micropaths	17,963
Major Pathway outside canal easement	30,401
Buffer between differing land uses	15,312
Total area	**147,273**
Percent of gross area	**13.8%**

Refer to the Open Space exhibit illustrating the Qualified Open Space locations.

Architectural Elevations
The applicant has developed architectural elevations for the housing types, and they are included as an application document.

PUD Deviations
As allowed through the PUD process, the applicant requests the following deviations from the R-2 minimum dimensional standards for setbacks, lot area, and lot frontage.

Solstice Subdivision PUD Dimensional Standards

Category	Existing R-2 Standards	Proposed PUD Standards				
		Townhomes Rear Access	40' Lots Rear Access	52' Lots Front Access	62' Lots Front Access	Commercial**
Maximum Height	35	35	35	35	35	35
Minimum Setbacks:						
Front Yard	20					5
to garage face		0	0	20	20	
to living area		10	15	15	15	
Rear Yard	15	6	6	15	15	10
Interior Side Yard	6	5***	5	5	5	0
Street Side Yard*	15	5	5	5	5	5
Minimum Lot Area:						0
Interior Lots SF	6,000	2,000	4,000	5,000	6,000	0
Corner Lots SF*	7,500	2,000	4,000	5,000	6,000	0
Minimum Lot Frontage	45	25	40	45	45	0

* All corners lots treated as interior lots with minimum 10' streetscape buffers
** Commercial standards from T-N Mixed-Use District
*** Townhome end units have a minimum 5' side yard setback. Minimum 10' between end units.

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Requested Waivers
The applicant requests the following waivers through the PUD process:

1. *Waiver of the 600-foot maximum block length on Tropic Way.* There is no r-o-w through the rural subdivision to Lake Ave. for a connecting street. However, a 20-foot common lot for the sewer connection across the Wilson Drain is located between lots 32 and 33.
2. *Waiver of requirement in PUD code that all residential lots have frontage along a public roadway.* The waiver requests that access from a common driveway meet the requirement as is permitted in non-PUD residential developments
3. *Waiver that subsurface stormwater retention/detention areas covered with turf can be Qualified Open Space*

Phasing
The project will be constructed in a single phase.

Development Agreement
The Planning and Zoning Department staff will prepare a development agreement for review by the applicant and City Council.

Please contact me if you have questions or require additional information. The Solstice team looks forward to working with City staff during the review.

Sincerely,

BTaunton

Bob Taunton, Applicant Representative
Taunton Group, LLC
208-401-5505
bobtaunton@tauntongroup.com

Exhibits Attached:
Parcel Numbers
Site Plan – also included as a separate document
Off Street Pathways – also included as a separate document
Bermed Street Landscape Buffer - also included as a separate document
Open Space - also included as a separate document

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EXHIBIT "A3"
HOUSING TYPES/ELEVATIONS-CONCEPTUAL



Townhome Elevations

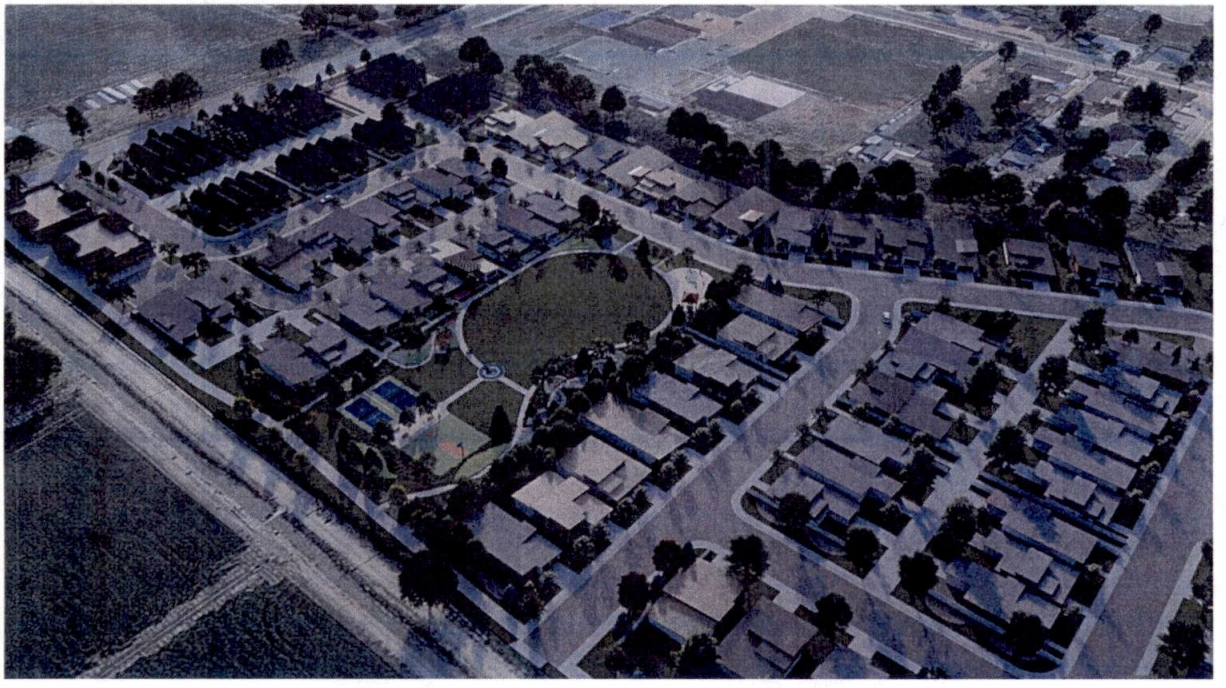


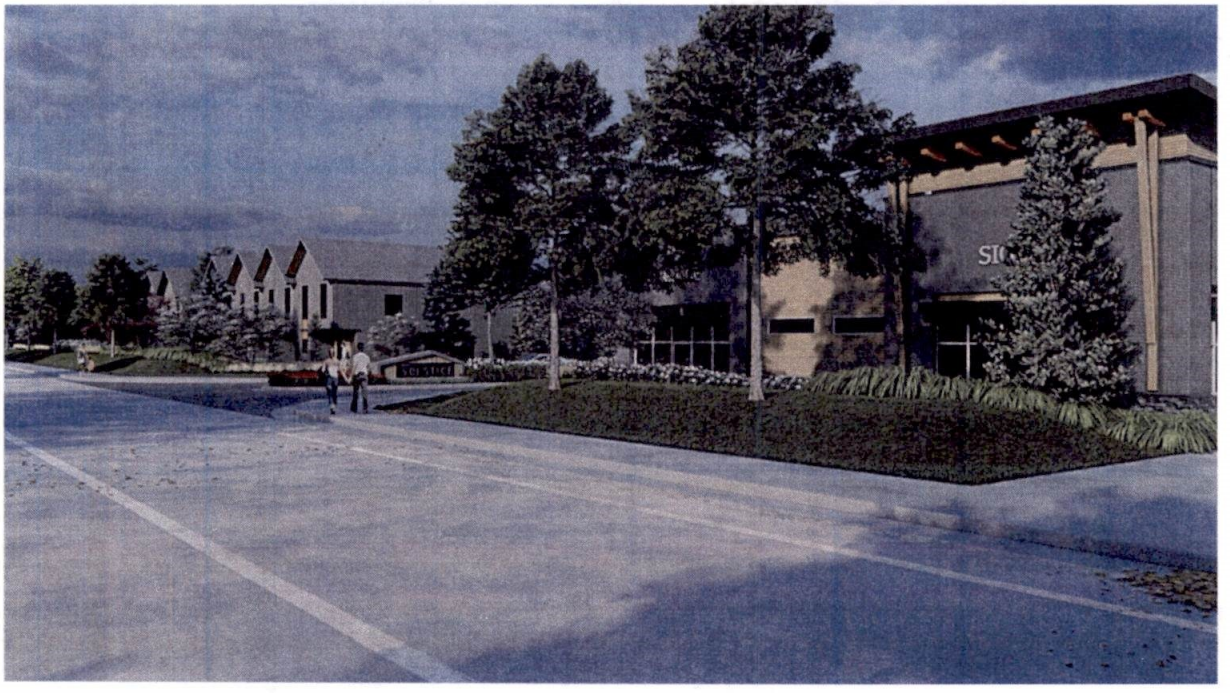


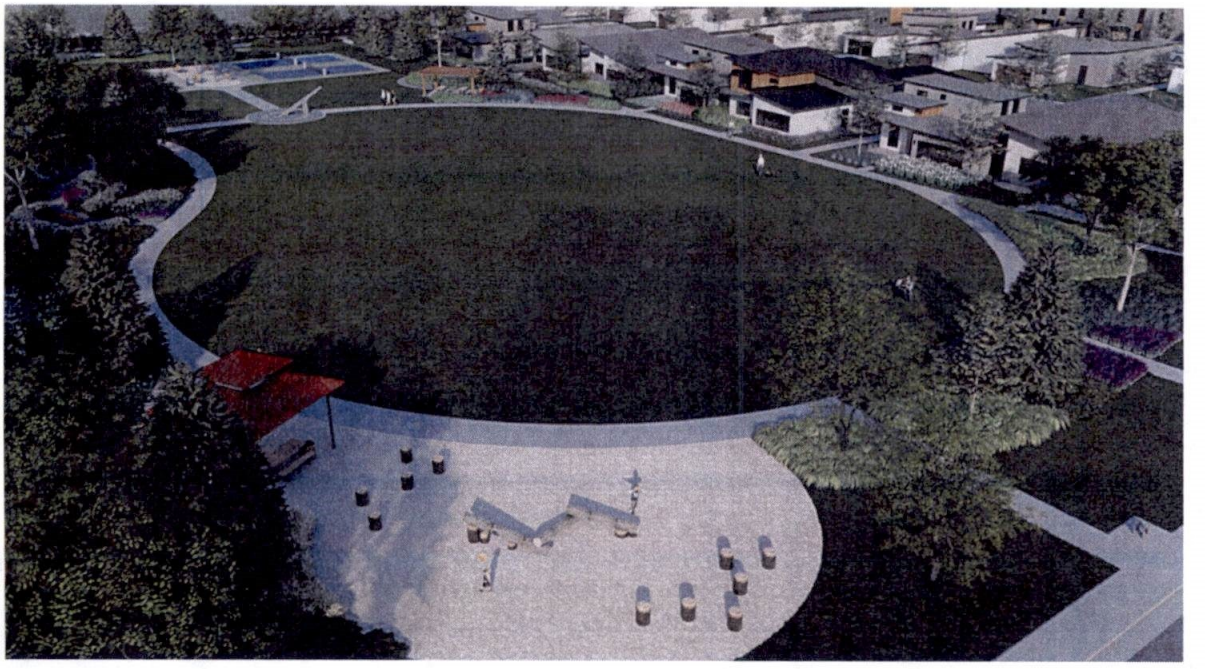


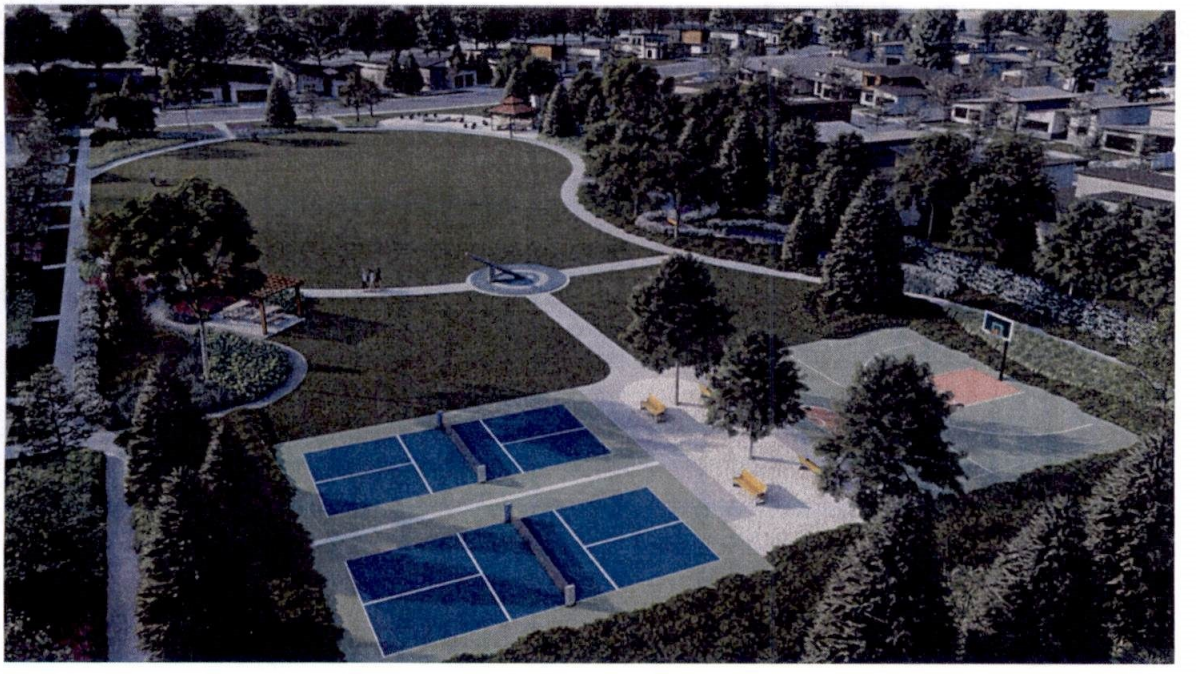
Pontifex – Single-Family Detached

EXHIBIT
CONCEPTUAL RENDERINGS









NEIGHBORHOOD MEETING CERTIFICATION:

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

Description of the proposed project:

PUD/DA Mod to allow for a mix of uses (both commercial & residential) on the C-1 zoned lot.

Date of Round Table meeting: Not required per staff 12/22/25

Notice sent to neighbors on: 12/30/25

Date & time of the neighborhood meeting: 1/15/26 5pm

Location of the neighborhood meeting:

Subject property

Developer/Applicant:

Name: Connor Lindstrom, KM Engineering

Address, City, State, Zip: 5725 N. Discovery Way, Boise

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

DEVELOPER/APPLICANT SIGNATURE

DATE 1/16/26

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

Start Time of Neighborhood Meeting: 5pm

End Time of Neighborhood Meeting: 5:15pm

Those in attendance please print your name and address.

If no one attended, Applicant please write across this form "No one attended".

	PRINTED NAME	ADDRESS, CITY, STATE, ZIP
1.	Brian Hobbs	3304 E. Ustick, Caldwell, ID 83602
2.	Judy Hunley	4310 Lake Ave Caldwell, Id 83607
3.	Perry & Steve Neely	4420 Lake Ave, Caldwell, ID 83607
4.		
5.		
6.		
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12.		
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16.		

NEIGHBORHOOD MEETING LETTER

December 30th, 2025

Dear Neighbor,

RE: Neighborhood Meeting Notice for Project in your Neighborhood

To whom it may concern,
You are invited to a neighborhood meeting to discuss an application the property owner is proposing near your property. The purpose of the meeting is to discuss the project, answer any questions, and listen to your feedback and suggestions.

Meeting Date: Thursday, January 15th, 2026

Meeting Time: 5pm

Meeting Location: Solstice Subdivision Park: 3303 Helios St, Caldwell, ID 83607 – see map on following page

Project Summary*:* A Development Agreement Modification and Planned Unit Development Modification request to the Solstice Subdivision agreement with the City of Caldwell to allow for the 0.393 acre C-1 (Commercial) zoned lot to allow for mixed-use development.

If you would like to contact us ahead of the meeting, please feel free to reach us at 208-639-6939. We look forward to hearing from you.

Thank you,

Connor Lindstrom
KM Engineering, LLP

Vicinity Map:

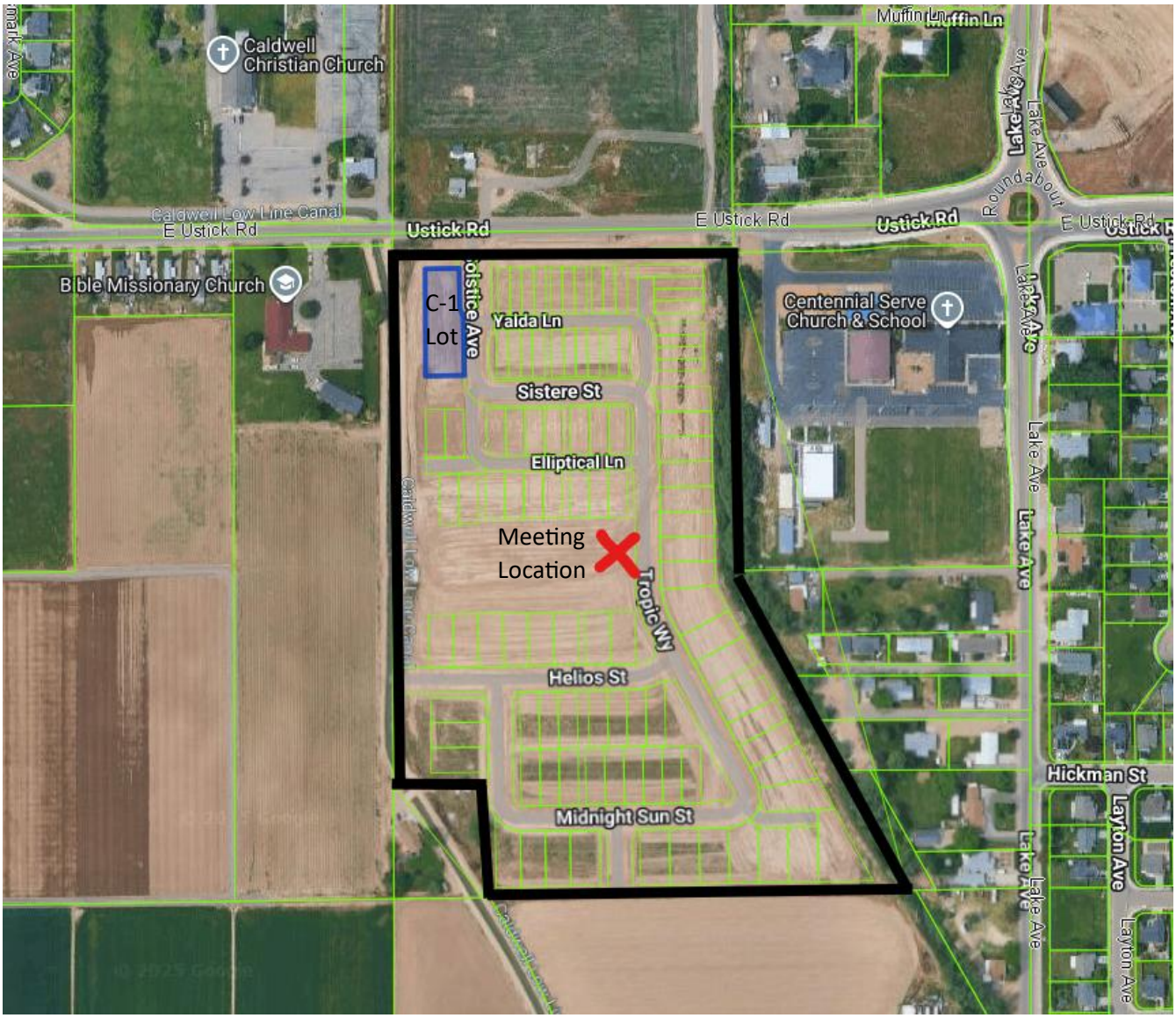


EXHIBIT 2:

CITY DEPARTMENT COMMENTS AND CONDITIONS OF APPROVAL

Date 05/13/2026

Caldwell City – Planning and Zoning
Re: Case Number: DEV26-000002 Solstice DA Modification

Dear, Planning & Zoning

The Caldwell City Fire Department District has reviewed and can approve the application subject to compliance with all the following code requirements and conditions of approval. Any deviation from this plan is subject to Fire Department approval. Please note that unless stated otherwise, this memo represents the requirements of the 2018 International Fire Code (IFC) as adopted by the Idaho State Fire Marshal's Office.

Caldwell Fire Department Details

Station 12 724 E Ustick Rd. Caldwell

National Standards for Travel Time (90% of time) for first arriving unit:	4 minutes
Nearest Fire Station:	Station 12
Closest fire station (in miles) to site:	1.7 Miles
Approximate response time to site:	5 minutes
Will this development have other significant impacts on the ability to provide services?	No
Will this development necessitate additional fire resources and/or equipment beyond current levels? *If yes, please explain under "Adverse Impact Comments, Recommendations, and Fiscal Impact".* • *Ongoing population increases will directly affect service levels until CFD can enhance and expand its operational capabilities.*	No

Distance from Station	Service Expectation	Staffing & Apparatus	Typical Response Time Goal
0–1 mile	Immediate—high-priority	First-due company (engine)	≤4min travel, ≤5min total
1–2 miles	Very rapid—high-priority	First-due company, backup	≤4min travel, ≤5min total
2–3 miles	Rapid—standard coverage	First-due w/ backup	≤6min travel, ≤9min total (full alarm)
3–4 miles	Slower—moderate	Closest available, limited	6–8min travel
4–5 miles	Extended	Closest company, delayed	>8min travel, variable

Properties located 3–4 miles from a fire station are at the limit of effective coverage and may experience service delays.

Developments beyond 5 miles are generally not recognized by ISO as having fire protection, and response to these areas will be significantly delayed.

Conditions:

Secondary Emergency Access:

The Caldwell Fire Department is willing to move forward with allowing the exiting fencing configuration to serve as a temporary means of secondary emergency access for the currently platted subdivision. This determination is based on the understanding that future development to the south is anticipated to provide a permanent secondary access solution necessary to satisfy the intent and requirements of the 2018 IFC Sections 503.4 and D103.5.

This approval is a temporary solution approved by the Fire Chief and does not constitute a permanent approval of the existing access configuration.

A permanent secondary fire apparatus access road meeting applicable code requirements shall be installed within twenty-four (24) months of this approval. Should the permanent access not be completed within that timeframe, the temporary secondary access arrangement shall be brought into compliance with applicable fire code standards at that time.

At a minimum, the temporary emergency access gate/fencing arrangement shall comply with the following:

- Gate(s)/access panels shall be readily openable and operable by one person;
- Operational means shall be provided on both the exterior and interior sides of the fencing (handles or similar approved hardware);
- The operation and removal system shall be maintained in a condition that allows for rapid emergency response access at all times and shall remain free from dirt, debris, vegetation, snow accumulation, or other obstructions;
- Access shall remain unobstructed at all times;
- Permanent signage shall be installed identifying the location as an Emergency Access Road and shall include clear operational instructions for opening/removal procedures;
- Signage shall consist of contrasting lettering with a minimum 2-inch letter height;
- The Fire Department requests installation of a chain across the subdivision-side frontage access area with approved "Fire Department Access" signage to discourage unauthorized use while maintaining emergency accessibility.

Additionally, if feasible, replacement of the current removable fence panels with vinyl swing gates or a similar approved gate system would more closely meet the intent of the code requirements associated with gated or restricted emergency access installations.

This approval does not waive future compliance requirements associated with permanent secondary access for continued development within the area.

General Requirement:
Fire Department required fire hydrants, access, and street identification shall be installed prior to construction or storage of combustible materials on site. Provisions may be made for temporary access and identification measures. Any new development will need FD approval prior to construction.

Specific building construction requirements of the International Building Code, International Fire Code and City of Caldwell Code will apply. However, these provisions are best addressed by a licensed Architect at time of building permit application.

Regards,



Joseph Bongiorno
Fire Prevention Office
Caldwell Rural Fire Protection District
jbongiorno@cityofcaldwell.org

TO: CALDWELL POLICE DEPARTMENT AND FIRE DEPARTMENT

FROM: CALDWELL PLANNING AND ZONING

DATE: 3/27/2026

DUE DATE: 4/24/2026

REQUEST FOR INFORMATION

The Planning and Zoning Division is requesting additional information be provided for each land use case as requested by the Mayor and City Council.

SUBJECT: Solstice DA Mod

REQUEST SUMMARY: 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 to remove the limitation on residential development within the subdivision's commercial parcel (R2495710100), and to make residential uses directly permitted. 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.



Population Impact:

# of new residential units:	TBD
Projected population created by development: (–.of.SF.units.X.9).and.(–.of.MF.units.X.8)	TBD
Proposed commercial acreage:	0.39

POLICE DEPARTMENT ANALYSIS AND SERVICE IMPACT:

CPD projects future service needs based on demand, risk, community expectations, response performances, population, density, and development type.

Development Analysis and Impacts:

Demand for Service in this area (Total calls for service YTD)	Nearby adjacent reporting districts have an average of 598.25 calls for service each, year to date (Jan 1st – May 6th). The nearby RD's (2B, 2C, 2G, 2H) have a combined total of 2,393 reactive CFS from January 1st to May 6thth, 2026.
Call types within this area	Top 20 Reactive Calls for Service in the Area

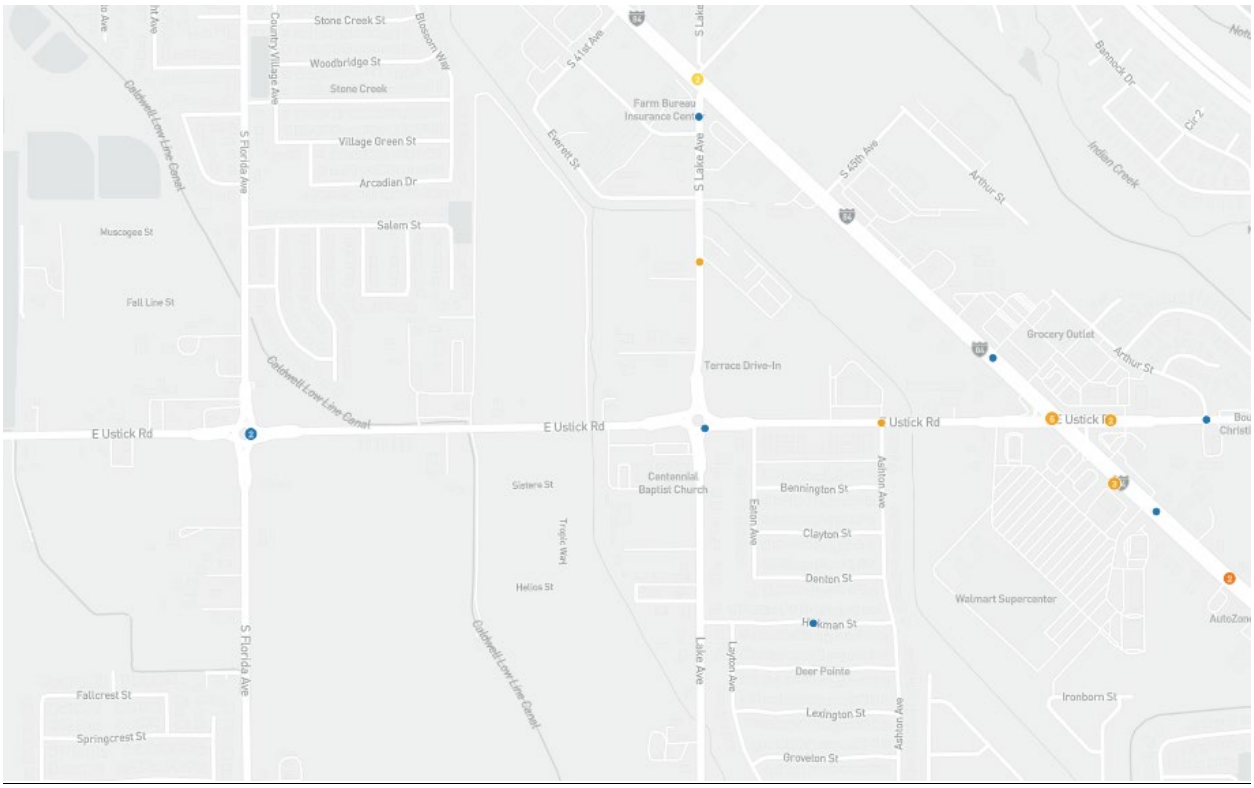
Nature	#	%
Follow Up	83	8.12%
Welfare Check	54	5.28%
Attempt to Locate	54	5.28%
PD Accident	35	3.42%
Animal Control Stray/Contained	35	3.42%
Disturbance	33	3.23%
Suspicious	33	3.23%
Alarm-Commercial	32	3.13%
Noise Complaint	28	2.74%
Citizen Assistance	28	2.74%
Agency Assistance	23	2.25%
Parking Problem	23	2.25%
Animal Control Animal at Large	23	2.25%

<table>
<tr><td></td><td>
<table>
<tr><td>Hit and Run</td><td>22</td><td>2.15%</td></tr>
<tr><td>911 Cell Open Line</td><td>22</td><td>2.15%</td></tr>
<tr><td>911 Disconnected Cell</td><td>19</td><td>1.86%</td></tr>
<tr><td>Abandoned Vehicle</td><td>19</td><td>1.86%</td></tr>
<tr><td>Theft</td><td>18</td><td>1.76%</td></tr>
<tr><td>Accident Non-Reportable</td><td>14</td><td>1.37%</td></tr>
<tr><td>Harassment</td><td>13</td><td>1.27%</td></tr>
</table>
</td></tr>
<tr><td>Workload saturation in area (%)</td><td>Reporting districts 2B, 2C, 2G, 2H account for 2,393 (year to date) reactive CFS compared to a total of 8,900 total YTD. These RD’s account for 26.89% of all reactive CFS YTD.</td></tr>
<tr><td>Will this development have other significant impacts on the ability to provide services?</td><td>☐ Yes ☒ No</td></tr>
<tr><td>Will this development necessitate additional police resources and/or equipment beyond current levels?

If.yes?please.explain.under»Adverse. Impact.Comments?Recommendations?. and.Fiscal.Impact‹¡</td><td>☒ Yes ☐ No</td></tr>
</table>

Traffic Crash Data for Area:

Provide.comments.below.for.crash.data.in.area.surrounding.development¡

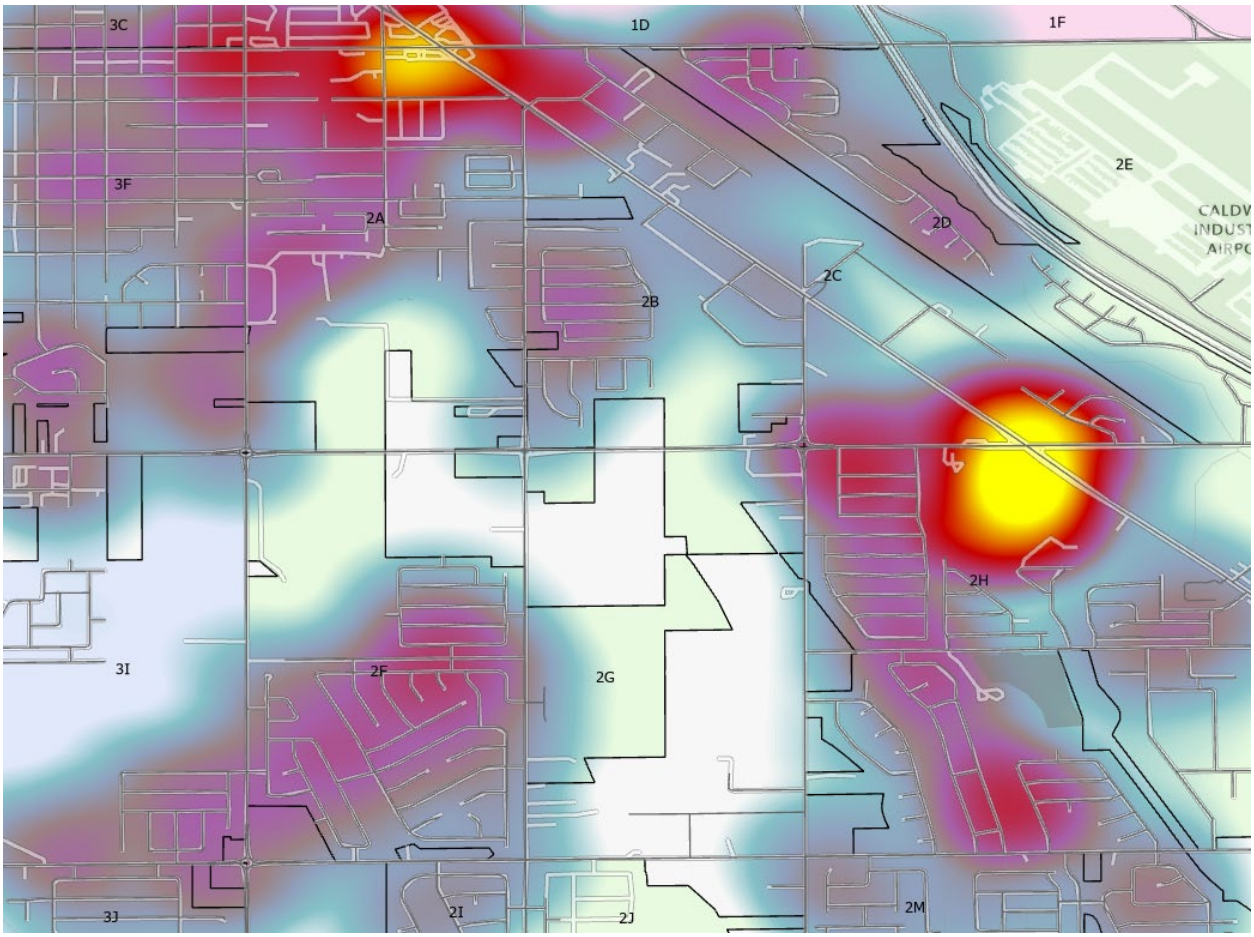


The areas around the the subdivision's modification area has a significant occurrence of crashes with it's proximity to the Cleveland and Ustick intersection, which is a significant contributor in overall crashes in the city. Year to date, there have been 24 crashes in the area, but only 4 that were not on Cleveland Blvd.

For more information on the natures of the crashes, please see attached crash study.

Hot Spot Mapping (if applicable):

Please.attach.a.map.of.hot.spots.and.provide.comments.here.to.explain.such.attached. mapping¡.



The darker areas represent higher concentrations of only reactive calls for service by area, and the brightest yellow spots represent the highest concentration. In this case, the east side of the map yellow hotspot would be the Ustick/Cleveland intersection and a stinkers gas station.

Adverse Impact Comments, Recommendations and Fiscal Impact:

Provide.any.comments.below.on.the.adverse.impact.this.will.or.could.have.on.the.police.department.facilities?services.or.staffing?and.any.proposed.recommendations.for.additional.needs.and.fiscal.impact¡

Without an estimated population number, it is difficult to accurately gauge the additional manpower we would need to facilitate said increase.

FIRE DEPARTMENT ANALYSIS AND SERVICE IMPACT:

CFD projects future service needs based on population, population density, response times, service demand, and development types.

Emergency Response Time Analysis and Service Impact:

The Caldwell Fire Department has benchmark standards for the organization and deployment of fire suppression operations, emergency medical operations, and special operations to the public. This standard provides for a travel time of 4:00 minutes, 90% of the time to reach emergency incidents within their jurisdiction with the first arriving unit.

Standards for Travel Time (90% of time) for first arriving unit:	4 minutes
Closest fire station (in miles) to site:	
Approximate response time to site:	
Will this development have other significant impacts on the ability to provide services?	☐ Yes ☐ No
Will this development necessitate additional fire resources and/or equipment beyond current levels? If.yes?please.explain.under»Adverse.Impact.Comments?Recommendations?and.Fiscal.Impact‹¡	☐ Yes ☐ No

Adverse Impact Comments, Recommendations and Fiscal Impact:

Provide.any.comments.below.on.the.adverse.impact.this.will.or.could.have.on.fire.department.facilities?services.or.staffing?and.any.proposed.recommendations.for.additional.needs.and.fiscal.impact¡

Fixed Object	2	8.33%
Motorcycle Related	2	8.33%
Alcohol Related	1	4.17%
Impaired Driver Related	1	4.17%
+ 6 more	0	0%

Date & Time (Year)		Crash
2026	24	100.00%
+ 18 more	0	0%

Crash Severity (# of Crashes)		Crash
(O) Property Damage Report	15	62.50%
(B) Suspected Minor/Visible Injury	5	20.83%
(C) Possible Injury/Complaint	3	12.50%
(A) Suspected Serious Injury	1	4.17%
(K) Fatal Injury	0	0.00%

Injury Name		Person
No Apparent Injury	55	77.46%
Suspected Minor Injury	9	12.68%
Possible Injury	5	7.04%
Suspected Serious Injury	1	1.41%
Unknown	1	1.41%
Fatal Injury	0	0.00%

Intersection Related		Crash
Yes	14	58.33%
No	10	41.67%

Date & Time (Day of Week)		Crash
Monday	3	12.50%
Tuesday	3	12.50%
Wednesday	1	4.17%
Thursday	3	12.50%
Friday	8	33.33%
Saturday	3	12.50%
Sunday	3	12.50%

County	Crash

Canyon	24	100.00%
+ 43 more	0	0%

Operator Action		Unit
Going Straight	25	49.02%
Turning Left	10	19.61%
Stopped in Traffic	5	9.80%
Turning Right	4	7.84%
Changing Lanes	1	1.96%
Entering/Leaving Parking Lot,	1	1.96%
Left Turn on Red	1	1.96%
Parked Vehicle	1	1.96%
+ 48 more	2	3.92%

Unit Type		Unit
Car	24	47.06%
SUV/Crossover	12	23.53%
Pickup	10	19.61%
Motorcycle	2	3.92%
Van - 1 to 8 seats	2	3.92%
Hit & Run	1	1.96%
+ 24 more	0	0%

Urban / Rural		Crash
Urban	23	95.83%
Rural	0	0.00%

Contributing Circumstances (All)		Crash
None	24	100.00%
Failed to Yield	10	41.67%
Following Too Close	4	16.67%
Inattention	2	8.33%
Alcohol Impaired	1	4.17%
Exceeded Posted Speed	1	4.17%
Failed to Obey Signal	1	4.17%
Improper Lane Change	1	4.17%
+ 33 more	3	12.51%

Most Harmful Event	Crash

Rear-End	6	25.00%
Angle	5	20.83%
Angle Turning	4	16.67%
Head-On Turning	4	16.67%
Side Swipe Same	3	12.50%
Head-On	1	4.17%
Parked Car	1	4.17%
Rear-End Turning	1	4.17%
+ 56 more	0	0%

EXHIBIT 3:
COPY OF AGENCY NOTIFICATION LETTER SENT, LIST OF AGENCIES NOTIFIED, AND AGENCY COMMENTS

OUTSIDE AGENCY WRITTEN TESTIMONY

Outside Agency Response Deadlines: **4/24/2026**

CITY OF CALDWELL
PLANNING AND ZONING DEPARTMENT

205 S 6th Avenue, Caldwell, ID 83605 | Office: 208-455-3021
https://www.cityofcaldwell.org/departments/planning-and-zoning

PUBLIC AGENCY NOTIFICATION – RESPONSE REQUESTED

Transmittal Date:	3/27/2026		
1ST HEARING DATE:	5/18/2026	**HEARING BODY:**	City Council
Application Case No(s):	DEV26-000002		
Project Name:	Solstice DA Mod		
Site Address:	0 Solstice Ave.		
Site Parcel ID:	R2495710100		
Site Location:	On the south side of E. Ustick Rd., approximately 1,000 feet west of the intersection with Lake Ave.		
Applicant:	Connor Lindstrom, KM Engineering LLP 5725 N. Discovery Way, Boise, ID 83713 208-639-6939, clindstrom@kmengllp.com		
Property Owner:	3300 Ustick LLC 1775 W. State St., PMB 259, Boise, ID 83702		
Agent Name:			

You are hereby notified, pursuant to the Local Land Use Planning Act, Idaho Code 67-6509, that the City of Caldwell has accepted the following application(s).

You are invited to provide written testimony by the date specified below to ensure planners can consider the information as they develop their staff report and recommended findings. All items received by the deadline will be placed in the hearing packet, allowing the hearing body adequate time to review the submitted information.

REQUEST SUMMARY: 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 to remove the limitation on residential development within the subdivision's commercial parcel (R2495710100), and to make residential uses directly permitted. 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.



APPLICATION PACKET: The complete application packet can be found on the City of Caldwell website under "Planning and Zoning Department/Current Case Files" or by clicking here.

OUTSIDE AGENCY COMMENTS: Your agency's comments are an important part of our decision-making process. When submitting comments, please reference Case No. listed above in responses and/or correspondence regarding this case. Comments received by the deadline date will be added to the Staff Report and to the hearing body's packet. Comments may be submitted by mail or email as follows:

Mail: Caldwell Planning and Zoning Department, P.O. Box 1179, Caldwell, ID 83605
Email: Katie Wright, Planner III at kwright@cityofcaldwell.org

Please Note: We will assume that your agency has no objections or concerns if we do not receive written testimony or comments within the requested timeframe.

PUBLIC AGENCY NOTIFICATION LIST

The following political subdivisions, including schools, were notified of the application requests. A link to the full application packet was provided to each agency.

City of Caldwell Engineering Department
City of Caldwell Engineering Inspections
City of Caldwell Fire Chief
City of Caldwell Fire Marshall
City of Caldwell Building Department
City of Caldwell Police Chief
City of Caldwell Lieutenant Wright
City of Caldwell Mapping Department
City of Caldwell Code Compliance Division
City of Caldwell Economic Development
City of Caldwell Airport
City of Caldwell Water Department
Vallivue School District #139
Caldwell School District #132
Pioneer Irrigation District
Riverside Irrigation District
Canyon Hill Irrigation
Franklin Ditch Co.
Nampa-Meridian Irrigation Dist.
Black Canyon Irrigation District
Golden Gate Irrigation
Caldwell Lateral Irrigation
Wilder Irrigation District
Compass Idaho
Hilty, Bower, Haws & Seable
Caldwell Transportation
Brown Bus Company
Canyon Highway District #4
Nampa Highway District #1
Idaho Transportation Department
Valley Regional Transit
Canyon County Development Services
Canyon County Plat Room
City of Nampa Planning and Zoning
Boise Project Board of Control
Southwest District Health
Idaho Power
Intermountain Gas
DTG Maps (only for final plats)
Boise River Flood Control Dist. #10
Bureau of Land Management
Bureau of Reclamation - Snake River Area Office
Corps of Engineers
Idaho Fish and Game
Department of Water Resources
College of Idaho
Department of Lands
USPS Caldwell
Union Pacific Railroad

Katie Wright

From: D3 Development Services <D3Development.Services@itd.idaho.gov>
Sent: Tuesday, March 31, 2026 11:07 AM
To: Katie Wright
Subject: RE: Request for Agency Comments - Solstice DA Mod

Hello,

After careful review of the transmittal submitted to ITD on March 27, 2026, regarding, Soltice Subdivision, the Department has no comments or concerns to make at this time. This application does not meet thresholds for a Traffic Impact Study, nor does it pose any safety concerns. If you have any questions, please contact Kendra Conder at 208-334-8377 /Kendra.Conder@itd.idaho.gov

Thank you
Mila Kinakh
D3 Planning and Development

From: Morgan Bessaw <mbessaw@cityofcaldwell.org>
Sent: Friday, March 27, 2026 7:50 PM
To: Alan Perry <aperry@cityofcaldwell.org>; Angelica Gomez <agomez@cityofcaldwell.org>; Anita Means (Caldwell Transportation Co) <anita@ctcbus.com>; Bill Pastoor <wpastoor@republicservices.com>; Black Canyon Irrigation Dist. (bcid@blackcanyonirrigation.com) <bcid@blackcanyonirrigation.com>; Black Canyon Irrigation District <developmentreview@blackcanyonirrigation.com>; Boise Project Board of Control (tritthaler@boiseproject.org) <tritthaler@boiseproject.org>; Boise River Food Control Dist. #10 (projectmgr@boiseriver.org) <projectmgr@boiseriver.org>; 'brandon.flack@idfg.idaho.gov' <brandon.flack@idfg.idaho.gov>; Brian Courtright <bcourtright@republicservices.com>; Brown Bus Company (brent.carpenter@brownbuscompany.com) <brent.carpenter@brownbuscompany.com>; Bureau of Land Management (jsullivan@blm.org) <jsullivan@blm.org>; Bureau of Land Management 2 (jcartwright@blm.org) <jcartwright@blm.org>; Bureau of Reclamation <bor-sha-msforealty@usbr.gov>; Cache Olson <colson@cityofcaldwell.org>; Caldwell Lateral Irrigation (amandacild@qwestoffice.net) <amandacild@qwestoffice.net>; Caldwell School District #132 (Nfrench@caldwellschools.org) <Nfrench@caldwellschools.org>; Canyon County Development Services - Jennifer Almeida (jennifer.almeida@canyoncounty.id.gov) <jennifer.almeida@canyoncounty.id.gov>; Canyon County Plat Room - DeAnn France (deann.gerthung@canyoncounty.id.gov) <deann.gerthung@canyoncounty.id.gov>; Canyon Hill Irrigation <canyonhillirrigation@gmail.com>; Chris Hopper HD4 <chopper@hwydistrict4.org>; Christin Wendelsdorf <Christine.Wendelsdorf@canyoncounty.id.gov>; College of Idaho (rerne@collegeofidaho.edu) <rerne@collegeofidaho.edu>; Corps of Engineers (greg.j.martinez@usace.army.mil) <greg.j.martinez@usace.army.mil>; Damon Rice <drice@cityofcaldwell.org>; Dave Marston <dmarston@cityofcaldwell.org>; Deer Flats <deerflat@fws.gov>; Department of Lands (IDL_jurisdictional@idl.idaho.gov) <IDL_jurisdictional@idl.idaho.gov>; Doug Critchfield <critchfieldd@cityofnampa.us>; Erika Olvera (eolvera@nmid.org) <eolvera@nmid.org>; Farmer's Co-Op Ditch Co (fcdc1875@gmail.com) <fcdc1875@gmail.com>; Genna Ashlet - Boise Project Board of Control <gashley@boiseproject.org>; 'gis@compassidaho.org' <gis@compassidaho.org>; Golden Gate Irrigation Districts - Ripley Doorn (lbuckner@rdcpa.com) <lbuckner@rdcpa.com>; HD4 - Lenny Ricco <lriccio@hwydistrict4.org>; Idaho Dept of Water Recources <file@idwr.idaho.gov>; Idaho Power (easements@idahopower.com) <easements@idahopower.com>; D3 Development Services <D3Development.Services@itd.idaho.gov>; Jene Price <jprice@cityofcaldwell.org>; Kayla Valle <kvalle@cityofcaldwell.org>; Kirk (kirk@pioneerirrigation.com) <kirk@pioneerirrigation.com>; Konrad McDannel <KMcDanner@republicservices.com>; Laura Wilder (wilders04@msn.com) <wilders04@msn.com>; Lorina Herb

Katie Wright

From: Morgan Bessaw
Sent: Tuesday, March 31, 2026 9:17 AM
To: Katie Wright
Subject: FW: Request for Agency Comments - Solstice DA Mod

See below.

AMERICA 250
CITY OF CALDWELL

COMMUNITY DEVELOPMENT

Morgan Bessaw

Deputy Director

205 S. 6th Ave. •
www.cityofcaldwell.org • 2084554594

From: Eddy Thiel <eddy@nampahighway1.com>
Sent: Monday, March 30, 2026 7:32 AM
To: Morgan Bessaw <mbessaw@cityofcaldwell.org>
Subject: RE: Request for Agency Comments - Solstice DA Mod

Good Morning Morgan,

Nampa Highway District #1 has no comment.

Thank you,

Eddy

Eddy Thiel
ROW
eddy*@nampahighway1.com*
4507 12th Ave. Rd. • Nampa, id 83686
TEL 208.467.6576 • FAX 208.467.9916

From: Morgan Bessaw <mbessaw@cityofcaldwell.org>
Sent: Friday, March 27, 2026 7:50 PM
To: Alan Perry <aperry@cityofcaldwell.org>; Angelica Gomez <agomez@cityofcaldwell.org>; Anita Means (Caldwell Transportation Co) <anita@ctcbus.com>; Bill Pastoor <wpastoor@republicservices.com>; Black Canyon Irrigation Dist. (bcid@blackcanyonirrigation.com) <bcid@blackcanyonirrigation.com>; Black Canyon Irrigation District

EXHIBIT 4:

DRAFT DEVELOPMENT AGREEMENT ADDENDUM

space above for recorders use only

MODIFICATION OF DEVELOPMENT AGREEMENT
by way of
ADDENDUM
To
DEVELOPMENT AGREEMENT (DA-22-08)
Recorded 05/19/2022, Instrument # 2022-026412
Subdivision referred to as Solstice PUD Subdivision

This Modification of Development Agreement Applicable to Parcel by way of Addendum to Development Agreement ("ADDENDUM") to the Development Agreement (DA-22-08) ("ORIGINAL DA"), dated May 16, 2022, is executed as of the 18th day of May, 2026 ("Effective Date"), by and between 3300 Ustick LLC, Lee Gientke ("OWNER/DEVELOPER"), and the City of Caldwell, a municipal corporation of the State of Idaho ("CITY"), collectively referred to as ("PARTIES").

WHEREAS, the CITY, on May 16th, 2022, approved Application(s) ANN21-000015/PUD21-000005/SUB21-000042 for Solstice PUD Subdivision and a Development Agreement (DA-22-08), based on current city codes, master plans, and policies (see DA-22-08 in **Exhibit D**); and

WHEREAS, the PARTIES have determined the need to modify the "Modified Land Use Schedule Lot 1 Block 1", Exhibit A12 of the ORIGINAL DA, to add additional permitted uses, allowing specific residential uses within parcel R2495710100 (as described in **Exhibit A**); and

BE IT THEREFORE RESOLVED, the CITY and DEVELOPER agree to the following:

1. Lot 1 Block 1 as referred to in the ORIGINAL DA is now Lot 2 Block 1; and
2. Lot 2 Block 1 of Solstice shall follow the amended "Modified Land Use Schedule" (See **Exhibit B**); and
3. The following uses be permitted within the C-1 zone on parcel R2495710100:
    a. Dwelling - Single Family; Detached
    b. Dwelling - Single Family; Townhouse
        i. (3 or < attached)
        ii. (4 or > attached)
    c. Dwelling - Two-Family (Duplex)
    d. Dwelling - Multifamily (Triplex)
    e. Dwelling - Multifamily (Fourplex)
    f. Dwelling - Multifamily Apartments (Small Scale)
4. No more than 50% of the total building square footage shall be used for residential use. A minimum of 50% of the total building square footage shall be used for commercial uses and shall comply with the "Modified Land Use Schedule Lot 1 Block 1" (**See Exhibit A12** of DA22-08) with the exception on the uses to be permitted with this ADDENDUM; and
5. If any residential units are constructed on the subject parcel, the applicant shall provide a minimum of 3 dwelling units, but no more than 6 total dwelling units, to comply with the density requirements in code.

6. Prior to Building Permit approval, the commercial uses fronting Ustick Road shall submit for Design Review.

Effective Date:

This addendum shall become effective upon the signing and execution of this addendum by both parties.

IN WITNESS WHEREOF, the PARTIES have agreed and have executed this ADDENDUM.

Dated this _____ day of _____, 2026.

CITY OF CALDWELL, a municipal corporation organizes and existing under the laws of the State of Idaho

By: _____
Eric Phillips, Mayor

ATTEST:

_____
Kristina Buchan, Caldwell City Clerk

STATE OF IDAHO)
) ss.
County of Canyon)

On this _____ day of _____, in the year _____, before me, the undersigned, a Notary Public in and for said State, personally appeared ERIC PHILLIPS, known to me to be the MAYOR of said municipal corporation that executed this instrument and the persons who executed the said instrument on behalf of said corporation, and acknowledged to me that such corporation executed the same.

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

_____
Notary Public

Residing at: _____

My Commission Expires: _____

PROPERTY OWNER / DEVELOPER:

By:_____
3300 Ustick LLC (Lee Gientke)

STATE OF _____)
) ss.
County of _____)

On this _____ day of _____, in the year _____, before me, the undersigned, a Notary Public in and for said State, personally appeared_____, known or identified to me to be an owner of the property referenced herein and the persons who executed the foregoing instrument.

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

_____
Notary Public

Residing at: _____

My Commission Expires: _____

EXHIBIT A

LEGAL DESCRIPTION

This space reserved for insertion of documents after City Council final approval

EXHIBIT B

AMENDED "MODIFIED LAND USE SCHEDULE LOT 2 BLOCK 1" (PARCEL R2495710100)

This space reserved for insertion of documents after City Council final approval

EXHIBIT C

CITY DEPARTMENT COMMENTS/CONDITIONS

This space reserved for insertion of documents after City Council final approval

EXHIBIT D

DEVELOPMENT AGREEMENT DA-22-08

This space reserved for insertion of documents after City Council final approval

COMMUNITY DEVELOPMENT DEPARTMENT
Planning & Zoning Division

COVER SHEET

Staff Planner: Joe Dodson, Principal Planner

DOCKET NUMBER/CASE NUMBER	PROJECT NAME / TITLE
DEV25-000009, PUD25-000004, & SPP25-000013	Aviary Heights Subdivision
PUBLIC HEARING DATE	**PROPERTY /LOCATION**
5/18/2026 City Council	NWC Midland Blvd. and HWY 20/26

BRIEF SUMMARY OF APPLICATION REQUESTS:

☐ Annexation and Zoning ☐ Rezone ☐ Comp Plan Amendment ☐ Zoning Ordinance Text Amendment
☐ Special Use Permit ☒ Preliminary Plat ☒ Planned Unit Development ☒ Development Agreement Mod

IMPACT ANALYSIS SUMMARY

This cover sheet summarizes potential development impacts that may result in the completion of the proposed development. This analysis does not consider the timing or phasing of such development and does constitute a complete assessment. The official staff report should be reviewed for a complete and comprehensive analysis of the project and findings for the project.

PROPOSED LAND USE AND ESTIMATED RESIDENT POPULATION INCREASE				
# Proposed Single Family Units:	305		Population = (DU * 3):	915
# Proposed Duplex & Multifamily Units:	0		Population = (DU * 2):	n/a
Proposed Commercial Acreage:	37.24 ac.		***TOTAL estimated population increase:**	**915**
*Population projects are based on the average numbers of persons per household listed within Census.				

FIRE SERVICES	
Fire Dept Travel Response Time Goals:	90% within 4 min.
Closest Fire Station (in miles):	Station 3 – 2.7 miles (Application proposes a fire station lot for City of Caldwell)
Est. Response Time to Site:	5 minutes
Will this development have other significant impacts on the ability to provide services:	☒ Yes ☐ No
Will this development necessitate additional fire resources and/or equipment beyond current levels:	☒ Yes ☐ No
Will the development pay development impact fees?	☒ Yes ☐ No
Additional Comments from CFD:	Addition of population and growth will directly impact services until CFD can increase services, expanding capabilities. Fire Department is grateful for proposed lot donation for future fire station within subdivision.

POLICE SERVICES	
Calls for Service in Area (YTD):	427
Call Types within Area:	**Top 20 Reactive Calls for Service in the Area** **Nature** / **#** / **%** Parking Problem 12 5.02% Follow Up 11 4.60% PD Accident 11 4.60% Welfare Check 11 4.60% Suspicious 11 4.60% Abandoned Vehicle 11 4.60% Attempt to Locate 10 4.18% 911 Cell Open Line 9 3.77% 911 Disconnected Cell 8 3.35% Noise Complaint 7 2.93% AC Animal at Large 7 2.93% Disturbance 6 2.51% AC Barking Dog 6 2.51% Citizen Assist 5 2.09% Extra Patrol 5 2.09% Theft 4 1.67% Report By Mail 4 1.67% Area Check 4 1.67% Traffic Patrol 3 1.26% Juvenile Problem 3 1.26%
Workload Saturation (%):	2.65%
Traffic Crash Data:	**See Exhibits**
Will this development have other significant impacts on the ability to provide services?	☐ Yes ☒ No
Will this development necessitate additional police resources and/or equipment beyond current levels?	☒ Yes ☐ No
Additional Comments from CPD:	The additional significant population increase this far from the station will have statistically higher response times. Currently, the city maintains a ratio of 1.2 sworn personnel to 1000 citizens. The additional 915 population would require an additional 1.09 sworn personnel to maintain the current ratio. The distance between this location and the station would see relatively longer response times. Currently 1I, the closest reporting district, shows average response times to high priority calls between one and three minutes, and this would be further exacerbated with a high population base in the area, particularly with additional traffic on the 20/26 highway. Further, the 20/26 Highway sees the most traffic crashes in this area, particularly at the Midland and 20/26 intersections. From January 1st to March 10th 2026: 16 Total Crashes: 13 on Hwy 20/26 generally: 7 Rear End Collisions,10 Intersection Related Crashes; 3 Possible Injuries and 1 serious injury. More information can be found in the attached crash study.

PUBLIC SCHOOLS	
School District	Vallivue School District
Capacity to Serve *(Based on Response from District)*	☐Yes ☒No (District noted concerns with capacity to serve future developments in the area but has capacity today) ☐ School District was not specific in their response ☐No response received from District
ADDITIONAL COMMENTS:	District stated capacity currently exists but is concerned with meeting future expectations of current and planned student growth.
Schools that will Serve Development Vallivue Map Caldwell Nampa	Ridgevue High School Summitvue Middle School Warhawk Elementary
UTILITIES AND INFRASTRUCTURE	
Adequate public utilities and services, including water, wastewater, stormwater, and other necessary infrastructure, are available or can be reasonably extended to serve the proposed development. Utilities shall have sufficient capacity to accommodate the proposed development at building permit issuance. Where necessary, the applicant shall construct or extend required facilities in accordance with City standards as a condition of approval.	☒Yes ☐No
Traffic Impact Study Completed?	☒Yes ☐No ☐Not Required
Are Traffic Improvements Required for Development?	☒Yes ☐No
Are All Traffic Improvements Listed as Conditions of Approval?	☒Yes ☐No

REQUIRED INFRASTRUCTURE IMPROVEMENTS
☒ Curb and Gutter ☒ Sidewalk ☒ Street Widening ☐ Construction of Roundabout ☐ Traffic Signals ☒ Turn Lanes ☐ Well ☐ Lift Station ☒ Utility Main Line Extensions ☒ Public Pathways ☐ Crosswalks ☐ School Crossing Beacons ☐ Transit Stop ☐ School Bus Stop ☒ Landscaping / Open Space ☒ Land Use Buffering / Screening ☒ Other: **Linear Park,** per master plan

DEVELOPMENT AGREEMENT	
Does the subject parcel(s) have an existing Development Agreement in place?	☒Yes ☐No
If not, is staff recommending the development be subject to a Development Agreement?	☒Yes ☐No ☐ N/A

OTHER SUBSTANTIAL ADVERSE AND DEMONSTRABLE IMPACTS
N/A

COMMUNITY DEVELOPMENT DEPARTMENT
Planning & Zoning Division

STAFF REPORT

Staff Planner: Joe Dodson, Principal Planner

DOCKET NUMBER/CASE NUMBER	PROJECT NAME / TITLE
DEV25-000009, PUD25-000004, & SPP25-000013	Aviary Heights Subdivision
PUBLIC HEARING DATE	**PROPERTY /LOCATION**
5/18/2026 City Council	NWC Midland Blvd. and HWY 20/26

BRIEF SUMMARY OF APPLICATION REQUESTS:

☐ Annexation and Zoning ☐ Rezone ☐ Comp Plan Map/Text Amendment ☐ Zoning Ordinance Text Amendment ☐ Special Use Permit ☒ Preliminary Plat ☒ Planned Unit Development ☐ Short Plat / Condo Plat ☐ Variance ☒Development Agreement Modification

HEARING EXAMINER RECOMMENDATION TO CITY COUNCIL

Recommended for APPROVAL to be forwarded to City Council for consideration.

I. INTRODUCTION

Application Request Summary:

Eli Benski, Brighton Development, on behalf of the property owners, DWT Investments LLC & Winco Foods LLC, is requesting approval of a Development Agreement Modification, Planned Unit Development, and Preliminary Plat for Aviary Heights Subdivision, formerly known as Midland 20/26 Lower Five (CPM23-000011 & ZON23-000009). The proposed Planned Unit Development (PUD) and Preliminary Plat is approximately 124 acres consisting of nine (9) separate parcels within the City of Caldwell with existing zoning of H-C (Regional Commercial / Mixed Use), R-2 (Community Residential), and R-1 (Neighborhood Residential) zoning. The Aviary Heights Subdivision consists of 305 single-family residential lots (221 detached lots & 84 single-family attached lots), 11 commercial lots, 2 quasi-public lots, and 55 common lots. In addition, a Development Agreement Modification is proposed per the existing Development Agreement provisions for new development within this subarea of the Midland 20/26 project.

Public Hearing Requirements:

The applicable deciding body, whether the **Planning and Zoning Commission, Hearing Examiner** and/or **City Council**, must conduct public hearings for the following application proposals in accordance with Idaho Code, Title 67, Chapter 65 and the following Caldwell Municipal Code Sections:

- Preliminary Plat Proposals (Quasi-judicial) in accordance with Caldwell Municipal Code Section 11-02-03 (1) E1 and 11-02-03(1)E4. (Heard by Commission/Hearing Examiner and City Council);

- Planned Unit Development Proposals (Quasi-judicial) in accordance with Caldwell Municipal Coode Section 10-13-01 (1), 10-03-04 (4), 10-03-04 (5), and 10-03-04 (6). (Heard by Commission/ Hearing Examiner and City Council), and;
- Development Agreement Modification Proposals (Contractual) in accordance with Caldwell Municipal Code Section 10-03-11(2)F. (Council Only).

Applicable Regulations and Guiding Documents:

- City of Caldwell Zoning Ordinance No. 1451, as amended
- City of Caldwell Subdivision Ordinance, as amended
- City of Caldwell Comprehensive Plan, as amended
- Treasure Valley Tree Selection Guide
- Bicycle and Pedestrian Master Plan
- Caldwell Transportation Master Plan
- Caldwell Utility Master Plan
- International Fire Code
- Idaho Code

II. HEARING BODY REVIEW AND APPROVAL CRITERIA

ADOPTED REVIEW AND APPROVAL CRITERIA – Subdivision Preliminary Plat *in accordance with Caldwell Municipal Code 11-02-03.*

(Quasi-judicial proceedings)
The city council, prior to approving a preliminary plat request, shall find and conclude the **requests have met ALL of the criteria identified below**:

1. The plat is in compliance with "city code" as herein defined; and
2. The plat is consistent with the city comprehensive plan; and
3. Public services and utilities are available or can be made available and are adequate to accommodate the proposed subdivision; and
4. The plat is consistent with the city transportation master plan; and
5. The subdivision preserves natural, scenic, or historic features on the site that is being developed, if applicable.

ADOPTED REVIEW AND APPROVAL CRITERIA – Planned Unit Development *in accordance with Caldwell Municipal Code Chapter 10, Article 13.*

(Quasi-judicial proceedings)
A Planned Unit Development must be consistent with **TWO OR MORE of the following instances:**

1. The development offers a maximum choice of living environments by allowing a variety of housing and building types.
2. The development promotes mixed-use projects which are functionally integrated within the development and provide services for the primary use.
3. The development provides a layout which preserves and properly utilizes natural topography and geologic features, trees, scenic vistas or other vegetation.
4. Where a land parcel is constrained or otherwise limited by some obstacle, feature, geometry, condition, or easement that interferes with applying standard development processes.
5. The development is an infill development, on less than five (5) acres, that contributes a compatible design to the existing neighborhood.

III. PROJECT INFORMATION

Application Type(s):	Preliminary Plat, Planned Unit Development (PUD), and Development Agreement Modification
Project Name:	Aviary Heights Subdivision
File Number (s):	File No. DEV25-000009, PUD25-000004, & SPP25-000013
Applicant:	Brighton Development
Property Owner:	DWT Investments LLC and Winco Foods LLC
Project Site Address:	0 Midland Blvd., 20243 Midland Blvd., and 0 HWY 20/26, Caldwell, Idaho
Project Site Location:	The subject site is located on the NWC of the Midland Blvd. and HWY 20/26 intersection, with the plat area is described as a portion of the SE ¼ of Section 20, T4N, R2W.
Project Site Parcel Number(s):	R3412100000, R3412101000, R3412200000, R3412301000, R3412500000, R3412501000, R3412600000, R3412700000, R3412701000
Project Site Acres:	Total of approximately 124 acres, more or less
Jurisdiction:	The property(s) are currently located within the City of Caldwell
Site/Project Background and History:	The subject site, formerly known as the Lower Five subarea, was annexed into the City of Caldwell in 2006 with a zoning designation of R-1(Low Density Residential) and was part of the Eagle Rock Subdivision that expired many years ago. The current developer, Brighton, took the subject area through multiple development applications (CPM23-000011, DEV23-000004, & ZON23-000009) in 2023/2024 for the purpose of laying a foundation for future development. At that time, no specific development plan was presented for this area of the overall Midland 20/26 project. Therefore, a Development Agreement with general rules and requirements was recorded against the property, to include a provision that future development applications would require a Development Agreement Modification. All required applications have been submitted with this project. All areas of the project area appear to have remained in their historic agricultural use with no known structures in the project areas except for one residence located on 20243 Midland Blvd. (parcel # R3412600000).

IV. STAFF REVIEW AND ANALYSIS - SITE

Floodplain:	The property is not within a floodplain.
Mature Trees:	A handful of existing trees are located near the north property boundary. All existing vegetation is planned to be removed prior to development of the subject site.
Streams & Creeks:	The property has no existing streams or creeks.
Wildlife Habitat:	None
Riparian Habitat:	None
Sleep Slopes & Hillsides:	None
Canals, Ditches & Drains:	The Lower Fivemile Drain makes up the north boundary of the subject project area.
Other Site Features:	None
Outparcels; Describe:	Two outparcels are currently existing abutting the project area—one along Midland (20345 Midland Blvd.) and one near the southwest corner of the project along the railroad tracks (10224 HWY 20/26). The project is not proposing to create any additional outparcels but the outparcel at the SWC of the project takes access through the subject site out to the state highway. Said parcel is not annexed into the City and is an industrial truck mechanic use that will require buffering from within this development.
Fire Service Provider:	Caldwell Fire
Police Service Provider:	Caldwell Police
School District:	Vallivue School District
Water Provider:	City of Caldwell (Municipal Water)
Sewer Provider:	City of Caldwell (Municipal Sewer)
Trash Provider:	Republic Services
Irrigation Service:	TBD
Irrigation District:	Most of the project area is under the authority of Pioneer Irrigation District with the northern ¼ of the site appearing to be under the authority of the Franklin Ditch Co.
Other Providers:	N/A

Site and Surrounding Land Uses:	*Site:*	Vacant land – potentially farmed
	North:	Farmland (approved single-family entitlements – Midland Meadows pre-plat)
	South:	Regional thoroughfare (HWY 20/26), farmland and two (2) County single family homes (property now owned by Wal-Mart)
	East:	Farmland and County single-family homes
	West:	Railroad and Industrial (Sunroc)
Site and Surrounding Zoning Classifications:	*Site:*	H-C, R-2, & R-1
	North:	R-1 – City of Caldwell
	South:	Agricutural & M1 Light Industrial – Canyon County
	East:	Agricutural – Canyon County R-1 & R-2 – City of Caldwell
	West:	Agricultural & M1 Light Industrial – Canyon County
Site and Surrounding Comprehensive Plan Land Use Designations:	*Site:*	Mixed Use Center, Neighborhood 3, & Neighborhood 2
	North:	Neighborhood 2
	South:	Mixed Use Center & Neighborhood 3 (further south)
	East:	Mixed Use Center & Neighborhood 3
	West:	Mixed Use Center

V. STAFF REVIEW AND ANALYSIS – PRELIMINARY PLAT AND DEVELOPMENT PLAN

The following section provides the staff analysis pertaining to the preliminary plat application.

The preliminary plat review criteria set forth within the Caldwell Municipal Code 11-02-03 is cited below in **BOLD** with staff comments following. For preliminary plats, **ALL** of the criteria must be met. This review criteria provides the framework for decision making for the Commission, Hearing Examiner and City Council.

Land Use Analysis

The following is a breakdown of all proposed land uses, number of buildings, number of dwelling units, and proposed phases for development.

Phased Development?	☒ Yes ☐ No	**How Many Phases?**	5
Residential Land Uses	**# of Lots**	**# of Buildings**	**# Dwelling Units**
Dwelling - Single-Family (detached)	221	Same as # of DU	221
Dwelling - Single-Family Townhouse (3 or <)	84	Same as # of DU	84
Common Lots	55	N/A	N/A
TOTAL	**305**	**305**	**305**
Nonresidential Land Uses	**# of Lots**	**# of Buildings**	**# Tenant Spaces**
Commercial	11	TBD	TBD
Public / Quasi-Public *	2	TBD	N/A

* Lots are proposed to contain a future Gem Prep charter school and a future Caldwell Fire Station (fire station lot to be donated by developer).

Bulk and Dimensional Standards Analysis

The Caldwell City Code provides bulk zoning standards for regulating the size, height, and setback requirements for buildings and structures within a particular zoning district, and standards for lot dimensions and spatial arrangements. The following are the required bulk requirements and dimensional standards for the applicable zoning district in accordance with Caldwell City Code, and the dimensions proposed by the subject development.

