Regular City Council Meeting
(City Hall - Chambers Room #100)
June 1, 2026
6:00 PM

MEETING LOCATION
Caldwell City Hall
205 South 6th Avenue

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. Caldwell Police Department - Pinning and Promotion Ceremony

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. Public Safety Training Building 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 Planning and Zoning Commission, April 8th, 2026 meeting minutes.
   b. Approve the minutes of the Caldwell City Council meeting on May 18, 2026
3. Approve resolution accepting a permanent easement for sanitary sewer at 2219 E Locust St
4. Approve Resolution accepting a permanent easement for a sanitary sewer from Caldwell Commercial LLC
5. Approve Resolution accepting a permanent easement from Caldwell Commercial LLC for a water main line.
6. Approve Resolution accepting permanent easements for sewer and water main lines from Caldwell Commercial LLC (Parcel No. R30899012A0)
7. Approve Resolution accepting dedication of Sewer, Water, Storm Drain and Street Light Facilities in the Midway Townhomes Development

8. Approve Resolution authorizing the SourceWell Purchasing Contract between the City of Caldwell and Western States CAT for a generator purchase for the Well 17 Booster Station Improvements in the amount of $224,869.00.
9. Approve Resolution authorizing the execution of the Traffic Impact Fee Credit Agreement between the City of Caldwell and Toll Bros., Inc. for the intersection improvements at 10th Avenue & Homedale Road.
10. Approve Resolution declaring certain City-owned equipment from City Hall as surplus, with a recommendation of disposition as scrap.
11. Approve request from James and Rachel Steele for approval of a new City of Caldwell Alcohol Beverage License for the Vertical Venues business, located at 4916 E. Linden Street.
12. Approve Resolution authorizing the execution of the contract with E&H Roofing to remove and replace the roof of the city-owned building located at 304 "A" E. Madison Street, in the amount of $64,800.00,
13. Approve Resolution accepting the bid for the replacement of the Police Station Roof in the budgeted amount of $196,000.
14. Approve the Findings of Facts and Conclusions of Law for Enclave No. 1 Final Plat (SFP25-000023).
15. Approve Resolution authoring the installation of a memorial bench in Mallard Park

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.

None.

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. Approve Resolution accepting the results and recommendations of the Water & Sewer Rate Study performed by Stantec Consulting Services.
2. ACTION ITEM: Public Hearing: Public hearing for the purpose of receiving public comments on the Community Development Block Grant Five-Year 2026-2030 Consolidated Plan and the Community Development Block Grant Program Year 2026 Annual Action Plan.
3. ACTION ITEM: Consider Resolution No. 148-26 adopting the Community Development Block Grant 2026-2030 Consolidated Plan, the Program Year Annual Action Plan including the Analysis to Impediments of Fair Housing, authorizing the submission of both to the U.S. Department of Housing and Urban Development (HUD); and authorizing the execution of the grant agreement upon HUD approval of the plans and receipt of the grant agreement.
4. **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. *This application was recommended for approval at the April 8, 2026, Planning and Zoning Commission meeting.*
5. **ACTION ITEM:** Consider Bill No. 81 (Ordinance No. 3733) associated with ANN25-000016, with a request to move for its passage by title only and approve the summary for publication.
6. **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~~ 48 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 recommended for approval at the April 28, 2026, Hearing Examiner meeting.*
7. Consider Caldwell Finance Reports

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
June 4, 2026 – Budget Workshop

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.

City Council
Workshop
(City Hall - Chambers Room #100)
May 18, 2026

Workshop - held at 5:00pm

Fire Department - Community Risk Assessment, Standards of Cover, and Station Location Study
Chief Daniels was present to introduce Jeff Stone who provided an overview of the study his firm had completed analyzing the need for stations and staffing and appropriate locations throughout the community.

The Workshop Adjourned at 5:45

6:00 p.m.

Mayor Eric Phillips opened the meeting at 6:00 p.m. at the Caldwell City Hall Council Chambers.

Bob Larson of Calvary Chapel provided the invocation and Mayor Phillips led those in the audience in the Pledge of Allegiance.

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

Conflict of Interest:
None.

Special Presentations/Reports.
Airport Department Update: Scott Swanson, Airport Director, was present to review ongoing projects and focus areas at the Caldwell Executive Airport. Council discussed areas of need and thanked Director Swanson for his work.

Audience Participation:
Janice Aultman spoke to her concerns about ongoing social media rhetoric and the importance of standing up to bullies.
George Decker reviewed concerns with ADA access to sidewalks near his store downtown and asked for Staff to look at those areas.
Sue Kushlan spoke to her concerns about the number of houses currently approved for development throughout the City and asked Council to consider the impact.
Jeanne Cridebring noted her ongoing concerns with budgeting and funding the quiet zone.
Debbie Lehman reported her concerns with trees that are covering a road sign in her area. She asked that staff follow up for the areas that need to be addressed.

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

1. The Caldwell City Council dispenses with the 3 reading rule of Idaho Code §50-902 for all ordinances
2. Minutes
    a. Approve the City Council minutes from April 20 and May 4, 2026
3. Approve Resolution 138-26 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 139-26 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 140-26 accepting the dedication Sewer, Water, Pressure Irrigation, street Lights and certain storm drain facilities for Cirrus Pointe West Subdivision
6. Approve Resolution 141-26 accepting the updated Pressure Irrigation Pump Station Plan (Standard Drawing 909B) for the Caldwell Municipal Irrigation District Supplemental Specifications
7. Approve Resolution 142-26 accepting the Professional Services Agreement between Parametrix Engineering and the City of Caldwell
8. Approve Resolution 143-26 accepting the Professional Services Agreement between Atlas Technical Consultant, LLC and the City of Caldwell
9. Approve Resolution 144-26 accepting the Disposition of City owned property from the Caldwell Water Department
10. Approve Resolution 145-26 Authorizing the extension of waterline infrastructure to the Caldwell Fire Department Training Grounds, for $75,000 as budgeted.
11. Approve Resolution 146-26 accepting the Disposition of City owned property from the Caldwell Wastewater Department
12. Approve Resolution 147-26 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 137-26 Authorizing the purchase of ten autonomous mowers for the Golf Department

Moved by Allgood, Seconded by Dittenber to approve the Consent Calendar as presented.

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

Motion Carried

Old Business: ***[All Old Business Items Listed are Considered Action Items]***
None.

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

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.*

Bonnie Clayton - presented on behalf of the applicant and reviewed the project noting this is a small portion of an existing development that was annexed previously. Staff reviewed the compliance of the project and answered any questions from Council.

There was no public comment

Moved by Dittenber, Seconded by Williams to approve the annexation.

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

Motion Carried

Moved by Dittenber, Seconded by Williams to approve the Preliminary Plat.

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

Motion Carried

Moved by Dittenber, Seconded by Williams to approve the Subdivision Preliminary Plat.

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

Motion Carried

Action Item: Consider Bill No. 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.

Moved by Dittenber, Seconded by Williams to sponsor 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.

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

Motion Carried

Action Item: (Quasi-Judicial): Case Number DEV26-000002: The applicant, KM Engineering LLP, on behalf of3300 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.

The applicant, KM Engineering, reviewed the project noting this is a small portion of an existing development that was annexed previously. Staff reviewed the compliance of the project and answered any questions from Council.
There was no public comment

Moved by Dittenber, Seconded by Williams to approve the Development Agreement Modification.

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

Seeing a tie vote, the Mayor cast his vote in favor, the Motion Carried

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, Neighborhood3, 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, 11commercial 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 HWY20/26 and Midland Blvd intersection. *This application was recommended for approval at the April 14, 2026, Hearing Examiner meeting.*

No action was taken on this item, and it was continued to a future meeting.

Action Item: Consider the Caldwell Financial Report:
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.

Moved by Allgood, Seconded by Tilmant 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.

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

Motion Carried

Council Comments:
Councilor Williams noted the Parks Commission was very excited for the upcoming season and excited to work together.
Councilor Allgood encouraged residents to vote in upcoming elections.
Councilor Dittenber asked that engineering staff do an informal audit of ADA access throughout the community.
Councilor Tilmant mentioned that the Senior Center needed assistance with grant writing and asked staff to get in touch with them.

Mayor's Comments:
Mayor Phillips reported that the ongoing downtown overlay projects were nearing completion.

Executive Session:
Moved by Allgood, Seconded by Williams to enter into Executive Session pursuant to Idaho Code 74-206 1 (a) and (b).

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

Motion Carried

Council entered into Executive Session at 7:39pm and exited at 8:26pm

Adjournment
The meeting adjourned at 8:26pm.

Approved as Written this 1st Day of June, 2026.

_____
Mayor Phillips

_____
Councilor Tilmant

_____
Councilor Stadick

_____

Councilor Register

_____
Councilor Williams

_____
Councilor Allgood

_____
Councilor Dittenber

_____
Attest
Kristina Buchan, City Clerk

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
5/13/26
Date

ATTEST: Morgan Bessaw, Deputy Director
Planning and Zoning

Regular **Item:** 3.

Memorandum

To:

City Council

Meeting Date:

June 1, 2026

Item Name:

Approve resolution accepting a permanent easement for sanitary sewer at 2219 E Locust St

Summary Statement:

Acceptance of a permanent easement for the sanitary sewer main line by San Juanita Prieto.

San Juanita Prieto has agreed to grant a permanent easement for the construction, operation, and maintenance of a sanitary sewer main line along the rear of the property located at 2219 E Locust St (Parcel No R0401800000). The easement extends approximately 7 feet along the rear of the property.

Recommended Action:

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

Budget:

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

Attachments:

1. 2219 E Locust St Ave M&R Easement L E

RESOLUTION NO. _____

A RESOLUTION BY THE CITY OF CALDWELL, IDAHO ACCEPTING A PERMANENT UTILITY EASEMENT BETWEEN THE CITY OF CALDWELL AND SAN JUANITA PRIETO FOR THE PURPOSE OF CONSTRUCTION, OPERATION AND MAINTAINENCE OF A SANITARY SEWER MAIN LINE.

Be it resolved that the City of Caldwell, Idaho hereby accepts and approves an "Easement" between the City of Caldwell and San Juanita Prieto. This easement provides a pathway across a portion of his property necessary to construct, operate, and maintain said sanitary sewer main line.

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

PASSED BY COUNCIL of the City of Caldwell, Idaho, this the 1st day of June 2026.

APPROVED BY THE MAYOR of the City of Caldwell, Idaho, this the 1st day of June 2026.

Approved By:

_____

Eric Phillips, Mayor

Attest:

_____

Kristina Buchan, City Clerk

EASEMENT

THIS INDENTURE, Made this 18 day of May, 2026, between **SAN JUANITA PRIETO,** an unmarried person, parties of the first part; and **CITY OF CALDWELL**, a municipal corporation, situated in the County of Canyon, State of Idaho, party of the second part; WITNESSETH:

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

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

This easement is made subject to the following conditions:

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

TOGETHER With the right of ingress and egress on said real property for the purpose of constructing, operating, and maintaining said facilities and the necessary appurtenances thereto.

By: San Juanita Prieto (Grantee)

Date: 05-18-2026

STATE OF IDAHO)
) ss.
County of Canyon)

On this 18 day of May, 2026, before me, the undersigned, a Notary Public in and for said State, personally appeared San Juanita Prieto, known to me to be the person, whose name is subscribed to the within and foregoing instrument and acknowledged to me that they executed the same.

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

NOTARY PUBLIC FOR IDAHO
Residence: Canyon Cty
My Commission Expires: 10/6/2031

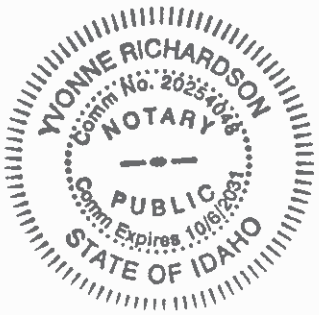


EXHIBIT A

SEWER LEGAL EASEMENT DESCRIPTION

A PORTION OF TRACT K OF MOUNTAIN VIEW SUBDIVISION, AS RECORDED IN BOOK 2 PAGE 66, CANYON COUNTY RECORDS, CANYON COUNTY, IDAHO, LOCATED IN THE NW1/4 OF THE NW1/4 OF SECTION 35, T.4N., R.3W., B.M., CANYON COUNTY, IDAHO, MORE PARTICALARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF TRACT K OF MOUNTAIN VIEW SUBDIVISION, CITY OF CALDWELL, CANYON COUNTY, IDAHO;

THENCE N 00°26'32" E, COINCIDENT WITH THE EAST LINE OF SAID TRACT K, 123.31 FEET AND THE **POINT OF BEGINNING;**

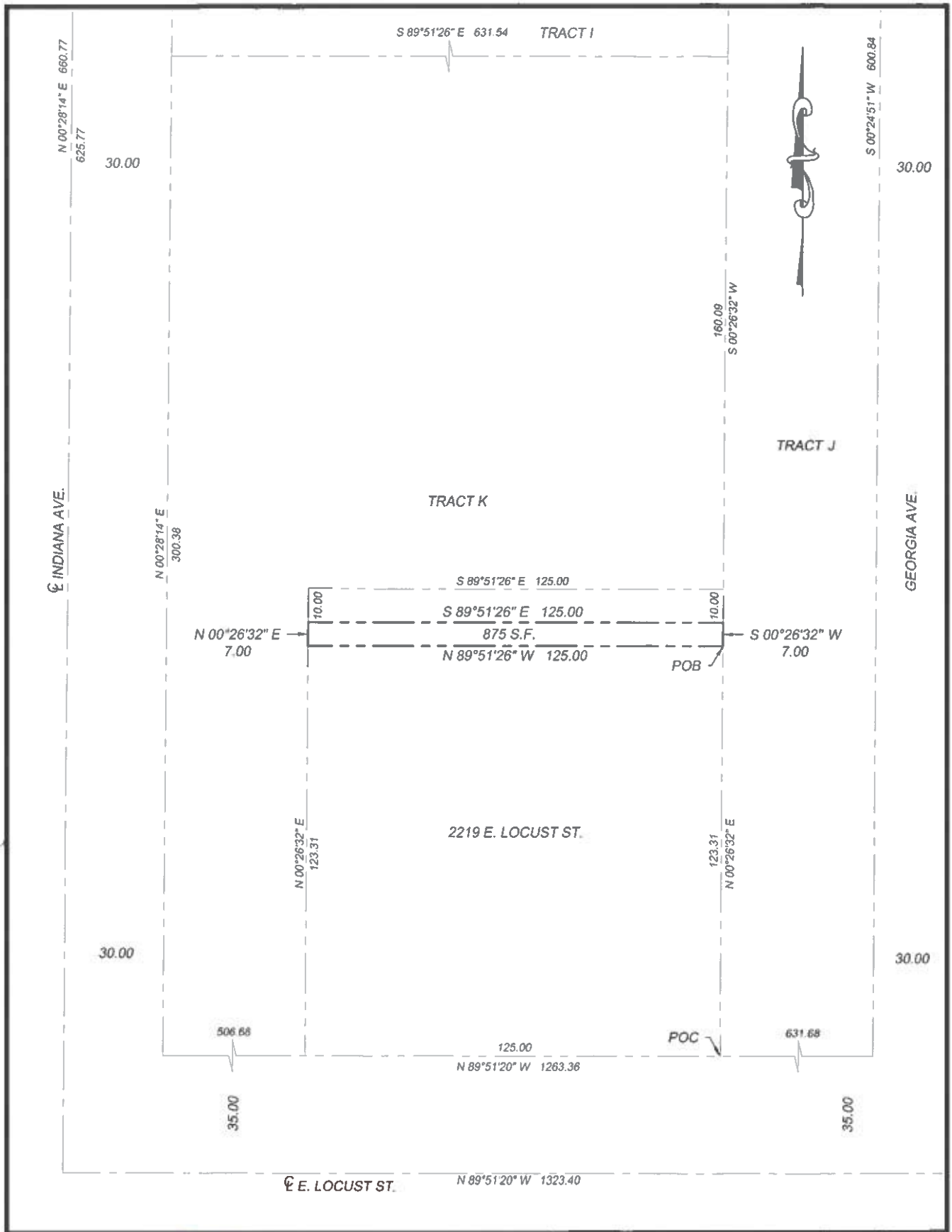
THENCE N 89°51'26" W, 125.00 FEET;

THENCE N 00°26'32" E, PARALLEL TO SAID EAST LINE OF SAID TRACT K, 7.00 FEET;

THENCE S 89°51'26" E, 125.00 FEET TO A POINT ON SAID EAST LINE;

THENCE S 00°26'32" W, COINCIDENT WITH SAID EAST LINE, 7.00 FEET TO THE **POINT OF BEGINNING.**

THE ABOVE DESCRIBED CONTAINS 875 SQUARE FEET MORE OR LESS.



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

EXHIBIT B

SEWER EASEMENT
2219 E. LOCUST ST.
CALDWELL, ID.

DESIGNED BY: FJ	
DRAWN BY: FJ	
CHECKED BY: DM	
DATE: 5/7/2026	
SCALE: NOT TO SCALE	
1 OF 1	

I:\Engineering\Flores\Drawings 2026\2219 E Locust St Sewer Ease\2219 E Locust St Sewer Ease.dwg

Regular **Item:** 4.

Memorandum

To:

City Council

Meeting Date:

June 1, 2026

Item Name:

Approve Resolution accepting a permanent easement for a sanitary sewer from Caldwell Commercial LLC

Summary Statement:

Acceptance of a permanent easement for a sanitary sewer main line by Caldwell Commercial LLC.

Caldwell Commercial LLC has agreed to grant a permanent easement for the construction, operation, and maintenance of a sanitary sewer main line located at 0 Caldwell Blvd (Parcel No. R30899012A0). The easement extends approximately 20ft long and 40ft wide across its property.

Recommended Action:

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

Budget:

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

Attachments:

1. 0 Caldwell Blvd Sewer Resolution easement L E -signed

RESOLUTION NO. _____

A RESOLUTION BY THE CITY OF CALDWELL, IDAHO ACCEPTING A PERMANENT UTILITY EASEMENT BETWEEN THE CITY OF CALDWELL AND CALDWELL COMMERCIAL LLC FOR THE PURPOSE OF CONSTRUCTION, OPERATION AND MAINTAINENCE OF A SANITARY SEWER MAIN LINE.

Be it resolved that the City of Caldwell, Idaho hereby accepts and approves an "Easement" between the City of Caldwell and Caldwell Commercial LLC. This easement provides a pathway across a portion of its property necessary to construct, operate, and maintain said sanitary sewer main line.

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

PASSED BY COUNCIL of the City of Caldwell, Idaho, this the 1st day of June 2026.

APPROVED BY THE MAYOR of the City of Caldwell, Idaho, this the 1st day of June 2026.

Approved By:

_____

Eric Phillips, Mayor

Attest:

_____

Kristina Buchan, City Clerk

EASEMENT

THIS INDENTURE, Made this 13th day of May, 2026, between **CALDWELL COMMERCIAL LLC,** an Idaho limited liability company, parties of the first part; and **CITY OF CALDWELL**, a municipal corporation, situated in the County of Canyon, State of Idaho, party of the second part; WITNESSETH:

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

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

This easement is made subject to the following conditions:

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

TOGETHER With the right of ingress and egress on said real property for the purpose of constructing, operating, and maintaining said facilities and the necessary appurtenances thereto.

Caldwell Commercial LLC
An Idaho limited liability company

By: Travis Capson (Managing Member)

Date: 5/13/2026

Utah ms

STATE OF ~~IDAHO~~)
Kane) ss.
County of ~~Canyon~~) ms

On this 13th day of May, 2026, before me, the undersigned, a Notary Public in and for said State, personally appeared Travis Capson, known to me to be the Managing Member of CALDWELL COMMERCIAL LLC, whose name is subscribed to the within and foregoing instrument and acknowledged to me that they executed the same on behalf of CALDWELL COMMERCIAL LLC.

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

NOTARY PUBLIC FOR ~~IDAHO~~ Utah ms
Residence: Kanab Utah
My Commission Expires: Nov 3rd 2029

MICAELA BUSH
Notary Public - State of Utah
Comm. No. 745928
My Commission Expires on
Nov 3, 2029

km ENGINEERING

April 16, 2026
Project No. 25-245
Legal Description

Exhibit A

A parcel of land for a city of Caldwell Sewer Easement being a portion of the Southeast 1/4 of the Southwest 1/4 of Section 6, Township 3 North, Range 2 West, Boise Meridian, City of Caldwell, Canyon County, Idaho and being more particularly described as follows:

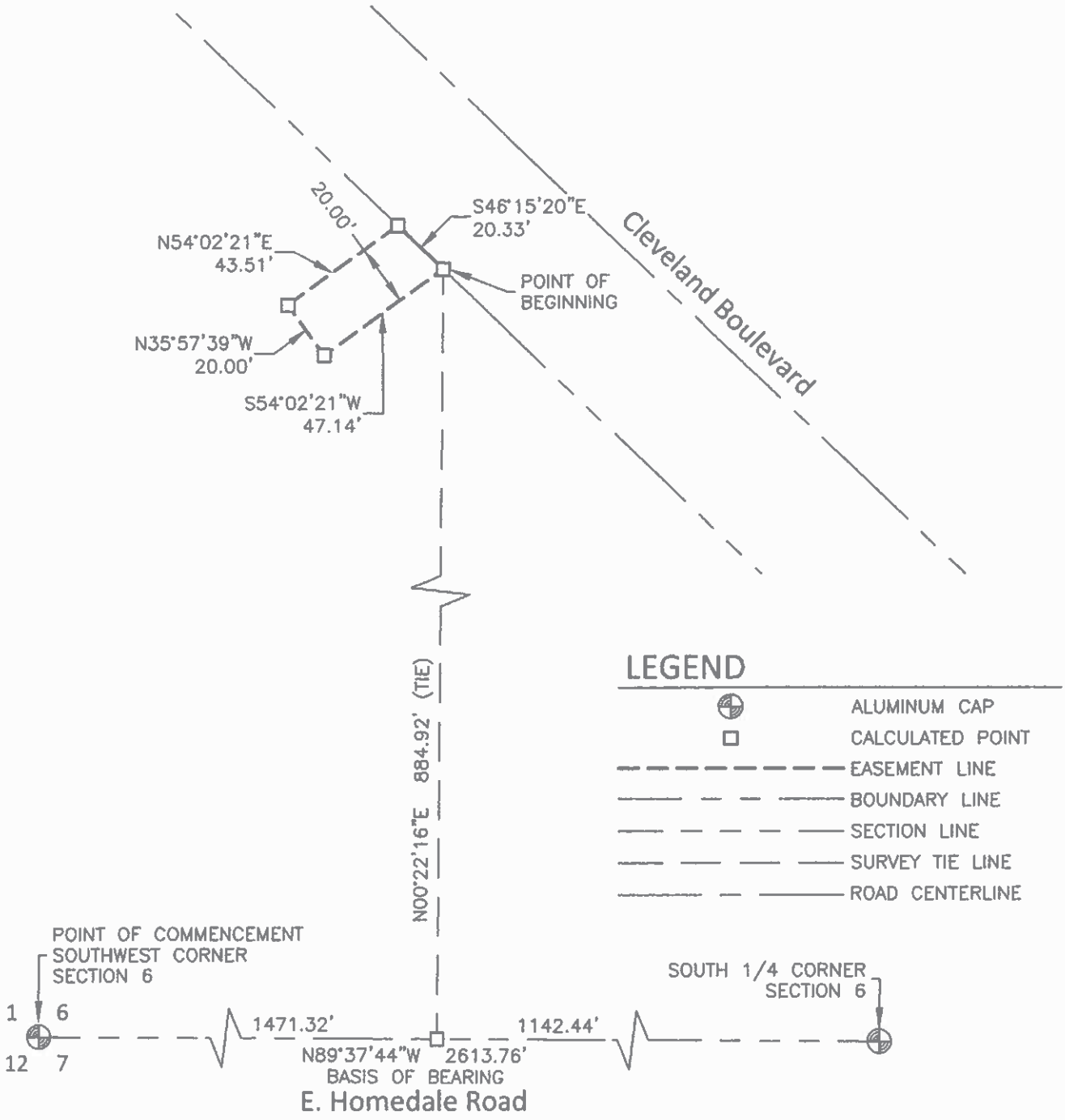
Commencing at a found aluminum cap marking the Southwest corner of said Section 6, which bears N89°37'44"W a distance of 2,613.76 feet from a found aluminum cap marking the South 1/4 corner of said Section 6, thence following the southerly line of said Section 6, S89°37'44"E a distance of 1,471.32 feet;
Thence leaving said southerly line, N00°22'16"E a distance of 884.92 feet to the southwesterly right-of-way of Cleveland Boulevard and being the **POINT OF BEGINNING**.

Thence S54°02'21"W a distance of 47.14 feet;
Thence N35°57'39"W a distance of 20.00 feet;
Thence N54°02'21"E a distance of 43.51 feet to said southwesterly right-of-way;
Thence following said southwesterly right-of-way, S46°15'20"E a distance of 20.33 feet to the **POINT OF BEGINNING.**

Said parcel contains 907 square feet, more or less, and is subject to all existing easements and/or rights-of-way of record or implied.

Attached hereto is **Exhibit B** and by this reference is made a part hereof.





ENGINEERING
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE (208) 639-6939
kmengllp.com

DATE: APRIL 2026

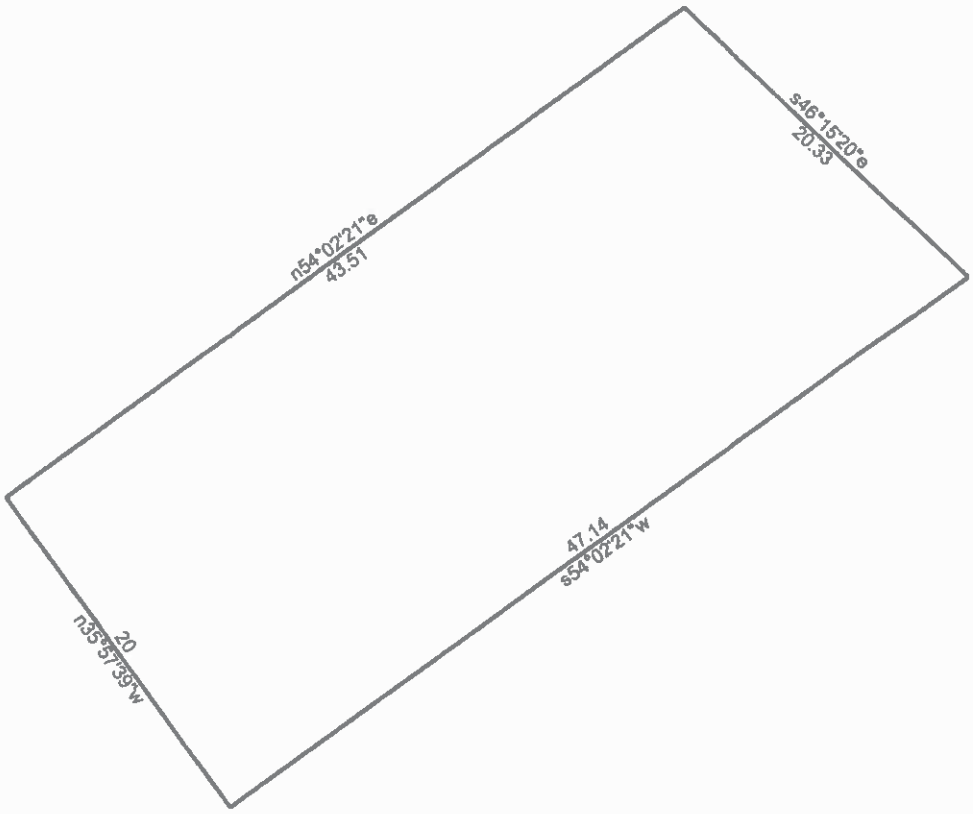
PROJECT: 25-245

SHEET: 1 OF 1

Exhibit B
City of Caldwell Sewer Easement

A portion of the SE 1/4 of the SW 1/4 of Section 6
T.3N., R.2W., Boise Meridian, City of Caldwell, Canyon County, Idaho

P:\25-245\SURVEY\CAD\EXHIBITS\25-245 SEWER EASEMENT 260414.DWG, NICHOLAI BENNETT, 4/16/2026, DWG TO PDF.PC3, ---



	4/16/2026
Scale: 1 inch= 10 feet	File:

Tract 1: 0.0208 Acres (907 Sq. Feet), Closure: n00.0000e 0.00 ft. (1/31155), Perimeter=131 ft.

01 s54.0221w 47.14
02 n35.5739w 20
03 n54.0221e 43.51
04 s46.1520e 20.33

Regular **Item:** 5.

Memorandum

To:

City Council

Meeting Date:

June 1, 2026

Item Name:

Approve Resolution accepting a permanent easement from Caldwell Commercial LLC for a water main line.

Summary Statement:

Acceptance of a permanent easement for a water main line by Caldwell Commercial LLC.

Caldwell Commercial LLC has agreed to grant a permanent easement for the construction, operation, and maintenance of a water main line located at 0 Caldwell Blvd (Parcel No. R30899012A0). The easement extends approximately 15ft across its property.

Recommended Action:

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

Budget:

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

Attachments:

1. 0 Caldwell Blvd Water Resolution easement L E - signed

RESOLUTION NO. _____

A RESOLUTION BY THE CITY OF CALDWELL, IDAHO ACCEPTING A PERMANENT UTILITY EASEMENT BETWEEN THE CITY OF CALDWELL AND CALDWELL COMMERCIAL LLC FOR THE PURPOSE OF CONSTRUCTION, OPERATION AND MAINTAINENCE OF A WATER MAIN LINE.

Be it resolved that the City of Caldwell, Idaho hereby accepts and approves an "Easement" between the City of Caldwell and Caldwell Commercial LLC. This easement provides a pathway across a portion of its property necessary to construct, operate, and maintain said water main line.

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

PASSED BY COUNCIL of the City of Caldwell, Idaho, this the 1st day of June 2026.

APPROVED BY THE MAYOR of the City of Caldwell, Idaho, this the 1st day of June 2026.

Approved By:

_____

Eric Phillips, Mayor

Attest:

_____

Kristina Buchan, City Clerk

EASEMENT

THIS INDENTURE, Made this 13th day of May, 2026, between **CALDWELL COMMERCIAL LLC**, parties of the first part; and **CITY OF CALDWELL**, a municipal corporation, situated in the County of Canyon, State of Idaho, party of the second part; WITNESSETH:

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

See Exhibit "A" for 1 page Legal Description
See Exhibit "B" for 1 page Exhibit

This easement is made subject to the following conditions:

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

TOGETHER With the right of ingress and egress on said real property for the purpose of constructing, operating, and maintaining said facilities and the necessary appurtenances thereto.

Caldwell Commercial LLC
An Idaho limited liability company

By: Travis Capson (Managing Member)

Date: 5/13/2026

Utah MB

STATE OF ~~IDAHO~~)
Kane) ss. MB
County of ~~Canyon~~)

On this 13th day of May, 2026, before me, the undersigned, a Notary Public in and for said State, personally appeared Travis Capson, known to me to be the managing member of CALDWELL COMMERCIAL LLC, whose name is subscribed to the within and foregoing instrument and acknowledged to me that they executed the same on behalf of CALDWELL COMMERCIAL LLC.

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

NOTARY PUBLIC FOR ~~IDAHO~~
Residence: Kanab, Utah. Utah MB
My Commission Expires: Nov 3rd 2029

MICAELA BUSH
Notary Public - State of Utah
Comm. No. 745928
My Commission Expires on
Nov 3, 2029

km
ENGINEERING

April 16, 2026
Project No. 25-245
Legal Description

Exhibit A

A parcel of land for a city of Caldwell Sewer and Water Easement being a portion of the Southeast 1/4 of the Southwest 1/4 of Section 6, Township 3 North, Range 2 West, Boise Meridian, City of Caldwell, Canyon County, Idaho and being more particularly described as follows:

Commencing at a found aluminum cap marking the Southwest corner of said Section 6, which bears N89°37'44"W a distance of 2,613.76 feet from a found aluminum cap marking the South 1/4 corner of said Section 6, thence following the southerly line of said Section 6, S89°37'44"E a distance of 1,749.23 feet;
Thence leaving said southerly line, N00°22'15"E a distance of 40.00 feet to a found brass plug marking the Southwest corner of a parcel of land as described in Quitclaim Deed per instrument No. 2025-008841; following the westerly boundary of said Quitclaim Deed the following two (2) courses:

1) Thence N00°00'08"E a distance of 322.94 feet to a found 5/8-inch rebar;
2) Thence N46°15'20"W a distance of 303.09 feet to the **POINT OF BEGINNING**.

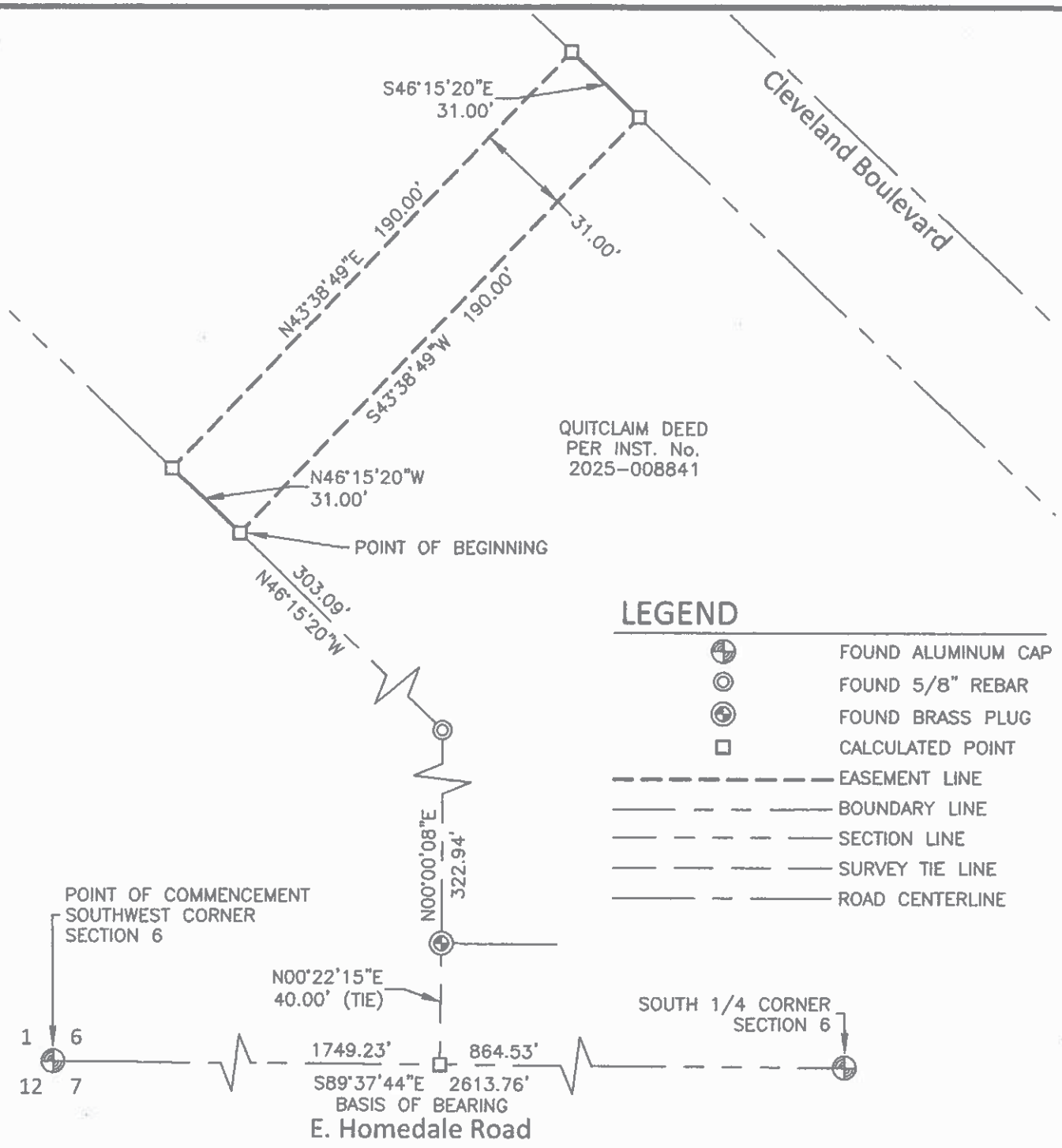
Thence following said westerly boundary, N46°15'20"W a distance of 31.00 feet;
Thence leaving said westerly boundary, N43°38'49"E a distance of 190.00 feet to the southwesterly right-of-way of Cleveland Boulevard;
Thence following said southwesterly right-of-way, S46°15'20"E a distance of 31.00 feet;
Thence leaving said southwesterly right-of-way, S43°38'49"W a distance of 190.00 feet to the **POINT OF BEGINNING.**

Said parcel contains 5,890 square feet, more or less, and is subject to all existing easements and/or rights-of-way of record or implied.

All subdivisions, deeds, records of surveys, and other instruments of record referenced herein are recorded documents of the county in which these described lands are situated.

Attached hereto is **Exhibit B** and by this reference is made a part hereof.





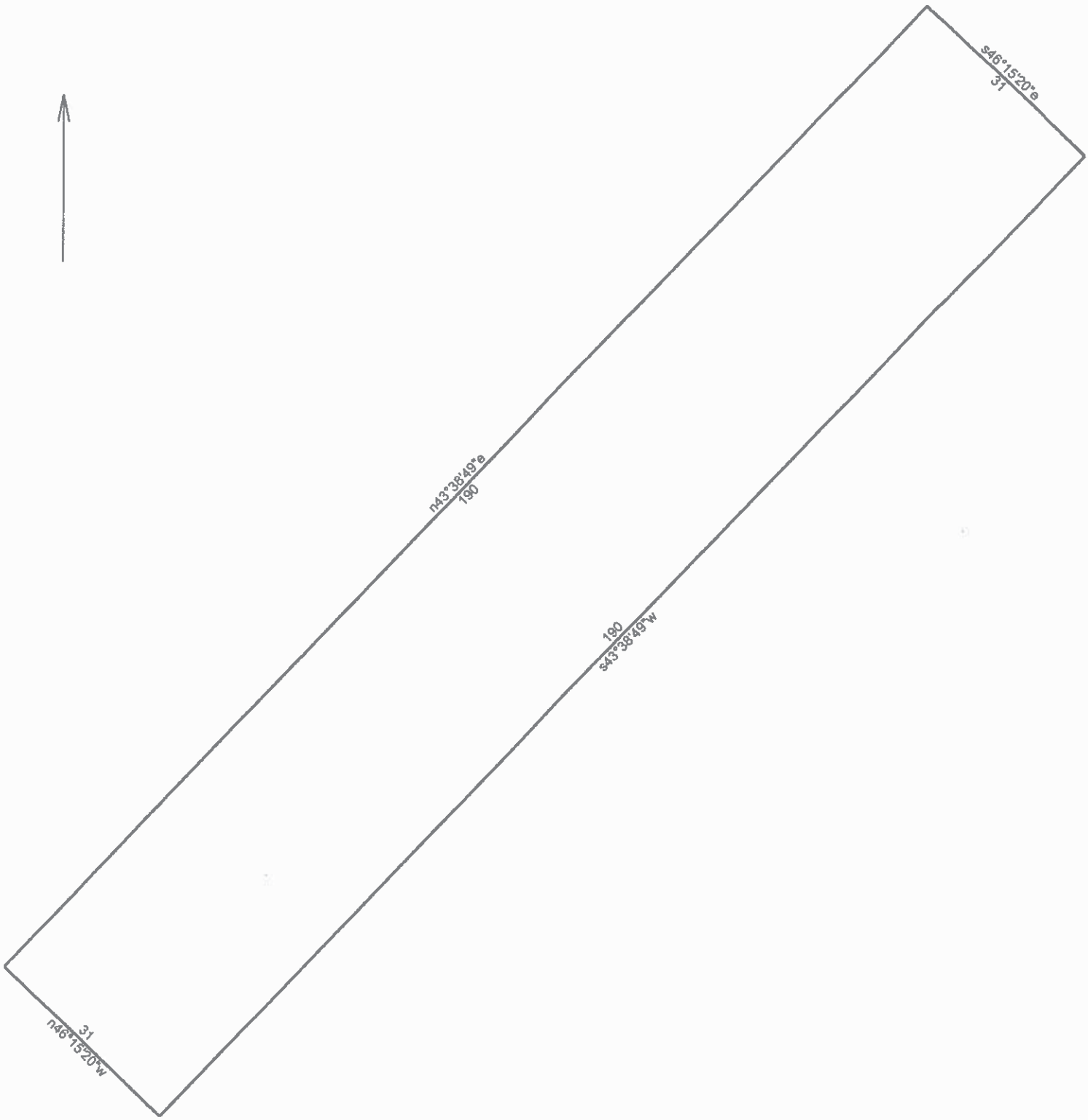
km ENGINEERING
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE (208) 639-6939
kmenglip.com

DATE: APRIL 2026
PROJECT: 25-245
SHEET: 1 OF 1

Exhibit B
City of Caldwell Sewer and Water Easement

A portion of the SE 1/4 of the SW 1/4 of Section 6
T.3N., R.2W., Boise Meridian, City of Caldwell, Canyon County, Idaho

P:\25-245\SURVEY\CAD\EXHIBITS\25-245 WATER & SEWER EASEMENT 260414.DWG, NICHOLAI BENNETT, 4/16/2026, DWG TO PDF.PC3, 08.5X11 P (PDF)



	4/14/2026
Scale: 1 inch= 20 feet	File:

Tract 1: 0.1352 Acres (5890 Sq. Feet), Closure: n00.0000e 0.00 ft. (1/999999), Perimeter=442 ft.