NOTE: All **bold** and *italicized* dimensions within the table below are the Applicant's proposed dimensional standard deviations through the Planned Unit Development process for the R-1 and R-2 project areas as outlined in 10-13 of Caldwell City Code. Further analysis is below within this report.

R-1 Zone Standards		
Minimum Lot Size	**Required**	**Proposed**
Interior Lot Area (sq. ft.)	8,000	***6,480***
Corner Lot Area (sq. ft.)	9,500	9,500
Minimum Lot Width / Frontage (ft.)	50	***40***
Setbacks	**Required**	**Proposed**
Front Yard Setback, Garage; Minimum (ft.)	22	***20***
Front Yard Setback, Living Area; Minimum (ft.)	15	***10***
Interior Side Yard Setback (ft.) (Minimum)	5	5
Street Side Yard Setback (ft.) (Minimum)	15	***10***
Rear Yard Setback (ft.) (Minimum)	20	***12***
Alley (Garage/Parking) Setbacks: Minimum (ft.)	5	5
Scale and Massing	**Required**	**Proposed**
Maximum Building Height (ft.)	30	30
Residential Density Range in Gross units /acre	2-8 du/ac (N2) 4- 20 du/ac (N3)	3.11 du/ac

R-2 Zone Standards		
Minimum Lot Size	**Required**	**Proposed**
Interior Lot Area (sq. ft.) – **Detached dwellings**	4,000	4,325
Interior Lot Area (sq. ft.) – **Two-unit attached dwellings**	2,000	***1,870***
Corner Lot Area (sq. ft.)	5,000	***3,200 (alley loaded SF only)***
Minimum Lot Width / Frontage (ft.)	30	***25***
Setbacks	**Required**	**Proposed**
Front Yard Setback, Garage; Minimum (ft.)	22	***20***
Front Yard Setback, Living Area; Minimum (ft.)	15	***10 / 8 (fronting open space)***
Interior Side Yard Setback (ft.) (Minimum)	5/0	5/0
Street Side Yard Setback (ft.) (Minimum)	15	***10***
Rear Yard Setback (ft.) (Minimum)	15	***12 / 5 (alley)***
Alley (Garage/Parking) Setbacks: Minimum (ft.)	5	5
Scale and Massing	**Required**	**Proposed**
Maximum Building Height (ft.)	40	40
Residential Density Range in Gross units /acre	4- 20 du/ac (N3)	6.37 du/ac

H-C Zone Standards

Minimum Lot Size	Required	Proposed
Interior Lot Area (sq. ft.)	0	37,168 sf (.85 ac)
Minimum Lot Width / Frontage (ft.)	0	134
Setbacks	**Required**	**Proposed**
Front Yard Setback; Minimum (ft.)	10	TBD
Front Yard Setback; Maximum (ft.) (residential/mixed-use only)	15	TBD
Interior Side Yard Setback (ft.) (Minimum)	0	TBD
Street Side Yard Setback (ft.) (Minimum)	10	TBD
Rear Yard Setback (ft.) (Minimum)	0	TBD
Scale and Massing	**Required**	**Proposed**
Maximum Building Height (ft.)	65	
Residential Density Range in Gross units /acre	10-25 du/ac (Mixed Use Center)	0 du/ac – Commercial only proposed at this time

Staff Comments:
More detailed analysis is below within the PUD section of this report for the proposed dimensional standards.

Generally, the Applicant is requesting to reduce the minimum lot size in both the R-1 and R-2 zones for the purpose of providing varying lot sizes and housing options, including traditional detached single-family and alley loaded, single-family attached dwellings. Specific to the proposed traditional detached single-family lots in the R-2 zone, none of the proposed lots are below the 4,000 square foot minimum—the 1,870 sf minimum depicted in the table above is in relation to the alley-loaded, single-family attached townhomes only and is in fact only a reduction of 130 sf in lot area, down from 2,000 sf permitted within the standard zoning code for single-family attached dwellings. Overall, the request to deviate below the minimum lot size for one of the housing types proposed and reduce some setbacks across the development, permits a larger variety of lot sizes and dwelling sizes, which is depicted on the proposed preliminary plat—the plat depicts single-family residential lot sizes ranging from 1,876 sf up to 14,706 sf.

Off-Street Parking Standards Analysis

Caldwell City Code 10-02-05 has provisions addressing the minimum and maximum number of off-street parking spaces accessory to designated uses, shared parking lots, off-street loading, parking lot lighting, and bicycle parking. The following provides an overview of the parking, loading and pedestrian amenity requirements for the proposed land uses, and the amount proposed by the subject development:

Residential and Multifamily Off-Street Parking		
Dwelling - Single-Family/Townhouse/Two-Family (Duplex)	**Minimum Required**	**Proposed**
Off-Street Parking Spaces (Minimum) - 2.0 per dwelling unit	610	610, minimum
ADA Accessible Parking Spaces	**Minimum Required**	**Proposed**
ADA Accessible Parking Spaces	NOTE: It is the applicant's responsibility to ensure that all federal ADA requirements are met for parking. ADA parking will be reviewed at time of building permit.	

TOTAL VEHICLE PARKING:	**610**	**635+ (610 from each building lot and 25 from off-street parking lots in R-2 area)**

Staff Comments:
Based on staff review and the analysis within the Off-Street Parking Analysis Table above, the project is proposing off-street parking, guest parking, ADA parking, and bicycle parking as required by Caldwell City Code Section 10-02-05. Each home appears to be proposed with a two-car garage and two-car driveway which will account for off-street parking in excess of code requirements. In addition, within the R-2 zoned portion of the project and for the proposed single-family attached dwellings, an additional 25 off-street spaces are proposed off of the alleys for guest parking.

All parking spaces shall meet the minimum stall width, parking stall length and aisle width as indicated in Section 10-02-05 (3), Table 1 of Caldwell City Code.

All vehicle use areas on the site will be surfaced with asphalt, with at least a nine inch (9") compacted aggregate base and a minimum thickness of 2" of surface coverage. Any areas of parking designated as a "high traffic lanes", which is intended to serve garbage trucks, school buses, mail delivery trucks, will have at least a ten inch (10") compacted base and a minimum thickness of three inches (3") of surface coverage. Any vehicular use area utilized for emergency access shall be engineered and constructed to be capable of supporting a minimum vehicle load of eighty thousand (80,000) pounds.

Therefore, the subject development proposes parking above code requirements.

Commercial / Industrial Off-Street Parking Standards		
Commercial/Industrial Uses	**Minimum Required**	**Proposed**
Off-Street Parking Spaces (Minimum) - Based on Uses	Unknown at this time.	TBD
Off-Street Parking Spaces (Maximum) - Based on Uses	Unknown at this time.	TBD
ADA Accessible Parking Spaces	NOTE: It is the applicant's responsibility to ensure that all federal ADA requirements are met for parking. ADA parking will be reviewed at time of building permit.	
Bicycle Parking (Minimum) - 1 per 10 vehicle spaces - 1 per every 20 students (educational facilities)	Unknown at this time.	TBD
Commercial/Industrial Loading Spaces	**Minimum Required**	**Proposed**
Required # of Loading Spaces	Unknown at this time	n/a
Required Size (Feet)	12 x 50	n/a
Minimum Clearance (Feet)	14'	n/a

Staff Comments:
At this time, the commercial uses are unknown, therefore, all off-street parking, ADA accessible parking, bicycle parking, loading zones, parking lot lighting and parking lot landscaping for these areas will be reviewed as part of the building permit submission, and will be listed as a condition of approval.

Safe Routes to School Analysis:

As required by Caldwell City Code Section10-02-02 (3), residential and multi-family subdivisions and/or developments within the "walk zone" of a school or where no walk zone map exists (within a 1 ½ mile radius of a school) shall provide safe and well-designed routes and crossings for children to bike or walk from their home to school.

Safe Routes to School Standards	
Standards	**Analysis**
Is the project a residential or multifamily subdivision and/or development that is in the "walk zone" or within a 1 ½ mile radius of a school?	☒ Yes (but not within 1 ½ miles of a school) ☐ No If yes, they must comply with the following requirements:
Development shall provide a level, ADA accessible sidewalk with minimum cross slopes where sidewalks cross is required. These pathways shall connect to schools where needed and shall be on the shortest and safest route.	☒ Compliant ☐ NOT Compliant ☐ NA
Development shall provide curb ramps in accordance with the latest ADA design standards.	☒ Compliant ☐ NOT Compliant ☐ NA
Development shall provide crosswalks and/or protected crosswalks, as required by the city.	☐ Compliant ☐ NOT Compliant ☒ NA
Crosswalks provided	☐ Yes ☒ No
Are unprotected/uncontrolled crosswalks allowed (no signal or stop sign)	☒ Yes ☐ No
Are protected crosswalks required (at a stop sign or signal)	☒ Yes ☐ No
Are flashing beacons required	☐ Yes ☒ No

Staff Comments:

The Aviary Heights development is not within a walk zone or 1.5 miles from any existing school site. However, the subject application does include a 7.3 acre school lot for a future charter school, Gem Prep (Gem Innovation Schools). Therefore, there are no requirements for Aviary Heights to provide the above noted standards outside of the project boundary. However, Aviary Heights should provide safe access to the proposed Gem Prep site from within the development.

Multiple local streets abut the proposed school lot but no specific crossings are shown on the submitted plans at this time. This may be a detail that is not yet worked out between the developer and charter school as school officials tend to want a say in where crossings are located based on the circulation of the school site internal to the development. So, Staff has included a condition of approval/DA provision requiring future crossings but with the coordination of the City, developer, and charter school operator.

Landscaping, Buffering, Screening, Open Space, Pathways and Amenities:

Staff analyzed the project for compliance with Caldwell City Code Section 10-02-09 for landscaping, screening, buffering, open space, and pathways. The following table provides an overview of city code requirements, and the proposed development plan.

Street Landscape Buffers		
Midland – Arterial (2,524 LF):	**Min. Required**	**Proposed**
Buffer Width:	25' wide	22'
Sidewalk:	5' wide detached or	5' detached

	7' attached	
Berms:	Yes	Yes
Class I tree: - One per 25 LF - No more than 50% of the trees		50
Class II tree: - One per 35 LF	72 trees	7
Shrubs: - One per 4 LF	631 shrubs	General compliance noted; plans not specific at this time
Groundcover:	20-50% turf grass Min. 50% shrubs, flowers, and other vegetative groundcover (besides turf)	Unclear – conditioned to comply
Soaring Heights (new) – Collector (1,589 LF, per side):	**Min. Required**	**Proposed**
Buffer Width:	20' wide	15' (north) 0' (south)
Sidewalk:	5' wide detached or 7' attached	5' detached & 8' detached (pathway)
Class I tree: - One per 25 LF - No more than 50% of the trees		0
Class II tree: - One per 35 LF	91 trees	102
Shrubs: - One per 4 LF	794 shrubs	General compliance noted; plans not specific at this time
Groundcover:	20-50% turf grass Min. 50% shrubs, flowers, and other vegetative groundcover (besides turf)	Unclear – conditioned to comply
Additional Requirements for Buffers along State and U.S. Highways - 10-02-09-5 (11)	**Min. Required**	**Proposed**
Buffer Width:	35'	None depicted
Sidewalk: - Detached unless otherwise not permitted	10'	None (future ITD project)
Vegetative and Nonvegetative Ground Cover - Per 10-02-09-3 and contain and mix per 10-02-09-5 (11) C 3:		
Trees: - Per 10-02-09-5 (5)	35 trees	None (future ITD project)
Undulating Berms and/or Decorative Walls: - 3' or less in height - with slopes not to exceed 3:1 - Minimum of 30% of the linear frontage		None (future ITD project)
Boulders: - One per 75 LF of frontage	17	None (future ITD project)
Shrubs:	313	None (future ITD project)

- One per 4 LF		
Streetlights:	Per ITD – HWY 20/26	None (future ITD project)

Open Space and Land Use Buffers		
Open Space: Non-Multi-Family Development	**Min. Required**	**Proposed**
Qualifying Open Space (Minimum):	15% (PUD) = 11.13 ac.	**19% = 14.09 ac.**
Buffers Between Land Uses:	**Min. Required**	**Proposed**
Commercial to Residential Uses:	20’	No commercial use directly proposed adjacent to residential; **Collector street buffers exceed min. requirement.**
Tree Requirement: - To be depicted on plans	Class I & II trees that touch within 5 years of planting.	Compliant
Shrub Density (One per 3 LF):	35 shrubs	General compliance noted; plans not specific at this time
TOTAL QUALIFYING COMMON OPEN SPACE:		**14.09 acres**

Parking Lot Landscaping		
Internal Parking Lot Landscaping:	**Min. Required**	**Proposed**
Parking Islands (every 12 spaces):	TBD – based on future development	TBD
Planter Island Width:	8’ width for Class I trees 10’ width for Class II trees	TBD
Planter Island Length:	At least equal length to the adjacent parking spaces	TBD
Class 1 or 2 Trees (min. 2” caliper):	Min. of 1 for a single row Min. 2 for a double row	TBD
Plantings:	A combination of low shrubs, flowers, native grasses or other vegetative groundcover. If island is less than 6’ wide, turf grass is prohibited. If island is greater than 6’, turf grass shall never exceed more than 50% of the planter area. Compliance with 10-02-09-8 is required.	TBD
Perimeter Parking Lot Landscaping:	**Min. Required**	**Proposed**
Minimum Buffer Width:	5’	TBD

Class 1 or 2 Trees (min. 2" caliper):	1 per 40 LF	TBD
Shrubs:	1 per 5 LF	TBD
Other Groundcover Required:	Max. 20% turf; remaining groundcover shall be decorative rock, permabark, rock mulch, or additional shrubs/flowers above code requirements so that the entire buffer area is covered.	TBD

Pathways and Pathway Landscaping:		
Public Pathways:	**Required**	**Compliant**
Irrigation/Drain Pathways:	No	N/A
Regional Pathway (10' multi-use):	Yes	Yes
- Landscaping on both sides	Linear Park – 50' +	Yes
- Trees	(1) every 50 linear feet Combined ratio of (3) Class II and (1) Class III	No – No class III trees appear to be proposed; tree count appears to be compliant
- Trash receptable and bench	(1) every 600 linear feet	No
- Lighting	(1) every 150 linear feet	No
Wayfinding and Directional Signage:	Yes or No	No
Fencing (Both Sides of Pathway):	No	Yes
Neighborhood Pathways:	**Required**	**Compliant**
Min. 5' wide asphalt or concrete pathway	Yes	Yes
- Min. 5' landscaping along both sides	Yes	Yes
- Combination of trees, shrubs, lawn or other vegetative or nonvegetative groundcover so that the entire pathway landscape buffer area on both sides of the paved surface is completely covered	Yes	Yes
- 25 shrubs for every 100 lineal feet	Yes	Not specific at this time – conditioned to comply
Community Pathways:	**Required**	**Compliant**
Min. 8' wide asphalt or concrete pathway	Yes	Yes
- Landscaping along both sides	5'	Yes
- Shrubs	15 every 100 linear feet	Not specific at this time – conditioned to comply
- Trees	(1) Class I or II every 40 linear feet	Yes

Staff Comments (Landscaping, Buffers, Open Space):

The subject development includes open space in excess of minimum code requirements for a Planned Unit Development (PUD). Specifically, 19% is proposed where 15% is required and the location of usable open space appears to be thoughtful for fairly equitable access for all future residences of the subdivision. Furthermore, the Applicant is proposing full compliance with the required Tri-City Corridor pathway (further analysis below) to include its full 100' width, a dog park amenity, and adequate access throughout.

The submitted landscape plans do not depict exact shrub counts and shrub density at this time. So, Staff has included a condition of approval that all future landscape beds shall comply with the minimum planting standards outlined in code. In addition, the Applicant will be required to update the landscape plans to reflect the required tree type along the linear park pathway to include Class III trees and verify code compliance within the landscape table.

The Applicant has proposed landscape street buffers that are less than the required widths outlined within code if strict compliance is administered. However, the Applicant is also proposing detached sidewalk with 8' planter strips along each classified roadway which adds additional landscaping that is within the right-of-way instead of a common lot and ultimately creates a wider buffer from the roadway to the adjacent lots than if an attached sidewalk and strict measurement of the buffer was administered—Midland, therefore, has an effective buffer of 35' from the back of curb instead of 25' and Soaring Heights, a collector, has an effective buffer of 30' buffer from back of curb instead of 20'. Code allows this alternative way of measuring the street buffer through the Alternative Methods of Compliance process, so Staff has included condition of approval requiring this application be submitted with the first phase of development.

Overall, Staff finds the proposed landscaping to be sufficient for the proposed development in location and design, vegetation proposed, and access.

Regional Pathways Analysis

Staff notes the 2040 Bicycle and Pedestrian Master Plan identifies a Linear Park public pathway along the railroad corridor within this development, the Tri-City Corridor. This linear park was identified within the existing Development Agreement for the Applicant to review and provide said pathway upon future development of the subject site.

Staff Comments:
The Applicant has provided a 100' wide common lot with a 10' pathway, additional amenities, and vegetation that connects from the north boundary south to HWY 20/26 where future improvements within the ITD right-of-way will include additional 10' pathway for additional and future pedestrian connectivity.
Wayfinding and directional signage, benches, and trash receptacles are required to be installed when a public pathway is built but none of these items are shown on the submitted landscape plans. Therefore, Staff has included a condition of approval to install said items upon pathway lot development. Staff is not concerned with the Applicant meeting this requirement as there is ample space to install all required pathway amenity items.

Neighborhood Pathways Analysis:

The applicant is proposing five-foot (5') wide neighborhood pathways to provide pedestrian connectivity between common open space areas and public pathways, throughout the development. The pathway will have a minimum five-foot (5') wide landscape buffer along both sides. The pathway, then, shall be a total width of fifteen feet (15') consisting of five feet (5') of paved surface and five feet (5') of landscaping on either side of the paved surface. All pathways will be constructed of asphalt and/or concrete and will be ADA Accessible.

Staff Comments:
The neighborhood pathway type, width, location, landscaping, and plantings being proposed are in compliance with Section 10-02-08-7(4) of Caldwell City Code.

Community Pathways Analysis:

The applicant is proposing an eight-foot (8') wide community pathway along the northside of Soaring Heights Drive, a new collector street proposed to connect Midland to the project's west boundary for future connectivity. Said community pathway placement will allow for connection to future proposed and/or planned pathway segments adjoining developments. The pathway has a minimum five-foot (5') wide landscape buffer provided along both sides.

Staff Comments:
The pathway type, width, location, landscaping, and plantings being proposed are generally in compliance with Section 10-02-08-7(4) of Caldwell City Code.

Fencing and Screening Analysis:

Staff Comments:
Although not required by code, various fencing types and heights are proposed throughout the development including 6' cedar privacy fencing and 5' open vision metal fencing (wrought-iron type).

Any future trash enclosures for the non-residential lots will be required to be screened with landscaping/fencing in accordance with the City Code. Any ground mechanical units shall be screened with landscaping/fencing in accordance with the City Code.

Staff Comments:
The fence types proposed are in compliance with Caldwell City Code 10-02-07. On the submitted landscape plans, no fencing is depicted along the west boundary adjacent to the railroad right-of-way or outparcel near the SWC of the project. However, during the public hearing in front of the Hearing Examiner on April 14, 2026, the Applicant's presentation depicted a section view of the proposed linear park which included a berm and fencing along the west boundary to improve safety and buffering from the railroad right-of-way and industrial uses the west. Because of the nature of these areas and what was shown at the hearing, Staff has included a condition of approval regarding the fencing along the project's west boundary.

Criteria #1: Is the plat in compliance with city codes?

Staff Comments:

Based on staff's review and analysis of the proposed subdivision plat, the plat is in compliance with the purpose of the zoning districts, the land use schedules, bulk and dimensional standards, density allowances, landscaping standards, buffering standards, screening standards, off-street parking standards, common open space standards and all other development standards, except for those explicitly requesting deviation through the Planned Unit Development process. Specific criteria for that application type is further below within this report.

Criteria #2: Is the plat consistent with the City Comprehensive Plan?

"Consistency" does not require perfect alignment with every policy within the comprehensive plan. Instead, it means the proposal advances or supports the overall vision of the plan, aligns with the future land use map (FLUM) designation(s) and does not conflict or undermine key goals or policies.

The future land use designation for the subject site includes three separate designations: Neighborhood 2, Neighborhood 3, and Mixed Use Center. **Neighborhood 2** is the most prevalent place type and covers areas between major centers. These areas should develop to be highly connected and allow for a variety of housing

options. In general, less dense housing is found in areas further from major roadways and increases in density closer to major roads. **Neighborhood 3** borders areas of more intense commercial uses and should include a variety of scales and missing middle housing types that provide a transition from the Neighborhood 2 place type to primarily non-residential or mixed use areas. In general, the most intense densities should be found in areas that are near and well connected to those commercial services. **Mixed Use Centers** are hubs of intense commercial activities that attract people from all over the City and beyond. They are located on Caldwell's most heavily trafficked roads and provide a transition from these roadways to less intense areas. Development patterns are denser than surrounding areas and increase in intensity around infrastructure such as transit lines. Housing is not a primary focus of the Mixed Use Center but can be accommodated in mixed use and medium-high intensity residential projects that create a transition from surrounding neighborhoods.

A variety of residential uses are anticipated in each of these place types from varying single-family housing types (traditional single-family detached lots, small lot single-family homes (including ADU), single-family attached), missing middle housing (duplexes, triplexes or fourplexes, townhomes, and small scale multifamily), up to mid and high-level intensity mixed-use buildings.

House-Scale Buildings are anticipated in the Neighborhood 2 and Neighborhood 3 place types. This means housing that matches the size of a typical house, in terms of form, height, building footprint, and architectural details. Block-Scale Buildings are also anticipated within Neighborhood 3 and are considered those housing types that are individually as large as a block, or most of a block; or, when arranged together along a street, appear as long as most or all of a block.

House scale buildings are uniformly setback off streets with separation between buildings. Block scale buildings, such as townhomes, are set closer to the street and can be accessed from the street, alley, or open space. When applicable, block scale buildings such as townhomes should consider alley-loaded design. Block scale buildings may provide step backs when transitioning to areas of house scale buildings.

Staff Comments:
The plat proposes a mix of low and mid-density, one and two-story housing types. The single-family attached townhomes are proposed to be located interior to the site as a whole and are wholly within the existing R-2 zoning, closer to the proposed commercial lots. Further, the attached, alley-loaded product is proposed as being no more than two units attached and no more than two-story in height, continuing the house-scale building type within the development. Relatively small, single-family detached lots are proposed around the perimeter of the R-2 zoned area and act as a transition to the more traditional detached single-family lots proposed within the R-1 zone to the north. The proposed elevations show house-scale buildings across the board as no more than two units are attached throughout the site. The proposed land uses and design characteristics are consistent with the comprehensive plan. In addition, the proposed plat is consistent with the overall vision of the plan and advances or supports the following goals and policies:

Comprehensive Plan Goals and Policies:
The comprehensive plan has an overarching vision, followed by five (5) vision themes through the plan. Each vision theme has its own set of goals and policies.

Overarching Vision: The overarching vision of the Comprehensive Plan is to honor Caldwell's heritage while embracing its future through thoughtful growth, mixture of housing, accessible community connections, and distinct spaces.

The following Comprehensive Plan Goals and Policies (listed by chapter, goal and/or policy number) that may be relevant to this zone change request are shown below, followed by staff comments.

Vision Theme: A Connected Community

Goal 1: Policy 1.1: Ensure new development pays for necessary improvements needed to mitigate the development's impact on infrastructure systems and services provided by the city.
Staff Comments:
Development Impact Fees are paid at the time of permit issuance to assist in mitigating impacts and maintain/enhance community levels of service.

Goal 1: Policy 1.2: Design local and collector streets in a manner that provides good circulation as well as connections to adjacent developments.
Staff Comments:
The development is constructing new internal local streets and alleys for all individual lot access, prohibiting direct access to the adjacent state highway and arterial roadway network. Further, the development is constructing a new east-west collector street that will allow good circulation should it be extended further to the west, consistent with the Caldwell Transportation Plan.

Goal 2: Policy 2.1: Preserve the function of Highways 55 and 20/26 as high-speed corridors with access management control.
Staff Comments:
The development is limiting all access points as much as feasible to the adjacent Highway 20/26 corridor. If any access point is approved by ITD, it will be limited to a right-in/right-out only movement to minimize potential traffic conflicts.

Goal 2: Policy 2.3: Provide adequate right-of-way for future arterial highway needs and preserve roadway corridors as development occurs.
Staff Comments:
The development will be required to dedicate and build the half street section of Midland Blvd. for future roadway corridor needs.

Goal 4: Ensure safe, comfortable, and accessible pathways for pedestrians, cyclists, and other non-motorized users.
Staff Comments:
The development is providing for multiple pathways varying in widths, including a linear park along the entire west boundary with a 10' public pathway and landscaping that would allow for safe, comfortable, and accessible pedestrian and cyclist access.

Goal 6: Prioritize public safety in transportation infrastructure and design.
Staff Comments:
The development is providing for proper ingress/egress and access for emergency vehicles and responders, including secondary routes, adequate street widths and turning spaces. In addition, all street, parking and driveway designs are adequately sized to accommodate the turning radius of public safety equipment.

Goal 9: Policy 9.1: Continue a dialogue with the school districts and College of Idaho to consider impacts on school facilities, capacity, and infrastructure when making land use decisions.
Staff Comments:
The development is not proposing a school site for Vallivue School District as the district has a school lot within a ½ mile already slated for donation to the district. However, the development is proposing a charter school lot

within the Aviary Heights development which is planned to accommodate approximately 650+ students at full capacity which helps alleviate some pressures to the public school districts despite not coordinating directly.

Vision Theme: Vibrant Gathering Spaces

Goal 4: Policy 4.3: Design public spaces to be safe, comfortable, and attractive, with adequate lighting, seating, shade, and landscaping.
Staff Comments:
The development is proposing multiple public spaces with appropriate lighting, seating, and landscaping that should allow for safe, comfortable, and attractive spaces.

Vision Theme: Quality Neighborhoods to Call Home

Goal 1: Diversify housing options to accommodate varying household incomes, lifestyles, and sizes.
Staff Comments:
The mix of traditional detached single-family homes, small-lot detached single-family, and townhomes will allow for the mix of housing types specifically called out in the comprehensive plan. This variety of housing types and sizes will provide additional affordable rental and ownership opportunities, for varying income levels and housing needs.

Goal 2: Policy 2.2: Encourage detached sidewalks and healthy tree canopies along residential streets.
Staff Comments:
The subject development proposed detached sidewalks and street trees throughout the project, regardless of street classification.

Goal 2: Policy 2.3: Integrate neighborhood amenities such as parks, community centers, branch libraries, and schools to create neighborhood identity.
Staff Comments:
The proposed development is providing a school site for a charter school provider, Gem Prep. Because the school will eventually be K-12, it could function as the neighborhood school for this development and would be integrated into the neighborhood fabric.

Goal 2: Policy 2.4: Encourage neighborhood-serving services and retail businesses near residential neighborhoods to provide convenient access to daily needs.
Staff Comments:
Although no specific commercial uses are proposed at this time, the development includes 11 commercial lots that should provide multiple neighborhood or regional serving uses nearby the proposed residential uses, providing for convenient access and reduce vehicle trips.

Criteria #3: Are public services and utilities available or will be made available and are adequate to accommodate the proposed subdivision?

Analysis of Public Services and Utilities	
Sewer:	Sanitary sewer capacity for this development is **NOT** currently available, per the City of Caldwell Engineering Department. However, the City **IS** actively working on a solution to improve this capacity and availability of the system in this area. Exact timing of serviceability is unknown at this time and some cost participation from developments should be anticipated.

Water:	Water for the site is located approximately 0.5 miles from the sites west boundary and will have to be extended within HWY 20/26, ITD right-of-way, by the development. This extension will provide service to the proposed development but will also provide opportunities for municipal water connections to neighboring sites. Adequate water is available or will be available as outlined in the City of Caldwell Engineering staff report memo.
Irrigation:	Applicant is required to provide pressurized irrigation throughout the project in accordance with Caldwell City Code. The subject site is located within the Pioneer Irrigation District boundary and Franklin Ditch Co. Any issues related to access to a pressurized irrigation system will be addressed in the Engineering Department memo.
Stormwater:	The applicant proposes retaining storm water on site, per City Code.
Schools:	The subject site is located within the Vallivue School District. The schools that are currently planned to serve this development are Ridgevue High School, Summitvue Middle School, and Warhawk Elementary. The letter received from the district (December 2025, confirmed again in April 2026) states concerns with accommodating additional students generated from this development and others throughout the district.
Police:	Emergency police services are provided by the City of Caldwell Police. The nearest police station is approximately six (6) miles away from the furthest point of the development. See cover sheet and exhibit for more specific comments.
Fire:	Emergency fire services are provided by the City of Caldwell Fire. The nearest fire station is Station #3 and is approximately 2.7 miles from the development. However, **the subject development is including a lot for a future fire station to be donated to the City at no cost**, improving fire response times in this developing area of Caldwell. The Fire Department notes gratitude for this land donation to improve fire service in the project area.

Staff Comments:

Based on public agency reviews and submitted comments, adequate public utilities and services, including water, police, fire, stormwater, schools, and other necessary infrastructure, are available or can be reasonably extended to serve the proposed development. **However, adequate wastewater is not currently available. The Engineering Department did not state concern with the current situation as development takes time and all utilities are required to have sufficient capacity to accommodate the proposed development at the time of building permit submittal.** Where necessary, the applicant shall construct or extend required facilities in accordance with City standards as a condition of approval. City Council must decide if the full scope of current and planned public utility availability is sufficient for the subject development.

Criteria #4: Is the plat consistent with the city Transportation Master Plan?

A plat is considered consistent if it implements the planned street network, does not preclude future planned improvements, provides required right of way dedication, aligns with the functional classifications (arterial, collector, local), and supports connectivity, safety, and multimodal transportation.

Analysis of Components for Transportation Master Plan	
Street Frontage:	The Aviary Heights Subdivision has frontage to Midland Blvd on the full east boundary and frontage to HWY 20/26 on the south boundary. The subdivision is also constructing a new collector street, Soaring Heights Drive, that separates the proposed commercial lots from the residential portion of the project.

Street Classifications:	Highway 20/26 – State Highway; Midland Boulevard – Minor Arterial; Soaring Heights Drive – Future Collector
Right of Way Dedication:	The development is proposing to construct the full street section width of Soaring Heights Drive through the development, which includes right-of-way dedication. Right-of-way dedication is required along Midland and if not already dedicated right-of-way may also be required to be dedicated along HWY 20/26 for the future ITD widening project.
Proposed Site Access and Connectivity:	The development is proposing multiple site accesses to classified roadways. According to the submitted plat, a new local street, Skygate, is proposed to connect to Midland approximately 0.4 miles from the Midland/HWY 20/26 intersection—Skygate is proposed as a local street but it appears no homes are taking direct access so it should function more like a collector and provide more efficient dispersal of vehicles to and from the proposed charter school site internal to the subdivision. The development is also proposing a new collector street, Soaring Heights, from Midland to the project's west boundary for future connectivity. Access to individual lots is proposed via local streets and alleys. No direct residential lot access is proposed nor allowed to any of these classified roadways. The development includes 11 commercial lots with specific access points not yet determined. The submitted Traffic Impact Study (TIS) did include a restricted access to 20/26 at the very SWC of the development that will have to be approved by ITD. In addition, the commercial lots were depicted within the TIS to have a restricted right-in/right-out access to Midland approximately 280' from the intersection to 20/26 and a full access to Midland approximately 620' from the intersection to 20/26. The Engineering Memo has stated specifically that none of these accesses for the proposed commercial lots are approved at this time and further coordination and analysis with ITD shall occur prior to approval of any construction drawings.
Traffic Impact Study (TIS):	A TIS was required for this application due to the number of lots and uses proposed. The TIS was prepared by Kittleson in February 2026; said TIS has not yet been officially "approved and accepted" by the Caldwell Engineering Department but is in review at this time. The TIS included the subject Aviary Heights Subdivision with conceptual commercial land uses and background data from the approved Aviary Subdivision to the southeast. The following are some basic data points from the TIS that considered residential and commercial uses:
Traffic Impact Study – Project Build Out Metrics (2032 est.)	
Land Use Assumptions:	305 total residential units; 90,000 sf supermarket; 155,000 sf shopping center; 6,000 sf bank w/ drive through; 19,000 sf of quick serve restaurants; 50,000 sf of office; 1.9 acre Fire Station lot; and 550 student school (the school will require its own TIS per Idaho Code 67-6519(3) at the time of development).
New Daily Trips Estimate:	25,161
AM Peak Hour Trips:	1,241 (681 inbound, 561 outbound)
PM Peak Hour Trips:	1,355 (678 each way)

Required Improvements noted within Engineering Memo:	Widening of Midland Blvd with a southbound right-turn lane at the Midland/HWY 20/26 intersection; Southbound right-turn lane at the Midland/Soaring Heights (new collector) intersection. If the City can obtain the ROW from the outparcel of 20345 Midland Blvd., the development shall construct all required frontage improvements along said parcel.

Staff Comments:

Based upon the above analysis and the information received from the City of Caldwell Engineering Department, the proposed plat is consistent with the City Transportation Master Plan. The subdivision implements the planned street network by dedicating right-of-way for Midland and Soaring Heights and aligning internal streets with these future connections. The design provides adequate internal connectivity, avoids the creation of isolated street segments, and includes pedestrian infrastructure consistent with adopted standards. The proposal does not conflict with any planned transportation improvements and supports safe and efficient movement of vehicles, pedestrians, and cyclists.

Criteria #5: Does the subject site that is being developed have natural, scenic, or historic features? If so, is the subdivision design preserving those features?

Staff Comments:

The subject property contains a classified drain along the north boundary but no other historic, natural, or scenic features are known on the subject site. The proposed subdivision design preserves the existing Lower Fivemile Drain by not encroaching into the easement and leaving the drain open to continue its historic operation. The site does not contain any wetlands, floodplains, steep slopes or unique topography, wildlife habitat, viewsheds, structures listed or eligible for historic register, or other historic features.

VI. STAFF REVIEW AND ANALYSIS – PLANNED UNIT DEVELOPMENT

The following section provides the staff analysis pertaining to the planned unit development application.

The planned unit development required objectives and development standards approval criteria set forth within the Caldwell Municipal Code 10-13-01 and 10-13-02 is cited below in **BOLD** with staff comments following.

For planned unit developments, (2) of the required objectives shall be met, and the development plan must be in compliance with all development standards This criteria provides the framework for decision making for the Commission, Hearing Examiner and City Council.

Required Objective #1: Development offers a maximum choice of living environments by allowing a variety of housing and building types.

Staff Comments:

The development plan is proposing a mix of housing options by providing three (3) types of single family dwellings: traditional single-family detached homes, single-family attached townhomes (two attached), and single-family "Carriage" homes (alley loaded single-family detached). The varying type and lot sizes of the single-family homes proposed promotes housing choice, accommodates different income levels and household compositions, and aligns with Comprehensive Plan goals for varied and balanced community development.

Required Objective #2: The development promotes mixed-use projects which are functionally integrated within the development and provides services for the primary use.

Staff Comments:
The development plan is proposing a mixed-use subdivision consisting of three (3) single-family housing options, as noted within objective #1 above, and 11 commercial lots for future commercial land uses to include a regional/national grocery store based on ownership of the current commercial land area by Winco Foods LLC. Further, the subdivision propose two (2) quasi-public uses by reserving land for a charter school (Gem Prep) and donating land for a future Caldwell Fire Station. The Fire Department and Developer have met and discussed this opportunity multiple times with an agreed upon transfer of the land to the City, at no cost. A specific condition of approval and Development Agreement provision will be added to ensure this is understanding and agreement is maintained.
Pathways and sidewalks connect the proposed mix of uses throughout the development. This integration enhances walkability, reduces reliance on vehicle trips, and supports the creation of a cohesive and functionally integrated development pattern. Staff conclude the development plan is compliant with this required objective.

Development Criteria #1 (Uses): Uses shall be limited to those uses which are permitted or specially permitted within the base zoning district. No more than 70% of the development shall be devoted to a single type of land use.

Staff Comments:
The planned unit development is proposing a mix of single family detached, single family attached, and commercial uses. All proposed residential uses are permitted within the base zoning district and future commercial uses will be reviewed against all development code, including the land use schedule and this PUD requirement, at the time of commercial development.

In addition, the code requires that no more than 70% of development shall is devoted to a single type of land use. The development plan proposes approximately 61% single family housing (a near 50/50 split between detached and attached lots) with the remaining area being devoted to commercial land uses and the public/quasi-public land uses.

Development Criteria #2 (Residential Density): The number of dwelling units allowed in a planned unit development shall be calculated by multiplying the gross area and the dwelling units permitted in the underlying land use classification shown on the comprehensive plan map. A planned unit development shall be consistent with the density guidelines provided in the comprehensive plan and this chapter.

Staff Comments:
The proposed subdivision is located within multiple future land use place types. Specifically related to residential density, the Neighborhood 2 place type allows a gross density of 2-8 du/ac and the Neighborhood 3 place type allows a gross density of 4-20 du/ac. The development plan is proposing a density of 3.1 du/ac within Neighborhood 2 and 6.37 du/ac within Neighborhood 3 which depicts compliance with this criteria.

Development Criteria #3 (Residential Uses): Where a development is proposed to be exclusively residential, a variety of three (3) or more housing types or residential uses shall be included in a planned unit development regardless of the zoning classification of the district, provided that the overall density for the base zoning district is maintained. For the purposes of this section, single-family residential lots with an area difference of 200% or more shall qualify as separate housing types. No housing type shall provide fewer than 10% of the proposed dwelling units.

Staff Comments:
The development is not exclusively residential and therefore complies with this section.

Development Criteria #4 (Commercial Uses): When planned unit developments include commercial uses, commercial buildings and establishments, the development shall be planned as groups having common parking areas and common ingress and egress points in order to reduce the number of potential accident locations at intersections. A planned unit development shall follow section 10-02-09-6 (buffers between land uses) of this chapter. The plan of the project shall provide for the integrated and harmonious design of buildings, and for adequate and properly arranged facilities as reasonably necessary for internal traffic circulation.

Staff Comments:
The code requires that planned unit developments that include commercial uses, commercial buildings and establishments, be planned as groups having common parking areas and common ingress and egress points in order to reduce the number of potential accident locations at intersections. The code further requires that a planned unit development follow Caldwell City Code section 10-02-09-6 (buffers between land uses), and that the project provide for the integrated and harmonious design of buildings, and for adequate and properly arranged facilities as reasonably necessary for internal traffic circulation.

The commercial portion of the planned unit development does not have a specific site plan proposed at this time but through experience and discussions had with the developer and commercial builders, the commercial area is being planned as groups to have common parking areas and common ingress and egress points that minimize potential traffic conflicts and will not travel through the residential portion of the proposed subdivision. Further, all required landscape buffers will be installed in compliance with 10-02-09-6. Therefore, Staff find the future building design should comply with this criteria.

Development Criteria #5 (Future Development): All areas designed for future development or expansion or not intended for immediate improvement shall be landscaped or otherwise maintained in a neat and orderly manner.

Staff Comments:
Only the commercial area of the development is not specifically planned at this time but may be moved up in the phasing schedule dependent upon market and utility considerations. In the meantime, the Developer and owner are required to maintain the proposed commercial lots in clean and weed free state. Further, Staff is recommending a condition of approval that the full Midland Blvd. buffer section be installed and landscaped no later than phase 2 of the residential portion of the development, per the submitted phasing plan. The required street buffer to HWY 20/26 will be installed upon commercial lot development.

Development Criteria #6 (Required Setbacks): All setbacks of the underlying zone must be met unless changes in the development standards and bulk regulations are approved as per subsection 10-13-05. Townhomes within a planned unit development are permitted to have a 0' side yard setback.

Staff Comments:
Through the noted 10-13-05, the Applicant is requesting deviations from the base zoning standards as outlined within the zoning district review in earlier sections of this report. Specifically, the Applicant requests the following as outlined within their narrative for the R-1 and R-2 zones:

R-1 Standard

R-1 Zoning District	Max Height	Front Yard Garage	Front Yard Living	Rear Yard	Interior Side Yard	Street Side Yard	Interior Min. Lot Area	Corner Min. Lot Area	Min. Lot Frontage
Standard	*30*	*22*	*15*	*20*	*5*	*15*	*8,000*	*9,500*	*50*
Proposed	**30**	**20**	**10**	**12**	**5**	**10**	**6,480**	**9,500**	**40**

R-2 Standard

R-2 Zoning District	Max Height	Front Yard Garage	Front Living / Front Alley	Rear Yard / Rear Alley	Interior Side Yard	Street Side Yard	Interior Min. Lot Area	Corner Min. Lot Area	Min. Lot Frontage
Standard	*40*	*22*	*15*	*15*	*5*	*15*	*4,000*	*5,000*	*30*
Proposed	**40**	**20**	**10** / **8**	**12** / **5**	**5**	**10**	**1,870**	**3,200**	**25**

As depicted above, some dimensional standards are proposed to match the standard zoning regulations while others are not. The Applicant is requesting to reduce the minimum lot size in both the R-1 and R-2 zones for the purpose of providing varying lot sizes and housing options with the proposed single-family attached land use. Specific to the proposed traditional detached single-family lots in the R-2 zone, none of the proposed lots are below the 4,000 square foot minimum—the 1,870 sf minimum depicted in the table above is in relation to the alley-loaded, single-family attached townhomes only and is in fact only a reduction of 130 sf in lot area, down from 2,000 sf permitted within the standard zoning code for single-family attached dwellings. Overall, the request to deviate below the minimum lot size for one of the housing types proposed and reduce some setbacks across the development, permits a larger variety of lot sizes and dwelling sizes, which is depicted on the proposed preliminary plat—the plat depicts single-family residential lot sizes ranging from 1,876 sf up to 14,706 sf.

As discussed, the proposed single-family attached homes are depicted as alley-loaded with many of them fronting onto shared vistas instead of a street. This is a less common type of housing option in Caldwell that is not feasible under strict zoning compliance. The requested dimensional standard deviations within the R-2 area allow for this type of housing option, previously approved in the Arbor and Aviary subdivisions. Further, the Applicant states the proposed mix of housing options meets this criteria by providing unique housing options that enhance walkability, foster neighborhood connections and community, and creates a patio home environment with open space instead of additional asphalt.

Development Criteria #7 (Clustering): Every clustered area developed under the planned unit development approach should be designed to abut upon common open space or recreational amenities. Clustering is desired in mixed unit developments.

Staff Comments:

The development does not specifically propose a clustered development. However, through the requested deviations, the site design appears to comply with this criteria by allowing for homes that front onto clustered open space and amenities and allow smaller lots instead of larger ones that subsequently permits more open space and recreational opportunities for the residents of the subdivision.

Development Criteria #8 (Parking): Off-street parking shall be provided in accordance with the parking requirements as specified by 10-02-05 of this chapter.

Staff Comments:
Staff reviewed the off-street parking to ensure compliance with 10-02-05 of this chapter and has found it meets or exceeds the minimum requirements.

Development Criteria #9 (Access): All lots developed as single-family residential lots shall front or shall have frontage along a public roadway or common driveway. All other lots developed for residential purposes shall front a public roadway or shall utilize common driveways as regulated by Section 11-03-02 or shall comply with Section 10-14-02.

Staff Comments:
The subdivision code requires that all lots developed as single-family residential lots front or have frontage along a public roadway or common driveway. All of the single family detached lots have frontage along a public roadway. Through the PUD process, the Applicant is requesting to deviate from the subdivision code standard for 51 of the 84 attached lots so they may front onto open space and reduce the required amount of streets/asphalt and enhance the walkability and open space, as discussed above.

Development Criteria #10 (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. A PUD developer may sell a portion of an approved PUD if the purchaser submits a notarized letter to the planning and zoning director stating that he/she reviewed the order of decision, development agreement, phasing plan, and all other applicable materials and agrees to comply with all conditions of approval.

Staff Comments:
The subject parcels are currently owned by two groups, DWT Investments LLC and Winco Foods LLC, so direct compliance with this is not feasible from an ownership standing. However, the two owners are aware of this requirement and the developer, Brighton, will be in overall control of the PUD and its administration. Therefore, the project has met compliance with this criterion.

Development Criteria #11 (Planned Unit Development Size): Unless the site qualifies as an infill development, the overall site shall consist of a minimum gross area of ten (10) acres.

Staff Comments:
The proposed site is approximately 124 acres in size and therefore is compliant with this criteria.

Development Criteria #12 (Phasing Plan): The applicant shall submit a phasing plan for all features and amenities in a planned unit development. The phasing plan shall be approved by the city council and may be amended by the planning and zoning director and city engineer. A staff level denial of a requested amendment may be appealed to the city council.

Staff Comments:

The applicant submitted a phasing plan as part of their application submission. The phasing plan delineates the phasing for all features and amenities. Staff review of the phasing plan has found compliance with this criterion.

Development Criteria #13 (Classification of Uses): More than one classification of uses and more than one use within these classifications shall be permitted on a lot or parcel within the same building or different buildings if the proposed individual uses are permitted uses. Any special uses will be heard as part of the planned unit development hearing process.

Staff Comments:
The single-family detached housing is a permitted use within the underlying base zones of R-1 and R-2. Similarly, single-family attached townhomes are also a permitted use within the underlying R-2 zone. No specific uses are proposed within the H-C zone at this time but the anticipated uses of a grocery store, shopping plaza, general retail and office, and drive through restaurants are all permitted uses in the underlying zone. So, no special uses are being proposed nor requested with the submitted PUD and no more than one classification of use is proposed on a single proposed building lot at this time. Therefore, the development is compliant with this criteria.

Required Amenity Criteria #1: All planned unit developments shall have five-foot (5') wide asphalt paved pathways connecting the residential areas to all non-residential areas, open space common lots, recreational facilities, major pathways, and school bus pick-up locations.

Staff Comments:
The development proposes 5' wide paved neighborhood pathways throughout the project connecting open space and amenities to public sidewalks with access to the future commercial area and the proposed school lot. Per the submitted pathway exhibit, Staff find the development complies with this criteria.

Required Amenity Criteria #2: All planned unit developments shall have eight-foot (8') wide asphalt paved or concrete paved or porous surfaced (other than gravel) pathways are required in all planned unit developments with a five foot (5') wide landscape buffer on each side of pathways. Pathways meeting the standards listed above are required to provide connectivity to adjacent pathways, to comply with the city's pathway master plan, and to provide for connectivity to adjacent properties. In general, pathways shall meander through the center of the PUD, be entirely located within a platted common lot that is dedicated as a public access easement and provide connectivity to adjacent parcels of land.

Staff Comments:
Per the submitted pathway exhibit, the Applicant is proposing the sidewalk on the north side of the new collector street, Soaring Heights Drive, be the 8' community pathway and is depicted with a minimum of 5' of landscaping on each side of the pathway. The proposed location provides connectivity east-west through the site, additional access to the commercial area, and access to the 10' pathway along the west boundary.

Required Amenity Criteria #3: All planned unit developments shall have usable open space (as defined in section 10-07-10 of this chapter) of at least fifteen percent (15%) of the gross area.

Staff Comments:
The proposed development, per the submitted plat, landscape plans, and open space exhibit and staff review, proposes approximately 14 acres of qualified open space for the residential portion of the project which accounts for approximately 19%, above the 15% requirement.

Required Amenity Criteria #4: All planned unit developments shall have Street landscape buffers with undulating berms of a two to one (2:1) to three to one (3:1) ratio.

Staff Comments:
The submitted landscape plans depict berming throughout the Midland Blvd. Street buffer; additional berming will be required along HWY 20/26 upon development of the large commercial lots. Future final plat and construction drawing permits are required to maintain compliance with this standard.

Additional Required Amenity Criteria #1: All planned unit developments shall have a minimum of four (4) or more amenities in accordance with 10-13-04(1)B of Caldwell City Code.

Staff Comments:
Out of the list provided within 10-13-04(1), the development proposes the following amenities to comply with this criteria: Land provided for a public facility (school lot and a fire station lot); playground/tot-lot; rear-entry garages for some of the residential lots; and a clubhouse with a swimming pool. In addition, the development proposes a dog park, a bike repair station along a segment of the linear park, the linear park itself, a grill and patio area, and wildlife observation garden. In total, nine (9) amenities are proposed, of which at least 5 meet this criteria.

PUD Flexibility in Zoning Standards: Caldwell City Code Section 10-13-06(1) allows for the developer to request to deviate from the height, lot line setback, and lot dimension schedule found in this chapter for the underlying zone, with the approval of the city council. Requests for deviations shall be listed in full as a part of the planned unit development application and narrative.

Staff Comments:
As discussed above within PUD Development Criteria #6, the Applicant is requesting deviations from the dimensional standards and has outlined these requests within the application and narrative. The deviation requests are to provide different housing options that include traditional detached single-family and single-family attached "carriage" homes that utilize rear entry garages and front onto open space. None of the requested deviations result in a project that is non-compliant with the underlying density allowances; in fact, the proposed development is on the lower end of the allowed residential densities.

Modifications to Other Zoning and Subdivision Standards: Caldwell City Code Section 10-13-06(2) allows for modifications to other zoning and subdivision standards to be considered by City Council in exchange for additional amenities above and beyond what is required in this section and will be considered by the planning and zoning commission and city council on a case-by-case basis.

Staff Comments:
Outside of the zoning standards that are requested to deviate, the development also proposes a deviation from the subdivision code regarding lot frontage to public roads. As discussed throughout this report, the development includes rear entry, single-family attached homes that front onto open space instead of public streets. City Council could determine the inclusion of vista fronted homes is considered an amenity in itself. If not, the Applicant has included a number of additional amenities above the PUD required four (4) by including open space in excess of the minimum requirements, a linear park and 10' regional pathway, a dog park, wildlife observation garden, and bike repair station.

Infill Development Additional Criteria: Caldwell City Code Section 10-13-07 requires development utilizing the infill objective to demonstrate the proposed building design is compatible with the existing neighborhood and adjoining properties by taking into account building type, height, bulk, and site location.

Staff Comments:
Not applicable. The development does not have to comply with the criterion as it is not meeting nor requesting utilization of the infill objective for a planned unit development.

VII. PUBLIC NOTIFICATIONS

The following noticing was completed in accordance with Caldwell City Code Section 10-03-12.

Public Hearing Notifications	
Notice Type	**Date**
Neighborhood Meeting Held	8/4/2025
Public Agency Notification Sent for Notification of Both Hearings (See attached exhibit for list of agencies notified)	11/24/2025
(500') Radius Notices Mailed - Hearing Examiner Hearing (Min. 15 days prior to hearing)	3/25/2026
Legal Ad Published - Hearing Examiner Hearing (Min. 15 days prior to hearing)	3/28/2026
Physical Site Posted - Hearing Examiner Hearing (Min. 10 days prior to hearing)	3/26/2026
Applicant Proof of Posting Received - Hearing Examiner Hearing	3/26/2026
Hearing Examiner Public Hearing	4/14/2026
Notice Type	**Date**
(500') Radius Notices Mailed – City Council (Min. 15 days prior to hearing)	4/28/2026
Legal Ad Published – City Council (Min. 15 days prior to hearing)	5/1/2026
Physical Site Posted – City Council (Min. 15 days prior to hearing)	4/23/2026
Applicant Proof of Posting Received – City Council (Min. 10 days prior to hearing)	4/27/2026
City Council Public Hearing	5/18/2026

VIII. POLITICAL AGENCY COMMENTS

In accordance with Idaho Code, notice was provided to all political subdivisions providing services within the planning jurisdiction, including school districts. Public agency comments were received from the following agencies and are included in their entirety as part of the official record and the **PA-Exhibits** attached hereto.

Public Agency Responses Received	
Agency Name	**Comments/Description**
Caldwell Engineering Department	Memo with Conditions of Approval
Caldwell Fire Department:	Impact Statement and Conditions of Approval, including a requested condition for the timing of the Fire Station lot. A congruent condition has been added to this report and will be added to the new Development Agreement.

Caldwell Police Department.	Impact Statement and General Information
Vallivue School District	Letter providing information about schools serving development with noted concern regarding the ability to serve due to other approved developments, specifically Warhawk Elementary and Ridgevue High as Ridgevue is also heavily impacted by growth in the City of Nampa.
Canyon Highway District #4	Letter provided with general requests for ROW dedication to the City and for the City to take over maintenance of Midland Blvd. between 20/26 and Lincoln Road. Also provided notes about anticipated road closures from ITD road widening project of 20/26.
Gem Prep Schools	Letter of support submitted for development. Letter notes a successful history of collaboration with the developer, Brighton, and appreciates the shared values between them.
The following agencies responded acknowledging they reviewed the application but had no comments:	
City of Nampa	

IX. PUBLIC COMMENTS

The following public comments were received prior to the completion of this staff report and are included in their entirety as part of the official record and **PC-Exhibits** attached hereto. Late Exhibits received after the staff report will be reflected in the updated staff report to City Council and entered into the official record.

Public Comments Received		
Position	**Name and Address**	**Comments/Reason**
Neutral	Suncore Construction and Materials	Discussed the potential conflicts between their adjacent industrial business and possible mitigations.

X. HEARING EXAMINER PUBLIC PROCESS AND DECISION

Public Process:

A public hearing on the proposal(s) was held before the Hearing Examiner on 4/14/2026, at which time the applicant gave a presentation, then staff presented a staff report along with an analysis of the application and all pertinent information on the case, followed by public testimony in opposition, neutral, and in favor.

Public Testimony:

The following public testimony was received during the Hearing Examiner public hearing and is included in its entirety as part of the official record.

No public testimony beyond the Applicant's presentation occurred at the public hearing.

XI. HEARING EXAMINER HEARING BODY DECISIONS:

The Hearing Examiner chose to:

1. **Recommend Approval as Presented**
2. ~~Recommend Approval with Modified Conditions~~
3. ~~Recommend Denial * See notes below~~
4. ~~Continue to a Future Meeting Date~~
5. ~~Postpone Action and Remand to Staff~~

In making its decision on any application, the Hearing Examiner:

1. Reviewed all evidence – considered all factual evidence, documents, and testimony submitted during the public hearing process;
2. Evaluated compliance – assessed each application against the specific approval criteria established by the applicable code or ordinance; and
3. Based the recommendation decision on the factual evidence in record – ensured that recommendations and/or final decisions and any conditions of approval were supported by factual evidence and testimony presented in the public record.

* Notes:

- Motions for recommendations of denial shall include the reason for the recommendation of denial. Denials shall be based on the project's noncompliance with the approval criteria within Caldwell City Code for the specific application.
- Motions with modified or added conditions shall include the reason for the modified or added condition.
- For recommendation of denial of an annexation, no justification has to be provided for such denial recommendation.

XII. CITY COUNCIL PUBLIC HEARING PROCESS

Public Process:

A public hearing on the proposal(s) will be held before the City Council on the next available city council meeting, following the hearing and recommendation by the Planning and Zoning Commission , at which time the applicant will give a presentation, then staff will present a staff report along with an analysis of the application and all pertinent information on the case, followed by public testimony in opposition, neutral, and in favor.

The city council public hearing is scheduled to be held on 5/18/2026.

All of the information from the meeting will be included in the official record and within the Findings of Fact, Conclusions of Law and Reasoned Decision.

Public Testimony:

Public testimony will be taken during the City Council public hearing and will be included in their entirety as part of the official record and within the Findings of Fact, Conclusions of Law and Reasoned Decision.

XIII. CITY COUNCIL DECISION OPTIONS

The City Council may choose to:

1. Approve as Presented
2. Approve with Modified Conditions
3. Deny * See notes below
4. Continue to a Future Meeting Date
5. Postpone Action and Remand to Staff for More Information

In making its decision on any application, City Council shall:

4. Review all evidence – consider all factual evidence, documents, and testimony submitted during the public hearing process;
5. Evaluate compliance – assess each application against the specific approval criteria established by the applicable code or ordinance; and
6. Base decision on the factual evidence in record – ensure that recommendations and/or final decisions and any conditions of approval are supported by factual evidence and testimony presented in the public record.

*Notes:

- Motions for denial shall include the reason for denial. Denials shall be based on the project's noncompliance with the approval criteria within Caldwell City Code for the specific application.
- Motions with modified or added conditions shall include the reason for the modified or added condition.
- For motions of denial of an annexation, no justification has to be provided.

XIV. CONDITIONS OF APPROVAL

(This section is only applicable to approval decisions)

NOTE: Any conditions removed by the governing body will be shown in strikethrough.
Any conditions added or amended by the governing body will be shown underlined

Specific Requirements:

1. Future development of the subject parcels, as outlined within this report and the submitted application, shall be substantially consistent with the approved preliminary plat, landscape plan, open space exhibit, pathway exhibit, conceptual elevations, recorded Development Agreement (as amended), and narrative outlining the Planned Unit Development request and deviations.
2. The Developer, Brighton Development, has agreed to donate Lot 2, Block 11, to the City of Caldwell at no cost, for future construction of a new Caldwell Fire Station. Said lot shall be no less in area than what is depicted as 84,188 sf, or approximately 1.933 acres. The Developer shall complete all grading, frontage improvements, and installation of utility services to the lot to deliver the lot in a "turnkey" condition that is suitable for immediate construction no later than phase 2 of the Aviary Heights Subdivision.
3. Lot 1, Block 11 (approximately 7.3 acres), as depicted on the preliminary plat, shall be reserved for the proposed Gem Prep charter school. If this school is not constructed per the agreement between the developer and Gem Prep, said lot shall be reserved for a future public/quasi-public use. To remove this condition, a Development Agreement Modification application will be required.

4. Future commercial uses shall be reviewed for compliance with all Caldwell City Code and zoning standards at the time of development of each commercial lot.
5. Prior to building permit submittal or construction drawing submittal, whichever is first, for the proposed Gem Prep charter school on Lot 1, Block 11, the Developer shall coordinate with the school and City to identify the appropriate and relevant school crossings for safe routes to schools throughout the development. Developer shall be responsible for installation of these crosswalks within each relevant phase.
6. The required Midland Boulevard arterial street buffer adjacent to the commercial lots within the H-C zone shall be constructed no later than Phase 2 of the residential portion of the Aviary Heights Subdivision.
7. Prior to the City Council hearing, the landscape plans shall be revised to include the required and proposed groundcover percentages of grass/sod, shrub beds, and any non-vegetative groundcover for all street buffers and pathways, per 10-02-09 of Caldwell City Code.
8. Prior to construction drawing and final plat submittal for each phase, an Alternative Methods of Compliance application shall be submitted to verify street buffer widths and measurement point.
9. At the time of construction drawing and final plat submittal for each phase, landscape plans shall identify fencing along the west boundary to separate the development and linear park pathway from the railroad right-of-way and the outparcel (R343123, 10224 HWY 20/26) for increased safety. Type of fencing shall be reviewed at this time.
10. At the time of construction drawing and final plat submittal for each phase, landscape plans shall identify and depict the required number of shrubs for all street buffers and pathways, per 10-02-09 of Caldwell City Code.
11. At time of construction drawing and final plat submittal for each phase, landscape plans shall identify all required public pathway amenities (benches, trash receptacles, lighting, etc.) as described in 10-02-09-7 of Caldwell City Code.
12. The required segment of the Tri-City Corridor linear park pathway proposed within the commercial area of the preliminary plat (depicted as Lots 1 & 12, Block 13 at this time) shall be constructed at the time of commercial lot development or within one (1) year of the last residential phase of development, whichever occurs first.
13. *Site Plan, Building Elevations and Landscape Plans:* The site plan, building elevations, and landscape plan submitted and presented to the deciding during the public hearing are hereby incorporated by reference and approved as part of the subject applications, including any modifications requested by the deciding body. The final approved site plan, building elevation, and landscape plan approved by the deciding body as part of the approval will be incorporated into the Findings of Fact, Conclusions of Law and Reasoned Decision.

    Any modification to the approved plans shall be reviewed by the Director for consistency with the approval and applicable code provisions. If the City determines that any such modifications materially alter the approved design, layout or intensity of use shall require additional public comment, through a formal public hearing, due to potential impacts on surrounding property or the community, or that such change is a substantial enough change from the elevations presented to the public.

    The Director may require an additional public hearing before the original decision-making body if the proposed modification involves an issue that was raised, deliberated, or identified as a concern during the original public hearing.

14. *Development Agreement:* The signed and notarized development agreement shall be submitted to the City prior to the recording of the ordinance of annexation or rezone. The development agreement shall be received within fourteen (14) days of the approval of modification. If the development agreement is not received within 14 days, the Development Agreement Modification may need to be reconsidered by the City Council and may result in a loss of the approved entitlements.

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 at the time of development, unless specifically stated otherwise in a Development Agreement or in the Order of Decision. 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. *Nuisance Violations:* 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 the submission of an application for modification and approval of that application prior to commencing any change.

Site Design and Development Standards:

1. *Bulk and Dimensional Standards:* All new construction shall comply with the current bulk and dimensional standards schedule in effect at the time the building permit is filed, excluding any deviations/modifications approved through the planned unit development 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.

Landscaping Specific Requirements:

1. *Compliance:* The applicant shall comply with all landscaping requirements based on Caldwell City Code.

2. *Landscape Maintenance:* All required landscaping and screening devices shall be continuously maintained in a healthy, living, safe, and attractive condition, and shall be free of weeds, dead or diseased plant materials, and debris. Any dead, dying, or diseased plant materials shall be promptly replaced in kind or with alternatives approved by Planning and Zoning.

3. *Homeowner's Association:* The homeowner's association is responsible for maintaining all common area landscaping and screening devices within a subdivision, development, and/or the subject property.

4. *Parking Lot Landscaping:* Linear grouping of parking spaces shall not exceed twelve (12) in a row, without the installation of an interior landscape planter island. All off-street parking lots/parking areas, drive aisles, and other vehicular use areas shall install a perimeter landscape buffer along the property line and/or project boundary. Class 3 trees are prohibited in the interior planter islands, and all parking lot landscaping shall comply with 10-02-09-8.

5. *Street Landscape Buffers:* The street landscape buffers shall comply with CCC 10-02-09-5 and shall contain a mixture of trees, shrubs, lawn, vegetative and nonvegetative ground cover so that the entire buffer area is covered. Plantings shall meet or exceed the minimum plant sizes as follows:

TYPE	**MINIMUM (at 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

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 built 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 submitted for approval within twenty-four (24) months of the date of signature on the approving order of decision for the preliminary plat; and 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. For phased subdivisions, see 11-02-02 (1).

4. *Final Plat Submission:* Final plat applications shall be submitted to planning and zoning at the same time as the application for review of construction drawings has been submitted to the engineering department.

5. *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 by City of Caldwell Mapping and Planning and Zoning, at an administrative staff level. In making application, the application shall file a completed application with Planning and Zoning on forms prescribed by the department accompanied by such data and information necessary to assure the fullest presentation of facts, as determined by the Director. Subdivision name change requests shall follow the following process:

   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.

   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.

   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.

6. *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.

Planned Unit Development Specific Requirements:

1. *PUD Ownership:* A planned unit development shall be under single control during the planning and developmental stage to ensure that the development can be accomplished in a unified manner and all shared amenities, open space, and pathways are constructed.

2. *PUD Amenities:* A minimum of 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.

XV. ATTACHMENTS

Application Exhibits: (AP-Exhibits)

Application(s), Checklists, Project Narrative, Plans, Plats, Maps, and Supplemental Materials Submitted by the Applicant

Staff Exhibits: (S-Exhibits)

Exhibit S-1: Vicinity Map
Exhibit S-2: Zoning Map
Exhibit S-3: Future Land Use Map
Exhibit S-4: Public Agency Notification List
Exhibit S-5: Draft Development Agreement
Exhibit S-6: Hearing Examiner Minutes *(DRAFT)*

Public Comments: (PC-Exhibits)

Public Agency Comments: (PA-Exhibits)

Caldwell Engineering Dept.
Caldwell Fire Dept.
Caldwell Police Dept.
City of Nampa
Canyon County Highway District
Vallivue School District
Gem Prep Schools

AP-EXHIBITS

This includes all application materials and documents submitted and Applicant's Presentation Materials for Public Hearing

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	☐ Lot Split (Administrative)	☑ Subdivision (Prelim) Plat*
☐ Administrative Development Review[2]	☐ Lot Split (Simple)	☐ Subdivision (Final) Plat***
☐ Alternative Method of Compliance	☐ Manufactured Home Community*	☐ Subdivision (Short) Plat*
☐ Annexation w/Zoning*	☐ Mobile Food Unit (Individual)	☐ Subdivision Plat Modification**
☐ Business License (Permit)	☐ Mobile Food Unit Park / Court	☐ Subdivision Plat (Time Extension)
☐ Certificate of Appropriateness*	☐ Modification to Conditions of Approval**	☐ Subdivision Plat (Renewal)
☐ Comprehensive Plan (Map) Amendment*	☐ Outdoor Dining Permit	☐ Temporary Use Permit
☐ Comprehensive Plan (Text) Amendment*	☐ Parcel Consolidation	☐ Traffic Impact Study Review
☐ Deannexation*	☐ Performance Bonding	☐ Vacation (Easement)*
☐ Design Review**	☑ Planned Unit Development (New)*	☐ Vacation (Plat Note) *
☑ Development Agreement (New)*	☐ Planned Unit Development (Modification)**	☐ Vacation (ROW) *
☐ Development Agreement (Modification)**	☐ Public Art / Mural	☐ Variance*
☐ Development Agreement (Termination)*	☐ Rezone* (Zoning Map Amendment)	☐ Zoning Ordinance Text Amendment*
☐ Home Occupation Permit (New)	☐ Signs[1]	
☐ Home Occupation Permit (Renewal)	☐ Special Use Permit (New)*	
☐ Lot Line / Boundary Line Adjustment	☐ Special Use Permit (Modification)**	

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)*	Aviary Heights
Site Address(s): *Upload separate attached sheet if more than six (6) site addresses*	
Suite #s:	
Parcel #s:	34121, 34121010, 34125010, 34125, 34122, 34126, 34123010, 34127, 34127010
Total Acres:	124.623
Prior Use of Property:	Agricultural
Proposed Use of Property:	Residential and Commercial

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 ☐ RS-1 ☐ RS-2 ☐ R-1 ☐ R-2 ☐ R-3	☐ C-1 ☐ C-2 ☐ C-3 ☐ C-4 ☐ H-C	☐ M-1 ☐ M-2 ☐ I-P		☐ D-CC ☐ C-CB ☐ T-N	☐ A-D ☐ C-D ☐ H-D ☐ P-D

Select the Overlay District for the Subject Parcel(s): *(check all that apply)*	☑ Not in Overlay Zone ☐ APO-1 ☐ APO-2	☐ ED-1	☐ FP-1	☐ HD-1 ☐ HD-2 ☐ HD-3	☐ SO-1 ☐ SO-2 ☐ SO-3	☐ UD-1 ☐ UD-2 ☐ UD-3

City of Caldwell Comprehensive Plan Designation of Subject Parcel(s): *(check all that apply)*	☐ Neighborhood 1 ☑ Neighborhood 2 ☑ Neighborhood 3 ☐ Urban Neighborhood	☐ Downtown ☑ Mixed Use Center ☐ Community Center ☐ 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:	Eli Benski
Company Name: *(if applicable)*	Brighton Development
Mailing Address:	2929 W Navigator Dr #400 Meridian ID 83642

Phone:	(208)565-7726	**Email:**	ebenski@brighton.co
Email Address:			

Applicants Relationship to Property Owner:	☐ Property Owner ☑ Authorized Agent/Representative ☐ Purchaser ☐ Petitioner *(vacation requests only)*

IV. Property Owners' Information *(if different from applicant)*

Name:	DWT Investments LLC
Mailing Address:	2929 W Navigator Dr #400 Meridian ID 83642
Phone:	(208) 378-4000
Email:	

V. Contractor / Developer Information *(fill out, if applicable)*

Name:	
Company Name: *(if applicable)*	Brighton Development
Mailing Address:	2929 W Navigator Dr #400 Meridian ID 83642
Phone:	(208) 378-4000
Email:	

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:	
Company Name: *(if applicable)*	KM Engineering
Mailing Address:	5725 N Discovery Way Boise ID 83713

Phone:	(208) 639-6939	**Email:**	

VIII. Landscape Architect Information *(fill out, if applicable)*

Name:	
Company Name: *(if applicable)*	KM Engineering
Mailing Address:	5725 N Discovery Way Boise ID 83713

Phone:	(208) 639-6939	**Email:**	

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)

Eli Benski — Applicant / Applicant's Representative Printed Name

10/20/2025 — Date

Elizabeth Benski

Digitally signed by Elizabeth Benski
DN: C=US, E=ebenski@brighton.co, O=Brighton Corporation, OU=Development, CN=Elizabeth Benski
Date: 2025.10.20 15:23:21-06'00'

Applicant / Applicant's Representative Signature

City of Caldwell
Planning and Zoning Department
621 Cleveland Blvd., Caldwell, Idaho, 83605
Phone: (208) 455-3021 | Web: www.cityofcaldwell.org

SUBDIVISION PRELIMINARY PLAT CHECKLIST

The following items shall be included in any application submittal. Additional information may be required, as indicated in your roundtable (pre-app) meeting or upon official review of the plans. Please check the box for each item listed below to confirm submission of the item listed.

SECTION I

SUBMITTAL DOCUMENTS & RELATED PLANS		Applicant	Staff
Master Land Use Application	Copy of completed, signed and dated application	✓	
Application Checklist	Copy of completed, signed and dated checklist	✓	
Property Owner Acknowledgement	If the signatory of the application is not the owner of the property, a notarized statement (property owner acknowledgement) must be signed by the legal owner of record and submitted with the application	✓	
Proof of Property Ownership	Recorded Warranty Deed for the subject property showing proof of ownership, or evidence of property interest to subject property	✓	
Legal Description of Property	Attach a legal description of the property including metes and bounds to the centerline of all adjacent rights of ways. All legal descriptions shall be certified by a land surveyor registered to the State of Idaho.	✓	
Neighborhood Meeting Information	The verification shall include: • A copy of the letter mailed by the applicant *(Min. 15 days prior to meeting)* • A copy of the 500' mailing list indicating all notified owners, residents and associations • A copy of the sign-up sheet from the meeting, with your signature *Note: Neighborhood meetings must have been held within four (4) months of application submission.*	✓	
Photographs	Photographs of existing site conditions	✓	
Project Narrative	Narrative fully describing the application request(s), the purpose of the development, existing site conditions, and what is being proposed.	✓	
Concept Building Elevations	Colored concept elevations of all four (4) sides of buildings, indicating building heights, colors, materials, windows, doors, and architectural features.		
Site Plan (Scaled)	Site plan, drawn to scale, showing location of all property lines, existing and proposed buildings, utilities, setbacks, easements, and streets with street names.	✓	
Preliminary Plat	High resolution preliminary plat, to scale. See requirements for plan content in **Section II below**	✓	
Landscape Plan	High resolution landscape plan, to scale. See requirements for landscape plan contents in **Section III below**	✓	

City of Caldwell
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SECTION II

PRELIMINARY PLAT CONTENT		Applicant	Staff
Plans to Scale	All mapped data for the same plat shall be drawn at a scale suitable to ensure the clarity of all lines, bearings and dimensions, said scale typically being one hundred feet to an inch (100' = 1"). Whenever practical, scales shall be adjusted to produce an overall drawing measuring eighteen inches by twenty- four inches (18" x 24"), but not exceeding forty-two inches by sixty inches (42" x 60").	✓	
Subdivision Name and Location	The proposed subdivision name and location shall be provided on the plat and shall meet the following: • Said name shall be approved by the City Mapping Department and shall not being a duplicate name of any other recorded subdivision within Canyon County or any of the cities in Canyon County; • Location of subdivision by section, township and range; reference by dimension and bearing to a combination of two (2) section corners, quarter section corners, or recorded monuments. (Ord. 3374, 12-6-2021)	✓	
Contact Information	Name, address and phone number of property owner(s), subdivider, engineer, planner, and surveyor who prepared the plat, and any other professional persons involved in the subdivision.	✓	
Scale, North Arrow, and Plan Preparation Date	Scale, north arrow and date of preparation including dates of any subsequent revisions.	✓	
Vicinity Map (Scaled)	Vicinity map drawn to a maximum scale of one inch equals five hundred feet (1" = 500'), clearly showing the proposed subdivision or planned unit development configuration in relationship to, as well as, identifying and showing lot lines and street connections of all adjacent subdivisions, all arterial streets, all collector streets and bodies of water.	✓	
Topography	Topography based on NAVD 88 datum shown on the same map as the proposed subdivision layout. Contour lines shown at five foot (5') intervals where land slope is greater than ten percent (10%) and at two foot (2') intervals where land slope is ten percent (10%) or less, referenced to an established bench mark, including location and elevation.	✓	
Existing Water	Location of existing water wells and type, streams, canals, irrigation laterals, drainage facilities, private ditches, washes, lakes and other water features; direction of flow; regulatory floodplain and floodway boundaries if any; and location and extent of known areas subject to inundation if any.	✓	
Streets and other Important Features	Location, widths and names of all existing streets and location, arrows indicating direction of slopes, type of surface and existence of any curb, gutter and/or sidewalks. Other important features such as railroads, utility rights of way and easements of public record, public areas, permanent structures to remain including water wells, and municipal corporation lines within or adjacent to the tract.	✓	
Recorded Subdivisions with Common Boundaries	Name, book, page number and lot line layout of any recorded adjacent subdivision having common boundary with the tract.	✓	
Table Schedule *(see attached example)*	Table Schedule of: • Existing zoning classification of the tract with any requested zoning changes. • Total acreage of the entire subdivision • Total number of buildable lots by land use type. • Total number of common lots. • Total gross acreage • Average buildable lot size • Dwelling units per gross acre.	✓	

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PRELIMINARY PLAT CONTENT cont.		Applicant	Staff
Subdivision Boundary	The subdivision boundary with dimensions and bearings shall be based on an actual recorded field survey, performed within six (6) months of the preliminary plat application, and shall include the professional land surveyor stamp. Boundary problems shall be resolved prior to preliminary plat submittal. Stamping of the preliminary plat by the professional land surveyor pertains only to the boundary survey and should be noted as such.	✓	
Public dedications of rights of way or easements	Proposed location, width, dimensions and bearings, and use of all proposed easements within the subdivision. All existing easements with location, width, dimensions, bearings, use and instrument numbers. Designation of all land to be dedicated or reserved for public use with purpose indicated.	✓	
Names, Addresses, and Tax Parcel Numbers	Names, addresses and tax parcel numbers for all property owners within three hundred feet (300') of the exterior boundary of the subdivision, displayed visually on the plat in the appropriate locations.	✓	
Utilities	Storm drains and water supply mains, both proposed and existing, within and immediately adjacent to the subdivision. Approximate location of existing sanitary sewer facilities, manholes, lines, and any other sewer related facilities within and adjacent to the subdivision.	✓	
Proposed Street Layout	Proposed street layout, including location, width and proposed names of streets, common driveways, alleys, major pathways, micro pathways and easements; pedestrian and vehicular connections to adjoining properties.	✓	
Lot Dimensions	Typical lot dimensions to scale; dimensions of all corner lots and lots of curvilinear sections of streets; each lot and block numbered individually; each lot labeled with its individual lot acreage and square footage.	✓	
Land Use and Zoning Classification (Each Area)	If plat includes land for which multi-family, commercial, industrial or mixed use is proposed, such areas shall be clearly designated together with existing zoning classification and status of zoning change, if any.	✓	
Special Development Areas	Appropriate information that sufficiently details the proposed subdivision within any special development area, such as: • Hillside • Floodplain		
On and Off-Site Improvements	The proposed on and off site improvements including water supply systems, sanitary sewer systems and stormwater drainage.	✓	
Access and Approaches	Width, spacing and location of all proposed approaches to the subdivision with type (example: full approach, right in/right out approach) of approach indicated.	✓	
Proposed Utility Methods	(A) Sewage Disposal: Such evidence relative to the design flows within the subdivision, and operation of the sanitary sewage facilities proposed. A statement as to the type of facilities proposed shall appear on the preliminary plat. (B) Water Supply: Such evidence relative to the design, operation, volume and quality of the water supply and facilities proposed. A statement as to the type of facilities proposed shall appear on the preliminary plat. (C) Stormwater Disposal: Such evidence relative to the design and operation of the stormwater disposal system. A statement as to the type of facilities proposed, and an indication of all areas to be used for treatment/disposal shall appear on the preliminary plat. All stormwater design shall comply with the city's most recent "Stormwater Management Manual" as adopted by council as of the date of preliminary plat application submittal. (D) Irrigation System: A statement describing the proposed irrigation system, consistent with section 10-07-12 of the Caldwell City Code, shall appear on the preliminary plat.	✓	

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PRELIMINARY PLAT CONTENT cont.		Applicant	Staff
Acknowledgement	Note acknowledging that, to the best of the preparer's knowledge, the preliminary plat meets all requirements of city code; or if said plat does not meet all requirements then the plat has been submitted as a planned unit development and any and all requested exceptions have been listed in detail as part of the planned unit development application or it is not a planned unit development but any exceptions as allowed in this chapter have been noted on the preliminary plat and specifically requested as a part of the application.	✓	

SECTION III

LANDSCAPE PLAN CONTENT (CCC 10-07-03)		Applicant	Staff
Plan Preparation	Landscaping plans shall be prepared by a landscape architect, a landscape designer or a qualified nursery person; Landscape plans shall be stamped by a licensed landscape architect.	✓	
Plan Size	Detailed plan at a scale no smaller than one inch equals fifty feet (1" = 50')	✓	
Streets, Setbacks and Easements	Show all streets, setbacks, and easements, Streets shall be identified by name. Dimension and label all right-of-way, setbacks, and easements	✓	
Sight Visibility Triangles	Show and label all sign visibility triangles.	✓	
Storm Water Facilities and Berms	Show all storm water facilities and berms. Indicate berm heights, slopes and proposed landscaping	✓	
Off-Street Parking & Bicycle Parking	• A note listing the required number of parking spaces and bicycle parking spaces. • A note listing the provided number of parking spaces and bicycle parking spaces. The provided number of parking spaces and bicycle parking spaces shall equal or exceed the required number of parking spaces and bicycle parking spaces. • Circulation area required to serve the parking spaces with typical dimensions.	✓	
Existing Trees and/or Shrubs	Location of all existing trees and shrubs, and the approximate size and type of any existing trees and shrubs. Indicate by note which trees and/or shrubs will remain, if any.	✓	
Existing and Proposed Structures	Location of all existing and proposed structures and a note of whether or not the existing structures will remain	✓	
Pathways	Location, width, and type of pathways, along with identification of all required pathway materials and landscaping callouts: • Micro Pathways • Major Pathways • Public Pathways • Regional Pathways • Indian Creek Corridor Pathways (if applicable)	✓	
Open Space Exhibit	All open space clearly delineated using colored shading so it is readily identifiable. The open space exhibit shall contain a table identifying: • The percentage and acreage of each individual areas of open space and if the open space is being calculated as qualified open space • The total percentage and acreage of code required open space and qualifying open space in relationship to the gross area of the project • The total percentage and acreage of proposed open space and qualifying open space in relationship to the gross area of the project	✓	
Public Amenities	Location, size, and types of new structures for recreational use (i.e., gazebos, water features, picnic areas, shuffleboard, etc)	✓	

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LANDSCAPE PLAN CONTENT (CCC 10-07-03)		Applicant	Staff
School Bus Stops	Location of school bus stop areas within a common lot or common easement		
Public Transit Stops	Location of any public transit		
Street Landscape Buffers	Location and width of all street landscape buffers. Include the location of all sod, trees, shrubs, plantings, and other materials proposed.	✓	
Landscape Buffers Between Land Uses	Location and width of all landscape buffers between different land uses. Include the location of all sod, trees, shrubs, plantings, and other materials proposed.	✓	
Parking Lot Landscaping	Location and size of all landscape islands within parking lots, Include the location of all landscaping materials proposed		
Trash Enclosures	Location of all trash enclosures, to include details about screening and landscaping		
Fencing	Location, height, color, and materials for all existing or proposed fencing	✓	
Other Landscape Amenities	Provide location, size, type and description of all other landscape improvements such as berms, decorative rock, boulders, etc.	✓	
Landscape Schedule	Provide a table listing all of the locations, descriptions, types and numbers of landscaping products to be installed.	✓	

SECTION IV

GENERAL PROJECT INFORMATION

Type of land uses within subdivision:	Residential only Commercial only Industrial only Mixed-use *(mix of residential and non-residential uses)*
Has your development / subdivision name, street names, and lot and block numbers been approved by the City of Caldwell Mapping Division?	Yes (No) *If yes, have you made any changes or modifications to the previously approved pre-plat approved by Mapping?* Yes No
Will the subdivision be phased?	(Yes) No If yes, how many phases are proposed? 5
Development timeline for full build out?	6 years

LAND USE AND ZONING INFORMATION

	Zoning Designation	Comp Plan Designation	Land Use
Existing (Subject Property)	R-1, R-2, H-C	Neighborhood 2 & 3, Mixed Use Center	Agricultural
Proposed (Subject Property)	No change	No change	Residential, Commercial, and Civic
North of Site			
South of Site			
East of Site			
West of Site			

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PROJECT SPECIFIC INFORMATION

	Number of Lots	Acres	Percent of "Net" Acres *Net acreage is the total acreage minus any public streets and public rights of way*
Residential Lots	305	40.024	60.72%
Commercial Lots	13	11.882	18.02%
Industrial Lots			
Common Lots	55	14	21.24%

EXISTING AND PROPOSED BUILDING DATA

	# of EXISTING buildings	# of PROPOSED buildings	# of EXISTING dwelling units	# of PROPOSED dwelling units	Max. Building Height	Total GROSS square footage of buildings
Residential:						
Single-family (detached) homes			1	160		
Townhomes				145		
Two-family *(duplex)*						
Three-family residential *(triplex)*						
Four, five and six family *(fourplex, fiveplex, and sixplex)*						
Multi-family (7 or > dwelling units) in a single building						
Commercial			N/A	N/A		
Industrial			N/A	N/A		
Type of Commercial or Industrial Buildings:		Single-tenant building(s) Multi-tenant buildings				

DENSITY AND OPEN SPACE (Comprehensive Plan and CCC 10-07-05)

Dwelling units per gross acre (Density):	Max. Allowed	Proposed
	Neighborhood 2: 2-8 Neighborhood 3: 4-20	Neighborhood 2: 3.11 Neighborhood 3: 6.374
Total Open Space	% Required	% Proposed
		25 - (6.8% is non-qualified open space)
Total "Qualifying" Open Space	% Required	% Proposed
	15	19
Included	**NOTE:** *Attach a separate Open Space Exhibit showing all areas of open space highlighted, all areas highlighted and labeled for qualifying open space, and table with breakdown, square footage, percentage and acreage of all open space vs. qualifying open space.*	

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PARKING, LOADING AND PEDESTRIAN AMENITIES (CCC 10-02-05)		
Description	**Min. Required**	**Proposed**
Electric vehicle parking spaces		
Off-street parking spaces	610	610
Commercial loading spaces		
Industrial loading spaces		
Bicycle parking spaces:		
Describe any public transportation facilities that will be provided in accordance with (CCC 10-02-05 B)		
Public Amenities:	***Provide a description of the type of public amenities proposed***:	

LANDSCAPING AND PATHWAYS (CCC Chapter 10, Article 7)	
Landscaping: (*Please check all locations where landscaping will be provided)*	Parking lot Common areas Street landscape buffers Between different land uses Pathways Around building exterior Other _____
Major Pathways	*Describe location, width, and landscaping:* See exhibit 4 of "Exhibits" attachment
Micro Pathways	*Describe location, width, and landscaping* Found throughout the subdivision, fencing will be on the private lots abutting the pathways. See exhibit 4 of "Exhibits" attachment
Public Pathways *(per Bicycles and Pathways Master Plan)*	*Describe location, width, landscaping, and any proposed fencing:* Found to the west of the development, fencing will be on the private lots abutting the pathway. See exhibit 4 of "Exhibits" attachment

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STREET LANDSCAPE BUFFERS (CCC 10-07-08)

Location *(Enter Street Name)*	Min. Width Required	Proposed Width	% of Sod Proposed	# of Trees Proposed	Min. Tree Spacing *(in feet)*	# of Shrubs Proposed	Min. Shrub Spacing *(in feet)*
Midland	25	20		Sheet PPL9		Sheet PPL9	Approval at FP
Skygate	15	15		Sheet PPL4		Sheet PPL4	Approval at FP
Soaring Heights	20	15		Sheet PPL5		Sheet PPL5	Approval at FP
20/26	25						Approval at FP

BUFFERS BETWEEN LAND USES (CCC 10-07-10)

Location *(If not required, put N/A)*	Min. Width Required	Proposed Width	% of Sod Proposed	# of Trees Proposed	Min. Tree Spacing *(in feet)*	# of Shrubs Proposed	Min. Shrub Spacing *(in feet)*
North Property Line							
South Property Line							
East Property Line							
West Property Line	20	100		Preliminary shown in landscape			

PUBLIC SIDEWALKS

Location (Street Name)	Min. Width Required	Proposed Width	Type of Sidewalk		
West property Linear Park (See exhibit 4 of "Exhibits" attachment)	8	10	Meandering	Attached	Detached
Mid Blocks through out sub (See exhibit 4 of "Exhibits" attachment)	5	5	Meandering	Attached	Detached
Along Soaring Heights (See exhibit 4 of "Exhibits" attachment)	5	8	Meandering	Attached	Detached
Along all other public streets (See exhibit 4 of "Exhibits" attachment)	5	5	Meandering	Attached	Detached

UTILITIES, INFRASTRUCTURE, AND PUBLIC SERVICES INFORMATION

Domestic Water:		Individual Domestic Well – How Many? 1 - to be vacated
		Centralized Public Water System
		City Municipal Water System to be installed - connection in 20/26
		N/A
	Nearest Water Line Connection:	
Sewer (Wastewater):		Individual Septic
		City Municipal Sewer to be installed - connection in 20/26
		N/A
	Nearest Sewer Line Connection:	
Irrigation:		Surface
		Irrigation Well
		Pressurized to be installed
		Gravity
		N/A
	Nearest Irrigation Connection:	
	Irrigation District: Pioneer Irrigation District	

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Stormwater:		Swales
		Ponds
		Borrow Ditches
		Other, Explain: Sub-surface seepage bed
Stormwater Management:	Does the site disturb one or more acres of land? (Yes) No	
Fire Suppression Water Supply Source:	City Municipal Water System	
Sources of Surface Water on or Nearby Properties (i.e., creeks, ditches, canals, lake, etc.):	Ditches and cancals	
Type of Site Access:		Street Frontage 20/26 & Midland Blvd
		Easement Easement Width: Instrument #
Street(s) Providing Access:	20/26 and Midland Blvd	
Will Secondary Access for Fire be Provided:		Yes x
		No
Internal Roads:		Public x
		Private
		Internal Circulation
		Road User's Maintenance Agreement Inst#
School Districts Serving this Location:		Caldwell School District
		Vallivue School District X

SPECIAL ON-SITE CHARACTERISTICS

	Yes	No	If yes, explain:
Areas of Critical Environmental Concern?		X	
Evidence of Erosion?		X	
Fish Habitat?		X	
Floodplain?		X	
Riparian Vegetation?		X	
Steep Slopes?		X	
Streams/Creeks?		X	
Unique Animal/Plant Life?		X	
Unstable Soils?		X	
Wildlife Habitat?		X	
Historic Buildings or Features?		X	

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Describe any other unique site characteristics:	Railway and transmission lines to the west and irrigation canal to the north.

ACKNOWLEDGEMENT	
✓	I acknowledge that all items on the checklist are included in the submittal package and that all documents have been submitted as single-sided, high-resolution documents; and
✓	I acknowledge that the applicant or the applicant's representative is responsible for the physical posting of all subject sites prior to the public hearings, and for providing affidavit of proof of posting in accordance with Caldwell City Codes; and
✓	I acknowledge that the applicant or the applicant's representative IS REQUIRED to attend all public hearings for this application.

I certify this document has been acknowledged, signed and dated by the:

☐ Property Owner as the Applicant ☑ Property Owner's Agent / Representative

Eli Benski — Applicant / Applicant's Representative Printed Name

10/23/25 — Date

Elizabeth Benski — Applicant / Applicant's Representative Signature

Digitally signed by Elizabeth Benski
DN: C=US, E=ebenski@brighton.co, O=Brighton Corporation, OU=Development, CN=Elizabeth Benski
Date: 2025.10.24 09:36:12-06'00'

CITY OF
Caldwell, Idaho

Planning & Zoning

PLANNED-UNIT DEVELOPMENT

Project Name: Aviary Heights	File #:
Applicant/Agent: Eli Benski - Brighton Development	

Applicant (√)	**Please provide the following REQUIRED documentation:**	Staff (√)
✓	PUD Details Form	
✓	Narrative fully describing the proposed use/request	
✓	Recorded warranty deed for the subject property	
✓	Detailed Site Plan	
✓	Preliminary Plat (if applicable)	
✓	Signed Property Owner Acknowledgement (if applicable)	
✓	Vicinity map, showing the location of the subject property	
	Traffic Study (if applicable)	
✓	Landscape Plan (if applicable)	
✓	Neighborhood Meeting sign-in sheet	
✓	All of the above items shall be submitted in 8 ½ x 11 paper format AND in electronic format (preferably PDF or Word) on either a jump drive or CD. Please be aware the jump drive or CD will become part of the file and will not be returned.	
✓	Fee	

STAFF USE ONLY:

Date Application Received: _____

Received by: _____

Proposed Hearing Date: _____

Hearing Body: _____

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DEVELOPMENT AGREEMENT CHECKLIST

The following items shall be included in any development agreement modification submittal. Additional information may be required, as indicated in your roundtable (pre-app) meeting or upon official review of the application and/or plans. Please check the box for each item listed below to confirm submission of the item listed.

SECTION I

SUBMITTAL DOCUMENTS & RELATED PLANS		Applicant	Staff
Master Land Use Application	Copy of completed, signed and dated application	☑	☐
Application Checklist	Copy of completed, signed and dated checklist	☑	☐
Project Narrative	Narrative fully describing the proposed request, including but not limited to the reason for the development agreement modification.	☑	
Proof of Property Ownership	Recorded Warranty Deed for the subject property showing proof of ownership, or evidence of property interest to subject property	☑	☐
Legal Description of Property	Attach a legal description of the property including metes and bounds to the centerline of all adjacent rights of ways. All legal descriptions shall be certified by a land surveyor registered to the State of Idaho.	☑	☐
Property Owner Acknowledgement	If the signatory of the application is not the owner of the property, a notarized statement (property owner acknowledgement) must be signed by the legal owner of record and submitted with the application	☑	☐
Vicinity Map (Scaled)	Scaled vicinity map showing the location of the subject property.	☑	☐
Original Development Agreement	Provide a copy of the original development agreement that was approved and recorded	☐	☐
Draft of Development Agreement Modifications	Provide a draft of the original development agreement to be modified with all proposed text deletions shown in strike-out format, and all proposed text additions shown in underlined format.	☐ Included ☑ N/A	☐
ADDITIONAL REQUIREMENTS (Development agreement modifications where a new, standalone development agreement is proposed or required)		**Applicant**	**Staff**
Property Owner Information	Include the property owner information, including the mailing address information to be included in the new development agreement.	☑ Included ☐ N/A	☐
Legal Description of Property	Attach a legal description of the property subject to the new development agreement. Include: • A metes and bounds description, stamped and signed by a registered professional land surveyor; AND • A scaled exhibit map showing the boundaries of the legal description in compliance with the requirements of the Idaho State Tax Commission Property Tax Administrative Rules IDAPA 35.01.03.225.oh.h: OR • If property is a lot and block within an existing subdivision, include a description of the lot and block along with an exhibit map/plat depicting the location of said lot and block	☑ Included ☐ N/A	☐

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Draft of NEW Development Agreement	Provide a draft of the new development agreement that is being proposed	☐ Included ☐ N/A	☐

SECTION II

GENERAL INFORMATION			
Original Project Name	Lower Five		
Original Annexation / Rezone Case Number:	DEV23-000004		
Original Ordinance #, Instrument # and Recording Date:	*Ordinance #:*	*County Instrument #:* 2024-012911	*County Recording Date:* 4/30/24
Original Development Agreement – Date of City Council approval, Instrument # and Recording Date	*Date of City Council Approval:*	*County Instrument #:* 2024-012911	*County Recording Date:* 4/30/24

ACKNOWLEDGEMENT

I acknowledge that all items on the checklist are included in the submittal package and that all documents have been submitted as single-sided, high-resolution copies; and

I acknowledge that additional information may be requested or required in order to have a full understanding of the request; and

I acknowledge that the applicant or the applicant's representative **IS REQUIRED to attend all public hearings** for this application.

I certify this document has been acknowledged, signed and dated by the:

☐ Property Owner as the Applicant ☒ Property Owner's Agent / Representative

Eli Benski — Applicant / Applicant's Representative Printed Name

10/23/25 — Date

Elizabeth Benski — Applicant / Applicant's Representative Signature

Digitally signed by Elizabeth Benski
DN: C=US, E=ebenski@brighton.co, O=Brighton Corporation, OU=Development, CN=Elizabeth Benski
Date: 2025.10.24 10:07:35-06'00'

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SUBDIVISION PRELIMINARY PLAT CHECKLIST

The following items shall be included in any application submittal. Additional information may be required, as indicated in your roundtable (pre-app) meeting or upon official review of the plans. Please check the box for each item listed below to confirm submission of the item listed.

SECTION I

SUBMITTAL DOCUMENTS & RELATED PLANS		Applicant	Staff
Master Land Use Application	Copy of completed, signed and dated application	✓	
Application Checklist	Copy of completed, signed and dated checklist	✓	
Property Owner Acknowledgement	If the signatory of the application is not the owner of the property, a notarized statement (property owner acknowledgement) must be signed by the legal owner of record and submitted with the application	✓	
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Neighborhood Meeting Information	The verification shall include: • A copy of the letter mailed by the applicant *(Min. 15 days prior to meeting)* • A copy of the 500' mailing list indicating all notified owners, residents and associations • A copy of the sign-up sheet from the meeting, with your signature *Note: Neighborhood meetings must have been held within four (4) months of application submission.*	✓	
Photographs	Photographs of existing site conditions	✓	
Project Narrative	Narrative fully describing the application request(s), the purpose of the development, existing site conditions, and what is being proposed.	✓	
Concept Building Elevations	Colored concept elevations of all four (4) sides of buildings, indicating building heights, colors, materials, windows, doors, and architectural features.		
Site Plan (Scaled)	Site plan, drawn to scale, showing location of all property lines, existing and proposed buildings, utilities, setbacks, easements, and streets with street names.	✓	
Preliminary Plat	High resolution preliminary plat, to scale. See requirements for plan content in **Section II below**	✓	
Landscape Plan	High resolution landscape plan, to scale. See requirements for landscape plan contents in **Section III below**	✓	

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SECTION II

PRELIMINARY PLAT CONTENT		Applicant	Staff
Plans to Scale	All mapped data for the same plat shall be drawn at a scale suitable to ensure the clarity of all lines, bearings and dimensions, said scale typically being one hundred feet to an inch (100' = 1"). Whenever practical, scales shall be adjusted to produce an overall drawing measuring eighteen inches by twenty- four inches (18" x 24"), but not exceeding forty-two inches by sixty inches (42" x 60").	✓	
Subdivision Name and Location	The proposed subdivision name and location shall be provided on the plat and shall meet the following: • Said name shall be approved by the City Mapping Department and shall not being a duplicate name of any other recorded subdivision within Canyon County or any of the cities in Canyon County; • Location of subdivision by section, township and range; reference by dimension and bearing to a combination of two (2) section corners, quarter section corners, or recorded monuments. (Ord. 3374, 12-6-2021)	✓	
Contact Information	Name, address and phone number of property owner(s), subdivider, engineer, planner, and surveyor who prepared the plat, and any other professional persons involved in the subdivision.	✓	
Scale, North Arrow, and Plan Preparation Date	Scale, north arrow and date of preparation including dates of any subsequent revisions.	✓	
Vicinity Map (Scaled)	Vicinity map drawn to a maximum scale of one inch equals five hundred feet (1" = 500'), clearly showing the proposed subdivision or planned unit development configuration in relationship to, as well as, identifying and showing lot lines and street connections of all adjacent subdivisions, all arterial streets, all collector streets and bodies of water.	✓	
Topography	Topography based on NAVD 88 datum shown on the same map as the proposed subdivision layout. Contour lines shown at five foot (5') intervals where land slope is greater than ten percent (10%) and at two foot (2') intervals where land slope is ten percent (10%) or less, referenced to an established bench mark, including location and elevation.	✓	
Existing Water	Location of existing water wells and type, streams, canals, irrigation laterals, drainage facilities, private ditches, washes, lakes and other water features; direction of flow; regulatory floodplain and floodway boundaries if any; and location and extent of known areas subject to inundation if any.	✓	
Streets and other Important Features	Location, widths and names of all existing streets and location, arrows indicating direction of slopes, type of surface and existence of any curb, gutter and/or sidewalks. Other important features such as railroads, utility rights of way and easements of public record, public areas, permanent structures to remain including water wells, and municipal corporation lines within or adjacent to the tract.	✓	
Recorded Subdivisions with Common Boundaries	Name, book, page number and lot line layout of any recorded adjacent subdivision having common boundary with the tract.	✓	
Table Schedule *(see attached example)*	Table Schedule of: • Existing zoning classification of the tract with any requested zoning changes. • Total acreage of the entire subdivision • Total number of buildable lots by land use type. • Total number of common lots. • Total gross acreage • Average buildable lot size • Dwelling units per gross acre.	✓	

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PRELIMINARY PLAT CONTENT cont.		Applicant	Staff
Subdivision Boundary	The subdivision boundary with dimensions and bearings shall be based on an actual recorded field survey, performed within six (6) months of the preliminary plat application, and shall include the professional land surveyor stamp. Boundary problems shall be resolved prior to preliminary plat submittal. Stamping of the preliminary plat by the professional land surveyor pertains only to the boundary survey and should be noted as such.	✓	
Public dedications of rights of way or easements	Proposed location, width, dimensions and bearings, and use of all proposed easements within the subdivision. All existing easements with location, width, dimensions, bearings, use and instrument numbers. Designation of all land to be dedicated or reserved for public use with purpose indicated.	✓	
Names, Addresses, and Tax Parcel Numbers	Names, addresses and tax parcel numbers for all property owners within three hundred feet (300') of the exterior boundary of the subdivision, displayed visually on the plat in the appropriate locations.	✓	
Utilities	Storm drains and water supply mains, both proposed and existing, within and immediately adjacent to the subdivision. Approximate location of existing sanitary sewer facilities, manholes, lines, and any other sewer related facilities within and adjacent to the subdivision.	✓	
Proposed Street Layout	Proposed street layout, including location, width and proposed names of streets, common driveways, alleys, major pathways, micro pathways and easements; pedestrian and vehicular connections to adjoining properties.	✓	
Lot Dimensions	Typical lot dimensions to scale; dimensions of all corner lots and lots of curvilinear sections of streets; each lot and block numbered individually; each lot labeled with its individual lot acreage and square footage.	✓	
Land Use and Zoning Classification (Each Area)	If plat includes land for which multi-family, commercial, industrial or mixed use is proposed, such areas shall be clearly designated together with existing zoning classification and status of zoning change, if any.	✓	
Special Development Areas	Appropriate information that sufficiently details the proposed subdivision within any special development area, such as: • Hillside • Floodplain		
On and Off-Site Improvements	The proposed on and off site improvements including water supply systems, sanitary sewer systems and stormwater drainage.	✓	
Access and Approaches	Width, spacing and location of all proposed approaches to the subdivision with type (example: full approach, right in/right out approach) of approach indicated.	✓	
Proposed Utility Methods	(A) Sewage Disposal: Such evidence relative to the design flows within the subdivision, and operation of the sanitary sewage facilities proposed. A statement as to the type of facilities proposed shall appear on the preliminary plat. (B) Water Supply: Such evidence relative to the design, operation, volume and quality of the water supply and facilities proposed. A statement as to the type of facilities proposed shall appear on the preliminary plat. (C) Stormwater Disposal: Such evidence relative to the design and operation of the stormwater disposal system. A statement as to the type of facilities proposed, and an indication of all areas to be used for treatment/disposal shall appear on the preliminary plat. All stormwater design shall comply with the city's most recent "Stormwater Management Manual" as adopted by council as of the date of preliminary plat application submittal. (D) Irrigation System: A statement describing the proposed irrigation system, consistent with section 10-07-12 of the Caldwell City Code, shall appear on the preliminary plat.	✓	

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PRELIMINARY PLAT CONTENT cont.		Applicant	Staff
Acknowledgement	Note acknowledging that, to the best of the preparer's knowledge, the preliminary plat meets all requirements of city code; or if said plat does not meet all requirements then the plat has been submitted as a planned unit development and any and all requested exceptions have been listed in detail as part of the planned unit development application or it is not a planned unit development but any exceptions as allowed in this chapter have been noted on the preliminary plat and specifically requested as a part of the application.	✓	

SECTION III

LANDSCAPE PLAN CONTENT (CCC 10-07-03)		Applicant	Staff
Plan Preparation	Landscaping plans shall be prepared by a landscape architect, a landscape designer or a qualified nursery person; Landscape plans shall be stamped by a licensed landscape architect.	✓	
Plan Size	Detailed plan at a scale no smaller than one inch equals fifty feet (1" = 50')	✓	
Streets, Setbacks and Easements	Show all streets, setbacks, and easements, Streets shall be identified by name. Dimension and label all right-of-way, setbacks, and easements	✓	
Sight Visibility Triangles	Show and label all sign visibility triangles.	✓	
Storm Water Facilities and Berms	Show all storm water facilities and berms. Indicate berm heights, slopes and proposed landscaping	✓	
Off-Street Parking & Bicycle Parking	• A note listing the required number of parking spaces and bicycle parking spaces. • A note listing the provided number of parking spaces and bicycle parking spaces. The provided number of parking spaces and bicycle parking spaces shall equal or exceed the required number of parking spaces and bicycle parking spaces. • Circulation area required to serve the parking spaces with typical dimensions.	✓	
Existing Trees and/or Shrubs	Location of all existing trees and shrubs, and the approximate size and type of any existing trees and shrubs. Indicate by note which trees and/or shrubs will remain, if any.	✓	
Existing and Proposed Structures	Location of all existing and proposed structures and a note of whether or not the existing structures will remain	✓	
Pathways	Location, width, and type of pathways, along with identification of all required pathway materials and landscaping callouts: • Micro Pathways • Major Pathways • Public Pathways • Regional Pathways • Indian Creek Corridor Pathways (if applicable)	✓	
Open Space Exhibit	All open space clearly delineated using colored shading so it is readily identifiable. The open space exhibit shall contain a table identifying: • The percentage and acreage of each individual areas of open space and if the open space is being calculated as qualified open space • The total percentage and acreage of code required open space and qualifying open space in relationship to the gross area of the project • The total percentage and acreage of proposed open space and qualifying open space in relationship to the gross area of the project	✓	
Public Amenities	Location, size, and types of new structures for recreational use (i.e., gazebos, water features, picnic areas, shuffleboard, etc)	✓	

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LANDSCAPE PLAN CONTENT (CCC 10-07-03)		Applicant	Staff
School Bus Stops	Location of school bus stop areas within a common lot or common easement		
Public Transit Stops	Location of any public transit		
Street Landscape Buffers	Location and width of all street landscape buffers. Include the location of all sod, trees, shrubs, plantings, and other materials proposed.	✓	
Landscape Buffers Between Land Uses	Location and width of all landscape buffers between different land uses. Include the location of all sod, trees, shrubs, plantings, and other materials proposed.	✓	
Parking Lot Landscaping	Location and size of all landscape islands within parking lots, Include the location of all landscaping materials proposed		
Trash Enclosures	Location of all trash enclosures, to include details about screening and landscaping		
Fencing	Location, height, color, and materials for all existing or proposed fencing	✓	
Other Landscape Amenities	Provide location, size, type and description of all other landscape improvements such as berms, decorative rock, boulders, etc.	✓	
Landscape Schedule	Provide a table listing all of the locations, descriptions, types and numbers of landscaping products to be installed.	✓	

SECTION IV

GENERAL PROJECT INFORMATION

Type of land uses within subdivision:	Residential only Commercial only Industrial only Mixed-use *(mix of residential and non-residential uses)*
Has your development / subdivision name, street names, and lot and block numbers been approved by the City of Caldwell Mapping Division?	Yes (No) *If yes, have you made any changes or modifications to the previously approved pre-plat approved by Mapping?* Yes No
Will the subdivision be phased?	(Yes) No If yes, how many phases are proposed? 5
Development timeline for full build out?	6 years

LAND USE AND ZONING INFORMATION

	Zoning Designation	Comp Plan Designation	Land Use
Existing (Subject Property)	R-1, R-2, H-C	Neighborhood 2 & 3, Mixed Use Center	Agricultural
Proposed (Subject Property)	No change	No change	Residential, Commercial, and Civic
North of Site			
South of Site			
East of Site			
West of Site			

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PROJECT SPECIFIC INFORMATION

	Number of Lots	Acres	Percent of "Net" Acres *Net acreage is the total acreage minus any public streets and public rights of way*
Residential Lots	305	40.024	60.72%
Commercial Lots	13	11.882	18.02%
Industrial Lots			
Common Lots	55	14	21.24%

EXISTING AND PROPOSED BUILDING DATA

	# of EXISTING buildings	# of PROPOSED buildings	# of EXISTING dwelling units	# of PROPOSED dwelling units	Max. Building Height	Total GROSS square footage of buildings
Residential:						
Single-family (detached) homes			1	160		
Townhomes				145		
Two-family *(duplex)*						
Three-family residential *(triplex)*						
Four, five and six family *(fourplex, fiveplex, and sixplex)*						
Multi-family (7 or > dwelling units) in a single building						
Commercial			N/A	N/A		
Industrial			N/A	N/A		
Type of Commercial or Industrial Buildings:		Single-tenant building(s) Multi-tenant buildings				

DENSITY AND OPEN SPACE (Comprehensive Plan and CCC 10-07-05)

Dwelling units per gross acre (Density):	Max. Allowed	Proposed
	Neighborhood 2: 2-8 Neighborhood 3: 4-20	Neighborhood 2: 3.11 Neighborhood 3: 6.374
Total Open Space	% Required	% Proposed
		25 - (6.8% is non-qualified open space)
Total "Qualifying" Open Space	% Required	% Proposed
	15	19
Included	**NOTE:** *Attach a separate Open Space Exhibit showing all areas of open space highlighted, all areas highlighted and labeled for qualifying open space, and table with breakdown, square footage, percentage and acreage of all open space vs. qualifying open space.*	

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PARKING, LOADING AND PEDESTRIAN AMENITIES (CCC 10-02-05)		
Description	**Min. Required**	**Proposed**
Electric vehicle parking spaces		
Off-street parking spaces	610	610
Commercial loading spaces		
Industrial loading spaces		
Bicycle parking spaces:		
Describe any public transportation facilities that will be provided in accordance with (CCC 10-02-05 B)		
Public Amenities:	***Provide a description of the type of public amenities proposed***:	

LANDSCAPING AND PATHWAYS (CCC Chapter 10, Article 7)	
Landscaping: (*Please check all locations where landscaping will be provided)*	Parking lot Common areas Street landscape buffers Between different land uses Pathways Around building exterior Other _____
Major Pathways	*Describe location, width, and landscaping:* See exhibit 4 of "Exhibits" attachment
Micro Pathways	*Describe location, width, and landscaping* Found throughout the subdivision, fencing will be on the private lots abutting the pathways. See exhibit 4 of "Exhibits" attachment
Public Pathways *(per Bicycles and Pathways Master Plan)*	*Describe location, width, landscaping, and any proposed fencing:* Found to the west of the development, fencing will be on the private lots abutting the pathway. See exhibit 4 of "Exhibits" attachment

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STREET LANDSCAPE BUFFERS (CCC 10-07-08)

Location *(Enter Street Name)*	Min. Width Required	Proposed Width	% of Sod Proposed	# of Trees Proposed	Min. Tree Spacing *(in feet)*	# of Shrubs Proposed	Min. Shrub Spacing *(in feet)*
Midland	25	20		Sheet PPL9		Sheet PPL9	Approval at FP
Skygate	15	15		Sheet PPL4		Sheet PPL4	Approval at FP
Soaring Heights	20	15		Sheet PPL5		Sheet PPL5	Approval at FP
20/26	25						Approval at FP

BUFFERS BETWEEN LAND USES (CCC 10-07-10)

Location *(If not required, put N/A)*	Min. Width Required	Proposed Width	% of Sod Proposed	# of Trees Proposed	Min. Tree Spacing *(in feet)*	# of Shrubs Proposed	Min. Shrub Spacing *(in feet)*
North Property Line							
South Property Line							
East Property Line							
West Property Line	20	100		Preliminary shown in landscape			

PUBLIC SIDEWALKS

Location (Street Name)	Min. Width Required	Proposed Width	Type of Sidewalk		
West property Linear Park (See exhibit 4 of "Exhibits" attachment)	8	10	Meandering	Attached	Detached
Mid Blocks through out sub (See exhibit 4 of "Exhibits" attachment)	5	5	Meandering	Attached	Detached
Along Soaring Heights (See exhibit 4 of "Exhibits" attachment)	5	8	Meandering	Attached	Detached
Along all other public streets (See exhibit 4 of "Exhibits" attachment)	5	5	Meandering	Attached	Detached

UTILITIES, INFRASTRUCTURE, AND PUBLIC SERVICES INFORMATION

Domestic Water:		Individual Domestic Well – How Many? 1 - to be vacated
		Centralized Public Water System
		City Municipal Water System to be installed - connection in 20/26
		N/A
	Nearest Water Line Connection:	
Sewer (Wastewater):		Individual Septic
		City Municipal Sewer to be installed - connection in 20/26
		N/A
	Nearest Sewer Line Connection:	
Irrigation:		Surface
		Irrigation Well
		Pressurized to be installed
		Gravity
		N/A
	Nearest Irrigation Connection:	
	Irrigation District: Pioneer Irrigation District	

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Stormwater:		Swales
		Ponds
		Borrow Ditches
		Other, Explain: Sub-surface seepage bed
Stormwater Management:	Does the site disturb one or more acres of land? (Yes) No	
Fire Suppression Water Supply Source:	City Municipal Water System	
Sources of Surface Water on or Nearby Properties (i.e., creeks, ditches, canals, lake, etc.):	Ditches and cancals	
Type of Site Access:		Street Frontage 20/26 & Midland Blvd
		Easement Easement Width: Instrument #
Street(s) Providing Access:	20/26 and Midland Blvd	
Will Secondary Access for Fire be Provided:		Yes x
		No
Internal Roads:		Public x
		Private
		Internal Circulation
		Road User's Maintenance Agreement Inst#
School Districts Serving this Location:		Caldwell School District
		Vallivue School District X

SPECIAL ON-SITE CHARACTERISTICS

	Yes	No	If yes, explain:
Areas of Critical Environmental Concern?		X	
Evidence of Erosion?		X	
Fish Habitat?		X	
Floodplain?		X	
Riparian Vegetation?		X	
Steep Slopes?		X	
Streams/Creeks?		X	
Unique Animal/Plant Life?		X	
Unstable Soils?		X	
Wildlife Habitat?		X	
Historic Buildings or Features?		X	

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Describe any other unique site characteristics:	Railway and transmission lines to the west and irrigation canal to the north.

ACKNOWLEDGEMENT	
✓	I acknowledge that all items on the checklist are included in the submittal package and that all documents have been submitted as single-sided, high-resolution documents; and
✓	I acknowledge that the applicant or the applicant's representative is responsible for the physical posting of all subject sites prior to the public hearings, and for providing affidavit of proof of posting in accordance with Caldwell City Codes; and
✓	I acknowledge that the applicant or the applicant's representative IS REQUIRED to attend all public hearings for this application.

I certify this document has been acknowledged, signed and dated by the:

☐ Property Owner as the Applicant ☑ Property Owner's Agent / Representative

Eli Benski — Applicant / Applicant's Representative Printed Name

10/23/25 — Date

Elizabeth Benski — Applicant / Applicant's Representative Signature

Digitally signed by Elizabeth Benski
DN: C=US, E=ebenski@brighton.co, O=Brighton Corporation, OU=Development, CN=Elizabeth Benski
Date: 2025.10.24 09:36:12-06'00'

CITY OF
Caldwell, Idaho

Planning & Zoning

PLANNED-UNIT DEVELOPMENT

Project Name: Aviary Heights	File #:
Applicant/Agent: Eli Benski - Brighton Development	

Applicant (√)	**Please provide the following REQUIRED documentation:**	Staff (√)
✓	PUD Details Form	
✓	Narrative fully describing the proposed use/request	
✓	Recorded warranty deed for the subject property	
✓	Detailed Site Plan	
✓	Preliminary Plat (if applicable)	
✓	Signed Property Owner Acknowledgement (if applicable)	
✓	Vicinity map, showing the location of the subject property	
	Traffic Study (if applicable)	
✓	Landscape Plan (if applicable)	
✓	Neighborhood Meeting sign-in sheet	
✓	All of the above items shall be submitted in 8 ½ x 11 paper format AND in electronic format (preferably PDF or Word) on either a jump drive or CD. Please be aware the jump drive or CD will become part of the file and will not be returned.	
✓	Fee	

STAFF USE ONLY:

Date Application Received: _____

Received by: _____

Proposed Hearing Date: _____

Hearing Body: _____

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DEVELOPMENT AGREEMENT CHECKLIST

The following items shall be included in any development agreement modification submittal. Additional information may be required, as indicated in your roundtable (pre-app) meeting or upon official review of the application and/or plans. Please check the box for each item listed below to confirm submission of the item listed.

SECTION I

SUBMITTAL DOCUMENTS & RELATED PLANS		Applicant	Staff
Master Land Use Application	Copy of completed, signed and dated application	☑	☐
Application Checklist	Copy of completed, signed and dated checklist	☑	☐
Project Narrative	Narrative fully describing the proposed request, including but not limited to the reason for the development agreement modification.	☑	
Proof of Property Ownership	Recorded Warranty Deed for the subject property showing proof of ownership, or evidence of property interest to subject property	☑	☐
Legal Description of Property	Attach a legal description of the property including metes and bounds to the centerline of all adjacent rights of ways. All legal descriptions shall be certified by a land surveyor registered to the State of Idaho.	☑	☐
Property Owner Acknowledgement	If the signatory of the application is not the owner of the property, a notarized statement (property owner acknowledgement) must be signed by the legal owner of record and submitted with the application	☑	☐
Vicinity Map (Scaled)	Scaled vicinity map showing the location of the subject property.	☑	☐
Original Development Agreement	Provide a copy of the original development agreement that was approved and recorded	☐	☐
Draft of Development Agreement Modifications	Provide a draft of the original development agreement to be modified with all proposed text deletions shown in strike-out format, and all proposed text additions shown in underlined format.	☐ Included ☑ N/A	☐
ADDITIONAL REQUIREMENTS (Development agreement modifications where a new, standalone development agreement is proposed or required)		**Applicant**	**Staff**
Property Owner Information	Include the property owner information, including the mailing address information to be included in the new development agreement.	☑ Included ☐ N/A	☐
Legal Description of Property	Attach a legal description of the property subject to the new development agreement. Include: • A metes and bounds description, stamped and signed by a registered professional land surveyor; AND • A scaled exhibit map showing the boundaries of the legal description in compliance with the requirements of the Idaho State Tax Commission Property Tax Administrative Rules IDAPA 35.01.03.225.oh.h: OR • If property is a lot and block within an existing subdivision, include a description of the lot and block along with an exhibit map/plat depicting the location of said lot and block	☑ Included ☐ N/A	☐

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Draft of NEW Development Agreement	Provide a draft of the new development agreement that is being proposed	☐ Included ☐ N/A	☐

SECTION II

GENERAL INFORMATION			
Original Project Name	Lower Five		
Original Annexation / Rezone Case Number:	DEV23-000004		
Original Ordinance #, Instrument # and Recording Date:	*Ordinance #:*	*County Instrument #:* 2024-012911	*County Recording Date:* 4/30/24
Original Development Agreement – Date of City Council approval, Instrument # and Recording Date	*Date of City Council Approval:*	*County Instrument #:* 2024-012911	*County Recording Date:* 4/30/24

ACKNOWLEDGEMENT

I acknowledge that all items on the checklist are included in the submittal package and that all documents have been submitted as single-sided, high-resolution copies; and

I acknowledge that additional information may be requested or required in order to have a full understanding of the request; and

I acknowledge that the applicant or the applicant's representative **IS REQUIRED to attend all public hearings** for this application.

I certify this document has been acknowledged, signed and dated by the:

☐ Property Owner as the Applicant ☒ Property Owner's Agent / Representative

Eli Benski — Applicant / Applicant's Representative Printed Name

10/23/25 — Date

Elizabeth Benski — Applicant / Applicant's Representative Signature

Digitally signed by Elizabeth Benski
DN: C=US, E=ebenski@brighton.co, O=Brighton Corporation, OU=Development, CN=Elizabeth Benski
Date: 2025.10.24 10:07:35-06'00'

BRIGHTON

October 30, 2025

Morgan Bessaw – Deputy Director
City of Caldwell Planning and Zoning Department
205 S 6th Ave., 2nd Floor
Caldwell, ID 83605

RE: Aviary Heights (formerly referred to as Midland 20-26 Lower Five)
Development Agreement, Planned Unit Development, and Preliminary Plat

Dear Ms. Bessaw,

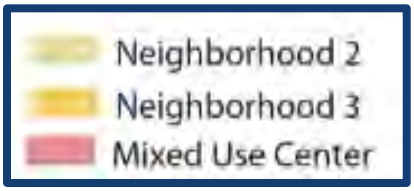
Enclosed for your consideration are applications for ***Aviary Heights,*** a new planned community, located at the northwest corner of Midland Boulevard and Highway 20-26, as shown below. ***Aviary Heights*** was previously referred to as Lower Five in the Midland 20-26 approvals in April 2024. ***Aviary Heights*** includes a Preliminary Plat, Planned Unit Development, and Development Agreement for three hundred five (305) single-family residential lots with associated amenities, eleven (11) commercial lots, and two (2) civic / quasi public lots on approximately 126 acres. ***Aviary Heights*** will provide a variety of housing to the area, community serving commercial users, a future fire station and a proposed charter school. "Exhibit 1" through "Exhibit 4" are provided as separate documents for ease of viewing.

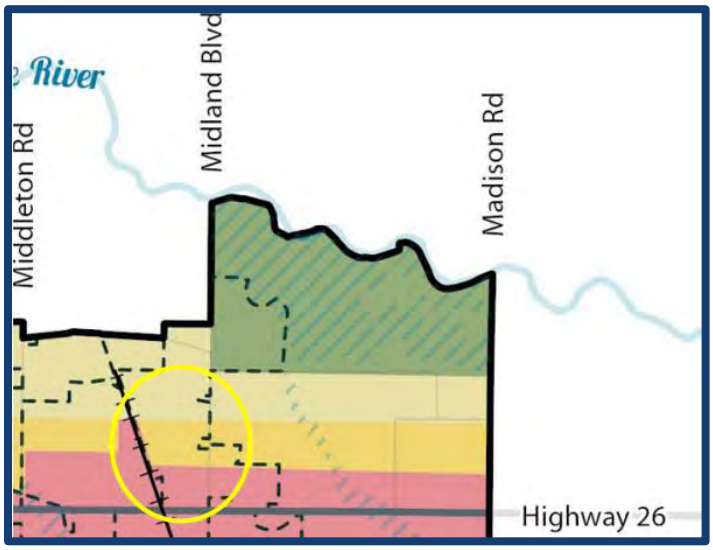


Property History

FUTURE LAND USE MAP

The Future Land Use Map designations for ***Aviary Heights*** show a mixture of Neighborhood 2 (northern section), Neighborhood 3 (center section), and Mixed Use Center (southern section adjacent to Highway 20-26).

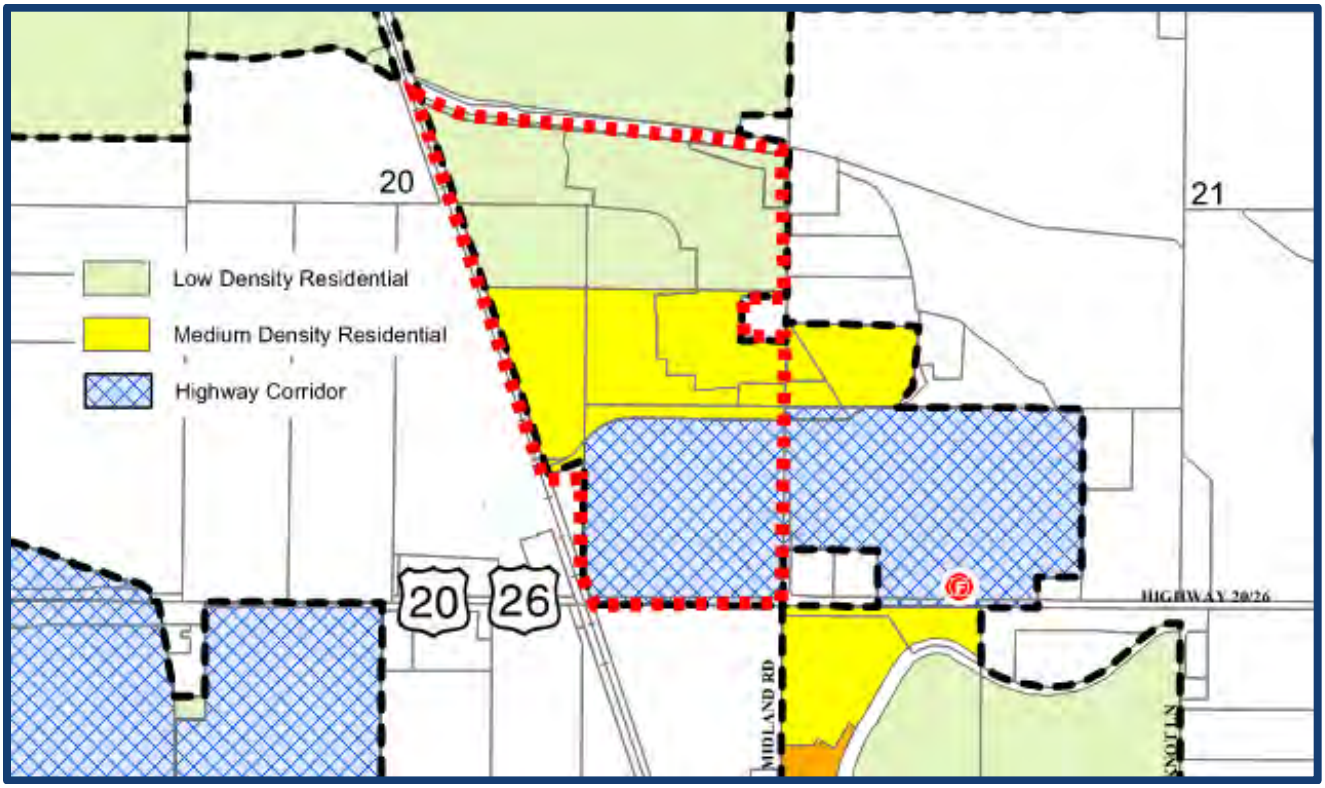




Future Land Use Map

ZONING

Aviary Heights (previously known as Lower Five at Midland 20-26) was rezoned in April 2024 *(DA: ZON23-09)*. That approval established the current zoning (illustrated below) and includes Low Density (R-1), Medium Density (R-2) and Highway Corridor (H-C).



Current Zoning
(rezoned as Lower Five at Midland 20-26)

APPLICATION IN DETAIL

Aviary Heights is consistent with the previously approved Midland 20-26 application and the Aviary PUD. More specifically, ***Aviary Heights*** is created for people with a focus on design themes of **Relationships, Walkability, Lifestyle Choices, Vibrancy and Wellness.** These themes are the basis for ***Aviary Heights'*** thoughtful neighborhood plan with active and passive opportunities throughout.

The design themes are accomplished by:

- **Relationships.** Connections of people and the land are encouraged
    - ***Aviary Heights*** is designed for individuals to interact and have a social experience. Planned spaces for playgrounds, food trucks, dog parks, covered shelters, and parks will bring residents together. Additionally, a Lifestyle Director will quickly connect people in locations that encourage human contact.

- **Walkability.** Casual interactions with flexible and adaptable spaces
    - ***Aviary Heights*** offers an extensive and connected pathway system to active and passive locations. These are intentionally designed for variety and connectivity.

- **Lifestyle Choices.** Availability of innovative and diverse housing options
    - ***Aviary Heights*** has a variety of living opportunities through a mix of lot types, building types, home sizes, and designs throughout the entire community. Aviary will maintain design standards through architectural control.

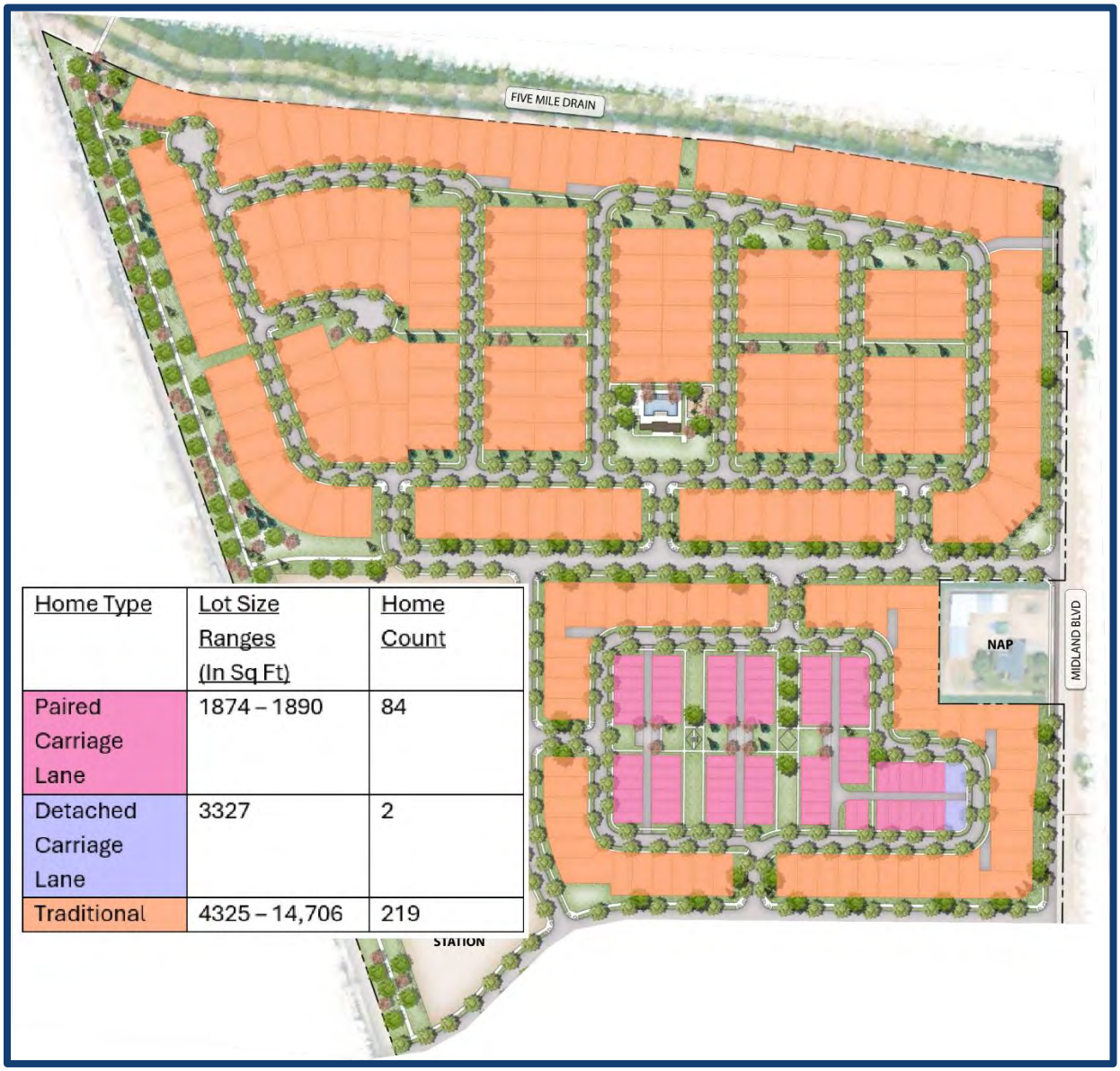
- **Vibrancy.** Mix of uses that welcomes both housing and commerce
    - ***Aviary Heights*** includes residential, commercial and civic uses that will serve the community and surrounding area, and support small business.

- **Wellness.** Promotes living a healthy lifestyle
    - ***Aviary Heights*** has focused places that promote healthy living, and include pathways, gathering center, swimming pool, and large areas for games / group exercise.

Aviary Heights' amenity plan, site concepts, details and renderings are provided in the Preliminary Plat, Planned Unit Development and Development Agreement applications.

PRELIMINARY PLAT

Aviary Heights offers a diverse range of housing opportunities and lot sizes, represented below. In the Northern R-1 zone and perimeter R-2 zone (represented in orange), there are 219 traditional homes on lots ranging from 4,325 sf to 14,706 sf. In the Southern R-2 zone (represented in purple and pink), there are 84 paired and 2 detached carriage lane (alley) homes on lots ranging from 1,874 sf to 3,327 sf. The variety of lot sizes and home types makes ***Aviary Heights*** a well-balanced community, allowing the neighborhood to meet changing housing needs and preserving a cohesive design.



Home Type	Lot Size Ranges (In Sq Ft)	Home Count
Paired Carriage Lane	1874 – 1890	84
Detached Carriage Lane	3327	2
Traditional	4325 – 14,706	219

Exhibit 1

As proposed, the overall density of ***Aviary Heights*** is 2.447 du/acre over approximately 126 acres, including the commercial parcels, school site and fire department site. The residential portion of the project is limited to the R-1 and R-2 zones on approximately 74.199 acres. The table below represents the zoning, land use designation, allowed density range and the proposed density in ***Aviary Heights***, less the school and fire department sites.

Zone	Land Use	Allowed Density Range	Lots	Acreage	Density (du/acre)
R-1	Neighborhood 2	2 – 8 du/acre	160	51.450	3.11
R-2	Neighborhood 3	4 – 20 du/acre	145	22.749	6.37
		Total	**305**	**74.199**	**4.11**

In addition, there are eleven (11) commercial lots, one (1) fire department and one (1) school site on approximately 46 acres.

Use	Zone	Land Use	Lots	Acreage
Commercial	H-C	Mixed Use Center	11	37.241
School Site	R-2	Neighborhood 3	1	7.301
Fire Station Site	R-2	Neighborhood 3	1	1.932
		Total	**13**	**46.474**

PLANNED UNIT DEVELOPMENT

The City of Caldwell's Planned Unit Development process encourages projects that provide a maximum choice of living environments through a variety of housing and building types and promotes a mix of uses that are functionally integrated within the development. The ***Aviary Heights*** PUD reflects this intent by using the process to enable thoughtful design solutions that would not otherwise be achievable under standard zoning.

Specifically, the PUD allows for a home type not common in Caldwell—**carriage lane homes that front directly onto shared open space**. This design has been successfully implemented in Brighton's Arbor and Aviary planned unit development (PUD) communities and provides a unique housing option that enhances walkability, fosters neighborhood connection, and creates a patio home environment with open space steps from each front door. The flexibility offered through the PUD supports this innovative approach while maintaining consistency within the City's broader vision for connected, high-quality neighborhoods.

In this way, the PUD process serves as the framework that allows ***Aviary Heights*** to deliver both housing diversity and community design that aligns with Caldwell's goals for thoughtful growth.

AMENITIES & OPEN SPACE

Within a PUD, Caldwell requires a variety of amenities and at least 15% open space. Within the 74.199 residential acres of ***Aviary Heights***, there is approximately 14.09 acres of qualified open space, or approximately 19%.

These open spaces provide a variety of amenities including (See *Exhibit 2* on following page for detailed breakdown and location of amenities):

- Five-foot (5') wide concrete pathways connecting the residential areas to all non-residential areas, and amenity space corridors.
- Ten-foot (10') wide paved public pathway along the west border of the development, in accordance with the City of Caldwell *2040 Bicycle and Pedestrian Master Plan*.
- Private community center; clubhouse.
- Pool.
- Tot lot with playground equipment.
- Bike repair station
- Dog park with two gated entry points.
- Covered Picnic area with grill.
- Wildlife observation garden.
- Micro-pathways to facilitate pedestrian traffic through the development.

CONCEPTUAL, SUBJECT TO CHANGE



BIRD NESTING

BENCH SWING





CUSTOM SEATING





COVERED PICNIC & BBQ AREA

In addition to amenities designed for ***Aviary Heights*** residents, the development includes land for a future charter school and fire station (below; location represented in yellow). This commitment goes beyond the project's boundaries, extending the neighborhood's benefits to the wider Caldwell community and supporting the city's long-term growth.



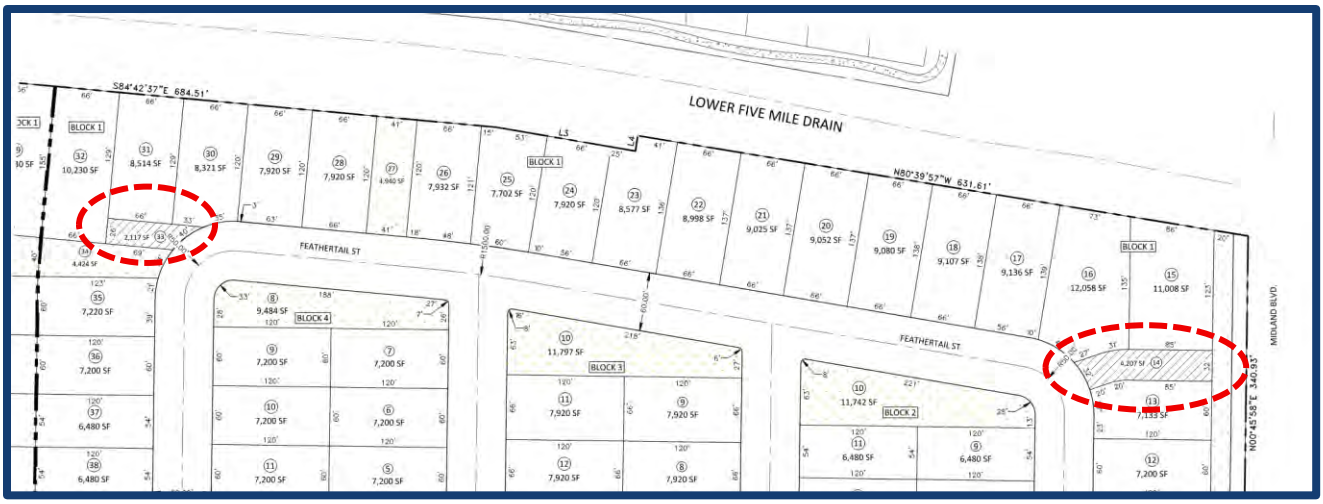
Exhibit 2

PROPOSED PUD MODIFICATIONS

1. *FRONTAGE ONTO COMMON DRIVES: PUD Standard: 10-13-03-L-Access: All lots developed for residential purposes shall have frontage along a public roadway.*

   Proposed Deviation: While the majority of the single-family residential lots front public streets, the proposed layout includes seven (7) common drives (*typical below*) that provide access and "*frontage*" for twenty (20) lots. As previously demonstrated in the Arbor and Aviary neighborhoods, these common driveways are proposed as an efficient solution to the challenging corner areas of the project.

   The driveways will be common lots encumbered by ingress/egress and maintenance easements. The common driveways will be owned and maintained by the ***Aviary Heights*** HOA.



Common Drive Examples

2. *FRONTAGE ONTO OPEN SPACE:*

Proposed Deviation: ***Aviary Heights*** includes 51 lots that do not front onto a public street, but instead frontage onto open space. Each of the 51 lots will have vehicular access through a carriage lane (alley), and pedestrian access through the adjacent common open space. A sidewalk, shown in blue, through the common open space provides access to the front door of each home. Each alley provides off-street parking for guests and residents.

Both the alley and common open space will be encumbered by ingress/egress and maintenance easements owned and maintained by the ***Aviary Heights*** HOA. These homes will all be addressed using the name assigned to each alley.



Frontage Onto Common Open Space

3. *LOT SIZE / SETBACKS:*

Proposed Deviation: As allowed through the PUD process, the proposal includes a request to modify the height, lot line setback, and lot dimension schedules as follows:

10-02-03 Table 2 – Height, Lot Line Setback and Lot Dimension Schedule

R-1 Standard

R-1 Zoning District	Max Height	Front Yard Garage	Front Yard Living	Rear Yard	Interior Side Yard	Street Side Yard	Interior Min. Lot Area	Corner Min. Lot Area	Min. Lot Frontage
Standard	*30*	*22*	*15*	*20*	*5*	*15*	*8,000*	*9,500*	*50*
Proposed	**30**	**20**	**10**	**12**	**5**	**10**	**6,480**	**9,500**	**40**

R-2 Standard

R-2 Zoning District	Max Height	Front Yard Garage	Front Living / Front Alley	Rear Yard / Rear Alley	Interior Side Yard	Street Side Yard	Interior Min. Lot Area	Corner Min. Lot Area	Min. Lot Frontage
Standard	*40*	*22*	*15*	*15*	*5*	*15*	*4,000*	*5,000*	*30*
Proposed	**40**	**20**	**10 / 8**	**12 / 5**	**5**	**10**	**1,870**	**3,200**	**25**

PHASING PLAN

The conceptual phasing plan submitted with the application (*Exhibit 3* on the following page) reflects project build out in five (5) phases. Brighton's intent is to follow the phasing plan, but market conditions and lot absorption rates will affect how the project is ultimately developed. Below is the lot count proposed for each phase of the project.