01 n46.1520w 31
02 n43.3849e 190
03 s46.1520e 31
04 s43.3849w 190

Regular **Item:** 6.

Memorandum

To:

City Council

Meeting Date:

June 1, 2026

Item Name:

Approve Resolution accepting permanent easements for sewer and water main lines from Caldwell Commercial LLC (Parcel No. R30899012A0)

Summary Statement:

Acceptance of permanent easements for sewer and water main lines by Caldwell Commercial LLC.

Caldwell Commercial LLC has agreed to grant permanent easements for the construction, operation, and maintenance of sewer and water main lines located at 0 Caldwell Blvd (Parcel No. R30899012A0).

Recommended Action:

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

Budget:

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

Attachments:

1. 0 Caldwell Blvd Sewer and Water Resolution easements L E - signed

RESOLUTION NO. _____

A RESOLUTION BY THE CITY OF CALDWELL, IDAHO ACCEPTING PERMANENT UTILITY EASEMENT BETWEEN THE CITY OF CALDWELL AND CALDWELL COMMERCIAL LLC FOR THE PURPOSE OF CONSTRUCTION, OPERATION AND MAINTAINENCE OF SEWER AND WATER MAIN LINES.

Be it resolved that the City of Caldwell, Idaho hereby accepts and approves "Easements" between the City of Caldwell and Caldwell Commercial LLC. These easements provide a pathway across a portion of its property necessary to construct, operate, and maintain said utilities.

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

PASSED BY COUNCIL of the City of Caldwell, Idaho, this the 1st day of June 2026.

APPROVED BY THE MAYOR of the City of Caldwell, Idaho, this the 1st day of June 2026.

Approved By:

_____
Eric Phillips, Mayor

Attest:

_____
Kristina Buchan, City Clerk

EASEMENT

THIS INDENTURE, Made this 13th day of May, 2026, between **CALDWELL COMMERCIAL LLC**, parties of the first part; and **CITY OF CALDWELL**, a municipal corporation, situated in the County of Canyon, State of Idaho, party of the second part; WITNESSETH:

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

See Exhibit "A" for 1 page Legal Description
See Exhibit "B" for 1 page Exhibit

This easement is made subject to the following conditions:

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

TOGETHER With the right of ingress and egress on said real property for the purpose of constructing, operating, and maintaining said facilities and the necessary appurtenances thereto.

Caldwell Commercial LLC
An Idaho limited liability company

By: Travis Capson (Managing Member)

Date: 5/13/2026

Utah MB

STATE OF ~~IDAHO~~)
Kane) ss. MB
County of ~~Canyon~~)

On this 13th day of May, 2026, before me, the undersigned, a Notary Public in and for said State, personally appeared Travis Capson, known to me to be the managing member of CALDWELL COMMERCIAL LLC, whose name is subscribed to the within and foregoing instrument and acknowledged to me that they executed the same on behalf of CALDWELL COMMERCIAL LLC.

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

NOTARY PUBLIC FOR ~~IDAHO~~
Residence: Kanab, Utah. Utah MB
My Commission Expires: Nov 3rd 2029

MICAELA BUSH
Notary Public - State of Utah
Comm. No. 745928
My Commission Expires on
Nov 3, 2029

km
ENGINEERING

April 16, 2026
Project No. 25-245
Legal Description

Exhibit A

A parcel of land for a city of Caldwell Sewer and Water Easement being a portion of the Southeast 1/4 of the Southwest 1/4 of Section 6, Township 3 North, Range 2 West, Boise Meridian, City of Caldwell, Canyon County, Idaho and being more particularly described as follows:

Commencing at a found aluminum cap marking the Southwest corner of said Section 6, which bears N89°37'44"W a distance of 2,613.76 feet from a found aluminum cap marking the South 1/4 corner of said Section 6, thence following the southerly line of said Section 6, S89°37'44"E a distance of 1,749.23 feet;
Thence leaving said southerly line, N00°22'15"E a distance of 40.00 feet to a found brass plug marking the Southwest corner of a parcel of land as described in Quitclaim Deed per instrument No. 2025-008841; following the westerly boundary of said Quitclaim Deed the following two (2) courses:

1) Thence N00°00'08"E a distance of 322.94 feet to a found 5/8-inch rebar;
2) Thence N46°15'20"W a distance of 303.09 feet to the **POINT OF BEGINNING**.

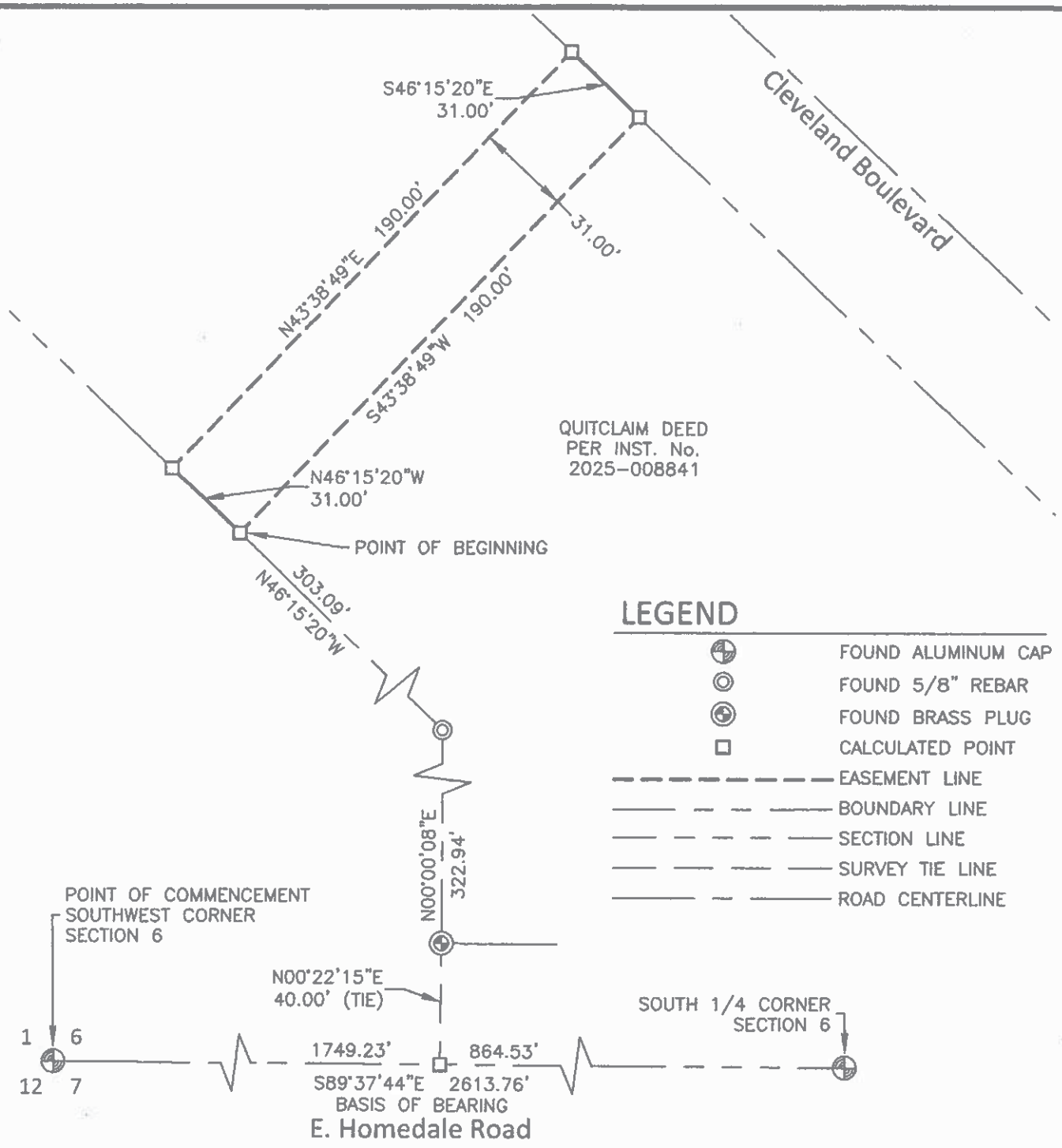
Thence following said westerly boundary, N46°15'20"W a distance of 31.00 feet;
Thence leaving said westerly boundary, N43°38'49"E a distance of 190.00 feet to the southwesterly right-of-way of Cleveland Boulevard;
Thence following said southwesterly right-of-way, S46°15'20"E a distance of 31.00 feet;
Thence leaving said southwesterly right-of-way, S43°38'49"W a distance of 190.00 feet to the **POINT OF BEGINNING.**

Said parcel contains 5,890 square feet, more or less, and is subject to all existing easements and/or rights-of-way of record or implied.

All subdivisions, deeds, records of surveys, and other instruments of record referenced herein are recorded documents of the county in which these described lands are situated.

Attached hereto is **Exhibit B** and by this reference is made a part hereof.





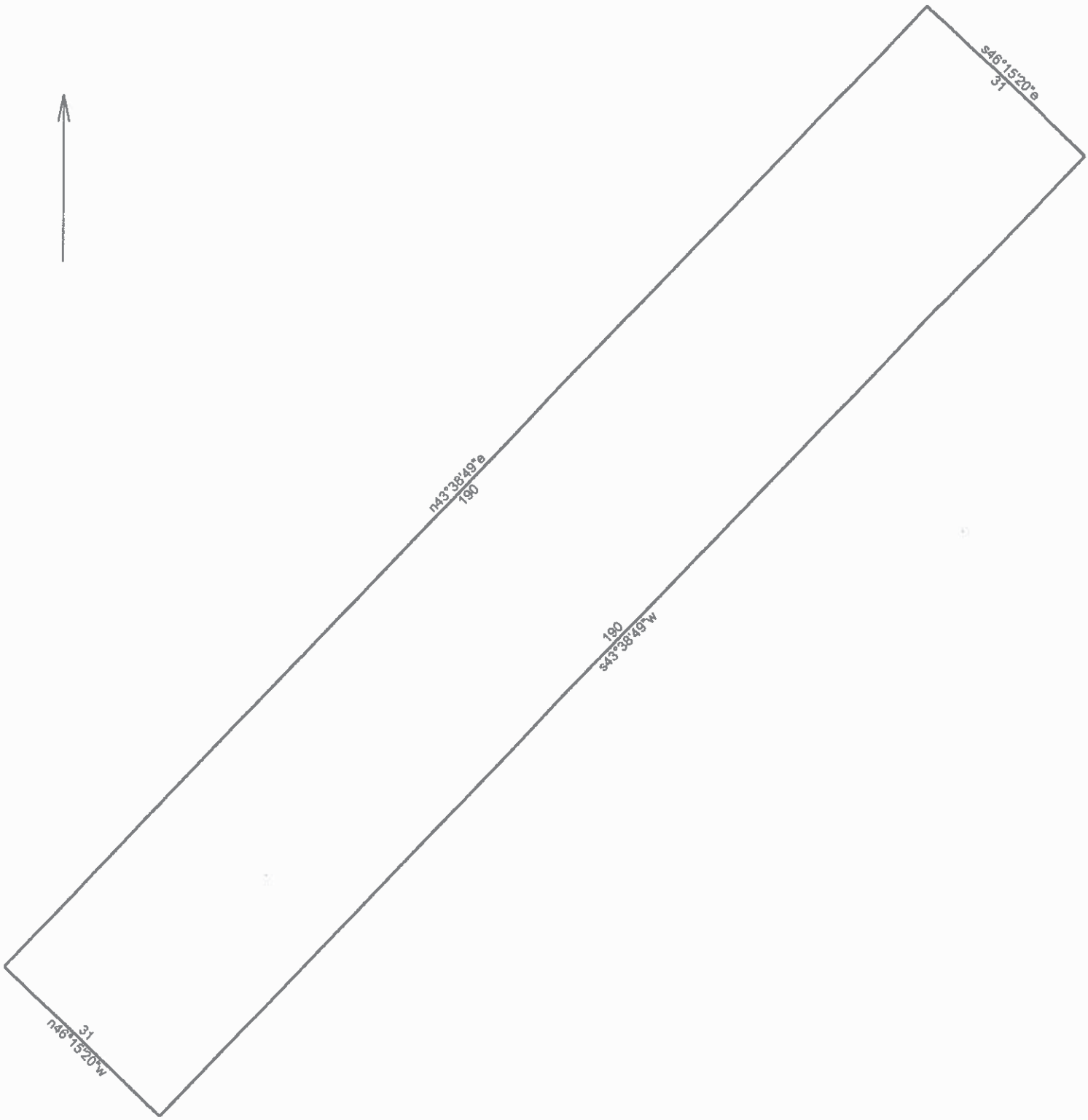
km ENGINEERING
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE (208) 639-6939
kmenglip.com

DATE: APRIL 2026
PROJECT: 25-245
SHEET: 1 OF 1

Exhibit B
City of Caldwell Sewer and Water Easement

A portion of the SE 1/4 of the SW 1/4 of Section 6
T.3N., R.2W., Boise Meridian, City of Caldwell, Canyon County, Idaho

P:\25-245\SURVEY\CAD\EXHIBITS\25-245 WATER & SEWER EASEMENT 260414.DWG, NICHOLAI BENNETT, 4/16/2026, DWG TO PDF.PC3, 08.5X11 P (PDF)



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01 n46.1520w 31
02 n43.3849e 190
03 s46.1520e 31
04 s43.3849w 190

Regular **Item:** 7.

Memorandum

To:

City Council

Meeting Date:

June 1, 2026

Item Name:

Approve Resolution accepting dedication of Sewer, Water, Storm Drain and Street Light Facilities in the Midway Townhomes Development

Summary Statement:

In accordance with the requirement that sewer, water and street light improvements, along with certain storm drain conveyance facilities in the Midway Town Homes 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 Midway Townhomes, LLC, requesting the dedication of sewer, water, storm drain and street light facilities in the Midway Townhomes development
B. Engineer's certificate from Intermountain Engineering affirming that the facilities were constructed according to approved plans.
C. Letter from the City of Caldwell to the State Division of Environmental Quality indicating City's approval of proposed improvement plans.

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

Recommended Action:

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

Budget:

Cost:
GL Account:
Timeline:
Department:

Project Manager:

Attachments:

1. 3. QLPE Signed
2. Dedication M&R Midway Townhomes _ 2-year Warranty
3. 4. Midway Town Homes City Certification
4. 1. Dedication Request

MEMORANDUM

TO: Caldwell City Council

Meeting Date: June 1, 2026

AGENDA ITEM INFORMATION

SUBJECT:

Dedication of Sewer, Water, Storm Drain and Street Light Facilities in the Midway Townhomes Development

Department Submittals	*X to mark*	*Initials*
Building Department		
CDBG		
Clerk		
City Attorney		
Finance Department		
Human Resources		
Planning & Zoning		
Fire Department		
Police Department		
Public Works		
Street Department		
Water Department		
WWTP		
Engineering	X	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 improvements, along with certain storm drain conveyance facilities in the Midway Town Homes 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 Midway Townhomes, LLC, requesting the dedication of sewer, water, storm drain and street light facilities in the Midway Townhomes development
B. Engineer's certificate from Intermountain Engineering affirming that the facilities were constructed according to approved plans.
C. Letter from the City of Caldwell to the State Division of Environmental Quality indicating City's approval of proposed improvement plans.

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

RECOMMENDED ACTION:

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

RESOLUTION NO. _____

A RESOLUTION BY THE CITY OF CALDWELL, IDAHO ACCEPTING DEDICATION OF SEWER MAIN, WATER MAIN, STREET LIGHTS AND CERTAIN STORM DRAIN CONVEYANCE FACILITIES THE MIDWAY TOENHOMES DEVELOPMENT, TO SAID CITY BY MIDWAY TOWNHOMES, LLC IN ACCORDANCE WITH PROCEDURES ESTABLISHED IN CITY RESOLUTION NO. 4-94

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

DESCRIPTION

Midway Town Homes

1. 473 LF 8” Water Main
2. 30 LF 6” Water Main
3. 4 EA 8” Water Valves
4. 2 EA 6” Water Valves
5. 10 EA 2” Water Meters
6. 2 EA Fire Hydrants
7. 277 LF 8” Sewer Main
8. 2 EA 48” Sewer Manhole
9. 11 LF 12” Storm Drain Main
10. 2 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 Midway Townhomes, 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 1st day of June, 2026.

APPROVED BY THE MAYOR of the City of Caldwell, Idaho, this the 1st day of June, 2026.

Approved By:

_____

Eric Phillips, Mayor

Attest:

_____

Kristina Buchan, City Clerk

Dedication Request of Public Facilities

10/24/2025

I, Stephen Bachelder, as the Manager of Midway Townhomes, LLC, hereby request that the City of Caldwell accept dedication of all public utilities constructed as part of this development.

Stephen Bachelder

Authorized Agent

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: Midway Town Homes

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: Kurt

Employer: Intermountain Engineering

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

Name: Steve White

Firm: SLW-LLC

Address: P.O. Box 3035

City: Nampa State: ID ZIP: 83653

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

II. REQUIRED CERTIFICATIONS

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

III. PLAN & SPECIFICATION APPROVAL

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

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

IV. SANITARY RESTRICTIONS

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

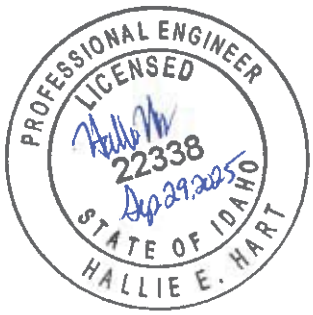
Recommendation	Yes
I have reviewed and approved all drinking water and wastewater improvements included in this project, and I recommend that the district health department release sanitary restrictions.	☒
OR	
I have reviewed and approved only the drinking water ☐ wastewater ☐ (check one) improvements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

V. NOTE ON RULES AND STANDARDS

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

VI. QLPE CERTIFICATION

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



QLPE's, Signature, Date and Seal

CITY OF
Caldwell, Idaho

JAROM WAGONER
Mayor

208.455.3011
(f) 208.455.3003

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

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

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

ENGINEER'S CERTIFICATION FORM
(City of Caldwell)

Midway Town Homes
Name of Subdivision

Steve Bachelder
Developer

L. Kurt Smith
Engineer of Record

I hereby certify the following:

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

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

Signature of Engineer / Representative

12/22/25
Date

Engineers Stamp



Regular **Item:** 8.

Memorandum

To:

City Council

Meeting Date:

June 1, 2026

Item Name:

Approve Resolution authorizing the SourceWell Purchasing Contract between the City of Caldwell and Western States CAT for a generator purchase for the Well 17 Booster Station Improvements in the amount of $224,869.00.

Summary Statement:

The City of Caldwell Water Department has completed the Well 17 Booster Station Improvements project. This included upsizing the pumps within the well-house and increasing the transmission mainlines from the well-house. Due to the increased capacity of the booster pumps, the existing generator will need to be replaced with a 750kW standby diesel generator. The Engineering Department has procured bids utilizing the Cooperative Agreement with SourceWell, and has identified the optimal option of procurement through Western States CAT.

Recommended Action:

The Engineering Department has reviewed the attached documents and recommends that the City Council authorize and accept this purchase agreement in the amount of $224,869.00, and approve the attached resolution.

Budget: Budgeted

Cost: $224,869.00
GL Account: 70-8-25-100-87500
Timeline:
Department:
Project Manager:

Attachments:

1. Caldwell Well 17 Generator Proposal 5.21.2026

2. Resolution

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 a proposal from Western States CAT (Quote Number CSQ31617678), in the amount of $224,869.00, for the purchase of a 750kW standby diesel generator using SourceWell Contract # 120617-CAT for the Well 17 Booster Station Improvements Project and authorizes the mayor to sign said proposal on behalf of the City of Caldwell.

PASSED BY THE COUNCIL of the City of Caldwell, Idaho this 1st day of June 2026.

APPROVED BY THE MAYOR of the City of Caldwell, Idaho this 1st day of June 2026.

Approved By:

Attest:

_____ Mayor

_____ Clerk

Proposal

Project: Caldwell Well 17 | **Date: 05/21/2026** | **Quote: CSQ #31617678**

Attn: John Prebonick | **Valid: 30 days** | **From: Andrew Erickson**

Generator Set:

Manufacturer: Caterpillar **Model:** C18 **KW:** 750 **Rating:** Standby **Fuel:** Diesel **Voltage:** 277/480 3 ph 4 wire **Frequency:** 60 hz **UL2200 Listed:** Yes **IBC Certified:** Yes **Misc Items:**

Controls:

Control Panel: GCCP 1.2 **Monitoring Contacts:** Run & Trouble 1 set each **Speed Control:** Electronic Isochronous **Remote Alarm Panel:** None **Alarm Panel Mounting:** Not Applicable **Remote Emergency Stop:** Not applicable **Remote Communications:** Modbus TCP/IP **Misc Items:**

Accessory Systems:

Coolant Heater: Yes 208/240 vac **Battery Heater:** Yes 120 vac **Alternator Heater:** None **Battery Charger:** 10 amp NFPA110 **Battery System:** Wet Battery, Rack and Cables 24 vdc **Misc Items:**

Alternator / Breaker:

Excitation System: PMG Brushless **Voltage Regulator:** D350 **Ground Fault:** GFI Alarm or Trip **Circuit Breaker # 1:** 1200 amp LSI – 100% rated **Circuit Breaker # 2:** n/a **Circuit Breaker # 3:** n/a **Misc Items:**

Packaging:

Enclosure: Sound Attenuated **Sound Level:** 75 dba @ 23 ft **Fuel Tank:** 12 hour - 660 gallons **Fuel Tank Type:** Double Wall UL142 **Exhaust System:** Interior Mounted **Enclosure Color:** White **Electrical Package:** 100 amp load center & 1 - GFI Receptacle **Misc Items:** 5 gallon spill fill

Total price for above generator package: $216,251.00

Total price for above generator package with 24 hour 1367 gallon fuel tank: $224,869.00

Included:

Startup: 8 hrs. - 1 trip - 1 day
Maintenance Program: Available
Spare parts kit: No
Warranty Genset: 60 month
Warranty ATS: n/a

Freight: Included to first destination
Site Load test: 4.5 hour resistive
Factory Test: 100% load at 0.8 pF
Owner training: Yes 1 hr. at time of startup

Proposal

Not included:

Installation / Anchor Calculations:
Taxes / Permits of any kind / Any engineering
Any fuel or fuel piping
Offloading at jobsite:

Notes and clarifications:

This quote is for (1) Caterpillar 750KW generator in accordance with the Sourcewell contract purchasing agreement number 120617-CAT for The City of Caldwell membership number 092222.

Terms:

100% of payment is required prior to startup and testing on the jobsite.
Additional trips to jobsite due to installation items beyond our control will be additional. A pre-startup check off list is required to be sent to WSECO project manager prior to startup date.
Payment terms are in accordance with WSECO Standard terms upon approved account
No retainer is allowed unless specifically agreed to in writing prior to order placement.
Cancellation charges minimum of 25% once released. No return on manual transfer switches
For complete terms and conditions please visit: www.westernstatescat.com/termsandconditions/

Thank you for the opportunity to quote quality Caterpillar products and services. Please let me know how we can be of assistance.

Sincerely,

Andrew Erickson
Power System Sales
Meridian:
Office: 208-947-4596
Cell: 208-870-1665
andrew.erickson@wseco.com

Accepted By:

_____
Signature:

_____
Printed Name:

_____
Company:

Regular **Item:** 9.

Memorandum

To:

City Council

Meeting Date:

June 1, 2026

Item Name:

Approve Resolution authorizing the execution of the Traffic Impact Fee Credit Agreement between the City of Caldwell and Toll Bros., Inc. for the intersection improvements at 10th Avenue & Homedale Road.

Summary Statement:

This Traffic Impact Fee Credit Agreement between the City of Caldwell and Toll Bros., Inc. is for the intersection improvements at 10th Avenue and Homedale Road as part of the Verbena Ranch Subdivision. Toll Bros., Inc. will fully construct the signal and associated improvements per their approved entitlements and per the City of Caldwell's Capital Improvement Plan. Per Idaho Statute, Toll Brothers will be eligible to receive a Traffic Impact Fee credit for the portion of work that is above and beyond their impact on the intersection.

Recommended Action:

The Public Works Director has reviewed the attached Traffic Impact Fee Credit Agreement and recommends that City Council approves the agreement and resolution.

Budget: Finance Review

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

Attachments:

1. Impact Fee Credit Agreement (Verbena Ranch) [5-12-26]_19354637_7
2. Resolution

RESOLUTION NO. _____

BE IT HEREBY RESOLVED by the Mayor and the Council of the City of Caldwell, Idaho, that the Mayor of said City is hereby authorized to execute that certain agreement titled Impact Fee Credit Agreement (Traffic Impact Fee) by and between the City of Caldwell and Toll Bros., Inc. and which agreement is for a traffic impact fee credit for the portion of intersection improvements at 10th Avenue and Homedale Road that are in excess of the Verbena Ranch Project's traffic impacts.

PASSED BY THE COUNCIL of the City of Caldwell, Idaho this 1st day of June 2026.

APPROVED BY THE MAYOR of the City of Caldwell, Idaho this 1st day of June 2026.

Approved By:

Attest:

_____ Mayor

_____ Clerk

IMPACT FEE CREDIT AGREEMENT
(Traffic Impact Fee)

THIS IMPACT FEE CREDIT AGREEMENT ("**Agreement**") is made and entered into the _____ day of _____, 2026 ("**Effective Date**"), by and between the City of Caldwell, a public body, corporate and politic of the State of Idaho ("**City**"), and Toll Bros., Inc., a Delaware corporation, or its assigns ("**Developer**"). City and Developer may be referred to in this Agreement individually as a "**Party**" and collectively as the "**Parties**" as warranted under the circumstances.

RECITALS

A. Reference is made to the Idaho Development Impact Fee Act (Idaho Code Section 67-8201-8216). Capitalized but undefined terms used in this Agreement shall have the meaning ascribed to them in the Idaho Development Impact Fee Act.

B. Developer owns that certain real property identified as Canyon County Tax Parcel Numbers R3272000000, R3272001000, R3272001200, R3272001100, R3267800000, R3267801200, R3267801000, and R3267801100, which is approximately 282.5 acres fronting on W. Homedale Road between S. Montana Avenue and Bear Avenue (the "**Developer Property**").

C. The Developer Property is legally described on Exhibit A, attached hereto and incorporated herein.

D. Developer, or its affiliate, is developing the Developer Property as a multi-phase residential community with a mix of housing types totaling approximately 1,019 residential units commonly known as Verbena Ranch and as approved by the City of Caldwell in applications ANN24-000006/PUD24-000004/SUB24-000022, SUB24-000023, SUB24-000024, SUB24-000025, SUB24-000026, & SUB24-000027 (the "**Verbena Ranch Project**").

E. In connection with the Verbena Ranch Project, a traffic impact study dated June of 2024 was submitted to the City and approved by the City, by and through City's engineering department (the "**TIS**").

F. The intersection of public roadways 10th Avenue and Homedale Road (the "**Intersection**") was included as a study intersection in the TIS.

G. The TIS concludes the Verbena Ranch Project will account for 15% of the AM peak hour traffic at the Intersection and 20% of the PM peak hour traffic at the intersection.

H. As a condition of approval for the Verbena Ranch Project, Developer shall design and construct System Improvements to the Intersection including, but not limited to: roadway widening, the addition of traffic lanes, striping, and the placement of a traffic signal resulting in a 3X3 signalized intersection, as more fully described and depicted in the plans and specifications attached hereto and incorporated herein as Exhibit B (collectively, the "**Intersection Improvements**").

I. The Intersection Improvements constitute Capital Improvements and are listed as System Improvements in the City's 2024 Capital Improvements Plan, the Caldwell Area Capital

Improvements Plan & Traffic Impact Fee Program, adopted pursuant to Resolution No 429-24 on January 21, 2025 (the "**Caldwell CIP**").

J. Table 5 of the Caldwell CIP provides the TIF-Eligible Cost of the Intersection Improvements is $2,441,280.00.

K. Based on a blended a percentage of the Verbena Ranch Project's percentage of AM and PM peak hour trips through the Intersection–as determined by the City-approved TIS– the Verbena Ranch Project's proportionate share of the TIF-Eligible Cost of the Intersection is 17.5% (the "**Project's Proportionate Share**") and the remaining 82.5% of the TIF-Eligible Cost of the Intersection Improvements is impact fee credit eligible.

C. Pursuant to the Idaho Development Impact Fee Act and Section 10-03-14-10(3)(b) of the Caldwell Zoning Ordinance, the Parties desire to enter into this Agreement to set forth Developer's entitlement to an impact fee credit against City's traffic impact fee for the completion of the Intersection Improvements, all on the terms and conditions specifically set forth in this Agreement.

AGREEMENT

NOW, THEREFORE, for good and valuable consideration the receipt and sufficiency of which are hereby acknowledged, and the above Recitals hereby incorporated as terms of this Agreement, City and Developer agree as follows:

1. **Developer Improvements**. On behalf of the City, and for the City's benefit, Developer shall design and construct the Intersection Improvements at Developer's sole cost and expense, subject to the right to receive a traffic impact fee credit as set forth in this Agreement. City shall provide access to the public right-of-way to Developer and Developer's employees and agents as is necessary to carry out the Intersection Improvements. Prior to commencement of the Intersection Improvements, Developer shall obtain and City shall grant its final approval of the plans and specifications for the Intersection Improvements (the "**Final Plans and Specifications**"), which plans and specifications shall be submitted and approved in the ordinary course and following the City's standard process for approval of roadway improvements to the City's roadway network.

2. **Issuance of City Final Acceptance Letter**. Upon completion of the construction of the Intersection Improvements in accordance with the Final Plans and Specifications, Developer, through its designated project engineer, shall furnish to City a written certification that the Intersection Improvements are complete in accordance with the Final Plans and Specifications. Within thirty (30) calendar days after delivery of the project engineer's written certificate, City shall either: (i) accept the same; or (ii) provide a written itemization of those matters it reasonably finds to be non-conforming, in which case Developer shall promptly cause the remediation of all non-conforming matters. City shall acknowledge its acceptance of the Intersection Improvements in writing as complete and issue a letter stating that the Intersection Improvements are complete (a "**Final Acceptance Letter**") within thirty (30) calendar days after the later of: (i) delivery of the project engineer's certification to City, or (ii) remediation of any non-conforming matters. Within thirty (30) calendar days after the issuance of the Final Acceptance Letter, Developer shall deliver to City drawings for the Project, as-built, in electronic files in AutoCAD format.

3. **Impact Fee Credit**. The design and construction of the Intersection Improvements reflect Developer's contribution of eligible System Improvements to City's transportation system in excess of the Verbena Ranch Project's traffic impacts. In accordance with the Idaho Development Impact Fee Act and the Caldwell Zoning Ordinance, Developer is entitled to a credit against City's traffic impact fees. Upon completion of Developer's obligations herein, Developer shall be entitled to credit against City's traffic impact fees in the amount of the TIF-Eligible Cost of the Intersection Improvements ($2,441,280.00), less the Project's Proportionate Share ($2,441,280.00*17.5%=$427,224), which is $2,014,056.00 (the "**Credit Amount**").

4. **Application of the Credit Amount**. The Credit Amount acts as a credit against Developer's account for traffic impact fees with the City. When Developer files a building permit application with City, the amount of the traffic impact fee for such building permit will not be collected by the City. Instead the traffic impact fee for such building permit will be deducted from the Credit Amount until the Credit Amount has been reduced to a zero balance. The impact fee credit memorialized in this Agreement is personal to the Developer and its assigns and shall not be offered, applied, or given to other home builders that may seek building permits within the Verbena Ranch Project.

5. **Assignment of Warranty**. Upon issuance of the Final Acceptance Letter, Developer shall assign to City all assignable warranties of the work and materials on the Intersection Improvements.

6. **Developer's Discretion**. Notwithstanding anything to the contrary herein, Developer may terminate this Agreement in the event that Developer, in Developer's sole discretion, elects not to proceed with the Verbena Ranch Project for any reason or no reason. If Developer elects to terminate this Agreement pursuant to this Section 6, Developer shall provide written notice of the same to City in accordance with the notice provisions herein (a "**Termination Notice**"). Upon delivery of a Termination Notice, this Agreement shall terminate and be of no further force or effect except for any provisions herein that expressly survive termination. If Developer delivers said Termination Notice, City shall not be required to provide any impact fee credit or pay any other costs whatsoever.

7. **Notice**. All notices, approvals, consents, requests, elections and other communications required or permitted to be given under this Agreement (each a "**notice**") shall be in writing and shall be given by: (a) hand delivery, in which event such notice shall be deemed duly given and received upon the earlier of delivery or refusal to accept delivery thereof; (b) U.S. Certified Mail, return receipt requested, with postage prepaid, in which event such notice shall be deemed duly given on the date of mailing and shall be deemed received upon the earlier of the date of actual receipt, the date of delivery as shown on the return receipt, or the third day after deposit in the mail; (c) a nationally-recognized overnight delivery service (e.g., FedEx), in which event such notice shall be deemed duly given on the date deposited with such service and deemed received upon the earlier of the actual date of receipt or the day after deposit with the nationally-recognized overnight delivery service; or (d) email transmission, in which event such notice shall be deemed duly given on the date sent and deemed received on the date sent if sent before 5:00 PM in the local time zone where the Property is physically located, or on the next day, if sent after 5:00 PM in the local time zone where the Property is physically located. Notwithstanding the foregoing, actual receipt of a notice, however given and from whomever received shall always be effective, and any notice given by a Party's attorneys shall,

for all purposes, be deemed to have been given by such Party. All such notices shall be addressed to the appropriate Party at the address set forth below, or at such other address as a Party may specify from time to time by notice to the other Party:

If to City: City Cadwell
[_____]
[_____]
[_____]
Email: [_____]

If to Developer: Toll Bros., Inc.
Attn: Ryan Hammons, Division President
3103 West Sheryl Drive, Suite 100
Meridian, Idaho 83642
Email: rhammons@tollbrothers.com

8. **Miscellaneous**. This Agreement and the Recitals and Exhibits constitute the full and entire understanding and agreement of the Parties with regard to the transaction contemplated herein, and neither Party will be liable to the other in any manner by any representations, warranties, covenants, and agreements, whether written or oral, except as specifically set forth herein. Developer may assign this Agreement and the traffic impact fee credit granted herein, in whole or in part, without consent from the City. Developer or Developer's affiliates may use the traffic impact fee credit granted herein for the Verbena Ranch Project or on a separate project within the City of Caldwell. The provisions and stipulations of this Agreement will inure to and bind the heirs, personal representatives, assigns and successors in interest of the Parties hereto. No modification or waiver of any provision of this Agreement will be effective unless in writing and signed by each Party hereto. In the event any of the provisions of this Agreement are deemed illegal or unenforceable, such determination will not operate to invalidate any of the remaining provisions of this Agreement; and the Parties shall work together using best efforts and in good faith to amend this Agreement to ensure it comports with all applicable laws and regulations. Each Party represents and warrants that the individual executing this Agreement for such Party is duly authorized to execute and deliver this Agreement on behalf of such Party. This Agreement will be governed by, and construed in accordance with, the laws of the state of Idaho. Should either Party find it necessary to employ an attorney for representation in any action seeking enforcement of any provision of this Agreement, the prevailing party in any final judgment or award entered therein shall be entitled to all reasonable costs, charges and expenses, including reasonable attorneys' fees expended or incurred by the prevailing party from the non-prevailing party in connection therewith and in connection with any appeal thereof, and the same may be included in such judgment or award. Time is of the essence for this Agreement. All Exhibits to this Agreement are incorporated by reference and made a part of this Agreement as if the Exhibits were set forth in their entirety in this Agreement. This Agreement may be executed in counterparts, each of which will be deemed an original but both of which together will constitute one and the same instrument. A PDF signature will constitute an original. Both Parties contributed to the drafting of this Agreement and the terms will not be construed against either Party as drafter.

9. **State of Idaho Requirements.** The terms used in this Section 9 shall have the definitions as set forth in the respective Idaho Code provisions. The following provisions, as applicable, are required by Idaho law:

9.1. Pursuant to Idaho Code § 67-2346, Developer certifies it is not engaged in, and will not for the duration of this Agreement engage in, a boycott of goods or services from Israel or territories under Israel's control.

9.2. Pursuant to Idaho Code § 18-8703, Developer certifies it is not, and will not for the duration of this Agreement become, an abortion provider or an affiliate of an abortion provider.

9.3. Pursuant to Idaho Code § 67-2359, Developer certifies it is not, and for the duration of this Agreement will not be, a company owned or operated by the government of China.

9.4. Pursuant to Idaho Code § 67-2347A, Developer certifies it is not currently engaged in, and will not for the duration of this Agreement engage in, a boycott of any individual or company because that individual or company engages in or supports the exploration, production, utilization, transportation, sale, or manufacture of fossil fuel-based energy, timber, minerals, hydroelectric power, nuclear energy, or agriculture.

9.5. Pursuant to Idaho Code § 67-2347A, Developer certifies it is not currently engaged in, and will not for the duration of this Agreement engage in, a boycott of any individual or company because that individual or company engages in or supports the manufacture, distribution, sale, or use of any firearm.

[end of text; signatures and exhibits follow]

IN WITNESS WHEREOF, the Parties have executed this Agreement, effective as of the Effective Date.

CITY:

CITY OF CALDWELL,
a municipal corporation of the State of Idaho

By: _____
Name: _____
Its: _____

Attest:

_____
City Clerk

DEVELOPER:

TOLL BROS., INC.,
a Delaware corporation

By: _____
Name: _____
Its: _____

EXHIBIT A
Legal Description of Developer Property

THE NORTHEAST 1/ 4 OF SECTION 9, TOWNSHIP 3 NORTH, RANGE 3 WEST, B.M, AND A PORTION OF THE NORTHWEST 1/4 OF SECTION 10, TOWNSHIP 3 NORTH, RANGE 3 WEST, B.M, ALL IN THE CITY OF CALDWELL, CANYON COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8" REBAR WITH NO CAP, CP&F NO. 200610032, AT THE NORTH 1/4 CORNER OF SAID SECTION 9, WHICH BEARS S89°47'16"W, A DISTANCE OF 2664.79 FEET FROM A 2-1/ 2" BRASS CAP, CP&F 9846087 MARKING THE NORTH COMMON SECTION CORNER OF SAID SECTIONS 9 AND 10;

THENCE N89°47'16"E, ALONG THE NORTH LINE OF SAID SECTION 9, A DISTANCE OF 2664.79 FEET TO SAID COMMON NORTH SECTION CORNER;

THENCE N89°52'44"E, A DISTANCE OF 1784.09 FEET TO THE NORTHWEST CORNER OF PARCEL A, OF RECORD OF SURVEY NO. 2019038849, RECORDS OF CANYON COUNTY, STATE OF IDAHO;

THENCE S00°07'12"E, ALONG THE WEST LINES OF SAID PARCEL A, ARROWLEAF SUBDIVISION NO. 1, ACCORDING TO THE PLAT THEREOF RECORDED IN BOOK 51 OF PLATS, PAGE 14, RECORDS OF CANYON COUNTY, STATE OF IDAHO, AND ARROWLEAF SUBDIVISION NO.2, ACCORDING TO THE PLAT THEREOF, RECORDED ON BOOK 53, PAGE 6, RECORDS OF CANYON COUNTY, STATE OF IDAHO, A DISTANCE OF 1870.61 FEET;

THENCE S80°13'40"E, A DISTANCE OF 259.59 FEET TO A POINT OF NON-TANGENCY WITH A 481.76 FOOT RADIUS CURVE TO THE RIGHT, HAVING A CHORD BEARING OF S55°11'36"E AND CHORD DISTANCE OF 407.73 FEET; THENCE, SOUTHEASTERLY, ALONG SAID CURVE, A DISTANCE OF 421.00 FEET;

THENCE S29°34'35"E, A DISTANCE OF 405.78 FEET;

THENCE S46°02'01"E, A DISTANCE OF 53.32 FEET TO THE EAST LINE OF SAID NORTHWEST 1/4 OF SECTION 10;

THENCE S00°27'12"W, ALONG SAID EAST LINE, A DISTANCE OF 108.71 FEET TO A 2-1/2" ALUMINUM CAP, CP&F NO. 2022-039462 AT THE CENTER OF SAID SECTION 10;

THENCE S89°52'29"W, ALONG THE SOUTH LINE OF SAID NORTHWEST 1/4 A DISTANCE OF 2649.52 FEET TO A 2-1/2" ALUMINUM CAP, CP&F NO. 2022-039461 AT THE COMMON 1/4 CORNER OF SAID SECTIONS 9 & 10,

THENCE S89°42'07"W, ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 9, A DISTANCE OF 2659.96 FEET TO A 1/2" REBAR LS 6552 AT THE CENTER OF SAID SECTION 9,

THENCE N00°36'39"E, ALONG THE WEST LINE OF SAID NORTHEAST 1/4, A DISTANCE OF 2652.16 FEET TO **POINT OF BEGINNING**.