	Phase 1	Phase 2	Phase 3	Phase 4	Phase 5*
Residential Lots	89	75	71	70	0
Common Lots	19	14	10	12	0
Commercial Lots	0	2 (1 School and 1 Fire Department	0	0	11

**Note: The timing of Phase 5 will be dependent and could proceed ahead of prior phases.*



Exhibit 3

ACCESS AND CIRCULATION

The City's Functional Street Classification Map depicts Soaring Heights Dr and Skygate St as collector roadways, in alignment with the project's east and west points of access, shown in yellow. There is also an emergency access point at the northeast corner of the project, shown in red.

Skygate functions as a collector for the residential area between Midland Blvd and the railroad spur. Soaring Heights provides a future east/west connection from Midland to Middleton across the railroad spur north of Highway 20-26. That re-alignment of the intended Joplin Rd connection was necessary due to a conflict with SunRoc's dead-end railroad spur, with the potential disruption of not only that business, but also significant long delays to traffic flow when spur movement or storage is required.

The Soaring Heights alignment, the subject of numerous discussions with City planning and engineering staff, was affirmed in the Midland 20-26 Transportation plan adopted by the City Council's April 2, 2024 approval of the Midland 20-26 Development applications





PEDESTRIAN CONNECTIVITY

Aviary Heights has a network of pathways that provide pedestrians with connections throughout the entire community and create a walkable and connected neighborhood (Exhibit 4). All residential homes have **five-foot detached sidewalks** and Soaring Heights Drive has an **eight-foot detached sidewalk**. Detached sidewalks provide for adjacent tree-lined streets that offer a safe and comfortable route for residents to walk to visit neighbors, parks, or community spaces. In addition to these sidewalk connections, there are a series of mid-block, **five-foot pathways** that link streets together and provide more natural routes through landscaped areas. Finally, there is a **ten-foot multi-use pathway** along the western boundary that connects residents to open space areas and shared amenities. Together, these elements pedestrian

sidewalks and pathways support the ***Aviary Heights'*** focus on safety, connection, and a neighborhood design that encourages everyday interaction.



Exhibit 4

COMMERCIAL

Aviary Heights has thirteen (13) commercial / nonresidential lots across approximately 46 acres (highlighted in yellow below). These parcels are intended for commercial, retail, and civic uses, such as grocery, general retail, daily services, a future fire station site, and a school site. All proposed uses are consistent with the underlying zoning designations, and no modifications are requested to allow non-permitted uses.



Commercial Areas

DEVELOPMENT AGREEMENT

We are requesting approval of a new Development Agreement for ***Aviary Heights*** that will remove and replace its inclusion within the existing development agreement spanning the entire Aviary area (DEV23-004), as approved in 2024. The execution of a new agreement will

incorporate the *"new"* project conditions of approval and development requirements pertaining only to ***Aviary Heights***.

IN CONCLUSION

Aviary Heights represents a thoughtful neighborhood plan that supports the City's goals and reflects a shared commitment to intentional growth in Caldwell, and is in harmony with the Lower Five Midland 20-26 approvals. With a mix of housing types, connected open spaces, and community-serving uses, ***Aviary Heights*** creates a balanced mixed-use development that benefits both residents and the wider community by incorporating the themes of **Relationships, Walkability, Lifestyle Choices, Vibrancy and Wellness** throughout the design. Brighton respectfully requests approval of the ***Aviary Heights*** Development Agreement, Planned Unit Development, and Preliminary Plat applications.

If you have questions or require additional information, please reach out to me for an expedited response.

Sincerely,

Brighton Development

Eli Benski
Project Manager

Midland 20/26 – LOWER FIVE Subarea Development Agreement (ANN23-000016, CPM23-000011, DEV23-000004, PUD23-000006, SUB23-000042, & ZON23-000009)

After Recording
Return to:
Director
Caldwell Planning and Zoning Dept.
621 Cleveland Blvd
Caldwell, Idaho 83605

2024-012911
RECORDED
04/30/2024 08:46 AM
00808607202400129110260267
RICK HOGABOAM
CANYON COUNTY RECORDER
Pgs=26 LBERG NO FEE
AGR
CITY OF CALDWELL

For Recording Purposes,
Do Not Write Above This Line

DEVELOPMENT AGREEMENT

This Development Agreement ("Agreement") is made and entered into this 30th of April, 2024 by and between the City of Caldwell, a municipal corporation of the State of Idaho ("City"), whose address is 411 Blaine Street, Caldwell, Idaho 83605, and Yamamoto Kay and Frances Living Trust, Yamamoto Properties LLC, DWT Investments LLC, and WinCo Foods LLC ("Owner").

RECITALS

WHEREAS, the Owner is the owner of record of approximately 125 acres of certain real estate identified as Canyon County Parcel No. R3412100000, R341201000 (20511 Midland Boulevard), R3412200000, R3412301000, R3412500000, R3412501000, R3412600000 (20243 Midland Boulevard), R3412700000, and R3412701000, generally located at the north of Hwy 20/26, west of Midland Boulevard, and south of the Lower Fivemile Drain, in Caldwell, Idaho, ("Property"), and legally described in the attached legal description **(Exhibit A)** and as depicted on the map in **(Exhibit B)**; and

WHEREAS, the Property is currently designated as R-1 (Low Density Residential) on the City of Caldwell Zoning Map; and

WHEREAS, the Property is currently designated as Low Density Residential on the City of Caldwell Comprehensive Land Use Map; and

WHEREAS, the Owner seeks to rezone said Property to the City of Caldwell's R-2 (Medium Density Residential), and H-C (Highway Corridor) zoning classifications; and

WHEREAS, the Owner seeks to amend the City of Caldwell Comprehensive Land Use Map for the Property to Medium Density Residential and Highway Corridor future land use designations; and

WHEREAS, the Owner is not proposing a specific development at this time; and

WHEREAS, the Owner seeks to terminate the existing Development Agreement (recordation date of December 19, 2006 and instrument #2006099937) on the Property for the purpose of entering into a new agreement; and

WHEREAS, the intent of this Development Agreement to protect the rights of Owner's/Developer's

DA-24-07

use and enjoyment of the Property, while at the same time limiting any adverse impacts resulting from the development of this property upon neighboring properties and the existing community, and ensuring the Property is developed in a manner consistent with Caldwell's Comprehensive Plan and City Code; and

WHEREAS, the City and Owner desire to set forth herein limitations and/or conditions upon the use and future development of the property; and

WHEREAS, all capitalized terms in this Development Agreement not herein defined shall have those meanings designated in the Caldwell City Code, the Caldwell Zoning Ordinance, and the Caldwell Comprehensive Plan; and

WHEREAS, the zoning designation requested by Owner with respect to the Property, if granted by the City, will only be granted upon execution of this Development Agreement; and

WHEREAS, the Owner has agreed to provide Caldwell with an affidavit agreeing to submit the Property to a Development Agreement (**Exhibit C**) pursuant to Caldwell City Code and the provisions set forth in Idaho Code Section 67-6511A and be bound by same; and

WHEREAS, all exhibits mentioned herein are attached hereto and are incorporated herein by reference; and

AGREEMENT

In consideration of the above Recitals and of the mutual covenants, duties, and obligations contained herein, the parties agreed as follows:

ARTICLE I
LEGAL AUTHORITY

This Development Agreement is made pursuant to and in accordance with the provisions of Idaho Code Section 67-6511A and Caldwell City Code, Chapter 10, Article 3.

ARTICLE II
ZONING ORDINANCE AMENDMENT

Caldwell will adopt an ordinance amending the Caldwell Zoning Ordinance to rezone the Property that is the subject of the application to the R-1 (Low Density Residential), R-2 (Medium Density Residential), and H-C (Highway Corridor) zoning classifications, subject to the terms and conditions of this Development Agreement. This Development Agreement shall be signed to meet the conditions of approval for the rezone as approved in the **Order of Decision signed April 2, 2024.** The ordinance will become effective after its passage, approval, and publication.

ARTICLE III
GENERAL CONDITIONS OF DEVELOPMENT

3.1 Future development of the Property shall be substantially consistent with the approvals of ANN23-000016, CPM23-000011, DEV23-000004, PUD23-000006, SUB23-000042, ZON23-000009 (Midland 20/26) for those portions associated with the Lower Five subarea, as shown in Exhibits A and B contained herein.

3.2 Development of the Property shall be consistent with all requirements, codes, rules, and regulations of

the City of Caldwell, unless specifically stated otherwise in this Development Agreement.

3.3 If the City of Caldwell has established a design review process at the time of submittal of building permits or development application(s) for the Property, the applicant will be required to go through the design review process.

3.4 In the event the Property's legal description is discovered to be in error, the Owner will be responsible for assuming the measures necessary to provide the City with an accurate legal description of the Property.

3.5 Construction. Development and sitework on the Property shall be in accordance with all applicable laws and regulations and shall also be consistent with the development standards set forth in this Agreement. Failure to construct any development on the Property consistent with this Agreement or construction in variance with this Agreement, including any amendment of this Agreement, shall constitute a default of this Agreement by the Developer/Owner.

3.6 Development Construction Signage: At the time of future 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.

3.7 Preliminary Plat Expiration: Any future Preliminary Plat approval shall meet all procedural requirements as outlined in Caldwell City Code 11-02, including any need for time extensions or plat renewals.

3.8 Dimensional/Bulk Standards: All new construction shall comply with the current height, setback, and area schedule in effect at the time the building permit is filed.

ARTICLE IV
SITE SPECIFIC CONDITIONS OF DEVELOPMENT

4.1 At the time of development of 'a portion' or 'all' of the Property, the Owner or their representative shall provide a site plan, building elevations, a material board, landscaping plans, and any other material required by the City for review of the proposed project.

4.2 Future residential development within the Lower Five subarea shall be required to go through a Development Agreement Modification process that includes going through both the Planning and Zoning Commission and the City Council.

4.3 Concept Site Plan. The Concept Site Plan **(Exhibit D)** represents a broad concept for development of the Lower Five subarea that includes a general street layout and anticipated uses. As the Concept Site Plan evolves, the City understands and agrees that certain changes in that concept may occur or be required. If the City determines that any such changes require additional public comment due to potential impacts on surrounding property or the community when a public hearing is not typically triggered, a public hearing (Development Agreement Modification) shall be held on any proposed changes in the Concept Plan and notice shall be provided as may be required by the City. The Owner understands and agrees that any changes or modifications to the site plan must be submitted to the City for review and approval prior to development.

4.4 Residential Densities. The allowable gross density of future residential development shall comply

with the densities outlined in the City's Comprehensive Plan at the time of application submittals. Any densities noted on the Concept Site Plan (Exhibit D) are **not** approved or part of this agreement.

4.5 Screening. Screening through landscaping/screening devices will be required to ensure compatibility of uses and compatibility with the goals and policies of the comprehensive plan for adjacent noncompatible uses. Any required landscape buffer shall be designed and planted in accordance with the Caldwell Landscape Ordinances at the time of application submittal. Six (6) foot tall, non-scalable fencing shall be placed along the entire length of the railroad right-of-way to ensure safety for future residents and children with the first phase of development in this subarea.

4.6 Linear Park. The Caldwell 2040 Bicycle and Pedestrian Master Plan depicts a linear park along the railroad right-of-way that impacts this subarea development. Future development of the site shall account for this linear park and landscaping in substantial compliance with the proposed master plan for the "Tri-City Corridor" as depicted in Exhibit D of this agreement or as amended by the City in the future. This linear park shall be placed on the east side of the railroad and shall act as the required buffer for uses adjacent to the railroad right-of-way and shall be constructed at the time of each development phase.

4.7 Future Development shall comply with all requirements of the City of Caldwell Engineering, Fire, Mapping, and Building & Safety Departments unless otherwise modified through applicable processes.

4.8 Future Uses within Lower Five subarea. Future uses shall comply with the land use schedule for the applicable zoning designation at the time of project development including the uses outlined below for the Highway Corridor district. The City of Caldwell Land Use Schedule for the Property has been modified to provide for land uses on the Property in accordance with the following Land Use Schedule included herein within **Table 1**. The intent is to provide for flexibility in establishing compatible uses on the subject property. Those uses identified as requiring a special use permit shall be subject to all codes and requirements in effect at the time of application. Those uses requiring a director review are subject to conditions and requirements as indicated by the reviewing Director at the time of application for review. Review shall be for compatibility, design, and specific development requirements to mitigate concerns. Those uses prohibited / not allowed shall not be allowed on the Property. Permitted uses are subject to the requirements of the City Codes and Ordinances, including but not limited to setbacks, height, landscaping, specific use provisions, building codes, fire codes, engineering requirements, and all other applicable code requirements.

TABLE 1: LAND USE SCHEDULE
FOR LOWER FIVE SUBAREA (H-C zoning district)

P = Permitted use
S = Special use permit required
NP = Not permitted through Development Agreement provisions
DIR = Director Decision required

LAND USE	LAND USE ALLOWANCE
Community Center	P
Daycare Center; preschool/homeschool, 13 or more	P
Flex Space	P
Library	P
Multi-Family Residential	S
Railroad yard/shops	NP

ARTICLE V
AFFIDAVIT OF PROPERTY OWNER(S)

An affidavit of the owner(s) of the Property is attached hereto and incorporated by reference herein agrees to subject the Property to this Development Agreement **(Exhibit C)** and be bound thereby, and comply with and be bound by the provisions set forth in Idaho Code Section 67-6511A and Caldwell City Code shall be provided and is incorporated herein by reference.

ARTICLE VI
DEFAULT

6.1 In the event the Owner, their heirs or assigns or subsequent owners of the property or any other person acquiring an interest in the property, fails to faithfully comply with all of the terms, conditions, and commitments set forth herein, included in this Agreement, within thirty (30) days of written notice of such failure from the City, the City shall have the right without prejudice to any other rights or remedies to cure such default or enjoin such violation and otherwise enforce the requirements contained in this Development Agreement. The City shall have the following non-exclusive and cumulative remedies, upon the City's compliance with the requirements of Caldwell City Code and Idaho Code 67-6509.

6.2 If required to proceed in a court of law or equity to enforce any provision of this Development Agreement, City shall be entitled to recover all direct out-of-pocket costs so incurred to cure or enjoin such default and to enforce the commitments contained in this Development Agreement, including attorney's fees and court costs.

ARTICLE VII
UNENFORCEABLE PROVISIONS

If any term, provision, commitment, or restriction of this Agreement or the application thereof to any party or circumstances shall, to any extent, be held invalid or unenforceable, the remainder of this instrument shall nevertheless remain in full force and shall be interpreted to carry out the intent of the parties. Any provision so determined to be invalid or unenforceable shall be re-negotiated in good faith between Owner(s), or other appropriate party, and the City, but such negotiation shall not stay the enforceability of this Agreement.

ARTICLE VIII
ASSIGNMENT AND TRANSFER

After its execution, the Development Agreement shall be recorded in the office of the County Recorder at the expense of the Owner. Each commitment and restriction on the development shall be a burden on the Property, shall be appurtenant to and for the benefit of the Property, adjacent property, and other property near the Property and shall run with the land. This Development Agreement shall be binding on Owner, and its respective heirs, administrators, executors, agents, legal representatives, successors, and assigns; provided, however, that if all or any portion of the development is sold, the sellers shall thereupon be released and discharged from any and all obligations in connection with the property sold arising under this Agreement. The new owner of the Property or any portion thereof (including, without limitation, any owner who acquires its interest by foreclosure, trustee's sale or otherwise) shall be bound by and liable for all commitments and other obligations arising under this Agreement with respect to the Property or portion thereof.

ARTICLE IX
GENERAL MATTERS

9.1 Amendments. Any alteration or change to this Development Agreement shall be made only after

complying with the notice and hearing provisions of Idaho Code Section 67-6509.

9.2 Termination. A development agreement may be terminated by the city, and the zoning designation upon which the use is based may be reversed upon the failure of the owner, developer or each subsequent owner or person acquiring an interest in the subject parcel to comply with the commitments in the agreement within two (2) years. The two (2) year period of time for compliance of commitments may be extended by the city for just cause and upon application for such by the owner, and after complying with the notice and hearing provisions of this section.

ARTICLE X
WAIVER

10.1 No failure by the City to enforce this Agreement or any provision hereof shall constitute a waiver of such provision or of any other right of the City or obligation of the Owner contained herein. This non-waiver provision shall apply regardless of the amount of time that may elapse after such default by Owner. This non-waiver provision shall apply regardless of whether such waiver by the City is express or implied.

10.2 Consent to Change Zoning. The establishment of a development agreement and the written commitments contained therein, in accordance with the provisions of this section, shall be deemed written consent to change the zoning of the subject property to its prior designation upon failure to comply with the conditions imposed by the agreement.

10.3 Other Laws. This Development Agreement shall not prevent City, in subsequent actions applicable to the Property, from applying new ordinances and regulations of general application adopted by City in the exercise of its police powers that do not conflict with the Parties' commitments set forth herein, including, but not limited to, amendments to the City's zoning ordinance which may prohibit the use or uses Owner proposes in this Agreement. Owner understands that the building and fire codes applicable to its development shall be those in effect at the time when a complete application for a building permit is filed. Nothing in this Development Agreement shall preclude the application of any law that is specifically mandated and required by changes in state or federal laws or regulations. In the event such law prevents or precludes compliance with one or more provisions of this Development Agreement, City and Developer shall meet and confer to determine how provisions of this Development Agreement would need to be modified or suspended in order to comply with the law and shall prepare and process the necessary amendment or amendments to this Development Agreement.

10.4 Paragraph Headings. This Development Agreement shall be construed according to its fair meaning and as if prepared by both parties hereto. Titles and captions are for convenience only and shall not constitute a portion of this Development Agreement. As used in this Development Agreement, masculine, feminine or neuter gender and the singular or plural number shall each be deemed to include the others wherever and whenever the context so dictates.

10.5 Choice of Law. This Development Agreement shall be construed in accordance with the laws of the State of Idaho in effect at the time of the execution of this Development Agreement. Any action brought in connection with this Development Agreement shall be brought in a court of competent jurisdiction located in Canyon County, Idaho.

10.6 Legal Representation. Both the Owner and City acknowledge that they each have been represented by legal counsel in negotiating this Development Agreement and that neither party shall have been deemed to have been the drafter of this agreement.

10.7 Ongoing Performance Commitments. If the Development Agreement has commitments involves ongoing performance and the owner or developer fails to comply with the commitment after

completion of construction, said failure may be dealt with by the city according to the violation and penalty provisions of this chapter and for specific performance of the development agreement, including attorney fees and costs associated with the enforcement of the agreement.

10.8 Notices. Any notice which a party may desire to give to another party must be in writing and may be given by personal delivery, by mailing the same by registered or certified mail, return receipt requested postage prepaid, or by Federal Express or other reputable overnight delivery service, to the party to whom the notice is directed at the address of such party set forth herein below, or such other address and to such other persons as the parties may hereafter designate. Any such notice shall be deemed given upon receipt if by personal delivery, forty-eight (48) hours after deposit in the United States mail, if sent by mail pursuant to the foregoing, or twenty-four (24) hours after timely deposit with a reputable overnight delivery service.

To City:

City of Caldwell
c/o Director, Planning & Zoning Department
621 Cleveland Blvd
Caldwell, Idaho 83605

With a Copy to:

Hilty, Bower, Haws & Seable, PLLC
Attn: Mark Hilty
1303 12th Avenue Road
Nampa, ID 83653

mhilty@hbhslaw.com

To Developer:

Brighton Development Inc.
c/o Jon Wardle
2929 W. Navigator Drive, Suite 400
Meridian, Idaho 83642

To Owner:

WinCo Foods, LLC

Attn: Mark Lavin & Hilary Vaughn
650 N. Armstrong Place
Boise, ID 83704

mark.lavin@wincofoods.com
hilary.vaughn@wincofoods.com

10.9 Change of Address. Either Party shall give notice to the other Party of any change of its address for the purpose of this section by giving written notice of such change to the other in the manner herein provided. In the event any successor or assign fails to provide an address, the City's obligation of mailing shall be deemed accomplished by uses of the address on file with the County Tax Assessor.

10.10 Default. In the event the Owner, their heirs or assigns or subsequent owners of the property or any other person acquiring an interest in the property, fails to faithfully comply with all of the terms, conditions, and commitments set forth herein, included in this Agreement, within thirty (30) days of written notice of such failure from City staff, the City shall have the right without prejudice to any other rights or remedies to cure such default or enjoin such violation and otherwise enforce the requirements contained in this Development Agreement. The City shall have the following non-exclusive and cumulative remedies, upon the City's compliance with the requirements of Caldwell City Code and Idaho Code 67-6509:

A. To terminate this Development Agreement and revert the property to the previous zoning designation. Withhold the connection of water, sewer or electric service to any property located within the Project;

B. To specifically enforce this agreement;

C. To withhold any and all permits for development and/or construction on the Property;

D. Any and all other remedies set forth in this Agreement;

E. Any and all other remedies available at law or in equity.

All of the above remedies are cumulative and to the extent not wholly inconsistent with each other, may be enforced simultaneously or separately, at the sole discretion of the City.

10.11 Attorney. The prevailing party in any claims or disputes arising out of this Agreement shall be entitled to recover reasonable attorney's fees in addition to other relief which a court of competent jurisdiction may award.

10.12 Effective Date. This Development Agreement shall be effective upon the signing and execution of this agreement by both parties.

10.13 Authority to Enter Into Agreement: By the execution and delivery of this Agreement by the parties, and the performance of their covenants and obligations therein, the parties acknowledge such action has been duly authorized by all necessary corporate (or LLC) action, and necessary corporate (or LLC) resolution(s) have been executed for the undersigned representatives to sign this Agreement and so bind their respective parties.

IN WITNESS WHEREOF, the parties hereto have executed this Development Agreement.

DATED this 30th day of April, 2024.

CITY OF CALDWELL, a municipal corporation organized and existing under the laws of the State of Idaho

By: _____
Jarom Wagoner, Mayor

ATTEST:

CITY OF CALDWELL INCORPORATED JAN 15 1890 CANYON COUNTY, IDAHO

_____
Debbie Geyer, Caldwell City Clerk

STATE OF IDAHO)
) ss.
County of Canyon)

On this 30th day of April, in the year 2024, before me, the undersigned, a Notary Public in and for said State, personally appeared JAROM WAGONER, known to me to be the MAYOR of said municipal corporation that executed this instrument and the persons who executed the said instrument on behalf of said corporation, and acknowledged to me that such corporation executed the same.

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

ELLEN MILLER
COMMISSION #20224485
NOTARY PUBLIC
STATE OF IDAHO

_____
Notary Public
Residing at: Caldwell, ID
My Commission Expires: 9/22/2028

OWNER(S):

By: Victor Yamamoto

Yamamoto Properties LLC

STATE OF IDAHO)
) ss.
County of ~~Canyon~~ Ada)

On this 12th day of April, in the year 2024, before me, the undersigned, a Notary Public in and for said State, personally appeared Victor Yamamoto, known or identified to me to be an owner of the property referenced herein and the persons who executed the foregoing instrument.

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

Shari Vaughan

Notary Public

SHARI VAUGHAN
Notary Public - State of Idaho
Commission Number 20181002
My Commission Expires Jun 1, 2024

Residing at: Meridian, Idaho

My Commission Expires: 6-1-2024

STATE OF IDAHO)
) ss.
County of Canyon)

On this _____ day of _____, in the year _____, before me, the undersigned, a Notary Public in and for said State, personally appeared _____, known or identified to me to be an owner of the property referenced herein and the persons who executed the foregoing instrument.

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

_____

Notary Public

Residing at: _____

My Commission Expires: _____

OWNER(S):

By: Victor Yamamoto p.o.a.
Yamamoto Kay and Frances Living Trust

STATE OF IDAHO)
) ss.
County of ~~Canyon~~ Ada)

On this 13th day of April, in the year 2024, before me, the undersigned, a Notary Public in and for said State, personally appeared Victor Yamamoto, known or identified to me to be an owner of the property referenced herein and the persons who executed the foregoing instrument.

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

Shari Vaughan
Notary Public

SHARI VAUGHAN
Notary Public - State of Idaho
Commission Number 20181002
My Commission Expires Jun 1, 2024

Residing at: Meridian, Idaho
My Commission Expires: 6-1-2024

STATE OF IDAHO)
) ss.
County of Canyon)

On this _____ day of _____, in the year _____, before me, the undersigned, a Notary Public in and for said State, personally appeared _____, known or identified to me to be an owner of the property referenced herein and the persons who executed the foregoing instrument.

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

_____
Notary Public
Residing at: _____
My Commission Expires: _____

OWNER(S):

By: _____
DWT Investments LLC

STATE OF IDAHO)
) ss.
County of ~~Canyon~~ Ada)

On this 18th day of April, in the year 2024, before me, the undersigned, a Notary Public in and for said State, personally appeared Robert L. Phillips, known or identified to me to be an owner of the property referenced herein and the persons who executed the foregoing instrument.

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

Shari Vaughan
Notary Public

SHARI VAUGHAN
Notary Public - State of Idaho
Commission Number 20181002
My Commission Expires Jun 1, 2024

Residing at: Meridian, Idaho
My Commission Expires: 6-1-2024

STATE OF IDAHO)
) ss.
County of Canyon)

On this _____ day of _____, in the year _____, before me, the undersigned, a Notary Public in and for said State, personally appeared _____, known or identified to me to be an owner of the property referenced herein and the persons who executed the foregoing instrument.

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

_____
Notary Public
Residing at: _____
My Commission Expires: _____

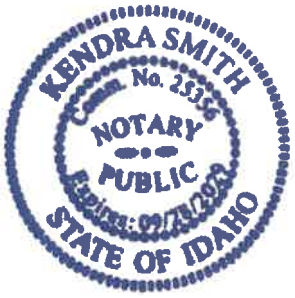
OWNER:

WINCO FOODS, LLC

By: _____
Isaac Kimball, SVP & CFO

STATE OF IDAHO)
)ss.
COUNTY OF ADA)

This record was acknowledged before me on April 18th, 2024 by Isaac Kimball as the SVP & CFO of WinCo Foods, LLC.



_____
Signature of Notary Public
My commission expires: 09/28/2029

INDEX OF EXHIBITS

A - Legal Description
B - Parcel Map
C - Affidavits of Owner
D - Concept Plan
E - Tri-City Corridor Master Plan Exhibit

Exhibit A
Legal Description of Property

km ENGINEERING

LD/DA-1
Lower Five DA Boundary

December 8, 2023
Lower Five Subdivision
Project No. 23-194
Development Agreement
Legal Description

Exhibit A

A parcel of land situated in a portion of the East 1/2 of Section 20, Township 4 North, Range 2 West, Boise Meridian, City of Caldwell, Canyon County, Idaho and being more particularly described as follows:

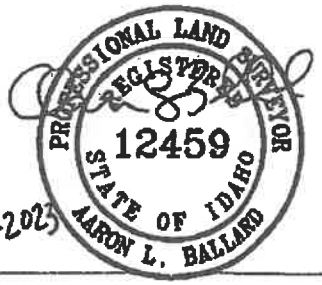
BEGINNING at a brass cap marking the East 1/4 corner of said Section 20, which bears N00°46'19"E a distance of 2,628.14 feet from an aluminum cap marking the Southeast corner of said Section 20, thence following the easterly line of the Southeast 1/4 of said Section 20, S00°46'19"W a distance of 589.85 feet;
Thence leaving said easterly line, N89°31'46"W a distance of 297.22 feet;
Thence S00°46'19"W a distance of 293.11 feet;
Thence S89°31'46"E a distance of 297.22 feet to said easterly line;
Thence following said easterly line, S00°46'19"W a distance of 1,745.18 feet to an aluminum cap marking the Southeast corner of said Section 20;
Thence leaving said easterly line and following said southerly line, N89°36'30"W a distance of 1,253.12 feet to the easterly right-of-way of the Idaho Northern Railroad;
Thence leaving said southerly line and following said easterly right-of-way, N18°47'11"W a distance of 203.80 feet to the westerly line of the Southeast 1/4 of the Southeast 1/4;
Thence leaving said easterly right-of-way and following said westerly line, N00°43'18"E a distance of 748.64 feet;
Thence leaving said westerly line, S71°12'49"W a distance of 250.00 feet to said easterly right-of-way;
Thence following said easterly right-of-way, N18°47'11"W a distance of 2,609.32 feet to the southerly right-of-way of the Lower Fivemile Drain;
Thence leaving said easterly right-of-way and following said southerly right-of-way the following seven (7) courses:

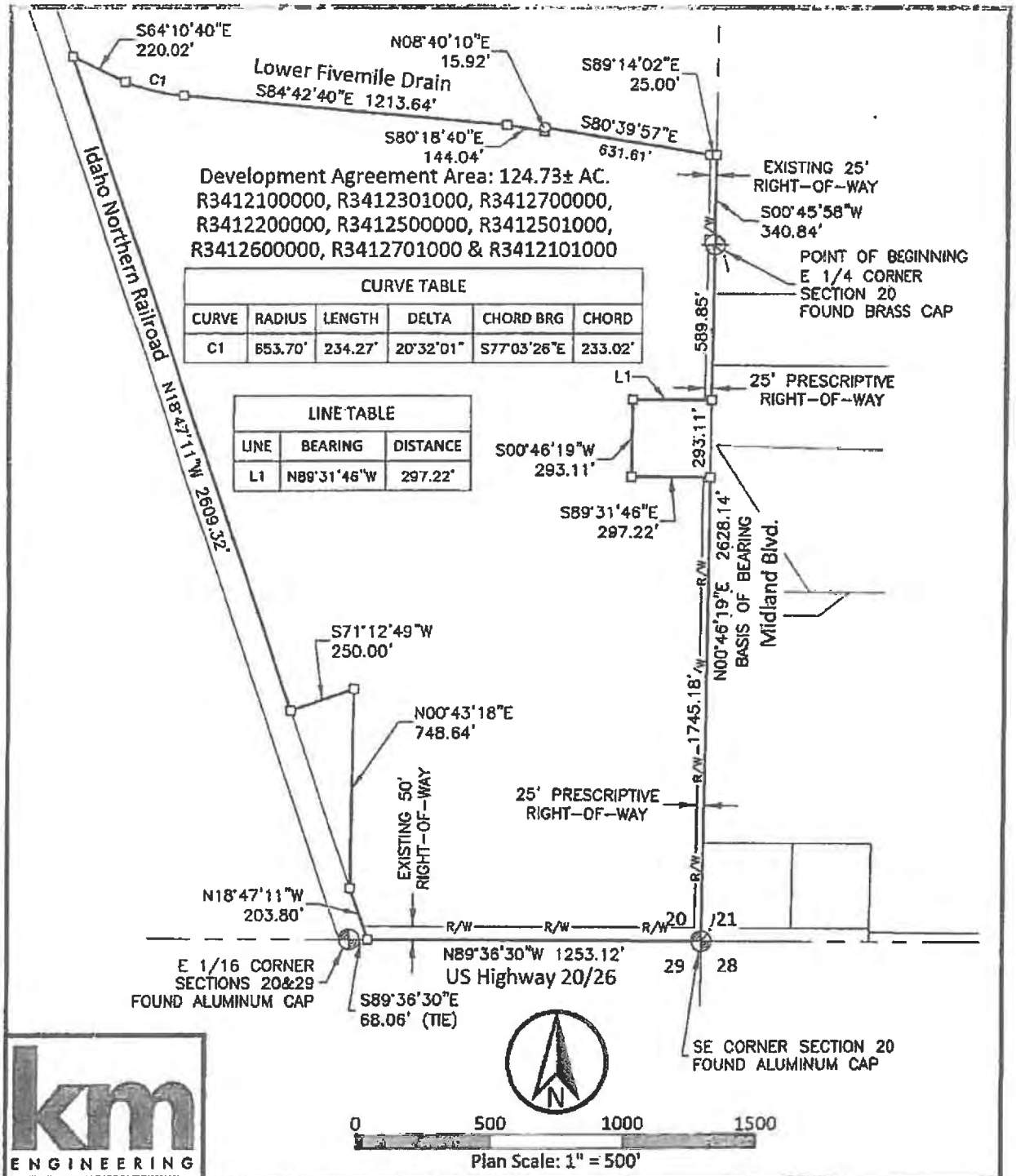
1. S64°10'40"E a distance of 220.02 feet;
2. 234.27 feet along the arc of a curve to the left, said curve having a radius of 653.70 feet, a delta angle of 20°32'01", a chord bearing of S77°03'26"E and a chord distance of 233.02 feet;
3. S84°42'40"E a distance of 1,213.64 feet;
4. S80°18'40"E a distance of 144.04 feet;
5. N08°40'10"E a distance of 15.92 feet to a 1/2-inch rebar;
6. S80°39'57"E a distance of 631.61 feet to the westerly right-of-way of Midland Boulevard;

Thence leaving said southerly right-of-way and said westerly right-of-way, S89°14'02"E a distance of 25.00 feet to the easterly line of the Northeast 1/4 of said Section 20;
Thence following said easterly line, S00°45'58"W a distance of 340.84 feet to the **POINT OF BEGINNING.**

Said parcel contains 124.73 acres, more or less.

Attached hereto is **Exhibit B** and by this reference is hereby made a part of.





CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BRG	CHORD
C1	853.70'	234.27'	20°32'01"	S77°03'26"E	233.02'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N89°31'46"W	297.22'

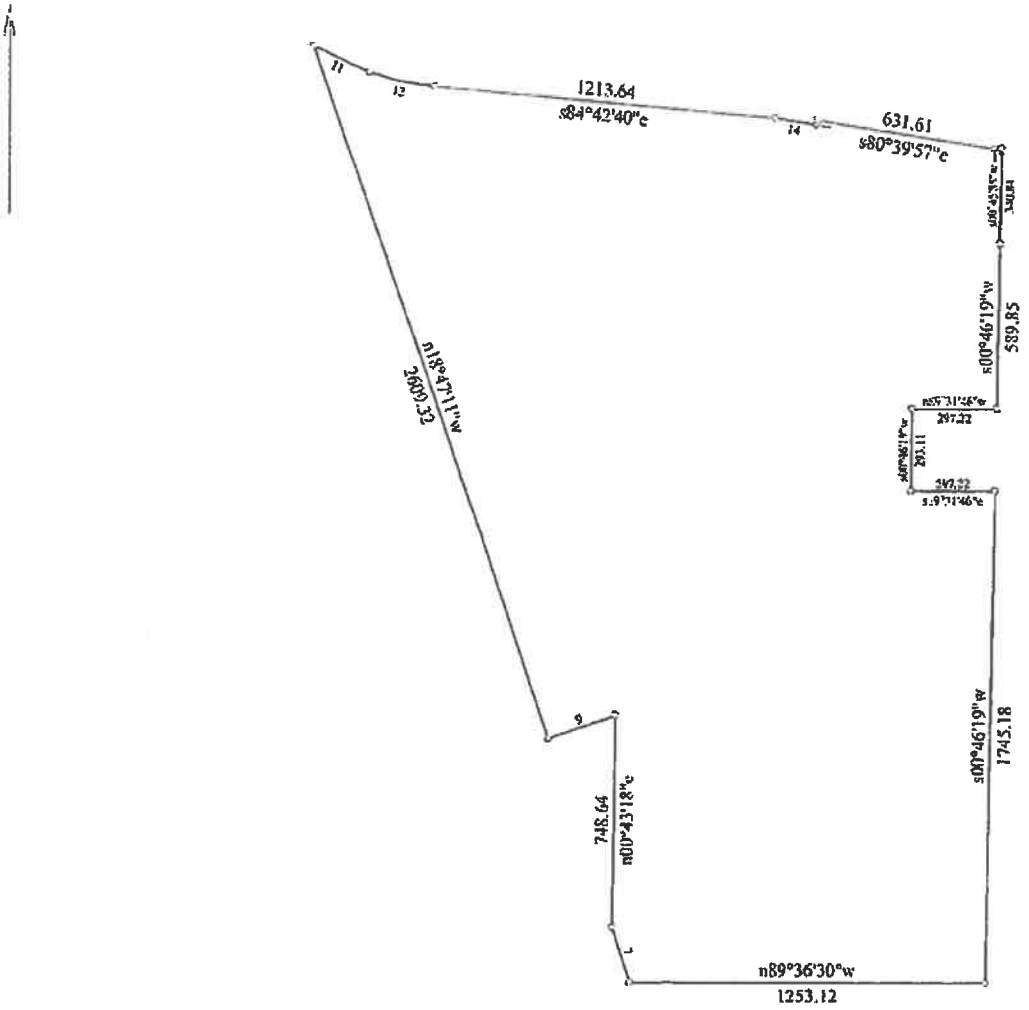
ENGINEERING
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE (208) 639-6939
kmengllp.com

DATE: December 2023
PROJECT: 23-194
SHEET: 1 OF 1

Exhibit B
Development Agreement - Lower Five

A Portion of the E 1/2 of Section 20,
T4N., R2W., B.M., City of Caldwell, Canyon County, Idaho

P:\23-194\CAD\SURVEY\EXHIBITS\DEVELOPMENT AGREEMENT LEGAL LOWER FIVE 23-194.DWG, CRAIG DRAPER, 12/8/2023, DWG TO PDF.PC3, ---



Title: Development Agreement Lower Five 23-194		Date: 12-08-2023
Scale: 1 inch = 600 feet	File: Deed Plotter.des	

Tract 1: 124.728 Acres: 5433162 Sq Feet: Closure = s85.4125w 0.01 Feet: Precision >1/999999: Perimeter = 11113 Feet

001=s00.4619w 589.85	008=n00.4318e 748.64	015=n08.4010e 15.92
002=n89.3146w 297.22	009=s71.1249w 250.00	016=s80.3957e 631.61
003=s00.4619w 293.11	010=n18.4711w 2609.32	017=s89.1402e 25.00
004=s89.3146e 297.22	011=s64.1040e 220.02	018=s00.4558w 340.84
005=s00.4619w 1745.18	012: Lt, R=653.70, Delta=20.3201 Brg=s77.0326e, Chd=233.02	
006=n89.3630w 1253.12	013=s84.4240e 1213.64	
007=n18.4711w 203.80	014=s80.1840e 144.04	

Exhibit B
Parcel Map

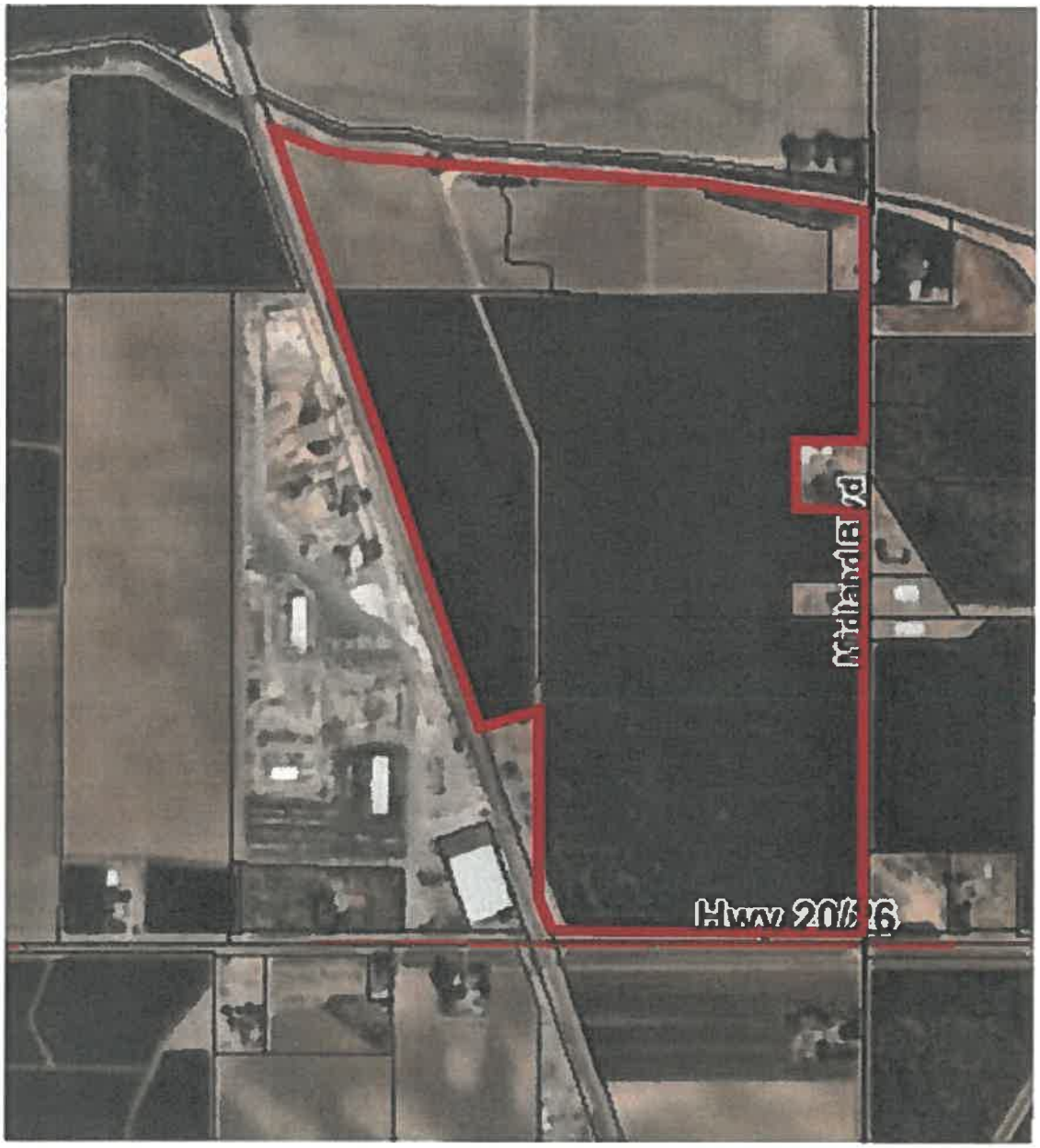


Exhibit C
Affidavits of Legal Interest

DWT Investments LLC

Property Owner Acknowledgement

I, Robert Phillips, the record owner for real property addressed as Parcels R3412101000; R3412600000 and R3412501000, am aware of, in agreement with, and give my permission to Brighton Development, Inc., to submit the accompanying application(s) pertaining the that property.

1. I agree to indemnify, defend and hold the City of Caldwell and its employees harmless from any claim or liability resulting from any dispute as to the statement(s) contained herein or as to the ownership of the property which is the subject of the application.

2. I hereby grant permission to City of Caldwell staff to enter the subject property for the purpose of site inspection(s) related to processing said application(s).

Dated this 14th day of September, 2023

(Signature)

CERTIFICATE OF VERIFICATION

STATE OF IDAHO)
) ss.
County of Canyon)

I, Shari Vaughan, a Notary Public, do hereby certify that on this 14th day of September, 2023, personally appeared before me Robert L Phillips known or identified to me to be the person whose name is subscribed to the foregoing instrument, who, being by me first duly sworn, declared that she signed the foregoing document, and that the statements therein contained are true.

Shari Vaughan
NOTARY PUBLIC FOR IDAHO
Residing at Meridian, ID
My Commission Expires 6-1-2024

SHARI VAUGHAN
Notary Public - State of Idaho
Commission Number 20181002
My Commission Expires Jun 1, 2024

Property Owner Acknowledgement

I, Victor Yamamoto, the record owner for real property addressed as Parcels R3412100000 and R3412500000, am aware of, in agreement with, and give my permission to Brighton Development, Inc., to submit the accompanying application(s) pertaining the that property.

1. I agree to indemnify, defend and hold the City of Caldwell and its employees harmless from any claim or liability resulting from any dispute as to the statement(s) contained herein or as to the ownership of the property which is the subject of the application.

2. I hereby grant permission to City of Caldwell staff to enter the subject property for the purpose of site inspection(s) related to processing said application(s).

Dated this 14th day of September, 2023

Victor Yamamoto p.o.a.
(Signature)

CERTIFICATE OF VERIFICATION

STATE OF IDAHO)
) ss.
County of Canyon)

I, Shari Vaughan, a Notary Public, do hereby certify that on this 14th day of September, 2023, personally appeared before me Victor Yamamoto, known or identified to me to be the person whose name is subscribed to the foregoing instrument, who, being by me first duly sworn, declared that she signed the foregoing document, and that the statements therein contained are true.

Shari Vaughan
NOTARY PUBLIC FOR IDAHO
Residing at Meridian, ID
My Commission Expires 6-1-2024

SHARI VAUGHAN
Notary Public - State of Idaho
Commission Number 20181002
My Commission Expires Jun 1, 2024

Property Owner Acknowledgement

I, Victor Yamamoto, the record owner for real property addressed as Parcel #'s: R3412200000; R3412701000; R3412301000, am aware of, in agreement with, and give my permission to Brighto Development, Inc. to submit the accompanying application(s) pertaining the that property.

1. I agree to indemnify, defend and hold the City of Caldwell and its employees harmless from any claim or liability resulting from any dispute as to the statement(s) contained herein or as to the ownership of the property which is the subject of the application.

2. I hereby grant permission to City of Caldwell staff to enter the subject property for the purpose of site inspection(s) related to processing said application(s).

Dated this 14th day of September, 2023

Victor Yamamoto
(Signature)

CERTIFICATE OF VERIFICATION

STATE OF IDAHO)
) ss.
County of Canyon)

I, Shari Vaughan, a Notary Public, do hereby certify that on this 14th day of September, 2023, personally appeared before me Victor Yamamoto, known or identified to me to be the person whose name is subscribed to the foregoing instrument, who, being by me first duly sworn, declared that she signed the foregoing document, and that the statements therein contained are true.

Shari Vaughan
NOTARY PUBLIC FOR IDAHO
Residing at Meridian, ID
My Commission Expires 6-1-2024

SHARI VAUGHAN
Notary Public - State of Idaho
Commission Number 20181002
My Commission Expires Jun 1, 2024

Property Owner Acknowledgement

I, Isaac Kimball, SVP & CFO of the record owner for real property addressed as Parcel # R3412700000, am aware of, in agreement with, and give my permission to Brighton Development, Inc., to submit the accompanying application(s) pertaining the that property.

1. I agree to indemnify, defend and hold the City of Caldwell and its employees harmless from any claim or liability resulting from any dispute as to the statement(s) contained herein or as to the ownership of the property which is the subject of the application.

2. I hereby grant permission to City of Caldwell staff to enter the subject property for the purpose of site inspection(s) related to processing said application(s).

Dated this 12th day of December, 2023.

(Signature)

CERTIFICATE OF VERIFICATION

STATE OF IDAHO)
) ss.
County of Ada)

I, Melanie Buckley, a Notary Public, do hereby certify that on this 12th day of December, 2023, personally appeared before me Isaac Kimball, known or identified to me to be the person whose name is subscribed to the foregoing instrument, who, being by me first duly sworn, declared that she signed the foregoing document, and that the statements therein contained are true.

NOTARY PUBLIC FOR IDAHO
Residing at Eagle, Idaho
My Commission Expires 4/17/2029

MELANIE BUCKLEY
Comm. No. 41340
NOTARY PUBLIC
STATE OF IDAHO
Expires: 04/17/2029

Exhibit D
Concept Plan

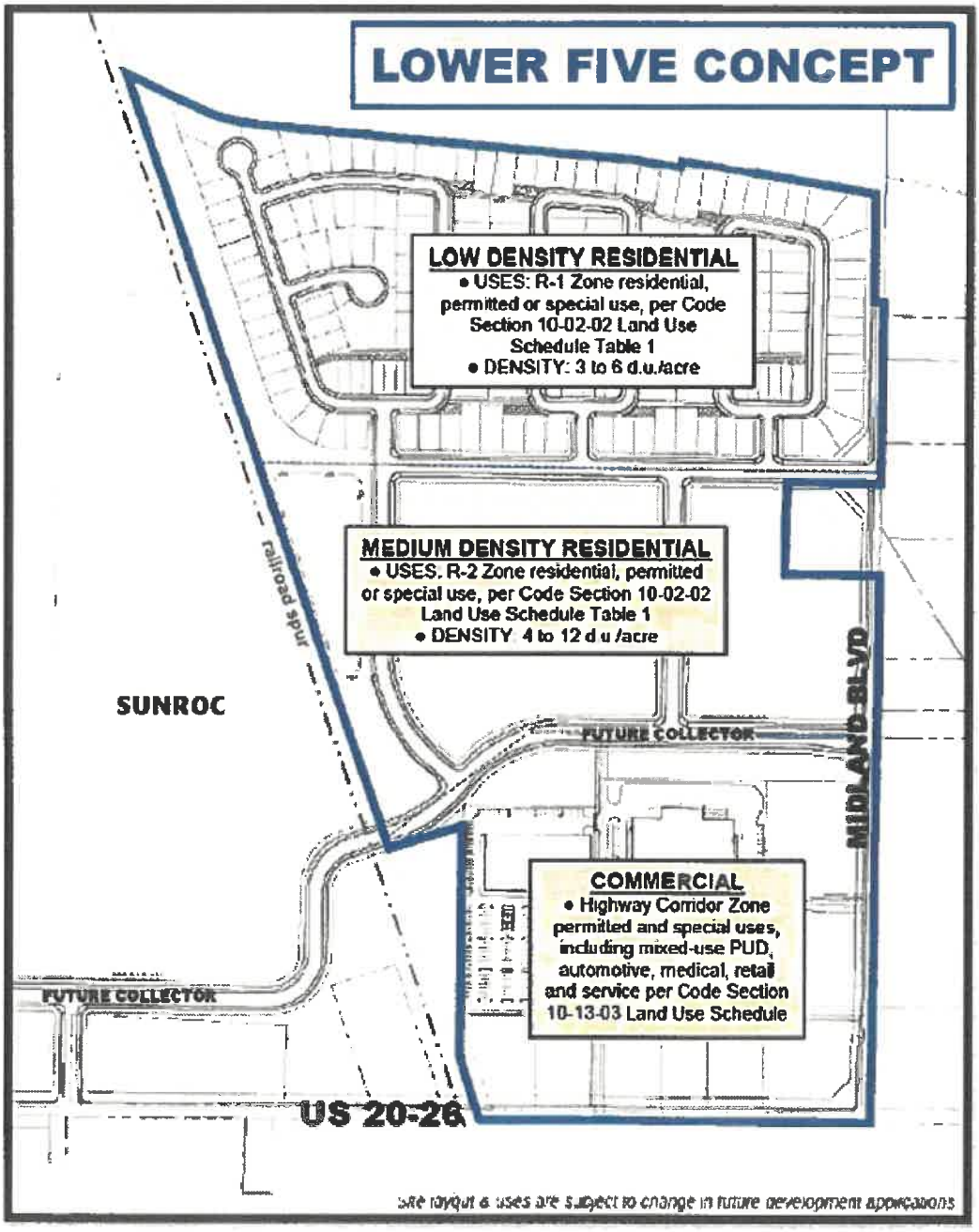
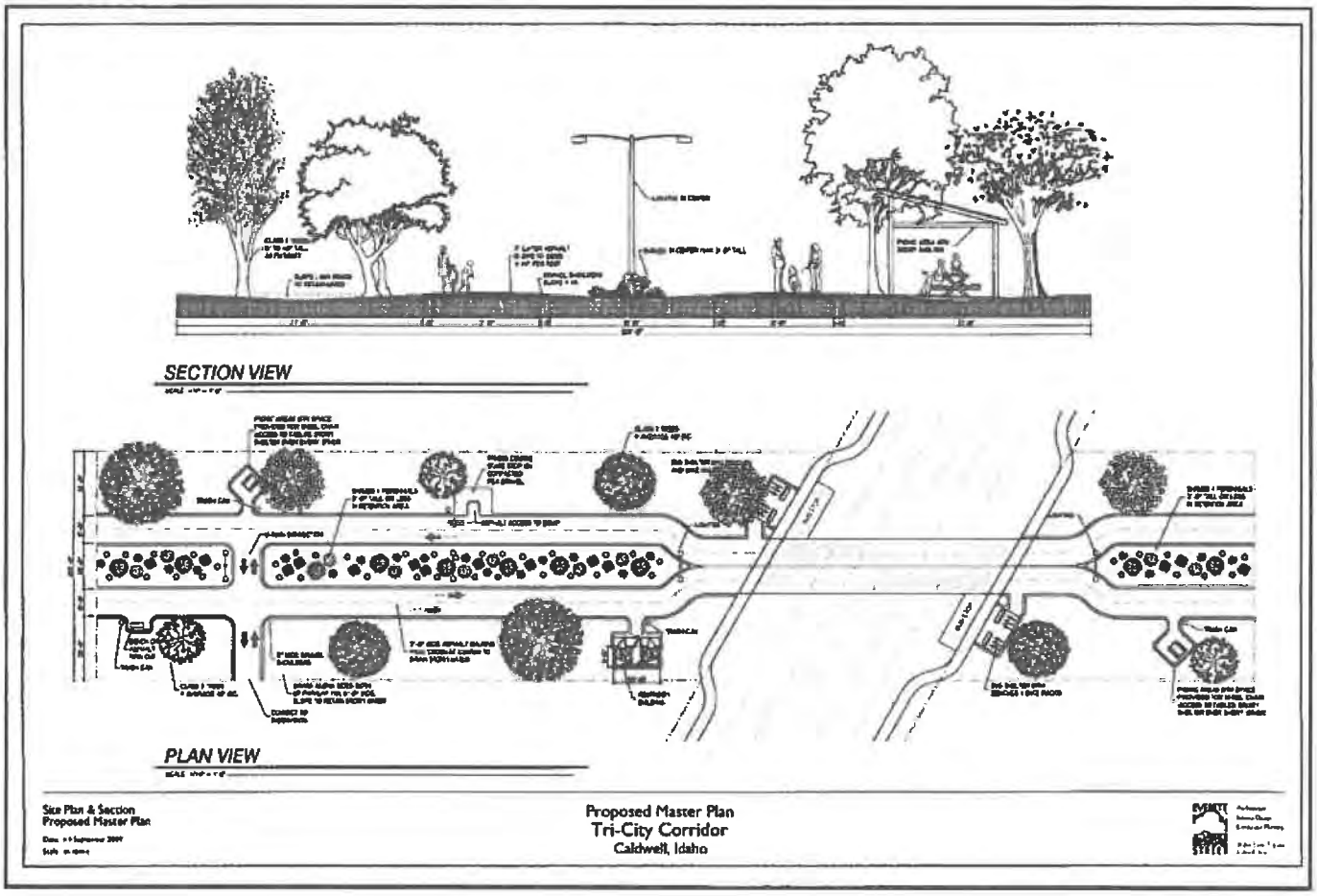


Exhibit E
Tri-City Corridor Master Plan Exhibit



AFFIDAVIT OF LEGAL INTEREST

STATE OF IDAHO)

COUNTY OF CANYON)

I, Robert L. Phillips, the President of Brighton Corporation, Manager of DWT Investments LLC, 2929 W Navigator Dr., Ste. 400, Meridian, ID.

being first duly sworn upon, oath, depose and say:

1. That DWT Investments LLC is the record owner of the property described on the attached, and I grant my permission to:

   Brighton Development Inc., 2929 W. Navigator Drive, Suite 400, Meridian, ID 83642 to submit the accompanying application(s) pertaining to that property.

2. I agree to indemnify, defend and hold the City of Caldwell and its employees harmless from any claim or liability resulting from any dispute as to the statements contained herein or as to the ownership of the property which is the subject of the application.

3. I hereby grant permission to City of Caldwell staff to enter the subject property for the purpose of site inspections related to processing said application(s).

Dated this 21st day of October, 2025

Robert L Phillips, President of Brighton Corporation, Manager of DWT Investments LLC

SUBSCRIBED AND SWORN to before me the day and year first above written.

Shari Vaughan
(Notary Public for Idaho)

Residing at: Meridian, ID

My Commission Expires: 6-1-2030

SHARI VAUGHAN
COMMISSION #20181002
NOTARY PUBLIC
STATE OF IDAHO
MY COMMISSION EXPIRES 06/01/2030

(Rev 05/29/20)

AFFIDAVIT OF LEGAL INTEREST

STATE OF IDAHO)

COUNTY OF CANYON)

I, John Gabrielsen, the Manager of Brighton Ventures Investment Management LLC, Manager of Tauri Rental Homes LLC at 2929 W Navigator Dr., Meridian ID .

being first duly sworn upon, oath, depose and say:

1. That Tauri Rental Homes LLC is the record owner of the property described on the attached, and I grant my permission to:

   Brighton Development Inc., 2929 W. Navigator Drive, Suite 400, Meridian, ID 83642 to submit the accompanying application(s) pertaining to that property.

2. I agree to indemnify, defend and hold the City of Caldwell and its employees harmless from any claim or liability resulting from any dispute as to the statements contained herein or as to the ownership of the property which is the subject of the application.

3. I hereby grant permission to City of Caldwell staff to enter the subject property for the purpose of site inspections related to processing said application(s).

Dated this 21 day of October, 2025

John Gabrielsen, Manager of Brighton Ventures Investment LLC, Manager of Tauri Rental Homes LLC

SUBSCRIBED AND SWORN to before me the day and year first above written.

Shari Vaughan
(Notary Public for Idaho)

SHARI VAUGHAN
COMMISSION #20181002
NOTARY PUBLIC
STATE OF IDAHO
MY COMMISSION EXPIRES 06/01/2030

Residing at: Meridian, ID

My Commission Expires: 6-1-2030

(Rev 05/29/20)

AFFIDAVIT OF LEGAL INTEREST

STATE OF IDAHO)
)
COUNTY OF CANYON)

I, Mark Lavin, the Senior Director, Real Estate,
650 N Armstrong Pl, Boise, ID 83704.

being first duly sworn upon, oath, depose and say:

1. That WinCo Foods, LLC is the record owner of the property described on the attached, and I grant my permission to:

   Brighton Development Inc., 2929 W. Navigator Drive, Suite 400, Meridian, ID 83642

   to submit the accompanying application(s) pertaining to that property.

2. I agree to indemnify, defend and hold the City of Caldwell and its employees harmless from any claim or liability resulting from any dispute as to the statements contained herein or as to the ownership of the property which is the subject of the application.

3. I hereby grant permission to City of Caldwell staff to enter the subject property for the purpose of site inspections related to processing said application(s).

Dated this 21st day of October, 2025

Mark Lavin,
Senior Director, Real Estate

SUBSCRIBED AND SWORN to before me the day and year first above written.

(Notary Public for Idaho)

SARAH SMITH
COMMISSION #20202523
NOTARY PUBLIC
STATE OF IDAHO
MY COMMISSION EXPIRES 07/13/2026

Residing at: Nampa

My Commission Expires: 07/13/2026

(Rev 05/29/20)

2023-034943
RECORDED
10/27/2023 01:23 PM
CHRIS YAMAMOTO
CANYON COUNTY RECORDER
Pgs=3 JWINSLOW $15.00
TYPE: DEED
FIRST AMERICAN TITLE INSURANCE
ELECTRONICALLY RECORDED

AFTER RECORDING MAIL TO:

WinCo Foods, LLC
Attn: Chad Lamer
650 N. Armstrong Place
Boise, ID 83704

Space Above This Line for Recorder's Use Only

GRANT DEED

FOR VALUE RECEIVED, **YAMAMOTO PROPERTIES, LLC**, an Idaho limited liability company, and the **KAY AND FRANCIS YAMAMOTO LIVING TRUST, U/T/D June 11, 2001** (collectively "Grantor") convey and warrant to **WINCO FOODS, LLC**, a Delaware limited liability company ("Grantee") whose mailing address is 650 N. Armstrong Place, Boise, Idaho, 83704, the following described real estate situated in the County of Canyon, State of Idaho (the "Property"):

See **Exhibit A** attached hereto.

To have and to hold the described property, together with all and singular tenements, hereditaments, and appurtenances belonging to the property, or in any appertaining to the property, all water, mineral, and other subsurface rights owned by Grantor, and the reversion and reversions, remainder and remainders, rents, issues, and profits of the property to Grantee, Grantee's heirs, and assigns forever.

Grantor, for Grantor's heirs, hereby covenants with and to Grantee and Grantee's heirs and assigns that Grantor is lawfully seized in fee simple of the described Property; that Grantor has the right and authority to convey said Property to Grantee; that the described Property is free from all encumbrances, except (a) matters of record, (b) real property taxes and assessments for the current year that are not yet due and payable, and (c) any matters arising from the acts or omissions of Grantee or Grantee's agents. Grantor hereby covenants to and with Grantee and its successors, heirs, and assigns that Grantor shall warrant and defend the same against any other liens, claims, or encumbrances done, made, or suffered by Grantor, or any person claiming under Grantor, but none other.

[Signatures and acknowledgements follow immediately.]

Grantor has set Grantor's hand on this 27th day of October, 2023.

GRANTOR:

YAMAMOTO PROPERTIES, LLC, an Idaho limited liability company

Victor Yamamoto

By: Victor Yamamoto
Its: Manager

Victor Yamamoto

By: Victor Yamamoto, Trustee, Kay and Francis Yamamoto Family Trust u/t/d June 11, 2001

STATE OF IDAHO)
)ss.
County of CANYON)

On this 25 day of OCTOBER, 2023, before me, a Notary Public, personally appeared Victor Yamamoto, known or proved to me to be the Manager of Yamamoto Properties, LLC, and the Trustee of the Kay and Francis Yamamoto Family Living Trust u/t/d June 11, 2001, the person whose name is subscribed to the foregoing instrument, and acknowledged to me that s/he executed the same on behalf of said entities.

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

NATALIA HALL
Notary Public - State of Idaho
Commission Number 20204859
My Commission Expires Dec 7, 2026

Natalia Hall

Notary PublicComm. Expires 12-7-2026

EXHIBIT A

LEGAL DESCRIPTION: Real property in the County of Canyon, State of Idaho, described as follows:

THE FOLLOWING DESCRIBES A PARCEL OF LAND BEING A PORTION OF THE IN THE SOUTHEAST ¼ OF SECTION 20, TOWNSHIP 4 NORTH, RANGE 2 WEST, BOISE MERIDIAN, CITY OF CALDWELL, CANYON COUNTY, IDAHO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 20; FROM WHICH, THE EAST 1/16TH CORNER OF SAID SECTION 20 BEARS, NORTH 89°36'31" WEST, 1321.29 FEET; THENCE ALONG THE EASTERLY BOUNDARY LINE OF SAID SECTION 20, NORTH 00°46'14" EAST, 50.00 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 20/26, THE POINT OF BEGINNING;

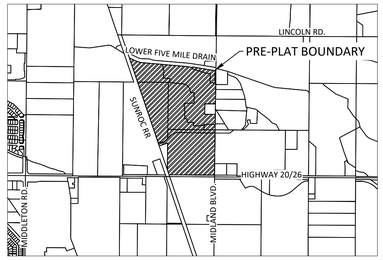
THENCE LEAVING SAID EASTERLY BOUNDARY LINE, AND ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 20/26, NORTH 89°36'31" WEST, 1270.82 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF THE OREGON SHORT LINE RAILROAD;
THENCE LEAVING SAID NORTHERLY RIGHT OF WAY LINE, AND ALONG THE EASTERLY RIGHT-OF-WAY LINE OF THE OREGON SHORT LINE RAILROAD, NORTH 18°47'16" WEST, 151.24 FEET TO A POINT ON THE WESTERLY BOUNDARY LINE OF THE SE ¼ OF THE SE ¼ OF SAID SECTION 20;
THENCE LEAVING SAID WESTERLY BOUNDARY LINE, AND ALONG SAID WESTERLY BOUNDARY LINE OF THE SE ¼ OF THE SE ¼ OF SAID SECTION 20, NORTH 00°43'17" EAST, 742.34 FEET TO A POINT;
THENCE LEAVING SAID WESTERLY BOUNDARY LINE, SOUTH 71°12'44" WEST, 247.91 FEET TO A FOUND 5/8" IRON PIN "NO CAP" ON THE EASTERLY RIGHT-OF-WAY LINE OF THE OREGON SHORT LINE RAILROAD;
THENCE ALONG THE EASTERLY RIGHT-OF-WAY LINE OF THE OREGON SHORT LINE RAILROAD, NORTH 18°47'16" WEST, 51.41 FEET TO A POINT;
THENCE LEAVING SAID EASTERLY RIGHT-OF-WAY LINE, NORTH 71°12'21" EAST, 48.31 FEET TO A POINT;
THENCE NORTHEASTERLY 212.49 FEET ON THE ARC OF CURVE TO THE LEFT HAVING A RADIUS OF 400.00 FEET, A CENTRAL ANGLE OF 30°26'14" AND A LONG CHORD WHICH BEARS, NORTH 55°59'14" EAST, 210.00 FEET TO A POINT;
THENCE, NORTH 40°46'07" EAST, 71.32 FEET TO A POINT;
THENCE NORTHEASTERLY 349.08 FEET ALONG THE ARC OF CURVE TO THE RIGHT HAVING A RADIUS OF 400.00 FEET, A CENTRAL ANGLE OF 50°00'00", AND A LONG CHORD WHICH BEARS, NORTH 65°46'10" EAST, 338.11 FEET TO A POINT;
THENCE, SOUTH 89°13'46" EAST, 1002.61 FEET TO A POINT ON THE EASTERLY BOUNDARY LINE OF THE SE ¼ SE ¼ OF SAID SECTION 20;
THENCE ALONG SAID EASTERLY BOUNDARY LINE, SOUTH 00°46'14" WEST, 1175.41 FEET TO THE POINT OF BEGINNING.

PRELIMINARY PLAT SHOWING
AVIARY HEIGHTS SUBDIVISION

SITUATED IN A PORTION OF THE SE1/4 OF SECTION 20,
TOWNSHIP 4 NORTH, RANGE 2 WEST
CITY OF CALDWELL, CANYON COUNTY, IDAHO

Plan Scale: 1" = 150'

VICINITY MAP : 1" = 2,000'



CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BRG	CHORD
C1	653.70'	234.26'	20°31'58"	S74°26'41"E	233.01'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S18°47'34"E	205.26'
L2	S71°12'51"W	247.65'
L3	S80°18'37"E	143.98'
L4	N08°40'10"E	15.88'
L5	N89°26'35"W	25.00'
L6	S89°31'46"E	297.22'
L7	N00°46'19"E	293.11'
L8	S89°31'46"E	297.22'

SURVEY CONTROL NOTES

1. ALL SURVEY DATA IS BASED ON THE NAD83 STATE PLANE COORDINATE SYSTEM (IDAHO WEST 1103) AND VERTICAL (NAVD88) DATUM.

LEGEND

- BOUNDARY LINE
- OFFSITE PROPERTY LINE
- LOT LINE
- SECTION LINE
- R-1 — PROPERTY ZONE
- (10) — LOT NUMBER
- COMMON LOT (LANDSCAPE)
- PHASE LINE BOUNDARY

DEVELOPER/OWNER
BRIGHTON DEVELOPMENT INC.
2929 W. NAVIGATOR DR., SUITE 400
MERIDIAN, IDAHO 83642
PHONE: (208) 378-4000
CONTACT: JON WARDLE
EMAIL: jwardle@brightoncorp.com

ENGINEER/SURVEYOR/LANDSCAPE
KM ENGINEERING
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE: (208) 639-6939
CONTACT: SHADOW JUNGENBERG, P.E.
EMAIL: sjungenberg@kmengllp.com

PRELIMINARY PLAT DATA

TOTAL SITE LOT DATA

TOTAL SITE AREA	124.623 ACRES
CURRENT ZONING	R-1, R-2, H-C
PROPOSED ZONING	R-1, R-2, H-C
COMPREHENSIVE PLAN DESIGNATION	LOW DENSITY, MEDIUM DENSITY RESIDENTIAL AND HIGHWAY CORRIDOR
R-1 RESIDENTIAL LOTS:	160
R-2 RESIDENTIAL LOTS:	145
TOTAL RESIDENTIAL LOTS:	305
H-C COMMERCIAL LOTS	11
COMMON LOTS – LANDSCAPE	45
COMMON LOTS – ALLEY	3
COMMON LOTS – SHARED DRIVEWAY	7
FIRE DEPARTMENT LOT	1
SCHOOL LOTS	1
TOTAL LOTS	373

RESIDENTIAL R-1 AREA SITE DATA

R-1 DATA:	
CURRENT ZONING	R-1
PROPOSED ZONING	R-1
COMPREHENSIVE PLAN DESIGNATION	LOW DENSITY RESIDENTIAL
R-1 LOT DATA:	
R-1 RESIDENTIAL LOTS:	160
COMMON LOTS – LANDSCAPE	25
COMMON LOTS – SHARED DRIVEWAY	3
TOTAL LOTS – RESIDENTIAL R1	188
BUILDABLE LOT AREA	29.332 ACRES
COMMON LOT AREA	9.405 ACRES
RIGHT-OF-WAY AREA	12.713 ACRES
TOTAL AREA ZONED R-1	51.450 ACRES
R-1 DENSITY DATA:	
GROSS DENSITY	3.110 UNITS/ACRE
NET DENSITY	5.454 UNITS/ACRE
AVERAGE R-1 LOT SIZE	7,985 SF
MINIMUM R-1 LOT SIZE	6,480 SF

RESIDENTIAL R-2 AREA SITE DATA

R-2 DATA:	
CURRENT ZONING	R-2
PROPOSED ZONING	R-2
COMPREHENSIVE PLAN DESIGNATION	MEDIUM DENSITY RESIDENTIAL
R-2 LOT DATA:	
R-2 RESIDENTIAL LOTS:	145
COMMON LOTS – LANDSCAPE	20
COMMON LOTS – SHARED DRIVEWAY	4
COMMON LOTS – ALLEY	3
TOTAL LOTS – RESIDENTIAL R2	172
BUILDABLE LOT AREA	10.692 ACRES
COMMON LOT AREA	4.595 ACRES
RIGHT-OF-WAY AREA	7.462 ACRES
TOTAL AREA ZONED R-2	22.749 ACRES
R-2 DATA	
GROSS DENSITY	6.374 UNITS/ACRE
NET DENSITY	13.561 UNITS/ACRE
AVERAGE R-2 LOT SIZE	3,212 SF
MINIMUM R-2 LOT SIZE	1,874 SF

COMMERCIAL H-C AREA SITE DATA

H-C DATA:	
BUILDABLE LOT AREA	33.075 ACRES
COMMON LOT AREA	0.000 ACRES
RIGHT-OF-WAY AREA	4.166 ACRES
TOTAL AREA ZONED H-C	37.241 ACRES
H-C COMMERCIAL LOTS	11

NON RESIDENTIAL AREA SITE DATA

NON-RESIDENTIAL DATA:	
COMMON LOTS	1
FIRE DEPARTMENT LOT	1
SCHOOL LOTS	1
TOTAL NON RESIDENTIAL LOTS	3
COMMON AREA	2.649 ACRES
SCHOOL LOT AREA	7.301 ACRES
FIRE LOT AREA	1.932 ACRES
ROW AREA	1.301 ACRES
TOTAL AREA NON RESIDENTIAL	13.183 ACRES

REFER TO THE QUALIFIED OPEN SPACE EXHIBIT FOR ADDITIONAL INFORMATION.

SHEET INDEX

SHEET NO.	SHEET TITLE
PP1.0	COVER
PP1.1	PHASING PLAN
PP1.2	EXISTING CONDITIONS
PP2.0	PLAT LAYOUT – PHASE 1
PP2.1	PLAT LAYOUT – PHASE 2 & 4
PP2.2	PLAT LAYOUT – PHASE 3
PP2.3	PLAY LAYOUT – PHASE 5
PP3.0	ENGINEERING LAYOUT – PHASE 1
PP3.1	ENGINEERING LAYOUT – PHASE 2 & 4
PP3.2	ENGINEERING LAYOUT – PHASE 3
PP3.3	ENGINEERING LAYOUT – PHASE 5
PPL1.0	PRE-PLAT LANDSCAPE COVER
PPL2.0	PRE-PLAT LANDSCAPE PLAN
PPL3.0	PRE-PLAT LANDSCAPE PLAN
PPL4.0	PRE-PLAT LANDSCAPE PLAN
PPL5.0	PRE-PLAT LANDSCAPE PLAN
PPL6.0	PRE-PLAT LANDSCAPE PLAN
PPL7.0	PRE-PLAT FENCE PLAN
PPL8.0	PRE-PLAT FENCE PLAN
PPL9.0	PRE-PLAT NOTES & DETAILS

AVIARY HEIGHTS SUBDIVISION
CALDWELL, IDAHO
COVER

REVISIONS

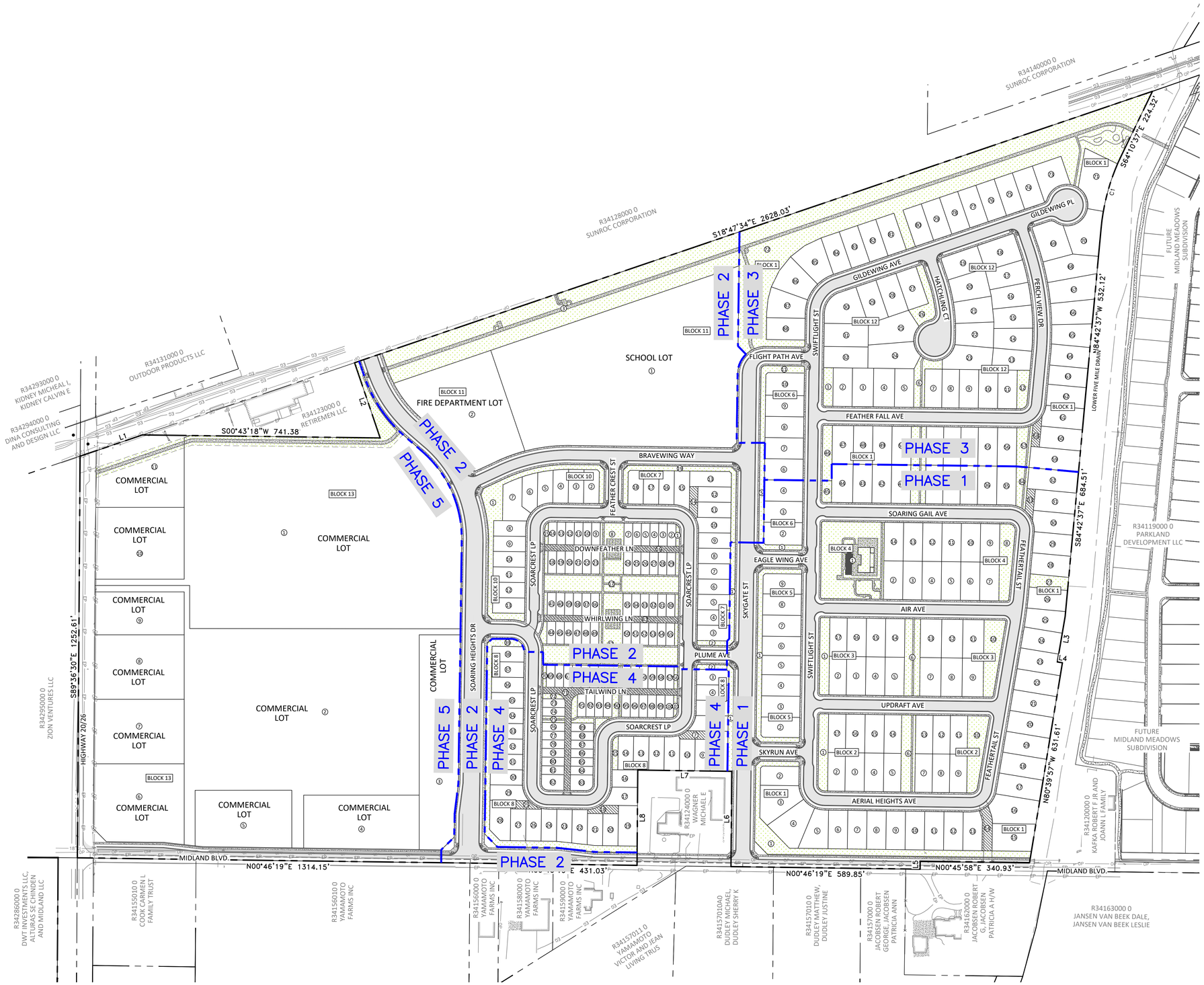
NO.	ITEM	DATE

PROFESSIONAL ENGINEER LICENSED 20593 3/30/26 STATE OF IDAHO SHADOW R.V. JUNGENBERG

km ENGINEERING
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE (208) 639-6939
kmengllp.com

DATE: 03/30/26
PROJECT: 22-227
SHEET NO. PP1.0

P:\22-227\CAD\ENTITLEMENT PLANS\22-227 P-PLAT COVER.DWG, SHADOW (JUNGENBERG, 3/30/2026, ESTUDIO907 - COPY PC3, 24X36, 1:[PDF]



0 150 300 450
Plan Scale: 1" = 150'

PROJECT SUMMARY

PHASE 1 (R-1 ZONING):

- SINGLE FAMILY RESIDENTIAL:	89 LOTS
- COMMON LOTS:	19 LOTS
- TOTAL LOTS:	108 LOTS

PHASE 2 (R-2 ZONING):

- SINGLE FAMILY RESIDENTIAL:	75 LOTS
- COMMON LOTS:	14 LOTS
- FIRE STATION LOT:	1 LOT
- SCHOOL LOT:	1 LOT
- TOTAL LOTS:	91 LOTS

PHASE 3 (R-1 ZONING):

- SINGLE FAMILY RESIDENTIAL:	71 LOTS
- COMMON LOTS:	10 LOTS
- TOTAL LOTS:	81 LOTS

PHASE 4 (R-2 ZONING):

- SINGLE FAMILY RESIDENTIAL:	70 LOTS
- COMMON LOTS:	12 LOTS
- TOTAL LOTS:	82 LOTS

PHASE 5 (H-C ZONING):

- COMMERCIAL LOTS:	11 LOTS

TOTAL:

- SINGLE FAMILY RESIDENTIAL:	305 LOTS
- COMMON LOTS:	55 LOTS
- FIRE STATION LOT:	1 LOT
- SCHOOL LOT:	1 LOT
- COMMERCIAL LOTS:	11 LOTS

TOTAL LOTS: 373 LOTS

AVIARY HEIGHTS SUBDIVISION
CALDWELL, IDAHO
PHASING PLAN

REVISIONS

NO.	ITEM	DATE

PROFESSIONAL ENGINEER LICENSED 20593 3/30/26 STATE OF IDAHO SHADOW R.V. JUNGENBERG

km ENGINEERING
5725 NORTH DISCOVERY WAY
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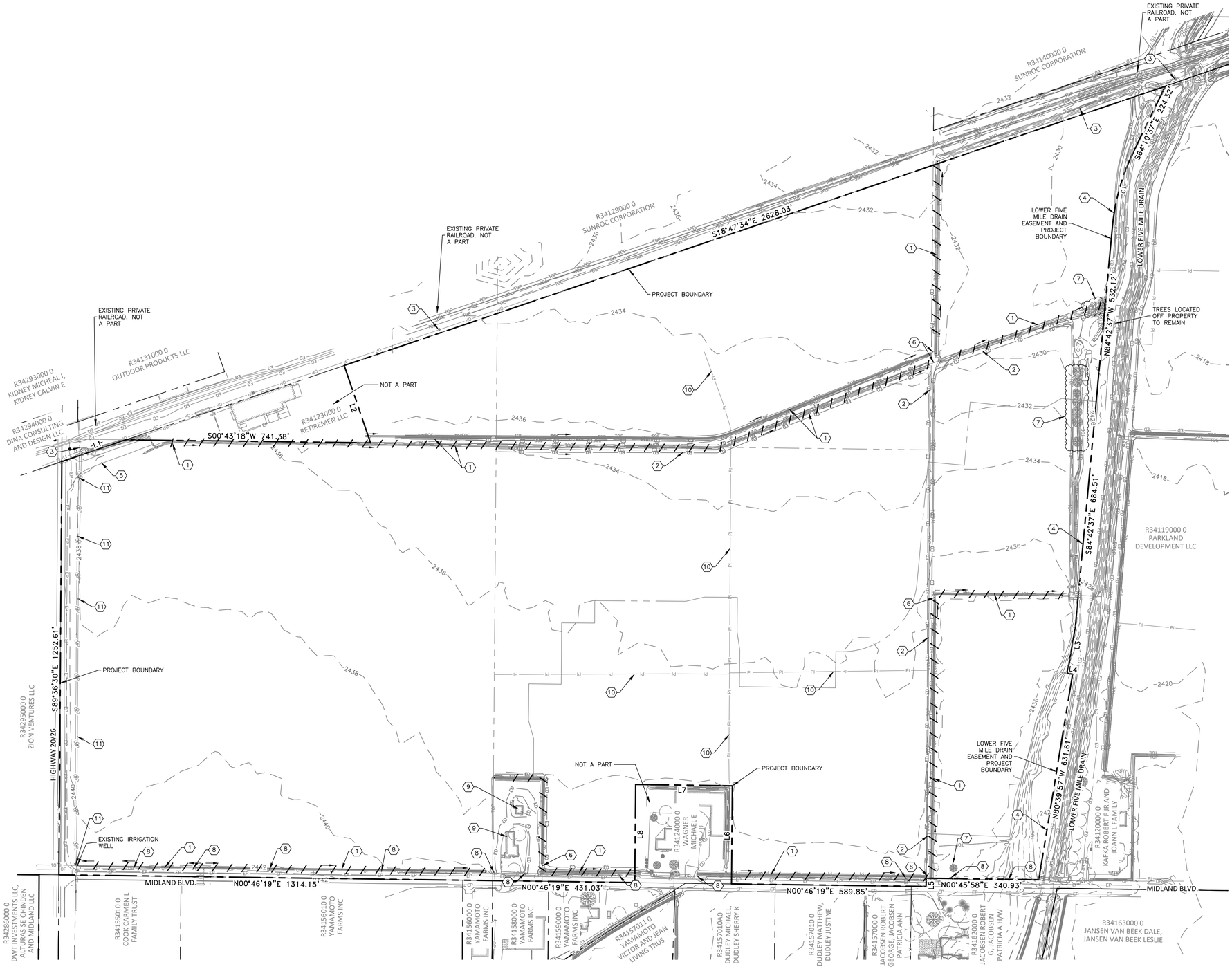
kmengllp.com

DATE: 03/30/26
PROJECT: 22-227
SHEET NO. PP1.1



0 150 300 450

Plan Scale: 1" = 150'

LEGEND

- BOUNDARY LINE
- ADJACENT PROPERTY LINE
- EASEMENT LINE
- WATER LINE (SIZE AS NOTED)
- SANITARY SEWER LINE (SIZE AS NOTED)
- STORM DRAIN LINE (SIZE AS NOTED)
- GRAVITY IRRIGATION LINE (SIZE AS NOTED)
- PRESSURE IRRIGATION LINE (SIZE AS NOTED)
- EDGE OF PAVEMENT
- DITCH REMOVAL
- WATER VALVE
- FIRE HYDRANT
- WATER METER
- IRRIGATION VALVE
- IRRIGATION MANHOLE
- SEWER MANHOLE
- SEWER CLEAN–OUT
- SAND & GREASE TRAP
- CURB INLET
- STORM MANHOLE
- LIGHT POLE

KEYNOTES (TYPICAL)

1. EXISTING IRRIGATION DITCH TO BE (#) RELOCATED AND WILL EITHER BE PIPED OR REMAIN OPEN PER FUTURE ENGINEERING PLANS.
2. GRAVEL ROAD TO BE REMOVED. IF REQUIRED, ACCESS TO ADJACENT PROPERTY SHALL BE MAINTAINED DURING CONSTRUCTION.
3. RETAIN AND PROTECT OVERHEAD POWER TRANSMISSION LINE.
4. LOWER FIVE MILE DRAIN EASEMENT. DO NOT ENCROACH.
5. GRAVEL ENTRANCE TO 'GOOD YEAR' SITE TO BE RETAINED AND PROTECTED. ACCESS TO ADJACENT GOODYEAR PROPERTY SHALL BE MAINTAINED DURING CONSTRUCTION.
6. REMOVE GRAVITY IRRIGATION PIPE.
7. TREES TO BE REMOVED.
8. FRONTAGE POWER LINES ALONG MIDLAND BLVD TO BE RELOCATED IN FUTURE.
9. EXISTING HOME AND ANY OUT BUILDINGS TO BE REMOVED AND DISPOSED OF OFFSITE PER STATE STANDARDS.
10. REMOVE EXISTING GATED PIPE.
11. EXISTING POWER LINES ALONG HIGHWAY 20/26 TO REMAIN. PROTECT IN PLACE.

AVIARY HEIGHTS SUBDIVISION
CALDWELL, IDAHO
EXISTING CONDITIONS

REVISIONS

NO.	ITEM	DATE

PROFESSIONAL ENGINEER LICENSED 20593 3/30/26 STATE OF IDAHO SHADOW R.V. JUNGENBERG

km ENGINEERING
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE (208) 639-6939
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DATE: 03/30/26
PROJECT: 22-227
SHEET NO. PP1.2

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PRELIMINARY PLAT NOTES

1. FUTURE DEVELOPMENT SHALL BE CONSISTENT WITH THE MINIMUM DIMENSIONAL STANDARDS LISTED BY THE CITY OF CALDWELL STANDARDS FOR ZONING.
2. FRONT, REAR, AND SIDE YARD EASEMENT LOCATIONS AND WIDTHS TO BE DETERMINED WITH FINAL PLAT.
3. ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE MOST RECENTLY APPROVED SUBDIVISION STANDARDS OF THE CITY OF CALDWELL.
4. IRRIGATION WATER IS SUPPLIED FROM PIONEER IRRIGATION DISTRICT AND THE FRANKLIN DITCH COMPANY.
5. 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 NON AGRICULTURAL ACTIVITIES AFTER IT HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR, WHEN THE OPERATION 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'.
6. DIRECT RESIDENTIAL LOT ACCESS TO MIDLAND BLVD, HIGHWAY 20/26, SKYGATE ST AND SOARING HEIGHTS ST IS PROHIBITED.
7. ALL ALLEYS (LOTS 16, 42, AND 71, BLOCK 9) ARE SUBJECT TO A BLANKET UTILITY EASEMENT FOR THE CITY OF CALDWELL FACILITIES, PRESSURE IRRIGATION, STORM DRAINAGE, AND PUBLIC UTILITIES. LOT OWNER'S WITHIN THIS SUBDIVISION HAVE THE PERPETUAL RIGHT OF INGRESS AND EGRESS OVER SAID LOTS AND SAID PERPETUAL EASEMENT SHALL RUN WITH THE LAND. SAID LOTS ARE PRIVATE ALLEYS AND MAINTENANCE FOR SAID LOTS IS AS PROVIDED FOR IN THE COVENANTS, CONDITIONS AND RESTRICTIONS FOR THIS SUBDIVISION. THE RESTRICTIVE COVENANT FOR MAINTENANCE OF THE PRIVATE ALLEYS CANNOT BE MODIFIED AND THE HOMEOWNER'S ASSOCIATION CANNOT BE DISSOLVED WITHOUT THE EXPRESS CONSENT OF THE CITY OF CALDWELL. THE PRIVATE ALLEYS SHALL MEET CITY OF CALDWELL CODE.
8. COMMON DRIVE LOTS (LOT 14, 33, AND 58, BLOCK 1. LOT 14, BLOCK 7. LOT 7, 18, AND 25, BLOCK 8) ARE SUBJECT TO A BLANKET EASEMENT FOR THE COMMON DRIVES. SAID COMMON LOTS SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION, OR ASSIGNS. SAID COMMON LOTS ARE ALSO SUBJECT TO BLANKET ACCESS AND UTILITY EASEMENTS FOR PRESSURE IRRIGATION, STORM DRAINAGE, AND PUBLIC UTILITIES. LOT OWNER'S WITHIN THIS SUBDIVISION HAVE THE PERPETUAL RIGHT OF INGRESS AND EGRESS OVER SAID LOTS AND SAID PERPETUAL EASEMENT SHALL RUN WITH THE LAND.

AVIARY HEIGHTS SUBDIVISION
CALDWELL, IDAHO
PLAT LAYOUT - PHASE 1

REVISIONS

NO.	ITEM	DATE

PROFESSIONAL ENGINEER LICENSED 20593 3/30/26 STATE OF IDAHO SHADOW R.V. JUNGENBERG

km ENGINEERING
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE (208) 639-6939
kmengllp.com

DATE: 03/30/26
PROJECT: 22-227
SHEET NO. PP2.0

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FLIGHT PATH AVE
EAGLE WING AVE
SKYRUN AVE
MIDLAND BLVD.
SKYGATE ST
PLUME AVE
BRAVEWING WAY
FEATHER CREST ST
SOARCREST LP
DOWNFEATHER LN
WHIRLWING LN
TAILWIND LN
SOARING HEIGHTS DR

PHASE 3 - SEE SHEET PP2.2
PHASE 2
PHASE 1 - SEE SHEET PP2.0
PHASE 4
PHASE 5 - SEE SHEET PP2.3
NOT A PART

BLOCK 1
BLOCK 6
BLOCK 7
BLOCK 8
BLOCK 9
BLOCK 10
BLOCK 11

1 317,921 SF SCHOOL LOT
2 84,188 SF FIRE DEPARTMENT LOT
3 115,850 SF
19,739 SF
7,593 SF

PROPOSED 30 FT LANDSCAPE BUFFER/STRIP PARK EASEMENT.

0 60 120 180
Plan Scale: 1" = 60'

AVIARY HEIGHTS SUBDIVISION
CALDWELL, IDAHO
PLAT LAYOUT - PHASE 2 & 4

REVISIONS

NO.	ITEM	DATE

PROFESSIONAL ENGINEER LICENSED 20593 3/30/26 STATE OF IDAHO SHADOW R.V. JUNGENBERG

km ENGINEERING
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE (208) 639-6939
kmengllp.com

DATE: 03/30/26
PROJECT: 22-227
SHEET NO. PP2.1

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FUTURE MIDLAND
MEADOWS SUBDIVISION
(NOT A PART)

LOWER FIVE MILE DRAIN

0 60 120 180
Plan Scale: 1" = 60'

PHASE 3

PHASE 1 - SEE SHEET PP2.0

PHASE 2- SEE SHEET PP2.1

GILDERWING PL

GILDERWING AVE

PERCH VIEW DR

HATCHLING CT

SWIFTLIGHT ST

SKYGATE ST

FEATHER FALL AVE

FLIGHT PATH AVE

BLOCK 1

BLOCK 12

BLOCK 6

71 14,706 SF
70 12,174 SF
69 10,659 SF
68 11,071 SF
67 10,525 SF
66 9,365 SF
65 8,225 SF
64 7,928 SF
63 7,200 SF
62 7,920 SF
61 8,307 SF
60 8,514 SF
59 10,230 SF
58 2,077 SF
57 5,531 SF
56 7,200 SF
55 7,200 SF
54 6,480 SF
53 6,480 SF
52 6,480 SF
51 5,622 SF
50 7,200 SF
49 7,200 SF
48 7,200 SF
47 7,920 SF
46 5,171 SF
73 8,849 SF
74 7,919 SF
75 7,200 SF
76 7,200 SF
77 7,200 SF
78 7,200 SF
79 7,200 SF
80 7,200 SF
81 7,200 SF
82 7,200 SF
83 7,200 SF
84 7,200 SF
85 10,140 SF
86 10,140 SF
87 9,327 SF
88 8,170 SF
72 180,649 SF
18 10,156 SF
17 8,044 SF
16 8,016 SF
15 8,014 SF
14 8,027 SF
13 7,719 SF
12 4,109 SF
11 7,200 SF
10 7,200 SF
9 7,200 SF
8 6,480 SF
7 6,480 SF
6 6,396 SF
5 7,200 SF
4 7,920 SF
3 7,920 SF
2 7,200 SF
1 3,596 SF
19 8,791 SF
20 9,537 SF
21 8,754 SF
22 8,761 SF
23 10,315 SF
24 12,004 SF
25 12,102 SF
26 6,142 SF
27 8,018 SF
28 8,018 SF
29 8,018 SF
30 11,312 SF
31 9,911 SF
32 9,085 SF

AVIARY HEIGHTS SUBDIVISION CALDWELL, IDAHO PLAT LAYOUT - PHASE 3		
REVISIONS		
NO.	ITEM	DATE

PROFESSIONAL ENGINEER LICENSED 20593 3/30/26 STATE OF IDAHO SHADOW R.V. JUNGENBERG

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PHONE (208) 639-6939
kmengllp.com

DATE: 03/30/26
PROJECT: 22-227
SHEET NO. PP2.2

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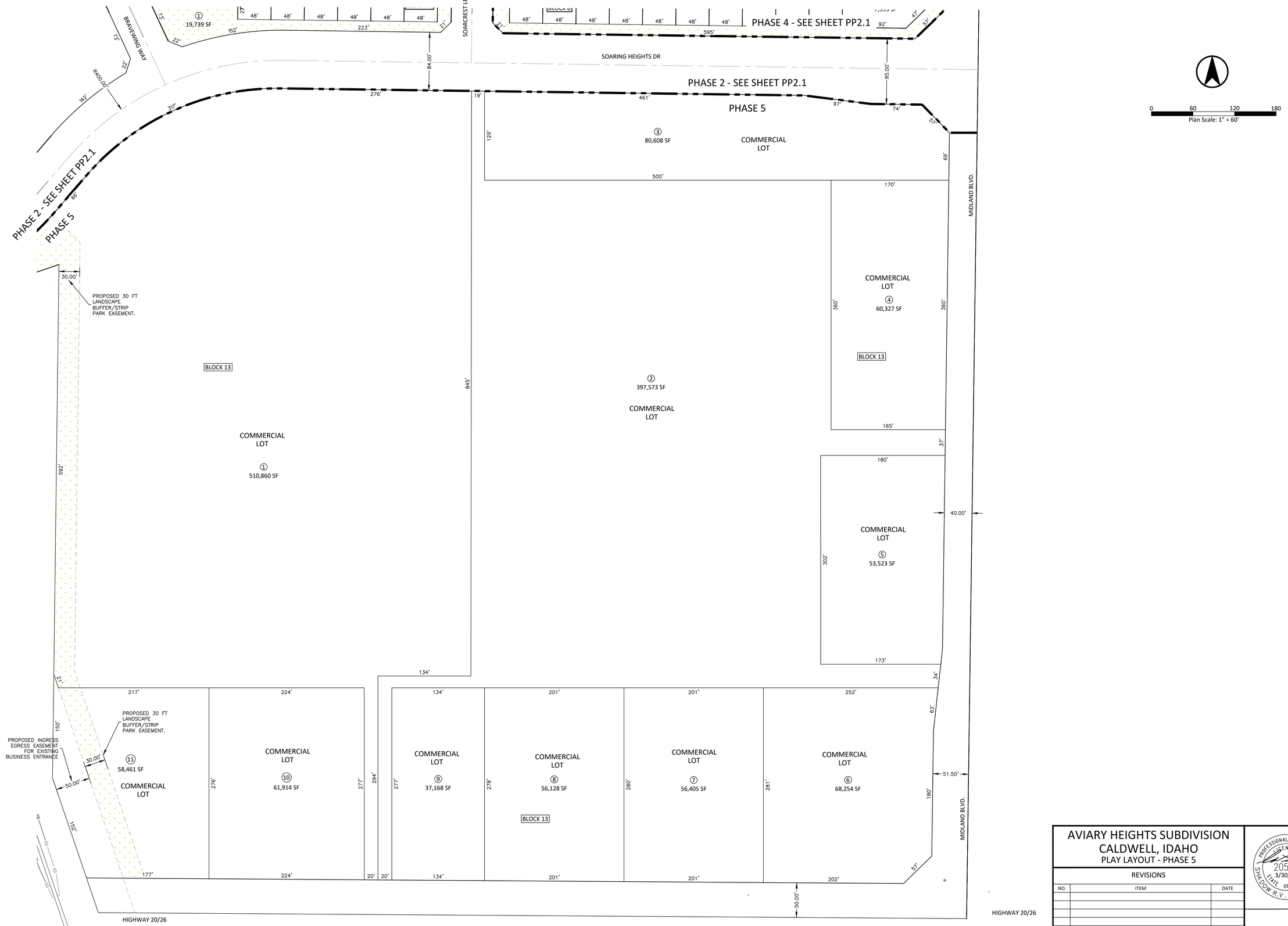

AVIARY HEIGHTS SUBDIVISION
CALDWELL, IDAHO
PLAY LAYOUT - PHASE 5

REVISIONS

NO.	ITEM	DATE

PROFESSIONAL ENGINEER LICENSED 20593 3/30/26 STATE OF IDAHO SHADOW R.V. JUNGENBERG

km ENGINEERING
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE (208) 639-6939
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DATE: 03/30/26
PROJECT: 22-227
SHEET NO. PP2.3

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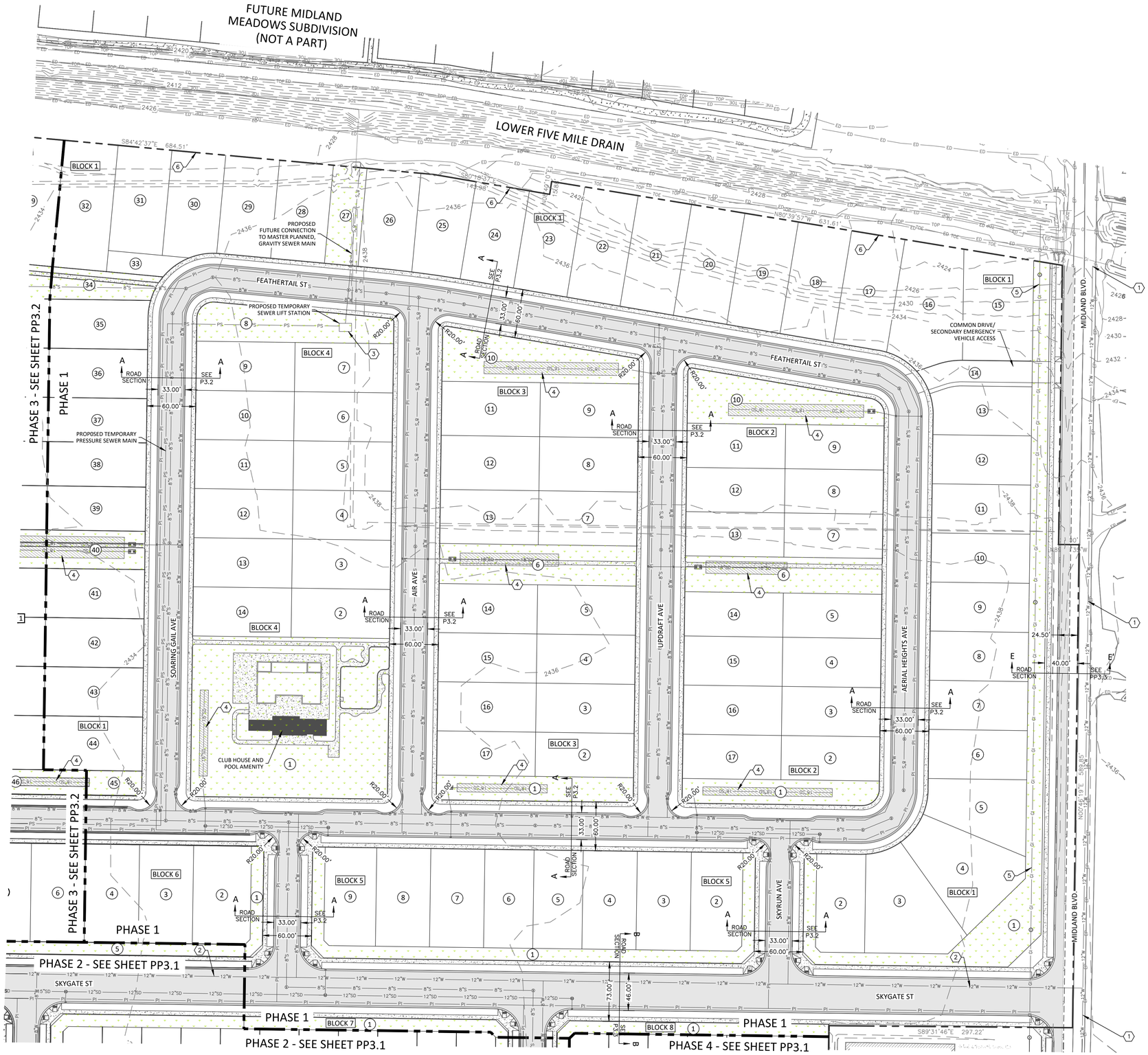


0 60 120 180

Plan Scale: 1" = 60'

PRELIMINARY ENGINEERING NOTES

1. DOMESTIC WATER SERVICE WILL BE PROVIDED BY CITY OF CALDWELL. WATER MAINS WILL BE LOOPED THROUGHOUT THE SUBDIVISION CONNECTING TO THE PLANNED WELL LOCATED OFFSITE NEAR THE NORTH WEST CORNER OF THE SITE.
2. SANITARY SEWER SERVICE WILL BE PROVIDED BY THE CITY OF CALDWELL. THE PROJECT WILL BE PERMANENTLY SERVED BY A MASTER PLANNED GRAVITY SEWER MAIN CONNECTING TO THE LINCOLN ROAD TRUNK MAIN. A TEMPORARY LIFT STATION AND PRESSURE MAIN WILL PROVIDE SUBDIVISION ACCESS TO SEWER INFRASTRUCTURE AND WILL DRAIN SANITARY SEWER TO THE SEWER MAIN INSTALLED IN HIGHWAY 20/26..
3. WATER, SEWER AND PRESSURE IRRIGATION LINE SIZES AND LOCATIONS ARE PRELIMINARY AND SHALL BE DETERMINED WITH THE FINAL PLAT DESIGN PHASE.
4. ALL DOMESTIC WATER MAINS AND SANITARY SEWER WILL BE INSTALLED IN ACCORDANCE WITH THE IDAHO DEPARTMENT OF ENVIRONMENTAL QUALITY AND CITY OF CALDWELL REQUIREMENTS.
5. ALL STREETS SHOWN SHALL BE PUBLIC STREETS OWNED AND MAINTAINED BY THE CITY OF CALDWELL. ALL SHOWN ALLEYS AND COMMON DRIVES SHALL BE PRIVATELY OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION AND DESIGNED TO THE CITY OF CALDWELL'S STANDARDS.
6. STORM DRAINAGE FROM THE PRIVATE ALLEYS AND STREETS SHALL BE COLLECTED AND ROUTED TO STORM FACILITIES THAT MEET THE CITY OF CALDWELL'S REQUIREMENTS. THE PRIVATE AND PUBLIC STORM FACILITIES, SIZES, AND LOCATIONS ARE PRELIMINARY AND WILL BE ULTIMATELY DETERMINED WITH THE FINAL PLAT DESIGN PHASE.
7. THE PRESSURE IRRIGATION SYSTEM FOR THE PROJECT SHALL CONNECT TO THE AVIARY SUBDIVISION PRESSURE IRRIGATION IMPROVEMENTS. THE PROPOSED PRESSURE IRRIGATION SYSTEM SHOWN IS PRELIMINARY AND WILL BE DETERMINED WITH THE FINAL PLAT DESIGN PHASE.
8. CONSTRUCTION OF THE FOLLOWING IMPROVEMENTS WILL BE IN COMPLIANCE WITH THE STANDARD CALDWELL CONSTRUCTION NOTES: DRAINAGE, SEWER, WATER, AND PRESSURE IRRIGATION.
9. CITY OF CALDWELL SANITARY SEWER AND WATER EASEMENT LOCATIONS SHALL BE DETERMINED DURING THE FINAL PLAT DESIGN PHASE.
10. PUBLIC UTILITIES, PRESSURE IRRIGATION, AND DRAINAGE EASEMENTS SHALL BE DETERMINED DURING THE FINAL PLAT DESIGN PHASE.
11. THE STREETS AND ALLEYS SHALL BE CONSTRUCTED PER THE STREET SECTIONS SHOWN ON SHEET P3.2. THE PAVEMENT SECTION THICKNESS SHOWN IS PRELIMINARY AND SHALL BE DETERMINED DURING FINAL DESIGN.
12. PEDESTRIAN CROSSING LOCATIONS ALONG STREETS SHALL BE DETERMINED DURING FINAL DESIGN.
13. FIRE HYDRANTS AND STREET LIGHT LOCATIONS SHALL BE DETERMINED DURING THE FINAL DESIGN PHASE.

KEYNOTES (TYPICAL)

1. PROPOSED 12" WATER MAIN IN MIDLAND BLVD. AND STUB WATER MAIN FOR FUTURE EXTENSION.
2. PROPOSED 12" WATER MAIN IN LOCAL COLLECTOR SKYGATE ST. 12" MAIN TO EXTEND TO PLANNED WELLS SITE LOCATED OFFSITE NEAR NW CORNER OF SUBDIVISION.
3. PROPOSED TEMPORARY SEWER LIFT STATION AND PRESSURE SEWER MAIN. LIFT STATION AND PRESSURE SEWER MAIN TO BE ABANDONED WHEN PLANNED, GRAVITY MAIN INFRASTRUCTURE IS PRESENT FROM THE NORTH.
4. PROPOSED STORM DRAIN SEEPAGE BED.
5. PROPOSED GRAVITY IRRIGATION PIPED SYSTEM.
6. LOWER FIVE MILE DRAIN EASEMENT AND PROJECT BOUNDARY.

AVIARY HEIGHTS SUBDIVISION
CALDWELL, IDAHO
ENGINEERING LAYOUT - PHASE 1

REVISIONS

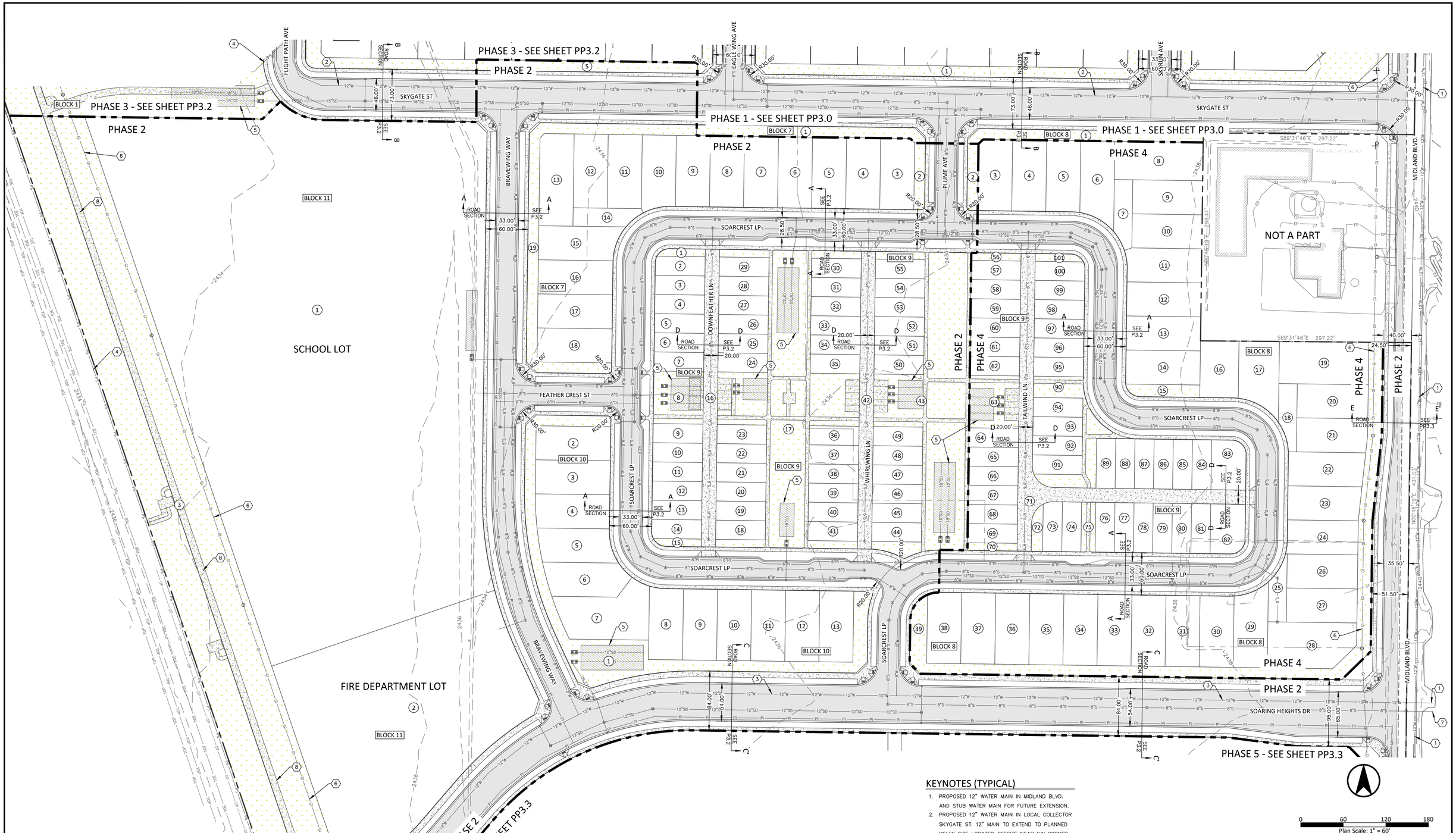
NO.	ITEM	DATE

PROFESSIONAL ENGINEER LICENSED 20593 3/30/26 STATE OF IDAHO SHADOW R.V. - JUNGENBERG

km ENGINEERING
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE (208) 639-6939
kmengllp.com

DATE: 03/30/26
PROJECT: 22-227
SHEET NO. PP3.0

P:\22-227\CAD\ENTITLEMENT PLANS\22-227 P PLAT ENGINEERING.DWG, SHADOW JUNGENBERG, 3/30/2026, ESTUDIO007 - COPY.PCS, 24X36, 1:[PDF]



KEYNOTES (TYPICAL)

1. PROPOSED 12" WATER MAIN IN MIDLAND BLVD. AND STUB WATER MAIN FOR FUTURE EXTENSION.
2. PROPOSED 12" WATER MAIN IN LOCAL COLLECTOR SKYGATE ST. 12" MAIN TO EXTEND TO PLANNED WELLS SITE LOCATED OFFSITE NEAR NW CORNER OF SUBDIVISION.
3. PROPOSED 12" WATER MAIN INSTALLED IN COMMERCIAL COLLECTOR.
4. PROPOSED TEMPORARY PRESSURE SEWER MAIN. A PORTION OF THE PRESSURE SEWER MAIN IS PROPOSED TO RUN OFFSITE WITHIN THE NEIGHBORING PRIVATE RAILROAD PROPERTY. PRESSURE SEWER MAIN TO BE ABANDONED WHEN PLANNED, GRAVITY MAIN INFRASTRUCTURE IS PRESENT FROM THE NORTH.
5. PROPOSED STORM DRAIN SEEPAGE BED.
6. PROPOSED GRAVITY IRRIGATION PIPED SYSTEM.
7. PROPOSED GRAVITY SEWER MAIN STUB FOR FUTURE CONNECTION
8. PROPOSED 10 FT CONCRETE PEDESTRIAN PATHWAY.

AVIARY HEIGHTS SUBDIVISION
CALDWELL, IDAHO
ENGINEERING LAYOUT - PHASE 2 & 4

REVISIONS

NO.	ITEM	DATE

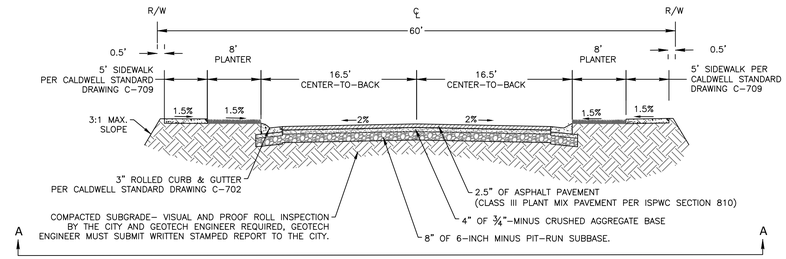
PROFESSIONAL ENGINEER LICENSED 20593 3/30/26 STATE OF IDAHO SHADOW R.V. JUNGENBERG

km ENGINEERING
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE (208) 639-6939
kmengllp.com

DATE: 03/30/26
PROJECT: 22-227
SHEET NO. PP3.1

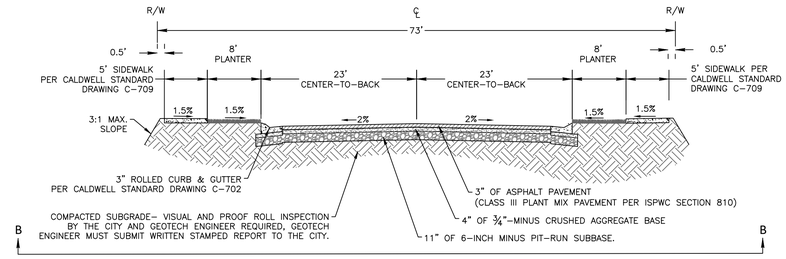
P:\22-227\CAD\ENTITLEMENT PLANS\22-227 P-PLAT ENGINEERING.DWG, SHADOW JUNGENBERG, 3/30/2026, ESTUDIO907 - COPY PC3, 24X36.1 [PDF]





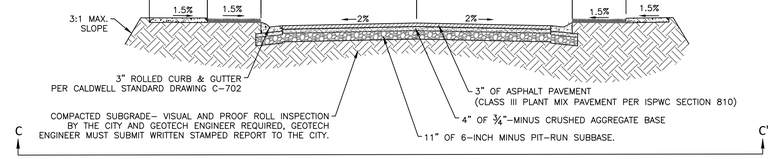
TYPICAL SECTION A-A: INTERNAL LOCAL ROAD SECTION

SCALE: NTS



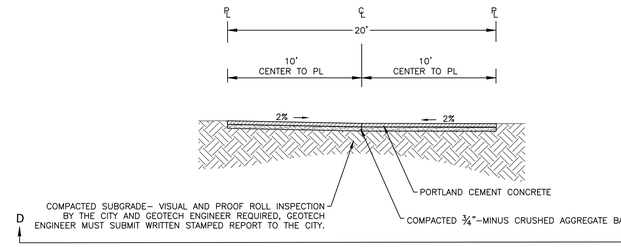
TYPICAL SECTION B-B: LOCAL COLLECTOR ROAD SECTION

SCALE: NTS



TYPICAL SECTION C-C' COMMERCIAL COLLECTOR ROAD SECTION

SCALE: NTS



TYPICAL SECTION D-D LOCAL ALLEY ROAD SECTION

SCALE: NTS

KEYNOTES (TYPICAL)

1. PROPOSED 12" WATER MAIN IN LOCAL COLLECTOR SKYGATE ST. 12" MAIN TO EXTEND TO PLANNED WELLS SITE LOCATED OFFSITE NEAR NW CORNER OF SUBDIVISION.
2. PROPOSED TEMPORARY PRESSURE SEWER MAIN. PRESSURE SEWER MAIN TO BE ABANDONED WHEN PLANNED, GRAVITY MAIN INFRASTRUCTURE IS PRESENT FROM THE NORTH.
3. PROPOSED STORM DRAIN SEEPAGE BED.
4. PROPOSED GRAVITY IRRIGATION PIPED SYSTEM.
5. PROPOSED 10 FT CONCRETE PEDESTRIAN PATH.
6. PROPOSED CONNECTION TO FUTURE MIDLAND MEADOWS PEDESTRIAN PATH VIA PEDESTRIAN BRIDGE OVER LOWER FIVE MILE DRAIN.
7. PROPOSED AMENITY,

AVIARY HEIGHTS SUBDIVISION
CALDWELL, IDAHO
ENGINEERING LAYOUT - PHASE 3

REVISIONS

NO.	ITEM	DATE

PROFESSIONAL ENGINEER LICENSED 20593 3/30/26 STATE OF IDAHO SHADOW R.V. JUNGENBERG

km ENGINEERING
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE (208) 639-6939
kmengllp.com

DATE: 03/30/26
PROJECT: 22-227
SHEET NO. PP3.2

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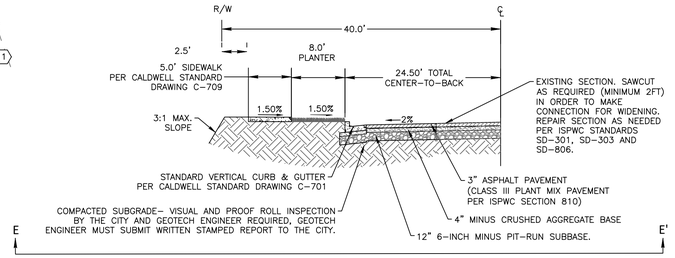


TYPICAL SECTION E-E' MIDLAND ROAD WIDENING SECTION

SCALE: NTS

KEYNOTES (TYPICAL)

1. PROPOSED 12" WATER MAIN IN MIDLAND BLVD. AND STUB WATER MAIN FOR FUTURE EXTENSION.
2. PROPOSED 12" WATER MAIN INSTALLED IN COMMERCIAL COLLECTOR.
3. PROPOSED TEMPORARY PRESSURE SEWER MAIN. PRESSURE SEWER MAIN TO BE ABANDONED WHEN PLANNED, GRAVITY MAIN INFRASTRUCTURE IS PRESENT FROM THE NORTH.
4. GRAVITY SEWER STUB FROM FRANKLIN MASTER PLAN HIGHWAY 20/26 SEWER MAIN. PROPOSED TEMPORARY PRESSURE SEWER MAIN TO DISCHARGE AT THIS LOCATION.
5. PROPOSED STORM DRAIN SEEPAGE BED.
6. PROPOSED GRAVITY IRRIGATION PIPED SYSTEM.
7. PROPOSED PRESSURE IRRIGATION CONNECTION TO AVIARY SUBDIVISION SYSTEM. PI MAIN TO EXTEND SERVICE TO AVIARY HEIGHTS SUBDIVISION SITE.
8. PROPOSED 10 FT CONCRETE PEDESTRIAN PATHWAY.

AVIARY HEIGHTS SUBDIVISION
CALDWELL, IDAHO
ENGINEERING LAYOUT - PHASE 5

REVISIONS

NO.	ITEM	DATE

PROFESSIONAL ENGINEER LICENSED 20593 3/30/26 STATE OF IDAHO SHADOW R.V. JUNGENBERG

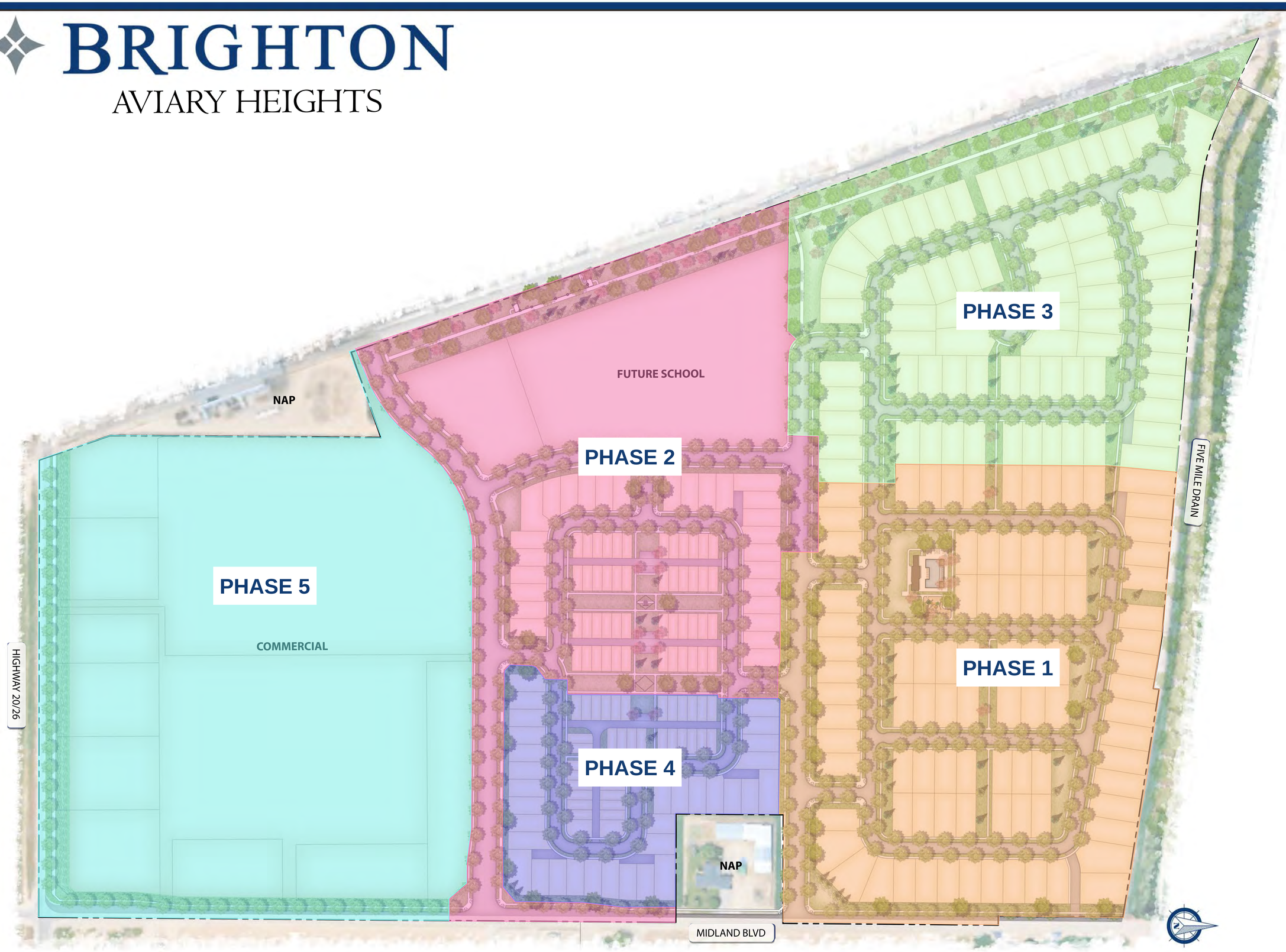
km ENGINEERING
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE (208) 639-6939
kmengllp.com

DATE: 03/30/26
PROJECT: 22-227
SHEET NO. PP3.3

P:\22-227\CAD\ENTITLEMENT PLANS\22-227 P-PLAT ENGINEERING.DWG, SHADOW JUNGENBERG, 3/30/2026, ESTUDIO907 - COPY.PC3, 24X36 L [PDF]

BRIGHTON

AVIARY HEIGHTS



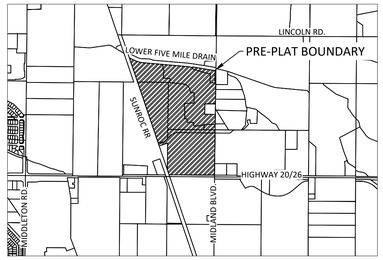
CONCEPTUAL, SUBJECT TO CHANGE

PRELIMINARY PLAT SHOWING

AVIARY HEIGHTS SUBDIVISION

SITUATED IN A PORTION OF THE SE1/4 OF SECTION 20, TOWNSHIP 4 NORTH, RANGE 2 WEST CITY OF CALDWELL, CANYON COUNTY, IDAHO

VICINITY MAP : 1" = 2,000'



CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BRG	CHORD
C1	653.70'	234.26'	20°31'58"	S74°26'41"E	233.01'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S18°47'34"E	205.26'
L2	S71°12'51"W	247.65'
L3	S80°18'37"E	143.98'
L4	N08°40'10"E	15.88'
L5	N89°26'35"W	25.00'
L6	S89°31'46"E	297.22'
L7	N00°46'19"E	293.11'
L8	S89°31'46"E	297.22'

0 150 300 450
Plan Scale: 1" = 150'

DEVELOPER/OWNER
BRIGHTON DEVELOPMENT INC.
2929 W. NAVIGATOR DR., SUITE 400
MERIDIAN, IDAHO 83642
PHONE: (208) 378-4000
CONTACT: JON WARDLE
EMAIL: jwardle@brightoncorp.com

ENGINEER/SURVEYOR/LANDSCAPE
KM ENGINEERING
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE: (208) 639-6939
CONTACT: SHADOW JUNGENBERG, P.E.
EMAIL: sjungenberg@kmengllp.com

SURVEY CONTROL NOTES
1. ALL SURVEY DATA IS BASED ON THE NAD83 STATE PLANE COORDINATE SYSTEM (IDAHO WEST 1103) AND VERTICAL (NAVD88) DATUM.

LEGEND
- BOUNDARY LINE
- OFFSITE PROPERTY LINE
- LOT LINE
- SECTION LINE
- R-1 — PROPERTY ZONE
- (10) — LOT NUMBER
- COMMON LOT (LANDSCAPE)
- PHASE LINE BOUNDARY

PRELIMINARY PLAT DATA

TOTAL SITE LOT DATA

TOTAL SITE AREA	124.623 ACRES
CURRENT ZONING	R–1, R–2, H–C
PROPOSED ZONING	R–1, R–2, H–C
COMPREHENSIVE PLAN DESIGNATION	LOW DENSITY, MEDIUM DENSITY RESIDENTIAL AND HIGHWAY CORRIDOR
R–1 RESIDENTIAL LOTS:	160
R–2 RESIDENTIAL LOTS:	145
TOTAL RESIDENTIAL LOTS:	305
H–C COMMERCIAL LOTS	11
COMMON LOTS – LANDSCAPE	45
COMMON LOTS – ALLEY	3
COMMON LOTS – SHARED DRIVEWAY	7
FIRE DEPARTMENT LOT	1
SCHOOL LOTS	1
TOTAL LOTS	373

RESIDENTIAL R-1 AREA SITE DATA

R–1 DATA:	
CURRENT ZONING	R–1
PROPOSED ZONING	R–1
COMPREHENSIVE PLAN DESIGNATION	LOW DENSITY RESIDENTIAL
R–1 LOT DATA:	
R–1 RESIDENTIAL LOTS:	160
COMMON LOTS – LANDSCAPE	25
COMMON LOTS – SHARED DRIVEWAY	3
TOTAL LOTS – RESIDENTIAL R1	188
BUILDABLE LOT AREA	29.332 ACRES
COMMON LOT AREA	9.405 ACRES
RIGHT–OF–WAY AREA	12.713 ACRES
TOTAL AREA ZONED R–1	51.450 ACRES
R–1 DENSITY DATA:	
GROSS DENSITY	3.110 UNITS/ACRE
NET DENSITY	5.454 UNITS/ACRE
AVERAGE R–1 LOT SIZE	7,985 SF
MINIMUM R–1 LOT SIZE	6,480 SF

RESIDENTIAL R-2 AREA SITE DATA

R–2 DATA:	
CURRENT ZONING	R–2
PROPOSED ZONING	R–2
COMPREHENSIVE PLAN DESIGNATION	MEDIUM DENSITY RESIDENTIAL
R–2 LOT DATA:	
R–2 RESIDENTIAL LOTS:	145
COMMON LOTS – LANDSCAPE	20
COMMON LOTS – SHARED DRIVEWAY	4
COMMON LOTS – ALLEY	3
TOTAL LOTS – RESIDENTIAL R2	172
BUILDABLE LOT AREA	10.692 ACRES
COMMON LOT AREA	4.595 ACRES
RIGHT–OF–WAY AREA	7.462 ACRES
TOTAL AREA ZONED R–2	22.749 ACRES
R–2 DATA	
GROSS DENSITY	6.374 UNITS/ACRE
NET DENSITY	13.561 UNITS/ACRE
AVERAGE R–2 LOT SIZE	3,212 SF
MINIMUM R–2 LOT SIZE	1,874 SF

COMMERCIAL H-C AREA SITE DATA

H–C DATA:	
BUILDABLE LOT AREA	33.075 ACRES
COMMON LOT AREA	0.000 ACRES
RIGHT–OF–WAY AREA	4.166 ACRES
TOTAL AREA ZONED H–C	37.241 ACRES
H–C COMMERCIAL LOTS	11

NON RESIDENTIAL AREA SITE DATA

NON–RESIDENTIAL DATA:	
COMMON LOTS	1
FIRE DEPARTMENT LOT	1
SCHOOL LOTS	1
TOTAL NON RESIDENTIAL LOTS	3
COMMON AREA	2.649 ACRES
SCHOOL LOT AREA	7.301 ACRES
FIRE LOT AREA	1.932 ACRES
ROW AREA	1.301 ACRES
TOTAL AREA NON RESIDENTIAL	13.183 ACRES

REFER TO THE QUALIFIED OPEN SPACE EXHIBIT FOR ADDITIONAL INFORMATION.