CONTAINS: 12,310,750 +/- SQ. FT. (282.62 +/- ACRES)

EXHIBIT B
Intersection Improvements - Plans and Specifications

[see following five (5) pages]

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10TH AND HOMEDALE INTERSECTION

THE CITY OF CALDWELL WILL FURNISH ALL ITEMS LISTED BELOW; FOR INSTALLATION BY THE CONTRACTOR, ITEM 1101.4.1.A.1

ITEM NO.	QTY.	
1.	1 EACH	SIGNAL CABINET TO BE TS2 TYPE 1 TO BE WESTERN SYSTEMS NEMA P-PLUS STRETCH, ALUMINUM TRAFFIC CONTRO, CABINET WITH ALPHA BATTERY BACK UP SYSTEM BUILT TO CALDWELL SPECIFICATIONS
2.	1 EACH	CONTROLLER ECONOLITE COBALT CONTROLLER.
3.	1 EACH	ELECTRICAL SERVICE PEDESTAL DUAL METER, MEIBANK MODEL NO. CP388121442206WD001. REFER TO CITY OF CALDWELL SUPPLEMENTAL SPECIFICATIONS FOR THE SPARE SL-1157 FOR INSTALLATION DETAILS.
4.	2 EACH	COMBINATION TRAFFIC SIGNAL AND LUMINAIRE POLE: GALVANIZED STEEL, WITH POLE BASE COVER AND ANCHOR BOLTS, TO BE CLASS 2, WITH 35' SIGNAL MAST ARM AND 15' LUMINAIRE MAST ARM WITH 2" SLIPFITTER AT 38' MOUNTING HEIGHT. (POLES A, D)
5.	2 EACH	TRAFFIC SIGNAL POLE: GALVANIZED STEEL, WITH POLE BASE COVER AND ANCHOR BOLTS, TO BE CLASS 2, WITH 35' SIGNAL MAST ARM. (POLES F, I)
6.	6 EACH	PEDESTRIAN SIGNAL POLE: INCLUDING ANCHOR BOLTS AND PEDESTAL BASE. REFER TO ACHD STANDARD DRAWING TS-1106 FOR DETAILS. (POLES B, C, E, G, H, J)
7.	2 EACH	LED LUMINAIRE: 120~227V, MULTI~VOLT, TYPE III DISTRIBUTION, TO BE AMERICAN ELECTRIC LIGHTING MODEL NO. ATB1~F93LN~MVOLT~43. (POLES A, D)
8.	4 EACH	LUSE JR FER LUMINAIRES: 8 AMP CARTRIDGE TYPE. (POLES A, D)
9.	1 EACH	PHOTOELECTRIC CONTROL: 240 VOLT, TO BE MOUNTED ON RECEPTACLE PROVIDED IN ELECTRICAL SERVICE PEDESTAL.
10.	8 EACH	TRAFFIC SIGNAL HEAD, THREE-SECTION VERTICAL, 12", EMPTY, POLYCARBONATE, BLACK IN COLOR. LED 12" MODULES ARE ALREADY INSTALLED IN TRAFFIC SIGNAL HEADS AND NO ASSEMBLY IS REQUIRED. (HEAD NOS. 21, 22, 41, 42, 61, 62, 81, 82)
11.	4 EACH	TRAFFIC SIGNAL HEAD, FOUR-SECTION VERTICAL, 12", EMPTY, POLYCARBONATE, BLACK IN COLOR. LED 12" MODULES ARE ALREADY INSTALLED IN TRAFFIC SIGNAL HEADS AND NO ASSEMBLY IS REQUIRED. (HEAD NOS. 11, 31, 51, 71)
12.	8 EACH	TRAFFIC SIGNAL BACKPLATE FOR THREE-SECTION VERTICAL HEADS, 5", POLYCARBONATE, MCCAIN ALUMINUM LOUVERED WITH 2" REFLECTIVE TAPE. (HEAD NOS. 21, 22, 41, 42, 61, 62, 81, 82)
13.	4 EACH	TRAFFIC SIGNAL BACKPLATE FOR FOUR-SECTION VERTICAL HEADS, 5", POLYCARBONATE, MCCAIN ALUMINUM LOUVERED WITH 2" REFLECTIVE TAPE. (HEAD NOS. 11, 31, 51, 71)
14.	40 EACH	TRAFFIC SIGNAL TUNNEL VISOR: 12", TO BE MCCAIN, POLYCARBONATE, BLACK IN COLOR. (HEAD NOS. 11, 21, 22, 31, 41, 42, 51, 61, 62, 71, 81, 82)
15.	4 EACH	TRAFFIC SIGNAL BRACKET: FOR MAST ARM MOUNTING OF THREE-SECTION HEADS, TO BE MCCAIN, BLACK IN COLOR. (HEAD NOS. 21, 41, 61, 81)
16.	4 EACH	TRAFFIC SIGNAL BRACKET: FOR MAST ARM MOUNTING OF FOUR-SECTION HEADS, TO BE MCCAIN, BLACK IN COLOR. (HEAD NOS. 11, 31, 51, 71)
17.	4 EACH	TRAFFIC SIGNAL BRACKET: FOR SIDE OF POST TERMINAL COMPARTMENT MOUNTING OF THREE-SECTION HEADS, TO BE MCCAIN, BLACK IN COLOR. (HEAD NOS. 22, 42, 62, 82)
18.	8 EACH	LED PEDESTRIAN SIGNAL MODULE, 16", WITH LUNAR WHITE MAN, PORTLAND ORANGE HAND AND PORTLAND ORANGE COUNTDOWN INDICATIONS, AND WITH MAINTENANCE HOUSING WITH SIGNAL GREEN EXTERIOR AND BLACK EGG CRATE VISOR, TO BE GE LEOTEK. (HEAD NOS. 28P, 29P, 48P, 49P, 68P, 69P, 88P, 89P)
19.	8 EACH	PEDESTRIAN SIGNAL HOUSING, 16"x18", TO BE MCCAIN, POLYCARBONATE, YELLOW N COLOR.
20.	8 EACH	PEDESTRIAN SIGNAL BRACKET, FOR SIDE OF POST TERMINAL COMPARTMENT MOUNTING OF ONE PEDESTRIAN SIGNAL HEAD, BLACK IN COLOR. (HEAD NOS. 28P, 29P, 48P, 49P, 68P, 69P, 88P, 89P)
21.	8 EACH	PEDESTRIAN PUSHBUTTON ASSEMBLY, WITH EXTENSIONS, TO INCLUDE PUSHBUTTON, MOUNTING ASSEMBLY, AND SIGN, TO BE PED SAFETY, GUARDIAN WAVE (MODEL NO. 501-0821D WITH BLUETOOTH ADD ON (MODEL NO. 501-0852) AND SIGNAL POWER INTERFACE (MODEL NO. 501-0300) AND EXTENSION. CONTRACTOR TO VERIFY EXTENSION SIZE BASED ON FIELD MEASUREMENT TO MEET ADA REACH STANDARDS.
22.	2 EACH	STREET NAME SIGN MOUNTING FOR 72"x24" SIGN, TO BE PELCO MODEL NO. AS-0144-90~96~PNC.
23.	2 EACH	STREET NAME SIGN MOUNTING FOR 108"x24" SIGN, TO BE PELCO MODEL NO. AS-0144-108~96~PNC.
24.	1 EACH	VIDEO DETECTION SYSTEM, TO BE ECONOLITE, AUTOSCOPE VIDEO ON EVO RADAR AND TO INCLUDE ALL CAMERAS, MOUNTING BRACKETS, AND NECESSARY HARDWARE, WIRING AND SOFTWARE FOR A COMPLETE INSTALLATION.
25.	1 EACH	GTT OPTICOM, EMERGENT DETECTION SYSTEM, TO INCLUDE EMITTER WITH ANTENNA WITH 7' X 2" FLAT SQUARE MOUNTING BRACKET, AND 50' CABLE, AND OPTICOM MODEL 764 INTERFACE PANEL (NOT CONTAINED IN CONTROLLER CABINET) WITH 4 DIRECTIONAL INFRARED (IR) PREEMPT DETECTORS WITH CONFIRMATION LIGHT KITS, AND NECESSARY HARDWARE AND WIRING FOR A COMPLETE INSTALLATION. CONTACT CITY OF CALDWELL TO APPROVE LOCATION OF PREEMPT SYSTEM DETECTORS.

10TH AND HOMEDALE INTERSECTION

FURNISH AND INSTALL ALL ITEMS BELOW BY THE CONTRACTOR, ITEM 1101.4.1.A.1

ITEM NO.	QTY.	
1.	4 EACH	JUNCTION BOX, SIZE 5-457 PRECAST CONCRETE, WITH 3/8" THICK STEEL DIAMOND PLATE LID AND STAINLESS STEEL BOLT, TO BE IDAHO PRECAST MODEL NO. S-457/ADA OLDCASTLE MODEL NO. S-457/ADA OR APPROVED EQUAL
2.	7 EACH	JUNCTION BOX, SIZE S-457 PRECAST CONCRETE, WITH 3/8" THICK STEEL DIAMOND PLATE LID AND STAINLESS STEEL BOLT, TO BE IDAHO PRECAST MODEL NO. S-457/ADA OLDCASTLE MODEL NO. S-457/ADA OR APPROVED EQUAL
3.	1 EACH	FOUNDATION, REINFORCED CONCRETE, FOR COMBINATION TYPE M SIGNAL CABINET AND SERVICE PEDESTAL. REFER TO IDPWG STANDARD DRAWING 1110 FOR DETAILS.
4.	4 EACH	FOUNDATION, REINFORCED CONCRETE, TYPE D FOR SIGNAL POLE. REFER TO ACHD STANDARD DRAWING TS-1116.01 FOR DETAILS. (POLES A, D, F, I)
5.	5 EACH	FOUNDATION, REINFORCED CONCRETE, TYPE A FOR PEDESTRIAN SIGNAL POLE. REFER TO ACHD STANDARD DRAWING TS-1116.01 FOR DETAILS. (POLES B, C, E, G, H, J)
6.	11 EACH	STREET NAME AND REGULATORY SIGNS

SIGN NO.	SIZE	SIGN TYPE	AREA (SF)	QUANTITY
D3-1 (10TH AVE)	72"x24"	B	12	2
D3-1 (HOMEDALE RD)	108"x24"	B	18	2
R3-5R	24"x24"	B	4	2
	30"x36"	B	7.5	3

ITEM NO.	QTY.	
7.	7 EACH	REGULATORY SIGN MOUNTING, TO BE PELCO MODEL NO. AS-0144-30~96~PNC, SKY BRACKET MODEL NO. SS-SBS090-SBK~21TK~23.5 OR APPROVED EQUAL
8.	VARIOUS	MISCELLANEOUS ITEMS, TO INCLUDE: 2" CONDUIT, WATERTIGHT STEEL CONDUIT ELBOWS, DOTTIE BRAND 6502P PULL CORD; #6 AWG THWN STRANDED COPPER WIRE (BLACK), #8 AWG THWN STRANDED COPPER WIRE (GREEN), #12 AWG THWN STRANDED COPPER WIRE (RED/YELLOW), #14 AWG THWN STRANDED COPPER WIRE (BROWN), #14 AWG 19~STRAND COPPER WIRE (ORANGE), #14 AWG 7~STRAND COPPER WIRE (BLUE), #14 AWG 19~STRAND COPPER WIRE (GRAY), #14 AWG 7/C SIGNAL CABLE (MSA 19-1~1084), SPLICE KITS, AND VARIOUS OTHER ITEMS, HARDWARE, AND FITTINGS NECESSARY FOR A COMPLETE INSTALLATION.

REFER TO CITY'S CURRENT SUPPLEMENTAL SPECIFICATIONS FOR ADDITIONAL INFORMATION AND REQUIREMENTS.

City of Caldwell
APPROVED FOR CONSTRUCTION

Approval of these plans by the City of Caldwell does not relieve the Developer of the responsibility to design, install, and construct the improvements in accordance with the applicable federal, state, and local laws, rules, regulations, standards, and specifications. Approval of these plans by the City of Caldwell does not relieve the Developer of responsibility for errors or inconsistencies that may exist in these plans. Approval of these plans by the City of Caldwell does not constitute a waiver of any portion of the City of Caldwell's ordinances, standards, or specifications that have not been specifically addressed in the approval of these plans. The City of Caldwell reserves the right to enforce all ordinances, standards, and specifications that apply to this project and to issue additional directives or interpretations as may be necessary in the future. This approval is valid for a maximum of two (2) years and is void if construction has not commenced within that time.

Name: **Martin Gerguis**

KITTELSON & ASSOCIATES
101 S CAPITOL BOULEVARD, SUITE 606
BOISE, ID 83702
P 208.333.2683 F 208.338.2685

CONSTRUCTION DRAWINGS FOR:
VERBENA RANCH OFFSITE IMPROVEMENTS PHASE 2 SIGNAL PLAN
10TH AVENUE / HOMEDALE ROAD

REVISIONS			
NO.	DESCRIPTION	DATE	BORDER SIZE 22"x34"
1	QUANTITY UPDATE	12/16/2025	DESIGNED RLH
			DRAWN RLH
			CHECKED LEN
			APPROVED LEN

PROJECT: 25871
DATE: 12/16/25
SHEET: C8.0

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LEGEND

- SIGNAL POLE/MAST ARM/ PUSH BUTTON
- VEHICLE SIGNAL HEAD WITH BACKPLATE
- VEHICLE LEFT-TURN SIGNAL HEAD WITH BACKPLATE
- PEDESTRIAN SIGNAL HEAD
- SINGLE VIDEO DETECTION CAMERA
- PEDESTRIAN POLE/PUSH BUTTON
- SIGN (MAST ARM MOUNTED)
- STREET NAME SIGN
- EMERGENCY VEHICLE DETECTOR
- LUMINAIRE ARM/LUMINAIRE
- GPS PREEMPTION RADIO ANTENNA
- SIGNAL CONTROLLER/ SERVICE CABINET WITH PAD
- SIGNAL/LIGHTING CONDUIT
- 545-T/NDA PULL BOX
- 545-T/NDA PULL BOX
- RIGHT-OF-WAY
- SIGNAL HEAD NUMBER
- CONDUIT GROUP NUMBER
- MAST ARM SIGN NUMBER
- PROJECT NOTE NUMBER

SIGNAL HEAD SCHEDULE

12"
12"
12"

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MAST ARM SIGN SCHEDULE

(NOT TO SCALE)

1 MAST ARM MOUNTED STREET NAME SIGN, D3-1, 108"X24"

2 MAST ARM MOUNTED STREET NAME SIGN, D3-1, 72"X24"

3 R3-5(L), 30"x36"

4 R3-5(R), 30"x36"

POLE MOUNTING SCHEDULE

POLE	SIGNAL MAST ARM	LUMINAIRE MAST ARM	PEDESTRIAN PUSH BUTTON*		PEDESTRIAN HEAD		POLE MOUNTED VEHICLE HEADS		TOP OF FOUNDATION ELEVATION** / FINISHED SURFACE ELEV.) (FOUNDATION ELEV. / FINISHED SURFACE ELEV.)
	QUAD	QUAD	QUAD**	EXTENSION	NO.	QUAD***	NO.	QUAD***	
POLE A	4	4–3	–	–	–	–	82	3	2,489.56 / 2,489.98
POLE B	–	–	3	–	39P	4	–	–	2,489.64 / 2,490.06
POLE C	–	–	4	–	88P	3	–	–	2,489.59 / 2,490.01
POLE D	1	1	4	–	69P	1	62	4	2,490.18 / 2,490.58
POLE E	–	–	3	–	68P	2	–	–	2,489.69 / 2,490.11
POLE G	–	–	3	–	69P	2	–	–	2,491.22 / 2,491.64
POLE H	–	–	2	–	48P	1	–	–	2,491.50 / 2,491.92
POLE J	–	–	3	–	38P	2	–	–	2,490.14 / 2,490.56

* PEDESTRIAN PUSH BUTTONS SHALL BE MOUNTED 3.5' ABOVE THE SURFACE OF THE SIDEWALK OR PEDESTRIAN LANDING PAD AND WITHIN 5' HORIZONTAL OFFSET TO THE EDGE OF CROSSWALK.
** ASSUMPTIVE MAXIMUM MOUNTING ELEVATION OF PEDESTRIAN PUSH BUTTON OR PEDESTRIAN/VEHICLE SIGNAL HEAD FACE ABOVE TOP OF FOUNDATION ELEVATION IS THE APPROXIMATE FINISHED SURFACE ELEVATION FOR FOUNDATION WITHIN SIDEWALK OR RAISED MEDIANS. THE "TOP OF FOUNDATION ELEVATION SHALL BE ADJUSTED BY THE CONTRACTOR TO BE 0.42' (APPROX. 5") BELOW SIDEWALK AND/OR FINISHED SURFACE.

NOTES

1. TOP OF FOUNDATION ELEVATIONS FOR ALL POLES ARE TO BE FIELD VERIFIED BY THE CONTRACTOR BASED ON THE ACTUAL GROUND ELEVATIONS PRIOR TO INSTALLATION OF POLE FOUNDATIONS.

QUADRANT DIAGRAM

QUADRANT LOCATOR (QUAD) TOP VIEW

POLE A DETAIL

SCALE: 1" = 5'

POLE B, C, E, G, H, J DETAIL

SCALE: 1" = 5'

POLE D DETAIL

SCALE: 1" = 5'

APPROVED FOR CONSTRUCTION
City of Caldwell
Date:
Name: Martin Gerpon

CONSTRUCTION DRAWINGS FOR:
VERBENA RANCH OFFSITE IMPROVEMENTS PHASE 2 SIGNAL PLAN
10TH AVENUE / HOMEDALE ROAD

KITTELSON & ASSOCIATES
101 S CAPITOL BOULEVARD, SUITE 600
BOISE, ID 83702
P 208.336.2063 F 208.336.2183

REVISIONS			BORDER SIZE
NO.	DESCRIPTION	DATE	22"x34"
			DESIGNED RLH
			DRAWN RLH
			CHECKED LEN
			APPROVED LEN

DATE 10/13/25
PROJECT 23621
SHEET C8.2

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MAST ARM SIGN SCHEDULE

(NOT TO SCALE)

1 MAST ARM MOUNTED STREET NAME SIGN, D3-1, 108"X24"

2 MAST ARM MOUNTED STREET NAME SIGN, D3-1, 72"X24"

3 R3-5(L), 30"x36"

4 R3-5(R), 30"x36"

POLE MOUNTING SCHEDULE

POLE	SIGNAL MAST ARM	LUMINAIRE MAST ARM	PEDESTRIAN PUSH BUTTON*		PEDESTRIAN HEAD		POLE MOUNTED VEHICLE HEADS	TOP OF FOUNDATION ELEVATION*** (FOUNDATION ELEV. / FINISHED SURFACE ELEV.)
	QUAD	QUAD	QUAD**	EXTENSION	NO.	QUAD**	QUAD**	
POLE F	2	–	–	–	–	–	1	2,492.06 / 2,492.06
POLE I	3	–	2	–	4@P	3	2	2,490.49 / 2,490.31

* PEDESTRIAN PUSH BUTTONS SHALL BE MOUNTED 3.5' ABOVE THE SURFACE OF THE SIDEWALK OR PEDESTRIAN LANDING AREA, WITH A MAXIMUM MOUNTING HEIGHT OF 4.0'.

** SIGNAL HEAD QUADRANTS ARE DESIGNATED AS FOLLOWS: PUSH BUTTON OR PEDESTRIAN/VEHICLE SIGNAL HEAD FACE

*** TOP OF FOUNDATION ELEVATION IS THE APPROXIMATE FINISHED SURFACE ELEVATION FOR FOUNDATION WITHIN SIDEWALK OR RAISED MEDIANS. THE TOP OF FOUNDATION ELEVATION SHALL BE ADJUSTED BY THE CONTRACTOR TO BE 0.42' (APPROX. 5") BELOW SIDEWALK AND/OR FINISHED SURFACE.

QUADRANT DIAGRAM

QUADRANT LOCATION (QUAD)
TOP VIEW

NOTES

1. TOP OF FOUNDATION ELEVATIONS FOR ALL POLES ARE TO BE FIELD VERIFIED BY THE CONTRACTOR BASED ON THE ACTUAL GROUND ELEVATIONS PRIOR TO INSTALLATION OF POLE FOUNDATIONS.

POLE F DETAIL

SCALE: 1" = 5'

POLE I DETAIL

SCALE: 1" = 5'

City of Caldwell
APPROVED FOR CONSTRUCTION

Name: Martin Gorgon

CONSTRUCTION DRAWINGS FOR:
VERBENA RANCH OFFSITE IMPROVEMENTS PHASE 2 SIGNAL PLAN
10TH AVENUE / HOMEDALE ROAD

KITTELSON & ASSOCIATES
101 E CAPITOL BOULEVARD, SUITE 600
BOISE, ID 83702
P 208.336.2663 F 208.336.2695

REVISIONS			BORDER SIZE
NO.	DESCRIPTION	DATE	22"x34"
			DESIGNED
			RLH
			DRAWN
			RLH
			CHECKED
			LEN
			APPROVED
			LEN

DATE
PROJECT 13133
SHEET C8.3

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CONDUIT & CONDUCTOR SCHEDULE

CONDUIT RUN NO.	CONDUIT	NEW CONDUCTORS (SEE GENERAL NOTES)
1	2" RPC	2-#6 (POWER), 1-#6 BARE (GROUND)
2	2" RPC	SPARE W/ LOCATE WIRE
3	2" RPC 2" RPC	2-12C (VEH), 1-#6 BARE (GROUND) 1-OPTICOM, 1-GPS FREEMPTION, 1-#6 BARE (GROUND)
4	2" RPC	1-OPTICOM, 1-GPS FREEMPTION, 1-#6 BARE (GROUND)
5	2" RPC	1-12C (VEH), 1-GROUNDMART CABLE, 1-#6 BARE (GROUND)
6	2" RPC	1-5C (PED), 1-#6 BARE (GROUND)
7	2" RPC 2" RPC	1-12C (VEH), 1-#6 BARE (GROUND) 1-OPTICOM, 1-GPS FREEMPTION, 1-#6 BARE (GROUND)
8	2" RPC	1-12C (VEH), 1-5C (PED), 1-OPTICOM, 1-GPS FREEMPTION RADIO, 1-#6 BARE (GROUND)
9	2" RPC 2" RPC	2-12C (VEH), 1-#6 BARE (GROUND) 4-5C (PED), 1-OPTICOM, 1-#6 BARE (GROUND)
10	2" RPC 2" RPC 2" RPC	2-12C (VEH), 1-#6 BARE (GROUND) 4-5C (PED), 1-#6 BARE (GROUND) SPARE W/ LOCATE WIRE
11	2" RPC	1-12C (VEH), 1-5C (PED), 1-#6 BARE (GROUND)
12	2" RPC 2" RPC	1-12C (VEH), 2-5C (PED), 1-OPTICOM, 1-#6 BARE (GROUND) SPARE W/ LOCATE WIRE
13	2" RPC 2" RPC	1-12C (VEH), 1-OPTICOM, 1-#6 BARE (GROUND) 2-#6 ILLUM, 1-#6 BARE (GROUND) SPARE W/ LOCATE WIRE

1. GROUND THE SIGNAL AND ILLUMINATION SYSTEM IN ACCORDANCE WITH THE CURRENT EDITION OF THE NATIONAL ELECTRIC CODE (NEC).
2. THE LAYOUT OF THE NEW CONDUIT AND JUNCTION BOXES SHOWN IS SCHEMATIC. EXACT PLACEMENT SHALL BE AT THE CONTRACTOR'S DISCRETION AND SHALL BE COORDINATED WITH THE ENGINEER TO AVOID CONFLICTS WITH ADJACENT UTILITIES AND MINIMIZE IMPACTS TO EXISTING INFRASTRUCTURE TO THE EXTENT POSSIBLE.
3. ALL TRAFFIC SIGNAL DEVICES SHALL CONFORM TO THE LATEST EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
4. INSTALL SIGNAL POWER INTERFACE (SPI) UNITS IN ALL PEDESTRIAN HEADS AND CONNECT & TERMINATE 1-4C FIBER BUNDLE (DIRECTIONAL CORE) FROM CONTROLLER CABINET.
5. INSTALL SIGNAL POWER INTERFACE (SPI) UNITS IN ALL PEDESTRIAN HEADS AND CONNECT & TERMINATE 1-4C FIBER BUNDLE (DIRECTIONAL CORE) FROM CONTROLLER CABINET. ALL LOCATE WIRES SHALL BE INSULATED FROM ALL METALLIC ITEMS.
6. THE CONTRACTOR SHALL INSTALL ALL ELECTRICAL CONDUCTORS IN CONTINUOUS LENGTHS. SINGLE CONDUCTORS SHALL BE WITHIN THE POWER SUPPLY AND THE SERVICE CABINET. BEFORE THE CONTRACTOR SHALL INSTALL A JUNCTION BOX A MAXIMUM OF TWO (2) FEET FROM THE POWER SUPPLY. THE DISTANCE FROM THE POWER SOURCE TO THE SERVICE CABINET SHALL NOT EXCEED 300 FEET. THE CONTRACTOR SHALL COORDINATE WITH IDAHO POWER FOR THE POWER CONNECTION LOCATION. THE DISTRICT SHALL BE RESPONSIBLE FOR ALL IDAHO POWER FEES RELATED TO POWER SERVICE AND CONNECTION. THE CONTRACTOR SHALL BE RESPONSIBLE TO CONTACT DIGLINE AND ALL OTHER UTILITIES TO LOCATE ALL UNDERGROUND FACILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL COORDINATE WITH THE DISTRICT AND CALDWELL UTILITY COORDINATOR FOR THE CONNECTION. A MINIMUM OF SIXTY (60) WORKING DAYS PRIOR TO ACTIVATING THE NEW POWER SUPPLY, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL ELECTRICAL PERMIT FEES.
7. ABBREVIATIONS: EX = EXISTING; PWR = POWER; ILLUM = ILLUMINATION; CKT = CIRCUIT # (ILLUMINATION); VEH = VEHICLE; PED = PEDESTRIAN; DET = DETECTION; RPC = RIGID PLASTIC CONDUIT; NW = NORTHWEST; NE = NORTHEAST; SW = SOUTHWEST; SE = SOUTHEAST

City of Caldwell
APPROVED FOR CONSTRUCTION

Name: Martin Coregan

CONSTRUCTION DRAWINGS FOR:
VERBENA RANCH OFFSITE IMPROVEMENTS PHASE 2 SIGNAL PLAN
10TH AVENUE / HOMEDALE ROAD

KITTELSON & ASSOCIATES
101 S CAPITOL BOULEVARD, SUITE 600
BOISE, ID 83702
P 208.336.0565 F 208.336.2695

REVISIONS			BORDER SIZE
NO.	DESCRIPTION	DATE	22"x34"
			DESIGNED RLH
			DRAWN RLH
			CHECKED JEN
			APPROVED JEN

DATE 11/13/25
PROJECT 3971
SHEET C8.4

Regular **Item:** 10.

Memorandum

To:

City Council

Meeting Date:

June 1, 2026

Item Name:

Approve Resolution declaring certain City-owned equipment from City Hall as surplus, with a recommendation of disposition as scrap.

Summary Statement:

Disposition of City-Owned Equipment for Scrap

Recommended Action:

Budget:

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

Attachments:

1. Resolution_Surplus Equipment

RESOLUTION NO. _____

RESOLUTION AUTHORIZING THE DISPOSITION OF CITY-OWNED EQUIPMENT FROM CITY HALL.

WHEREAS THE following equipment is deemed surplus, with the recommendation for disposition as follows:

Type of Equipment	**Description (model and/or serial number)**	**Department**	**Disposition (scrap, trade-in, donation to other gov't agency, public auction)**
Letter Opener	Part# A0002360 Serial # BM17400018	City Hall	Scrap

BE IT HEREBY RESOLVED by the Mayor and Council of the City of Caldwell, Idaho, that the Caldwell City Council has approved the request to declare the listed item as excess and donate or transfer as requested above.

PASSED BY THE COUNCIL of the City of Caldwell, Idaho, this 1st day of June, 2026.

APPROVED BY THE MAYOR of the City of Caldwell, Idaho, this 1st day of June, 2026.

Approved:

By _____
Mayor

ATTEST:

By_____
City Clerk

Regular **Item:** 11.

Memorandum

To:

City Council

Meeting Date:

June 1, 2026

Item Name:

Approve request from James and Rachel Steele for approval of a new City of Caldwell Alcohol Beverage License for the Vertical Venues business, located at 4916 E. Linden Street.

Summary Statement:

Recommended Action:

Recommend approval of a new alcohol license for the Vertical Venues business.

Budget:

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

Attachments:

1. Virtual Venues Alcohol License Request

For Office Use Only:
New / Transfer License
Premises No. CALD- 211
Caldwell License No. 0211

City of Caldwell
205 S 6th Avenue– PO Box 1179
Caldwell, ID 83606
E-mail: cityclerk@cityofcaldwell.org
(208) 455-4656 Debbie Geyer, City Clerk
(208) 455-4773 Angie Point, Deputy Clerk
FAX: (208) 455-3003

CITY OF CALDWELL

APPLICATION FOR LIQUOR, BEER, OR WINE LICENSE
License valid for one year: June 1 - May 31

RECEIVED BY
CALDWELL CITY CLERK
FEB 17 2026

Choose one: ☒ New License ☐ Transfer of License

Application is hereby made for:

Type of License		Amount	Eligible for Prorating?	Total
Liquor (includes wine)	☐	$562.50	Yes	
Wine	☐	$200.00	Yes	
Beer (on premises)	☐	$200.00	Yes	
Beer (off premises)	☐	$50.00	Yes	
Inspection Fee	☐	$107.91	Prorating is not available for any period less than 6 months.	
Transfer Fee	☐	$25.00		
TOTAL				

Today's Date: 2-12-2026

Business is a restaurant: ☐ Business is a bar/tavern: ☐ Business is retail store: ☐
(Please provide a copy of your menu) N/A ☒ multipurpose arena

Applicant Information:

License to be issued to: Vertical Venues LLC
(Applicant Name, Individual(s), Corporation LLC, or Partnership)

Doing Business as: Vertical Venues

Business Address: 4916 E. Linden St City: Caldwell Zip: 83605 (airport)

Mailing Address (if different from business address): 2227 W. Neilscott Dr.

City: Nampa State: ID Zip: 83651

Daytime Phone: (208) 800-9486 Evening Phone: same

E-Mail Address: verticalvenues@gmail.com

Is the business located in the City Center Zone within 300 feet of a school, college, or place of worship?
☐ **YES** ☒ **NO** **If yes, a public hearing is required pursuant to Caldwell City Code (Section 06-07-13)**

All statements herein contained, including the information in the attached schedules which is within the knowledge of the person subscribing this application, are declared to be true.

Signature of Applicant/In-State Manager

Subscribed and sworn to before me this 12 day of February, 2026.

(Signature of Notary Public)

Notary Public for Idaho
Canyon County

Residence: Nampa ID 83651
Commission expires: 11/01/2027

KELSEY CAMPOS
Notary Public
State of Idaho
Commission No. 20212674

APPROVED BY: Chief of Police Rex Ingram (Mar 20, 2026 17:39:14 MDT)

Building Official

Fire Marshal

Planning & Zoning Director

APPLICATION APPROVED THIS _____ DAY OF _____, _____ BY THE CALDWELL CITY COUNCIL.

Mayor

City Clerk

Premises Number: 2C-49649

Incorporated City

Idaho State Police

Retail Alcohol Beverage License

Cycle Tracking Number: 173053
ISLD ID: 10147
License Year: 2027
License Number: 49649

This is to certify, that Vertical Venues LLC

doing business as: Vertical Venues

is licensed to sell alcoholic beverages as stated below at:

4916 E. Linden St , Caldwell, Canyon County

Acceptance of a license by a retailer shall constitute knowledge of and agreement to operate by and in accordance to the Alcohol Beverage Code, Title 23. Only the licensee herein specified shall use this license.

County and city licenses are also required in order to operate.

Liquor	Yes	$750.00
Beer	Yes	$50.00
Wine by the bottle	Yes	$0.00
Wine by the glass	Yes	$0.00
Kegs to go	No	
Growlers	No	
Restaurant	No	
On-premises consumption	Yes	$0.00
Multipurpose arena	Yes	$0.00
Plaza	No	
Brewer's Retail	No	

TOTAL FEE: $800.00

VERTICAL VENUES LLC
VERTICAL VENUES
2227 W. NEILSCOTT DR

NAMPA, ID 83651

Mailing Address

Valid
06/01/2026 - 05/31/2027

Expires
05/31/2027

Regular **Item:** 12.

Memorandum

To:

City Council

Meeting Date:

June 1, 2026

Item Name:

Approve Resolution authorizing the execution of the contract with E&H Roofing to remove and replace the roof of the city-owned building located at 304 "A" E. Madison Street, in the amount of $64,800.00,

Summary Statement:

Approve contract with E&H Roofing to remove and replace the roof of 304"A" E. Madison Street, which houses the Electrical Department and the Street signs workshop. The roof has reached the end of its useful life. Three bids were received, with E&H Roofing being the low bidder for $64,800.00. This is budgeted in the current FY26 budget under R&M Building.

Recommended Action:

Approve contract with E&H Roofing to replace the roof on 304"A" E. Madison Street.

Budget: Budgeted

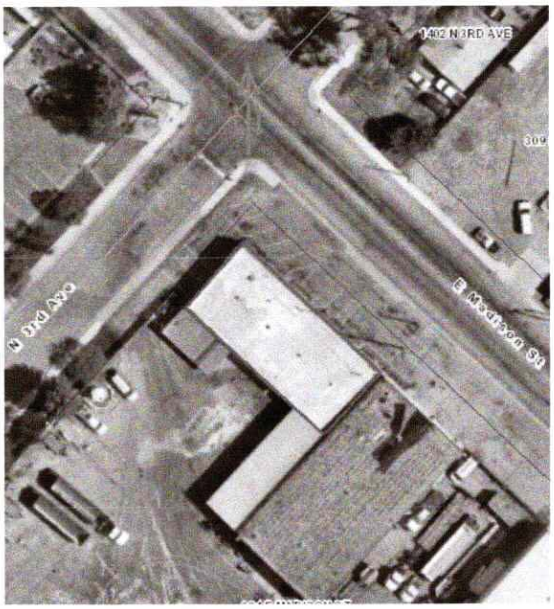
Cost:
GL Account:
Timeline:
Department:
Project Manager:

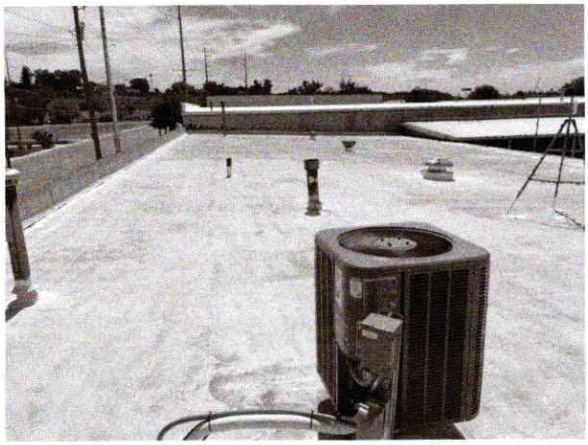
Attachments:

1. CC - E&H Roofing Resolution _6.1.26
2. Bid Proposal for City Electrical Department Building

Bid Proposal for:
New Roof for 304 "A" E. Madison Street
City Electrical Department Building

The City of Caldwell seeks bid proposals to complete a new roof on a City-owned building at 304"C" E. Madison Street.





The existing membrane roof has reached the limits of its useful life. The roof surface is approximately 5,136 square feet (48' x 107'), and additional square footage is necessary to wrap up into the perimeter walls similar to existing. There are approximately 9 openings that all need to be addressed in the same fashion as existing. (2)

The successful bidder shall perform the following scope of work:

1. Once chosen, the successful bidder must be bonded and licensed to work in the City of Caldwell and obtain a vendor license through the City of Caldwell (if not already licensed), including a W-9 and Certificate of Liability, naming the City as additional insured.
2. Obtain a building permit through the City's Building Department.
3. Mobilize to site.
4. Set up proper fall safety per OSHA safety guidelines.
5. Demo and remove existing roof to the plywood deck.
6. Install new roof per the details attached to this proposal and as described herein.
7. Infill walls as needed to properly flash with the TPO.
8. Flash walls up and over with TPO.
9. Install new 24 gauge coping caps to the walls, including 22 gauge clips.
10. Properly waterproof existing 9 roof openings to match existing conditions.

Each bidder will satisfy themselves as to the scope of the work by visiting the site prior to submitting a bid. The roof is most easily accessed from the back and can be viewed Monday-Thursdays from 7:00am to 4:30pm. Prior to submitting bids, all questions may be directed to:

Bruce Mills, PE
Deputy Public Works Director (Transportation)
City of Caldwell
bmills@cityofcaldwell.org
208-455-4689

All bid proposals shall be submitted by email to bmills@cityofcaldwell.org **by no later than 4:00 p.m. on Wednesday, May 27, 2026.**

The City expects to issue a Notice of Award on May 28, 2026. Work may proceed after that date and all work must be completed no later than July 31, 2026, unless extended at the sole discretion of the City.

Bidders shall complete the proposal below and return this document with your signature. The City shall award the project to the bidder who in their sole opinion represents the best interest of the City. Preference will be given to the lowest bid proposal cost, but experience and references may also be considered.

By signing this proposal, the successful bidder includes a 5-year workmanship warranty and a 20-year manufacturer's NDL warranty (labor, workmanship and material warranty).

The contract proposal total bid price shall be full compensation for all labor, equipment, tools and materials necessary to accomplish the work as herein described, including all incidental work not specified herein to accomplish the final product.

By signing this proposal, the bidder acknowledges reading and agrees to the terms of Addendum No. 1 (attached).

ITEM NO.	ITEM DESCRIPTION	ESTIMATED QUANTITY	UNIT	UNIT BID PRICE	TOTAL BID AMOUNT
1	REMOVE AND REPLACE ROOF - COMPLETE	1	LUMP SUM	$64,800.00	$64,800.00

Sixty-four Thousand Eight Hundred and 00 Dollars

CONTRACTOR: E+H Quality Construction Dba E+H Roofing

BY: [signature] Estimator

DATE: 05/27/2026

Addendum No. 1

As a result of questions from bidders, the information contained in this Addendum No. 1 is made part of the bid proposal information and the scope of work to be performed.

1. Approved Equal. The TPO system shall be GAF or approved equal, meeting the same material specifications and including a manufacture's 20-year material and labor warranty.

2. Rather than flashing up and over the walls and adding a coping cap, the bidder may stay below the concrete topping slab and install a surface mount flashing to terminate the membrane system, so long as the manufacturer still warrants the method for the 20-year requirement.

3. The bidder will need to add wood Nailer blocking on the leading edge where the gutter is attached, to match the height of the new TPO system per manufacturer's specifications and approval. Acceptable options are to demo a portion of the existing overhang, or to enclose that area. Whatever option is chosen, the City will require a detail that is approved by the manufacturer to provide the 20-year material and labor warranty.

Bruce Mills, Deputy Public Works Director (Transportation)
5/14/2026

RESOLUTION NO. _____

A RESOLUTION OF THE COUNCIL OF THE CITY OF CALDWELL, IDAHO, AN IDAHO MUNICIPAL CORPORATION, AWARDING A CONTRACT TO E&H ROOFING FOR REROOFING THE CITY ELECTRICAL DEPARTMENT BUILDING AT 304A E. MADISON STREET, AND AUTHORIZING THE MAYOR TO EXECUTE THE RESOLUTION.

NOW, THEREFORE BE IT HEREBY RESOLVED by the Mayor and Council of the City of Caldwell, Idaho, to award a contract to E&H Roofing to reroof the City Electrical Department building at 304A E. Madison Street in the amount of $64,800.00 and authorizing the Mayor to execute this resolution.

PASSED BY THE COUNCIL of the City of Caldwell, Idaho this 1st day of June, 2026.

APPROVED BY THE MAYOR of the City of Caldwell, Idaho this 1st day of June, 2026.

Approved

_____

Eric Phillips, Mayor

ATTEST:

_____

City Clerk

MEMORANDUM

TO: Caldwell City Council

Meeting Date June 1, 20 26

AGENDA ITEM INFORMATION

SUBJECT:

Approval of the replacement of the CPD roof

COST IMPACT: $196,000

FUNDING SOURCE: General Fund 01-8-17-125-87300

TIMELINE:

FINANCE REVIEW: ☑ ***BUDGETED:*** ☑ ***NOT BUDGETED:*** ☐

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

SUMMARY STATEMENT:

After getting three quotes and doing on site discussions of the project, it is recommended to approve the replacement of the police roof for $196,000. This includes the roofing, the patio deck, the caping cover and the front entry deck

RECOMMENDED ACTION:

Approval of Resolution

RESOLUTION NO.

A RESOLUTION AUTHORIZING THE APPROVAL OF UPSON COMPANY FOR THE REPLACEMENT OF THE CALDWELL POLICE DEPARTMENT ROOF

BE IT HEREBY RESOLVED by the Mayor and City Council that the approves the proposal

PASSED BY THE COUNCIL of the City of Caldwell, Idaho this 1st Day of June 2026.

APPROVED BY THE MAYOR of the City of Caldwell, Idaho this 1st day of June 2026.

By _____
Eric Phillips
Mayor

ATTEST:

By ___
City Clerk

ROOFING PROPOSAL
4512 E Ustick Road Caldwell, ID 83605
P/ 208.459.6978 F/208.459.3997
ID RCE# 1405

Roofing
Sheet metal
Upson Company
Raising the roof on quality
www.upsoncompany.com

Project Name: Caldwell Police Station
Prepared for: Larry Sink
Company: Caldwell Facilities Department
Address: Caldwell Idaho

Proposal Date: 5/11/26
Estimator: Richard Perkins
Phone: 455-6953
Fax: 208.459.1412 **Cell:** 208.989.9908
Email: rperkins@upsoncompany.com

PROPOSAL/SCOPE OF WORK: New White TPO reinforced Roofing System reusing existing ballast

INCLUSIONS:

- Provide preconstruction meeting and coordination with Upson Company superintendent and full-time site foreman
- Dedicated Upson Company project engineer for weekly coordination and long-term scheduling
- Dedicated Upson Company Project Manager for entirety of project
- Mobilize the site and set up public protection and worker safety according to OSHA regulations
- Roof load all materials and equipment
- Spot remove existing stone ballast, removing foreign object debris
- Remove and dispose of existing roof system
- Remove and dispose of existing roof flashings and counterflashing's
- Inspect existing insulation board for deterioration and acceptability with membrane manufacture; replace unacceptable insulation. Allowance of 160 sqft of replacement. Additional insulation replacement will be done on a T&M basis.
- Install new .060 mil white membrane roof system over acceptable substrate.
- Includes new flashings for existing walls, curbs, pipes, and drains.
- Install new 24-gauge counterflashing's according to roof manufacturer's directions and details for long term watertightness.
- Provide long-term high elastomeric sealants for reduced yearly maintenance costs
- Includes cutting and patching of EIFS walls where existing roof flashing does not meet roof manufacturers' minimum requirements
- Redistribute existing ballast to recommended 10-15 lbs. per sq ft. Currently some areas exceed maximum coverage weights and other roof areas lack required weight coverage
- Provide final inspection conducted by manufacturers representative for acceptance
- Provide 5-year Upson Company workmanship warranty. Includes 1-year initial maintenance inspection to address any maintenance items.
- Includes Manufactures 20-year warranty.

EXCLUSIONS:

- Mechanical, Electrical or Plumbing required for roof installation. Some electrical work could be needed depending on roof options chosen

NOTES/CLARIFICATIONS:

- Anticipated that all work will be completed during normal working hours with some flexibility required for increased construction noise levels.
- Add option #1 for replacement for membrane under the patio pavers. Patio pavers will be reinstalled and leveled. If budgeting concerns are present this part can be delayed for another budget cycle.
- Add option #2 to install new coping cap along parapet wall tops. Existing EIFS/Stucco is in poor shape and will provide areas of water infiltration. If budgeting concerns are present this part can be delayed for another budget cycle.
- Prefinished metal options will be selected only from manufacturers' standard available colors. No custom colors or specialty finishes

PRICING:

Option	Description	$ COST $
Base bid	60 mil White membrane roofing.	$136,500
Add Option #1	Add option for patio deck roof membrane replacement and reused patio pavers	$29,750
Add Option #2	Install new 24-gauge prefinished coping cap covering existing EIFS/Stucco wall coverings	$23,950
Add Option #3	New roof at Front Entry deck	$5,800.00
Add Option #4	Upgrade to 80 mil in leu of 60 mil white membrane. (30-year material)	To Base Bid: $29,882 To Entry Deck: $300 To Patio Deck: $1,500
Life Cycle Cost per Year	20 years 60 mil Base bid: $6,825.00 30-year 80 mil roof: $5,546.06	
ADD Option #5	Manufactures NDL (No Dollar Limit) Labor and Material warranty for duration of 20 year warranty period.	20 Year: $1,500
	TOTAL all options:	

OTHER GENERAL INCLUSIONS/EXCLUSION: It is understood that the above bid is based upon the completion of the listed items; there may be unforeseen items that need to be addressed. Upson Company assumes no responsibility to interrupt work due to any discrepancies; additional costs may arise due to a lack of information or clarifications.

ADDITIONAL NOTES: The bid is based upon completing the work in accordance with industry standards. The scheduling of start dates, duration of work and project flow must be approved prior to the contract execution by the acting Project Manager of Upson Company. Based on uncertainty regarding the ongoing COVID-19 pandemic; Upson Company reserves its right to an extension of contract time and equitable increase in the contract amount for COVID-19 impacts arising after submission of this proposal; including labor shortages, price escalation, supply chain delays, permitting or inspection delays, and compliance with governmental guidance or restrictions.

• In lieu of including a price escalation provision in this contract, the parties agree that the Contractor/Subcontractor is authorized to purchase materials for this project upon execution of this contract and the contract sum shall be adjusted to include the cost of storage, additional delivery charges, to cover the stored materials. Contractor shall perform the work described herein at the price quoted, provided that in the event the price to the contractor for any materials to be used in the contractor's work shall increase by 2% percent or greater than the price relied upon by the contractor in pre paring and submitting this proposal/contract, then the owner/general contractor agrees that the proposal/contract price shall be increased to this same extent upon the contractor's submitting documentation thereof.

• The imposition of tariffs on construction materials is presently unknown. Steel products, lumber, asphalt, isocyanate, aluminum, and other roofing products and energy costs are sometimes subject to unusual price volatility due to conditions that are beyond the control of the Subcontractor. If a tariff is imposed on materials to be used in this installation or there is a substantial increase in these or other roofing products or energy costs between the date of this Agreement and the time when the Work is performed, the Subcontract Price shall be increased to reflect the additional cost to the Subcontractor, upon submittal of written documentation and advance notice to Contractor. Additionally, Subcontractor shall be entitled to an extension of time for delays beyond the control of Subcontractor, including delays in delivery of materials.

Liability Insurance provided by Travelers Insurance Company (gen aggregate $5,000,000)
Workers' Compensation Insurance provided by Liberty Northwest

TERMS: The bid is based upon the approved progress payments which will be paid in a timely manner. The maximum time in which payments should be received is thirty (30) days from the submitted progress payment date. Upson Company has the right to stop working for unpaid progress payments. All related remobilization costs or related restart costs will be approved and paid for prior to the restart of work. Any discrepancies in the pay request are the sole responsibility of the Contractor/Owner to bring to the attention of Upson Company so they may be remedied and corrected to ensure that payments will not be withheld beyond thirty (30) calendar days.

Note: *pricing on this proposal with be honored for 30 days from proposal date. Idaho Sales Tax is included in the quoted price.*
All past due accounts will be assessed as a 1.5% per month late fee.

AUTHORIZATION: I have chosen option(s) _____. I authorize Upson Company to proceed with the project, and I accept the terms of this agreement.

Name: _____ Company: _____

Signature: _____ Date: _____

Regular **Item:** 14.

Memorandum

To:

City Council

Meeting Date:

June 1, 2026

Item Name:

Approve the Findings of Facts and Conclusions of Law for Enclave No. 1 Final Plat (SFP25-000023).

Summary Statement:

Recommended Action:

Budget:

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

Attachments:

1. SR_CC_Enclave Subdivision No. 1_2026-06-01

Caldwell Planning & Zoning Department

STAFF REPORT / FINDINGS

Consent Item | City Council | 6/1/2026

Staff Planner: Garline Davis, Planner

CASE NO(s): SFP25-000023
Project Name: Enclave Subdivision No. 1

STAFF REVIEW SUMMARY

Staff finds the final plat **IS** compliant with all applicable codes, regulations, and policies, and is in conformance with the approved preliminary plat. Staff recommends if approved, the approvals be subject to the conditions listed in the Findings of Fact, Conclusion of Law, and Decision herein.

CITY COUNCIL DECISION

This will be updated to reflect the city council decision after the meeting and prior to signature.

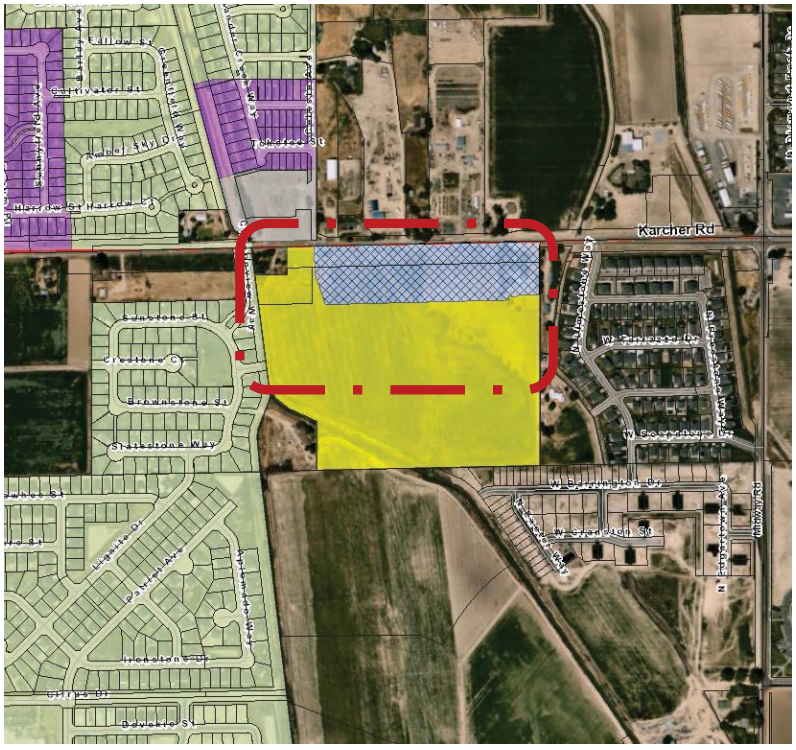
City Council APPROVED / DENIED the final plat at the 6/1/2026 City Council meeting.

PROJECT SUMMARY:

Proposed Land Use Applications:

- Final Plat for Enclave Subdivision No. 1 consisting of 68 single-family residential lots, 5 commercial lots, and 16 common lots on approximately 22.59 acres in the R-2 and H-C zoning districts.

Project Name:	Enclave Subdivision No. 1
Applicant:	SD Land Consulting
Property Owner:	TVD Enclave LLC
Parcel ID Number(s):	R3279500000 and R3279501000
Property or Project Size:	22.59 ac. (phase 1)



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 ENCLAVE SUBDIVISION NO. 1 CONSISTING OF 68 RESIDENTIAL BUILDING LOTS, 5 COMMERCIAL BUILDING LOTS, AND 16 COMMON LOTS ON APPROXIMATELY 22.59 ACRES IN THE R-2 AND H-C ZONING DISTRICTS

Property Owner: TVD Enclave LLC

FINDINGS OF FACT, CONCLUSIONS OF LAW AND DECISION

Case No. SFP25-000023

I. FINDINGS OF FACTS

1. **APPLICANT:** SD Land Consulting

2. **PROPERTY OWNER:** TVD Enclave LLC

3. **APPLICATION REQUEST:** Final Plat for Enclave Subdivision No. 1 consisting of 68 single-family residential building lots, 5 commercial building lots, and 16 common lots on approximately 22.59 acres in the R-2 and H-C zoning districts.

4. **SITE ADDRESS AND LOCATION:** The subject site is located on the south side of HWY 55/Karcher Rd., approximately 1/3 mile west of the Karcher Rd./Midway Rd. intersection, with a property address of 12269 Karcher Rd. and described as a portion of the NE ¼ of the NW ¼ and NW ¼ of the NE ¼ of Section 13, T3N, R3W, Boise Meridian, City of Caldwell, Canyon County, Idaho.

5. **ASSESSOR PARCEL NUMBER(S):** R3279500000 and R3279501000

6. **PROPERTY SIZE:** Phase 1 is approximately 22.59 acres, more or less

7. **PUBLIC NOTICING:**

The planning and zoning department notifies all political subdivisions providing services within the planning jurisdiction, including school districts who will be impacted by any changes that have been proposed from what was originally approved on the preliminary plat.

Review of the final plat submitted determined there were no modifications proposed that would necessitate additional public agency notifications.

8. **PRELIMINARY PLAT AND DEVELOPMENT BACKGROUND AND HISTORY:**

The preliminary plat approval for Enclave Subdivision (SPP25-000006, ZON25-000001, & DEV25-000004) was signed by the City Council on 7/7/2025.

This is the first phase of development for this subdivision and consists of approximately 22.59 acres and includes 68 single-family residential lots and all of the approved commercial lots (five lots) along Karcher Rd.

9. **APPLICABLE REGULATIONS AND GUIDING DOCUMENTS:**

a. City of Caldwell Zoning Ordinance No. 1451, as amended
b. City of Caldwell Subdivision Ordinance, as amended
c. Idaho Code, Title 67, Chapter 65, Local Planning Act

10. **STAFF REVIEW AND ANALYSIS:**

Residential Type	**# of Lots**			
	PP	FP No. 1	FP No. 2	Remaining
Single-Family Detached	152	68	TBD	84
Common Lots	n/a	16	TBD	n/a
Residential Type - Buildings				
	PP	FP No 1	FP No 2	Remaining
Single-Family Detached	152	68	TBD	84

Non-Residential				
	PP	FP No. 1	FP No. 2	Remaining
Commercial Acreage	4.14 ac.	4.14 ac.	n/a	0
Open Space Acreage	5.8 ac.	2.72 ac.	TBD	3.08 ac.
Amenities Approved	Dog park, fire pit area, active playground with shade structures (2 separate areas), wildflower garden with seating, multi-use open space area, and regional pathway along Wilson Drain	Segment of regional pathway	TBD	All amenities listed still remain, including the remaining regional pathway segment along the Wilson Drain

Staff Comment: *Construction drawings (CD25-000049) and the proposed final plat have been reviewed for conformance with city codes and with the approved preliminary plat. The Planning and 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 Enclave Subdivision No. 1 consisting of 68 single-family residential building lots, 5 commercial building lots, and 16 common lots on approximately 22.59 acres in the R-2 (Community Residential) and H-C (Mixed-Use/Regional Commercial) zoning districts on Parcels R3279500000 & R3279501000, located in the NE ¼ of the NW ¼ and NW ¼ of the NE ¼ of Section 13, T3N, R3W, Boise Meridian, City of Caldwell, Canyon County, Idaho, the subject application was placed on the 6/1/2026 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 (SFP25-000023), are subject to the adherence of the following conditions:

A. Site Specific Requirements:

1. Future development shall be substantially consistent with all approved plans herein and all existing conditions for entitlements associated with Enclave Subdivision (SPP25-000006, ZON25-000001, & DEV25-000004), including the recorded Development Agreement (Inst. #2025-040052).

2. Prior to Final Plat Signature approval, plat note #15 shall be revised to include the verbiage: "…owned and maintained."

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 Enclave Subdivision No. 1 consisting of 68 single-family residential lots, 5 commercial lots, and 16 common lots on approximately 22.59 acres in the R-2 (Community Residential) and H-C (Mixed-Use/Regional Commercial) zoning districts on Parcels R3279500000 & R3279501000, located in the NE ¼ of the NW ¼ and NW ¼ of the NE ¼ of Section 13, T3N, R3W, Boise Meridian, City of Caldwell, Canyon County, Idaho, is **APPROVED SUBJECT TO THE CONDITIONS OF APPROVAL LISTED HEREIN.**

These Findings of Fact, Conclusions of Law and Decision are for Enclave Subdivision No. 1 approved and adopted by the Caldwell City Council on this date, June 1, 2026.

_____ _____

Eric Phillips, Mayor Date of Decision

ATTEST:

_____

Kristina Buchan, City Clerk
City of Caldwell

EXHIBIT 1

Application Documents

- Application
- Narrative
- 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*)	Enclave No. 1 Subdivision
Site Address(s): *Upload separate attached sheet if more than six (6) site addresses*	12509 Karcher Road 12269 Karcher Road
Suite #s:	
Parcel #s:	R3279500000 R3279501000
Total Acres:	22.59
Prior Use of Property:	Open Field
Proposed Use of Property:	Commercial and Single family 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	☐ C-1	☐ M-1		☐ D-CC	☐ A-D
	☐ RS-1	☐ C-2	☐ M-2		☐ C-CB	☐ C-D
	☐ RS-2	☐ C-3	☐ I-P		☐ T-N	☐ H-D
	☐ R-1	☐ C-4				☐ P-D
	☐ R-2	☐ H-C				
	☐ R-3					

Select the Overlay District for the Subject Parcel(s): *(check all that apply)*	☑ Not in Overlay Zone	☐ ED-1	☐ FP-1	☐ HD-1	☐ SO-1	☐ UD-1
	☐ APO-1			☐ HD-2	☐ SO-2	☐ UD-2
	☐ APO-2			☐ HD-3	☐ SO-3	☐ UD-3

City of Caldwell Comprehensive Plan Designation of Subject Parcel(s): *(check all that apply)*	☐ Neighborhood 1	☐ Downtown
	☐ Neighborhood 2	☑ Mixed Use Center
	☐ Neighborhood 3	☐ Community Center
	☐ Urban Neighborhood	☐ Special Purpose

Is/Are Subject Parcel(s) located within an "Area Hub" as indicated within the City of Caldwell Comprehensive Plan?

☐ Yes ☑ No

III. Applicant Information

Note: If applicant is an LLC, proof of authorized signer will be required from the Secretary of State.

Name:	Thomas Coleman
Company Name: *(if applicable)*	TVD Enclave LLC
Mailing Address:	1414 W Bannock Ave Boise, ID 83702

Phone:	208-340-8305	**Email:**	treasurevalleydevelopment@gmail.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:	
Mailing Address:	
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:	Jeremy Foster
Company Name: *(if applicable)*	CK Engineering
Mailing Address:	1300 E State Street Eagle, ID 83616

Phone:	208-639-1992	**Email:**	jeremy@ck-engineers.com

VIII. Landscape Architect Information *(fill out, if applicable)*

Name:	Emily Voges
Company Name: *(if applicable)*	
Mailing Address:	1889 W Grand Teton Drive Meridian, ID 83646

Phone:	818-983-5347	**Email:**	emily.voges@gmail.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)

Thomas Coleman — Applicant / Applicant's Representative Printed Name

9-24-25 — 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	☐
☐ N/A Owner	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:	22.59 acres	Total Acreage of Any Out-Parcels:	
Residential / Multi-Family Information:			
Total # of Lots:	75 lots	Total # of Dwelling Units:	70 units
# of Residential Lots	70 lots	# of Single-Family (detached or townhomes):	70 units
# of Common Lots	18 Lots	# of Duplex Dwelling Units:	N/A
Total Acreage of Common Lots:		# of Triplex Dwelling Units:	N/A
Minimum Lot Size:	4,012 s.f.	# of 4-, 5-, or Six Family Dwelling Units:	N/A
Maximum Lot Size:	9,222 s.f	# of Multi-Family Dwelling Units:	N/A
Average Lot Size:	4,944 s.f.	Dwelling Units per Gross Acre:	5.99 units/acre
Minimum Street Frontage:		Minimum Lot Width:	
Commercial / Industrial Information:			
# of Commercial Lots:	5 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.

Thomas Coleman

Printed Name

9-23-25

Date

Signature

The applicant is the:

☑ Property Owner

☐ Property Owner's Agent/Representative

September 23, 2025

City of Caldwell
Planning and Zoning
205 S 6th Ave
Caldwell Idaho, 83605

RE: Enclave No. 1 Subdivision – Final Plat Application

Dear Planning Staff,

On behalf of TVD Enclave LLC, please accept this application for a final plat application for phase 1 for Enclave Subdivision. This final plat consists of a total 75 lots with 5 commercial lots and 70 residential lots zoned R-2 zone.

The site is in conformance with the approved preliminary plat SPP25-06, and will meet all the conditions of approval prior to the recording of the final plat.

We look forward with working with staff and if you have any questions, please reach out to me at 208-250-6161 or at sdlandconsulting@outlook.com.

Thanks for your assistance with our application,

Sabrina Durtschi

Sabrina Durtschi

ENCLAVE

BEFORE DIGGING, CALL DIGLINE AT 1-800-342-1585

REVISIONS:

ENCLAVE SUBDIVISION #1
CALDWELL, CANYON COUNTY, ID

FINAL PLAT
(1 OF 8)

CK ENGINEERING
1306 E. STATE ST., SUITE 102
EAGLE, ID 83616
PHONE 208-639-1992

DRAWN BY: JSF/JM
CHECKED BY: JSF
DATE: 03/19/26
FILE: 200-ENCLAVE_PLAT.DWG
DIR: J:\PROJECTS\2024\200-ENCLAVE - CALDWELL\CADD\PLAT\200-ENCLAVE_PLAT.DWG

SHEET C2.0

Plat Showing

Enclave Subdivision No. 1

Located in the Northeast 1/4 of the Northwest 1/4 and the Northwest 1/4 of the Northeast 1/4 of Section 13, Township 3 North, Range 3 West, Boise Meridian, City of Caldwell, Canyon County, Idaho.
2026

Book Page

IDAHO SURVEY GROUP, LLC
9559W. EMERALD ST
BOISE, IDAHO 83704
(208) 846-8570
WWW.IDAHOSURVEY.COM

Job No. 24-355
Sheet 1 of 8



BEFORE DIGGING, CALL DIGLINE AT 1-800-342-1585

SHEET C2.1

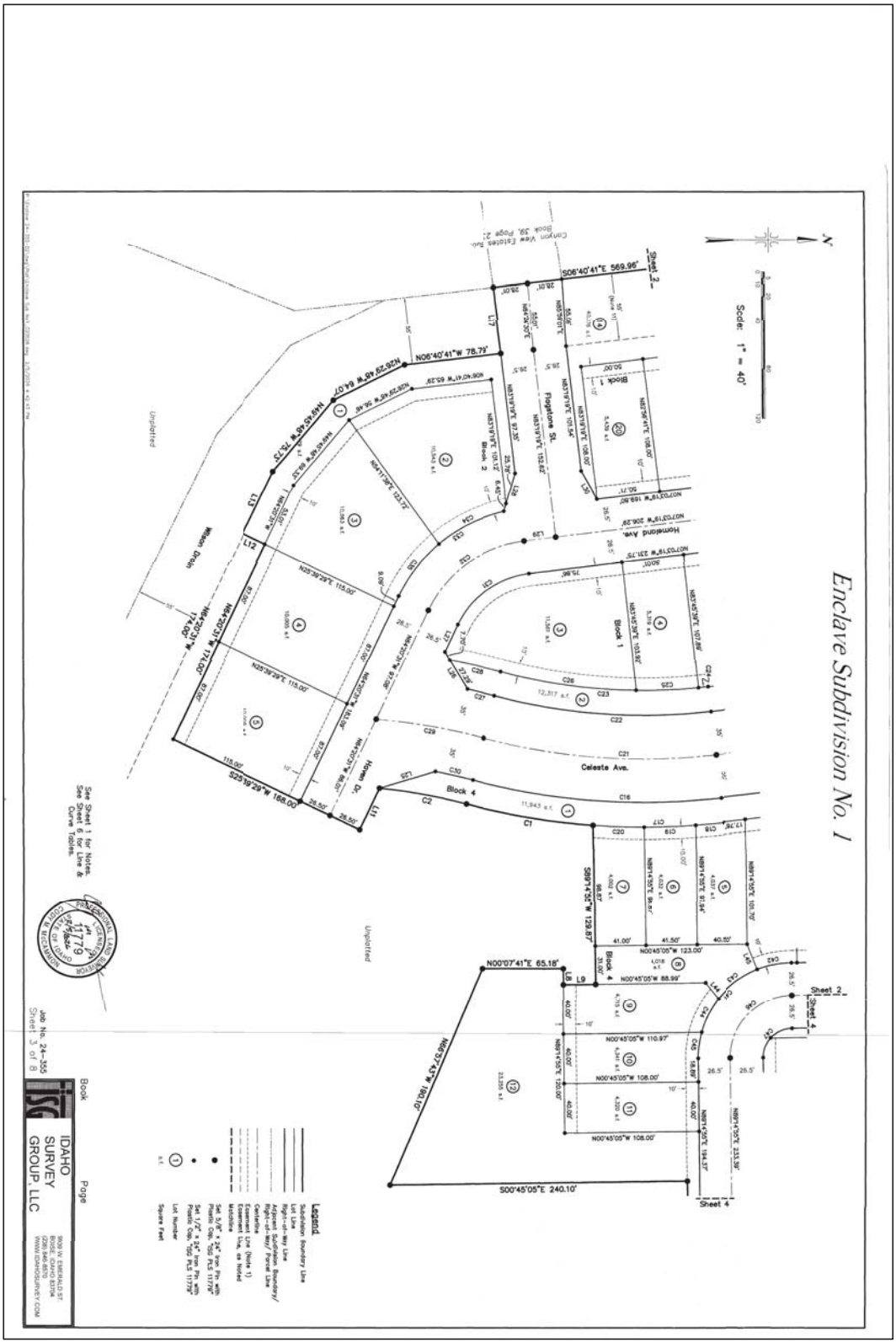
CK ENGINEERING
1300 E. STATE ST., SUITE 102
EAGLE, ID 83616
PHONE 208-639-1992

DRAWN BY: JSE/DL
CHECKED BY: JSE
DATE: 03/19/26
FILE: 200-ENCLAVE_PLAT.DWG
DIR: D:\THOMAS COLEMAN\ENCLAVE - CALDWELL\CKDWGS\PHASE 1

FINAL PLAT
(2 OF 8)

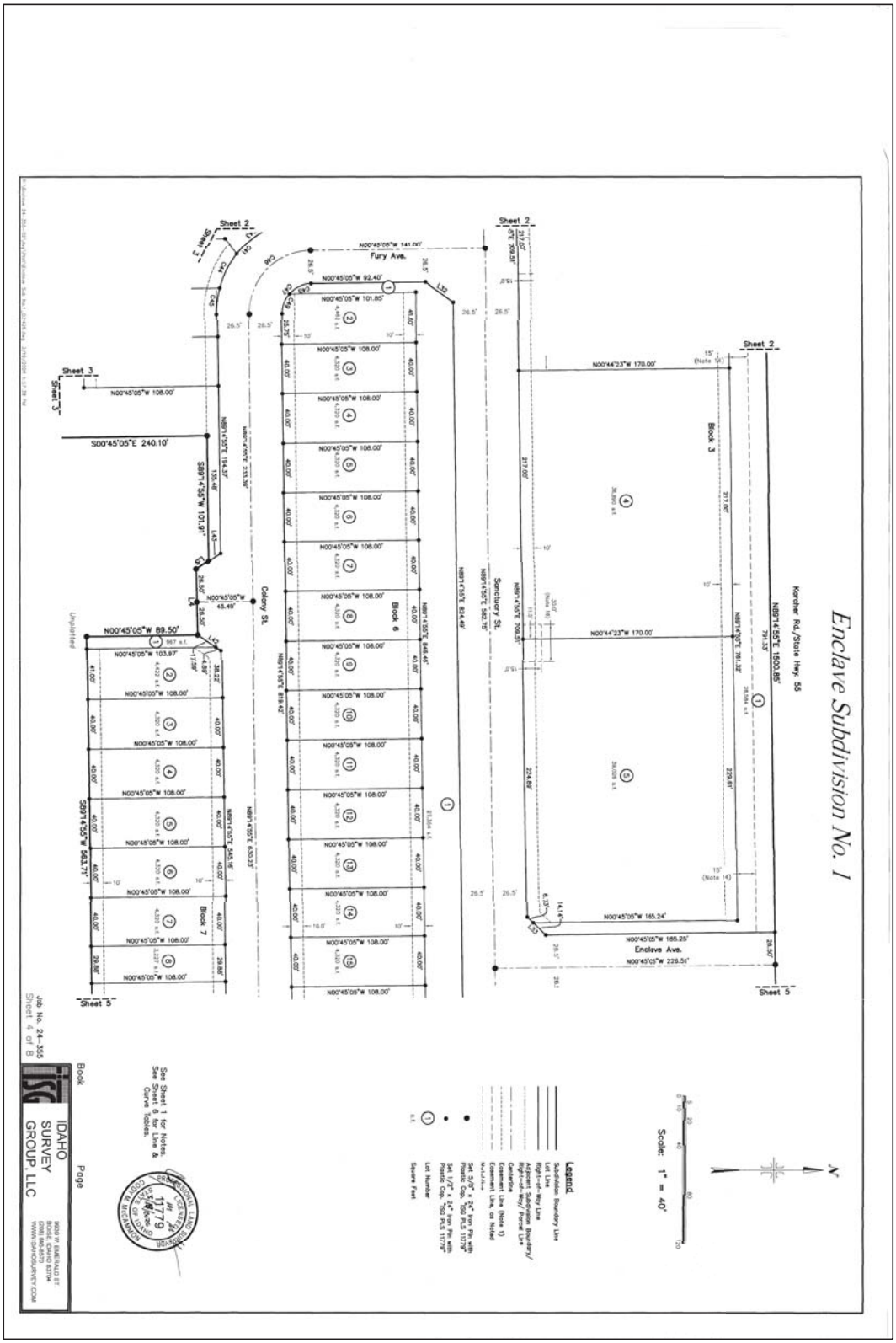
ENCLAVE SUBDIVISION #1
CALDWELL, CANYON COUNTY, ID

REVISIONS:



BEFORE DIGGING, CALL DIGLINE AT 1-800-342-1585

SHEET					
C2.2		**CK ENGINEERING** 1300 E. STATE ST., SUITE 102 EAGLE, ID 83616 PHONE 208-639-1992 DRAWN BY: JSE/DL CHECKED BY: JSF DATE: 03/19/26 FILE: 200-ENCLAVE_PLAT.DWG DIR: D:\THOMAS COLEMAN\ENCLAVE - CALDWELL\CKDWGS\PHASE 1	FINAL PLAT (3 OF 8)	ENCLAVE SUBDIVISION #1 CALDWELL, CANYON COUNTY, ID	REVISIONS:



BEFORE DIGGING, CALL DIGLINE AT 1-800-342-1585

SHEET C2.3

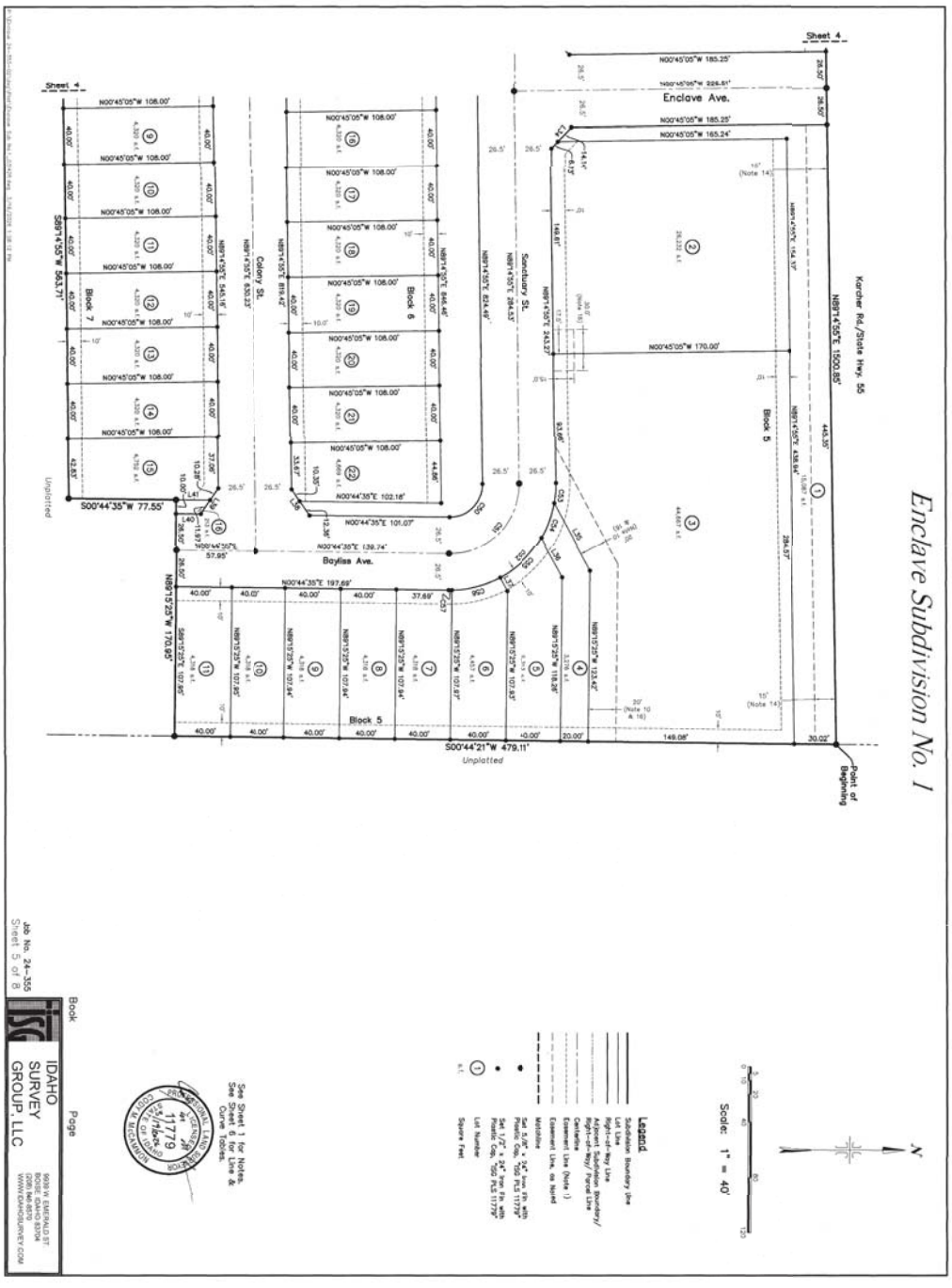
CK ENGINEERING
1300 E. STATE ST., SUITE 102
EAGLE, ID 83616
PHONE 208-639-1992

DRAWN BY: JSE/DL
CHECKED BY: JSF
DATE: 03/19/26
FILE: 200-ENCLAVE_PLAT.DWG
DIR: D:\THOMAS COLEMAN\ENCLAVE - CALDWELL\CKDWGS\PHASE 1

FINAL PLAT
(4 OF 8)

ENCLAVE SUBDIVISION #1
CALDWELL, CANYON COUNTY, ID

REVISIONS:



BEFORE DIGGING, CALL DIGLINE AT 1-800-342-1585

SHEET					
C2.4		**CK ENGINEERING** 1300 E. STATE ST., SUITE 102 EAGLE, ID 83616 PHONE 208-639-1992 DRAWN BY: JSE/DL CHECKED BY: JSF DATE: 03/19/26 FILE: 200-ENCLAVE_PLAT.DWG DIR: D:\THOMAS COLEMAN\ENCLAVE - CALDWELL\CIVIL\PHASE 1	FINAL PLAT (5 OF 8)	ENCLAVE SUBDIVISION #1 CALDWELL, CANYON COUNTY, ID	REVISIONS:

BEFORE DIGGING, CALL DIGLINE AT 1-800-342-1585

REVISIONS:	ENCLAVE SUBDIVISION #1 CALDWELL, CANYON COUNTY, ID	FINAL PLAT (6 OF 8)	CK ENGINEERING 1306 E. STATE ST., SUITE 102 EAGLE, ID 83616 PHONE 208-629-1992 DRAWN BY: JSF/JM CHECKED BY: JSF DATE: 03/19/26 FILE: 250-ENCLAVE_PLAT.DWG DIR: J:\PROJECTS\250-ENCLAVE - CALDWELL\CHOSEN\PHASE 1		SHEET C2.5

Enclave Subdivision No. 1

Line Table		
Line	Bearing	Length
L1	N89°15'25"W	170.65'
L2	S00°44'35"W	77.00'
L3	N00°45'05"W	89.50'
L4	S88°43'54"W	53.00'
L5	N34°10'30"W	11.06'
L6	S89°14'55"W	101.91'
L7	N00°07'41"E	65.18'
L8	N89°14'55"E	12.95'
L9	N00°45'05"W	28.50'
L10	S89°14'55"W	129.97'
L11	S4°20'31"E	37.19'
L12	S0°39'29"W	20.10'
L13	N4°09'44"W	55.94'
L14	N49°45'48"W	75.73'
L15	N38°29'48"W	64.07'
L16	N36°45'41"W	76.79'
L17	S52°49'53"W	55.00'
L18	N31°18'19"E	39.36'
L19	N63°45'39"E	31.00'
L20	N00°45'05"W	51.66'
L21	N00°45'05"W	39.85'
L22	N00°45'05"W	38.37'
L23	N31°10'05"E	41.76'

Line Table		
Line	Bearing	Length
L24	N44°14'22"E	34.81'
L25	N16°47'17"W	46.92'
L26	N58°35'06"E	34.99'
L27	S64°20'31"E	24.41'
L28	S73°39'29"W	32.24'
L29	S07°03'31"E	25.64'
L30	N65°39'14"E	26.31'
L31	N37°09'29"W	12.95'
L32	N35°39'29"E	27.45'
L33	S44°14'04"W	28.87'
L34	S45°45'05"E	28.87'
L35	S81°47'48"W	56.45'
L36	S81°47'48"W	32.54'
L37	S81°47'48"W	15.92'
L38	N35°45'43"E	22.70'
L39	N55°56'08"W	22.24'
L40	S00°44'35"W	118.04'
L41	S00°44'35"W	24.62'
L42	N33°53'31"E	22.48'
L43	N34°10'30"W	11.88'
L44	N51°36'13"E	116.42'
L45	N68°17'22"E	22.22'

Easement Line Table		
Line	Bearing	Length
E1	S89°14'55"W	15.00'
E2	S00°45'05"E	25.00'
E3	S89°14'55"W	17.00'

Curve Table						
Curve	Length	Radius	Delta	Chord Bearing	Chord Length	
C1	104.01'	555.00'	10°44'14"	S09°31'48"W	103.86'	
C2	71.13'	445.00'	9°09'31"	S10°19'07"W	71.06'	
C3	120.19'	255.00'	21°33'12"	S11°31'41"E	119.02'	
C4	83.87'	249.00'	21°33'12"	S11°31'41"E	83.12'	
C5	85.56'	218.50'	22°26'40"	S11°56'23"E	85.05'	
C6	76.43'	188.00'	23°17'53"	S12°23'52"E	75.90'	
C7	66.56'	188.00'	22°41'57"	S12°41'39"E	66.12'	
C8	110.65'	555.00'	11°25'23"	N18°19'56"W	110.47'	
C9	70.73'	535.00'	7°34'28"	N20°15'25"W	70.67'	
C10	143.68'	500.00'	16°27'54"	N14°57'48"W	143.19'	
C11	126.40'	465.00'	15°34'28"	N14°31'04"W	126.01'	
C12	35.93'	500.00'	4°07'03"	N06°47'32"W	35.92'	
C13	120.96'	445.00'	15°34'28"	N14°31'04"W	120.59'	
C14	93.31'	445.00'	12°00'31"	N01°10'24"W	93.14'	
C15	27.04'	445.00'	3°28'55"	N08°28'18"W	27.04'	
C16	205.96'	535.00'	21°27'44"	N04°59'01"E	200.76'	
C17	105.50'	555.00'	10°53'39"	N01°17'06"W	105.34'	
C18	22.82'	555.00'	2°21'36"	N05°32'32"W	22.82'	
C19	41.55'	555.00'	4°17'12"	N02°13'17"W	41.55'	
C20	41.06'	555.00'	4°14'18"	N02°02'29"E	41.05'	
C21	188.70'	500.00'	21°37'44"	N04°59'01"E	187.63'	
C22	175.53'	465.00'	21°37'44"	N04°59'01"E	174.49'	
C23	187.98'	445.00'	21°37'44"	N04°59'01"E	186.89'	
C24	7.76'	445.00'	0°59'58"	N09°13'51"W	7.76'	
C25	50.13'	445.00'	6°27'17"	N02°30'13"W	50.11'	
C26	110.09'	445.00'	14°10'22"	N07°48'39"E	109.81'	
C27	22.85'	535.00'	2°26'50"	S12°42'28"W	22.85'	
C28	42.82'	555.00'	4°24'01"	S12°41'52"W	42.81'	
C29	88.20'	500.00'	10°06'27"	S09°50'39"W	88.09'	
C30	30.83'	465.00'	3°48'36"	S13°39'34"W	30.82'	