SHEET INDEX

SHEET NO.	SHEET TITLE
PP1.0	COVER
PP1.1	PHASING PLAN
PP1.2	EXISTING CONDITIONS
PP2.0	PLAT LAYOUT – PHASE 1
PP2.1	PLAT LAYOUT – PHASE 2 & 4
PP2.2	PLAT LAYOUT – PHASE 3
PP2.3	PLAY LAYOUT – PHASE 5
PP3.0	ENGINEERING LAYOUT – PHASE 1
PP3.1	ENGINEERING LAYOUT – PHASE 2 & 4
PP3.2	ENGINEERING LAYOUT – PHASE 3
PP3.3	ENGINEERING LAYOUT – PHASE 5
PPL1.0	PRE–PLAT LANDSCAPE COVER
PPL2.0	PRE–PLAT LANDSCAPE PLAN
PPL3.0	PRE–PLAT LANDSCAPE PLAN
PPL4.0	PRE–PLAT LANDSCAPE PLAN
PPL5.0	PRE–PLAT LANDSCAPE PLAN
PPL6.0	PRE–PLAT LANDSCAPE PLAN
PPL7.0	PRE–PLAT FENCE PLAN
PPL8.0	PRE–PLAT FENCE PLAN
PPL9.0	PRE–PLAT NOTES & DETAILS

AVIARY HEIGHTS SUBDIVISION
CALDWELL, IDAHO
COVER

REVISIONS

NO.	ITEM	DATE

PROFESSIONAL ENGINEER LICENSED 20593 10/10/25 STATE OF IDAHO SHADOW R.V. JUNGENBERG

km ENGINEERING
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE (208) 639-6939
kmengllp.com

DATE: 10.10.25
PROJECT: 22-227
SHEET NO. PP1.0

P:\22-227\CAD\ENTITLEMENT PLANS\22-227 P PLAT COVER.DWG, SHADOW.JUNGENBERG, 10/10/2025, CANON IPF755 (BW) (PC), 24X36, [.PDF]

COMMON LOT CALCULATIONS

(1) TREE PER 5,000 SQ.FT. (50% TO BE CLASS II OR CLASS III)

BLOCK #	LOT #	SQ.FT.	TREES REQ	TREES PRVD
1	1	29081	6	8
1	27	4961	1	1
1	34	4431	1	1
1	40	5645	1	1
1	45	2049	0	1
1	46	5216	1	2
1	51	5621	1	1
1	57	5525	1	1
1	72	180752	36	42
2	1	7256	1	3
2	6	10524	2	2
2	10	11957	2	3
3	1	7339	1	3
3	6	11732	2	2
3	10	11957	2	3
4	1	47323	9	9
4	8	9613	2	3
5	1	12004	2	1
6	1	2146	0	6
6	5	4735	1	5
6	11	6292	1	4
7	1	5034	1	5
7	2	1456	0	0
7	19	10399	2	8
8	1	5172	1	6
8	2	1456	0	0
8	15	1776	0	0
8	39	23130	5	19
9	1	702	0	0
9	8	4304	1	1
9	15	702	0	0
9	17	38486	8	8
9	43	34341	7	8
9	56	746	0	0
9	63	5179	1	1
9	70	745	0	0
9	72	949	0	0
9	75	1400	0	0
9	90	5982	1	1
9	101	702	0	0
10	1	20469	4	14
11	3	115868	23	31
12	1	3669	1	3
12	6	6415	1	3
12	12	4108	1	1
12	26	6142	1	1
TOTAL COMMON LOT TREES			137	212

PATHWAY CALCULATIONS

8'–10' MACRO PATHWAY ((1) CLASS I OR II TREE / 40 LF, (15) SHRUBS / 100 LF)

BLOCK #	LOT #	LF	SHRUBS ** REQ	SHRUBS ** PRVD	TREES REQ	TREES PRVD
1	72	2742	411	0	69	69
11	3	1160	180	0	29	30

5' MICRO PATHWAY ((15) SHRUB/100 LF)

BLOCK #	LOT #	LF	SHRUBS ** REQ	SHRUBS ** PRVD	TREES REQ	TREES PRVD
1	34	129	19	0	0	1
1	40	120	18	0	0	1
1	51	120	18	0	0	0
1	57	128	19	0	0	0
2	6	240	36	0	0	1
3	6	240	36	0	0	1
4	1	341	51	0	0	0
9	8	70	11	0	0	0
9	17	1065	150	0	0	0
9	63	69	10	0	0	1
9	75	70	10	0	0	0
9	90	215	32	0	0	1
TOTAL PATHWAY TREES					97	105

STREET CALCULATIONS

10' LOCAL LANDSCAPE BUFFER: (1) CLASS II TREE / 35 LF OR (1) CLASS I / 25 LF
20' COLLECTOR LANDSCAPE BUFFER: (1) TREE / 35 LF OR (1) CLASS I / 25 LF; (1) SHRUB / 7 LF
25' MINOR ARTERIAL LANDSCAPE BUFFER: (1) TREE / 35 LF OR (1) CLASS I / 25 LF; (1) SHRUB / 7 LF; 3:1 LANDSCAPE BERM MIN. 2' HIGH
35' HWY 20/26 LANDSCAPE BUFFER: (1) CLASS II OR II TREE / 35 LF, (1) SHRUB / 7 LF, AND (1) BOULDER / 75 LF, 3:1 LANDSCAPE BERM OR 3' WALL @ MIN. 30% OF LF
TURF GRASS NOT TO EXCEED 50% OF BUFFER AREAS

STREET NAME	BUFFER WIDTH (FT)	LF	# OF DRIVES	LF – DRIVES	SHRUBS ** REQ	SHRUBS ** PRVD	TREES REQ	TREES PRVD
MIDLAND BLVD.	20	2,627	2	2524	361	0	101	102*
SOARING HEIGHTS DR	15	3,236	2	3178	454	0	91	91
SKYGATE ST	15	2,992	4	2876	0	0	82	82
FEATHER CREST ST	10	194	0	194	0	0	6	6
BRAVEWING WAY	10	1,606	1	1577	0	0	45	45
PLUME AVE	10	188	0	188	0	0	5	5
SOARCREST LP	10	5,466	3	5379	0	0	154	154
EAGLE WING AVE	10	202	0	202	0	0	6	6
SKYRUN AVE	10	202	0	202	0	0	6	6
SWIFTLIGHT ST	10	3,140	7	2937	0	0	84	84
AERIAL HEIGHTS AVE	10	1,036	0	1036	0	0	30	30
UPDRAFT AVE	10	1,058	0	1058	0	0	30	30
AIR AVE	10	1,146	0	1146	0	0	33	33
SOARING GAIL AVE	10	1,236	0	1236	0	0	35	35
FEATHERTAIL ST	10	1,804	2	1746	0	0	50	50
FEATHER FALL AVE	10	1,342	0	1342	0	0	38	38
PERCH VIEW DR	10	1,084	0	1084	0	0	31	31
GILDEWING AVE	10	1,504	2	1446	0	0	41	41
GILDEWING PL	10	316	0	316	0	0	9	9
HATCHLING CT	10	679	0	679	0	0	19	19
FLIGHT PATH AVE	10	356	0	356	0	0	10	10
TOTAL STREET TREES							940	907

MITIGATION REQUIREMENTS

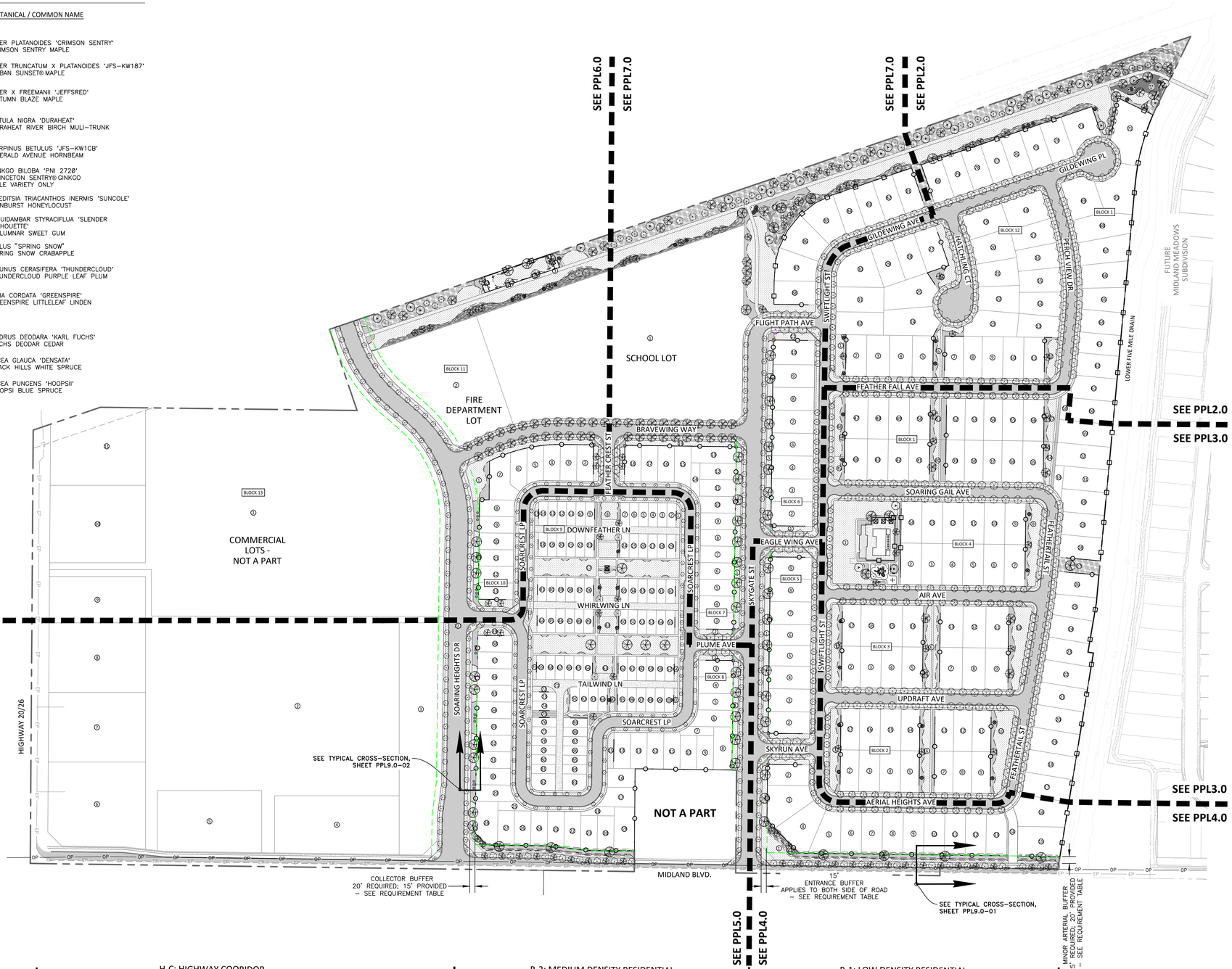
THERE ARE NO HEALTHY TREES > 4" CAL. PROPOSED FOR REMOVAL

TOTAL TREES			1175	1224

* CLASS I TREES PROVIDED AT A 1:25' RATIO DUE TO OVER HEAD POWER.
** SHRUBS TO BE PROVIDED WITH INDIVIDUAL PHASING PLANS – SEE PLANTER BED HATCH WITH SUGGESTED PLANTINGS ON PPL9.0.
NOTE: SHRUB COUNT EXCLUDES ALL PERENNIALS AND GRASSES. IF PERENNIALS AND GRASSES ARE SUBSTITUTED FOR THE REQUIRED SHRUBS, THEY MUST BE PLANTED AT A MIN. 2 GAL. SIZE

PLANT SCHEDULE SEE PPL9.0 FOR FULL PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL / COMMON NAME
DECIDUOUS TREES		
	173	ACER PLATANOIDES 'CRIMSON SENTRY' CRIMSON SENTRY MAPLE
	107	ACER TRUNCATUM X PLATANOIDES 'JFS–KW187' URBAN SUNSET® MAPLE
	67	ACER X FREEMANII 'JEFFSRED' AUTUMN BLAZE MAPLE
	36	BETULA NIGRA 'DURAHEAT' DURAHEAT RIVER BIRCH MULI–TRUNK
	133	CARPINUS BETULUS 'JFS–KW1CB' EMERALD AVENUE HORNBEAM
	101	GINKGO BILOBA 'PNI 2720' PRINCETON SENTRY® GINKGO MALE VARIETY ONLY
	115	GLEDITSIA TRIACANTHOS INERMIS 'SUNCOLE' SUNBURST HONEYLOCUST
	153	LIQUIDAMBAR STYRACIFLUA 'SLENDER SILHOUETTE' COLUMNAR SWEET GUM
	45	MALUS "SPRING SNOW" SPRING SNOW CRABAPPLE
	67	PRUNUS CERASIFERA 'THUNDERCLOUD' THUNDERCLOUD PURPLE LEAF PLUM
	86	TILIA CORDATA 'GREENSPIRE' GREENSPIRE LITTLELEAF LINDEN
EVERGREEN TREES		
	25	CEDRUS DEODARA 'KARL FUCHS' FUCHS DEODAR CEDAR
	34	PICEA GLAUCA 'DENSATA' BLACK HILLS WHITE SPRUCE
	39	PICEA PUNGENS 'HOOPSII' HOOPSI BLUE SPRUCE



PRE-PLAT LANDSCAPE COVER

0 150 300 450
Plan Scale: 1" = 150'

LANDSCAPE CONSULTANT
KM ENGINEERING, LLP
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE: (208) 639–6939
FAX: (208) 639–6930
CONTACT: ALYSSA YENSEN, PLA
EMAIL: ayensen@kmengllp.com

DEVELOPER/OWNER
BRIGHTON DEVELOPMENT INC.
2929 W. NAVIGATOR DR., SUITE 400
MERIDIAN, IDAHO 83642
PHONE: (208) 378–4000
CONTACT: JON WARDLE
EMAIL: jwardle@brightoncorp.com

AVIARY HEIGHTS SUBDIVISION
CALDWELL, IDAHO
PRE-PLAT LANDSCAPE COVER

REVISIONS

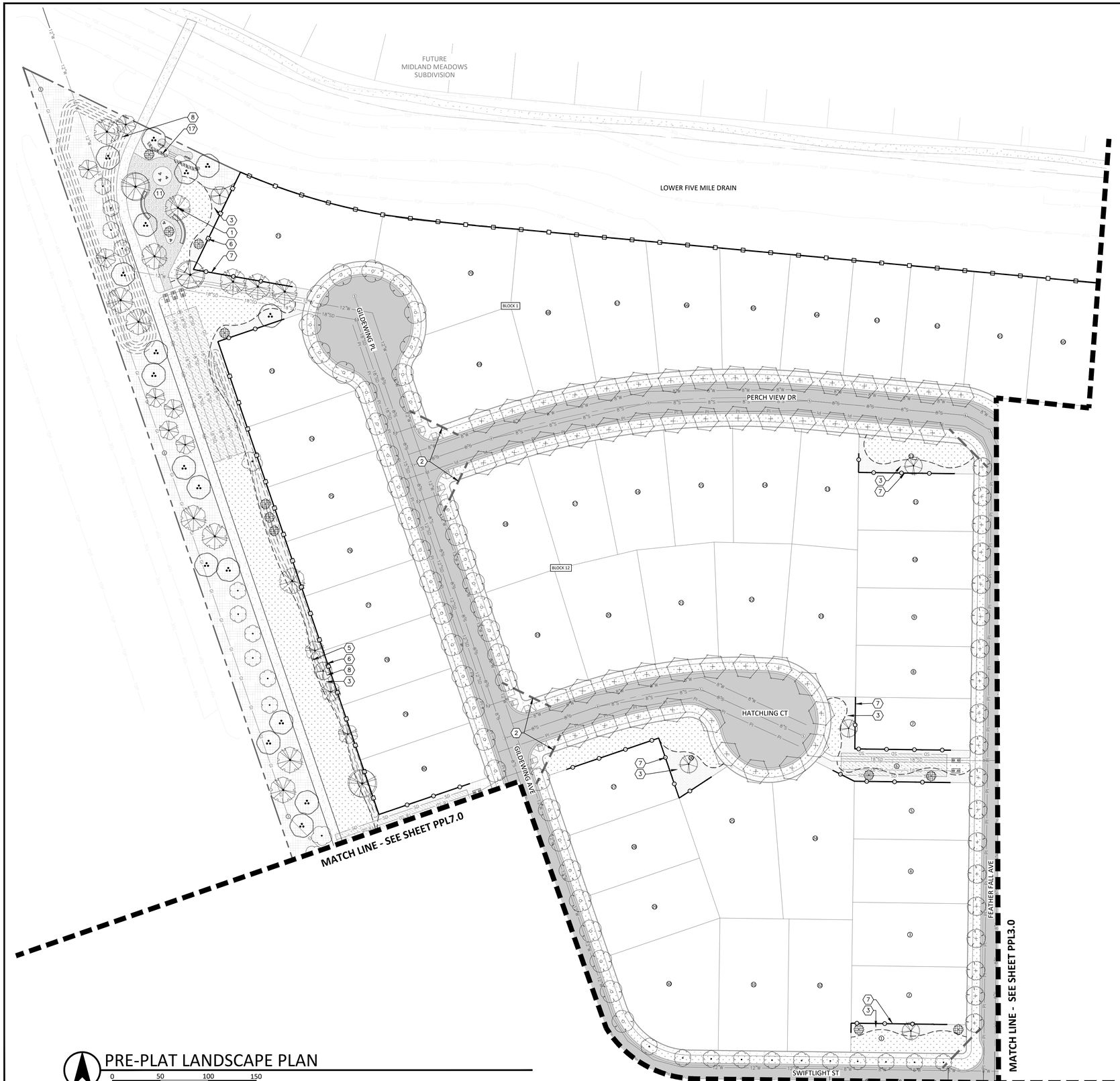
NO.	ITEM	DATE

STATE OF IDAHO · ALYSSA YENSEN · LICENSED LANDSCAPE ARCHITECT · LA-16577 · 10.10.25

km ENGINEERING
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE (208) 639-6939
kmengllp.com

DATE: 10.10.25
PROJECT: 22-227
SHEET NO. PPL1.0

P:\22-227\CAD\LANDSCAPE\PLOTTED\PPL1.0.DWG, BROOKE LOVELACE, 10/10/2025, CANON IPF755 (BW).PC3, 24X36, L [PDF]



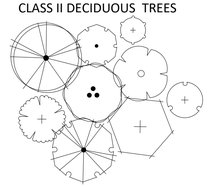
PRE-PLAT LANDSCAPE PLAN

0 50 100 150

Plan Scale: 1" = 50'

PLANT PALETTE SEE PPL9.0 FOR PLANT SCHEDULE

CLASS II DECIDUOUS TREES



CRIMSON SENTRY MAPLE
URBAN SUNSET MAPLE
AUTUMN BLAZE MAPLE
DURAHEAT RIVER BIRCH MULTI–TRUNK
EMERALD AVANUE HORNBEAM
PRINCETON SENCTRY GINKGO
SUNBURST HONEYLOCUST
COLUMNAR SWEET GUM
GREEKSPIRE LITTLELEAF LINDEN

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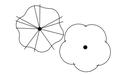

SPRING SNOW CRABAPPLE
THUNDERCLOUD PRUPLE LEAF PLUM

EVERGREEN TREES



FUCHS DEODAR CEDAR
BLACK HILLS SPRUCE
HOOPSI BLUE SPRUCE

SHRUB BEDS SEE KEY NOTE #3 FOR GROUNDCOVER MATERIAL

BUTTERFLY BUSH, SPP.
BOXWOOD, SPP.
DOGWOOD, SPP.
HYDRANGEA, SPP.
JUNIPER, SPP.
NINEBARK, SPP
MUGO PINE, SPP.
LAUREL, SPP.
ROSE, SPP.
SPRUCE, SPP.
SPIREA, SPP.
BARBERRY, SPP.
LILAC, SPP.
VIBURNUM, SPP.

BLUE FESCUE, SPP.
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EULALIA GRASS
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HOSTA, SPP.
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MATERIAL LEGEND SEE PLANT SCHEDULE ON PPL9.0 FOR GENERAL SPECIFICATIONS

SODDED LAWN
HYDROSEEDED NO–MOW FESCUE
DECOMPOSED GRANITE

KEY NOTES (TYPICAL) (#)

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6. OPEN VISION FENCE – SEE PPL8.0 FOR FENCE PLAN.
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AVIARY HEIGHTS SUBDIVISION
CALDWELL, IDAHO
PRE-PLAT LANDSCAPE PLAN

REVISIONS

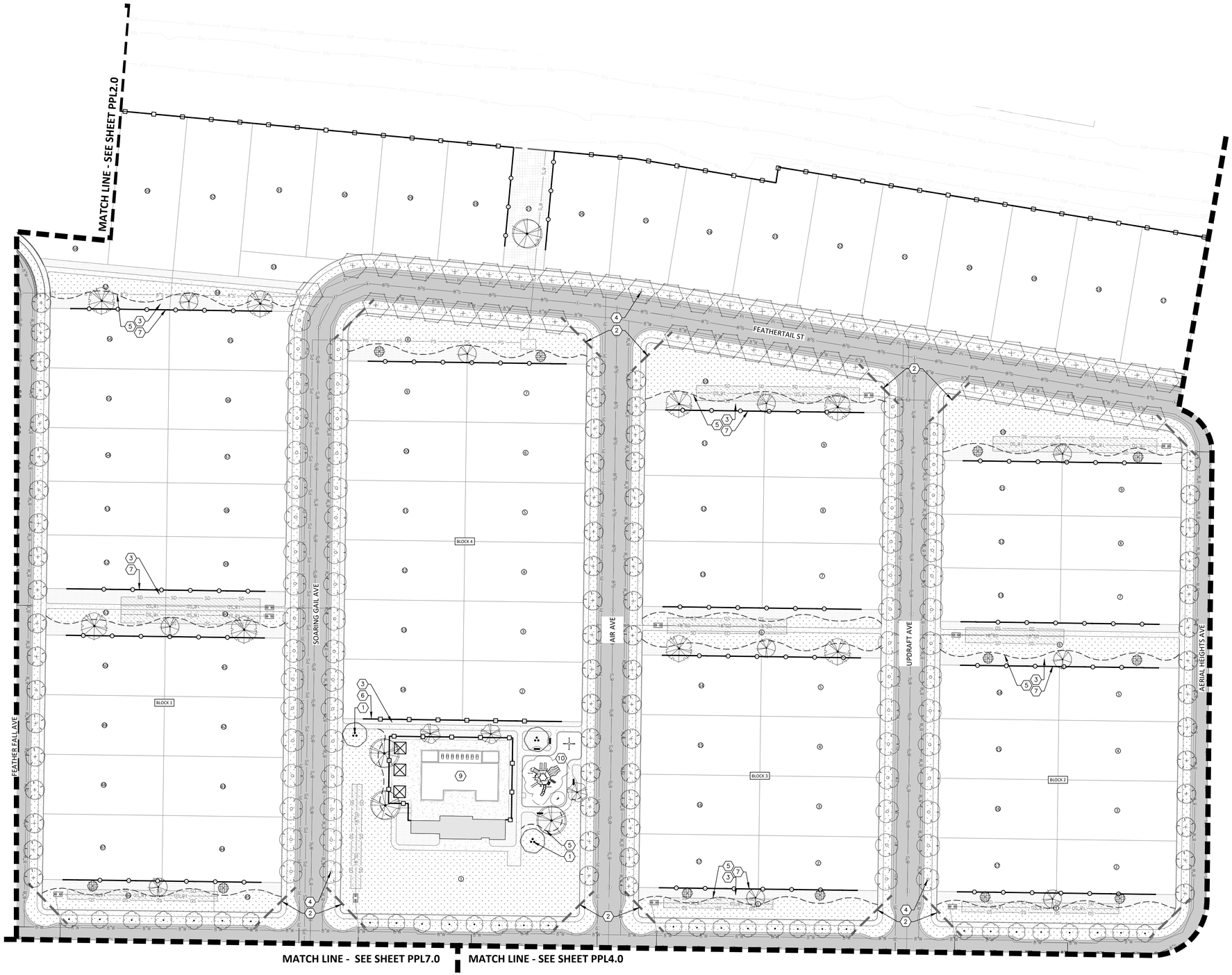
NO.	ITEM	DATE

STATE OF IDAHO
MELISSA YEBSEN
LA-16507
10.10.25
LICENSED LANDSCAPE ARCHITECT

km ENGINEERING
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE (208) 639-6939
kmengllp.com

DATE: 10.10.25
PROJECT: 22-227
SHEET NO. PPL2.0

P:\22-227\CAD\LANDSCAPE\ENTITLEMENTS\22-227 PPL1.0.DWG, BROOKE.LOVEJ.ACE, 10/10/2025, CANON IPF755 (BW).PC3, 24X36 E, [PDF]



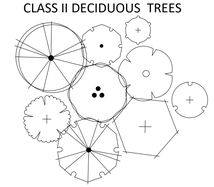
PRE-PLAT LANDSCAPE PLAN

0 50 100 150

Plan Scale: 1" = 50'

PLANT PALETTE SEE PPL9.0 FOR PLANT SCHEDULE

CLASS II DECIDUOUS TREES



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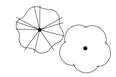
CLASS I DECIDUOUS TREES



SPRING SNOW CRABAPPLE
THUNDERCLOUD PRUPLE LEAF PLUM

EVERGREEN TREES



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AVIARY HEIGHTS SUBDIVISION
CALDWELL, IDAHO
PRE-PLAT LANDSCAPE PLAN

REVISIONS

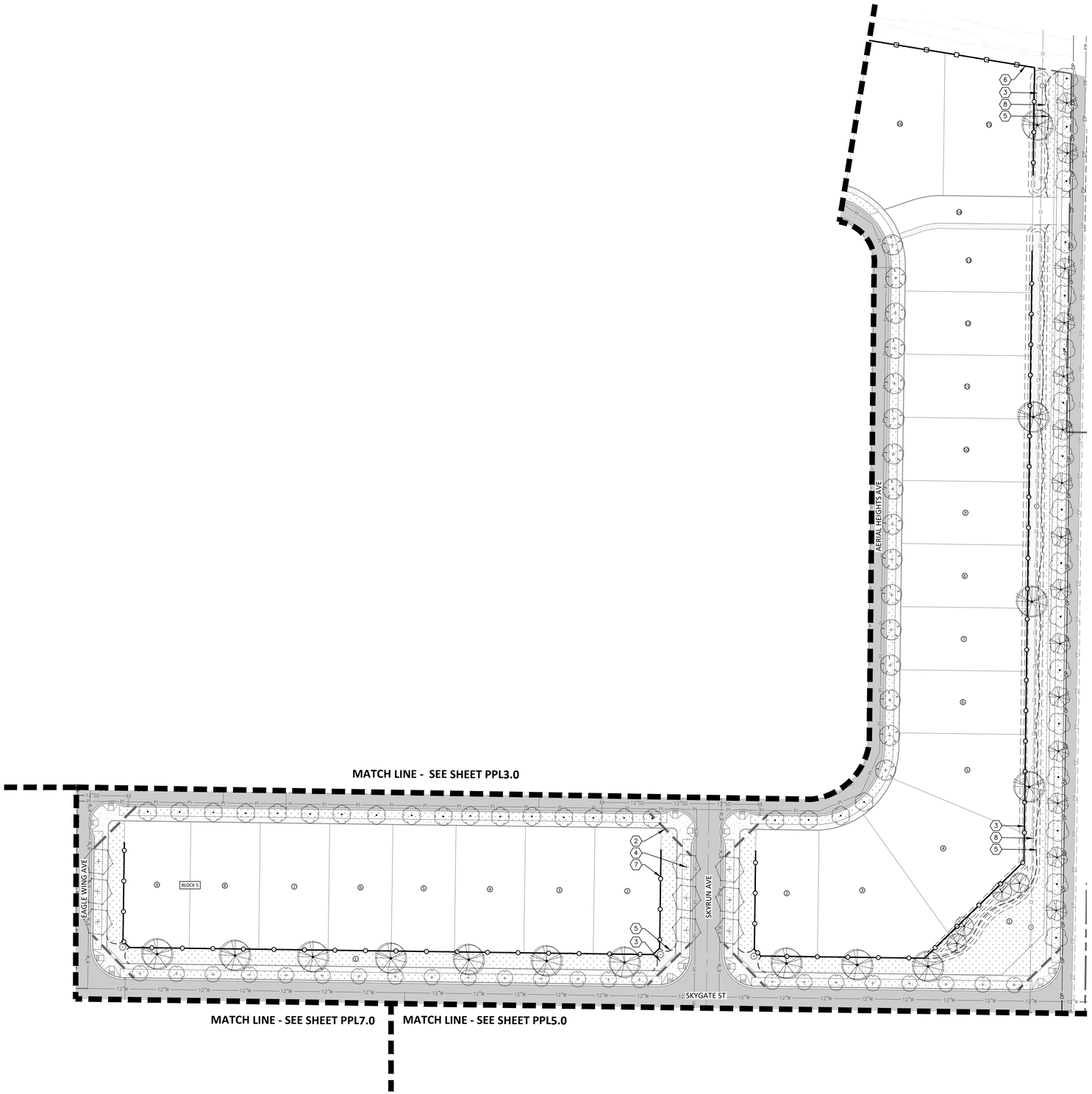
NO.	ITEM	DATE

STATE OF IDAHO
TAYLOR SWENSON
LA-16577
10.10.25
LICENSED LANDSCAPE ARCHITECT

km ENGINEERING
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE (208) 639-6939
kmengllp.com

DATE: 10.10.25
PROJECT: 22-227
SHEET NO. PPL3.0

P:\22-227\CAD\LANDSCAPE\ENTITLEMENTS\22-227 PPL3.0.DWG, BROOKE LOVELACE, 10/10/2025, CANON IPF755 (BW) PC3, 24X36, (.PDF)



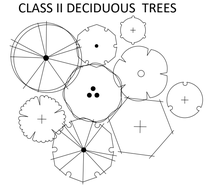
PRE-PLAT LANDSCAPE PLAN

0 50 100 150

Plan Scale: 1" = 50'

PLANT PALETTE SEE PPL9.0 FOR PLANT SCHEDULE

CLASS II DECIDUOUS TREES



CRIMSON SENTRY MAPLE
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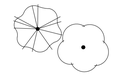

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THUNDERCLOUD PRUPLE LEAF PLUM

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MATERIAL LEGEND SEE PLANT SCHEDULE ON PPL9.0 FOR GENERAL SPECIFICATIONS

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KEY NOTES (TYPICAL) (#)

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AVIARY HEIGHTS SUBDIVISION
CALDWELL, IDAHO
PRE-PLAT LANDSCAPE PLAN

REVISIONS

NO.	ITEM	DATE

STATE OF IDAHO
MELISSA YENSEN
LA-16577
10.10.25
LICENSED LANDSCAPE ARCHITECT

km ENGINEERING
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE (208) 639-6939
kmengllp.com

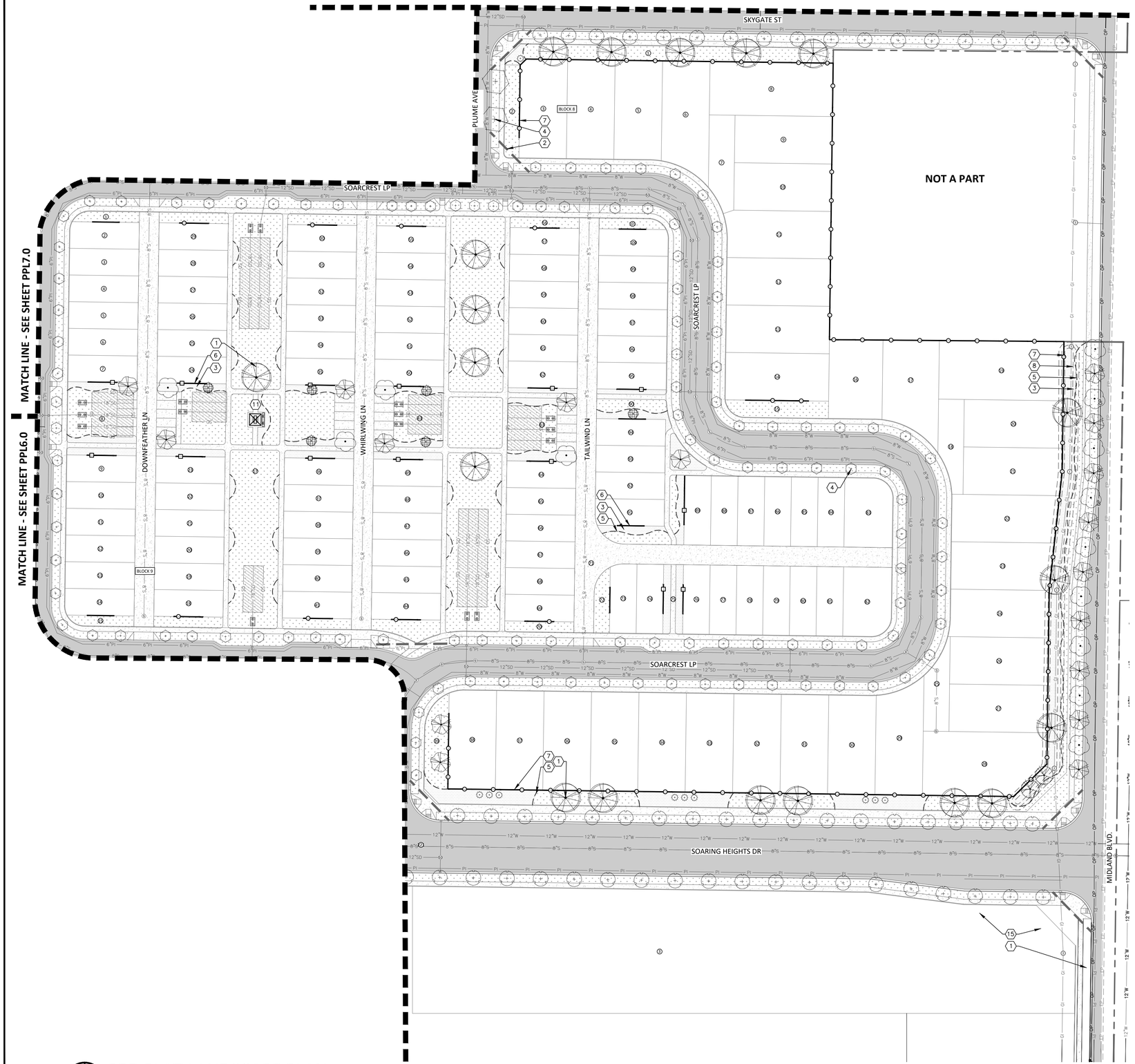
DATE: 10.10.25
PROJECT: 22-227
SHEET NO. PPL4.0

P:\22-227\CAD\LANDSCAPE\ENTITLEMENTS\22-227 PPL1.0.DWG, BROOKE LOVELACE, 10/10/2025, CANON IPF755 (BW) PC3, 24X36 L (PDF)

MATCH LINE - SEE SHEET PPL4.0

MATCH LINE - SEE SHEET PPL7.0

MATCH LINE - SEE SHEET PPL6.0



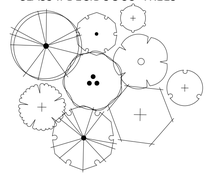
PRE-PLAT LANDSCAPE PLAN

0 50 100 150

Plan Scale: 1" = 50'

PLANT PALETTE SEE PPL9.0 FOR PLANT SCHEDULE

CLASS II DECIDUOUS TREES



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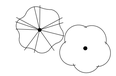

SPRING SNOW CRABAPPLE
THUNDERCLOUD PRUPLE LEAF PLUM

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LAVENDER, SPP.
BLACK–EYED SUSAN, SPP.
PHLOX, SPP.
SALVIA, SPP.
SAGE, SPP.

MATERIAL LEGEND SEE PLANT SCHEDULE ON PPL9.0 FOR GENERAL SPECIFICATIONS

SODDED LAWN

HYDROSEEDED NO–MOW FESCUE

DECOMPOSED GRANITE

KEY NOTES (TYPICAL) (#)

1. INSTALL 3' DIAMETER SHOVEL CUT TREE RING, WITH BARE EARTH SURFACE AT ALL TREES WITHIN TURF AREAS. DO NOT INSTALL TREE RINGS FOR TREES WITHIN HYDROSEEDED AREAS.
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4. TREES PLANTED IN PARK STRIPS TO BE CENTERED IN STRIP.
5. INSTALL FLAT–BLADE SHOVEL EDGING AT INTERFACE OF SOD AND PLANTER BED & PLANTER BED AND HYDROSEED.
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9. CLUBHOUSE & POOL – LAYOUT IS SCHEMATIC AND SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. FINAL LAYOUT TO BE APPROVED THROUGH SEPARATE SUBMITTAL.
10. TOT LOT WITH SEATING – PLAY EQUIPMENT IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. FINAL LAYOUT AND SPECIFICATIONS TO BE APPROVED AS A PART OF CORRESPONDING PHASE LANDSCAPE PLAN.
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17. LANDSCAPE BOULDER WALL – WEISER BROWN OR APPROVED EQUAL. FINAL HEIGHTS AND LOCATION PER CIVIL CONSTRUCTION PLANS.

AVIARY HEIGHTS SUBDIVISION
CALDWELL, IDAHO
PRE-PLAT LANDSCAPE PLAN

REVISIONS

NO.	ITEM	DATE

STATE OF IDAHO
MELISSA YENSEN
LA-16577
10.10.25
LICENSED LANDSCAPE ARCHITECT

km ENGINEERING
5725 NORTH DISCOVERY WAY
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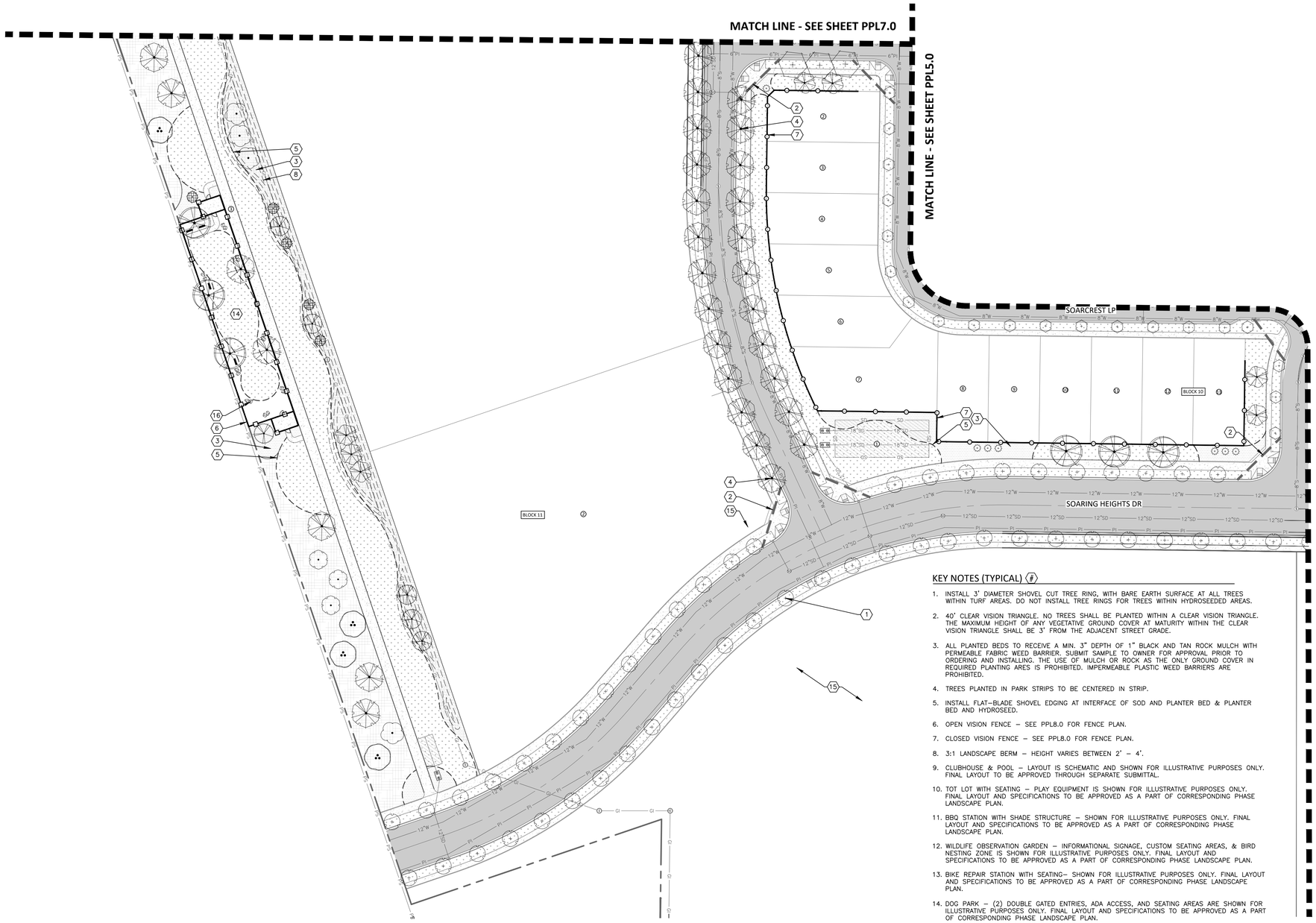
DATE: 10.10.25
PROJECT: 22-227
SHEET NO. PPL5.0

P:\22-227\CAD\LANDSCAPE\ENTITLEMENTS\22-227 PPL5.0.DWG, BROOKE LOVELACE, 10/10/2025, CANON IPF755 (BW) PC3, 24X36 L [PDF]



PRE-PLAT LANDSCAPE PLAN

0 50 100 150

Plan Scale: 1" = 50'

KEY NOTES (TYPICAL) ⟨#⟩

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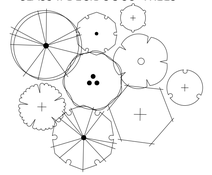
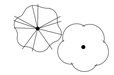
PLANT PALETTE SEE PPL9.0 FOR PLANT SCHEDULE

CLASS II DECIDUOUS TREES



CRIMSON SENTRY MAPLE
URBAN SUNSET MAPLE
AUTUMN BLAZE MAPLE
DURAHEAT RIVER BIRCH MULTI-TRUNK
EMERALD AVANUE HORNBEAM
PRINCETON SENCTRY GINKGO
SUNBURST HONEYLOCUST
COLUMNAR SWEET GUM
GREEKSPIRE LITTLELEAF LINDEN

CLASS I DECIDUOUS TREES



SPRING SNOW CRABAPPLE
THUNDERCLOUD PRUPLE LEAF PLUM

EVERGREEN TREES



FUCHS DEODAR CEDAR
BLACK HILLS SPRUCE
HOOPSI BLUE SPRUCE

SHRUB BEDS SEE KEY NOTE #3 FOR GROUNDCOVER MATERIAL

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BOXWOOD, SPP.
DOGWOOD, SPP.
HYDRANGEA, SPP.
JUNIPER, SPP.
NINEBARK, SPP
MUGO PINE, SPP.
LAUREL, SPP.
ROSE, SPP.
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SODDED LAWN
HYDROSEEDED NO-MOW FESCUE
DECOMPOSED GRANITE

AVIARY HEIGHTS SUBDIVISION
CALDWELL, IDAHO
PRE-PLAT LANDSCAPE PLAN

REVISIONS

NO.	ITEM	DATE

STATE OF IDAHO · TANYSSA YENSEN · LICENSED LANDSCAPE ARCHITECT · LA-16577 · 10.10.25

km ENGINEERING
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE (208) 639-6939
kmengllp.com

DATE: 10.10.25
PROJECT: 22-227
SHEET NO. PPL6.0

P:\22-227\CAD\LANDSCAPE\ENTITLEMENTS\22-227 PPL1.0.DWG, BROOKE LOVELACE, 10/10/2025, CANON IPF755 (BW).PCO, 24X36 L (PDF)

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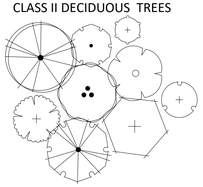
PLANT PALETTE SEE PPL9.0 FOR PLANT SCHEDULE

CLASS II DECIDUOUS TREES



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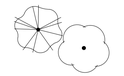
CLASS I DECIDUOUS TREES



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MATERIAL LEGEND SEE PLANT SCHEDULE ON PPL9.0 FOR GENERAL SPECIFICATIONS

SODDED LAWN
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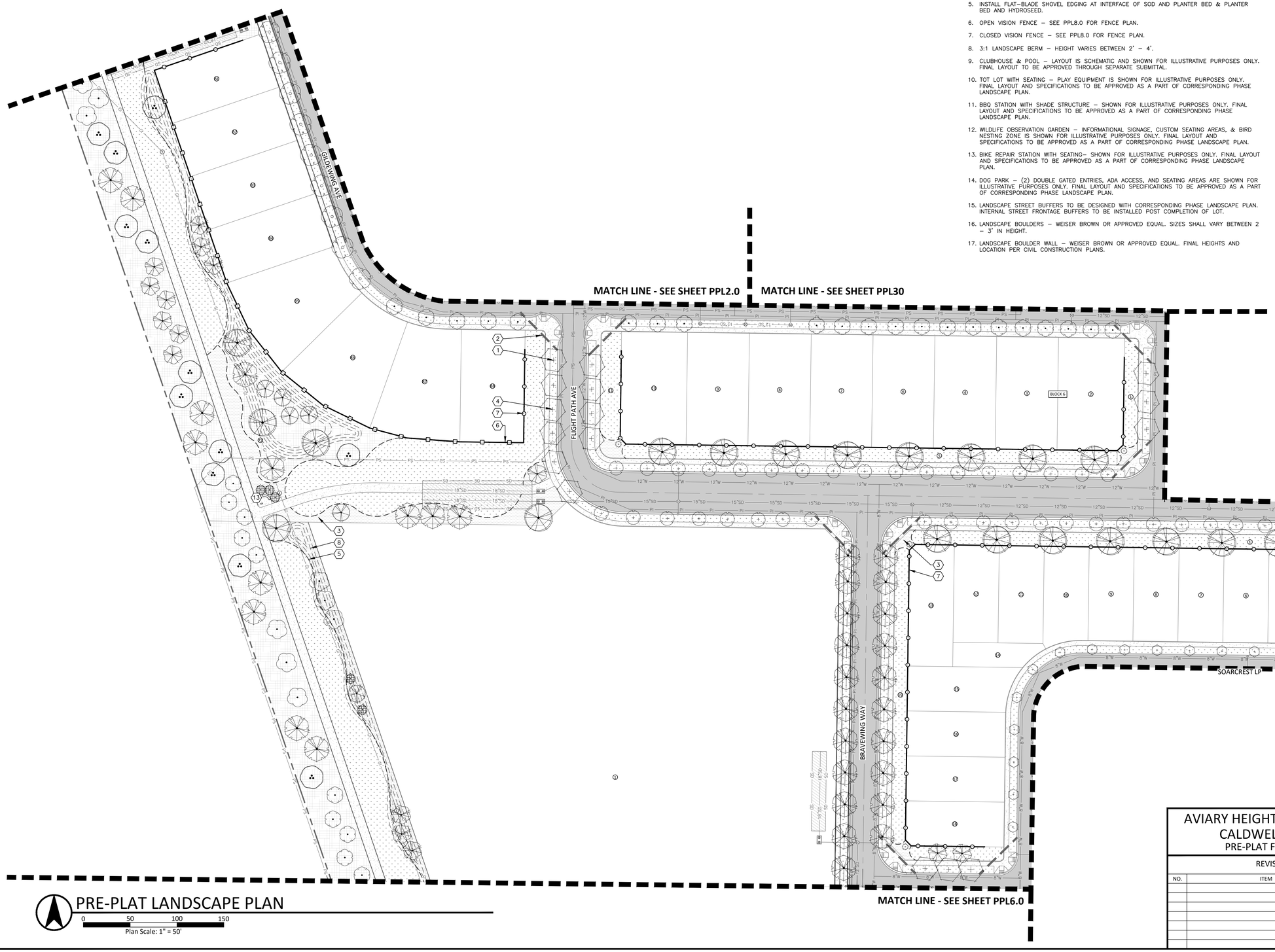


PRE-PLAT LANDSCAPE PLAN

0 50 100 150
Plan Scale: 1" = 50'

AVIARY HEIGHTS SUBDIVISION
CALDWELL, IDAHO
PRE-PLAT FENCE PLAN

REVISIONS

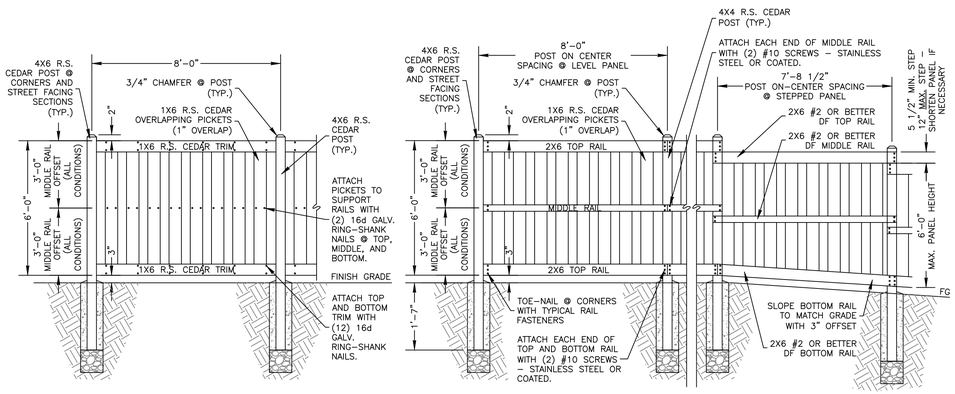
NO.	ITEM	DATE

STATE OF IDAHO · MELISSA YENSEN · LICENSED LANDSCAPE ARCHITECT · LA-16577 · 10.10.25

km ENGINEERING
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE (208) 639-6939
kmengllp.com

DATE: 10.10.25
PROJECT: 22-227
SHEET NO. PPL7.0

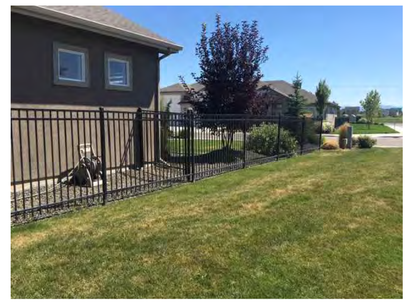
P:\22-227\CAD\LANDSCAPE\ENTITLEMENTS\22-227 PPL1.0.DWG, BROOKE LOVELACE, 10/10/2025, CANON IPF755 (BW).PCS, 24X36 L (PDF)



01 6' CEDAR FENCE
NTS



PRE-PLAT FENCE PLAN
0 150 300 450
Plan Scale: 1" = 150'



02 5' OPEN VISION METAL FENCE
NTS

FENCE SCHEDULE

6' HEIGHT CEDAR PRIVACY FENCE.

5' HEIGHT OPEN VISION METAL FENCE.

NOTE:
1. ALL FENCING TO BE INSTALLED A MINIMUM OF 20' FROM THE R.O.W ALONG STREET FRONTAGES.

AVIARY HEIGHTS SUBDIVISION
CALDWELL, IDAHO
PRE-PLAT FENCE PLAN

REVISIONS

NO.	ITEM	DATE

STATE OF IDAHO
ALYSSA YENSEN
LA-16577
10.10.25
LICENSED LANDSCAPE ARCHITECT

km ENGINEERING
5725 NORTH DISCOVERY WAY
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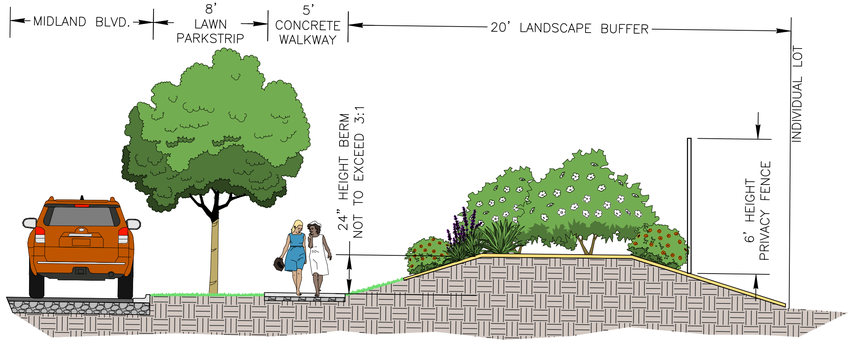
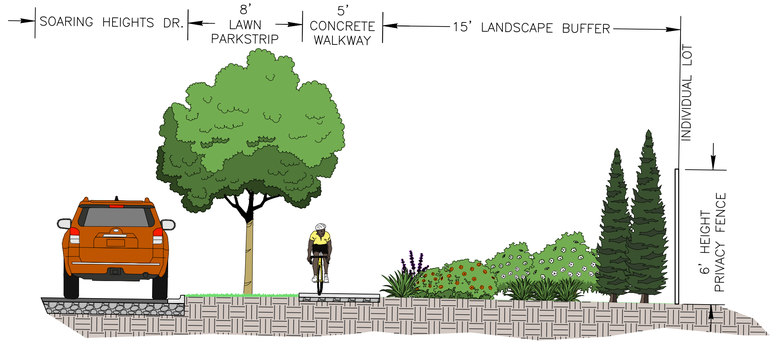
DATE: 10.10.25
PROJECT: 22-227
SHEET NO. PPL8.0

P:\22-227\CAD\LANDSCAPE\ENTITLEMENTS\22-227 PPL1.0.DWG, BROOKE LOVELACE, 10/10/2025, CANON IPF755 (BW) PC3, 24X36 L [PDF]



01 MIDLAND BLVD BERM BUFFER SECTION
NTS

NOTE:
1. LANDSCAPING IS SCHEMATIC – FINAL LAYOUT AND SPECIFICATIONS TO BE APPROVED AS A PART OF CORRESPONDING PHASE LANDSCAPE PLAN.



02 SOARING HEIGHTS DR. BUFFER SECTION
NTS

NOTE:
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PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE	MATURE HXW	CLASS
DECIDUOUS TREES					
	173	ACER PLATANOIDES 'CRIMSON SENTRY' CRIMSON SENTRY MAPLE	2" CAL. B&B	25'X15'	CLASS II
	107	ACER TRUNCATUM X PLATANOIDES 'JFS–KW187' URBAN SUNSET® MAPLE	2" CAL. B&B	35'X20'	CLASS II
	67	ACER X FREEMANII 'JEFFSRED' AUTUMN BLAZE MAPLE	2" CAL. B&B	50'X30'	CLASS II
	36	BETULA NIGRA 'DURAHEAT' DURAHEAT RIVER BIRCH MULI–TRUNK	2" CAL. B&B CLUMP	35'X30'	CLASS II
	133	CARPINUS BETULUS 'JFS–KW1CB' EMERALD AVENUE HORNBEAM	2" CAL. B&B	40'X30'	CLASS II
	101	GINKGO BILOBA 'PNI 2720' PRINCETON SENTRY® GINKGO MALE VARIETY ONLY	2" CAL. B&B	45'X20'	CLASS II
	115	GLEDITSIA TRIACANTHOS INERMIS 'SUNCOLE' SUNBURST HONEYLOCUST	2" CAL. B&B	40'X25'	CLASS II
	153	LIQUIDAMBAR STYRACIFLUA 'SLENDER SILHOUETTE' COLUMNAR SWEET GUM	2" CAL. B&B	25'X15'	CLASS II
	45	MALUS "SPRING SNOW" SPRING SNOW CRABAPPLE	2" CAL. B&B	25'X20'	CLASS I
	67	PRUNUS CERASIFERA 'THUNDERCLOUD' THUNDERCLOUD PURPLE LEAF PLUM	2" CAL. B&B	20'X20'	CLASS I
	86	TILIA CORDATA 'GREENSPIRE' GREENSPIRE LITTLELEAF LINDEN	2" CAL. B&B	45'X35'	CLASS II
EVERGREEN TREES					
	25	CEDRUS DEODARA 'KARL FUCHS' FUCHS DEODAR CEDAR	6'–8' B&B	15'X8'	EVERGREEN
	34	PICEA GLAUCA 'DENSATA' BLACK HILLS WHITE SPRUCE	6'–8' B&B	55'X25'	EVERGREEN
	39	PICEA PUNGENS 'HOOPSII' HOOPSI BLUE SPRUCE	6'–8' B&B	35'X15'	EVERGREEN

SYMBOL	QTY	BOTANICAL / COMMON NAME	CONT
SOD/SEED			
	147,770 SF	NO MOW LAWN SEED MIX HIGH COUNTRY GARDENS, PRAIRIE NURSERY OR APPROVED EQUAL SPECIALLY BLENDED MIX OF (6) DIFFERENT DWARF FINE FESCUE GRASS VARIETIES INSTALL AT MIN. OF 5 LBS PER 1000 SQUARE FEET	SEED
	574,187 SF	TURF SOD RHIZOMATOUS RHIZOMATOUS TALL FESCUE	SOD
OTHER			
	4,190 SF	DECOMPOSED GRANITE TBD	–
	136,981 SF	SHRUB BEDS SEE PLANT PALETTE FOR SUGGESTED SHRUB VARIETIES	MIN. 2–GAL SHRUBS OR 18" HEIGHT AND/OR SPREAD

NOTE:
1. SPECIFICATIONS ARE SUBJECT TO CHANGE.

GENERAL LANDSCAPE NOTES

1. CONTRACTOR SHALL LOCATE AND IDENTIFY EXISTING UNDERGROUND AND OVERHEAD UTILITIES WITHIN CONTRACT WORK AREAS PRIOR TO CONSTRUCTION. CONTACT DIG LINE, INC. @ 1.800.342.1585. PROVIDE ADEQUATE MEANS OF PROTECTION OF UTILITIES AND SERVICES DESIGNATED TO REMAIN. REPAIR UTILITIES DAMAGED DURING SITE WORK OPERATIONS AT CONTRACTOR'S EXPENSE.
2. ALL PLANT MATERIAL SHALL CONFORM TO THE AMERICAN NURSERYMAN STANDARDS FOR TYPE AND SIZE SHOWN.
3. ALL TREE, TURF, PLANT MATERIAL, AND IRRIGATION PROPOSED WITHIN THE PLANTER STRIP BETWEEN BACK OF CURB AND SIDEWALK SHALL BE INSTALLED BY THE HOME BUILDER IN CONJUNCTION WITH THE INDIVIDUAL LOT DEVELOPMENT.
4. ALL TREES PLANTED IN THE PARK STRIP (BY BUILDER) TO BE CENTERED BETWEEN BACK OF CURB AND SIDEWALK AND ARE SUBJECT TO THE ACHD DEVELOPMENT AGREEMENT FOR LANDSCAPING.
5. FENCING WITHIN SUBDIVISION, ALONG SIDE AND REAR LOT LINES SHALL BE INSTALLED BY BUILDER/HOMEOWNER IN CONJUNCTION WITH INDIVIDUAL LOT DEVELOPMENT AND SHALL COMPLY WITH THE STANDARDS ESTABLISHED IN THE SUBDIVISION'S CC&RS.

GENERAL IRRIGATION NOTES

1. ALL PLANT MATERIALS TO BE WATERED BY THE DEVELOPMENT OR SUBDIVISION PRESSURIZED IRRIGATION SYSTEM. IRRIGATION OF COMMON AREAS SHALL BE VIA THE SUBDIVISION'S PRESSURIZED IRRIGATION SYSTEM. IRRIGATION OF INDIVIDUAL LOTS AND LANDSCAPING ALONG THE FRONTAGE OF PRIVATE LOTS SHALL BE PRESSURIZED IRRIGATION WATER, AND THE RESPONSIBILITY OF THE INDIVIDUAL LOT OWNERS.
2. COVERAGE; THE IRRIGATION SYSTEM SHALL BE DESIGNED TO PROVIDE ONE HUNDRED PERCENT (100%) COVERAGE WITH HEAD TO HEAD SPACING OR TRIANGULAR SPACING AS APPROPRIATE.
3. MATCHED PRECIPITATION RATES: SPRINKLER HEADS SHALL HAVE MATCHED PRECIPITATION RATES WITHIN EACH CONTROL VALVE.
4. IRRIGATION DISTRICTS: SPRINKLER HEADS IRRIGATING LAWN OR OTHER HIGH WATER DEMAND AREAS SHALL BE CIRCUITED SO THAT THEY ARE ON THE SEPARATE ZONE OR DISTRICT FROM THOSE IRRIGATING TREES, SHRUBS, OR OTHER REDUCED WATER DEMAND AREAS.
5. OVERSPRAY: SPRINKLER HEADS SHALL BE ADJUSTED TO REDUCE OVERSPRAY ONTO IMPERVIOUS SURFACES SUCH AS STREETS, SIDEWALKS, DRIVEWAYS, AND PARKING AREAS.

AVIARY HEIGHTS SUBDIVISION
CALDWELL, IDAHO
PRE-PLAT NOTES & DETAILS

REVISIONS

NO.	ITEM	DATE

STATE OF IDAHO · ALYSSA YEBSEN · LICENSED LANDSCAPE ARCHITECT · LA-16577 · 10.10.25

km ENGINEERING
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE (208) 639-6939
kmengllp.com

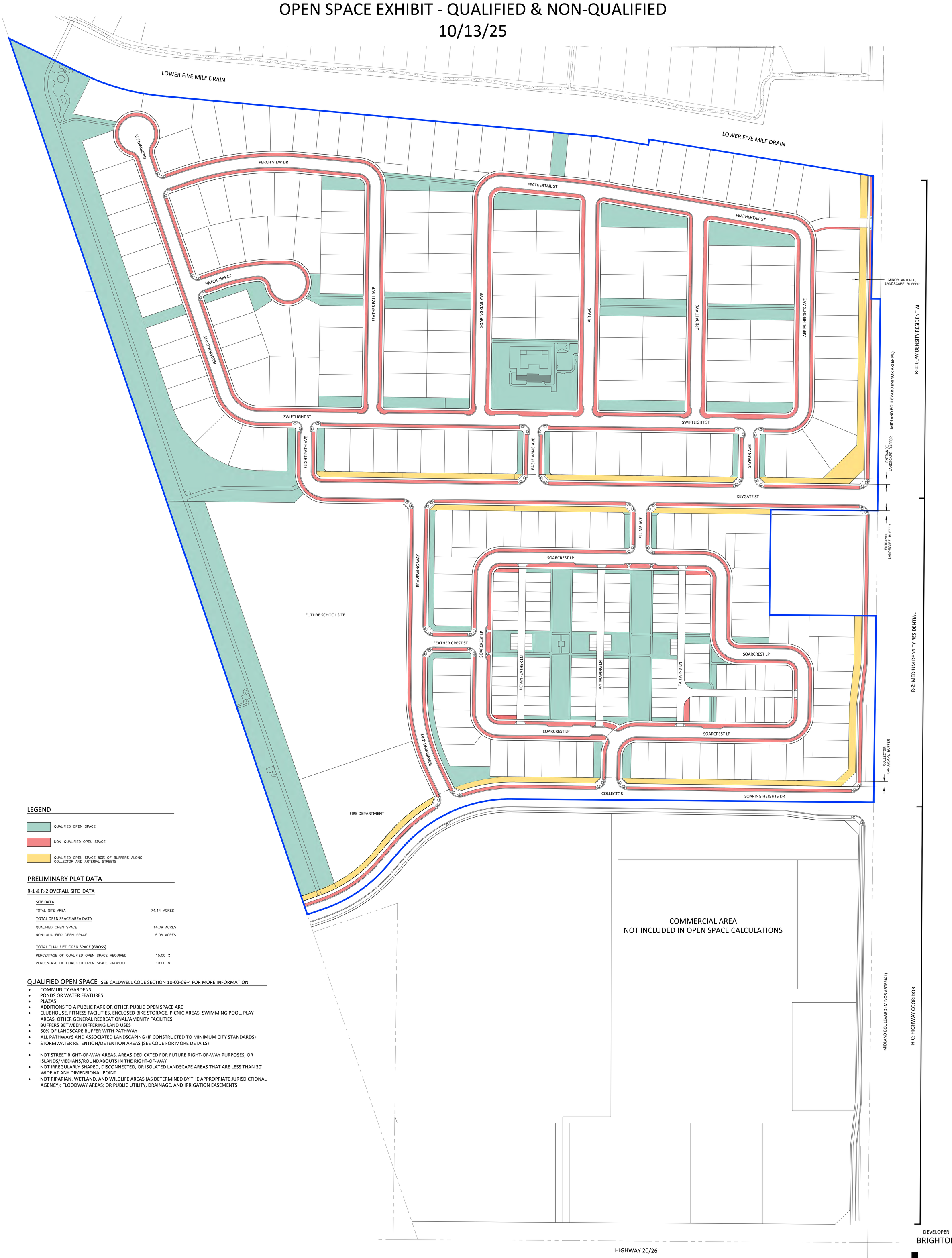
DATE: 10.10.25
PROJECT: 22-227
SHEET NO. PPL9.0

P:\22-227\CAD\LANDSCAPE\PLOTTED\EMERSON\22-227-PPL1.0.DWG, BROOKE LOVELACE, 10/10/2025, CANON IPF755 (BW).PC3, 24X36, [PDF]

AVIARY HEIGHTS SUBDIVISION

OPEN SPACE EXHIBIT - QUALIFIED & NON-QUALIFIED

10/13/25



LEGEND

- QUALIFIED OPEN SPACE
- NON-QUALIFIED OPEN SPACE
- QUALIFIED OPEN SPACE 50% OF BUFFERS ALONG COLLECTOR AND ARTERIAL STREETS

PRELIMINARY PLAT DATA

R-1 & R-2 OVERALL SITE DATA

SITE DATA	
TOTAL SITE AREA	74.14 ACRES
TOTAL OPEN SPACE AREA DATA	
QUALIFIED OPEN SPACE	14.09 ACRES
NON-QUALIFIED OPEN SPACE	5.06 ACRES
TOTAL QUALIFIED OPEN SPACE (GROSS)	
PERCENTAGE OF QUALIFIED OPEN SPACE REQUIRED	15.00 %
PERCENTAGE OF QUALIFIED OPEN SPACE PROVIDED	19.00 %

QUALIFIED OPEN SPACE SEE CALDWELL CODE SECTION 10-02-09-4 FOR MORE INFORMATION

- COMMUNITY GARDENS
- PONDS OR WATER FEATURES
- PLAZAS
- ADDITIONS TO A PUBLIC PARK OR OTHER PUBLIC OPEN SPACE ARE
- CLUBHOUSE, FITNESS FACILITIES, ENCLOSED BIKE STORAGE, PICNIC AREAS, SWIMMING POOL, PLAY AREAS, OTHER GENERAL RECREATIONAL/AMENITY FACILITIES
- BUFFERS BETWEEN DIFFERING LAND USES
- 50% OF LANDSCAPE BUFFER WITH PATHWAY
- ALL PATHWAYS AND ASSOCIATED LANDSCAPING (IF CONSTRUCTED TO MINIMUM CITY STANDARDS)
- STORMWATER RETENTION/DETENTION AREAS (SEE CODE FOR MORE DETAILS)

- NOT STREET RIGHT-OF-WAY AREAS, AREAS DEDICATED FOR FUTURE RIGHT-OF-WAY PURPOSES, OR ISLANDS/MEDIANS/ROUNDABOUTS IN THE RIGHT-OF-WAY
- NOT IRREGULARLY SHAPED, DISCONNECTED, OR ISOLATED LANDSCAPE AREAS THAT ARE LESS THAN 30' WIDE AT ANY DIMENSIONAL POINT
- NOT RIPARIAN, WETLAND, AND WILDLIFE AREAS (AS DETERMINED BY THE APPROPRIATE JURISDICTIONAL AGENCY); FLOODWAY AREAS; OR PUBLIC UTILITY, DRAINAGE, AND IRRIGATION EASEMENTS

0 80 160 240

Plan Scale: 1" = 80'
(When Plotted 36x48)

DEVELOPER
BRIGHTON

km ENGINEERING
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE (208) 639-6939
kmengllp.com

PROJECT:	22-227	SHEET NO.	1 OF 2

BRIGHTON

AVIARY HEIGHTS

Pathway Exhibit



CONCEPTUAL, SUBJECT TO CHANGE

Carriage Lane Homes Fronting Open Space



























Because the project is residential in nature, floor plans that are consistent with the elevations will be submitted for building permits.

Street Name Request Form

Project Name: Aviary Heights

Approved: ☐

Project Location: 20/26 & Midland Blvd

Resubmission Required: ☐

Submittal Number: Date: 10/17/25

Requested Street Name	FOR STAFF REVIEW				
	Street Name		Street Suffix		Notes
	Approved	Denied	Approved	Denied	
SOARING HEIGHTS DR	☐	☐	☐	☐	COLLECTOR
BRAVEWING WAY	☐	☐	☐	☐	
SOARCREST LP	☐	☐	☐	☐	
FEATHER CREST ST	☐	☐	☐	☐	
DOWNFEATHER LN	☐	☐	☐	☐	ALLY (FOR ADDRESSING
WHIRLWING LN	☐	☐	☐	☐	ALLY (FOR ADDRESSING
TAILWIND LN	☐	☐	☐	☐	ALLY (FOR ADDRESSING
PLUME AVE	☐	☐	☐	☐	
SKYGATE ST	☐	☐	☐	☐	COLLECTOR
EAGLEWING AVE	☐	☐	☐	☐	
FLIGHT PATH AVE	☐	☐	☐	☐	
SKYRUN AVE	☐	☐	☐	☐	
SWIFTLIGHT ST	☐	☐	☐	☐	
AERIAL HEIGHTS AVE	☐	☐	☐	☐	
UPDRAFT AVE	☐	☐	☐	☐	
AIR AVE	☐	☐	☐	☐	
SOARING GAIL AVE	☐	☐	☐	☐	
FEATHERTAIL ST	☐	☐	☐	☐	
FEATHER FALL AVE	☐	☐	☐	☐	
GILDEWING AVE	☐	☐	☐	☐	
GILDEWING PL	☐	☐	☐	☐	
HATCHLING CT	☐	☐	☐	☐	
PERCH VIEW DR	☐	☐	☐	☐	
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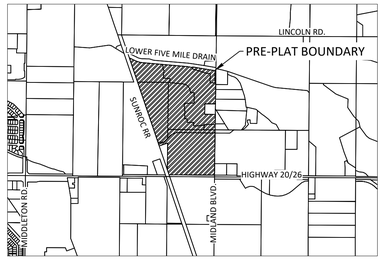
PRELIMINARY PLAT SHOWING

AVIARY HEIGHTS SUBDIVISION

SITUATED IN A PORTION OF THE SE1/4 OF SECTION 20, TOWNSHIP 4 NORTH, RANGE 2 WEST CITY OF CALDWELL, CANYON COUNTY, IDAHO

VICINITY MAP : 1" = 2,000'



CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BRG	CHORD
C1	653.70'	234.26'	20°31'58"	S74°26'41"E	233.01'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S18°47'34"E	205.26'
L2	S71°12'51"W	247.65'
L3	S80°18'37"E	143.98'
L4	N08°40'10"E	15.88'
L5	N89°26'35"W	25.00'
L6	S89°31'46"E	297.22'
L7	N00°46'19"E	293.11'
L8	S89°31'46"E	297.22'

0 150 300 450
Plan Scale: 1" = 150'

DEVELOPER/OWNER
BRIGHTON DEVELOPMENT INC.
2929 W. NAVIGATOR DR., SUITE 400
MERIDIAN, IDAHO 83642
PHONE: (208) 378-4000
CONTACT: JON WARDLE
EMAIL: jwardle@brightoncorp.com

ENGINEER/SURVEYOR/LANDSCAPE
KM ENGINEERING
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE: (208) 639-6939
CONTACT: SHADOW JUNGENBERG, P.E.
EMAIL: sjungenberg@kmengllp.com

SURVEY CONTROL NOTES
1. ALL SURVEY DATA IS BASED ON THE NAD83 STATE PLANE COORDINATE SYSTEM (IDAHO WEST 1103) AND VERTICAL (NAVD88) DATUM.

LEGEND
- BOUNDARY LINE
- OFFSITE PROPERTY LINE
- LOT LINE
- SECTION LINE
- R-1 PROPERTY ZONE
- (10) LOT NUMBER
- COMMON LOT (LANDSCAPE)
- PHASE LINE BOUNDARY

PRELIMINARY PLAT DATA

TOTAL SITE LOT DATA

TOTAL SITE AREA	124.623 ACRES
CURRENT ZONING	R-1, R-2, H-C
PROPOSED ZONING	R-1, R-2, H-C
COMPREHENSIVE PLAN DESIGNATION	LOW DENSITY, MEDIUM DENSITY RESIDENTIAL AND HIGHWAY CORRIDOR
R-1 RESIDENTIAL LOTS:	160
R-2 RESIDENTIAL LOTS:	145
TOTAL RESIDENTIAL LOTS:	305
H-C COMMERCIAL LOTS	11
COMMON LOTS – LANDSCAPE	45
COMMON LOTS – ALLEY	3
COMMON LOTS – SHARED DRIVEWAY	7
FIRE DEPARTMENT LOT	1
SCHOOL LOTS	1
TOTAL LOTS	373

RESIDENTIAL R-1 AREA SITE DATA

R-1 DATA:	
CURRENT ZONING	R-1
PROPOSED ZONING	R-1
COMPREHENSIVE PLAN DESIGNATION	LOW DENSITY RESIDENTIAL
R-1 LOT DATA:	
R-1 RESIDENTIAL LOTS:	160
COMMON LOTS – LANDSCAPE	25
COMMON LOTS – SHARED DRIVEWAY	3
TOTAL LOTS – RESIDENTIAL R1	188
BUILDABLE LOT AREA	29.332 ACRES
COMMON LOT AREA	9.405 ACRES
RIGHT-OF-WAY AREA	12.713 ACRES
TOTAL AREA ZONED R-1	51.450 ACRES
R-1 DENSITY DATA:	
GROSS DENSITY	3.110 UNITS/ACRE
NET DENSITY	5.454 UNITS/ACRE
AVERAGE R-1 LOT SIZE	7,985 SF
MINIMUM R-1 LOT SIZE	6,480 SF

RESIDENTIAL R-2 AREA SITE DATA

R-2 DATA:	
CURRENT ZONING	R-2
PROPOSED ZONING	R-2
COMPREHENSIVE PLAN DESIGNATION	MEDIUM DENSITY RESIDENTIAL
R-2 LOT DATA:	
R-2 RESIDENTIAL LOTS:	145
COMMON LOTS – LANDSCAPE	20
COMMON LOTS – SHARED DRIVEWAY	4
COMMON LOTS – ALLEY	3
TOTAL LOTS – RESIDENTIAL R2	172
BUILDABLE LOT AREA	10.692 ACRES
COMMON LOT AREA	4.595 ACRES
RIGHT-OF-WAY AREA	7.462 ACRES
TOTAL AREA ZONED R-2	22.749 ACRES
R-2 DATA	
GROSS DENSITY	6.374 UNITS/ACRE
NET DENSITY	13.561 UNITS/ACRE
AVERAGE R-2 LOT SIZE	3,212 SF
MINIMUM R-2 LOT SIZE	1,874 SF

COMMERCIAL H-C AREA SITE DATA

H-C DATA:	
BUILDABLE LOT AREA	33.075 ACRES
COMMON LOT AREA	0.000 ACRES
RIGHT-OF-WAY AREA	4.166 ACRES
TOTAL AREA ZONED H-C	37.241 ACRES
H-C COMMERCIAL LOTS	11

NON RESIDENTIAL AREA SITE DATA

NON-RESIDENTIAL DATA:	
COMMON LOTS	1
FIRE DEPARTMENT LOT	1
SCHOOL LOTS	1
TOTAL NON RESIDENTIAL LOTS	3
COMMON AREA	2.649 ACRES
SCHOOL LOT AREA	7.301 ACRES
FIRE LOT AREA	1.932 ACRES
ROW AREA	1.301 ACRES
TOTAL AREA NON RESIDENTIAL	13.183 ACRES

REFER TO THE QUALIFIED OPEN SPACE EXHIBIT FOR ADDITIONAL INFORMATION.