Curve Table						
Curve	Length	Radius	Delta	Chord Bearing	Chord Length	
C31	73.49'	75.50'	37°17'13"	S35°41'56"E	70.47'	
C32	99.98'	100.00'	57°17'13"	S35°41'56"E	95.87'	
C33	113.27'	126.50'	51°18'08"	S38°41'38"E	109.52'	
C34	59.77'	126.50'	27°04'12"	S26°34'31"E	59.21'	
C35	53.50'	126.50'	24°13'56"	S53°13'34"E	53.11'	
C36	17.46'	13.00'	84°19'36"	S35°59'27"W	16.01'	
C37	261.18'	58.00'	258°04'53"	N53°56'11"W	86.26'	
C38	1.29'	58.00'	1°16'27"	N77°23'01"E	1.29'	
C39	203.20'	58.00'	200°42'40"	N23°37'03"W	114.11'	
C40	63.37'	58.00'	62°36'10"	S24°43'01"W	60.27'	
C41	120.17'	76.50'	90°00'00"	S45°45'05"E	108.19'	
C42	28.19'	76.50'	21°06'40"	S11°18'24"E	28.03'	
C43	39.98'	76.50'	29°56'43"	S36°48'36"E	39.51'	
C44	30.53'	76.50'	22°52'08"	S69°31'41"E	30.42'	
C45	21.39'	76.50'	16°01'28"	S82°44'30"E	21.32'	
C46	78.54'	50.00'	90°00'00"	S45°45'05"E	70.71'	
C47	36.91'	23.50'	90°00'00"	S45°45'05"E	33.23'	
C48	19.32'	23.50'	47°04'55"	S24°37'37"E	18.96'	
C49	17.46'	23.50'	42°35'05"	S69°22'32"E	17.06'	
C50	37.53'	23.50'	91°29'40"	N45°00'15"W	33.66'	
C51	79.64'	50.00'	91°29'40"	N45°00'15"W	71.63'	
C52	122.18'	76.50'	91°29'40"	N45°00'15"W	109.59'	
C53	14.54'	76.50'	10°53'37"	N85°18'21"W	14.52'	
C54	26.88'	76.50'	20°07'55"	N69°47'40"W	26.74'	
C55	42.09'	76.50'	31°31'31"	N43°57'57"W	41.56'	
C56	36.34'	76.50'	27°12'55"	N14°35'44"W	36.00'	
C57	2.31'	76.50'	1°43'54"	N00°07'41"W	2.31'	

Curve Table						
Curve	Length	Radius	Delta	Chord Bearing	Chord Length	
C1	104.01'	555.00'	10°44'14"	S09°31'48"W	103.86'	
C2	71.13'	445.00'	9°09'31"	S10°19'07"W	71.06'	
C3	120.19'	255.00'	21°33'12"	S11°31'41"E	119.02'	
C4	83.87'	249.00'	21°33'12"	S11°31'41"E	83.12'	
C5	85.56'	218.50'	22°26'40"	S11°56'23"E	85.05'	
C6	76.43'	188.00'	23°17'53"	S12°23'52"E	75.90'	
C7	66.56'	188.00'	22°41'57"	S12°41'39"E	66.12'	
C8	110.65'	555.00'	11°25'23"	N18°19'56"W	110.47'	
C9	70.73'	535.00'	7°34'28"	N20°15'25"W	70.67'	
C10	143.68'	500.00'	16°27'54"	N14°57'48"W	143.19'	
C11	126.40'	465.00'	15°34'28"	N14°31'04"W	126.01'	
C12	35.93'	500.00'	4°07'03"	N06°47'32"W	35.92'	
C13	120.96'	445.00'	15°34'28"	N14°31'04"W	120.59'	
C14	93.31'	445.00'	12°00'31"	N01°10'24"W	93.14'	
C15	27.04'	445.00'	3°28'55"	N08°28'18"W	27.04'	
C16	205.96'	535.00'	21°27'44"	N04°59'01"E	200.76'	
C17	105.50'	555.00'	10°53'39"	N01°17'06"W	105.34'	
C18	22.82'	555.00'	2°21'36"	N05°32'32"W	22.82'	
C19	41.55'	555.00'	4°17'12"	N02°13'17"W	41.55'	
C20	41.06'	555.00'	4°14'18"	N02°02'29"E	41.05'	
C21	188.70'	500.00'	21°37'44"	N04°59'01"E	187.63'	
C22	175.53'	465.00'	21°37'44"	N04°59'01"E	174.49'	
C23	187.98'	445.00'	21°37'44"	N04°59'01"E	186.89'	
C24	7.76'	445.00'	0°59'58"	N09°13'51"W	7.76'	
C25	50.13'	445.00'	6°27'17"	N02°30'13"W	50.11'	
C26	110.09'	445.00'	14°10'22"	N07°48'39"E	109.81'	
C27	22.85'	535.00'	2°26'50"	S12°42'28"W	22.85'	
C28	42.82'	555.00'	4°24'01"	S12°41'52"W	42.81'	
C29	88.20'	500.00'	10°06'27"	S09°50'39"W	88.09'	
C30	30.83'	465.00'	3°48'36"	S13°39'34"W	30.82'	

Curve Table						
Curve	Length	Radius	Delta	Chord Bearing	Chord Length	
C31	73.49'	75.50'	37°17'13"	S35°41'56"E	70.47'	
C32	99.98'	100.00'	57°17'13"	S35°41'56"E	95.87'	
C33	113.27'	126.50'	51°18'08"	S38°41'38"E	109.52'	
C34	59.77'	126.50'	27°04'12"	S26°34'31"E	59.21'	
C35	53.50'	126.50'	24°13'56"	S53°13'34"E	53.11'	
C36	17.46'	13.00'	84°19'36"	S35°59'27"W	16.01'	
C37	261.18'	58.00'	258°04'53"	N53°56'11"W	86.26'	
C38	1.29'	58.00'	1°16'27"	N77°23'01"E	1.29'	
C39	203.20'	58.00'	200°42'40"	N23°37'03"W	114.11'	
C40	63.37'	58.00'	62°36'10"	S24°43'01"W	60.27'	
C41	120.17'	76.50'	90°00'00"	S45°45'05"E	108.19'	
C42	28.19'	76.50'	21°06'40"	S11°18'24"E	28.03'	
C43	39.98'	76.50'	29°56'43"	S36°48'36"E	39.51'	
C44	30.53'	76.50'	22°52'08"	S69°31'41"E	30.42'	
C45	21.39'	76.50'	16°01'28"	S82°44'30"E	21.32'	
C46	78.54'	50.00'	90°00'00"	S45°45'05"E	70.71'	
C47	36.91'	23.50'	90°00'00"	S45°45'05"E	33.23'	
C48	19.32'	23.50'	47°04'55"	S24°37'37"E	18.96'	
C49	17.46'	23.50'	42°35'05"	S69°22'32"E	17.06'	
C50	37.53'	23.50'	91°29'40"	N45°00'15"W	33.66'	
C51	79.64'	50.00'	91°29'40"	N45°00'15"W	71.63'	
C52	122.18'	76.50'	91°29'40"	N45°00'15"W	109.59'	
C53	14.54'	76.50'	10°53'37"	N85°18'21"W	14.52'	
C54	26.88'	76.50'	20°07'55"	N69°47'40"W	26.74'	
C55	42.09'	76.50'	31°31'31"	N43°57'57"W	41.56'	
C56	36.34'	76.50'	27°12'55"	N14°35'44"W	36.00'	
C57	2.31'	76.50'	1°43'54"	N00°07'41"W	2.31'	

IDAHO SURVEY GROUP, LLC
9939 W. EMERALD ST.
BOISE, IDAHO 83704
(208) 846-9570
WWW.IDAHOSURVEY.COM

Book Page

Job No. 24-355
Sheet 6 of 8

Enclave Subdivision No. 1

Certificate Of Owners

Know all men by these presents: that TVD Enclave, LLC, an Idaho Limited Liability Company is the Owner of the Property described as follows:

A parcel of land located in the Northeast 1/4 of the Northwest 1/4 and the Northwest 1/4 of the Northeast 1/4 of Section 13, Township 3 North, Range 3 West, Boise Meridian, City of Caldwell, Canyon County, Idaho, more particularly described as follows:

Commencing at the 1/4 corner common to Sections 12 and 13, T.3N., R.3W., B.M., from which the Section corner common to Sections 7 and 18, T.3N., R.2W., B.M., and said Sections 12 and 13 bears, North 89°21'40" East, 2650.95 feet; thence North 89°21'40" East, 1325.47 feet to the East 1/16 corner common to said Sections 12 and 13; thence on the east boundary line of the Northwest 1/4 of the Northeast 1/4, South 00°44'21" West, 121.65 feet to the POINT OF BEGINNING;

thence continuing South 00°44'21" West, 479.11 feet;
thence leaving said east boundary line, North 89°15'25" West, 170.95 feet;
thence South 00°44'35" West, 77.55 feet;
thence South 89°14'55" West, 563.71 feet;
thence North 00°45'05" West, 89.50 feet;
thence South 88°43'54" West, 53.00 feet;
thence North 34°10'30" West, 11.06 feet;
thence South 89°14'55" West, 101.91 feet;
thence South 00°45'05" East, 240.10 feet;
thence North 66°57'43" West, 190.10 feet;
thence North 00°07'41" East, 65.18 feet;
thence North 89°14'55" East, 12.95 feet;
thence North 00°45'05" West, 26.00 feet;
thence South 89°14'55" West, 129.87 feet;
thence 104.01 feet on the arc of a non-tangent curve to the right having a radius of 555.00 feet, a central angle of 10°44'14", and a long chord which bears South 09°31'48" West, 103.86 feet;
thence 71.13 feet on the arc of a reverse curve to the left having a radius of 445.00 feet, a central angle of 09°09'31", and a long chord which bears South 10°19'07" West, 71.06 feet;
thence South 64°29'31" East, 37.19 feet;
thence South 25°39'29" West, 168.00 feet;
thence North 64°29'31" West, 174.00 feet;
thence South 25°39'29" West, 20.10 feet;
thence North 64°09'44" West, 55.84 feet;
thence North 49°45'48" West, 75.73 feet;
thence North 26°29'48" West, 64.07 feet;
thence North 06°48'41" West, 78.79 feet;
thence South 82°49'53" West, 55.00 feet to the easterly boundary line of Canyon View Estates Subdivision as filed in Book 39 of Plats at Page 23, records of Canyon County, Idaho;
thence on said easterly boundary line, North 06°40'41" West, 569.96 feet to the south right-of-way line of Karcher Road/State Highway 55;
thence leaving said easterly boundary line on said south right-of-way line the following three (3) courses and distance:
South 89°12'41" East, 192.71 feet;
North 01°18'19" East, 39.26 feet;
North 89°14'55" East, 1,500.85 feet to the POINT OF BEGINNING.

Containing 22.677 acres, more or less.

It is the intention of the undersigned to hereby include the above described property in this plat and to dedicate to the public, the public streets 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 such other uses as designated hereon, no permanent structure other than for such utility purposes or such 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 an existing City of Caldwell main line and City of Caldwell has agreed in writing to serve all the lots in this Subdivision. TVD Enclave, LLC hereby certifies that surface water for irrigation is reasonably available, per Idaho Code 67-6537, and that I am in compliance with Idaho Code 31-3805.

TVD Enclave, LLC, an Idaho Limited Liability Company

Thomas M. Coleman Jr., Member

Acknowledgment

State of Idaho }
County of Ada } s.s.

This record was acknowledged before me on this ____ day of _____, 2026 by Thomas M. Coleman Jr., as Member of TVD Enclave, 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.

Notary Public, State O' Idaho

My Commission Expires

Certificate of Surveyor

I, Cody M. McCammon, do hereby certify that I am a Professional Land Surveyor for Canyon County, licensed by the State of Idaho, and find that this plat of Enclave Subdivision No. 1, as described in the Certificate of Owners and as shown on the attached plat is correct and was surveyed in accordance with Idaho Code relating to plats, surveys, and condominiums.

PROFESSIONAL LAND SURVEYOR LICENSED 11779 STATE OF IDAHO CODY M. MCCAMMON

Cody M. McCammon P.L.S. No. 11779

Book Page

Job No. 24-355
Sheet 7 of 8

IDAHO SURVEY GROUP, LLC
9839 W. EMERALD ST.
BOISE, IDAHO 83704
(208) 846-8570
WWW.IDAHOSURVEY.COM

BEFORE DIGGING, CALL DIGLINE AT 1-800-342-1585

REVISIONS:

ENCLAVE SUBDIVISION #1
CALDWELL, CANYON COUNTY, ID

FINAL PLAT
(7 OF 8)

CK ENGINEERING
1300 E. IDAHO ST., SUITE 102
EAGLE, ID 83616
PHONE: 208-939-1992

DRAWN BY: JSF
CHECKED BY: JSF/DL
DATE: 03/19/26
PROJECT NAME: ENCLAVE
FILE: J:\ENAME COLEMAN\ENCLAVE - CALDWELL\CADD\ENCLAVE 1

SHEET
C2.6

Enclave Subdivision No. 1

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 the construction of the water and sewer systems. Sanitary restriction may be removed by the City 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 are constructed or if the developer is simultaneously constructing those facilities in the manner described in the preliminary plat approval. Failure to construct facilities without 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.

District Health Department, REHS — Date

Approval of City Council

I, the undersigned, City Clerk, in and for the City of Caldwell, Canyon County, Idaho do hereby certify that at a regular meeting of the City Council held on the _____ day of _____, 20___, this plat was duly accepted and approved.

City Clerk, Caldwell, Idaho — 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 — PE — Date

Certificate Of County Surveyor

I, the undersigned, Professional Land Surveyor, in and 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.

Professional Land Surveyor,
Under IC 50-1305, for Canyon County
Canyon County Surveyor — Date

Certificate of County Treasurer

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

County Treasurer — Date

PROFESSIONAL LAND SURVEYOR — JEREMY P. GRAY — 11779 — STATE OF IDAHO — REGISTERED

Book — Page

IDAHO SURVEY GROUP, LLC
1909 W. EMERALD ST
BOISE, IDAHO 83706
(208) 860-8570
WWW.IDAHOSURVEY.COM

Job No. 24-355
Sheet 8 of 8

BEFORE DIGGING, CALL DIGLINE AT 1-800-342-1585

REVISIONS:

ENCLAVE SUBDIVISION #1
CALDWELL, CANYON COUNTY, ID

FINAL PLAT
(8 OF 8)

CK ENGINEERING
1306 E. STATE ST., SUITE 102
EAGLE, ID 83616
PHONE 208-639-1992

DRAWN BY: JSF/JW
CHECKED BY: JSF
DATE: 03/19/26
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SHEET
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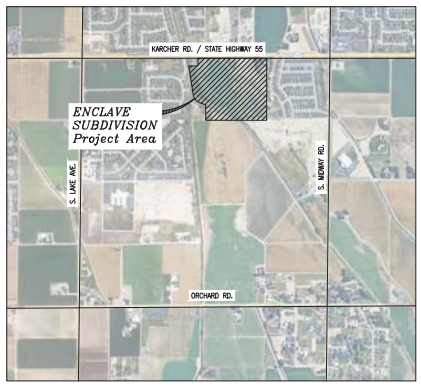
BEFORE DIGGING, CALL DIGLINE AT 1-800-342-1585

PRELIMINARY PLAT SHOWING

ENCLAVE SUBDIVISION

A PORTION OF LAND BEING LOCATED IN THE NWE1/4 OF THE NE1/4 OF SECTION 13, T.3N., R.3W., B.M., CALDWELL, CANYON COUNTY, IDAHO 2025

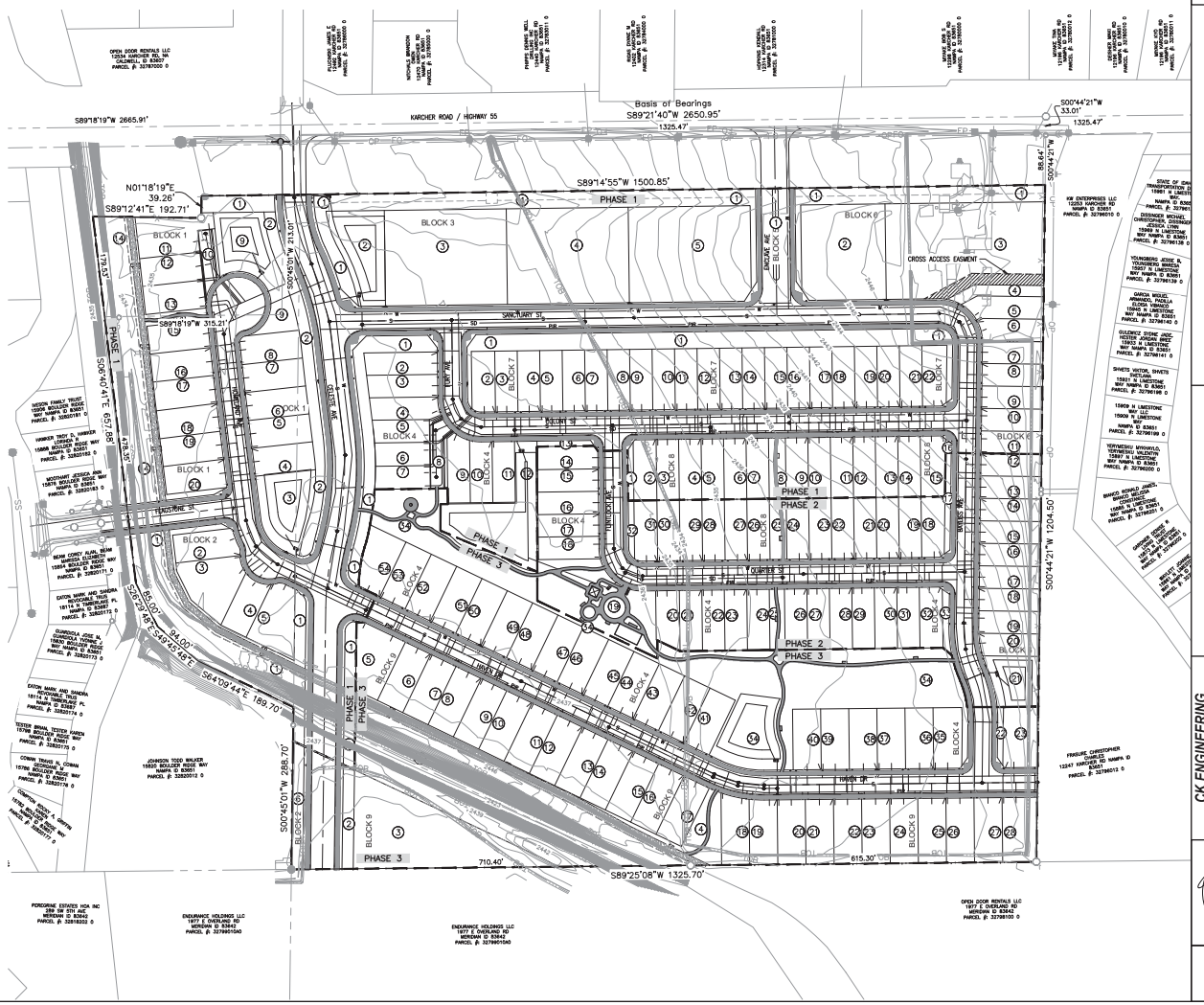
SCALE 1" = 100'



- VICINITY MAP -
"NTS"

- LEGEND -

EXISTING PROPERTY BOUNDARY LINE	
EXISTING LOT LINE	SUBDIVISION BOUNDARY LINE
EXISTING SECTION LINE	LOT LINE
EXISTING RIGHT-OF-WAY LINE	SECTION LINE
EXISTINGEASEMENT LINE	RIGHT-OF-WAY LINE
EXISTINGFENCE	EASEMENT LINE
EXISTING SANITARY SEWER LINE W/ MANHOLE	FENCE
EXISTING GAS LINE	SANITARY SEWER LINE W/ MANHOLE
EXISTING OVERHEAD POWER LINE	WATER MAIN
EXISTING WATER MAIN	IRRIGATION LINE
EXISTING IRRIGATION LINE	EDGE OF PAVEMENT
EXISTING EDGE OF PAVEMENT	EDGE OF DIRT ROAD
EXISTING EDGE OF DIRT ROAD	BOTTOM OF DITCH
EXISTING BOTTOM OF DITCH	TOP OF BANK
EXISTING TOP OF BANK	NEW SIDEWALK
EXISTING SIDEWALK	



ENGINEER	DEVELOPER	SURVEYOR	- BENCHMARKS -
CK-ENGINEERING CHAD KINNELLA 1300 E. STATE ST, SUITE 102 EAGLE, ID 83616 (208) 639-1992 CHAD@CK-ENGINEERS.COM	TREASURE VALLEY DEVELOPMENT LLC THOMAS COLEMAN 1414 W BANNOCK STREET BOISE, IDAHO 83703 (208) 340-8305 TMCOLEMAN.IR@GMAIL.COM	IDAHO SURVEY GROUP CODY McCAMMON 9955 W. EMERALD ST. BOISE, ID 83704 (208) 846-8570 CODYM@IDAHOSURVEY.COM	-NAVD 1988- CHISELED "X" AT THE BSW NORTHING: 11362.878' EASTING: 7276.263' ELEVATION: 2448.98'

NOTES:

1. NO DIRECT LOT ACCESS SHALL BE ALLOWED ONTO KARCHER ROAD.
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, 2, 3, 9, 10 AND 14 BLOCK 1, LOTS 1 AND 6 BLOCK 2, LOT 1 AND 2 BLOCK 3, LOT 1, 8, 12, 13, 19, 25, 33 AND 34 BLOCK 4, LOT 1 BLOCK 5, LOT 1, 4, 20 AND 21 BLOCK 6, LOT 1 BLOCK 7, LOT 1, 8, 16, 17, 25 AND 32 BLOCK 8, LOTS 1, 2, 3, AND 4 BLOCK 9 ARE COMMON LOTS TO BE OWNED AND MAINTAINED BY THE ENCLAVE SUBDIVISION HOMEOWNERS ASSOCIATION.
9. STORM DRAIN FACILITIES SHALL BE CONTAINED WITHIN LOT 3 AND 9 BLOCK 1, LOT 2 BLOCK 3, LOT 12 AND 34 BLOCK 4, & LOT 20 BLOCK 6.

PRELIMINARY DEVELOPMENT FEATURES

TOTAL ACRES	40.556 AC
TOTAL LOTS	191
SINGLE FAMILY LOTS	152
COMMON/OPEN SPACE LOTS	34
COMMERCIAL LOTS	5
RESIDENTIAL NET DENSITY	3.75 UNITS/ACRE
AREA OF SITE FOR R.O.W & COMMERCIAL	15.202 ACRES
GROSS AREA OF SITE FOR RESIDENTIAL	25.354 ACRES
RESIDENTIAL GROSS DENSITY	5.995 UNITS/ACRE
ZONING	R2
OPEN SPACE	247,247 SF OR 5.692 AC
PERCENTAGE OF OPEN SPACE	14.04%
MINIMUM RESIDENTIAL LOT SIZE	4,012 SF
AVERAGE RES BLDG. LOT SIZE	4,944 SF
MAXIMUM RESIDENTIAL LOT SIZE	9,222 SF

REVISIONS:

ENCLAVE SUBDIVISION
CALDWELL, CANYON COUNTY, ID

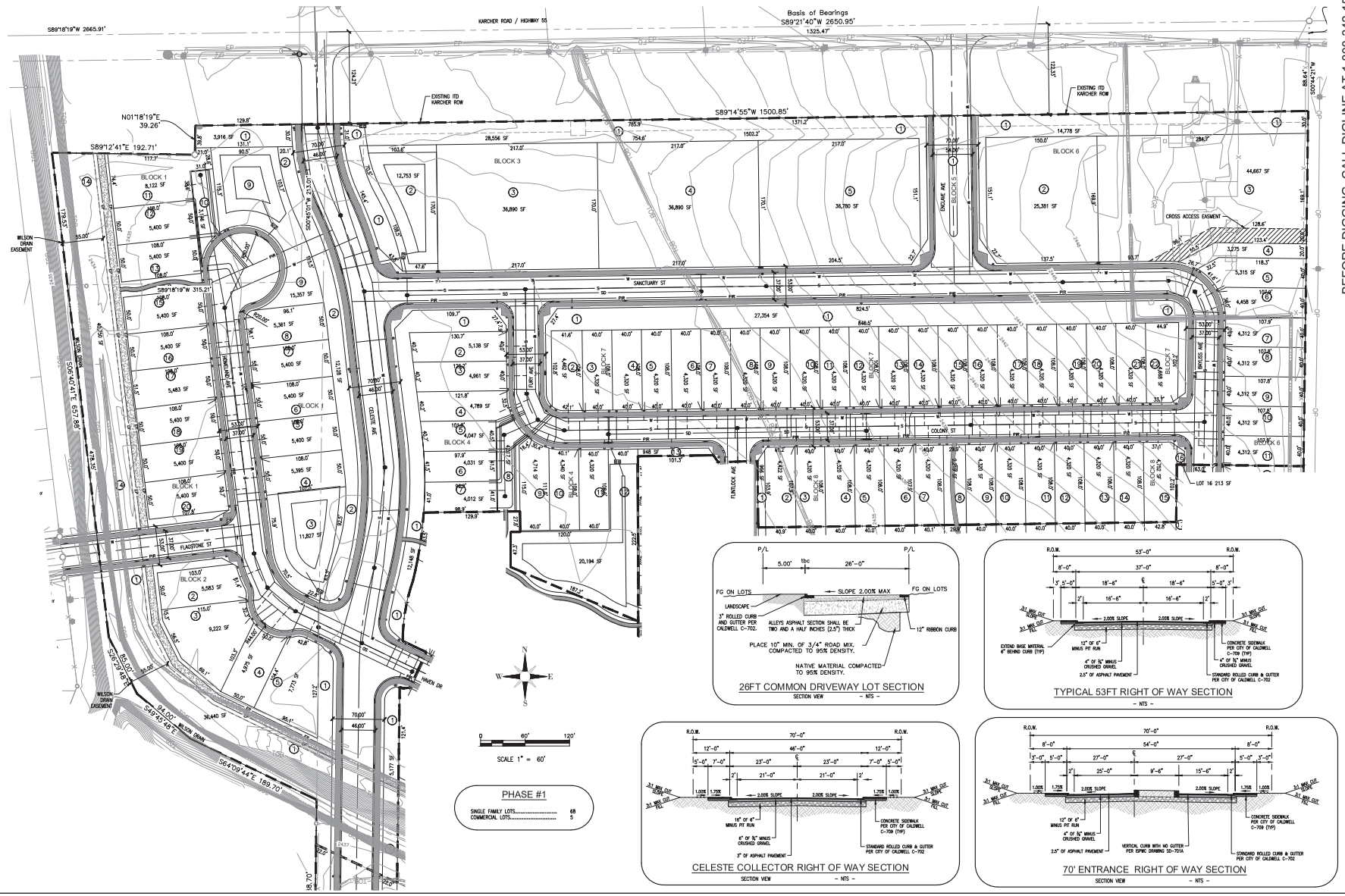
PRELIMINARY PLAT

CK ENGINEERING
1300 E. STATE ST, SUITE 102
EAGLE, ID 83616
PHONE: 208-639-1992

DRAWN BY: KS
CHECKED BY: CSK
DATE: 06/19/25
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PROFESSIONAL ENGINEER
9412
06/24/25
STATE OF IDAHO
CHAD S. KINNELLA

SHEET
P1.0



BEFORE DIGGING, CALL DIGLINE AT 1-800-342-1585

REVISIONS:

ENCLAVE SUBDIVISION
CALDWELL, CANYON COUNTY, ID

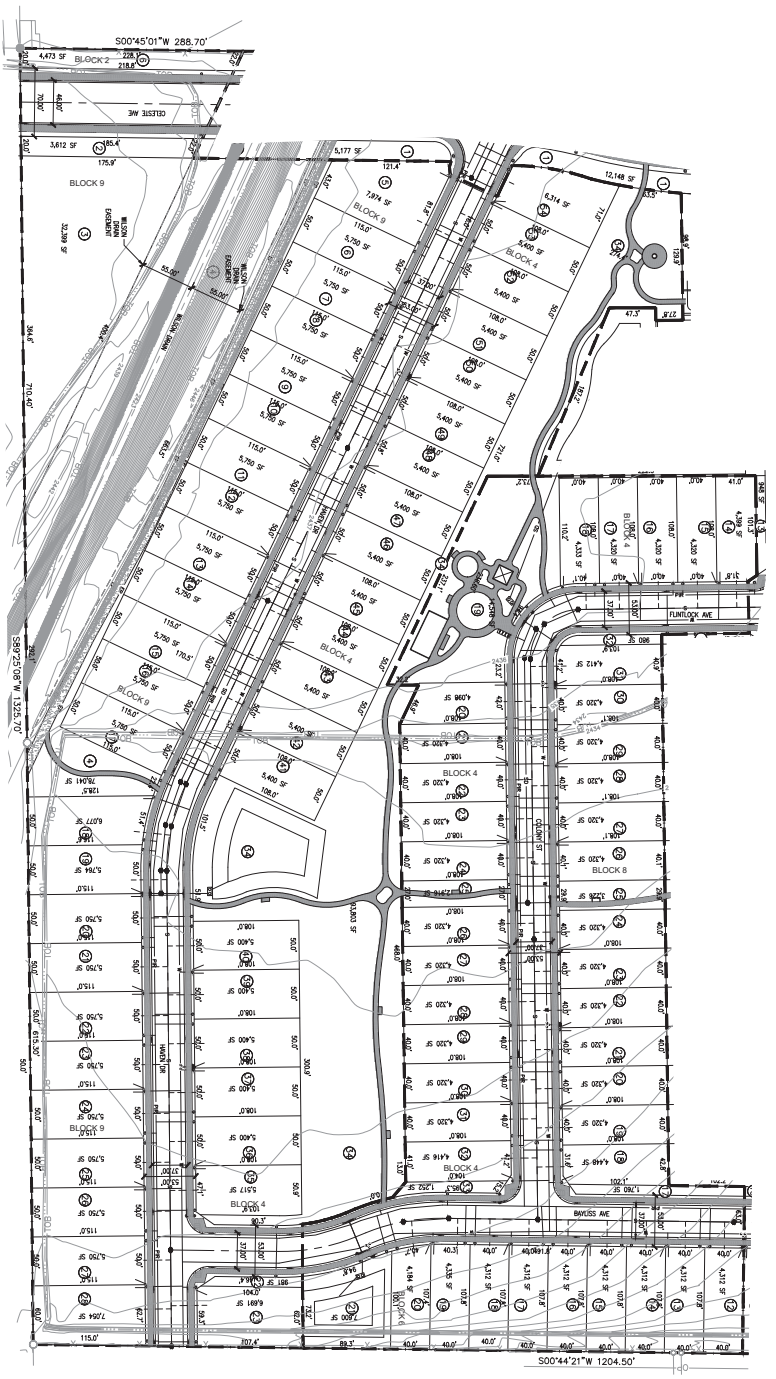
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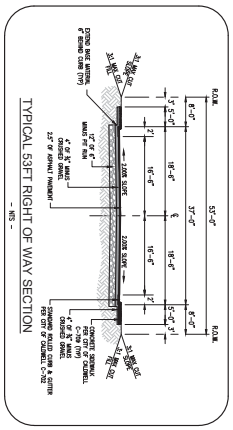
CK ENGINEERING
1300 E. STATE ST., SUITE 102
EAGLE, ID 83616
PHONE: 208-939-1992

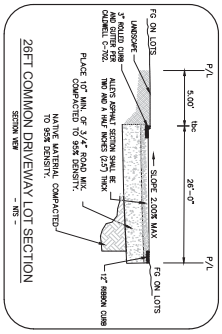
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PROFESSIONAL ENGINEER
9412
06/24/25
STATE OF IDAHO
CHAD S. KNIGHT

SHEET
P1.1







PHASE #2	
SINGLE FAMILY LOTS	39

PHASE #3	
SINGLE FAMILY LOTS	45

BEFORE DIGGING, CALL DIGLINE AT 1-800-342-1585

SHEET P1.2

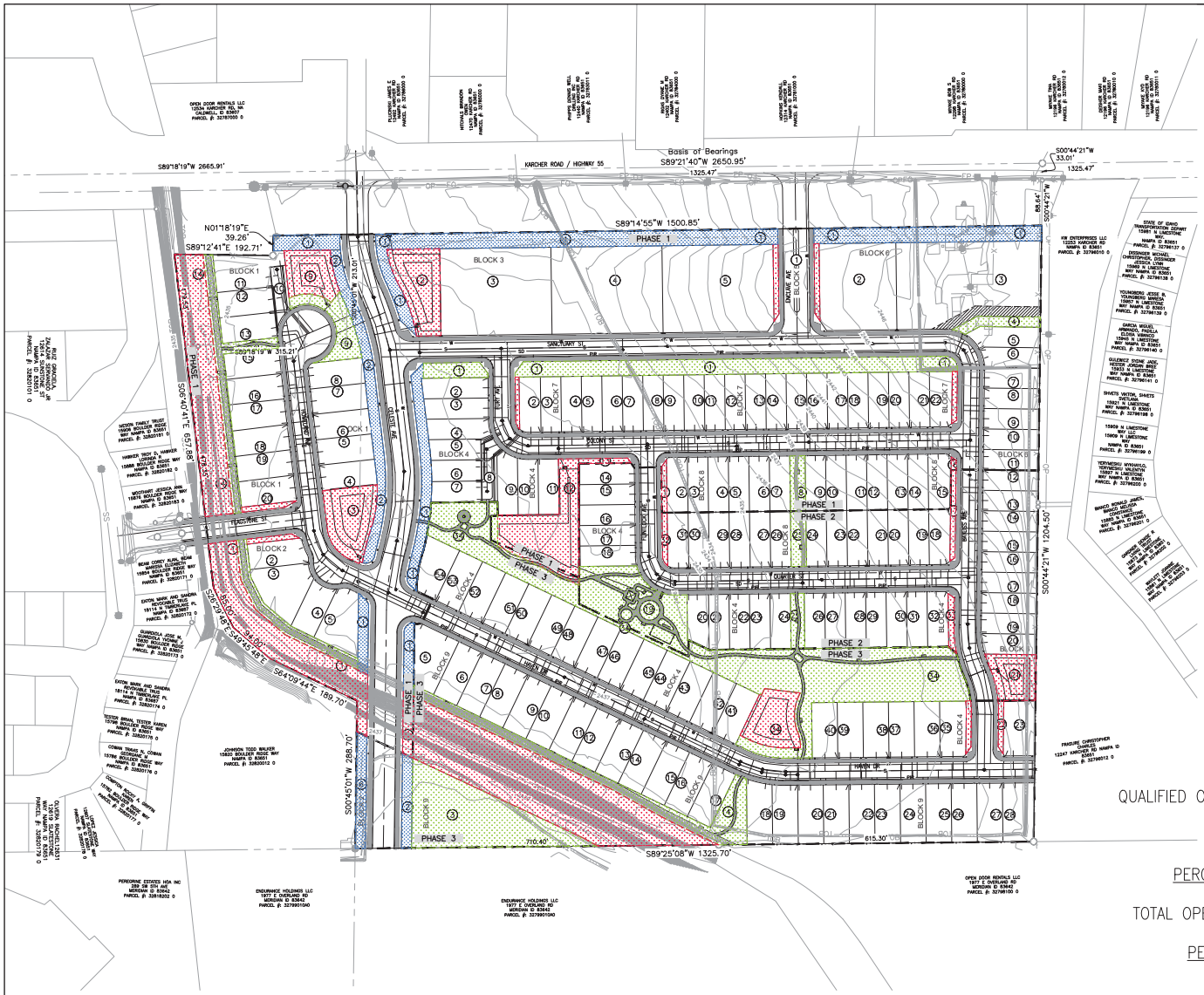
CK ENGINEERING
1300 E. STATE ST., SUITE 102
EAGLE, ID 83616
PHONE 208-639-1992

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CHECKED BY: CSK
DATE: 06/19/25
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PHASE 2/3

ENCLAVE SUBDIVISION
CALDWELL, CANYON COUNTY, ID

REVISIONS:



QUALIFIED OPEN SPACE LOTS

BLOCK 1:
- LOT 1/2 (@50%): 8,028 SQFT
- LOT 9: 6,926 SQFT
- LOT 14: 11,448 SQFT

BLOCK 2:
- LOT 1: 7,285 SQFT
- LOT 1 (@50%): 1,452 SQFT
- LOT 6 (@50%): 2,234 SQFT

BLOCK 3:
- LOT 1 (@50%): 13,589 SQFT

BLOCK 4:
- LOT 1 (@50%): 4,274 SQFT
- LOT 1: 3,804 SQFT
- LOT 19: 21,936 SQFT
- LOT 25: 2,316 SQFT
- LOT 34: 75,513 SQFT

BLOCK 6:
- LOT 4 : 3,275 SQFT

BLOCK 7:
- LOT 1: 25,628 SQFT

BLOCK 8:
- LOT 8: 3,226 SQFT
- LOT 25: 3,227 SQFT

BLOCK 9:
- LOT 2 (@50%): 1,802 SQFT
- LOT 3: 32,399 SQFT
- LOT 4: 19,185 SQFT

TOTAL: 247,947 SQFT

QUALIFIED OPEN SPACE PROVIDED – 247,947 SF – 5.692 AC

TOTAL SITE – 40.556 ACRES

PERCENTAGE QUALIFIED OPEN SPACE – 14.04%

TOTAL OPEN SPACE PROVIDED – 425,438 SF – 9.798 AC

PERCENTAGE TOTAL OPEN SPACE – 24.16%

REVISIONS:

ENCLAVE SUBDIVISION
CALDWELL, CANYON COUNTY, ID

PRELIMINARY PLAT

CK ENGINEERING
1300 E. STATE ST., SUITE 102
EAGLE, ID 83616
PHONE: 208-939-1992

DRAWN BY: DS
CHECKED BY: CSK
DATE: 06/19/25
FILE: K:\PROJECTS\2024\24-045_06-19-25\DWG\24-045_ENCLAVE - CALDWELL\COMPLETE\24-045_ENCLAVE - CALDWELL COMPLETE.DWG

PROFESSIONAL ENGINEER
9412
06/24/25
STATE OF IDAHO
CHAD S. KNIGHT

SHEET
P1.3

LANDSCAPE REQUIREMENTS:

CODE REQUIREMENTS PER CALDWELL, ID

PATHWAY REQUIREMENTS:

* NEIGHBORHOOD PATHWAY 5' MIN: 25 SHRUBS/100 LF, NO EVERGREENS, CLASS I AND II TREES 1/40LF.
* COMMUNITY PATHWAY 8' MIN: 15 SHRUBS/100 LF, CLASS I AND II TREES 1/40LF, NO EVERGREENS OR CLASS III TREES
* REGIONAL PATHWAY10' MIN: 15 SHRUBS/100 LF, CLASS I AND II TREES 1/50LF, RATIO OF (3) CLASS II TO (1) CLASS III
* BENCH AND TRASH RECEPTACLE EVERY 600 LF AND PATHWAY LIGHTING EVERY 150LF

PATHWAY - LENGTH (LF)	TREES/SHRUBS REQUIRED	TREES/SHRUBS PROVIDED
LOT 9 BLOCK 1 - 115'	3/29	3/36
LOT 14 BLOCK 1 - 100'	3/25	3/25
LOT 8 BLOCK 7 - 111'	3/25	4/28
COMMUNITY PATH	**TREES/SHRUBS REQUIRED**	**TREES/SHRUBS PROVIDED**
LOT 1 BLOCK 2 - 100'	3/15	3/19
LOT 3 BLOCK 1 - 101'	3/15	3/31
LOT 1 BLOCK 4 - 102'	3/15	5/61
REGIONAL PATH	**TREES/SHRUBS REQUIRED**	**TREES/SHRUBS PROVIDED**
LOT 14 BLOCK 1 - 523'	11/79	11/84
LOT 1 BLOCK 2 - 268'	5/40	6/64

STREET BUFFER:

- MINOR ARTERIAL: MINIMUM 25' WIDE BUFFER WIDTH. BERMS BETWEEN 2'-5' REQ. WITH BOULDERS EVERY 75LF.
- COLLECTOR: MINIMUM 20' BUFFER WIDTH.
- LOCAL: MINIMUM 10' BUFFER WIDTH.
- ENTRANCE BUFFERS: MINIMUM 15' BUFFER WIDTH.
- MINIMUM (1) CLASS II TREE PER 35 LINEAL FEET OR (1) CLASS I TREE PER 25', CLASS III ARE PROHIBITED IN STREET BUFFERS.
- MINIMUM (1) SHRUB PER 4 LINEAL FEET.
- TURF - 20% MIN, NOT TO EXCEED 50%

BUFFER - LENGTH MINUS CURB CUTS (LF)	TREES/SHRUBS REQUIRED	TREES/SHRUBS PROVIDED
KARCHER RD. (ARTERIAL) - 1,369' - 48% TURF	40/343	51/346
CELESTE AVE. (COLLECTOR) - 1,413' - 39% TURF	64/354	64/354
ENCLAVE AVE. (ENTRANCE) - 346' - 0% TURF	10/87	10/130

BUFFER BETWEEN LAND USES:

- MINIMUM 20' BUFFER BETWEEN RESIDENTIAL AND COMMERCIAL.
- (1) TREE SPACED AT 35' INTERVALS, 40% EVERGREEN AND 60% DECIDUOUS, THAT TOUCH WITHIN 5 YRS OF PLANTING.
- (1) SHRUB SPACED AT 3 LF

BUFFER - LENGTH (LF)	DECID. / EVRGRN. / SHRUBS REQ.	DECID. / EVRGRN. / SHRUBS PROVIDED
LOT 1 BLOCK 4 - 134'	3/1/45	4/3/67
LOT 1 BLOCK 6 - 868'	15/10/290	33/19/293
LOT 2 BLOCK 3 - 173'	3/2/58	4/3/58
LOT 4 BLOCK 5 - 184'	3/2/61	5/3/62

COMMON OPEN SPACE:

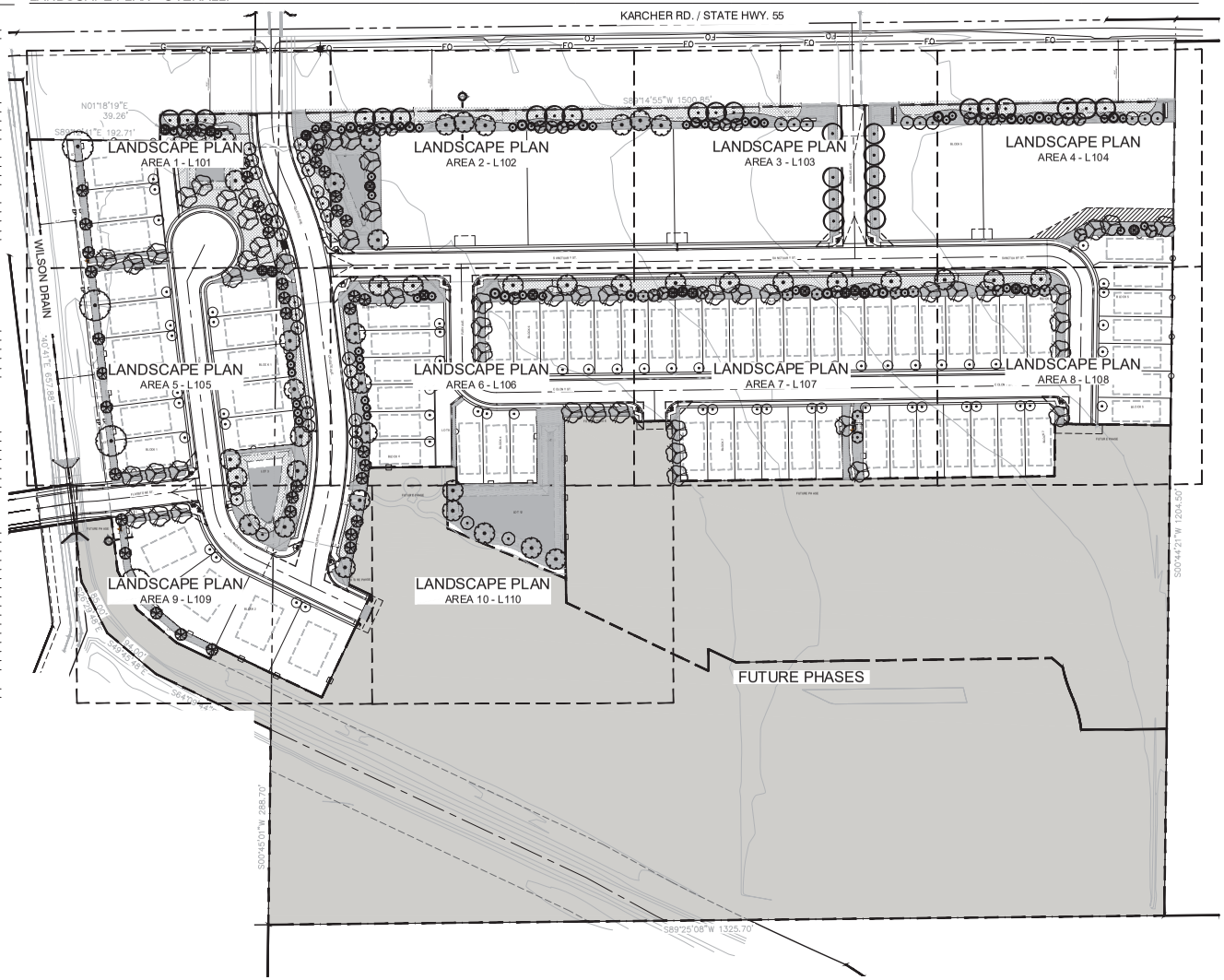
- (1) TREE PER EVERY 5,000 SQUARE FEET OF AREA SHALL BE REQUIRED. AT LEAST 50% OF THE REQUIRED TREES SHALL BE CLASS II OR CLASS III TREES TO SUPPLY SHADE FOR USERS.
- TREES PROVIDED AS NOTED IN TABLE BELOW ARE DECIDUOUS CLASS II OR III TREES

OPEN SPACE- SQUARE FOOTAGE (SQ.FT.)		TREES REQUIRED	TREES PROVIDED
LOT 1 BLOCK 1 (Karcher)	3,910	1	3
LOT 14 BLOCK 1	12,472	3	17
LOT 9 BLOCK 1	13,565	3	15
LOT 2 BLOCK 1 (Celeste)	12,436	3	26
LOT 3 BLOCK 1	8,001	2	6
LOT 1 BLOCK 2	5,257	1	9
LOT 1 BLOCK 3 (Karcher)	23,945	5	18
LOT 1 BLOCK 3 (Celeste)	3,258	1	7
LOT 2 BLOCK 3	10,599	2	14
LOT 1 BLOCK 4 (Celeste)	8,596	2	19
LOT 1 BLOCK 4 (Sanctuary)	3,741	1	4
LOT 1 BLOCK 5 (Karcher)	13,475	3	12
LOT 4 BLOCK 5	3,272	1	3
LOT 1 BLOCK 6 (Sanctuary)	25,803	5	26
LOT 8 BLOCK 7	3,225	1	2

MINIMUM PLANT SIZES:

PLANT TYPE:	MINIMUM SIZE
EVERGREEN TREES:	6' HT. MIN.
ORNAMENTAL TREES:	2" CALIPER MIN.
SHADE TREES:	2" CALIPER MIN.
SHRUBS/PERENNIALS:	10' SPREAD MIN. DEPENDING ON PLANT SPECIES

LANDSCAPE PLAN - OVERALL:



plantas ARCHITECTURES

EMILY VOGES Landscape Architect
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ENCLAVE SUBDIVISION PHASE 1

CALDWELL, ID 83686

Revision Desc:	Date:	No:
ITD comments	11.6.25	1
City comments	1.30.26	2
Date:	02.12.26	
Drawn By:	EV	

Drawing Title:

LANDSCAPE PLAN - OVERALL

Drawing No:

L100

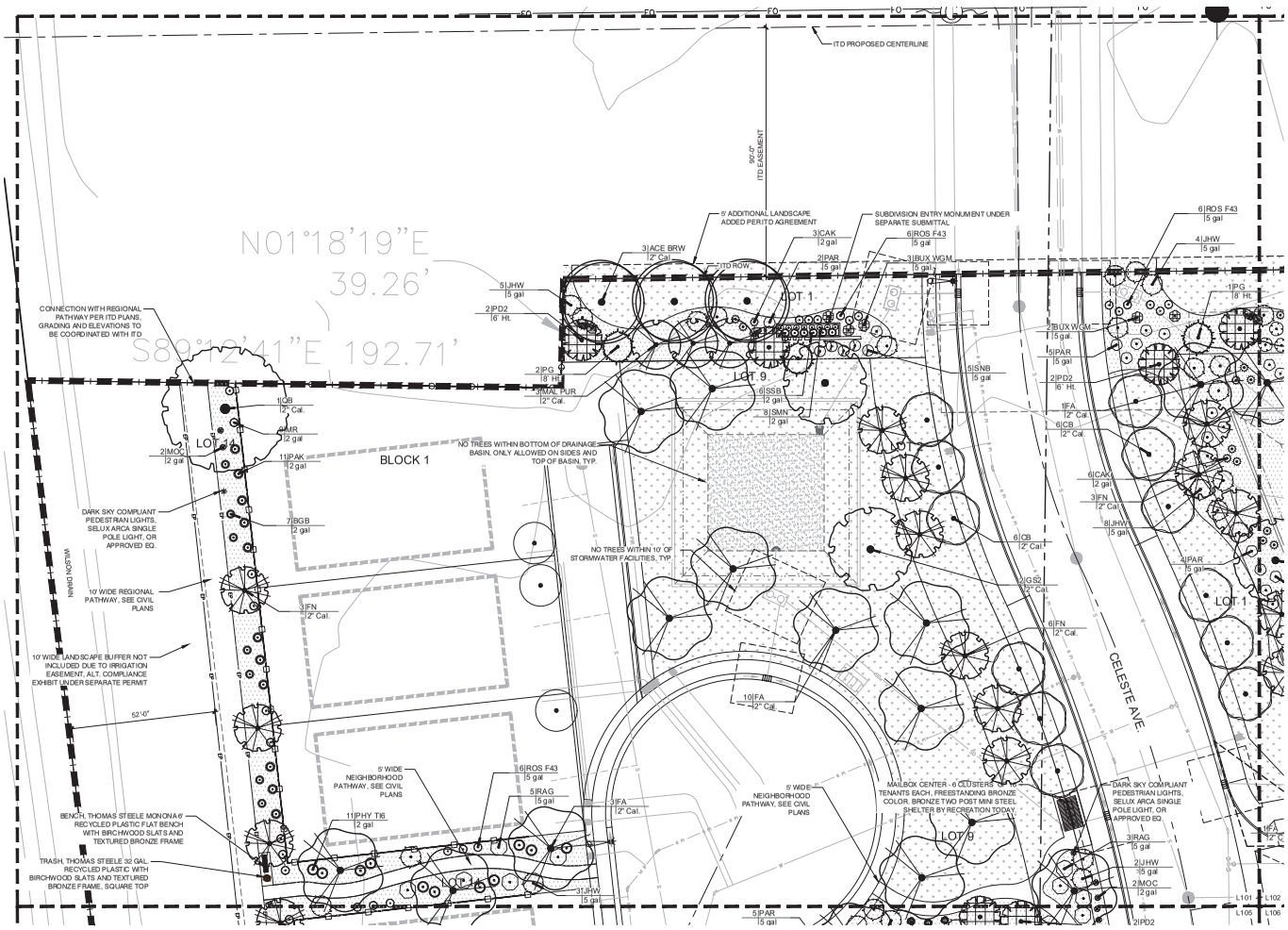
PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	SIZE	QTY
TREES					
	ACE BRW	Acer rubrum `Brandywine` 40' H X30' W, CLASS II	Brandywine Red Maple	2' Cal.	28
	CB	Carpinus betulus `Frans Fontaine` 30` - 40` H & 20` - 30` W CLASS II	Frans Fontaine European Hornbeam	2' Cal.	38
	FN	Fraxinus nigra `Fall Gold` 30` H X 15-20` W, CLASS II	Fallgold Ash	2' Cal.	40
	FA	Fraxinus pennsylvanica `Autumn Purple` 45` - 60` H & 35` - 50` W CLASS II	Autumn Purple Ash	2' Cal.	54
	GS2	Gleditsia triacanthos `Skyline` 35`-45` H & 25`-35` W, CLASS II	Skyline Honey Locust	2' Cal.	42
	QB	Quercus bicolor 50` - 60` H & W, CLASS III	Swamp White Oak	2' Cal.	4
EVERGREEN TREE					
	CG	Cedrus deodara 'Aurea Pendula' 25`-35' H & 15' W	Golden Weeping Deodar Cedar	6` Ht.	15
	PD2	Picea glauca `Densata` 25`- 45` H & 15`- 20` W	Black Hills Spruce	6` Ht.	18
	PG	Picea pungens 50' H & 15' W	Layered Colorado Blue Spruce	8` Ht.	47
ORNAMENTAL TREE					
	MAL PUR	Malus x `Purple Prince` 18-20' H & 18` - 20' W, CLASS I	Purple Prince Crabapple	2' Cal.	27
	PT	Prunus cerasifera `Newport` 15-20' H & W, CLASS I	Newport Plum	2' Cal.	9
SHRUBS					
	BER CRI	Berberis thunbergii `Crimson Pygmy`	Crimson Pygmy Barberry	5 gal	24
	BTR	Berberis thunbergii 'Rose Glow' 5'h x 4'w	Rose Glow Japanese Barberry	5 gal	81
	BGB	Bouteloua gracilis `Blonde Ambition` 3` h x 3` w	Blue Grama Grass	2 gal	42
	BUX WGM	Buxus microphylla japonica 'Winter Gem' 4-6' h x 4-6' w	Winter Gem Japanese Boxwood	5 gal.	16
	BUX GMT	Buxus x `Green Mountain`	Green Mountain Boxwood	5 gal	12
	CAK	Calamagrostis x acutiflora `Karl Foerster` 5'h x 3'w	Feather Reed Grass	2 gal	162
	CVZ	Coreopsis verticillata `Zagreb` 12` x 18'w	Zagreb Thread Leaf Coreopsis	1 gal	42
	COR HAL	Cornus alba `Bailhalo` TM	Ivory Halo Dogwood	5 gal	145
	HSB	Helictotrichon sempervirens `Blue Oats` 3` h x3'w	Blue Oat Grass	2 gal	81
	JHW	Juniperus horizontalis `Wiltonii` 6"h x 8` w	Blue Rug Juniper	5 gal	95
	JSM	Juniperus scopulorum `Medora` 10` h x 3` w	Medora Juniper	5 gal	76
	LXS	Leucanthemum x superbum 30"h x 24"w	Shasta Daisy	1 gal	58
	MR	Mahonia repens	Creeping Mahonia	2 gal	28
	MOC	Monarda odoratissima 10"h x 24"w	Mountain Coyote Mint	2 gal	118
	PAK	Pennisetum alopecuroides `Karley Rose` 42"h x 42"w	Karley Rose Fountain Grass	2 gal	43
	PAR	Perovskia abrotanoides 4'h x 4'w	Russian Sage	5 gal	135
	PHY TI6	Physocarpus opulifolius `SMPOTW`	Tiny Wine® Ninebark	2 gal	135
	RAG	Rhus aromatica `Gro-Low` 18"h x 6` w, Drought Tolerant	Gro-Low Fragrant Sumac	5 gal	100
	ROS F43	Rosa x 'Noare' TM	Flower Carpet Red Groundcover Rose	5 gal	159
	RG	Rudbeckia fulgida sullivantii `Goldsturm` 3'h X 3'w	Black-eyed Susan	2 gal	51
	SMN	Salvia x `May Night` 2'h x 2'w	May Night Sage	2 gal	32
	SNB	Sambucus nigra `Black Tower` 7'h x 4'w	Black Tower Sambucus	5 gal	43
	SSB	Schizachyrium scoparium `The Blues` 3` h x 3` w	The Blues Little Bluestem	2 gal	57

LANDSCAPE MATERIALS LEGEND:

- HYDROSEED - DRYLAND FESCUE/RYE SEED MIX. SEE PER MANUFACTURERS RECOMMENDATIONS
- SOD LAWN - SEE NOTE 6/L150
- PLANTER BED - SEE NOTE 5/L150
- LOT TREE - PER BUILDER, SHOWN FOR REFERENCE ONLY
- 6' VINYL PRIVACY FENCE, SAND COLOR VINYL FRAME AND SLATS. SEE DETAIL 5/L150
- 4' WROUGHT IRON FENCE, BLACK PICKETS, SEE DETAIL 6/L150
- LANDSCAPE BOULDERS, SANDSTONE WITH WEATHERED SIDE UP. SEE DETAIL 3/L150

LANDSCAPE PLAN - AREA 1:



plantas ARCHITECTURES

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ENCLAVE SUBDIVISION PHASE 1

CALDWELL, ID 83686

Revision Desc:	Date:	No:
ITD comments	11.6.25	1
City comments	1.30.26	2
Date:	02.12.26	
Drawn By:	EV	

Drawing Title:

LANDSCAPE PLAN - AREA 1

Drawing No:

L101

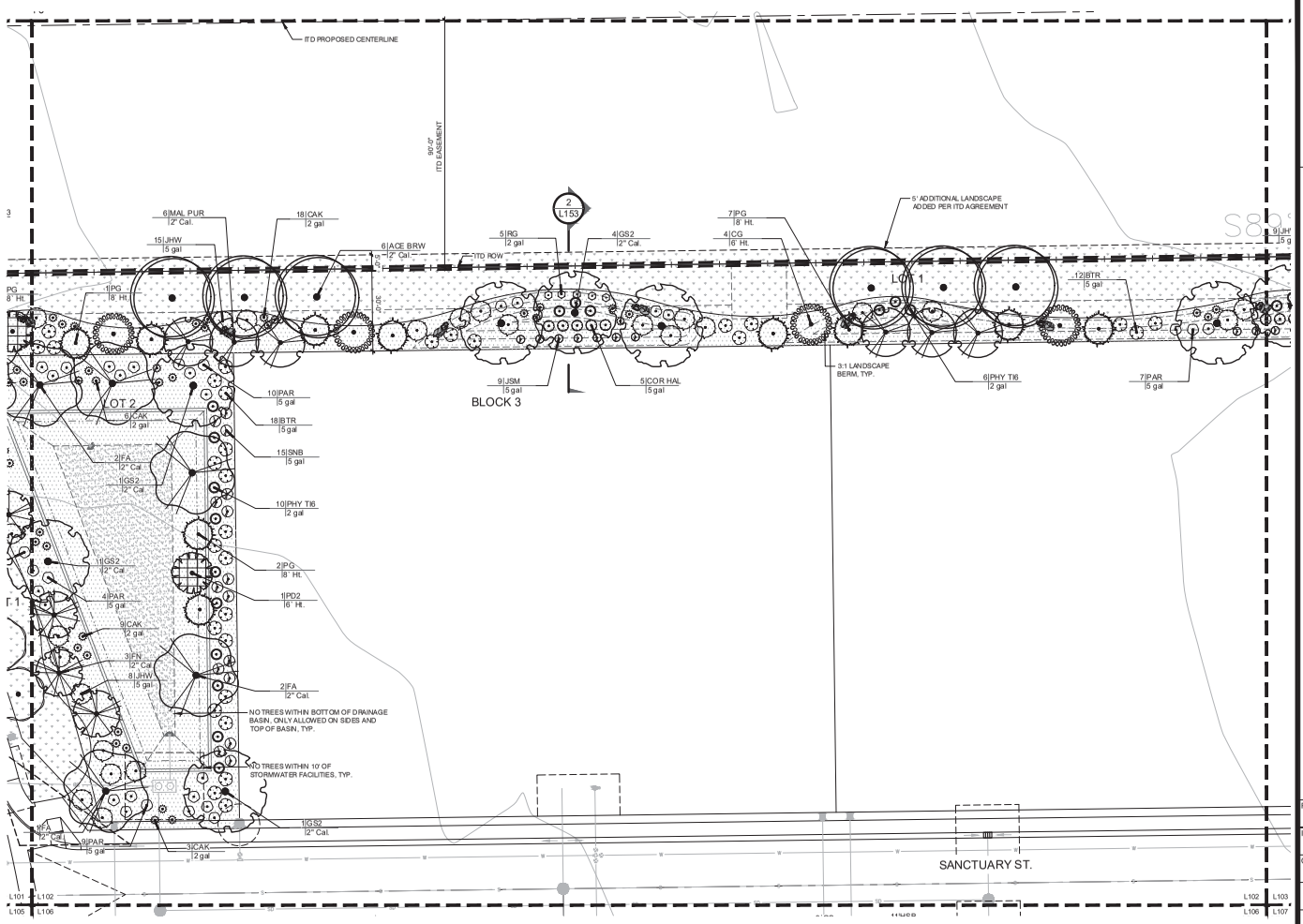
PLANT SCHEDULE

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TREES					
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	FA	Fraxinus pennsylvanica `Autumn Purple` 45' - 60` H & 35` - 50` W CLASS II	Autumn Purple Ash	2" Cal.	54
	GS2	Gleditsia triacanthos `Skyline` 35'- 45' H & 25' -35' W, CLASS II	Skyline Honey Locust	2" Cal.	42
	QB	Quercus bicolor 50' - 60' H & W, CLASS III	Swamp White Oak	2" Cal.	4
EVERGREEN TREE					
	CG	Cedrus deodara 'Aurea Pendula' 25 - 35' H & 15' W	Golden Weeping Deodar Cedar	6` Ht.	15
	PD2	Picea glauca `Densata` 25'- 45` H & 15`- 20` W	Black Hills Spruce	6` Ht.	18
	PG	Picea pungens 50' H & 15' W	Layered Colorado Blue Spruce	8` Ht.	47
ORNAMENTAL TREE					
	MAL PUR	Malus x `Purple Prince` 18-20' H & 18` - 20` W, CLASS I	Purple Prince Crabapple	2" Cal.	27
	PT	Prunus cerasifera `Newport` 15-20' H & W, CLASS I	Newport Plum	2" Cal.	9
SHRUBS					
	BER CRI	Berberis thunbergii `Crimson Pygmy`	Crimson Pygmy Barberry	5 gal	24
	BTR	Berberis thunbergii 'Rose Glow' 5'h x 4'w	Rose Glow Japanese Barberry	5 gal	81
	BGB	Bouteloua gracilis `Blonde Ambition` 3` h x 3` w	Blue Grama Grass	2 gal	42
	BUX WGM	Buxus microphylla japonica 'Winter Gem' 4-6' h x 4-6' w	Winter Gem Japanese Boxwood	5 gal.	16
	BUX GMT	Buxus x `Green Mountain`	Green Mountain Boxwood	5 gal	12
	CAK	Calamagrostis x acutiflora `Karl Foerster` 5'h x 3'w	Feather Reed Grass	2 gal	162
	CVZ	Coreopsis verticillata `Zagreb` 12" x 18"w	Zagreb Thread Leaf Coreopsis	1 gal	42
	COR HAL	Cornus alba `Bailhalo` TM	Ivory Halo Dogwood	5 gal	145
	HSB	Helictotrichon sempervirens `Blue Oats` 3`h x 3'w	Blue Oat Grass	2 gal	81
	JHW	Juniperus horizontalis `Wiltonii` 6"h x 8`w	Blue Rug Juniper	5 gal	95
	JSM	Juniperus scopulorum `Medora` 10`h x 3`w	Medora Juniper	5 gal	76
	LXS	Leucanthemum x superbum 30"h x 24"w	Shasta Daisy	1 gal	58
	MR	Mahonia repens	Creeping Mahonia	2 gal	28
	MOC	Monardella odoratissima 10"h x 24"w	Mountain Coyote Mint	2 gal	118
	PAK	Pennisetum alopecuroides `Karley Rose` 42"h x 42"w	Karley Rose Fountain Grass	2 gal	43
	PAR	Perovskia abrotanoides 4'h x 4'w	Russian Sage	5 gal	135
	PHY TI6	Physocarpus opulifolius `SMPOTW`	Tiny Wine® Ninebark	2 gal	135
	RAG	Rhus aromatica `Gro-Low` 18"h x 6`w, Drought Tolerant	Gro-Low Fragrant Sumac	5 gal	100
	ROS F43	Rosa x 'Noare' TM	Flower Carpet Red Groundcover Rose	5 gal	159
	RG	Rudbeckia fulgida sullivantii `Goldsturm` 3'h X 3'w	Black-eyed Susan	2 gal	51
	SMN	Salvia x `May Night` 2'h x 2'w	May Night Sage	2 gal	32
	SNB	Sambucus nigra `Black Tower` 7'h x 4'w	Black Tower Sambucus	5 gal	43
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LANDSCAPE MATERIALS LEGEND:

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- 4' WROUGHT IRON FENCE, BLACK PICKETS, SEE DETAIL 6/L150
- LANDSCAPE BOULDERS, SANDSTONE WITH WEATHERED SIDE UP. SEE DETAIL 3/L150

LANDSCAPE PLAN - AREA 2:



plantas ARCHITECTURES

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ENCLAVE SUBDIVISION PHASE 1

CALDWELL, ID 83686

Revision Desc:	Date:	No:
ITD comments	11.6.25	1
City comments	1.30.26	2
Date:	02.12.26	
Drawn By:	EV	

Drawing Title:

LANDSCAPE PLAN - AREA 2

Drawing No:

L102

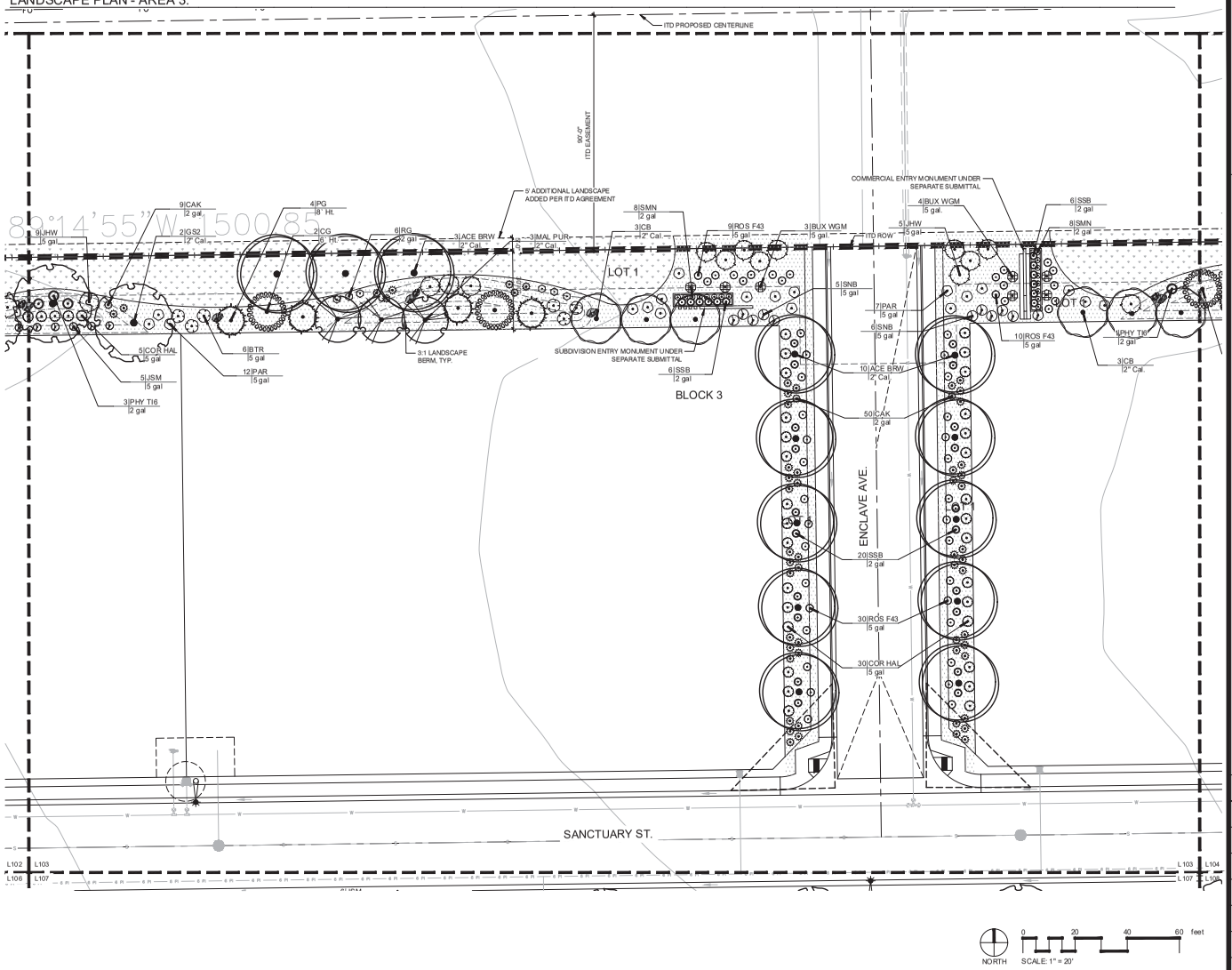
PLANT SCHEDULE

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	FA	Fraxinus pennsylvanica `Autumn Purple` 40` - 60` H & 35` - 50` W CLASS II	Autumn Purple Ash	2" Cal.	54
	GS2	Gleditsia triacanthos `Skyline` 35` - 45` H & 25`-35` W, CLASS II	Skyline Honey Locust	2" Cal.	42
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EVERGREEN TREE					
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	PD2	Picea glauca `Densata` 25`- 45` H & 15`- 20` W	Black Hills Spruce	6` Ht.	18
	PG	Picea pungens 50` H & 15` W	Layered Colorado Blue Spruce	8` Ht.	47
ORNAMENTAL TREE					
	MAL PUR	Malus x `Purple Prince` 18-20` H & 18` - 20` W, CLASS I	Purple Prince Crabapple	2" Cal.	27
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	BUX WGM	Buxus microphylla japonica 'Winter Gem' 4-6'h x 4-6'w	Winter Gem Japanese Boxwood	5 gal.	16
	BUX GMT	Buxus x `Green Mountain`	Green Mountain Boxwood	5 gal	12
	CAK	Calamagrostis x acutiflora `Karl Foerster` 5'h x 3'w	Feather Reed Grass	2 gal	162
	CVZ	Coreopsis verticillata `Zagreb` 12" x 18"w	Zagreb Thread Leaf Coreopsis	1 gal	42
	COR HAL	Cornus alba `Bailhalo` TM	Ivory Halo Dogwood	5 gal	145
	HSB	Helictotrichon sempervirens `Blue Oats` 3' h x 3'w	Blue Oat Grass	2 gal	81
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	LXS	Leucanthemum x superbum 30"h x 24"w	Shasta Daisy	1 gal	58
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	PAK	Pennisetum alopecuroides `Karley Rose` 42"h x 42"w	Karley Rose Fountain Grass	2 gal	43
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- 4' WROUGHT IRON FENCE, BLACK PICKETS, SEE DETAIL 6/L150
- LANDSCAPE BOULDERS, SANDSTONE WITH WEATHERED SIDE UP. SEE DETAIL 3/L150

LANDSCAPE PLAN - AREA 3:



NORTH SCALE: 1" = 20' (0, 20, 40, 60 feet)

plantas ARCHITECTURES

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208.957.9431

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ENCLAVE SUBDIVISION PHASE 1

CALDWELL, ID 83686

Revision Desc:	Date:	No:
ITD comments	11.6.25	1
City comments	1.30.26	2
Date:	02.12.26	
Drawn By:	EV	

Drawing Title:

LANDSCAPE PLAN - AREA 3

Drawing No:

L103

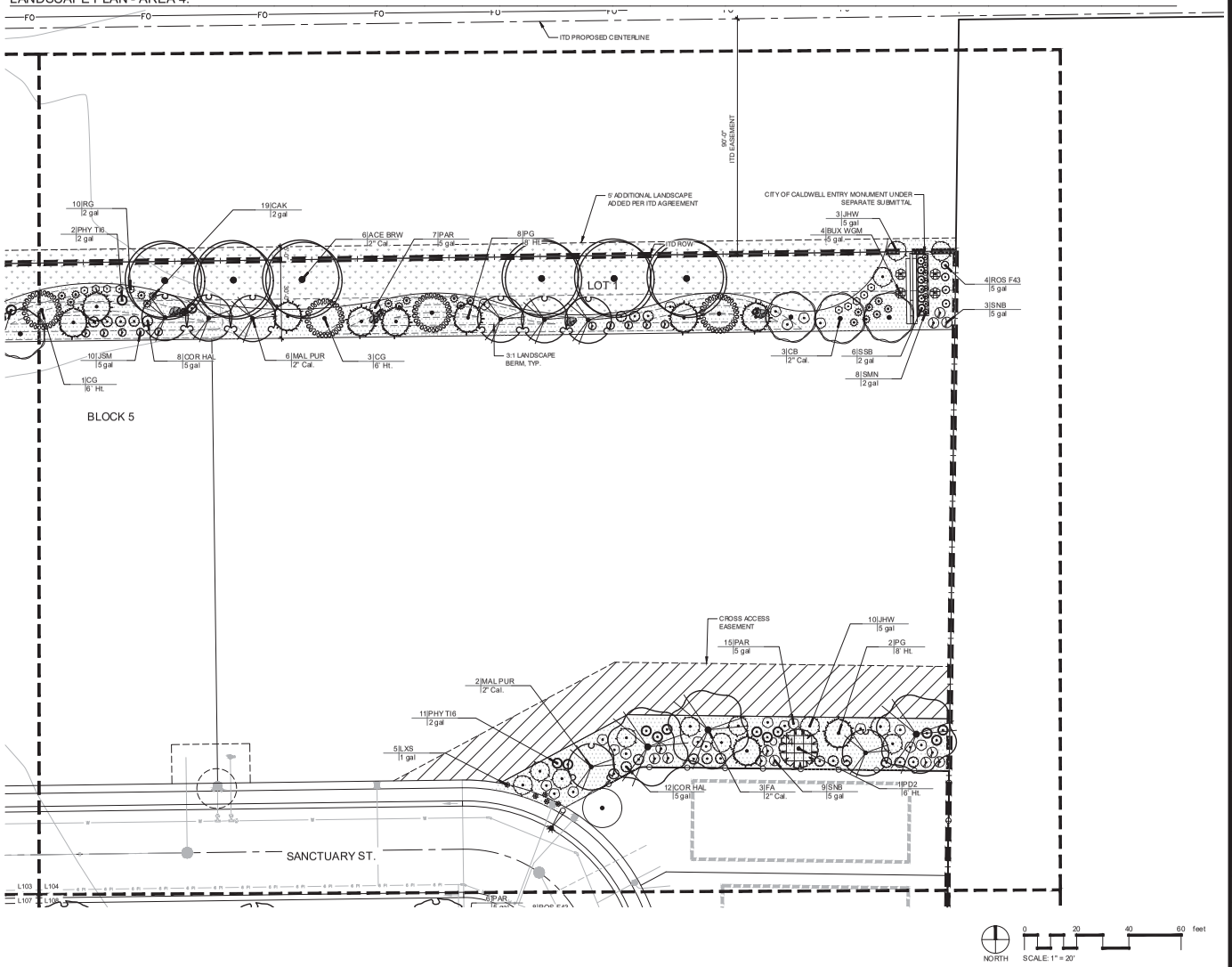
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	PHY TI6	Physocarpus opulifolius `SMPOTW`	Tiny Wine® Ninebark	2 gal	135
	RAG	Rhus aromatica `Gro-Low` 18'h x 6`w, Drought Tolerant	Gro-Low Fragrant Sumac	5 gal	100
	ROS F43	Rosa x 'Noare' TM	Flower Carpet Red Groundcover Rose	5 gal	159
	RG	Rudbeckia fulgida sullivantii `Goldsturm` 3'h X 3'w	Black-eyed Susan	2 gal	51
	SMN	Salvia x `May Night` 2'h x 2'w	May Night Sage	2 gal	32
	SNB	Sambucus nigra `Black Tower` 7'h x 4'w	Black Tower Sambucus	5 gal	43
	SSB	Schizachyrium scoparium `The Blues` 3`h x3` w	The Blues Little Bluestem	2 gal	57

LANDSCAPE MATERIALS LEGEND:

- HYDROSEED - DRYLAND FESCUE/RYE SEED MIX. SEE PER MANUFACTURERS RECOMMENDATIONS
- SOD LAWN - SEE NOTE 6/L150
- PLANTER BED - SEE NOTE 5/L150
- LOT TREE - PER BUILDER, SHOWN FOR REFERENCE ONLY
- 6' VINYL PRIVACY FENCE, SAND COLOR VINYL FRAME AND SLATS. SEE DETAIL 5/L150
- 4' WROUGHT IRON FENCE, BLACK PICKETS, SEE DETAIL 6/L150
- LANDSCAPE BOULDERS, SANDSTONE WITH WEATHERED SIDE UP. SEE DETAIL 3/L150

LANDSCAPE PLAN - AREA 4:



plantas ARCHITECTURES

EMILY VOGES Landscape Architect
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ENCLAVE SUBDIVISION PHASE 1

CALDWELL, ID 83686

Revision Desc:	Date:	No:
ITD comments	11.6.25	1
City comments	1.30.26	2
Date:	02.12.26	
Drawn By:	EV	

Drawing Title:

LANDSCAPE PLAN - AREA 4

Drawing No:

L104

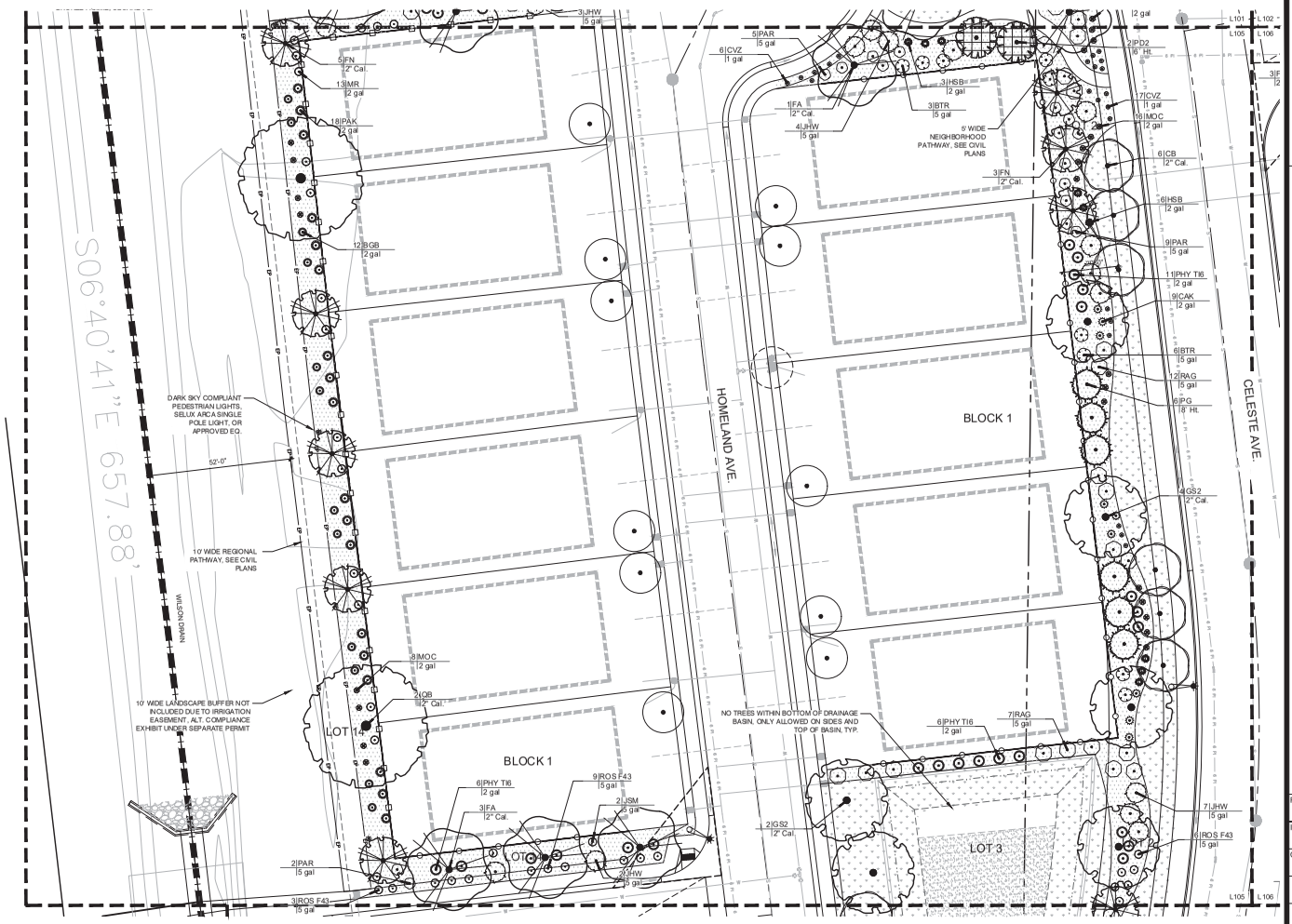
PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	SIZE	QTY
TREES					
	ACE BRW	Acer rubrum `Brandywine` 40' H X 30' W, CLASS II	Brandywine Red Maple	2" Cal.	28
	CB	Carpinus betulus `Frans Fontaine` 30' - 40' H & 20' - 30' W CLASS II	Frans Fontaine European Hornbeam	2" Cal.	38
	FN	Fraxinus nigra `Fall Gold` 30' H X 15-20' W, CLASS II	Fallgold Ash	2" Cal.	40
	FA	Fraxinus pennsylvanica `Autumn Purple` 45' - 60' H & 35' - 50' W CLASS II	Autumn Purple Ash	2" Cal.	54
	GS2	Gleditsia triacanthos `Skyline` 35'- 45' H & 25'-35' W, CLASS II	Skyline Honey Locust	2" Cal.	42
	QB	Quercus bicolor 50' - 60' H & W, CLASS III	Swamp White Oak	2" Cal.	4
EVERGREEN TREE					
	CG	Cedrus deodara'Aurea Pendula' 25 - 35' H & 15' W	Golden Weeping Deodar Cedar	6` Ht.	15
	PD2	Picea glauca `Densata` 25'- 45' H & 15'- 20' W	Black Hills Spruce	6` Ht.	18
	PG	Picea pungens 50' H & 15' W	Layered Colorado Blue Spruce	8` Ht.	47
ORNAMENTAL TREE					
	MAL PUR	Malus x `Purple Prince` 18-20' H & 18' - 20' W, CLASS I	Purple Prince Crabapple	2" Cal.	27
	PT	Prunus cerasifera `Newport` 15-20' H & W, CLASS I	Newport Plum	2" Cal.	9
SHRUBS					
	BER CRI	Berberis thunbergii `Crimson Pygmy`	Crimson Pygmy Barberry	5 gal	24
	BTR	Berberis thunbergii 'Rose Glow' 5'h x 4'w	Rose Glow Japanese Barberry	5 gal	81
	BGB	Bouteloua gracilis `Blonde Ambition` 3`h x 3`w	Blue Grama Grass	2 gal	42
	BUX WGM	Buxus microphylla japonica 'Winter Gem' 4-6'h x 4-6' w	Winter Gem Japanese Boxwood	5 gal.	16
	BUX GMT	Buxus x `Green Mountain`	Green Mountain Boxwood	5 gal	12
	CAK	Calamagrostis x acutiflora `Karl Foerster` 5'h x 3'w	Feather Reed Grass	2 gal	162
	CVZ	Coreopsis verticillata `Zagreb` 12" x 18"w	Zagreb Thread Leaf Coreopsis	1 gal	42
	COR HAL	Cornus alba `Bailhalo` TM	Ivory Halo Dogwood	5 gal	145
	HSB	Helictotrichon sempervirens `Blue Oats` 3' h x 3'w	Blue Oat Grass	2 gal	81
	JHW	Juniperus horizontalis `Wiltonii` 6"h x 8`w	Blue Rug Juniper	5 gal	95
	JSM	Juniperus scopulorum `Medora` 10`h x 3`w	Medora Juniper	5 gal	76
	LXS	Leucanthemum x superbum 30"h x 24"w	Shasta Daisy	1 gal	58
	MR	Mahonia repens	Creeping Mahonia	2 gal	28
	MOC	Monardella odoratissima 10"h x 24"w	Mountain Coyote Mint	2 gal	118
	PAK	Pennisetum alopecuroides `Karley Rose` 42"h x 42"w	Karley Rose Fountain Grass	2 gal	43
	PAR	Perovskia abrotanoides 4'h x 4'w	Russian Sage	5 gal	135
	PHY TI6	Physocarpus opulifolius `SMPOTW`	Tiny Wine® Ninebark	2 gal	135
	RAG	Rhus aromatica `Gro-Low` 18"h x 6`w, Drought Tolerant	Gro-Low Fragrant Sumac	5 gal	100
	ROS F43	Rosa x 'Noare' TM	Flower Carpet Red Groundcover Rose	5 gal	159
	RG	Rudbeckia fulgida sullivantii `Goldsturm` 3'h X 3'w	Black-eyed Susan	2 gal	51
	SMN	Salvia x `May Night` 2'h x 2'w	May Night Sage	2 gal	32
	SNB	Sambucus nigra `Black Tower` 7'h x 4'w	Black Tower Sambucus	5 gal	43
	SSB	Schizachyrium scoparium `The Blues` 3`h x 3`w	The Blues Little Bluestem	2 gal	57