SHEET INDEX

SHEET NO.	SHEET TITLE
PP1.0	COVER
PP1.1	PHASING PLAN
PP1.2	EXISTING CONDITIONS
PP2.0	PLAT LAYOUT – PHASE 1
PP2.1	PLAT LAYOUT – PHASE 2 & 4
PP2.2	PLAT LAYOUT – PHASE 3
PP2.3	PLAY LAYOUT – PHASE 5
PP3.0	ENGINEERING LAYOUT – PHASE 1
PP3.1	ENGINEERING LAYOUT – PHASE 2 & 4
PP3.2	ENGINEERING LAYOUT – PHASE 3
PP3.3	ENGINEERING LAYOUT – PHASE 5
PPL1.0	PRE-PLAT LANDSCAPE COVER
PPL2.0	PRE-PLAT LANDSCAPE PLAN
PPL3.0	PRE-PLAT LANDSCAPE PLAN
PPL4.0	PRE-PLAT LANDSCAPE PLAN
PPL5.0	PRE-PLAT LANDSCAPE PLAN
PPL6.0	PRE-PLAT LANDSCAPE PLAN
PPL7.0	PRE-PLAT FENCE PLAN
PPL8.0	PRE-PLAT FENCE PLAN
PPL9.0	PRE-PLAT NOTES & DETAILS

AVIARY HEIGHTS SUBDIVISION
CALDWELL, IDAHO
COVER

REVISIONS

NO.	ITEM	DATE

PROFESSIONAL ENGINEER LICENSED 20593 10/10/25 STATE OF IDAHO SHADOW R.V. JUNGENBERG

km ENGINEERING
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE (208) 639-6939
kmengllp.com

DATE: 10.10.25
PROJECT: 22-227
SHEET NO. PP1.0

P:\22-227\CAD\ENTITLEMENT PLANS\22-227 P PLAT COVER.DWG, SHADOW.JUNGENBERG, 10/10/2025, CANON IPF755 (BW).PCP, 24X36, [.PDF]

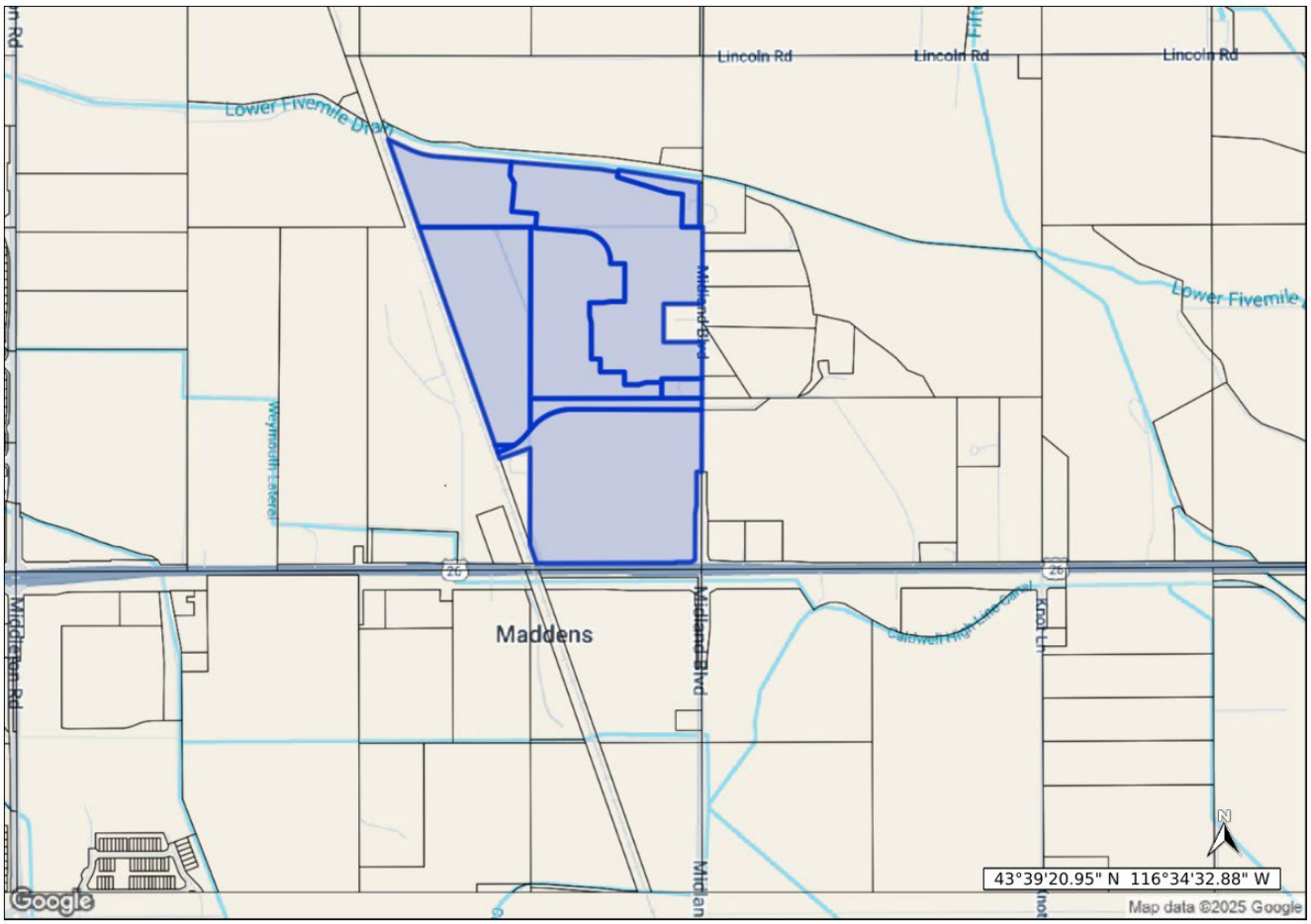
EXHIBIT S-1

Vicinity Map

landproDATA

Aviary Heights
Brighton Development

BRIGHTON CORPORATION



Oct 17, 2025 - landproDATA.com
Scale: 1 inch approx 1000 feet

The materials available at this website are for informational purposes only and do not constitute a legal document.

EXHIBIT S-2

Zoning Map

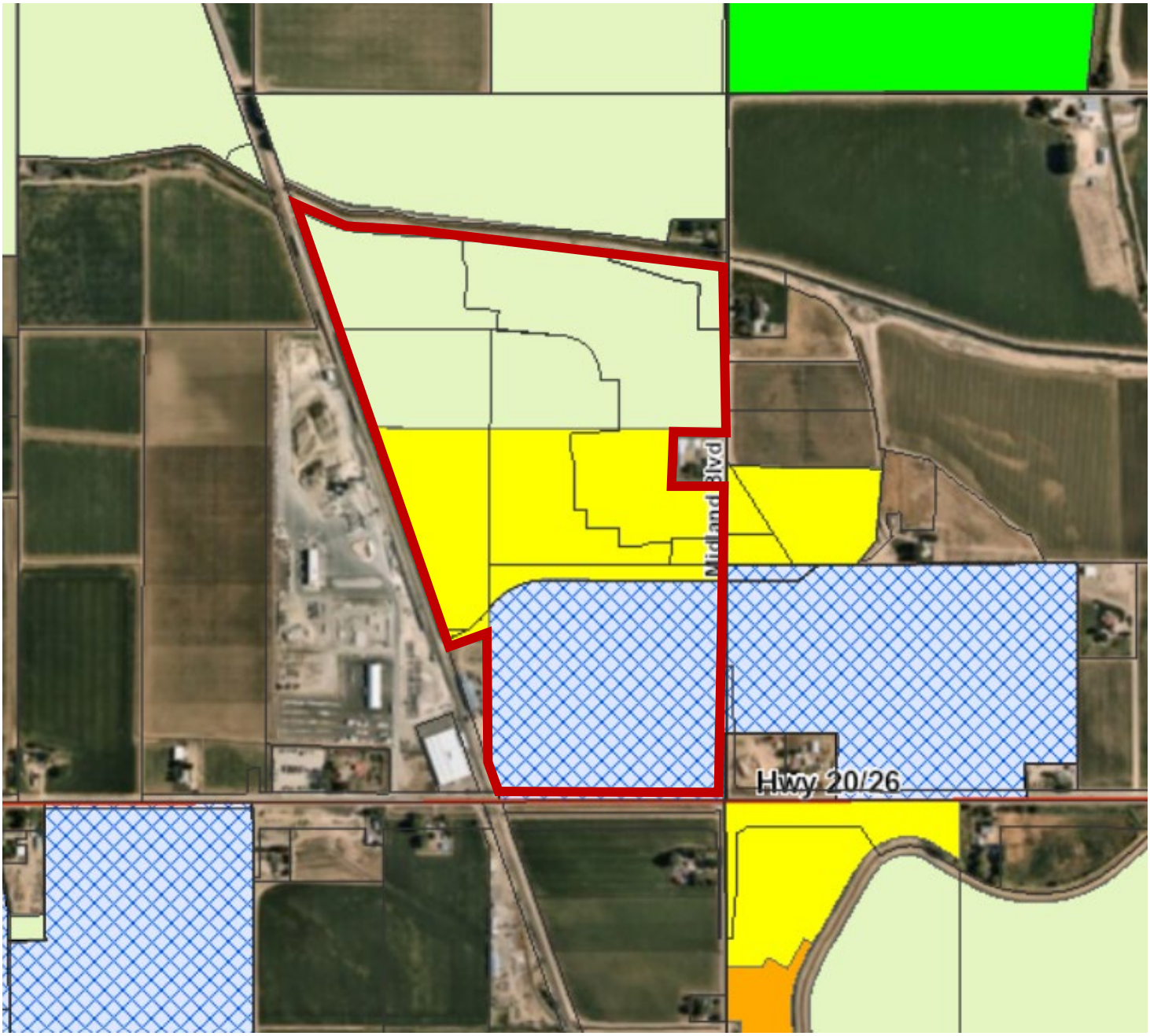


EXHIBIT S-3

Future Land Use Map

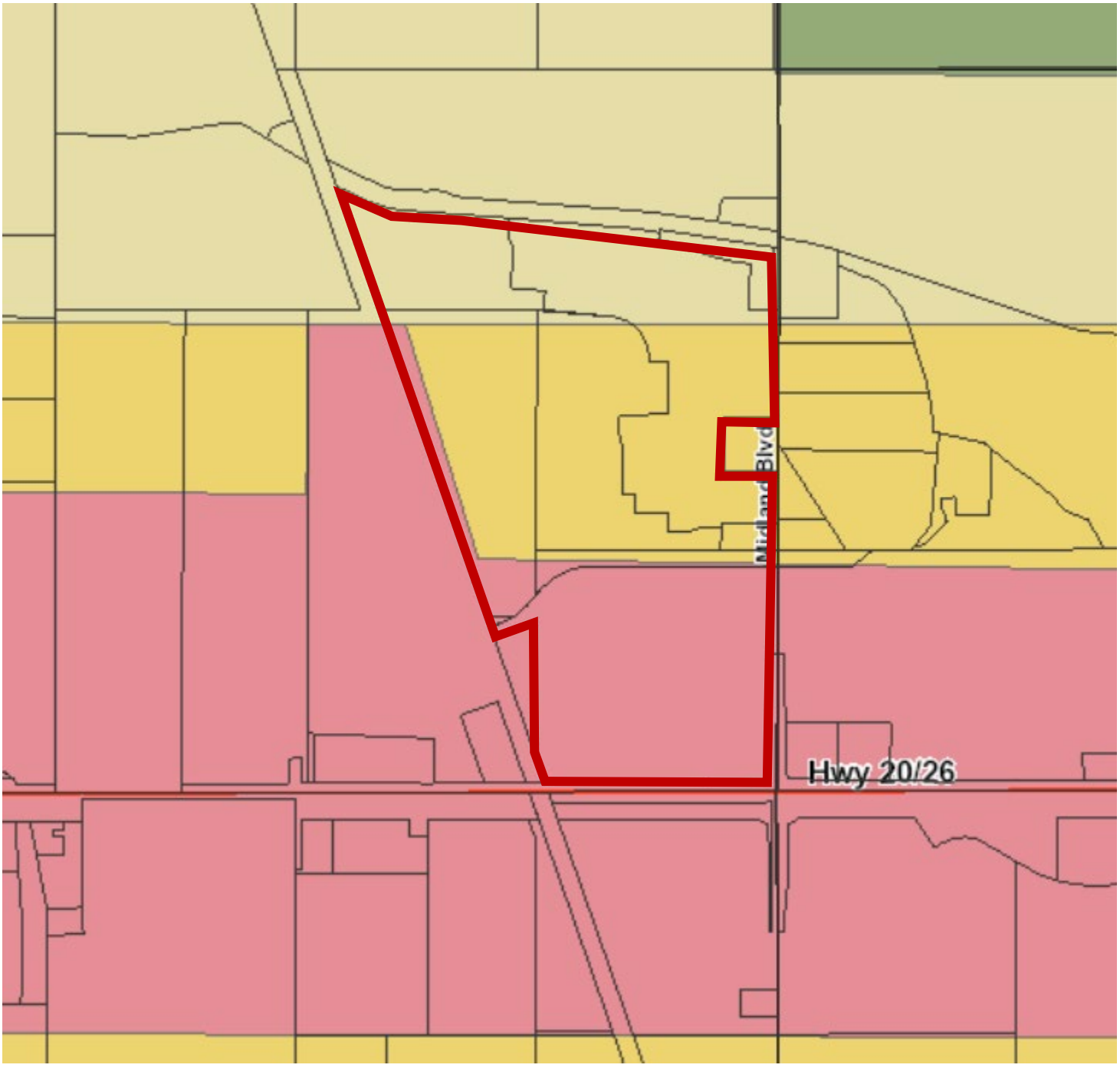


EXHIBIT S-4

Public Agency Memo Notification

OUTSIDE AGENCY WRITTEN TESTIMONY

Outside Agency Response Deadlines: **1/2/2026**

CITY OF CALDWELL
PLANNING AND ZONING DEPARTMENT
205 S 6th Avenue, Caldwell, ID 83605 | Office: 208-455-3021
https://www.cityofcaldwell.org/departments/planning-and-zoning

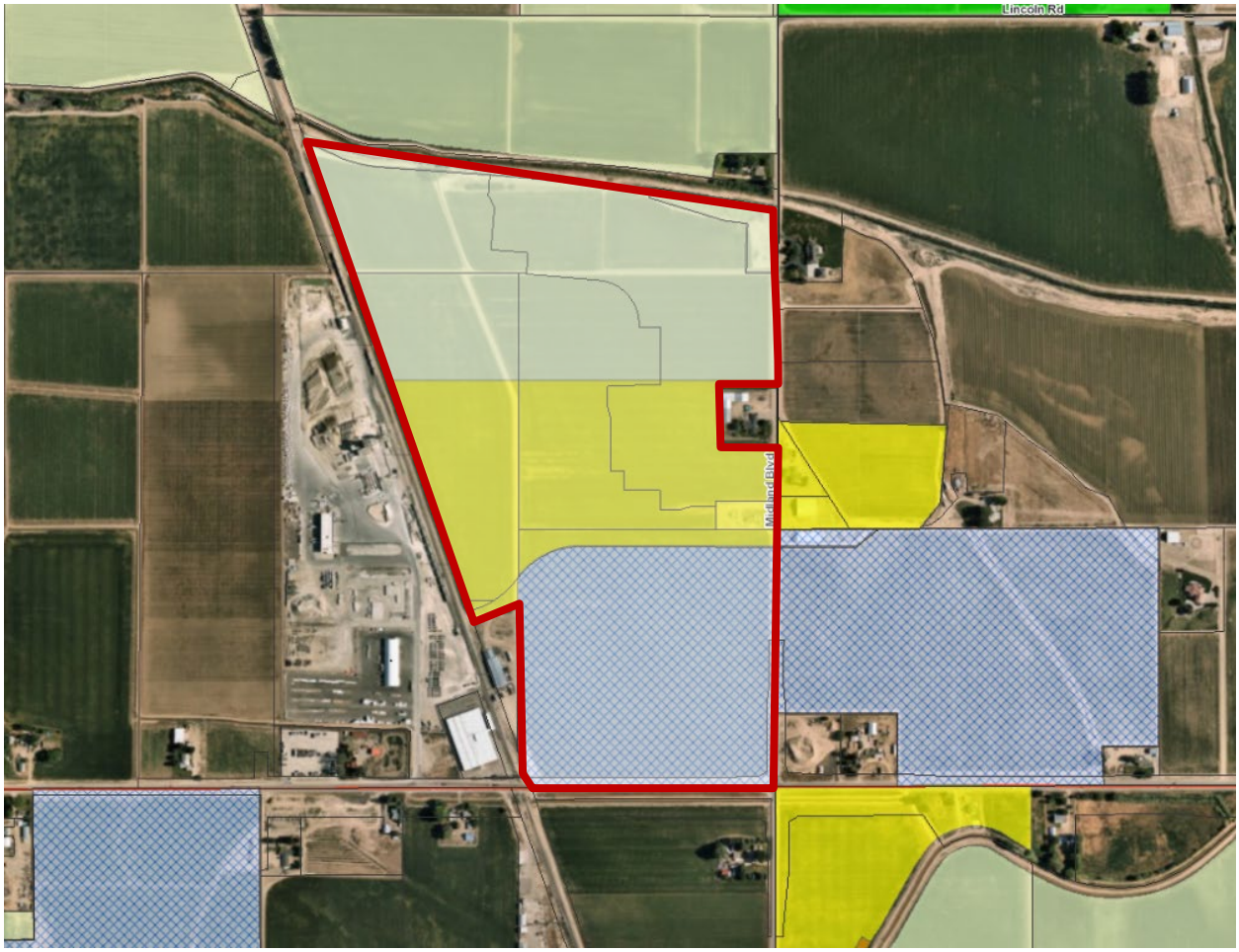
PUBLIC AGENCY NOTIFICATION – RESPONSE REQUESTED

Transmittal Date:	11/24/2025		
1ST HEARING DATE:	1/27/2026	**HEARING BODY:**	Hearing Examiner
2nd HEARING DATE:	3/2/2026	**HEARING BODY:**	City Council
Application Case No(s):	DEV25-000009, PUD25-000004, & SPP25-000013		
Project Name:	Aviary Heights Subdivision		
Site Address:	20243 Midland Blvd., 20511 Midland Blvd, 0 Midland Blvd, & 0 HWY 20/26.		
Site Parcel ID:	R3412100000, R3412101000, R3412200000, R3412301000, R3412500000, R3412501000, R3412600000, R3412700000, & R3412701000		
Site Location:	Nine (9) parcels 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.		
Applicant:	Eli Benski, Brighton Corporation 2929 W. Navigator Drive, Meridian, ID 83642 208-565-7726, ebenski@brighton.co		
Property Owner:	DWT Investments 2929 W. Navigator Drive, Meridian, ID 83642		
Agent Name:	Same as applicant		

You are hereby notified, pursuant to the Local Land Use Planning Act, Idaho Code 67-6509, that the City of Caldwell has accepted the following application(s).

You are invited to provide written testimony by the date specified below to ensure planners can consider the information as they develop their staff report and recommended findings. All items received by the deadline will be placed in the hearing packet, allowing the hearing body adequate time to review the submitted information.

REQUEST SUMMARY: 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.



APPLICATION PACKET: The complete application packet can be found on the City of Caldwell website under "Planning and Zoning Department/Current Case Files" or by clicking here.

OUTSIDE AGENCY COMMENTS: Your agency's comments are an important part of our decision-making process. When submitting comments, please reference Case No. listed above in responses and/or correspondence regarding this case. Comments received by the deadline date will be added to the Staff Report and to the hearing body's packet. Comments may be submitted by mail or email as follows:

Mail: Caldwell Planning and Zoning Department, P.O. Box 1179, Caldwell, ID 83605
Email: Joe Dodson, Principal Planner at jdodson@cityofcaldwell.org

Please Note: We will assume that your agency has no objections or concerns if we do not receive written testimony or comments within the requested timeframe.

EXHIBIT S-5

Draft Development Agreement

Click or tap to enter a date.
Aviary Heights Subdivision Development Agreement
(DEV25-000009, PUD25-000004, & SPP25-000013)

After Recording
Return to:
Director
Caldwell Community Development Dept.
205 S. 6th Avenue
Caldwell, Idaho 83605

For Recording Purposes,
Do Not Write Above This Line

DEVELOPMENT AGREEMENT

This Development Agreement ("Agreement") was approved by Council this 18th day of May, 2026, by and between the City of Caldwell, a municipal corporation of the State of Idaho ("City"), whose address is 205 S. 6th Avenue, Caldwell, Idaho 83605, and DWT Investments LLC and Winco Foods LLC, ("Owners").

RECITALS

WHEREAS, the Owners are the owner of record of approximately 124 acres of certain real estate identified as Canyon County Parcels R3412100000, R3412101000, R3412200000, R3412301000, R3412500000, R3412501000, R3412600000, R3412700000, R3412701000, generally located near the northwest corner of Midland Boulevard and State Highway 20/26, with a site addresses of 0 Midland Blvd., 20243 Midland Blvd., and 0 HWY 20/26, in Caldwell, Idaho, ("Property"), and legally described in the attached legal description (**Exhibit A)** and as depicted on the map in **(Exhibit B)**; and

WHEREAS, the subject Property is the subject of previously approved applications for Zoning Map Amendment, Comprehensive Plan Map Amendment, and Development Agreement Modification, submitted by the Owners, identified as application numbers CPM23-000011, DEV23-000004, & ZON23-000009.

WHEREAS, the City and Owners previously entered into a Development Agreement pursuant to and in accordance with the provisions of Idaho Code Section 67-6511A and Caldwell City Code, and subsequently recorded said agreement on April 30, 2024, by the Recorder's Office for Canyon County Idaho as Instrument No. 2024-012911 ("2024 Agreement"); and

WHEREAS, the 2024 Agreement memorialized the approval of the Zoning Map Amendment from R-1 (Low Density Residential) to R-2 (Medium Density Residential) and H-C (Highway Corridor) for a portion of the Property, and the Comprehensive Plan Map Amendment from Low Density Residential to Medium Density Residential and Highway Corridor on the future land use map, in the City of Caldwell; and

WHEREAS, the current Owners are required to amend the 2024 Agreement once a specific development plan is proposed; and

WHEREAS, consistent with the above, the Owner seeks to terminate the 2024 Agreement and enter into a new agreement subject to the proposed development plans of PUD25-000004 & SPP25-000013; and

WHEREAS, the Property is currently designated as R-1 (Neighborhood Residential), R-2 (Community Residential), and H-C (Mixed-Use/Regional Commercial) on the City of Caldwell Zoning Map; and

WHEREAS, the Property is currently designated as Neighborhood 2, Neighborhood 3, and Mixed Use Center on the City of Caldwell Comprehensive Plan Future Land Use Map; and

WHEREAS, the Owner is proposing to develop the site as a mixed-use development consisting of 305 single-family residential lots (221 detached lots & 84 single-family attached lots), 11 commercial lots, and 2 quasi-public lots for a future Caldwell Fire Station and future charter school, on approximately 124 acres of land; and

WHEREAS, the intent of this Development Agreement to protect the rights of Owners' use and enjoyment of the Property, while at the same time limiting any adverse impacts resulting from the development of this property upon neighboring properties and the existing community, and ensuring the Property is developed in a manner consistent with Caldwell's Comprehensive Plan and City Code; and

WHEREAS, the City and Owners desire to set forth herein limitations and/or conditions upon the use and future development of the property; and

WHEREAS, all capitalized terms in this Agreement not herein defined shall have those meanings designated in the Caldwell City Code, the Caldwell Zoning Ordinance, and the Caldwell Comprehensive Plan; and

WHEREAS, the Owners have agreed to provide Caldwell with an affidavit agreeing to submit the Property to a Development Agreement (**Exhibit C**) pursuant to Caldwell City Code and the provisions set forth in Idaho Code Section 67-6511A and be bound by same; and

NOW, THEREFORE, for and in consideration of the mutual covenants contained herein, the sufficiency of which is hereby acknowledged, Owners and City agree as follows:

ARTICLE I
LEGAL AUTHORITY

This Development Agreement is made pursuant to and in accordance with the provisions of Idaho Code Section 67-6511A and Caldwell City Code, Chapter 10, Article 3.

ARTICLE II
GENERAL CONDITIONS OF DEVELOPMENT

2.1 All conditions and/or requirements of the original 2024 Agreement, recorded as Instrument No. 2024-012911, shall become null and void upon recordation of this agreement.

2.2 The Property will be developed and utilized in the fashion and according to the terms, conditions and limitations set forth in this Development Agreement and development application number(s): DEV25-000009, PUD25-000004, & SPP25-000013.

2.3 Development of the Property shall be consistent with all requirements, codes, rules and regulations of the City of Caldwell, unless specifically stated otherwise in this Development Agreement.

2.4 If the City of Caldwell has established a design review process at the time of submittal of building permits or development application(s) for the Property, the applicant will be required to go through the design review process.

2.5 In the event the Property's legal description is discovered to be in error, the Owner will be responsible for assuming the measures necessary to provide the City with an accurate legal description of the Property.

2.6 Change in Use: No change in the uses specified in this Agreement shall be allowed without modification of this Agreement pursuant to the requirements of Caldwell City Code. In the event that the Developer/Owner changes or expands the uses permitted by this Agreement without the approval required by this Agreement, the Caldwell City Code, and Idaho Code 67-6509, the Developer/Owner shall be in default of this Agreement.

2.7 Construction: Development and site work on the Property shall be in accordance with all applicable laws and regulations and shall also be consistent with the development standards set forth in this Agreement. Failure to construct any development on the Property consistent with this Agreement or construction in variance with this Agreement, including any amendment of this Agreement, shall constitute a default of this Agreement by the Developer/Owner.

2.8 Modifications to Plans and/or Specifications: Any substantial changes, as determined by the Community Development Director and/or City Engineer, to the plans and specifications upon which this approval is based, other than those required by conditions herein, will require submittal of an application for modification and approval of that application prior to commencing any change.

2.9 Landscape Plan: The applicant shall comply with all landscaping requirements based on Caldwell City Code, Chapter 10, Article 2. The Landscape Plan **(Exhibit D)** represents the Owner's current concept for all existing and proposed landscape street buffers, buffers between land uses, open space, parking lot landscaping, landscape planters, existing and proposed trees, shrubs and plantings, pathways, landscape strips, public amenities, structures and equipment proposed for recreational use, common lots, common easements, school bus stop areas, irrigation system and water source, and all other landscape improvements including, but not limited to, earth berms, walls, trash enclosures, specialty lighting, and required or proposed fences. The Owner understands and agrees that any changes or modifications to the landscape plan must submitted to the City for review and approval prior to installation. The City understands and agrees that certain changes in that concept may occur or be required. 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 may be required by the City.

2.10 Landscape Maintenance: All landscaping and screening devices shall be maintained in an attractive, live, safe, and healthy manner. The controller as defined by Caldwell City Code is responsible for maintaining all landscaping and screening devices within a subdivision and/or development and/or the subject property. As applied to the subdivision or development process, the controller is understood to be the property owner, association or person representing the property owner's interest with responsibility for abiding by the city's standards, rules, regulations, policies, codes and ordinances.

2.11 Cluster Mailboxes: The development shall utilize cluster mailboxes for delivery of mail. Individual mailboxes shall not be permitted. The location of the cluster mailbox placement shall be included on all future site plans showing coordination with the United States Postal Services prior to submitting the construction drawings.

2.12 Development 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.

2.13 Approved Development Name, Street Names, Street Layout, Lot and Block Numbering, and Subdivision Phasing Plan: No changes to the original approved development name, 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.

2.14 Plat Expirations:

a. Final plats must be submitted for approval within twenty-four (24) months of the date of signature on the approving order of decision for the preliminary plat;

b. 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. For phased subdivisions, see 11-02-02 (1).

2.15 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, and provided that "city code", as herein defined, and any subsequent amendments as adopted by the city before, during or after preliminary plat approval, is followed in all design, engineering plans, construction and final plats for all phases, with the exception of lot sizes, lot dimensions, setbacks, number of lots and any exceptions approved at the time of preliminary platting, which shall remain as indicated in the preliminary plat order of decision and/or development agreement.

2.16 Dimensional/Bulk Standards: All new construction shall comply with the current height, setback, and area schedule in effect at the time the building permit is filed, excluding any setbacks, height, lot size, or frontage deviations as noted in Article III.

2.17 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.

2.18 PUD Amenities: A minimum of 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.

2.19 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.

ARTICLE III
SITE SPECIFIC CONDITIONS OF DEVELOPMENT

3.1 The Property will be developed and utilized in the fashion and according to the terms, conditions, and limitations set forth in this Development Agreement and development application number(s) DEV25-000009, PUD25-000004, & SPP25-000013.

3.2 Deviations from Dimensional Standards: Through the Planned Unit Development process (10-13), the dimensional standards for the R-1 and R-2 zoned properties have been approved to be as follows through **PUD25-000004**:

R-1 Zoning District Standards								
Max Height	**Front Yard Garage**	**Front Yard Living**	**Rear Yard**	**Interior Side Yard**	**Street Side Yard**	**Interior Min. Lot Area**	**Corner Min. Lot Area**	**Min. Lot Frontage**
30'	**20'**	**10'**	**12'**	**5'**	**10'**	**6,480sf**	**9,500sf**	**40'**

R-2 Zoning District Standards										
Max Height	**Front Yard Garage**	**Front Yard Living**	**Front Yard Living, Alley Loaded**	**Rear Yard**	**Rear Yard, Alley Loaded**	**Interior Side Yard**	**Street Side Yard**	**Interior Min. Lot Area**	**Corner Min. Lot Area**	**Min. Lot Frontage**
40'	**20'**	**10'**	**8'**	**12'**	**5**	**5'**	**10'**	**1,870sf**	**3,200sf**	**25'**

3.3 The Developer, Brighton Development, has agreed to donate Lot 2, Block 11, to the City of Caldwell at no cost, for future construction of a new Caldwell Fire Station. Said lot shall be no less in area than what is depicted as 84,188 sf, or approximately 1.933 acres. The Developer shall complete all grading, frontage improvements, and installation of utility services to the lot to deliver the lot in a "turnkey" condition that is suitable for immediate construction no later than phase 2 of the Aviary Heights Subdivision.

3.4 Lot 1, Block 11 (approximately 7.3 acres), as depicted on the preliminary plat, shall be reserved for the proposed Gem Prep charter school. If this school is not constructed per the agreement between the developer and Gem Prep, said lot shall be reserved for a future public/quasi-public use. To remove this condition, a Development Agreement Modification application shall be required.

3.5 Future commercial uses shall be reviewed for compliance with all Caldwell City Code and zoning standards at the time of development of each commercial lot.

3.6 Prior to building permit submittal or construction drawing submittal, whichever is first, for the proposed Gem Prep charter school on Lot 1, Block 11, the Developer shall coordinate with the school and City to identify the appropriate and relevant school crossings for safe routes to schools throughout the development. Developer shall be responsible for installation of these crosswalks within each relevant phase.

3.7 The required Midland Boulevard arterial street buffer adjacent to the commercial lots within the H-C

zone shall be constructed no later than Phase 2 of the residential portion of the Aviary Heights Subdivision.

3.8 If the planned Idaho Transportation Department (ITD) road widening project for Highway 20/26 is delayed beyond the construction of either of the large commercial lots depicted as Lots 1 & 2, Block 13 on the preliminary plat, Owner/Developer shall construct the required street buffer along Highway 20/26 prior to Certificate of Occupancy for any building on said lots.

3.9 At time of construction drawing and final plat submittal for each phase, landscape plans shall identify all required public pathway amenities (benches, trash receptacles, lighting, etc.) as described in 10-02-09-7 of Caldwell City Code.

3.10 The required segment of the Tri-City Corridor linear park pathway proposed within the commercial area of the preliminary plat (depicted as Lots 1 & 12, Block 13 at this time) shall be constructed at the time of commercial lot development or within one (1) year of the last residential phase of development, whichever occurs first.

3.11 Site Plan. The Preliminary Plat **(Exhibit D)** represents the Owner's current Site Plan for completion of the Project. As the Site Plan evolves, the City understands and agrees that certain changes in that plan may occur or be required. If the City determines that any such changes require additional public comment due to potential impacts on surrounding property or the community, a public hearing shall be held on any proposed changes and notice shall be provided, as may be required by the City. The Owner understands and agrees that any changes or modifications to the site plan must submitted to the City for review and approval prior to development.

3.12 Building Elevations. The Building Elevations **(Exhibit E)** represents the Owner's current concept for the style of architecture, architectural features, colors, finishes and materials, for the project. As the building design evolves, the City understands and agrees that certain changes in that concept may occur or be required. 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 elevations presented to the public, a public hearing shall be held on the proposed changes and notice shall be provided as may be required by the City. The Owner understands and agrees that any changes or modifications to the building elevations must submitted to the City for review and approval prior to construction of such.

3.13 Comply with all City of Caldwell Engineering Department & Mapping Department conditions as shown in **Exhibit F.**

3.14 Comply with all City of Caldwell Fire Department conditions as shown in **Exhibit G.**

ARTICLE IV
AFFIDAVIT OF PROPERTY OWNER(S)

An affidavit of the owner(s) of the Property is attached hereto and incorporated by reference herein agrees to subject the Property to this Development Agreement **(Exhibit C)** and be bound thereby, and comply with and be bound by the provisions set forth in Idaho Code Section 67-6511A and Caldwell City Code shall be provided and is incorporated herein by reference.

ARTICLE V
DEFAULT

6.1 In the event the Owner, their heirs or assigns or subsequent owners of the property or any other person acquiring an interest in the property, fails to faithfully comply with all of the terms, conditions, and commitments set forth herein, included in this Agreement, within thirty (30) days of written notice of such failure from the City, the City shall have the right without prejudice to any other rights or remedies to cure such default or enjoin such violation and otherwise enforce the requirements contained in this Development Agreement. The City shall have the following non-exclusive and cumulative remedies, upon the City's compliance with the requirements of Caldwell City Code and Idaho Code 67-6509.

6.2 If required to proceed in a court of law or equity to enforce any provision of this Development Agreement, City shall be entitled to recover all direct out-of-pocket costs so incurred to cure or enjoin such default and to enforce the commitments contained in this Development Agreement, including attorney's fees and court costs.

ARTICLE VI
UNENFORCEABLE PROVISIONS

If any term, provision, commitment, or restriction of this Agreement or the application thereof to any party or circumstances shall, to any extent, be held invalid or unenforceable, the remainder of this instrument shall nevertheless remain in full force and effect and that portion determined to be invalid or unenforceable shall be re-negotiated in good faith between Owner(s), or other appropriate party, and the City.

ARTICLE VII
ASSIGNMENT AND TRANSFER

After its execution, the Development Agreement shall be recorded in the office of the County Recorder at the expense of the Owner. Each commitment and restriction on the development shall be a burden on the Property, shall be appurtenant to and for the benefit of the Property, adjacent property, and other property near the Property and shall run with the land. This Development Agreement shall be binding on Owner, and its respective heirs, administrators, executors, agents, legal representatives, successors, and assigns; provided, however, that if all or any portion of the development is sold, the sellers shall thereupon be released and discharged from any and all obligations in connection with the property sold arising under this Agreement. The new owner of the Property or any portion thereof (including, without limitation, any owner who acquires its interest by foreclosure, trustee's sale or otherwise) shall be bound by and liable for all commitments and other obligations arising under this Agreement with respect to the Property or portion thereof.

ARTICLE VIII
GENERAL MATTERS

8.1 Amendments. Any alteration or change to this Development Agreement shall be made only after complying with the notice and hearing provisions of Idaho Code Section 67-6509.

8.2 Termination. A development agreement may be terminated by the city, and the zoning designation upon which the use is based may be reversed upon the failure of the owner, developer or each subsequent owner or person acquiring an interest in the subject parcel to comply with the commitments in the agreement within two (2) years. The two (2) year period of time for compliance of commitments may be extended by the city for just cause and upon application for such by the owner, and after complying with the notice and hearing provisions of this section.

8.3 No failure by the City to enforce this Agreement or any provision hereof shall constitute a waiver of such provision or of any other right of the City or obligation of the Owner contained herein. This

non-waiver provision shall apply regardless of the amount of time that may elapse after such default by Owner. This non-waiver provision shall apply regardless of whether such waiver by the City is express or implied.

8.4 Other Laws. This Development Agreement shall not prevent City, in subsequent actions applicable to the Property, from applying new ordinances and regulations of general application adopted by City in the exercise of its police powers that do not conflict with the Parties' commitments set forth herein, including, but not limited to, amendments to the City's zoning ordinance which may prohibit the use or uses Owner proposes in this Agreement. Owner understands that the building and fire codes applicable to its development shall be those in effect at the time when a complete application for a building permit is filed. Nothing in this Development Agreement shall preclude the application of any law that is specifically mandated and required by changes in state or federal laws or regulations. In the event such law prevents or precludes compliance with one or more provisions of this Development Agreement, City and Developer shall meet and confer to determine how provisions of this Development Agreement would need to be modified or suspended in order to comply with the law and shall prepare and process the necessary amendment or amendments to this Development Agreement.

8.5 Paragraph Headings. This Development Agreement shall be construed according to its fair meaning and as if prepared by both parties hereto. Titles and captions are for convenience only and shall not constitute a portion of this Development Agreement. As used in this Development Agreement, masculine, feminine or neuter gender and the singular or plural number shall each be deemed to include the others wherever and whenever the context so dictates.

8.6 Choice of Law. This Development Agreement shall be construed in accordance with the laws of the State of Idaho in effect at the time of the execution of this Development Agreement. Any action brought in connection with this Development Agreement shall be brought in a court of competent jurisdiction located in Canyon County, Idaho.

8.7 Legal Representation. Both the Owner and City acknowledge that they each have been represented by legal counsel in negotiating this Development Agreement and that neither party shall have been deemed to have been the drafter of this agreement.

8.8 Ongoing Performance Commitments. If the Development Agreement has commitments involves ongoing performance and the owner or developer fails to comply with the commitment after completion of construction, said failure may be dealt with by the city according to the violation and penalty provisions of this chapter and for specific performance of the development agreement, including attorney fees and costs associated with the enforcement of the agreement.

8.9 Notices. Any notice which a party may desire to give to another party must be in writing and may be given by personal delivery, by mailing the same by registered or certified mail, return receipt requested postage prepaid, or by Federal Express or other reputable overnight delivery service, to the party to whom the notice is directed at the address of such party set forth herein below, or such other address and to such other persons as the parties may hereafter designate. Any such notice shall be deemed given upon receipt if by personal delivery, forty-eight (48) hours after deposit in the United States mail, if sent by mail pursuant to the foregoing, or twenty-four (24) hours after timely deposit with a reputable overnight delivery service.

To City:
City of Caldwell
c/o Director, Planning & Zoning Department
205 S. 6th Ave.
Caldwell, Idaho 83605

With a Copy to:
City of Caldwell
c/o Oscar Klaas, City of Caldwell Attorney
205 S. 6th Ave.
Caldwell, Idaho 83605

To Owner:

With a Copy to Owner:

DWT Investments LLC
c/o Jon Wardle
2929 W. Navigator Drive, Suite 400
Meridian, ID 83642

WinCo Foods LLC
Attn: Mark Lavin & Hilary Vaughn
650 N. Armstrong Place
Boise, Idaho 83704

8.10 Change of Address. Either Party shall give notice to the other Party of any change of its address for the purpose of this section by giving written notice of such change to the other in the manner herein provided. In the event any successor or assign fails to provide an address, the City's obligation of mailing shall be deemed accomplished by uses of the address on file with the County Tax Assessor.

8.11 Default. In the event Owner fails to comply with the terms and conditions hereof in any material respect, the City may, without further notice to Owner, exercise any or all of the following remedies.

A. Withhold the issuance of any building permit or certificate of occupancy of any structure located within the Project;

B. Withhold the connection of water, sewer or electric service to any property located within the Project;

C. Refuse to accept public ownership and maintenance of public improvements within the Project and record a notice of such action with the Canyon County Recorder's Office;

D. Issue a stop work order for any building under construction within the Project;

E. Bring an action for damages, injunctive relief, specific performance or any other remedy available at law or in equity;

All of the above remedies are cumulative and to the extent not wholly inconsistent with each other, may be enforced simultaneously or separately, at the sole discretion of the City.

8.12 Attorney. The prevailing party in any claims or disputes arising out of this Agreement shall be entitled to recover reasonable attorney's fees in addition to other relief which a court of competent jurisdiction may award.

8.13 Effective Date. This Development Agreement shall be effective upon the signing and execution of this agreement by both parties.

8.14 Authority to Enter Into Agreement: By the execution and delivery of this Agreement by the parties, and the performance of their covenants and obligations therein, the parties acknowledge such action has been duly authorized by all necessary corporate (or LLC) action, and necessary corporate (or LLC) resolution(s) have been executed for the undersigned representatives to sign this Agreement and so bind their respective parties.

8.15 Automatic Termination: If the Property is not developed as conditioned herein, this agreement shall terminate five (5) years after the Effective Date.

IN WITNESS WHEREOF, the parties hereto have executed this Development Agreement.

DATED this _____day of _____, 2026.

CITY OF CALDWELL, a municipal corporation organized and existing under the laws of the State of Idaho

By:_____
Eric Phillips, Mayor

ATTEST:

_____
Kristina Buchan, Caldwell City Clerk

STATE OF IDAHO)
) ss.
County of Canyon)

On this _____ day of _____, in the year _____, before me, the undersigned, a Notary Public in and for said State, personally appeared ERIC PHILLIPS, known to me to be the MAYOR of said municipal corporation that executed this instrument and the persons who executed the said instrument on behalf of said corporation, and acknowledged to me that such corporation executed the same.

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

_____
Notary Public

Residing at: _____

My Commission Expires: _____

OWNER(S):

By: _____
Enter Name

By: _____
Enter Name

STATE OF IDAHO)
) ss.
County of Canyon)

On this _____ day of _____, in the year _____, before me, the undersigned, a Notary Public in and for said State, personally appeared_____, known or identified to me to be an owner of the property referenced herein and the persons who executed the foregoing instrument.

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

_____
Notary Public

Residing at: _____

My Commission Expires: _____

STATE OF IDAHO)
) ss.
County of Canyon)

On this _____ day of _____, in the year _____, before me, the undersigned, a Notary Public in and for said State, personally appeared_____, known or identified to me to be an owner of the property referenced herein and the persons who executed the foregoing instrument.

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

_____
Notary Public

Residing at: _____

My Commission Expires: _____

OWNER(S):

By: _____
Enter Name

By: _____
Enter Name

STATE OF IDAHO)
) ss.
County of Canyon)

On this _____ day of _____, in the year _____, before me, the undersigned, a Notary Public in and for said State, personally appeared_____, known or identified to me to be an owner of the property referenced herein and the persons who executed the foregoing instrument.

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

_____
Notary Public

Residing at: _____

My Commission Expires: _____

STATE OF IDAHO)
) ss.
County of Canyon)

On this _____ day of _____, in the year _____, before me, the undersigned, a Notary Public in and for said State, personally appeared_____, known or identified to me to be an owner of the property referenced herein and the persons who executed the foregoing instrument.

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

_____
Notary Public

Residing at: _____

My Commission Expires: _____

INDEX OF EXHIBITS

A. Legal Description
B. Parcel Map
C. Affidavit of Owner
D. Preliminary Plat and Landscape Plans
E. Concept Building Elevations
F. Engineering & Mapping Conditions
G. Fire Conditions

Exhibit A
Legal Description of Property

Exhibit B
Parcel Map

Exhibit C
Affidavit of Legal Interest

STATE OF IDAHO)
)
County of Canyon)

_____, who being first duly sworn under oath, deposes and says:

1. I am _____ **("Owner"),** whose mailing address is _____.

2. Owner is the fee simple owner of the parcel of real property **("Property")**, and legally described as:

See "Exhibit A" for legal description.

3. _____authorizes the submission of Property to certain Development Agreement pursuant to the provisions set forth in Idaho Code Section 67-6511A and Caldwell City Code dated the ___ day of _____, 20___ by and between the City of Caldwell, a municipal corporation in the State of Idaho, and Owner (the "**Agreement**").

DATED this ____ day of _____, 20____.

Owner
By: _____
Enter Name

SUBSCRIBED AND SWORN to before me this _____day of _____, 20___.

Notary Public
Residing at _____, Idaho
My Commission expires _____

Exhibit D
Approved Preliminary Plat and Landscape Plans

This space reserved for insertion of documents after City Council final approval

Exhibit E
Approved Conceptual Building Elevations

This space reserved for insertion of documents after City Council final approval

Exhibit F
City of Caldwell Engineering & Mapping Conditions

This space reserved for insertion of documents after City Council final approval

Exhibit G
City of Caldwell Fire Department Conditions

This space reserved for insertion of documents after City Council final approval

EXHIBIT S-6

Hearing Examiner Draft Meeting Minutes

HEARING EXAMINER
MEETING MINUTES
Tuesday, April 28th, 2026 @ 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); Joe Dodson (Principal Planner); Garline Davis (Planner I); Hallie Hart (City Engineer)

CONSENT CALENDAR

OLD BUSINESS:

1. **ACTION ITEM: Public Hearing Quasi-Judicial: Case Number DEV25-000010, SPP25-000019:** The applicant, Tiffany Llanos, on behalf of BST Dev LLC, is requesting a development agreement modification to the previously approved development agreement for Covington Square, and preliminary plat approval for Covington Square Subdivision, a residential subdivision with 59 single-family lots. The site is designated as a Neighborhood-2 place-type within the Comprehensive Plan. The 14.89 acre development is located on the south side of W. Linden St., east side of Farmway Rd., and the west side of Dorman Ave., approximately 275 feet east of the intersection with Farmway Rd., in Caldwell, Idaho. This application was continued from April 14, 2026, Hearing Examiner meeting.

   Eli Benski (Applicant) 2929 W Navigator, Meridian, signed in favor of the application and gave a brief overview of the project by use of a PowerPoint presentation.

   In response to the hearing examiners question the previous plat was approved in 2019. The time extension expired. Agreed that the attached townhouse use is permitted in the R-1.

   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
   - Agreed that it was based on old zoning code
   - Density
   - DA
   - Terminate the old da and just submit a new one.
   - Duplexs were not allowed in the R-1 zone before as well as single family attached

   Hailie hart
   - Round about will be completed in May and
   - Not enough homes to trigger TIS
   - Highway Dist does not want access off farmway
   - Linden
   - It is preferred that
   - The city may take over dorman

   Public Testimony was opened

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- Tim, in opposition, 2903 farmway rd, concern of setback, would like some kind of buffer, flood irrigation drain needs to stay open,
  - Joe answered questions
  - Hailie answered questions on irrigation.
- Bill pike, in opposition, concersn on access, density, and parking
  - Hailei made comments
- Jennifer merrit, in opposition, concerns on density and taxes,
- Ksfa;fh
- Susie brown, in opposition,
  - Hailei
  - Joe
- Susie
- Peggie waterman, in opposition, 4603misburo way, traffic
  - Hailei, turn lane analysis is done in the TIS, no turn lanes on local roads because of the speed.
- Theresa waterman, in opposition, density and setback,
- Christopher altwere, in opposition, concerns on density, increased traffic on dorman,
  Hailei
  Christpher
  Hailei
- Laura Shannon, 4707 midlesbouro way,
  - Hailei
- Ajushf
- Joe palmer
- Lynn waterman, 1215 w linden, in opposition
  - Hailei

Rebuttle

- Gem prep will have capacity as development continues
- Can increase the setbacks
- Can make the lots ubuting the residential
- Increase setbacks and single story

FINDINGS OF FACT AND CONCLUSSIONS OF LAW FOR CASE NUMBER DEV25-000009, PUD25-000004, SPP25-000013: 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 DEV25-000009, PUD25-000004, SPP25-000013: Based on the Findings of Fact and Conclusions of Law, the Caldwell Hearing Examiner hereby orders that Case Numbers DEV25-000009, PUD25-000004, SPP25-000013, 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 4:13 pm.

NEW BUSINESS:

1. **Action Item: Public Hearing for Case Number SUP26-000002:** The applicant, Amber Miller-Sims, on behalf of Doinbiz@921 LLC, is requesting approval of a special use permit to locate a second-hand consignment boutique in an existing building downtown. The parcel is zoned D-CC, City-Center, and no new development is

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proposed at this time. The 0.21 acre parcel is addressed as 921 Cleveland Blvd. (R0470800000) and is located on the north corner of the intersection between Cleveland Blvd. and S. 10th Ave., in Caldwell, ID.

Paul Bailey (Applicant) 2673 W Tango Creek Dr. Meridian, signed in favor of the application and gave a brief overview of the project.

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

FINDINGS OF FACT AND CONCLUSSIONS OF LAW FOR Case Numbers SUP26-000002: 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 SUP26-000002: Based on the Findings of Fact and Conclusions of Law, the Caldwell Hearing Examiner hereby orders that Case Numbers SUP26-000002, is approved, 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 1:40 pm.

ADJOURNMENT

The Hearing Examiner adjourned the meeting at approximately 4:13 pm.

The next meeting for the Hearing Examiner will be on Tuesday, April 14, 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

ATTEST:

_____ _____
Morgan Bessaw, Deputy Director Date

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

DRAFT

PC – EXHIBITS

Public Comments

From: PZ
To: Joe Dodson
Subject: FW: Public Hearing Notice DEV 25-000009, PUD25-000004, and SPP25-000013
Date: Monday, April 20, 2026 12:29:23 PM
Attachments: image001.png

Hey sir, I am not sure if this made it to you so I am sending this over.

AMERICA 250
CITY OF CALDWELL

PLANNING AND ZONING DIVISION

Angelica Gomez

Administrative Assistant II

205 S. 6th Ave. • Caldwell, Idaho 83605
www.cityofcaldwell.org • (208)455-4664

From: Jack Nygaard <jnygaard@clydeinc.com>
Sent: Wednesday, April 8, 2026 3:30 PM
To: PZ <PZ@cityofcaldwell.org>
Cc: Andrew Phelps <andphelps@suncore.build>
Subject: Public Hearing Notice DEV 25-000009, PUD25-000004, and SPP25-000013

Hi,

Below are public comments concerning the City of Caldwell Public Hearing on Tuesday, April 14, 2026, for Case Number DEV25-000009, PUD25-000004, and SPP25-000013. The comments are provided by Clyde Companies on behalf of Suncore Construction & Materials (Suncore).

Our testimony is neutral for the proposed development. Suncore operates a concrete batch plant to the west of the proposed development. The land that we operate the batch plant on is zoned industrial. Our comments are as follows:

1. The Maddens Concrete Batch Plant may operate 24 hours per day, 7 days per week. There are many nightly and early morning operations that occur.

2. Suncore owns the end of the rail line. Rail shipments are received multiple times per week, and often deliveries are made in the middle of the night due to operation schedules.

3. Suncore recommends that site and sound barriers are constructed between the railroad and the development.

4. Suncore recommends secure fencing between the development and the railroad to protect public safety, and also to protect against tampering with the trains and railcars.

5. Suncore also recommends that home buyers sign an acknowledgement of Suncore's industrial activities when closing escrow.

Thank you,

Jack Nygaard
ENVIRONMENTAL ENGINEER
O C (208) 935-5751
WWW.CLYDEINC.COM

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PA-EXHIBITS

Public Agency Comments

To: Joe Dodson, Principal Planner
Caldwell P & Z Department

From: Steven Pendleton, Land Development Manager
Hallie Hart, City Engineer

Re: DEV25-000009, PUD25-000004, & SPP25-000013 – Aviary Heights Subdivision

Date: March 20, 2026

The Engineering Department provides the following comments on a request by 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.

Should the Hearing Examiner/Planning & Zoning Commission advance the application, the Engineering Dept. recommends the following items, as listed in the staff report, be listed as conditions of approval:

- City of Caldwell Access spacing requirements have not been met for the proposed accesses identified within the Traffic Impact Study as A, B, and C. All access not meeting City access spacing requirements shall be evaluated at the time of civil construction drawing review for approval or denial and shall not be approved as part of the entitlement process.

Development Plans

1. Development Plans – Prior to commencing construction and applying for building permits, plans must be prepared by the developer's engineer and approved by the City Engineering Department which shall include the following items:

   a. Street section and alignment (including curb and gutter);

   b. Sidewalk (sidewalk width based on street classification);

c. Sanitary sewer (per City and DEQ requirements);

d. Potable water (per City and DEQ requirements);

e. Pressure Irrigation (per CMID requirements);

f. Stormwater facilities (per City requirements/storm water manual);

g. Street lighting (per City standards);

h. Street signage (per City and MUTCD requirements);

i. Vertical Datum based on NAVD 88 Datum.

General

1. Applicant shall follow the requirements and processes of the subdivision ordinance for the development of this project. For the purposes of this project, all conditions outlined in the subdivision ordinance pertaining to receiving the City Engineers signature on, or the recordation of, a final plat shall be applied to the submission of building permits.

2. The proportionate share of frontage improvements along classified roadways adjacent to the preliminary plat shall be completed prior to the signature of the final plat for each phase development regardless of the location of the phase being developed or bonding. To be determined at the time of civil construction drawing approval.

3. Easements for public utilities outside of the public right-of-way shall be as listed below. Easements will be required to be larger if deemed necessary by the City Engineer in order to facilitate future maintenance operations of utilities.
    a. 10 feet wide minimum.
    b. Domestic water only,15 feet wide minimum
    c. Sanitary sewer only, 20 feet wide minimum
    d. Sewer and water combined; 30 feet wide minimum

4. Appropriate easements for emergency access, transmission lines and/or other utilities shall be clearly indicated, with recorded instrument numbers provided for said easements, on the construction drawings.

5. All utilities on and within the boundaries of the subdivision shall be located and/or relocated underground.

6. All public streets, sewer, water, pressure irrigation fire protection, and street light facilities must be dedicated to the City. Some conveyance facilities for stormwater drainage may be eligible for dedication to the City.

7. Construction of facilities to be dedicated and/or within public right-of-way shall be performed by an appropriately licensed Idaho public works contractor and shall be inspected by and constructed to City of Caldwell specifications.

8. Prior to commencement of construction in any dedicated right-of-way, or construction of any improvement intended for dedication to the City or connected to a City facility, the City Engineering staff is to be notified. This preferably will take place in a pre-construction conference scheduled by the engineer of record in which all appropriate personnel and utilities are present. Appropriate City personnel are to be notified in advance of all testing (including compaction, pressure and coliform, etc.) and given opportunity to be present during conduct of the testing. The engineer of record or his designated representative is to witness all tests (not covered by City inspectors) and a log of inspection visits and testing results is to be kept by the engineer of record or his representative.

9. The developer is to employ a responsible design professional, preferably the engineer of record, to oversee and inspect construction, to perform and/or observe all requisite testing of completed facilities, and to certify that improvements have been constructed according to approved plans and in compliance with applicable City, State, and Federal standards.

10. The engineer of record shall be held responsible to ensure that improvements are in compliance with said engineer's design. Following the construction of the improvements, the developers engineer shall provide the City of Caldwell Engineering Department with electronic (.dwg) format record drawings spatially referenced to the Idaho State Plane Coordinate System-West Zone, North America Datum (NAD) 83. Vertical control shall be referenced to the North America Datum (NAVD) 88 for future reference and to establish that the engineer of record has caused construction to occur in substantial compliance with the design of said engineer of record.

11. Any note, item or drawing element on the plats, construction drawings, engineering drawings and/or design drawings related to the property inconsistent with City Codes, Policies and/or Ordinances shall not be construed as approved unless specifically addressed and granted by City Council.

Rights-of-Way

1. State Highway 20/26. is classified as Principal Arterial roadway. The applicant shall dedicate necessary right-of-way as determined by Idaho Transportation Department (ITD) along the entire frontage of the development. Applicant shall provide the City with any comments from ITD for improvements or access requirements for the proposed development prior to civil construction drawing approvals.

2. Midland Blvd. is classified as a Minor Arterial roadway. The applicant shall dedicate as public right-of-way a minimum of forty (40') foot half width right-of-way along the entire Midland Blvd. alignment (per City Standard Detail R-810 B).
    a. Applicant shall dedicate necessary right-of-way for the construction of a southbound right-hand turn lane on Midland Blvd. at the proposed intersection of Soaring Heights Dr. and State Hwy. 20/26.

3. Soaring Heights Dr. is classified as a Collector roadway. The Applicant shall dedicate as public right-of-way a minimum of seventy (70') foot full width roadway along the entire Soaring Heights alignment (per city standard detail R-810C).

4. All interior local streets classified as residential shall be dedicated to the City. The applicant shall dedicate as public right-of-way a minimum fifty-three (53') foot full width right-of-way (per City Standard R-810-E).

5. Applicant shall dedicate to the City of Caldwell or ITD any required right-of-way along all proposed or adjacent roadways within 30 days of written request from the City of Caldwell or ITD independent of the timing of the development.

6. All right-of-way details and street exhibits provided as part of the preliminary plat that do not meet current City code standards are not approved as part of the preliminary plat entitlements process. This shall be determined at the time of civil construction drawing review.

Street

1. Full half street frontage improvements shall be completed to all classified roads adjacent to the proposed project including (State Hwy 20/26, and Midland Blvd.) in accordance with all City of Caldwell, Highway District 4, and ITD standards and specifications, improvements shall include (but are not limited to) curb, gutter, sidewalk, asphalt, streetlights, joint trench, spare communication conduit along classified roadways, storm drainage facilities, etc.

2. Developer to coordinate safe school crossings with school district to determine location of necessary RRFB crosswalks and ensure crossings along classified roadways are approved by Traffic Commission. Final locations to be determined at time of civil construction drawing review.

3. The proportionate share of frontage improvements along classified roadways adjacent to the preliminary plat shall be completed prior to the signature of the final plat for each phase development regardless of the location of the phase being developed or bonding. To be determined at the time of civil construction drawing approval.

4. ITD is to approve and control access locations within their area of influence adjacent to the site. Access points proposed along Midland Blvd. and Highway 20/26 for the site will not be approved until ITD and the City of Caldwell are in agreement and all access spacing requirements have been met.

5. Applicant shall work with ITD to construct the traffic signals at the intersection of State Hwy. 20/26 and Midland Blvd. prior to the issuance of any building permits for the site.

6. Applicant shall construct a southbound right hand turn lane on Midland Blvd. at the proposed intersection of Soaring Heights Dr.

7. Applicant shall construct a southbound right hand turn lane on Midland Blvd. At the intersection of State Hwy. 20/26.

8. Applicant shall construct an eastbound right hand turn land on Soaring Heights Dr. at the intersection of Midland Blvd.

9. Applicant shall construct all the northbound left hand turn lanes as proposed within the Traffic Impact Study adjacent to the site to be reviewed at time of civil construction drawings. Applicant may need to complete improvement to opposite side of roadway to accommodate this requirement provided the city can obtain necessary right-of-way needed.

10. All private driveways, alleys or internal circulation routes shall fully comply with City of Caldwell standards and be approved by the Caldwell Fire Marshall.

11. Applicant shall be responsible for the southwest ¼ share of the bridge widening surface improvements and understructure on Midland Blvd. at the Lower Fivemile Drain crossing.

12. No lot/building shall have direct access to/from State Hwy 20/26 or Midland Blvd.

13. Applicant shall meet all emergency access requirements for each phase of development to be determined by the Fire Dept. at the time of civil plan review.

14. Applicant shall coordinate with the United States Postal System to determine a cluster mailbox unit locations. Said locations shall be interior to the site and shall be located in a manner that will not impact, or cause queuing onto State Hwy 20/26 or Midland Blvd.

Outparcels

1. 20345 Midland Blvd. (R3412400000)
    a. If the City is able to obtain sufficient right-of-way along the frontage of this out parcel located at the east boundary of the development the applicant shall complete the road widening improvements referenced in the Street section, item 1, across the Midland Rd. frontage of said out parcel. If the City is not able to acquire the right-of-way, lesser improvements may still be required that fall within the prescriptive right-of-way on the out parcel.
    b. Applicant shall provide an all weather driveway access internal to the site with sewer, domestic water and pressure irrigation services for future connections. Access location shall be determined at time of civil construction drawing review.

Traffic Impact Fees

City of Caldwell has adopted the "Caldwell Area Capital Improvements Plan & Impact Fee Program". The applicant will be required to pay traffic impact fees per table 7 of the Impact Fee Schedule to be assessed to the building permit/s when applied for.

All accesses proposed within this preliminary plat shall meet City Of Caldwell, Idaho Transportation Dept. and Highway District 4 spacing requirements. Any deviations proposed within this development shall be reviewed and approved on a case by case basis to be determined by the governing agency at time of plan review.

Any proposed traffic mitigation as proposed adjacent to the site by the traffic impact study shall be evaluated for required improvements or access by the governing agency at the time of plan review.

Water

1. All on site water mains will need to be looped into existing mains for fire flow and water quality purposes. Internal main sizing and construction plan approval, will be dependent upon the availability of fire flow. This development will be required to comply with the most current Water Master Plan.
    a. Applicant shall responsible to construct a 12" master planned water mainline within Midland Blvd. through the entire frontage of this development.
    b. Applicant shall responsible to construct a 16" master planned water mainline within State Hwy 20/26 through the entire frontage of the site.

2. Each buildable lot shall be supplied with potable water. If buildings are constructed to include individual units that could feasibly or will be sold separately, each unit shall be serviced separately

3. Each phase of development shall have a redundant/secondary supply of domestic water.

4. The location of water service, including sizing of mains, providing of easements, frontage construction, and offsite construction are to be decided during review of improvement plans.

Sanitary Sewer

Currently the City of Caldwell does not have capacity within the existing sanitary sewer system to serve this project. Staff is actively working on a solution to improve the capacity of our system. Applicant shall be aware that no construction drawings will be accepted for review until the system is capable of serving the proposed project with sanitary sewer service. The exact timing of serviceability is unknown. Caldwell will require some cost participation of these improvements from developments that are benefiting from said improvements.

1. It shall be the responsibility of the applicant's engineer to verify that connection to existing sewer mainlines will not exceed the functional capacity of said mainlines. Provision for connectivity by future developments shall be met in accordance with current City standards.

2. The location of sewer service, including sizing of mains, providing of easements, frontage construction, and offsite construction are to be decided during review of improvement plans.

3. This development shall comply with the most current sewer master plan and shall be responsible for the construction of any lines that may be adjacent to or within the site to be determined at the time of plan review.

4. The Developer will be required (where applicable) to extend all sewer and water mainlines to the center of adjacent roadways for connectivity by future developments. Locations of said extensions will be decided during the review of the improvement plans.

5. Each buildable lot shall be supplied with a sewer service. If buildings are constructed to include individual units that could feasibly or will be sold separately, each unit shall be serviced separately

6. Any easements for sewer lines not in the right-of-way should be at a width sufficient to construct same and not less than 20 feet in width. Easements for adjacent sewer and water lines separated by 12' not in the right-of-way shall be at a width sufficient to construct the same and shall be no less than 30 feet in width.

7. A 20' wide all-weather surfaces may be required to be constructed over mainlines that fall outside the public right-of-way. All weather surfaces shall be constructed sufficiently to support heavy equipment necessary to construct and maintain sewer under all seasonal weather conditions.

Irrigation

1. Existing easements and/or rights-of-way for any irrigation facility shall be determined and clearly indicated on the construction plans. Construction across or re-routing of these facilities is subject to approval by the governing irrigation district and at their discretion or their assigns.

2. The Developer shall maintain any existing upstream drainage rights and downstream irrigation rights across the property. During the design phase of this project, the developer or his engineer is to contact the appropriate irrigation district to help ascertain these rights. Appropriate facilities shall be provided by the developer to convey irrigation and drainage water across the property to take care of these offsite needs. There is to be no discharge of gravity/pressure irrigation return water into the projects storm water system.

2. The development is to include a non-potable water pressure irrigation system. The design of this pressure irrigation system is to be reviewed and approved by the Caldwell Municipal Irrigation District prior to construction plan approval. It shall be required that the system will be operated and maintained by the Caldwell Municipal Irrigation District.

3. Each lot, or building area, shall be provided with a pressure irrigation service in compliance with Caldwell Municipal Irrigation District standards.

4. All pressure irrigation mainlines shall be located in the public right-of-way or within a public utility easement, with a minimum width of 10 feet, centered over said mainlines as per current City standards.

5. Applicant shall place the pump station in an area that is easily accessible with a recorded perpetual easement sufficient for convenient access and maintenance of said pump station. The lot shall be owned and maintained by the homeowners association.

6. The applicant shall ensure that an adequate continuous irrigation supply flow is available to meet the pressure irrigation system requirements of CMID.

7. The applicant shall transfer a proportionate share of any existing water right(s), except those held in trust by an irrigation district, to the City of Caldwell for both irrigation and domestic water supply for the subject development. If this should occur, The City shall assist in registering the transfer.

8. Applicant shall pipe the pump station delivery ditch from the source point (head gate) to the pump station. Pump station overflow shall be piped from the pump station to the point of discharge into an irrigation facility/canal/drain/etc. maintained by an irrigation district.

9. Upon Applicants connection to or use of the existing irrigation pump station, should they choose to do so and CMID deems it appropriate to connect to, the applicant shall:
    a) Supply the City of Caldwell with a water model of the whole pressurized irrigation system including the piped overflow showing the system design meets all Caldwell Municipal Irrigation District standards.
    b) Applicant shall complete all upgrades to the system as required by CMID. Said upgrades will be determined during plan review"

10. All plans and construction drawings submitted to the City of Caldwell for review and approval for any out-of-season irrigation work to be performed within or across facilities located within (or owned by) irrigation districts other than CMID shall be submitted to the Caldwell Engineering Department no later than August 15th. Submittal of plans after this date may result in Applicant not receiving plan approval in time to complete out-of-season work.

Storm Drain

1. As noted previously, provision is to be made for the disposal of stormwater drainage in accordance with the City Stormwater Management Manual and any updates adopted subsequent to this application. A copy of this policy is available upon request. The engineer of record is to provide calculations, which indicate that the assumptions in his stormwater drainage plan comply with the requirements of the stormwater manual. In this case, if a storm water system is existing, the burden of proof is on the developer to verify the capacity is sufficient for the proposed development.

2. The applicant shall identify and retain all historical drainage discharge points from the property for the purpose of draining on-site storm water detention facilities.

3. Storm water detention basins are required to remain on-site outside any roadways or proposed private streets consistent with public roadways to be operated and maintained by the Homeowners Association/etc.

4. There is to be no discharge of storm water overflow into any irrigation water return/discharge facility/ditch/pipe/etc.

Plat

1. Prior to approval of the final plat, subdivision facilities must be completed or an appropriate construction security provided. There may be temporary restrictions to the obtaining of building permits, even with acceptable construction security, depending on fire protection, emergency service requirements, and City approval of the sanitary sewer system. A 20% temporary restriction to obtaining of building permits will be enforced until all facility construction has been completed, inspected and certified by the Applicants engineer including all punch list items.

2. A note shall be added to the final plat stating that no lot shall have direct access to/from Midland Blvd, or State Hwy 20/26.

3. Upon recordation of the plat, the Engineering Department is to be provided with a PDF copy of the recorded final plat.

4. An electronic (dwg.) copy of the Final Plat suitable for mapping and addressing purposes will be required with Final Plat application submittal.

Date 03/11/2026

Caldwell City – Planning and Zoning
Re: Case Number: DEV25-000009, PUD25-000004, & SPP25-000013

Dear, Planning & Zoning

The Caldwell City Fire Department District has reviewed and can approve the application subject to compliance with all the following code requirements and conditions of approval. Any deviation from this plan is subject to Fire Department approval. Please note that unless stated otherwise, this memo represents the requirements of the 2018 International Fire Code (IFC) as adopted by the Idaho State Fire Marshal's Office.

Caldwell Fire Department Details

Nearest Fire Station:
Station 13 11925 Skyway St. Caldwell
Distance: 2.7 Miles
Estimated response time: 5 minutes

Distance from Station	Service Expectation	Staffing & Apparatus	Typical Response Time Goal
0–1 mile	Immediate—high-priority	First-due company (engine)	≤4min travel, ≤5min total
1–2 miles	Very rapid—high-priority	First-due company, backup	≤4min travel, ≤5min total
2–3 miles	Rapid—standard coverage	First-due w/ backup	≤6min travel, ≤9min total (full alarm)
3–4 miles	Slower—moderate	Closest available, limited	6–8min travel
4–5 miles	Extended	Closest company, delayed	>8min travel, variable

Properties located 3–4 miles from a fire station are at the limit of effective coverage and may experience service delays.

Developments beyond 5 miles are generally not recognized by ISO as having fire protection, and response to these areas will be significantly delayed.

Conditions:

1. Fire hydrants, capable of producing the required fire flow, shall be located along approved fire lanes. Fire hydrant spacing shall meet the requirements of IFC table C105.1.1 (IFC 507.3, IFC B105.2, IFC C105).
2. Roadway serving a fire hydrant shall be a minimum of 26-feet in width. (IFC D103.1)
3. Dead-end fire apparatus access roads exceeding 150 feet (45 720 mm) in length shall be provided with an approved area for turning around fire apparatus. (IFC 503.2.5)
4. Fire apparatus access roads shall extend to within 150 feet of all portions of the exterior walls of the first story of a building measured by an approved route around the exterior of the building or facility. (IFC 503.1.1)
5. Monument signage for addressing will be required at the entrance and at all intersections within the project. (IFC 505.1)
6. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet and an unobstructed vertical clearance of not less than 13 feet 6 inches. (IFC 503.2.1)
7. The minimum outside turning radius of a fire apparatus access road shall be 48 feet. The minimum inside turning radius shall be 28 feet. (IFC 503.2.4)
8. Fire apparatus access roads shall have an approved driving surface of asphalt, concrete or other approved driving surface and can support the imposed load of fire apparatus weighing at least 80,000 pounds. Please provide documentation the road surface meets this standard. (IFC D102.1)
9. Fire apparatus access roads shall not exceed 10 percent in grade. (IFC D103.2)
10. For streets having a width less than 33 feet back of curb to back of curb parking shall be restricted on one side; for streets having a width less than 27 feet back of curb to back of curb parking shall be restricted on both sides. A note on the face of the final plat is required noting the parking

restriction prior to signing of the final plat. In addition, No Parking signs shall be installed in accordance with the requirements of the IFC. (IFC 503.8)

11. Approved secondary access roads shall be provided per section D106 of the 2018 IFC.

12. A phasing plan shall be included in documentation to city at time of submittal in accordance with infrastructure 2018 IFC.

13. Where fire apparatus access roads or a water supply for fire protection are required to be installed, such protection shall be installed and made serviceable prior to and during the time of construction except where approved alternative methods of protection are provided. Temporary street signs shall be installed at each street intersection where construction of new roadways allows passage by vehicles in accordance with (IFC Section 505.2.

14. **SECTION D107 ONE- OR TWO-FAMILY RESIDENTIAL DEVELOPMENTS D107.1** One- or two-family dwelling residential developments. Developments of one- or two-family dwellings where the number of dwelling units exceeds 30 shall be provided with two separate and approved fire apparatus access roads.

    Exceptions: 1. Where there are more than 30 dwelling units on a single public or private fire apparatus access road and all dwelling units are equipped throughout with an approved automatic sprinkler system in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3, access from two directions shall not be required.