LANDSCAPE MATERIALS LEGEND:

- HYDROSEED - DRYLAND FESCUE/RYE SEED MIX. SEE PER MANUFACTURERS RECOMMENDATIONS
- SOD LAWN - SEE NOTE 6/L150
- PLANTER BED - SEE NOTE 5/L150
- LOT TREE - PER BUILDER, SHOWN FOR REFERENCE ONLY
- 6' VINYL PRIVACY FENCE, SAND COLOR VINYL FRAME AND SLATS. SEE DETAIL 5/L150
- 4' WROUGHT IRON FENCE, BLACK PICKETS, SEE DETAIL 6/L150
- LANDSCAPE BOULDERS, SANDSTONE WITH WEATHERED SIDE UP. SEE DETAIL 3/L150

LANDSCAPE PLAN - AREA 5:



NORTH

0 20 40 60 feet

SCALE: 1" = 20'

plantas ARCHITECTURES

EMILY VOGES Landscape Architect
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ENCLAVE SUBDIVISION PHASE 1

CALDWELL, ID 83686

Revision Desc:	Date:	No:
ITD comments	11.6.25	1
City comments	1.30.26	2
Date:	02.12.26	
Drawn By:	EV	

Drawing Title:

LANDSCAPE PLAN - AREA 5

Drawing No:

L105

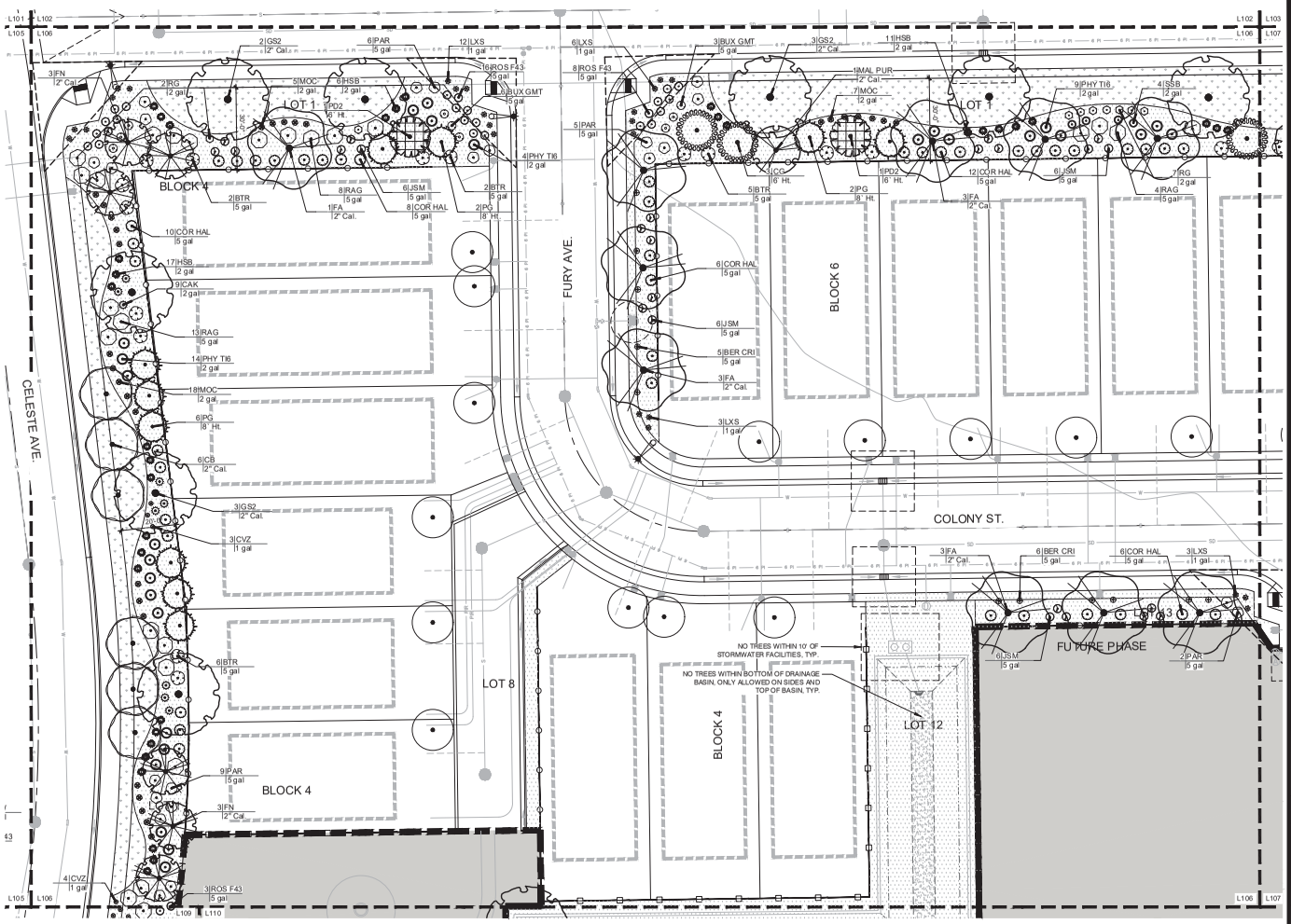
PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	SIZE	QTY
TREES					
	ACE BRW	Acer rubrum `Brandywine` 40' H X 30' W, CLASS II	Brandywine Red Maple	2" Cal.	28
	CB	Carpinus betulus `Frans Fontaine` 30' - 40' H & 20' - 30' W CLASS II	Frans Fontaine European Hornbeam	2" Cal.	38
	FN	Fraxinus nigra `Fall Gold` 30' H X 15-20' W, CLASS II	Fallgold Ash	2" Cal.	40
	FA	Fraxinus pennsylvanica `Autumn Purple` 45' - 60' H & 35' - 50' W CLASS II	Autumn Purple Ash	2" Cal.	54
	GS2	Gleditsia triacanthos `Skyline` 35'-45' H & 25'-35' W, CLASS II	Skyline Honey Locust	2" Cal.	42
	QB	Quercus bicolor 50' - 60' H & W, CLASS III	Swamp White Oak	2" Cal.	4
EVERGREEN TREE					
	CG	Cedrus deodara 'Aurea Pendula' 25 - 35' H & 15' W	Golden Weeping Deodar Cedar	6` Ht.	15
	PD2	Picea glauca `Densata` 25'- 45' H & 15'- 20' W	Black Hills Spruce	6` Ht.	18
	PG	Picea pungens 50' H & 15' W	Layered Colorado Blue Spruce	8` Ht.	47
ORNAMENTAL TREE					
	MAL PUR	Malus x `Purple Prince` 18-20' H & 18' - 20' W, CLASS I	Purple Prince Crabapple	2" Cal.	27
	PT	Prunus cerasifera `Newport` 15-20' H & W, CLASS I	Newport Plum	2" Cal.	9
SHRUBS					
	BER CRI	Berberis thunbergii `Crimson Pygmy`	Crimson Pygmy Barberry	5 gal	24
	BTR	Berberis thunbergii 'Rose Glow' 5'h x 4'w	Rose Glow Japanese Barberry	5 gal	81
	BGB	Bouteloua gracilis `Blonde Ambition` 3`h x 3`w	Blue Grama Grass	2 gal	42
	BUX WGM	Buxus microphylla japonica 'Winter Gem' 4-6'h x 4-6' w	Winter Gem Japanese Boxwood	5 gal.	16
	BUX GMT	Buxus x `Green Mountain`	Green Mountain Boxwood	5 gal	12
	CAK	Calamagrostis x acutiflora `Karl Foerster` 5'h x 3'w	Feather Reed Grass	2 gal	162
	CVZ	Coreopsis verticillata `Zagreb` 12" x 18"w	Zagreb Thread Leaf Coreopsis	1 gal	42
	COR HAL	Cornus alba `Bailhalo` TM	Ivory Halo Dogwood	5 gal	145
	HSB	Helictotrichon sempervirens `Blue Oats` 3' h x 3'w	Blue Oat Grass	2 gal	81
	JHW	Juniperus horizontalis `Wiltonii` 6"h x 8`w	Blue Rug Juniper	5 gal	95
	JSM	Juniperus scopulorum `Medora` 10`h x 3`w	Medora Juniper	5 gal	76
	LXS	Leucanthemum x superbum 30"h x 24"w	Shasta Daisy	1 gal	58
	MR	Mahonia repens	Creeping Mahonia	2 gal	28
	MOC	Monardella odoratissima 10"h x 24"w	Mountain Coyote Mint	2 gal	118
	PAK	Pennisetum alopecuroides `Karley Rose` 42"h x 42"w	Karley Rose Fountain Grass	2 gal	43
	PAR	Perovskia abrotanoides 4'h x 4'w	Russian Sage	5 gal	135
	PHY TI6	Physocarpus opulifolius `SMPOTW`	Tiny Wine® Ninebark	2 gal	135
	RAG	Rhus aromatica `Gro-Low` 18"h x 6`w, Drought Tolerant	Gro-Low Fragrant Sumac	5 gal	100
	ROS F43	Rosa x 'Noare' TM	Flower Carpet Red Groundcover Rose	5 gal	159
	RG	Rudbeckia fulgida sullivantii `Goldsturm` 3ft X 3'w	Black-eyed Susan	2 gal	51
	SMN	Salvia x `May Night` 2ft x 2w	May Night Sage	2 gal	32
	SNB	Sambucus nigra `Black Tower` 7ft x 4'w	Black Tower Sambucus	5 gal	43
	SSB	Schizachyrium scoparium `The Blues` 3`h x 3`w	The Blues Little Bluestem	2 gal	57

LANDSCAPE MATERIALS LEGEND:

- HYDROSEED - DRYLAND FESCUE/RYE SEED MIX. SEE PER MANUFACTURERS RECOMMENDATIONS
- SOD LAWN - SEE NOTE 6/L150
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- 6' VINYL PRIVACY FENCE, SAND COLOR VINYL FRAME AND SLATS. SEE DETAIL 5/L150
- 4' WROUGHT IRON FENCE, BLACK PICKETS, SEE DETAIL 6/L150
- LANDSCAPE BOULDERS, SANDSTONE WITH WEATHERED SIDE UP. SEE DETAIL 3/L150

LANDSCAPE PLAN - AREA 6:



plantas ARCHITECTURES

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ENCLAVE SUBDIVISION PHASE 1

CALDWELL, ID 83686

Revision Desc:	Date:	No:
ITD comments	11.6.25	1
City comments	1.30.26	2
Date:	02.12.26	
Drawn By:	EV	

Drawing Title:

LANDSCAPE PLAN - AREA 6

Drawing No:

L106

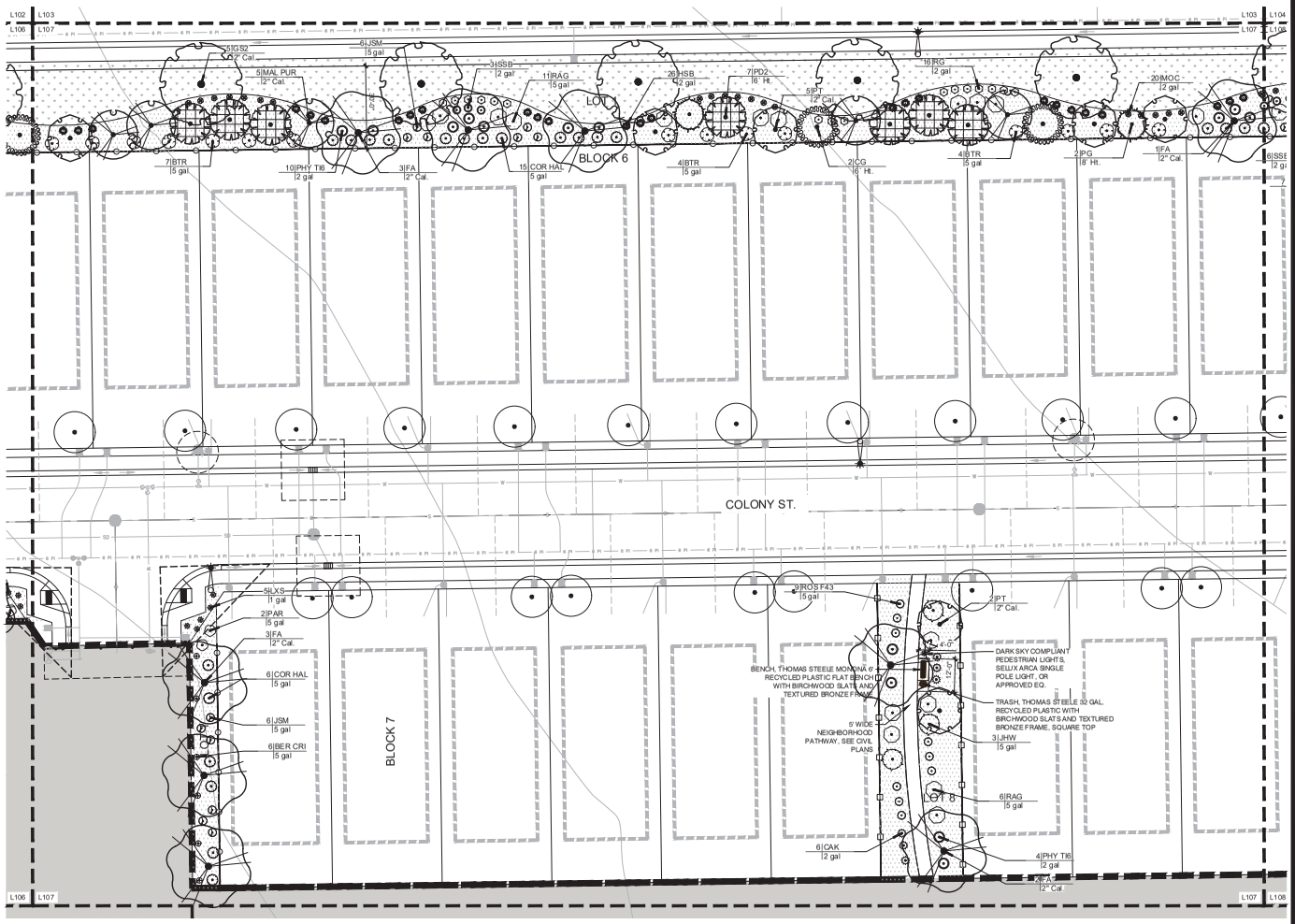
PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	SIZE	QTY
TREES					
	ACE BRW	Acer rubrum `Brandywine` 40' H X 30' W, CLASS II	Brandywine Red Maple	2" Cal.	28
	CB	Carpinus betulus `Frans Fontaine` 30' - 40' H & 20' - 30' W CLASS II	Frans Fontaine European Hornbeam	2" Cal.	38
	FN	Fraxinus nigra `Fall Gold` 30' H X 15-20' W, CLASS II	Fallgold Ash	2" Cal.	40
	FA	Fraxinus pennsylvanica `Autumn Purple` 45' - 60' H & 35' - 50' W CLASS II	Autumn Purple Ash	2" Cal.	54
	GS2	Gleditsia triacanthos `Skyline` 35' - 45' H & 25' -35' W, CLASS II	Skyline Honey Locust	2" Cal.	42
	QB	Quercus bicolor 50' - 60' H & W, CLASS III	Swamp White Oak	2" Cal.	4
EVERGREEN TREE					
	CG	Cedrus deodara 'Aurea Pendula' 25' - 35' H & 15' W	Golden Weeping Deodar Cedar	6` Ht.	15
	PD2	Picea glauca `Densata` 25' - 45' H & 15' - 20' W	Black Hills Spruce	6` Ht.	18
	PG	Picea pungens 50' H & 15' W	Layered Colorado Blue Spruce	8` Ht.	47
ORNAMENTAL TREE					
	MAL PUR	Malus x `Purple Prince` 18-20' H & 18' - 20' W, CLASS I	Purple Prince Crabapple	2" Cal.	27
	PT	Prunus cerasifera `Newport` 15-20' H & W, CLASS I	Newport Plum	2" Cal.	9
SHRUBS					
	BER CRI	Berberis thunbergii `Crimson Pygmy`	Crimson Pygmy Barberry	5 gal	24
	BTR	Berberis thunbergii 'Rose Glow' 5'h x 4'w	Rose Glow Japanese Barberry	5 gal	81
	BGB	Bouteloua gracilis `Blonde Ambition` 3`h x 3`w	Blue Grama Grass	2 gal	42
	BUX WGM	Buxus microphylla japonica 'Winter Gem' 4-6'h x 4-6'w	Winter Gem Japanese Boxwood	5 gal.	16
	BUX GMT	Buxus x `Green Mountain`	Green Mountain Boxwood	5 gal	12
	CAK	Calamagrostis x acutiflora `Karl Foerster` 5'h x3'w	Feather Reed Grass	2 gal	162
	CVZ	Coreopsis verticillata `Zagreb` 12`x 18'w	Zagreb Thread Leaf Coreopsis	1 gal	42
	COR HAL	Cornus alba `Bailhalo` TM	Ivory Halo Dogwood	5 gal	145
	HSB	Helictotrichon sempervirens `Blue Oats` 3' h x 3'w	Blue Oat Grass	2 gal	81
	JHW	Juniperus horizontalis `Wiltonii` 6"h x 8`w	Blue Rug Juniper	5 gal	95
	JSM	Juniperus scopulorum `Medora` 10`h x 3`w	Medora Juniper	5 gal	76
	LXS	Leucanthemum x superbum 30"h x 24"w	Shasta Daisy	1 gal	58
	MR	Mahonia repens	Creeping Mahonia	2 gal	28
	MOC	Monardella odoratissima 10"h x 24"w	Mountain Coyote Mint	2 gal	118
	PAK	Pennisetum alopecuroides `Karley Rose` 42"h x 42"w	Karley Rose Fountain Grass	2 gal	43
	PAR	Perovskia abrotanoides 4'h x 4'w	Russian Sage	5 gal	135
	PHY TI6	Physocarpus opulifolius `SMPOTW`	Tiny Wine® Ninebark	2 gal	135
	RAG	Rhus aromatica `Gro-Low` 18"h x 6`w, Drought Tolerant	Gro-Low Fragrant Sumac	5 gal	100
	ROS F43	Rosa x 'Noare' TM	Flower Carpet Red Groundcover Rose	5 gal	159
	RG	Rudbeckia fulgida sullivantii `Goldsturm` 3'h X3'w	Black-eyed Susan	2 gal	51
	SMN	Salvia x `May Night` 2'h x2'w	May Night Sage	2 gal	32
	SNB	Sambucus nigra `Black Tower` 7'h x4'w	Black Tower Sambucus	5 gal	43
	SSB	Schizachyrium scoparium `The Blues` 3`h x 3`w	The Blues Little Bluestem	2 gal	57

LANDSCAPE MATERIALS LEGEND:

- HYDROSEED - DRYLAND FESCUE/RYE SEED MIX. SEE PER MANUF ACTURERS RECOMMENDATIONS
- SOD LAWN - SEE NOTE 6/L150
- PLANTER BED - SEE NOTE 5/L150
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- 4' WROUGHT IRON FENCE, BLACK PICKETS, SEE DETAIL 6/L150
- LANDSCAPE BOULDERS, SANDSTONE WITH WEATHERED SIDE UP. SEE DETAIL 3/L150

LANDSCAPE PLAN - AREA 7:



NORTH SCALE: 1" = 20'

0 20 40 60 feet

plantas ARCHITECTURES

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208.957.9431

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ENCLAVE SUBDIVISION PHASE 1

CALDWELL, ID 83686

Revision Desc:	Date:	No:
ITD comments	11.6.25	1
City comments	1.30.26	2
Date:	02.12.26	
Drawn By:	EV	

Drawing Title:

LANDSCAPE PLAN - AREA 7

Drawing No:

L107

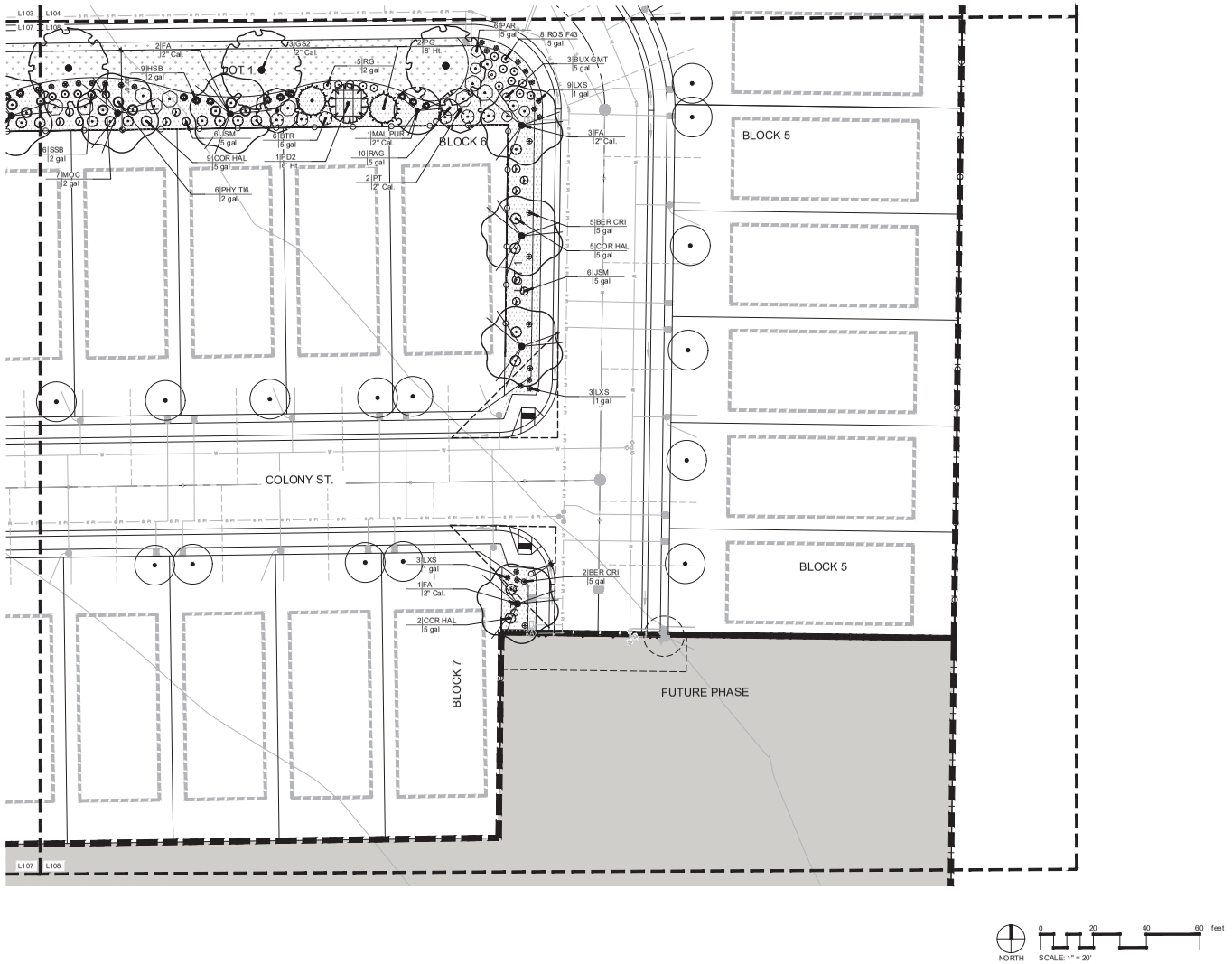
PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	SIZE	QTY
TREES					
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	FN	Fraxinus nigra `Fall Gold` 30' H X 15-20' W, CLASS II	Fallgold Ash	2" Cal.	40
	FA	Fraxinus pennsylvanica `Autumn Purple` 45' - 60' H & 35' - 50' W CLASS II	Autumn Purple Ash	2" Cal.	54
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	QB	Quercus bicolor 50' - 60' H & W, CLASS III	Swamp White Oak	2" Cal.	4
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	PD2	Picea glauca `Densata` 25'- 45' H & 15'- 20' W	Black Hills Spruce	6` Ht.	18
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	MAL PUR	Malus x `Purple Prince` 18-20' H & 18' - 20' W, CLASS I	Purple Prince Crabapple	2" Cal.	27
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	BUX WGM	Buxus microphylla japonica 'Winter Gem' 4-6'h x 4-6'w	Winter Gem Japanese Boxwood	5 gal.	16
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	CAK	Calamagrostis xacutiflora `Karl Foerster` 5'h x 3'w	Feather Reed Grass	2 gal	162
	CVZ	Coreopsis verticillata `Zagreb` 12" x 18"w	Zagreb Thread Leaf Coreopsis	1 gal	42
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	PAK	Pennisetum alopecuroides `Karley Rose` 42"h x 42"w	Karley Rose Fountain Grass	2 gal	43
	PAR	Perovskia abrotanoides 4'h x 4'w	Russian Sage	5 gal	135
	PHY TI6	Physocarpus opulifolius `SMPOTW`	Tiny Wine® Ninebark	2 gal	135
	RAG	Rhus aromatica `Gro-Low` 18"h x 6`w, Drought Tolerant	Gro-Low Fragrant Sumac	5 gal	100
	ROS F43	Rosa x 'Noare' TM	Flower Carpet Red Groundcover Rose	5 gal	159
	RG	Rudbeckia fulgida sullivantii `Goldsturm` 3'h X 3'w	Black-eyed Susan	2 gal	51
	SMN	Salvia x `May Night` 2'h x 2'w	May Night Sage	2 gal	32
	SNB	Sambucus nigra `Black Tower` 7'h x 4'w	Black Tower Sambucus	5 gal	43
	SSB	Schizachyrium scoparium `The Blues` 3`h x 3`w	The Blues Little Bluestem	2 gal	57

LANDSCAPE MATERIALS LEGEND:

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- PLANTER BED - SEE NOTE 5/L150
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- 4' WROUGHT IRON FENCE, BLACK PICKETS, SEE DETAIL 6/L150
- LANDSCAPE BOULDERS, SANDSTONE WITH WEATHERED SIDE UP. SEE DETAIL 3/L150

LANDSCAPE PLAN - AREA 8:



NORTH

0 20 40 60 feet

SCALE: 1" = 20'

plantas ARCHITECTURES

EMILY VOGES Landscape Architect
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208.957.9431

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ENCLAVE SUBDIVISION PHASE 1

CALDWELL, ID 83686

Revision Desc:	Date:	No:
ITD comments	11.6.25	1
City comments	1.30.26	2
Date:	02.12.26	
Drawn By:	EV	

Drawing Title:

LANDSCAPE PLAN - AREA 8

Drawing No:

L108

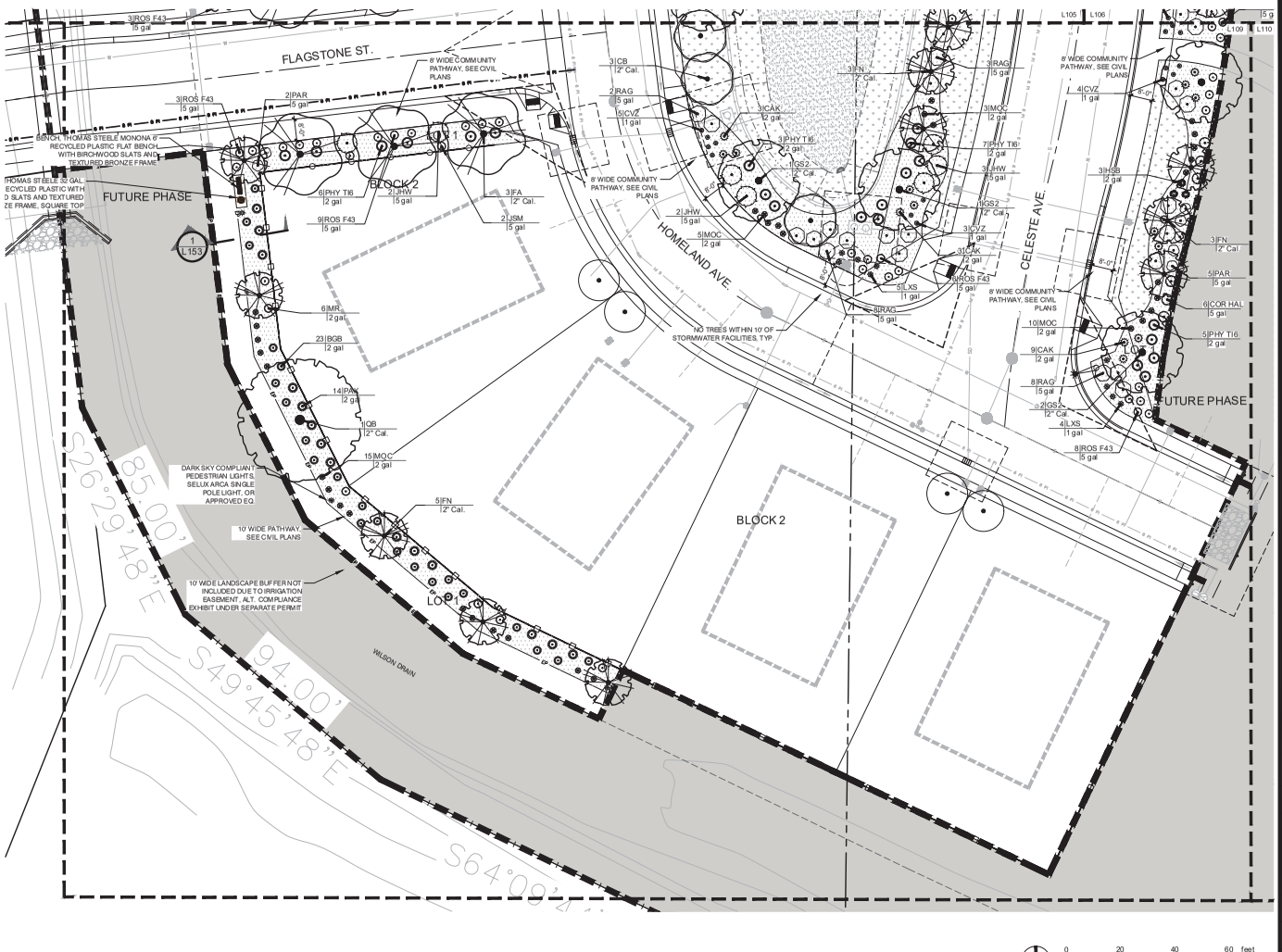
PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	SIZE	QTY
TREES					
	ACE BRW	Acer rubrum `Brandywine` 40' H X 30' W, CLASS II	Brandywine Red Maple	2" Cal.	28
	CB	Carpinus betulus `Frans Fontaine` 30` - 40` H & 20` - 30` W CLASS II	Frans Fontaine European Hornbeam	2" Cal.	38
	FN	Fraxinus nigra `Fall Gold` 30` H X 15-20` W, CLASS II	Fallgold Ash	2" Cal.	40
	FA	Fraxinus pennsylvanica `Autumn Purple` 45` - 60` H & 35` - 50` W CLASS II	Autumn Purple Ash	2" Cal.	54
	GS2	Gleditsia triacanthos `Skyline` 35`- 45` H & 25`-35` W, CLASS II	Skyline Honey Locust	2" Cal.	42
	QB	Quercus bicolor 50` - 60` H & W, CLASS III	Swamp White Oak	2" Cal.	4
EVERGREEN TREE					
	CG	Cedrus deodara'Aurea Pendula' 25 - 35` H & 15` W	Golden Weeping Deodar Cedar	6` Ht.	15
	PD2	Picea glauca `Densata` 25`- 45` H & 15`- 20` W	Black Hills Spruce	6` Ht.	18
	PG	Picea pungens 50` H & 15` W	Layered Colorado Blue Spruce	8` Ht.	47
ORNAMENTAL TREE					
	MAL PUR	Malus x `Purple Prince` 18-20` H & 18` - 20` W, CLASS I	Purple Prince Crabapple	2" Cal.	27
	PT	Prunus cerasifera `Newport` 15-20` H & W, CLASS I	Newport Plum	2" Cal.	9
SHRUBS					
	BER CRI	Berberis thunbergii `Crimson Pygmy`	Crimson Pygmy Barberry	5 gal	24
	BTR	Berberis thunbergii 'Rose Glow' 5ft x 4'w	Rose Glow Japanese Barberry	5 gal	81
	BGB	Bouteloua gracilis `Blonde Ambition` 3`h x 3`w	Blue Grama Grass	2 gal	42
	BUX WGM	Buxus microphylla japonica 'Winter Gem' 4-6'h x 4-6'w	Winter Gem Japanese Boxwood	5 gal.	16
	BUX GMT	Buxus x `Green Mountain`	Green Mountain Boxwood	5 gal	12
	CAK	Calamagrostis x acutiflora `Karl Foerster` 5ft x 3'w	Feather Reed Grass	2 gal	162
	CVZ	Coreopsis verticillata `Zagreb` 12`x 18`w	Zagreb Thread Leaf Coreopsis	1 gal	42
	COR HAL	Cornus alba `Bailhalo` TM	Ivory Halo Dogwood	5 gal	145
	HSB	Helictotrichon sempervirens `Blue Oats` 3` h x 3'w	Blue Oat Grass	2 gal	81
	JHW	Juniperus horizontalis 'Wiltonii' 6'h x 8` w	Blue Rug Juniper	5 gal	95
	JSM	Juniperus scopulorum `Medora` 10` h x 3` w	Medora Juniper	5 gal	76
	LXS	Leucanthemum x superbum 30'h x 24'w	Shasta Daisy	1 gal	58
	MR	Mahonia repens	Creeping Mahonia	2 gal	28
	MOC	Monardella odoratissima 10'h x 24'w	Mountain Coyote Mint	2 gal	118
	PAK	Pennisetum alopecuroides `Karley Rose` 42'h x 42`w	Karley Rose Fountain Grass	2 gal	43
	PAR	Perovskia abrotanoides 4'h x 4'w	Russian Sage	5 gal	135
	PHY TI6	Physocarpus opulifolius `SMPOTW`	Tiny Wine® Ninebark	2 gal	135
	RAG	Rhus aromatica `Gro-Low` 18'h x 6` w, Drought Tolerant	Gro-Low Fragrant Sumac	5 gal	100
	ROS F43	Rosa x 'Noare' TM	Flower Carpet Red Groundcover Rose	5 gal	159
	RG	Rudbeckia fulgida sullivantii `Goldsturm` 5ft X 3'w	Black-eyed Susan	2 gal	51
	SMN	Salvia x `May Night` 2ft x 2'w	May Night Sage	2 gal	32
	SNB	Sambucus nigra `Black Tower` 7'h x 4'w	Black Tower Sambucus	5 gal	43
	SSB	Schizachyrium scoparium `The Blues` 3`h x 3`w	The Blues Little Bluestem	2 gal	57

LANDSCAPE MATERIALS LEGEND:

- HYDROSEED - DRYLAND FESCUE/RYE SEED MIX. SEE PER MANUFACTURERS RECOMMENDATIONS
- SOD LAWN - SEE NOTE 6/L150
- PLANTER BED - SEE NOTE 5/L150
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- 6' VINYL PRIVACY FENCE, SAND COLOR VINYL FRAME AND SLATS. SEE DETAIL 5/L150
- 4' WROUGHT IRON FENCE, BLACK PICKETS, SEE DETAIL 6/L150
- LANDSCAPE BOULDERS, SANDSTONE WITH WEATHERED SIDE UP. SEE DETAIL 3/L150

LANDSCAPE PLAN - AREA 9:



plantas ARCHITECTURES

EMILY VOGES Landscape Architect
emily@plantasarch.com
208.957.9431

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ENCLAVE SUBDIVISION PHASE 1

CALDWELL, ID 83686

Revision Desc:	Date:	No:
ITD comments	11.6.25	1
City comments	1.30.26	2
Date:	02.12.26	
Drawn By:	EV	

Drawing Title:

LANDSCAPE PLAN - AREA 9

Drawing No:

L109

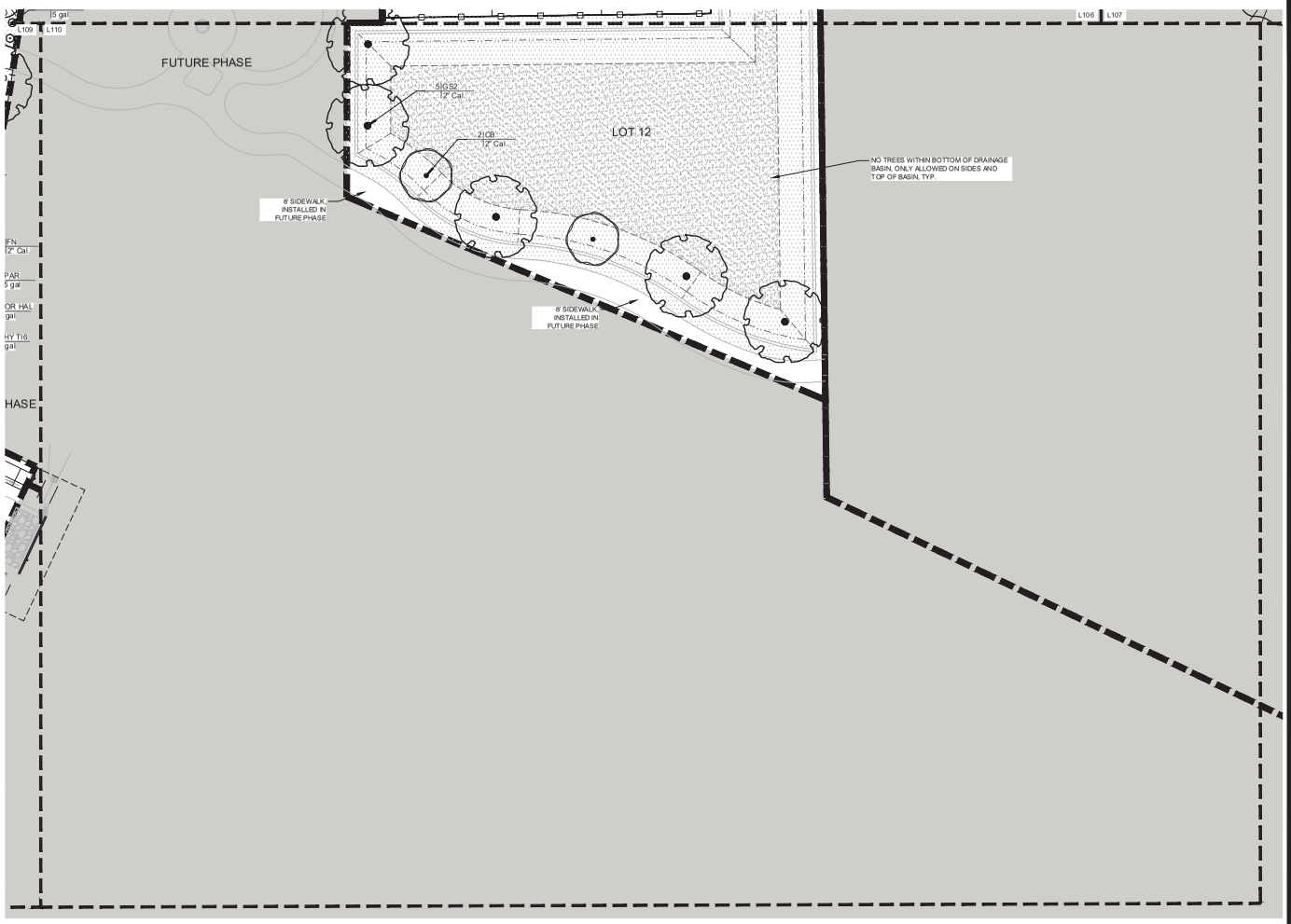
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- LANDSCAPE BOULDERS, SANDSTONE WITH WEATHERED SIDE UP. SEE DETAIL 3/L150

LANDSCAPE PLAN - AREA 10:



NORTH

0 20 40 60 feet

SCALE: 1" = 20'

plantas ARCHITECTURES

EMILY VOGES Landscape Architect
emily@plantasarch.com
208.957.9431

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ENCLAVE SUBDIVISION PHASE 1

CALDWELL, ID 83686

Revision Desc:	Date:	No:
ITD comments	11.6.25	1
City comments	1.30.26	2
Date:	02.12.26	
Drawn By:	EV	

Drawing Title:

LANDSCAPE PLAN - AREA 10

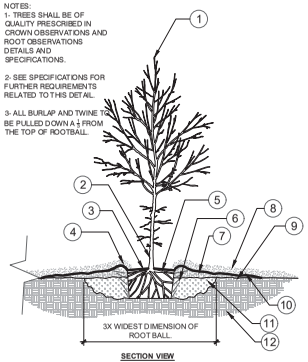
Drawing No:

L110

NOTES:
1- TREES SHALL BE OF QUALITY PRESCRIBED IN CROWN OBSERVATIONS AND ROOT OBSERVATIONS DETAILS AND SPECIFICATIONS.