15. **SECTION D104 COMMERCIAL AND INDUSTRIAL DEVELOPMENTS D104.1** Buildings exceeding three stories or 30 feet in height. Buildings or facilities exceeding 30 feet (9144 mm) or three stories in height shall have not fewer than two means of fire apparatus access for each structure.

16. D104.2 Buildings exceeding 62,000 square feet in area. Buildings or facilities having a gross building area of more than 62,000 square feet (5760 m2) shall be provided with two separate and approved fire apparatus access roads.

a. Exception: Projects having a gross building area of up to 124,000 square feet (11 520 m2) that have a single approved fire apparatus access road where all buildings are equipped throughout with approved automatic sprinkler systems.

17. D104.3 Remoteness. Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one half of the length of the maximum overall diagonal dimension of the lot or area to be served, measured in a straight line between accesses.

18. D105.1 Where required. Where the vertical distance between the grade plane and the highest roof surface exceeds 30 feet (9144 mm), approved aerial fire apparatus access roads shall be provided. For purposes of this section, the highest roof surface shall be determined by measurement to the eave of a pitched roof, the intersection of the roof to the exterior wall, or the top of parapet walls, whichever is greater.

19. D105.2 Width. Aerial fire apparatus access roads shall have a minimum unobstructed width of 26 ft. (7925 mm), exclusive of shoulders, in the immediate vicinity of the building or portion thereof.

20. D105.3 Proximity to building. One or more of the required access routes meeting this condition shall be located not less than 15 feet (4572 mm) and not greater than 30 feet (9144 mm) from the building, and shall be positioned parallel to one entire side of the building. The side of the building on which the aerial fire apparatus access road is positioned shall be approved by the fire code official.

21. D105.4 Obstructions. Overhead utility and power lines shall not be located over the aerial fire apparatus access road or between the aerial fire apparatus road and the building. Other obstructions shall be permitted to be placed with the approval of the fire code official.

22. In addition to the Fire Sprinkler System outlined by the building code a Standpipe(s) system may be required based on the occupancy type and evaluation of hazards within the structure. Located based on the final occupancy of the building. 901.4.4

23. An Automatic Fire Detection System and Fire Alarm System may be required based on the occupancy type and evaluation of hazards with the structure. 901.4.4

24. An eKnox lock box, shall be installed on the outside of the building by the main entrance and by the sprinkler room. Additional eKnox Key boxes may be required based on occupancy and proximity of other Boxes. Each eKnox Box shall have labeled master keys to every lock within the structure. The final number and location shall be with the approval of the Caldwell Fire Marshal or designee. 506.1

25. Emergency Responder Radio Coverage: New buildings shall have approved radio coverage for emergency responders within the building based on the existing coverage levels of the public safety communication systems utilized by the jurisdiction, measured at the exterior of the building. This section shall not require improvement of the existing public safety communication systems. 510.

26. The Developer, Brightion Group, has formally agreed to donate Lot 89 (2.38 acres) to the Caldwell Fire Department for the purpose of constructing a new fire station. As part of this agreement, the Developer shall complete all grading, frontage improvements, and installation of water, sewer, and utility services necessary to deliver the site in a "turnkey" condition, suitable for immediate construction by the City.

    The donated parcel shall be incorporated into the approved Master Plan/Plat for the development. The Caldwell Fire Department requests that vertical construction of the fire station be included as part of Phase 1 of the overall development buildout, anticipated for completion during the 2029–2030 timeframe.

General Requirement:
Fire Department required fire hydrants, access, and street identification shall be installed prior to construction or storage of combustible materials on site. Provisions may be made for temporary access and identification measures.

Specific building construction requirements of the International Building Code, International Fire Code and City of Caldwell Code will apply. However, these provisions are best addressed by a licensed Architect at time of building permit application.

Regards,

Alan Perry
Deputy Chief of Fire Prevention
Caldwell Fire Department
jbongiorno@cityofcaldwell.org

TO: CALDWELL POLICE DEPARTMENT AND FIRE DEPARTMENT

FROM: CALDWELL PLANNING AND ZONING

DATE: 2/23/2026

DUE DATE: **3/10/2026**

REQUEST FOR INFORMATION

The Planning and Zoning Division is requesting additional information be provided for each land use case as requested by the Mayor and City Council.

SUBJECT: **Aviary Heights**

REQUEST SUMMARY: 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 Five mile Drain, generally at the northwest corner of the HWY 20/26 and Midland Blvd intersection.

Population Impact:

# of new residential units:	305
Projected population created by development: ***(# of SF units X 3) and (# of MF units X 2)***	915
Proposed commercial acreage:	11 lots
Lots for future fire station and school	2

FIRE DEPARTMENT ANALYSIS AND SERVICE IMPACT:

CFD projects future service needs based on population, population density, response times, service demand, and development types.

Emergency Response Time Analysis and Service Impact:

The Caldwell Fire Department has benchmark standards for the organization and deployment of fire suppression operations, emergency medical operations, and special operations to the public. This standard provides for a travel time of 4:00 minutes, 90% of the time to reach emergency incidents within their jurisdiction with the first arriving unit.

Standards for Travel Time (90% of time) for first arriving unit:	4 minutes
Closest fire station (in miles) to site:	2.7 Miles
Approximate response time to site:	5 Min.
~~Adequate fire flow capacity to serve proposed development?~~	☐ Yes ☐ No
Will this development have other significant impacts on the ability to provide services?	☒ Yes ☐ No
Will this development necessitate additional fire resources and/or equipment beyond current levels? *If yes, please explain under "Adverse Impact Comments, Recommendations, and Fiscal Impact".*	☒ Yes ☐ No

Adverse Impact Comments, Recommendations and Fiscal Impact:

Provide any comments below on the adverse impact this will or could have on fire department facilities, services or staffing, and any proposed recommendations for additional needs and fiscal impact.

•The addition of population and growth will directly impact services until CFD can increase services, expanding our capabilities.

TO: CALDWELL POLICE DEPARTMENT AND FIRE DEPARTMENT

FROM: CALDWELL PLANNING AND ZONING

DATE: 2/23/2026

DUE DATE: **3/10/2026**

REQUEST FOR INFORMATION

The Planning and Zoning Division is requesting additional information be provided for each land use case as requested by the Mayor and City Council.

SUBJECT: **Aviary Heights**

REQUEST SUMMARY: 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 Five mile Drain, generally at the northwest corner of the HWY 20/26 and Midland Blvd intersection.

Population Impact:

# of new residential units:	305
Projected population created by development: ***(# of SF units X 3) and (# of MF units X 2)***	915
Proposed commercial acreage:	11 lots
Lots for future fire station and school	2

POLICE DEPARTMENT ANALYSIS AND SERVICE IMPACT:

CPD projects future service needs based on demand, risk, community expectations, response performances, population, density, and development type.

Development Analysis and Impacts:

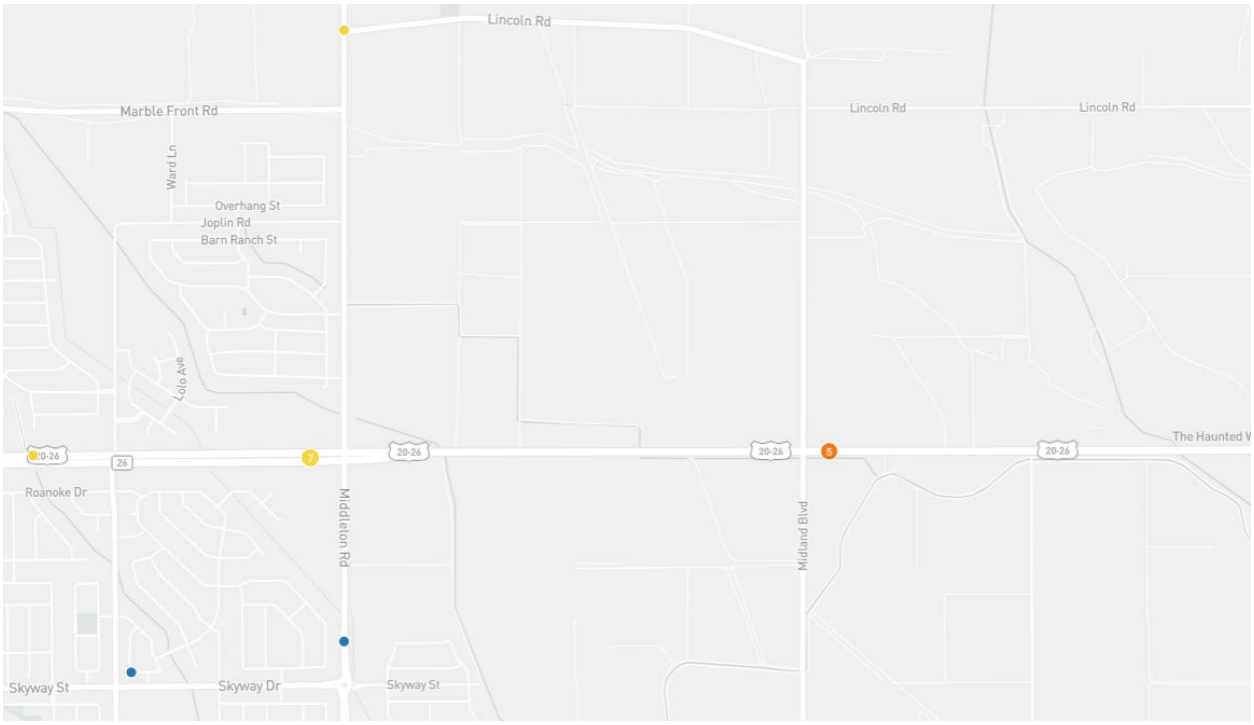
Demand for Service in this area (Total calls for service YTD)	Nearby adjacent reporting districts have an average of 106.75 calls for service each year to date. The nearby RD's (1G, 1H, 1I, 1K) have a combined total of 427 reactive CFS from January 1st to March 2nd, 2026.
Call types within this area	**Top 20 Reactive Calls for Service in the Area**
Workload saturation in area (%)	Reporting districts 1G, 1H, 1I, 1K account for 427 (year to date) reactive CFS compared to a total of 4,027 total YTD. These RD's account for 2.65% of all reactive CFS YTD.
Will this development have other significant impacts on the ability to provide services?	☐ Yes ☒ No

Nature	#	%
Parking Problem	12	5.02%
Follow Up	11	4.60%
PD Accident	11	4.60%
Welfare Check	11	4.60%
Suspicious	11	4.60%
Abandoned Vehicle	11	4.60%
Attempt to Locate	10	4.18%
911 Cell Open Line	9	3.77%
911 Disconnected Cell	8	3.35%
Noise Complaint	7	2.93%
AC Animal at Large	7	2.93%
Disturbance	6	2.51%
AC Barking Dog	6	2.51%
Citizen Assist	5	2.09%
Extra Patrol	5	2.09%
Theft	4	1.67%
Report By Mail	4	1.67%
Area Check	4	1.67%
Traffic Patrol	3	1.26%
Juvenile Problem	3	1.26%

Will this development necessitate additional police resources and/or equipment beyond current levels? *If yes, please explain under "Adverse Impact Comments, Recommendations, and Fiscal Impact".*	☒ Yes ☐ No

Traffic Crash Data for Area:

Provide comments below for crash data in area surrounding development.



The 20/26 Highway sees the most traffic crashes in this area, particularly at the Midland and 20/26 intersections. From January 1st to March 10th 2026:

16 Total Crashes

13 on Hwy 20/26 (generally a

7 Rear End Collisions

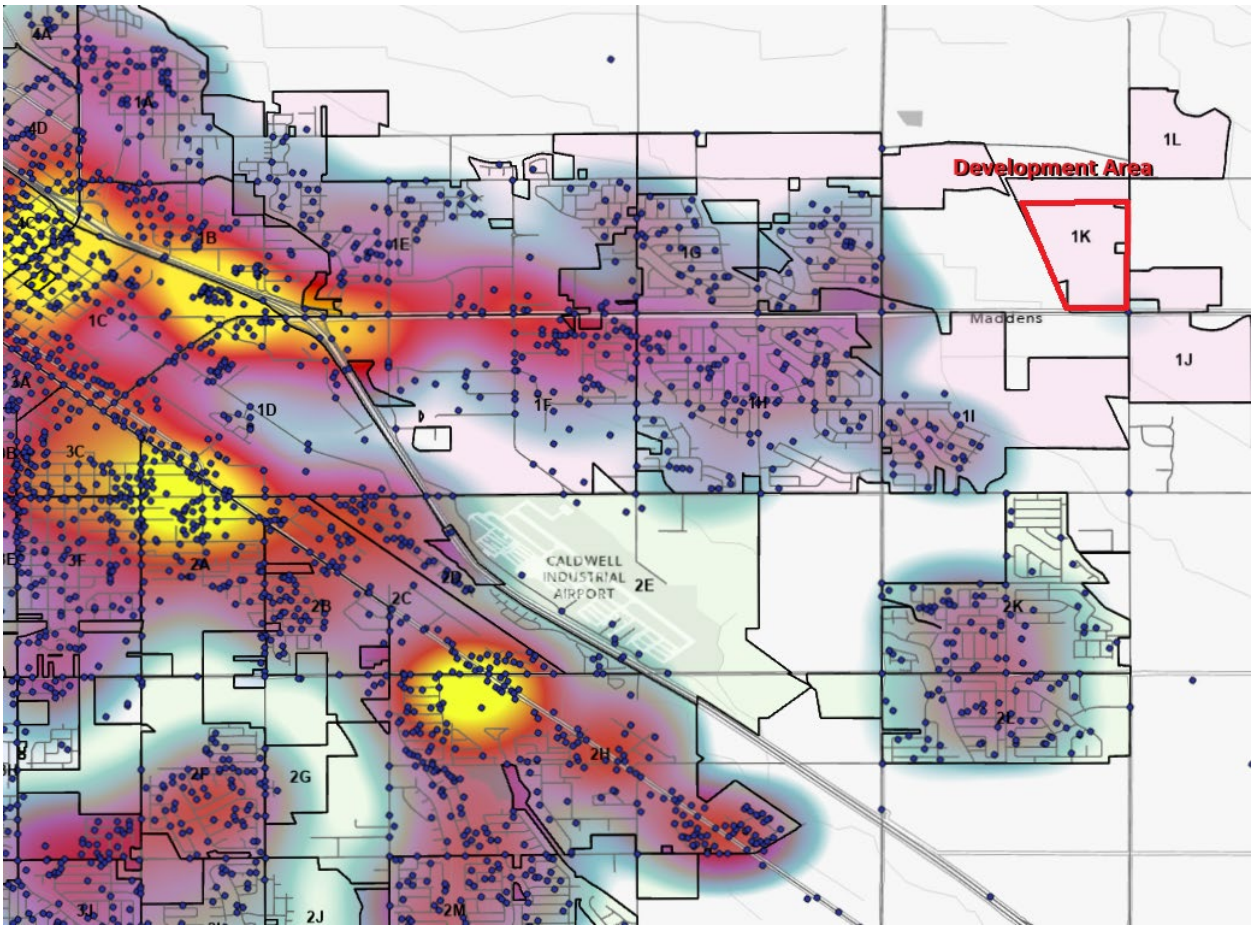
10 Intersection Related Crashes

3 Possible Injuries and 1 serious injury

More information can be found in the attached crash study.

Hot Spot Mapping (if applicable):

Please attach a map of hot spots and provide comments here to explain such attached mapping.



Each blue dot represents a reactive call for service, the darker areas represent a higher density of calls for service, and the bright yellow areas represent the highest density.

Adverse Impact Comments, Recommendations and Fiscal Impact:

Provide any comments below on the adverse impact this will or could have on the police department facilities, services or staffing, and any proposed recommendations for additional needs and fiscal impact.

The additional significant population increase this far from the station will have statistically higher response times. Currently, the city maintains a 1.2 sworn personnel to 1000 citizens

ratio. The additional 915 population would require an additional 1.09 sworn personnel to maintain the current 1.2 ratio of sworn personnel to citizens.

The distance between this location and the station would see relatively longer response times. Currently 1I, the closest reporting district, shows average response times to high priority calls between one and three minutes, and this would be further exacerbated with a high population base in the area, particularly with additional traffic on the 20/26 highway.

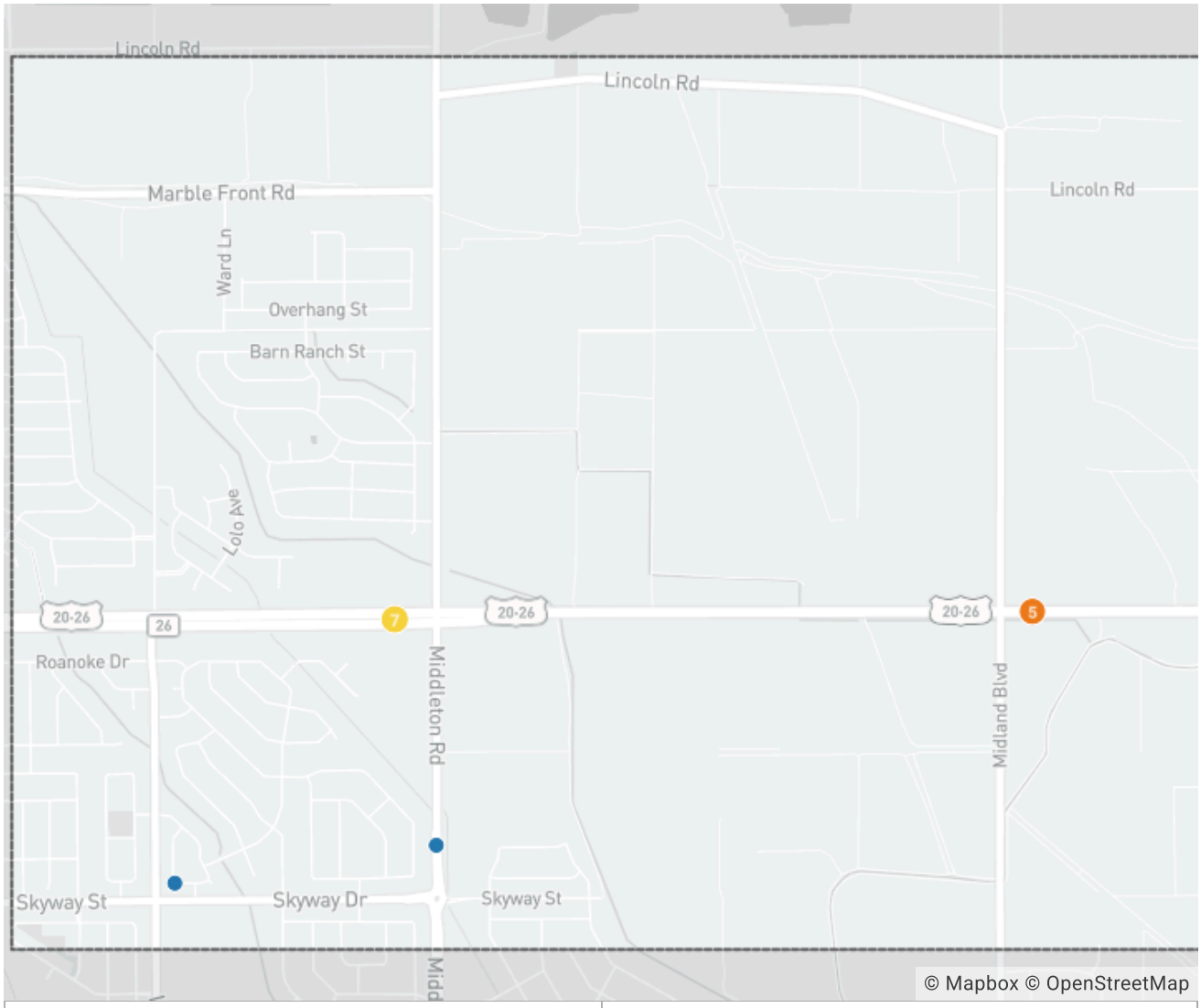
CRASH SUMMARY REPORT

Aviary Heights Crash Study 2

Created on March 10, 2026
Created by Marlon Leslie
Data extents: January 1, 2026 to March 10, 2026

Applied Filters

Shape: Polygon



Total Crashes	16	Fatal Crashes	0

ITD Crash Summary		Crash
Total Crashes	16	100.00%
Intersection Related	10	62.50%
CMV Related	3	18.75%

Distracted Driver Related	2	12.50%
Fixed Object	2	12.50%
Work Zone Related	1	6.25%
+ 7 more	0	0%

Date & Time (Year)		Crash
2026	16	100.00%
+ 18 more	0	0%

Crash Severity (# of Crashes)		Crash
(O) Property Damage Report	10	62.50%
(C) Possible Injury/Complaint	5	31.25%
(A) Suspected Serious Injury	1	6.25%
+ 2 more	0	0%

Injury Name		Person
No Apparent Injury	35	74.47%
Possible Injury	9	19.15%
Suspected Minor Injury	1	2.13%
Suspected Serious Injury	1	2.13%
Unknown	1	2.13%
Fatal Injury	0	0.00%

Intersection Related		Crash
Yes	10	62.50%
No	6	37.50%
N/	0	0.00%

Date & Time (Day of Week)		Crash
Monday	3	18.75%
Tuesday	1	6.25%
Wednesday	7	43.75%
Thursday	5	31.25%
+ 3 more	0	0%

County		Crash
Canyon	16	100.00%
+ 43 more	0	0%

Operator Action		Unit
Going Straight	15	44.12%
Stopped in Traffic	5	14.71%
Starting in Traffic	4	11.76%
Slowing in Traffic	3	8.82%
Turning Right	2	5.88%
Backing	1	2.94%
Changing Lanes	1	2.94%
Merging	1	2.94%
+ 48 more	2	5.88%

Unit Type		Unit
SUV/Crossover	10	29.41%
Car	9	26.47%
Pickup	9	26.47%
Van - 1 to 8 seats	3	8.82%
Tractor - 1 Trailer	1	2.94%
Truck - 2 Axle/6 Tires	1	2.94%
Truck - 3+ Axle	1	2.94%
+ 23 more	0	0%

Urban / Rural		Crash
Urban	16	100.00%
Rural	0	0.00%

Contributing Circumstances (All)		Crash
None	16	100.00%
Following Too Close	6	37.50%
Failed to Yield	3	18.75%
Improper Turn	2	12.50%
Inattention	2	12.50%
Failed to Maintain Lane	1	6.25%
Improper Backing	1	6.25%
Improper Lane Change	1	6.25%
+ 33 more	1	6.25%

Most Harmful Event		Crash
Rear-End	7	43.75%
Angle	3	18.75%

Angle Turning	2	12.50%
Side Swipe Same	2	12.50%
Ditch	1	6.25%
Parked Car	1	6.25%
Tree	1	6.25%
+ 57 more	0	0%

From: Doug Critchfield
To: Joe Dodson
Subject: RE: Request for Agency Comments - Aviary Heights PUD Subdivision
Date: Tuesday, November 25, 2025 9:02:50 AM
Attachments: image002.png
image003.png

Joe – Nampa has no comments. Thanks - Doug

Doug Critchfield (ASLA)
Principal Planner | Planning & Zoning Department
Office: (208) 468-5442 | Cell: (208) 606-5799
500 12th Ave S | Nampa, ID 83651
cityofnampa.us | Stay Connected
Citizen's Guide to Planning – Learn More About Planning!

Please note: The Nampa Development Services Center offices will be closed November 27 and 28 in observance of the Thanksgiving holiday.

From: Morgan Bessaw <mbessaw@cityofcaldwell.org>
Sent: Monday, November 24, 2025 4:55 PM
To: Alan Perry <aperry@cityofcaldwell.org>; Angelica Gomez <agomez@cityofcaldwell.org>; Anita Means (Caldwell Transportation Co) <anita@ctcbus.com>; Bill Pastoor <wpastoor@republicservices.com>; Black Canyon Irrigation Dist. (bcid@blackcanyonirrigation.com) <bcid@blackcanyonirrigation.com>; Boise Project Board of Control (tritthaler@boiseproject.org) <tritthaler@boiseproject.org>; Boise River Food Control Dist. #10 (projectmgr@boiseriver.org) <projectmgr@boiseriver.org>; 'brandon.flack@idfg.idaho.gov' <brandon.flack@idfg.idaho.gov>; Brett Clark <bclark@cityofcaldwell.org>; Brian Courtright <bcourtright@republicservices.com>; Brown Bus Company (brent.carpenter@brownbuscompany.com) <brent.carpenter@brownbuscompany.com>; Bruce Smith <smithbr9@republicservices.com>; Bureau of Land Management (jsullivan@blm.org) <jsullivan@blm.org>; Bureau of Land Management 2 (jcartwright@blm.org) <jcartwright@blm.org>; Caldwell Lateral Irrigation (amandacild@qwestoffice.net) <amandacild@qwestoffice.net>; Caldwell School District #132 (Nfrench@caldwellschools.org) <Nfrench@caldwellschools.org>; Canyon County Development Services - Jennifer Almeida (jennifer.almeida@canyoncounty.id.gov) <jennifer.almeida@canyoncounty.id.gov>; Canyon Hill Irrigation District (office@idcpas.com) <office@idcpas.com>; Chris Hopper HD4 <chopper@hwydistrict4.org>; Christin Wendelsdorf <Christine.Wendelsdorf@canyoncounty.id.gov>; College of Idaho (rerne@collegeofidaho.edu) <rerne@collegeofidaho.edu>; Corps of Engineers (greg.j.martinez@usace.army.mil) <greg.j.martinez@usace.army.mil>; Damon Rice <drice@cityofcaldwell.org>; Dave Marston <dmarston@cityofcaldwell.org>; Deer Flats <deerflat@fws.gov>; Department of Lands (IDL_jurisdictional@idl.idaho.gov) <IDL_jurisdictional@idl.idaho.gov>; Doug Critchfield <critchfieldd@cityofnampa.us>; Erika Olvera (eolvera@nmid.org) <eolvera@nmid.org>; Farmer's Co-Op Ditch Co (fcdc1875@gmail.com) <fcdc1875@gmail.com>; Genna Ashlet - Boise Project Board of Control <gashley@boiseproject.org>; 'gis@compassidaho.org' <gis@compassidaho.org>; Golden Gate Irrigation Districts - Ripley Doorn (lbuckner@rdcpa.com) <lbuckner@rdcpa.com>; Idaho Power (easements@idahopower.com) <easements@idahopower.com>; Idaho Transportation Department (d3development.services@itd.idaho.gov) <d3development.services@itd.idaho.gov>; Jene Price

<jprice@cityofcaldwell.org>; Kayla Valle <kvalle@cityofcaldwell.org>; Kirk (kirk@pioneerirrigation.com) <kirk@pioneerirrigation.com>; Konrad McDannel <KMcDanner@republicservices.com>; Laura Wilder (wilders04@msn.com) <wilders04@msn.com>; Lorina Herb <lherb@cityofcaldwell.org>; Lynn Troxel - Notus Parma HD <lynntroxel@nphd.net>; Michael Comeskey (nmid@nmid.org) <nmid@nmid.org>; Monica Taylor, Intermountain Gas <monica.taylor@intgas.com>; 'mpaquin@usbr.gov' <mpaquin@usbr.gov>; Nampa Highway District #1 (eddy@nampahighway1.com) <eddy@nampahighway1.com>; Ofelia Morales <omorales@cityofcaldwell.org>; Oscar Klaas <oklaas@cityofcaldwell.org>; Planning-Zoning Staff <PZall@cityofnampa.us>; Rex Ingram <ringram@cityofcaldwell.org>; Riverside Irrigation District (rid1896@gmail.com) <rid1896@gmail.com>; Rob Oates (KEUL) <roates@cityofcaldwell.org>; Robb MacDonald <rmacdonald@cityofcaldwell.org>; Robins, Angel <ARobins@idahopower.com>; Rodney Ashby <ashbyr@cityofnampa.us>; Ruben Salas <rsalas@republicservices.com>; Southwest District Health 2 (Mitch.Kiester@phd3.idaho.gov) <Mitch.Kiester@phd3.idaho.gov>; Steve Pendleton <spendleton@cityofcaldwell.org>; Steven Jenkins <sjenkins@cityofcaldwell.org>; Tammie Halcomb <tammie@fareidaho.org>; Tiffany DeFrance <tdefrance@cityofcaldwell.org>; Trevor Farris <tfarris@cityofcaldwell.org>; USPS Caldwell (MIKE.Y.BROWNFIELD@USPS.GOV) <MIKE.Y.BROWNFIELD@USPS.GOV>; Valley Regional Transit - Stephen Hunt (development@valleyregionaltransit.org) <development@valleyregionaltransit.org>; Vallivue School Dist. <jenny.titus@vallivue.org>; Vallivue School District <joseph.palmer@vallivue.org>; Kristi Watkins <watkinsk@cityofnampa.us>; 'westerninfo@idwr.idaho.gov' <westerninfo@idwr.idaho.gov>; Wilder Irrigation District - Dianne Paulsen (wilderirrigation2@hotmail.com) <wilderirrigation2@hotmail.com>; Wilder Irrigation District (wilderirrigation1@hotmail.com) <wilderirrigation1@hotmail.com>
Subject: Request for Agency Comments - Aviary Heights PUD Subdivision

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Dear Outside Agencies and Internal City Departments:

You are hereby being notified, pursuant to the Local Land Use Planning Act, Idaho Code 67-6509.

Outside Agencies:
Outside agencies are invited to provide written testimony and/or comments by the date specified within the attached notification. The deadline for written testimony is to ensure planners can consider the information as they develop their staff report and recommended findings. All items received by the deadline will be placed in the hearing packet, allowing the hearing body adequate time to review the submitted information.

Internal City Departments:

Deadline dates for conditional and/or final staff reports are specified in the attached notification and have been put into the Citizenserve database under each department review task.

Additional Information:

If you would like additional information, please contact the planner listed within the notification or visit the website link for review of the full application submission packet.

Thank you,

CALDWELL™
COMMUNITY DEVELOPMENT
Planning & Zoning Division
Morgan Bessaw, AICP, CFM
Deputy Director
205 S 6th Ave • Caldwell, Idaho 83605
www.cityofcaldwell.org • (208) 455-4594

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HIGHWAY DISTRICT No.4
15435 HIGHWAY 44
CALDWELL, IDAHO 83607

TELEPHONE 208.454.8135
FAX 208.454.2008

December 15, 2025

City of Caldwell Planning & Zoning Commission & City Council
621 Cleveland Blvd
Caldwell, Idaho 83605

RE: SPP2025-0013 Aviary Heights Subdivision
Canyon County Parcels R34121, 34121010, 34125010, 34125, 34122, 34126, 34123010, 34127 & 34127010
Midland Rd Frontage

HD4 has reviewed the application materials provided for agency review. The proposed project consists generally of 125 acres of commercial and residential development at the northwest corner of US 20/26 and Midland Rd. The project includes 305 residential lots, 11 commercial lots, a school site, and a fire department site.

By agreement with the City, (Exchange Maintenance Agreement, 2020) Highway District No. 4 (CHD4) operates and maintains Midland Rd fronting the proposed development. Under this agreement, HD4 is responsible for access permitting and utility permitting along these corridors, and is provided opportunity to review and comment on development plans as they may affect the operation and maintenance of the highways.

A Traffic Impact Study (TIS) is not included with the application materials, but HD4 believes this development is part of a TIS dated February 1, 2023 prepared for the annexation of 408 acres. The development is anticipated to generate a significant number of new vehicle trips. HD4 provides the following comments on the application:

1) Midland & Hwy 20/26 intersection is currently failing with LOS F and V/C = 1.33 (over capacity). Therefore, a traffic signal will need to be functioning at this intersection BEFORE any additional traffic is allowed from any development. HD4 recommends the City require a traffic signal serving the Midland/US 20-26 intersection should be functioning prior to issuance of building permits for the residential lots proposed by this application, and prior to issuance of occupancy for commercial development. As of this date timing of completion of improvements at the Midland/US 20-26 intersection is unknown, but improvements to the Chinden West corridor are programmed to begin construction in 2026.

2) The City should, through exactions or other fees, determine and require a proportionate share of the costs necessary to improve capacity at local intersections affected by new traffic from the development. These include, but are not limited to the following:
    - Middleton Rd & Lincoln Rd (east)
    - Middleton Rd and Lincoln Rd (west)

- Midland Rd & Lincoln Rd
- Midland Rd & Linden Rd

No other local funding sources for these improvements are currently available to HD4.

3) If approved for annexation and platting, HD4 will request the City assume maintenance responsibility of the following road segments and intersections in the project vicinity:
    - Midland Rd from US 20/26 to Lincoln Rd

    Permitting and oversight of utility work, new access, and development project reviews are best handled by the agency with jurisdiction over the development projects creating this need. Additionally, these developments are anticipated to require significant utility extensions affecting the above-mentioned roadways and intersections, and will make maintenance of these facilities difficult for the highway district.

4) HD4 requests that the City include as part of any development agreement for the project a clause requiring dedication of public right-of-way for Midland Rd (and any other public road as desired by the City) upon written request of the City, to facilitate construction of public roadway improvements independent of the timing of the proposed development.

5) Work planned by Idaho Transportation Department on the Chinden West corridor (Middleton Rd to Star Rd) during the next 3-5 years includes significant closures of local roads within one-mile of the US 20/26 corridor. At times, every other north or south approach to US 20/26 is planned to be closed at the same time. This will severely restrict the ability of local agencies to permit additional road closures for utility projects; maintenance of pavements, bridges, and culverts by local agencies; and limit access to the proposed development site for other infrastructure improvements during this time. HD4 requests the City carefully consider the timing all development approvals, utility permits, or other activities which would restrict traffic capacity or add additional trips to this area during the duration of the Chinden West project.

Highway District No. 4 appreciates the opportunity to review this subdivision proposal, and requests that the Commission and Council make the above recommendations conditions of any development approval for this project. Please feel free to contact me with any questions on these comments.

Respectfully,

Chris Hopper, P.E.
District Engineer

CC: Hallie Hart, P.E. Caldwell City Engineer
Robb MacDonald, P.E. Caldwell City Public Works Director

Vallivue School District #139

Lisa Boyd, Superintendent

5207 S. Montana Avenue
Caldwell, ID 83607
Phone (208) 454-0445
Fax (208) 454-0293

December 1, 2025

Re: Aviary Heights Subdivision, DEV25-000009, PUD25-000004, & SPP25-000013

Dear Caldwell Hearing Examiner and City Council,

If approved, students living in the Avery Heights subdivision would attend Warhawk Elementary School, Summitvue Middle School, and Ridgevue High School.

The proposed development includes 305 single-family detached homes. Vallivue School District is concerned about its ability to serve the additional elementary students this project would generate, even with the recent opening of Warhawk Elementary. Ridgevue High School is also nearing capacity; it was built for 1,800 students and currently enrolls more than 1,700. The City of Nampa has already approved several large developments within these attendance boundaries, which will strain district resources as those developments are built out.

For example, the following projects—at various stages of approval and construction—will all contribute to enrollment growth at Warhawk Elementary and Ridgevue High School:

- **Brekanwood:** 68 townhomes, 284 single-family detached units
- **Brentwood Village:** 24 single-family lots
- **Cambridge Estates (Canyon County):** 29 residential lots
- **Cherry Grove:** 271 single-family detached units
- **Conner Crossing:** 3 single-family lots, 18 townhomes/duplexes
- **East Canyon:** 1,153 single-family homes, 593 multifamily units
- **Franklin Village North No. 3:** 54 single-family detached units
- **Haltom Heritage:** 286 single-family homes
- **Lekeitio Village No. 5:** 36 single-family detached units
- **Midland Meadows:** 242 single-family detached units
- **Murphy:** 1,492 multifamily units
- **Northland:** 226 single-family homes
- **East Ridgevue Estate No. 3:** 54 single-family detached units
- **Ridgevue North:** 235 single-family detached/attached units
- **Trestle Creek:** 235 single-family homes
- **Vassar Heights:** 156 residential lots
- **Prescott Creek:** 1,140 housing units

The district intentionally designed Warhawk Elementary's attendance boundaries to start with lower enrollment in anticipation of rapid growth. Despite this proactive planning, Vallivue School District cannot keep pace with the current rate of approved developments such as the 305-unit Aviary Heights subdivision.

Sincerely,



Joseph Palmer
Assistant Superintendent

GEM PREP
ADMINISTRATION OFFICE
PO BOX 86, 600 SOUTH AVENUE
DEARY, ID 83823
208.877.1513

March 11, 2026

Subject: Letter of Support for Aviary Heights Development

To the City of Caldwell,

On behalf of Gem Prep Schools, I am writing to express our support for the proposed Aviary Heights development. As the Chief Executive Officer of Gem Prep Schools, I am thrilled at the opportunity to once again partner with Brighton and bring a new school to the Caldwell community within Aviary Heights.

Our successful history with Brighton speaks to their dedication to community-building. Previously, we partnered to bring Gem Prep: Meridian South to their Pinnacle neighborhood—a campus that now serves over 500 students. These projects highlight Brighton's proactive approach to integrating essential educational infrastructure directly into their developments. As a public charter school network currently serving over 3,000 students in 7 schools across Idaho, we deeply value partners like Brighton who prioritize creating much-needed, quality school seats as their neighborhoods grow.

The Aviary Heights and Gem Prep partnership also brings a financial advantage to the community of Caldwell. Because public charter schools cannot access local bond funding, Gem Prep creates these vital new school seats at no additional tax cost to local residents. We are confident that Aviary Heights will be an incredible asset to the City of Caldwell, fostering both community growth and educational excellence.

The Gem Prep team has worked with several developers over the years. Among them, the Brighton team stands out because of their emphasis on instructional excellence and high quality school choice, not simply getting a building up to create seats for students. Their team lives, works, and educates their children and grandchildren in our community and believe in creating high-quality learning environments right in their own backyards. Simply put, the Brighton team and the Gem Prep team are highly aligned in our values.

Sincerely,

Jason Bransford
CEO
Gem Prep Schools

From: Josh Femreite
To: Eli Benski
Subject: [External] Re: Gem Prep - Aviary Heights
Date: Friday, February 20, 2026 11:21:37 AM
Attachments: brighton-with-star_pms-color_horizontal_600px_0b225920-2039-4998-bb3c-be451c1e8140.png
Screenshot 2026-02-20 at 10.06.01 AM.png

Eli,
Yes we are currently working on the charter for Gem Prep: Caldwell. Our goal is to have it to our board for approval at our March board meeting, then it will go to the state to run through their approval process which will end at the Idaho Charter Commission Board meeting where we will present and should get approval.

This will be our 10th school with the commission, generally things run pretty smoothly through their approval process. We expect to be put on their agenda sometime this summer/fall. In the coming weeks I will be in contact as I will want to get some reviews of attendance zones by you and will send you a template for a support letter that would be helpful to our charter submission (I have one from when we did Meridian South that I think we can just update and have someone with you guys sing).

Our architect is also working on an initial site plan/layout based on our Meridian South facility that I will get over to you for review as soon as I have that as well. We still have time but we thought getting some initial thoughts on how the site can layout would be good.

Below is our enrollment/growth plan (in case the city is asking). When fully grown we will be K-12 and serve 574 students with the capacity to serve up to 676. We usually see a falloff of enrollment as kids age through middle school and HS so we budget and plan for that, however, if all 52 kids in a K class went all the way through to 12th grade we have the capacity for that. Not sure if you need this info but I figured it couldn't hurt. Once we have a solid draft of the charter I will send it over to you to take a look at also.

	Gem Prep: Caldwell				
	27-28	28-29	29-30	30-31	31-32
	Y0	Y1	Y2	Y3	Y4
K		52	52	52	52
1st		52	52	52	52
2nd		26	52	52	52
3rd		26	52	52	52
4th		26	26	52	52
5th		26	26	26	52
6th		45	45	45	52
7th		45	45	45	45
8th		45	45	45	45
9th		30	30	30	30
10th			30	30	30
11th				30	30
12th					30
Total		373	455	511	574

Does that answer your question? Maybe more than you asked for!

Josh Femreite
Chief Growth Officer
Gem Innovation Schools
PO Box 86
Deary, ID 83823
www.gemprep.org
Phone: (208) 672-1109
Mobile: (208) 301-3134



On Fri, Feb 20, 2026 at 9:16 AM Eli Benski <EBenski@brighton.co> wrote:

> Hi Josh,
>
> I was wondering where you guys are in the process for the charter documents. I am working with the planner from City of Caldwell on our Aviary Heights project and he is asking about user specific information for the school lot. Before I respond to him, I wanted to check in.
>
> Thanks,
>
> **Eli Benski | Project Manager | Brighton Development**
> 2929 W. Navigator Dr. Suite 400 Meridian ID 83642
> Direct: 208-565-7726 | Main: 208-378-4000 | Website: Brighton.co
> BRIGHTON

Notice: The information contained in this e-mail from Gem Innovation Schools may be privileged, confidential, or otherwise protected from disclosure. Persons who share such information with unauthorized individuals may face penalties under state and federal law. **If you are not the intended recipient, please be aware that any disclosure, copying, distribution, or use of the contents of this information is prohibited.** If you have received this electronic transmission in error, please immediately notify the sender and delete the copy you received.

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Regular **Item:** 5.

Memorandum

To:

City Council

Meeting Date:

May 18, 2026

Item Name:

Consider Caldwell Finance Report

Summary Statement:

Recommended Action:

Budget:

Cost:
GL Account:
Timeline:
Department:
Project Manager:

Attachments:

1. Checks by Date 04.27.26-05.12.26
2. Council Memo 05.13.26
3. Council Report 05.13.26

Bank Reconciliation

Checks by Date

User: ecarter
Printed: 05/12/2026 - 10:55AM
Cleared and Not Cleared Checks

Check No	Check Date	Name	Comment	Module Clear Date	Amount
0	4/5/2026	AUTO DEBIT ONLY US Bank PCard	AP		51,565.15
0	4/27/2026	AUTO DEBIT ONLY US Bank Virtual P	AP		172,047.68
193196	4/29/2026	2C Sign Shop	AP		248.50
193197	4/29/2026	Acco Engineered Systems	AP		3,826.00
193198	4/29/2026	Acushnet Company	AP		362.58
193199	4/29/2026	Advanced Control Systems LLC	AP		816.25
193200	4/29/2026	Peter Albers	AP		74.45
193201	4/29/2026	Alliance Testing and Inspection LLC	AP		557.50
193202	4/29/2026	Amazon Capital Services	AP		14,151.26
193203	4/29/2026	AME Electric Inc	AP		2,100.00
193204	4/29/2026	Austin James Lorenzo Arakawa or Elena	AP		144.59
193205	4/29/2026	Juan Arguello	AP		49.83
193206	4/29/2026	ASC Inc	AP		3,069.55
193207	4/29/2026	Avolve Software Corp	AP		17,700.00
193208	4/29/2026	Banded Properties	AP		66.25
193209	4/29/2026	Beet City Bombers	AP		137.64
193210	4/29/2026	Blue Gander LLC	AP		357.00
193211	4/29/2026	Boise Peterbilt Inc Caldwell Peterbilt	AP		556.24
193212	4/29/2026	Bound Tree Medical LLC	AP		1,230.66
193213	4/29/2026	Burgess Pump and Supply LLC	AP		125.00
193214	4/29/2026	Burks Tractor LLC	AP		574.51
193215	4/29/2026	Riley or Sabrina Busby	AP		88.46
193216	4/29/2026	ByteSpeed LLC	AP		1,225.00
193217	4/29/2026	Caldwell Auto Supply	AP		262.97
193218	4/29/2026	Caldwell True Value	AP		241.00
193219	4/29/2026	Callaway	AP		266.04
193220	4/29/2026	Jamie Canfield	AP		103.97
193221	4/29/2026	Canyon County Solid Waste	AP		2,280.00
193222	4/29/2026	Ron Carter	AP		52.75
193223	4/29/2026	Cascade Fire Equipment Company	AP		1,035.00
193224	4/29/2026	Caxton Printers Ltd	AP		8.00
193225	4/29/2026	CenturyLink	AP		2,303.68
193226	4/29/2026	Dan or Deanna Chilton	AP		159.96
193227	4/29/2026	Christensen Inc	AP		2,416.83
193228	4/29/2026	Cintas Corporation No 3	AP		1,386.22
193229	4/29/2026	Code 4 Abatement LLC	AP		1,075.00
193230	4/29/2026	College of Idaho	AP		4,123.71
193231	4/29/2026	Concrete Construction Concepts Inc	AP		49,600.00
193232	4/29/2026	Core and Main LP	AP		89,022.80
193233	4/29/2026	Melissa Cornejo or Juan Palomar	AP		191.91
193234	4/29/2026	Jaqueline or Ricardo Cortes	AP		76.55
193235	4/29/2026	Creation Organics LLC	AP		2,354.65
193236	4/29/2026	Crown Utilities LLC	AP		121.09
193237	4/29/2026	Cummins Sales and Service	AP		985.62
193238	4/29/2026	Cushing Terrell	AP		8,914.39
193239	4/29/2026	Dans Pump and Filter LLC	AP		652.90
193240	4/29/2026	David Evans and Associates Inc	AP		1,998.02
193241	4/29/2026	Jazmin Delarosa	AP		23.16
193242	4/29/2026	DEX Imaging LLC	AP		16.94
193243	4/29/2026	DigLine	AP		3,240.90
193244	4/29/2026	Lori or Carl Dille	AP		111.94

193245	4/29/2026	DillonToyota Lift	AP	3,174.42
193246	4/29/2026	DKS Associates	AP	16,419.73
193247	4/29/2026	Kade Eiguren	AP	72.25
193248	4/29/2026	EMD Millipore Corp	AP	6,562.89
193249	4/29/2026	Entenmann Rovin Co	AP	403.00
193250	4/29/2026	Tracey Evans	AP	165.28
193251	4/29/2026	Express Employment Professionals	AP	3,685.63
193252	4/29/2026	Fairbank Equipment Inc	AP	67.55
193253	4/29/2026	Farmers' Cooperative Ditch Company	AP	250.00
193254	4/29/2026	Fastenal Company	AP	226.04
193255	4/29/2026	Ferguson Enterprises LLC	AP	842.07
193256	4/29/2026	Ferguson Waterworks	AP	780.63
193257	4/29/2026	Franklin Ditch Co	AP	29.79
193258	4/29/2026	Chas Garcia	AP	102.00
193259	4/29/2026	Grainger	AP	4,020.68
193260	4/29/2026	Andrew Gray	AP	175.00
193261	4/29/2026	David or Lisa Groom	AP	54.63
193262	4/29/2026	H2O Pools & Design LLC	AP	19,621.93
193263	4/29/2026	Hach Company	AP	3,533.00
193264	4/29/2026	MaKayla Harr	AP	90.08
193265	4/29/2026	HD Fowler Company	AP	6,218.17
193266	4/29/2026	HDR Engineering Inc	AP	5,358.20
193267	4/29/2026	Jeff Hebert	AP	46.95
193268	4/29/2026	Hess Construction Inc	AP	40,900.00
193269	4/29/2026	Hilty Bower Haws and Seable PLLC	AP	15,383.75
193270	4/29/2026	Home Depot Credit Services	AP	329.00
193271	4/29/2026	Andrew or Amy Hopkins	AP	54.61
193272	4/29/2026	Horrocks LLC	AP	14,439.50
193273	4/29/2026	Joshua Huffman	AP	54.50
193274	4/29/2026	Hychem Inc	AP	28,030.84
193275	4/29/2026	Idaho Materials and Construction	AP	485,873.97
193276	4/29/2026	Idaho Power	AP	27,434.00
193277	4/29/2026	Idaho Power	AP	11,270.00
193278	4/29/2026	IdaPaw Provisions LLC	AP	400.00
193279	4/29/2026	Interstate Batteries	AP	658.60
193280	4/29/2026	Jacobs Engineering Group Inc	AP	8,600.00
193281	4/29/2026	Gary Johnson	AP	80.07
193282	4/29/2026	J-U-B Engineers Inc	AP	64,534.50
193283	4/29/2026	Karcher Auto Body LLC	AP	881.24
193284	4/29/2026	Jordan Kell	AP	37.33
193285	4/29/2026	Keller Associates	AP	26,578.00
193286	4/29/2026	Kenworth Sales Company	AP	139.21
193287	4/29/2026	Kittelson and Associates Inc	AP	2,367.25
193288	4/29/2026	Colleen or Ronald Kluth	AP	27.95
193289	4/29/2026	Ellis Landers	AP	100.14
193290	4/29/2026	Layne Pump and Supply LLC	AP	2,961.22
193291	4/29/2026	Jose Lemus	AP	147.04
193292	4/29/2026	Local Highway Tech Assist Coun	AP	940.00
193293	4/29/2026	Matthew Macho	AP	65.83
193294	4/29/2026	Isabela Madrigal	AP	144.67
193295	4/29/2026	Jacobe or Rebekah McNeff	AP	60.81
193296	4/29/2026	MetroQuip Inc	AP	1,502.76
193297	4/29/2026	Michael Kane and Associates	AP	1,260.00
193298	4/29/2026	Midfield Aviation, LLC	AP	270.98
193299	4/29/2026	Angelea Millard	AP	145.48
193300	4/29/2026	David or Anna Miller	AP	111.29
193301	4/29/2026	Madeline Mitchell or Evan Casebere	AP	161.02
193302	4/29/2026	Caleb Miyauchi	AP	25.50
193303	4/29/2026	Motion and Flow	AP	965.25
193304	4/29/2026	Mountain State Mine Development	AP	1,375.50
193305	4/29/2026	Elliot or Jenna Myers	AP	121.37
193306	4/29/2026	Benjamin or Jessica Noel	AP	103.33
193307	4/29/2026	Northwest Equipment Sales Inc	AP	238.22

193308	4/29/2026	Northwest Excavation LLC	AP	7,550.00
193309	4/29/2026	Northwest Power Systems	AP	639.74
193310	4/29/2026	Nuisance Nabbers	AP	240.00
193311	4/29/2026	Orange Power Group LLC	AP	8,080.00
193312	4/29/2026	Orion Integration Group	AP	1,943.78
193313	4/29/2026	Ovivo USA LLC	AP	19,891.15
193314	4/29/2026	Oxarc Inc	AP	2,857.26
193315	4/29/2026	Parma Post and Pole	AP	175.50
193316	4/29/2026	Alan Perry	AP	136.97
193317	4/29/2026	Personnel Plus	AP	16,724.62
193318	4/29/2026	PING	AP	700.13
193319	4/29/2026	Pioneer Title Company	AP	1,000.00
193320	4/29/2026	PortaPros LLC	AP	266.40
193321	4/29/2026	Jeremy Powers	AP	47.92
193322	4/29/2026	Professional Training Association	AP	684.00
193323	4/29/2026	Ana Paola Quezada Guerrero or Ryan Rig	AP	89.52
193324	4/29/2026	S3 Investments LP	AP	23,669.63
193325	4/29/2026	Safelink Internet LLC	AP	125.00
193326	4/29/2026	Naomi Schumacher	AP	140.71
193327	4/29/2026	Daniel or Tania Scott	AP	52.18
193328	4/29/2026	Luis Serrano Sedano or Elizabeth Anguia	AP	50.39
193329	4/29/2026	Shamrock Foods Company	AP	2,003.38
193330	4/29/2026	Ship It LLC	AP	60.00
193331	4/29/2026	Ship It LLC	AP	40.70
193332	4/29/2026	Sign Solutions USA LLC	AP	8,246.10
193333	4/29/2026	Alesha Smith	AP	111.93
193334	4/29/2026	Carl Spredemann	AP	247.80
193335	4/29/2026	Standard Plumbing Supply	AP	145.26
193336	4/29/2026	Stantec Consulting Services Inc	AP	22,907.50
193337	4/29/2026	Stein Distributing Company Inc	AP	1,002.41
193338	4/29/2026	Stitch It Screen Printing and Embroidery	AP	142.50
193339	4/29/2026	Strata, Inc	AP	17,191.53
193340	4/29/2026	Sun Mountain Sports Inc	AP	1,468.03
193341	4/29/2026	Sunbelt Rentals	AP	27.30
193342	4/29/2026	Superior Signs	AP	60.00
193343	4/29/2026	Tacoma Screw Products Inc	AP	66.68
193344	4/29/2026	TDS Metrocom LLC	AP	605.45
193345	4/29/2026	Ustina or Ricky Thayer	AP	118.66
193346	4/29/2026	The Odom Corporation	AP	1,289.24
193347	4/29/2026	Paige or Alex Tilden	AP	22.55
193348	4/29/2026	Top Gun Pest Control	AP	129.00
193349	4/29/2026	TPG AG EHC SD LEN MULTI STATE	AP	35.63
193350	4/29/2026	Treasure Valley Drilling LLC	AP	35,900.00
193351	4/29/2026	Uniforms 2 Gear	AP	26.41
193352	4/29/2026	Union Pacific Railroad Company	AP	10,617.43
193353	4/29/2026	United Heritage Life Insurance Company	AP	12,029.35
193354	4/29/2026	United Parcel Service Inc	AP	93.86
193355	4/29/2026	Verizon Wireless	AP	120.03
193356	4/29/2026	Tara Villagomez	AP	112.38
193357	4/29/2026	Matthew Walburger	AP	128.24
193358	4/29/2026	Denise or Christopher Walker	AP	87.15
193359	4/29/2026	Dennis or Deanna Want	AP	123.12
193360	4/29/2026	Stephen Warren	AP	19.56
193361	4/29/2026	Weck Analytical Enviromental Services I	AP	3,300.00
193362	4/29/2026	Western Records Destruction	AP	52.00
193363	4/29/2026	Western States Equipment Co	AP	2.53
193364	4/29/2026	Julia or Kody Wiggins	AP	125.89
193365	4/29/2026	Michael Williams	AP	117.96
193366	4/29/2026	Xerox Corporation	AP	51.84
9992168	4/29/2026	A Gem Supply Inc	AP	804.33
9992169	4/29/2026	Bonneville Industrial Supply	AP	1,869.00
9992170	4/29/2026	Cascade Fence Co	AP	507.24
9992171	4/29/2026	CDW Government Inc	AP	4,781.71

9992172	4/29/2026	Crane Alarm Service	AP	1,190.00
9992173	4/29/2026	D and B Supply Company	AP	1,895.03
9992174	4/29/2026	Electrical Wholesale Supply Co Inc	AP	177.92
9992175	4/29/2026	Good Year/Wingfoot Commercial Tire	AP	169.48
9992176	4/29/2026	Integrity Inspection Solutions Inc	AP	7,598.00
9992177	4/29/2026	Jones Williams Fuhman Gourley PA	AP	907.50
9992178	4/29/2026	L N Curtis and Sons	AP	1,971.26
9992179	4/29/2026	LN Curtis and Sons	AP	7,223.50
9992180	4/29/2026	Motorola Solutions Inc	AP	26,606.33
9992181	4/29/2026	Norco Inc	AP	361.63
9992182	4/29/2026	Quality Trailer Works Inc	AP	105.90
9992183	4/29/2026	Specialty Construction Supply	AP	399.00
9992184	4/29/2026	White Cloud Communications Boise Inc	AP	7,165.00
0	4/30/2026	AUTO DEBIT ONLY Idaho Power	AP	143,092.06
0	4/30/2026	AUTO DEBIT ONLY US Bank/Elavon-M	AP	33,768.70
0	5/4/2026	WEX Bank	AP	73,843.73
0	5/6/2026	Pepsi-Cola	AP	1,975.94
0	5/6/2026	Titleone Corporation	AP	400,000.00
193367	5/6/2026	4x4 Shop LLC	AP	1,462.77
193368	5/6/2026	ACDS Inc	AP	250.00
193369	5/6/2026	Acushnet Company	AP	952.56
193370	5/6/2026	Advanced Control Systems LLC	AP	13,407.73
193371	5/6/2026	All Valley Appliance Repair LLP	AP	773.01
193372	5/6/2026	AME Electric Inc	AP	9,163.50
193373	5/6/2026	Arizona Machinery LLC	AP	328.81
193374	5/6/2026	AT T Mobility - CC	AP	14,912.23
193375	5/6/2026	Boise Peterbilt Inc Caldwell Peterbilt	AP	2,387.20
193376	5/6/2026	Bowen Collins and Associates Inc	AP	8,589.00
193377	5/6/2026	Cafferty's Cyclery	AP	409.95
193378	5/6/2026	Caldwell Auto Supply	AP	60.39
193379	5/6/2026	Caldwell Chamber Of Commerce	AP	30.00
193380	5/6/2026	Caldwell Printing LLC	AP	109.26
193381	5/6/2026	Caldwell True Value	AP	243.67
193382	5/6/2026	Callaway	AP	110.64
193383	5/6/2026	Canyon County Solid Waste	AP	3,250.00
193384	5/6/2026	Canyon Dance LLC	AP	1,650.96
193385	5/6/2026	Sara Carrasco	AP	30.00
193386	5/6/2026	Central Cove Construction LLC	AP	64,879.15
193387	5/6/2026	CenturyLink	AP	0.73
193388	5/6/2026	CenturyLink	AP	273.64
193389	5/6/2026	Christensen Inc	AP	250.58
193390	5/6/2026	City Of Caldwell Police Dept	AP	7.30
193391	5/6/2026	City of Caldwell Water Dept	AP	35,813.38
193392	5/6/2026	City of Notus	AP	97.54
193393	5/6/2026	Cobblestone Idaho OPCO LLC	AP	2,230.00
193394	5/6/2026	Code 4 Abatement LLC	AP	1,570.00
193395	5/6/2026	College of Idaho	AP	93.75
193396	5/6/2026	Core and Main LP	AP	46,115.00
193397	5/6/2026	CORE Construction Inc	AP	186,706.18
193398	5/6/2026	Scott Crupper	AP	153.00
193399	5/6/2026	Charles Davidson	AP	256.00
193400	5/6/2026	Digital Threads LLC	AP	198.09
193401	5/6/2026	Division Parts Group LLC	AP	6,108.30
193402	5/6/2026	Dragoneye Technology LLC	AP	1,635.63
193403	5/6/2026	Sabrina Durtschi	AP	449.98
193404	5/6/2026	Emergency Responders Health	AP	8,640.00
193405	5/6/2026	Energy Management Corporation	AP	851.13
193406	5/6/2026	Enterprise Mobility	AP	521.03
193407	5/6/2026	Enviro Clean Equipment Inc	AP	635.80
193408	5/6/2026	Fairbank Equipment Inc	AP	435.73
193409	5/6/2026	Fastenal Company	AP	680.78
193410	5/6/2026	Ferguson Waterworks	AP	3,376.65
193411	5/6/2026	Forsgren Associates Inc	AP	37,888.25

193412	5/6/2026	Gardner Denver Nash LLC	AP	5,151.26
193413	5/6/2026	GoHigh LLC	AP	512.92
193414	5/6/2026	Graybar Electric Company Inc	AP	52.36
193415	5/6/2026	Hardin Sanitation	AP	442.05
193416	5/6/2026	Michael C. Harn II	AP	25,000.00
193417	5/6/2026	HD Fowler Company	AP	25,274.46
193418	5/6/2026	Andrew Heitzman	AP	215.50
193419	5/6/2026	Idaho Asphalt Supply	AP	522.56
193420	5/6/2026	Idaho Irrigation Supply LLC	AP	9.59
193421	5/6/2026	Idaho Materials and Construction	AP	14,648.55
193422	5/6/2026	Idaho State Police	AP	2,293.75
193423	5/6/2026	Idaho Tool and Equipment	AP	875.99
193424	5/6/2026	Intelligent Marking USA Inc	AP	1,650.00
193425	5/6/2026	Matthew J Shaug	AP	1,650.00
193426	5/6/2026	J-U-B Engineers Inc	AP	21,458.50
193427	5/6/2026	Kenworth Sales Company	AP	1,985.04
193428	5/6/2026	Knox Company	AP	17,909.00
193429	5/6/2026	L2 Excavation LLC	AP	262,248.57
193430	5/6/2026	Michael Gene Laughridge	AP	30.00
193431	5/6/2026	Marlon Leslie	AP	151.00
193432	5/6/2026	Level 3 Communications LLC	AP	1,718.55
193433	5/6/2026	Lifemed Safety Inc	AP	10,854.90
193434	5/6/2026	Lurres Construction	AP	42,805.10
193435	5/6/2026	Minuteman Lock and Security	AP	380.00
193436	5/6/2026	Motion and Flow	AP	18.10
193437	5/6/2026	Mountain West Slurry Technology LLC	AP	8,933.46
193438	5/6/2026	Northwest Power Systems	AP	4,560.15
193439	5/6/2026	Nutrien AG Solutions Inc	AP	1,016.68
193440	5/6/2026	Optempo Training Group LLC	AP	10,000.00
193441	5/6/2026	Overhead Door Company	AP	665.00
193442	5/6/2026	Precision Engineering LLC	AP	60,545.00
193443	5/6/2026	Quadient Finance USA Inc	AP	87.40
193444	5/6/2026	Quadient Inc	AP	2,574.50
193445	5/6/2026	Quadient Leasing USA Inc	AP	351.82
193446	5/6/2026	Reading Truck Equipment LLC	AP	1,460.94
193447	5/6/2026	Diana Register	AP	23.00
193448	5/6/2026	Edward Russell	AP	4,450.25
193449	5/6/2026	Fred Schilling	AP	250.00
193450	5/6/2026	Shamrock Foods Company	AP	2,783.13
193451	5/6/2026	Ship It LLC	AP	403.00
193452	5/6/2026	Simplot Partners	AP	10,478.00
193453	5/6/2026	Smiths Lawn Mower Sales and Service	AP	154.00
193454	5/6/2026	Snake River Supply	AP	674.88
193455	5/6/2026	Standard Plumbing Supply	AP	104.08
193456	5/6/2026	Staples Inc	AP	1,489.16
193457	5/6/2026	Star Fire Protection District	AP	670.31
193458	5/6/2026	State of Idaho	AP	125.00
193459	5/6/2026	Stein Distributing Company Inc	AP	474.34
193460	5/6/2026	Sunbelt Rentals	AP	30.80
193461	5/6/2026	Suncore Construction and Materials Inc	AP	720.00
193462	5/6/2026	Superior Signs	AP	1,195.00
193463	5/6/2026	Tacoma Screw Products Inc	AP	608.61
193464	5/6/2026	Tarco Industries Inc	AP	475.41
193465	5/6/2026	The Jesse Tree	AP	10,598.95
193466	5/6/2026	The Odom Corporation	AP	2,312.57
193467	5/6/2026	TMB Services LLC	AP	2,072.70
193468	5/6/2026	Todd Campbell Construction	AP	950.00
193469	5/6/2026	Treasure Valley Coffee Inc	AP	271.14
193470	5/6/2026	Treasure Valley Drilling LLC	AP	1,400.00
193471	5/6/2026	TRQ Concrete and Asphalt LLC	AP	1,000.00
193472	5/6/2026	Uniforms 2 Gear	AP	170.36
193473	5/6/2026	Upson Company	AP	1,621.12
193474	5/6/2026	Vladislav Zadoyanchuk	AP	335.00

193475	5/6/2026	Kevin Wagner	AP	546.00
193476	5/6/2026	West Coast Paper	AP	171.63
193477	5/6/2026	West Valley Humane Society	AP	22,500.00
193478	5/6/2026	Westech	AP	1,125.00
193479	5/6/2026	Western States Equipment Co	AP	631.19
193480	5/6/2026	Western Systems Inc	AP	23,412.76
193481	5/6/2026	Wolters Kluwer	AP	3,654.00
193482	5/6/2026	Woodys Outdoor Power	AP	333.79
193483	5/6/2026	Xerox Corporation	AP	324.15
193484	5/6/2026	Yanke Machine Shop Inc	AP	2,873.16
9992185	5/6/2026	A Gem Supply Inc	AP	171.40
9992186	5/6/2026	Bonneville Industrial Supply	AP	2,230.71
9992187	5/6/2026	CDW Government Inc	AP	684.28
9992188	5/6/2026	Cintas Corporation No 3	AP	1,208.28
9992189	5/6/2026	Crane Alarm Service	AP	1,155.00
9992190	5/6/2026	D and B Supply Company	AP	1,648.66
9992191	5/6/2026	Electrical Wholesale Supply Co Inc	AP	1,524.62
9992192	5/6/2026	Gem State Paper and Supply Co	AP	392.52
9992193	5/6/2026	Idaho Press Tribune	AP	281.07
9992194	5/6/2026	L N Curtis and Sons	AP	900.64
9992195	5/6/2026	Motion Industries	AP	1,158.01
9992196	5/6/2026	Norco Inc	AP	37.89
9992197	5/6/2026	Rocky Mountain Steel	AP	15.48
9992198	5/6/2026	ULine	AP	517.66
0	5/8/2026	Caldwell Flex Plan	AP	10,097.25
0	5/8/2026	Caldwell Health Care Pl Trust	AP	289,373.10
0	5/8/2026	EFTPS IRS withdraw DO NOT CASH	AP	253,639.69
0	5/8/2026	Idaho State Tax Commission	AP	39,770.26
0	5/8/2026	PERSI Fire Voluntary Retiremnt	AP	22,977.26
0	5/8/2026	PERSI Voluntary Retirement	AP	37,247.60
0	5/8/2026	PERSI Voluntary Retirement Con	AP	11,393.09
0	5/8/2026	Public Employee Fire Retirement	AP	22,885.68
0	5/8/2026	Public Employee Fire Retirement	AP	76,811.58
0	5/8/2026	Public Employee Retirement	AP	200,986.32
0	5/8/2026	Washington State Support Registry	AP	270.34
193485	5/8/2026	American Family Life Assurance	AP	586.91
193486	5/8/2026	Business Planning Concepts Inc	AP	232.00
193487	5/8/2026	Caldwell Fraternal Order of Police Lodge	AP	1,820.00
193488	5/8/2026	California State Disbursement Unit	AP	468.91
193489	5/8/2026	City Of Caldwell Treasurer	AP	2.50
193490	5/8/2026	Colonial Life and Accident Insurance Co	AP	2,631.76
193491	5/8/2026	Idaho Child Support Receipting	AP	794.72
193492	5/8/2026	Int l Firefighters LAFF 1821	AP	3,957.67
193493	5/8/2026	Montana CSSD	AP	299.76
193494	5/8/2026	Nationwide Retirement Solutions	AP	13,105.36
193495	5/8/2026	Northwest Firefighters Benefits Trust	AP	78,924.80
193496	5/8/2026	Ohio Child Support Payment Central	AP	235.38
193497	5/8/2026	United Heritage Life Insurance Company	AP	6,477.12
193498	5/8/2026	Willamette Dental Group	AP	2,356.55
193499	5/8/2026	WSCFF Employee Benefit Trust	AP	7,000.00

Total Check Count: 353

Total Check Amount: 4,358,808.63

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: May 13, 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 **$4,358,808.63 for the period ending May 12, 2026,** and net payroll of **$847,988.77 for pay period ending May 02, 2026.**

I move that accounts payable in the amount of **$4,358,808.63** represented by check numbers **193196** through **193499** and electronic payments and payroll for the amount of **$847,988.77** represented by check numbers **40791** through **40808** and direct deposits be accepted, payments approved, and vouchers filed in the office of the City Clerk.

Payroll report by: Destiny
Payroll ending: 5/2/2026
Paid on: 5/8/2026

Check numbers: 40791-40808
Total net checks: $ 847,988.77
# of Employees: 457

Fund Name	Fund #	Salary	Benefits	Total	
General	01	$ 937,526.22	$ 434,240.78	1,371,767.00	**2 Batches**
Events Center	03	6,776.32	2,897.35	9,673.67	
Library	04	35,771.20	19,001.60	54,772.80	
Street	05	56,273.62	26,534.24	82,807.86	
Airport	06	11,749.60	5,711.76	17,461.36	
Parks & Recreation	08	46,429.93	21,825.05	68,254.98	
CDBG	10	2,211.00	849.73	3,060.73	
ARPA Grant Funds	11	-	-	-	
Cemetery	20	8,133.93	3,748.30	11,882.23	
Economic Development	28	10,323.74	4,879.88	15,203.62	
Golf	60	16,995.02	7,393.15	24,388.17	
Water	70	82,943.27	41,089.55	124,032.82	
Sewer	72	71,392.85	30,752.51	102,145.36	
Electrical	75	14,748.44	7,249.25	21,997.69	
Irrigation	76	17,169.67	7,716.42	24,886.09	
TOTAL		**$ 1,318,444.81**	**$ 613,889.57**	**$ 1,932,334.38**	

Balancing
Fund 02 $ 1,920,936.09
Total $ 1,932,334.38

Grand Total $3,853,270.47
GL Grand Total 3,853,270.47

Off 0.00

Accounts Payable Report

check #'s	$ Amount	Date
electronic check	$ 33,768.70	3/31/2026
electronic check	$ 51,565.15	4/5/2026
electronic check	$ 172,047.68	4/27/2026
193196-193366	$ 1,235,056.22	4/29/2026
9992168-9992184	$ 63,732.83	4/29/2026
electronic check	$ 143,092.06	4/30/2026
electronic check	$ 73,843.73	5/4/2026
193367-193484	$ 1,089,430.43	5/6/2026
9992185-9992198	$ 11,926.22	5/6/2026
electronic check	$ 400,000.00	5/6/2026
193485-193499	$ 118,893.44	5/8/2026
electronic check	$ 965,452.17	5/8/2026
Total:	$ 4,358,808.63	