2- SEE SPECIFICATIONS FOR FURTHER REQUIREMENTS RELATED TO THIS DETAIL.

3- ALL BURLAP AND TWINE TO BE PULLED DOWN A 4 FROM THE TOP OF ROOTBALL.



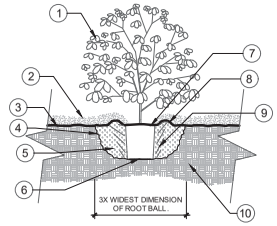
SECTION VIEW

1. CENTRAL LEADER. (SEE CROWN OBSERVATIONS DETAIL).
2. TRUNK CALIPER SHALL MEET ANSI Z60 CURRENT EDITION FOR ROOT BALL SIZE.
3. ROOT BALL MODIFIED AS REQUIRED.
4. ROUND-TOPPED SOIL BERM 4" HIGH X 6' WIDE ABOVE ROOT BALL SURFACE SHALL BE CONSTRUCTED AROUND THE ROOT ALL BERM SHALL BEGIN AT ROOT BALL PERIPHERY.
5. ROOT BALL SURFACE SHALL BE POSITIONED TO BE ONE - QUARTER ABOVE FINISHED GRADE.
6. PRIOR TO MULCHING, LIGHTLY TAMP SOIL AROUND THE ROOT BALL IN 6" LIFTS TO BRACE TREE. DO NOT OVER COMPACT. WHEN THE PLANTING HOLE HAS BEEN BACKFILLED, POUR WATER AROUND THE ROOT BALL TO SETTLE THE SOIL.
7. EXISTING SITE SOIL ADDED TO CREATE A SMOOTH TRANSITION FROM THE TOP OF THE RAISED ROOT BALL TO THE FINISHED GRADE AT A 15% MAX. SLOPE.
8. 4" LAYER OF MULCH. NO MORE THAN 1" OF MULCH ON TOP OF ROOT BALL. (SEE SPECIFICATIONS FOR MULCH).
9. ORIGINAL GRADE.
10. FINISHED GRADE.
11. LOOSENED SOIL. DIG AND TURN THE SOIL TO REDUCE COMPACTION TO THE AREA AND DEPTH SHOWN.
12. EXISTING SOIL.

URBAN TREE FOUNDATION © 2014 OPEN SOURCE FREE TO USE

1 TREE W/ BERM (EXISTING SOIL NOT MODIFIED)

3/8" = 1'-0" FX-PLNT-FX-TREE-06



SECTION VIEW

1. SHRUB.
2. 4" LAYER OF MULCH. NO MORE THAN 1" OF MULCH ON TOP OF ROOT BALL. (SEE SPECS FOR MULCH).
3. FINISHED GRADE.
4. SLOPE SIDES OF LOOSENED SOIL.
5. LOOSENED SOIL. DIG AN TURN THE SOIL TO REDUCE THE COMPACTION TO THE AREA AND DEPTH SHOWN.
8. 4" HIGH X 9' WIDE ROUND - TOPPED SOIL BERM ABOVE ROOT BALL SURFACE SHALL BE CONSTRUCTED AROUND THE ROOT BALL. BERM SHALL BEGIN AT ROOT BALL PERIPHERY.
9. PRIOR TO MULCHING, LIGHTLY TAMP SOIL AROUND THE ROOT BALL IN 6" LIFTS TO PLACE SHRUB. DO NOT OVER COMPACT. WHEN THE PLANTING HOLE HAS BEEN BACKFILLED, POUR WATER AROUND THE ROOT BALL TO SETTLE THE SOIL.
10. EXISTING SOIL.

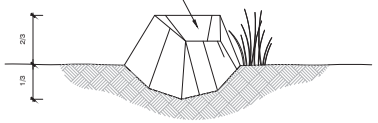
NOTES:
1- SHRUBS SHALL BE OF QUALITY PRESCRIBED IN THE ROOT OBSERVATIONS DETAIL AND SPECIFICATIONS.

2- SEE SPECIFICATIONS FOR FURTHER REQUIREMENTS RELATED TO THIS DETAIL.

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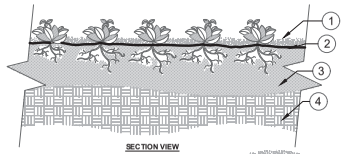
2 SHRUB - UNMODIFIED SOIL

1/2" = 1'-0" FX-PLNT-FX-SHRB-04

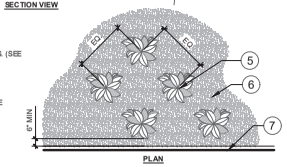


3 LANDSCAPE BOULDER PLACEMENT (TYP)

1" = 1'-0" DETAIL-FILE



1. 2-3" THICK LAYER OF MULCH
2. FINISHED GRADE
3. MODIFIED SOIL DEPTH VARIES. (SEE SPECIFICATIONS FOR SOIL MODIFICATION).
4. EXISTING SOIL
5. GROUNDCOVER PLANTS TO BE TRIANGULARLY SPACED
6. MULCH
7. PAVEMENT



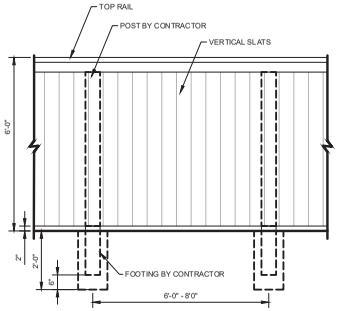
NOTES:
1- SEE PLANTING LEGEND FOR GROUNDCOVER SPECIES, SIZE, AND SPACING DIMENSION.
2- SMALL ROOTS (1/4" OR LESS) THAT GROW AROUND, UP, OR DOWN THE ROOT BALL PERIPHERY ARE CONSIDERED ANORMAL CONDITION IN CONTAINER PRODUCTION AND ARE ACCEPTABLE HOWEVER THEY SHOULD BE ELIMINATED AT THE TIME OF PLANTING. ROOTS ON THE PERIPHERY CAN BE REMOVED AT THE TIME OF PLANTING. (SEE ROOT BALL SHAVING CONTAINER DETAIL).
3- SETTLE SOIL AROUND ROOT BALL OF EACH GROUNDCOVER PRIOR TO MULCHING.

URBAN TREE FOUNDATION © 2014 OPEN SOURCE FREE TO USE

4 GROUNDCOVER

3/4" = 1'-0" FX-PLNT-FX-GROU-01

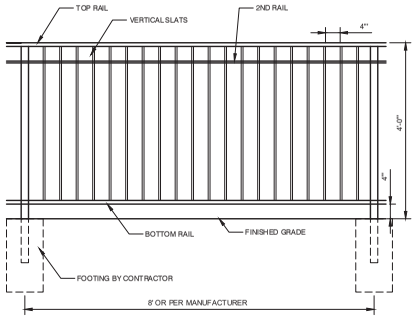
NOTE:
*POSTS, CONNECTIONS, SLATS & FOOTINGS BY CONTRACTOR



5 6` CLOSED VISION FENCE

1/2" = 1'-0" 323107-02

NOTES:
*INSTALL FENCE PER MANUFACTURER RECOMMENDATIONS
*CONTRACTOR RESPONSIBLE FOR FOOTINGS
*COLOR BLACK, OR APPROVED OTHER



6 4' OPEN VISION FENCE

3/4" = 1'-0" 323106-02

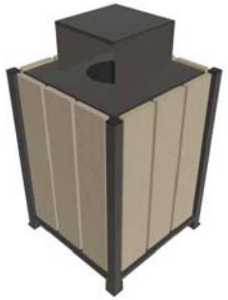


BENCH - THOMAS STEELE MONONA 6' RECYCLED PLASTIC FLAT BENCH WITH BIRCHWOOD SLATS AND BRONZE FRAME

#MNF-6-ERB-P

7 6' BENCH

NTS



TRASH - THOMAS STEELE MONONA 32 GAL. RECYCLED PLASTIC WITH BIRCHWOOD SLATS AND BRONZE FRAME

#MNTR-32-ERB-P; LID-C18SQ

8 32 GAL TRASH RECEPTACLE

NTS

LANDSCAPE NOTES:

1. REGULATIONS & STANDARDS
   - 1.1. All contractor work shall be conducted in accordance with ISPWC (Idaho Standard Public Works Construction), 2023; and City of Caldwell, ID codes, standards and state and local regulations.
2. EXISTING CONDITIONS
   - 2.1. All utilities shall be located prior to construction and protected. Any damage to structures, utilities or concrete will be replaced at contractor's expense.
   - 2.2. The site has many existing improvements such as underground utilities, curb and gutter, light poles and sidewalks.
   - 2.3. See Civil Engineer's plans for information about existing features; all drainage pipes and locations. Protect and retain drainage at all times.
3. GRADING & SITE PREPARATION
   - 3.1. Prepare finish grades for planting by grubbing and removing weeds. If necessary apply Round-Up (or equivalent herbicide), using a certified applicator. Remove rocks and other materials over 2".
   - 3.2. All gravel overprep to be removed and disposed of off site.
   - 3.3. Finish grade to be smooth transition to allow for entire site to be a natural flowing space.
   - 3.4. Refer to Civil Engineer's plans for grading information & for all drainage pipes and locations. Protect and retain drainage at all times.
   - 3.5. No pooling or standing water will be accepted per industry standards.
4. SOILS
   - 4.1. All planter beds to receive a minimum of 18" depth of screened topsoil. Spread, compact, and fine grade to smooth and uniform grade 2.5" below adjacent surfaces.
   - 4.2. All lawn areas to receive a minimum of 12" depth of screened topsoil. Spread, compact, and fine grade topsoil to a smooth uniform grade 1" below adjacent surfaces.
   - 4.3. Reuse of existing topsoil that has been stockpiled on site is permitted if:
     - 4.3.1. Topsoil is tested and analyzed to ensure a proper growing medium. Provide additional amendments as determined by soil tests. And
     - 4.3.2. Topsoil is to be loose, friable sandy loam that is clean and free of toxic materials, noxious weeds, weed seeds, rocks, grass or other foreign materials.
     - 4.3.3. Topsoil should have a pH of 6.5 to 8.
     - 4.3.4. If on site topsoil does not meet these minimum standards contractor is responsible for providing approved imported topsoil or improving onsite topsoil per the approval of the project manager.
   - 4.4. If imported topsoil is used it must be from a local source and be screened free of any debris or foreign matter. Topsoil must not contain rocks, sticks, lumps, or toxic matter.
   - 4.5. Smooth, compact, and fine grade topsoil in lawn areas to smooth and uniform grade .5" below adjacent surfaces.
   - 4.6. Prepare finish grade of topsoil to elevations set by Civil Engineer's plans with positive drainage away from structures. Refer to Civil Engineer's plans for grading information.
   - 4.7. Amend all new plantings with 2 parts topsoil and 1 part compost.
5. PLANTER BED MULCH
   - 5.1. Planter beds to receive 3" depth shredded walk on bark mulch or approved other by landscape architect.
   - 5.2. Install over commercial grade weed barrier fabric.
   - 5.3. All planter beds shall be shovel edged to create a distinct separation to landscape types.
6. LAWN AREAS
   - 6.1. All lawn areas shall be sodded with tall turf type fescue.
   - 6.2. Sod shall be regionally harvested, laid within 24 hours of harvesting, and laid with tight fitting joints.
7. PLANTS
   - 7.1. All plant material shall be installed per industry standards.
   - 7.2. All plant material shall meet or exceed the minimum federal standards as regulated by ANSI z60.1, American Standard for Nursery Stock. Plants not meeting these standards for quality, or plants determined to be unhealthy by Owner's representative, will be rejected.
   - 7.3. All trees and shrubs to be installed per details.
   - 7.4. Fertilize all trees and shrubs with 'Agriform' planting tablets or approved equal. Apply per manufacturer's recommendations.
   - 7.5. All plants shall adhere to plant schedule, species & sizes. Any necessary substitutions due to availability or alternatives shall be coordinated to the landscape architect via submittal.
8. IRRIGATION
   - 8.1. Irrigation system shall be built to the following specifications:
   - 8.2. Adhere to city codes when connecting to city water.
   - 8.3. All irrigation material to be new with manufacturers' warranty fully intact.
   - 8.4. Install outdoor rated controller in specified location on plan. Coordinate with project manager on exact location.
   - 8.5. Controller to include On/Off rain switch or other rain shut off device that does not alter program.
   - 8.6. Irrigation system piping in landscape areas to be minimum schedule 40 PVC or approved equal, sleeves to be double the size of pipes located within, all wires to be contained in separate sleeves 1-1/2" dia min.
   - 8.7. Coordinate all sleeving & pipe runs with owner (Local Construct) & Builder before installing.
   - 8.8. Use common trenching where possible.
   - 8.9. All wires to be 18 gauge direct, bury wire at a minimum of 12" below finished grade. Size wire for correct voltage loss.
   - 8.10. Supply a minimum of (2) spare wires to furthest valves from controller in all directions.
   - 8.11. Flow control device to be included on all remote control valves, including master control valve.
   - 8.12. Connect mainline to point of connection in approximate location shown on plan.
   - 8.13. Provide 2" winterization port in location near POC. Winterization port to be located inside of its own standard valve box.
   - 8.14. Contractor is responsible complying with all codes and paying all permits necessary.
   - 8.15. Sprinkler heads shall have matched precipitation within each control circuit. Velocities shall not exceed 5 feet per second.
   - 8.16. Locate irrigation materials in planters when possible and screen with vegetation when possible.
9. CONTRACTOR RESPONSIBILITIES
   - 9.1. Estimated quantities are shown for general reference only. Contractor shall be responsible for all quantity estimates.
   - 9.2. All plant material and workmanship shall be guaranteed for a period of one year beginning at the date of Substantial Completion. Replace all dead or unhealthy plant material immediately with same type and size at no cost to Owner.
   - 9.3. Landscape contractor to turn in as built drawings at the end of project. Substantial Completion will not be granted until 2 copies @ 1" = 20' scale are turned in and approved by Owner's Representative.
   - 9.4. Landscape maintenance req. to be accessed from parcel. No highway access allowed for landscape maintenance.
10. In the event of a discrepancy, notify the Landscape Architect.



PEDESTRIAN LIGHT - SELUX ARCA SINGLE POLE LIGHT, 12' HEIGHT IN BRONZE

#SINGLE S1

9 PEDESTRIAN LIGHT FIXTURE

NTS

plantas ARCHITECTURES

EMILY VOGES Landscape Architect
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208.957.9431

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ENCLAVE SUBDIVISION PHASE 1

CALDWELL, ID 83686

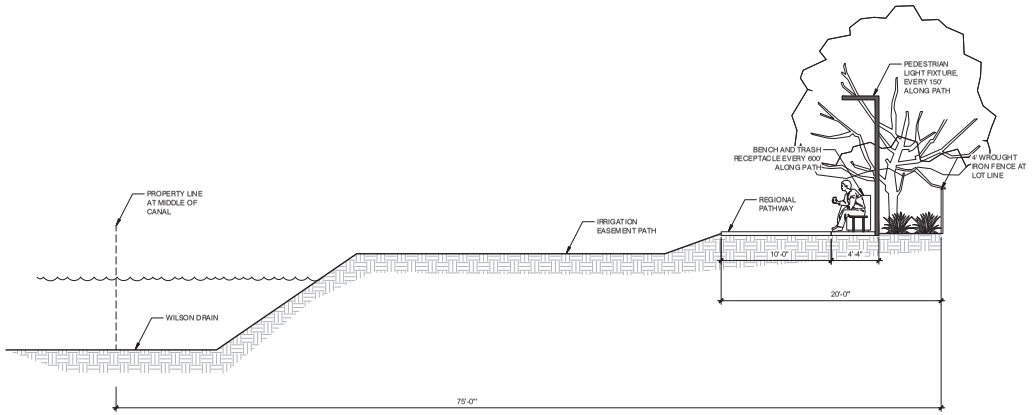
Revision Desc:	Date:	No:
ITD comments	11.6.25	1
City comments	1.30.26	2
Date:	02.12.26	
Drawn By:	EV	

Drawing Title:

LANDSCAPE DETAILS

Drawing No:

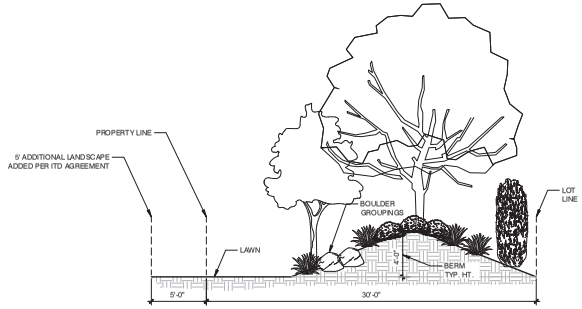
L150



1 CANAL SECTION

3/16" = 1'-0"

DETAIL-FILE



2 LANDSCAPE BUFFER SECTION

3/16" = 1'-0"

DETAIL-FILE

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ENCLAVE SUBDIVISION PHASE 1

CALDWELL, ID 83686

Revision Desc:	Date:	No:
ITD comments	11.6.25	1
City comments	1.30.26	2
Date:	02.12.26	
Drawn By:	EV	

Drawing Title:

LANDSCAPE DETAILS

Drawing No:

L153

QUALIFIED OPEN SPACE SUMMARY:

QUALIFIED OPEN SPACE INCLUDES:

- 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 AREA.
- CLUBHOUSE, FITNESS FACILITIES, ENCLOSED BIKE STORAGE, PICNIC AREAS, SWIMMING POOL, PLAY AREAS, OTHER GENERAL RECREATIONAL FACILITIES.
- BUFFERS BETWEEN DIFFERING LAND USES.
- ADDITIONAL STREET LANDSCAPE BUFFER WIDTH OVER AND ABOVE THE REQUIRED STREET LANDSCAPE BUFFERING.
- MICRO PATHWAYS (PAVED OR POROUS SURFACED PORTIONS AND LANDSCAPED PORTION). (ORD. 2661, 1-7-2008)
- MAJOR PATHWAYS (PAVED OR POROUS SURFACED PORTIONS AND LANDSCAPED PORTIONS). (ORD. 2805, 11-2-2009)
- 50% OF STREET BUFFERS ALONG COLLECTORS AND ARTERIALS
- STORMWATER AREAS TO COUNT IF SUBTERRANEAN AND COVERED IN GRASS (SAND/GRAVEL PITS WOULD NOT COUNT)

QUALIFIED OPEN SPACE	AREA (SF)	AREA (ACRES)	% QUALIFIED	QUALIFIED TOTAL ACRES
LOT 1 BLOCK 1	3,910	0.09	50	0.04
LOT 14 BLOCK 1 (Karcher)	12,472	0.29	100	0.29
LOT 9 BLOCK 1	13,565	0.31	100	0.31
LOT 2 BLOCK 1 (Celeste)	12,436	0.28	50	0.14
LOT 3 BLOCK 1	8,001	0.18	100	0.18
LOT 1 BLOCK 2	5,257	0.12	100	0.12
LOT 1 BLOCK 3 (Karcher)	23,945	0.55	50	0.28
LOT 1 BLOCK 3 (Celeste)	3,258	0.07	50	0.04
LOT 2 BLOCK 3	10,599	0.24	100	0.24
LOT 1 BLOCK 4 (Celeste)	8,596	0.20	50	0.10
LOT 1 BLOCK 4 (Sanctuary)	3,741	0.09	100	0.09
LOT 1 BLOCK 5 (Karcher)	13,475	0.31	50	0.16
LOT 4 BLOCK 5	3,272	0.07	100	0.07
LOT 1 BLOCK 6 (Sanctuary)	25,803	0.59	100	0.59
LOT 8 BLOCK 7	3,225	0.07	100	0.07

TOTAL QUALIFIED OPEN SPACE PHASE 1: 118,483 SF / 2.72 ACRES OF OPEN SPACE

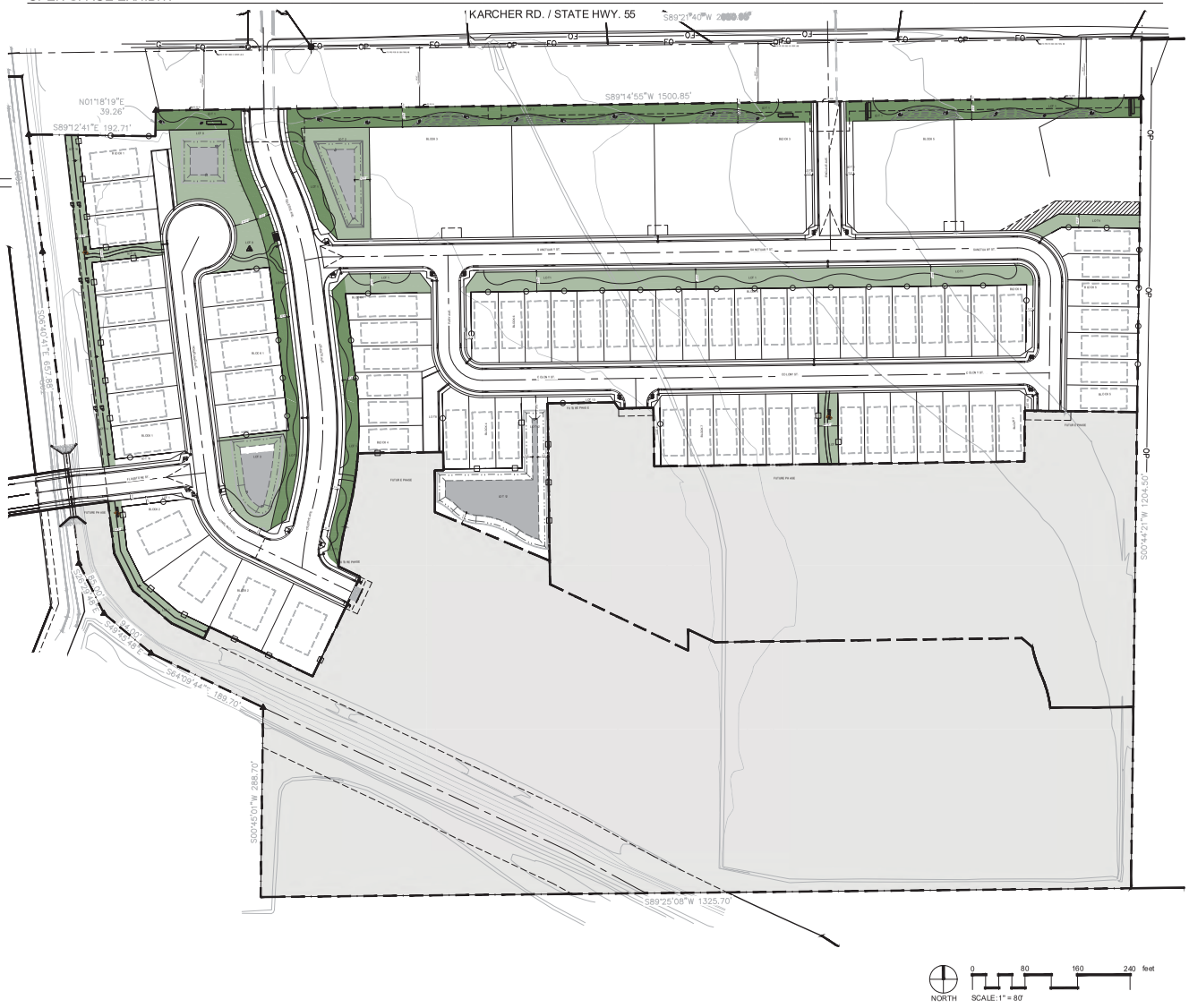
TOTAL QUALIFIED OPEN SPACE PHASE 1 SUMMARY:

- TOTAL GROSS DEVELOPMENT AREA PHASE 1: 984,343 SF / 22.6 ACRES
- TOTAL OPEN SPACE REQUIRED 10% = 2.25 ACRES OF R-2 ZONED AREA
- 118,483 SF / 2.72 ACRES OF QUALIFIED OPEN SPACE
- 12% OF QUALIFIED OPEN SPACE

50% QUALIFIED OPEN SPACE ALONG COLLECTORS AND ARTERIALS

100% QUALIFIED OPEN SPACE

OPEN SPACE EXHIBIT:



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ENCLAVE SUBDIVISION PHASE 1

CALDWELL, ID 83686

Revision Desc:	Date:	No:
ITD comments	11.6.25	1
City comments	1.30.26	2
Date:	02.12.26	
Drawn By:	EV	

Drawing Title:

OPEN SPACE EXHIBIT

Drawing No:

EX1.1

QUALIFIED OPEN SPACE SUMMARY:

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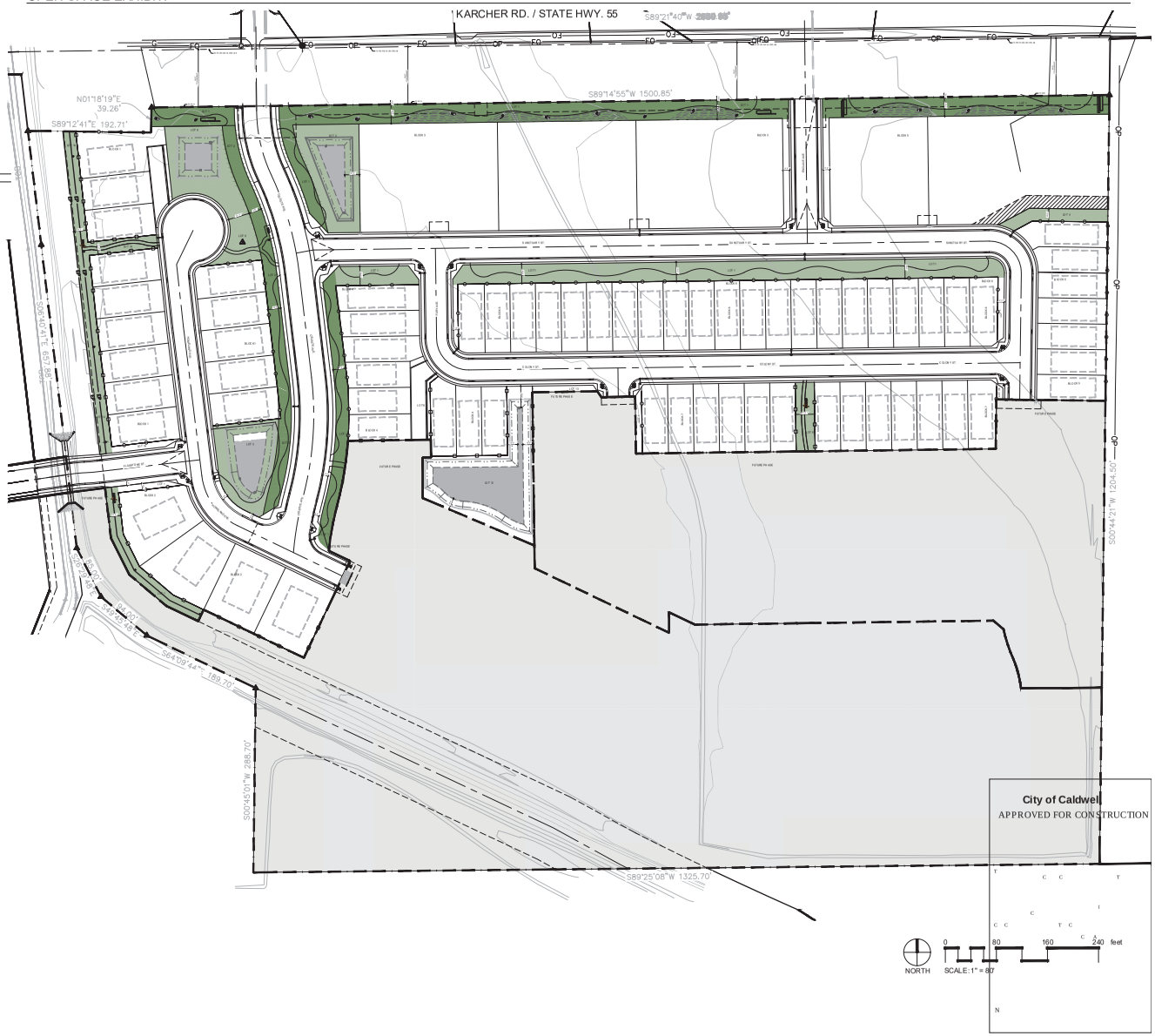
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ENCLAVE SUBDIVISION PHASE 1

CALDWELL, ID 83686

Revision Desc:	Date:	No:
ITD comments	11.6.25	1
City comments	1.30.26	2
Date:	01.30.26	
Drawn By:	EV	

Drawing Title:

OPEN SPACE EXHIBIT

Drawing No:

EX1.1

MEMORANDUM

TO: Caldwell City Council

Meeting Date June 1st **, 20** 26

AGENDA ITEM INFORMATION

SUBJECT:

Approval for a memorial bench to be installed at Mallard park.

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	x	TR/TF
Airport		
Information Systems		
Golf Course		
OTHER:		

COST IMPACT:	0
FUNDING SOURCE:	Citizen funded
TIMELINE:	When materials arrive.

SUMMARY STATEMENT:

Connie Barentt of Wilder Idaho has put in a request to donate a memorial bench with a plaque to The City Caldwell in honor of her late daughter. She has requested a particular spot in Mallard park, overlooking Lake Lowell. Mrs. Barnett intends to pay for the memorial bench and has agreed to the terms of MOA drafted by the City of Caldwell legal team. The install site, MOA, and materials being ordered has been reviewed and approved by Tim Rhodes Parks Superintendent, and Tiffany DeFrance Parks & Recreation Director.

RECOMMENDED ACTION:

To approve Install of memorial bench at Mallard park.

MEMORANDUM OF AGREEMENT

MEMORIAL BENCH DONATION AND INSTALLATION
CITY OF CALDWELL, IDAHO

This Memorandum of Agreement ("Agreement") is made and entered into by and between the City of Caldwell, Idaho, an Idaho municipal corporation of the state of Idaho ("City"), and **[Connie Barnett]**, an individual ("Donor") and is effective on the date it is fully executed by both Parties.

RECITALS

The purpose of this Agreement is to establish the terms and conditions under which the Donor shall procure and donate a memorial bench, and the City shall review, approve, and, if accepted, install the bench within a City-designated park location.

WHEREAS, The City owns, operates, and maintains public parks and recreational facilities for the benefit of the public.

WHEREAS, Donor desires to donate a memorial bench to be installed in a City park in honor of **[Name of Honoree]**.

WHEREAS, The City is willing to accept such donation subject to the terms, conditions, and limitations set forth herein.

NOW, THEREFORE, in consideration of the mutual covenants contained herein, the parties agree as follows:

TERMS

1. **Responsibilities of Donor:**
   - 1.1 Donor shall review quote from Park Warehouse (attached hereto as Exhibit "A") and agree to bear all costs associated with purchase of bench and plaque.
   - 1.2 Donor shall pay Invoice in the amount of $2,184.25 for purchase of bench and plaque in full to City.
   - 1.3 . Donor shall comply with all City requirements and timelines associated with the purchase of the bench and plaque.
   - 1.4 Donor shall agree that no purchase shall be made without full payment of Invoice for Park Warehouse quote.
   - 1.5 Donor understands that once purchase is completed, the bench and plaque will be considered donated to the City.

2 **Acceptance of Donation by City:**
   - 2.1 . City shall accept the donation of the bench once the purchase has been made in full.

2.2 . Upon acceptance of the bench, City shall have full authority to determine the placement location within [Park], taking into consideration public safety, ADA accessibility, maintenance needs, and long-term park planning.

2.3 . Upon acceptance and delivery, the City shall install the bench within a reasonable timeframe, subject to staffing, weather, and operational priorities.

3 Ownership and Control:

Upon installation, the bench and any associated plaque shall become the sole property of the City. The City retains exclusive control over the bench, including but not limited to its use, location, relocation, maintenance, and removal.

4 **Maintenance, Damage, Removal:**

4.1 **Maintenance.** The City will maintain donated item in good condition for as long as the donated item owned and maintained by the City

4.2 **Damage or Vandalism.** The City shall not be responsible for repair or replacement due to vandalism, theft, damage, or normal wear and tear outside of its regular maintenance practices.

4.3 **Removal.** The City reserves the right, in its sole discretion, to remove the bench at any time if it becomes unsafe, non-compliant, obsolete, or interferes with park operations or improvements. The City will make reasonable efforts to notify the Donor prior to removal but shall not be required to obtain consent.

5 No Property Interest:

Nothing in this Agreement shall be construed to grant the Donor any ownership interest, property right, or vested right in City property.

6 Indemnification and Liability

6.1 City Liability. The City shall be responsible only for its own negligent acts or omissions and only to the extent permitted by Idaho law. Nothing herein shall be construed as a waiver of any immunities or limitations of liability provided under the Idaho Tort Claims Act, Idaho Code § 6-901 *et seq*.

6.2 Donor Liability. Upon acceptance and installation, the Donor shall have no responsibility or liability for the bench.

7 **Entire Agreement:**

This Agreement constitutes the entire agreement between the Parties regarding the subject matter herein and supersedes all prior discussions.

DONOR
By: Connie Sue Barnett **Dated:** 5/18/24

Name: Connie Barnett
(Donor Full Legal Name)

CITY OF CALDWELL, IDAHO

By: Tiffany DeFrance **Dated:** 5/18/24
Tiffany DeFrance
Parks and Recreation Director

Park Warehouse LLC
7495 W. Atlantic Ave., Suite #200-294
Delray Beach, FL 33446
888-321-5334

Quality Commercial Site Furnishings for Municipalities, Schools & Property Managers

Billing
Anita White
City of Caldwell
710 Irving St.
Caldwell, ID 83605
Phone: 208-455-4643

Shipping
Anita White
City of Caldwell
710 Irving St.
CALDWELL, ID 83605

Quote: Q332069

Quote Date
May 1, 2026

Quote Expiration
30 Days (05/31/2026)

Sales Rep: Hope
Ref#:

$2,184.25
If you receive a lower quote, please remember our best price guarantee!

Description	SKU	Cost	Qty	Total
622 Series - Bench Product 1 - Special **P96-S6-PQ:** 6' JACKSON BENCH & PLAQUE, W/BACK, VERTICAL SLATS	622-SPCL-BENCH-1	~~$1,966.00~~ $1,769.40	1	~~$1,966.00~~ $1,769.40

Discount	***$196.60***
Shipping & Handling	$414.85
Subtotal	$2,184.25
Total Tax	$0.00
Total	$2,184.25

Quote Note: All of our benches ship knocked down unless otherwise noted, assembly required. Estimated lead time 4 weeks. Freight includes notification before delivery and lift gate service. Thanks for the opportunity to do business!

Park Warehouse LLC
7495 W. Atlantic Ave., Suite #200-294
Delray Beach, FL 33446
888-321-5334

Quality Commercial Site Furnishings for Municipalities, Schools & Property Managers

SHIPPING:
All merchandise is sold F.O.B. Deliveries are made during normal business hours, 8am - 4pm Monday - Friday.
- Standard shipping charges are for Tailgate delivery to any commercial location on a commercial truck route.
- The truck driver is under no obligation to help you unload.
- If you are unable to accept a shipment via this method you must purchase additional services.

(**Additional Services Available:** Residential Delivery, Limited Access Delivery, Liftgate Service, Inside Delivery, Construction Site Delivery, Notify Before Delivery)

_____ **Customer Initials**

SERVICE DISCREPENCIES:
If there is a discrepancy in the services requested and the minimum services required to deliver the product (either before or after delivery of product), Park Warehouse reserves the right to charge the customer for any necessary additional services provided at the time of delivery.

_____ **Customer Initials**

INSPECTION OF SHIPMENTS (OR DAMAGED PRODUCT):
It is the customers responsibility to verify the delivery is for the correct product, count the number of pieces being delivered, and inspect for damages
- All claims of damage MUST be recorded on the delivery receipt provided by the delivery driver at the time of delivery and reported to us within 48 hours of delivery.
- Park Warehouse does NOT GUARANTEE replacement parts or product FREE of charge due to concealed or unreported damages

_____ **Customer Initials**

CANCELLATIONS:
All cancellations must be done in writing prior to shipping. Made-to-Order items already in production may not be cancelled. Any order placed by credit card in excess of $1000 and cancelled after the close of business on the day the order was placed shall incur a fee of 5%.

_____ **Customer Initials**

RETURNS:
- We will accept returns of unused products up to 30 days from shipping date subject to ALL of the following terms and conditions:
- Written approval: You must receive written approval and utilize the instructions issued by our Customer Service Department before any merchandise can be returned.
- Shipping Returns: All merchandise must be returned in its original packaging, freight Prepaid. No Collect shipments are accepted.
- Re-Stocking & Shipping Fees: The customer is responsible for a minimum 25% re-stocking fee and all related shipping charges on product returned for reasons other than damage or defect. Original shipping charges will not be refunded.

_____ **Customer Initials**

* Web-Orders: For online orders, Park Warehouse is not responsible if customer orders incorrect product or colors. All return and restock fees apply.
* Assembly Usually Required. Many of our products are shipped unassembled in order to minimize damage and lower freight charges.
*** Made-to-Order or Personalized items are not returnable unless a defect in manufacturing is presented to us with pictures prior to return.**
*** Unless Otherwise noted, shipping charges include standard delivery only. Liftgate service, notify before delivery available at additional cost.**

*** Ship date will be emailed to you. Ship dates are based on raw material availability and production time and can fluctuate. We appreciate your patience as we are fulfilling orders as quickly as possible. AND NOTE- DUE TO FLUCTUATIONS AND UNCERTAINTY OF RAW MATERIAL COSTS, THIS QUOTE IS VALID FOR 14 DAYS ONLY. ANY LEAD TIMES QUOTED ARE ESTIMATES AND MAY CHANGE DUE TO VOLATILITY AND DEMAND OF RAW MATERIALS.**

* Force Majeure: No Party to this Agreement shall be responsible for any delays or failure to perform any obligation under this Agreement due to acts of God, outbreaks, epidemic/pandemic or the spreading of disease or contagion strikes or other disturbances, including, without limitation, war, insurrection, embargoes, governmental restrictions, acts of governments or governmental authorities, and any other cause beyond the control of such party. During an event of force majeure, the Parties' duty to perform obligations shall be suspended.

To accept this proposal, please sign below and initial each section above.

_____ _____ _____
Signature of Authorized Person | Date | Print Name

*** By signing you are placing a binding order and agree to the terms of the sale as stated herein.**

Quote#:	Q332069
Total:	$2,184.25
Terms:	Credit Card

Regular **Item:** 1.

Memorandum

To:

City Council

Meeting Date:

June 1, 2026

Item Name:

Approve Resolution accepting the results and recommendations of the Water & Sewer Rate Study performed by Stantec Consulting Services.

Summary Statement:

Stantec Consulting Services has completed a Water & Sewer Rate Study for the City of Caldwell and submits their results and recommendations for City Council approval. The scope of the study includes a wastewater financial plan and schedule of rate revenue increases, a water and wastewater cost-of-service analysis, a water and wastewater rate design analysis, and a wastewater connection fee analysis.

Recommended Action:

The Public Works Director has reviewed the analysis and recommends that City Council approve the results and recommendations as submitted.

Budget:

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

Attachments:

1. caldwell_rate_study_presentation_20260526
2. Resolution

RESOLUTION NO. _____

BE IT HEREBY RESOLVED by the Mayor and the Council of the City of Caldwell, Idaho, to approve the acceptance of the results and recommendations from the Water & Sewer Rate Study performed by Stantec Consulting Services to help provide the City of Caldwell with an understanding of the long-term financial status.

PASSED BY THE COUNCIL of the City of Caldwell, Idaho this 1st day of June 2026.

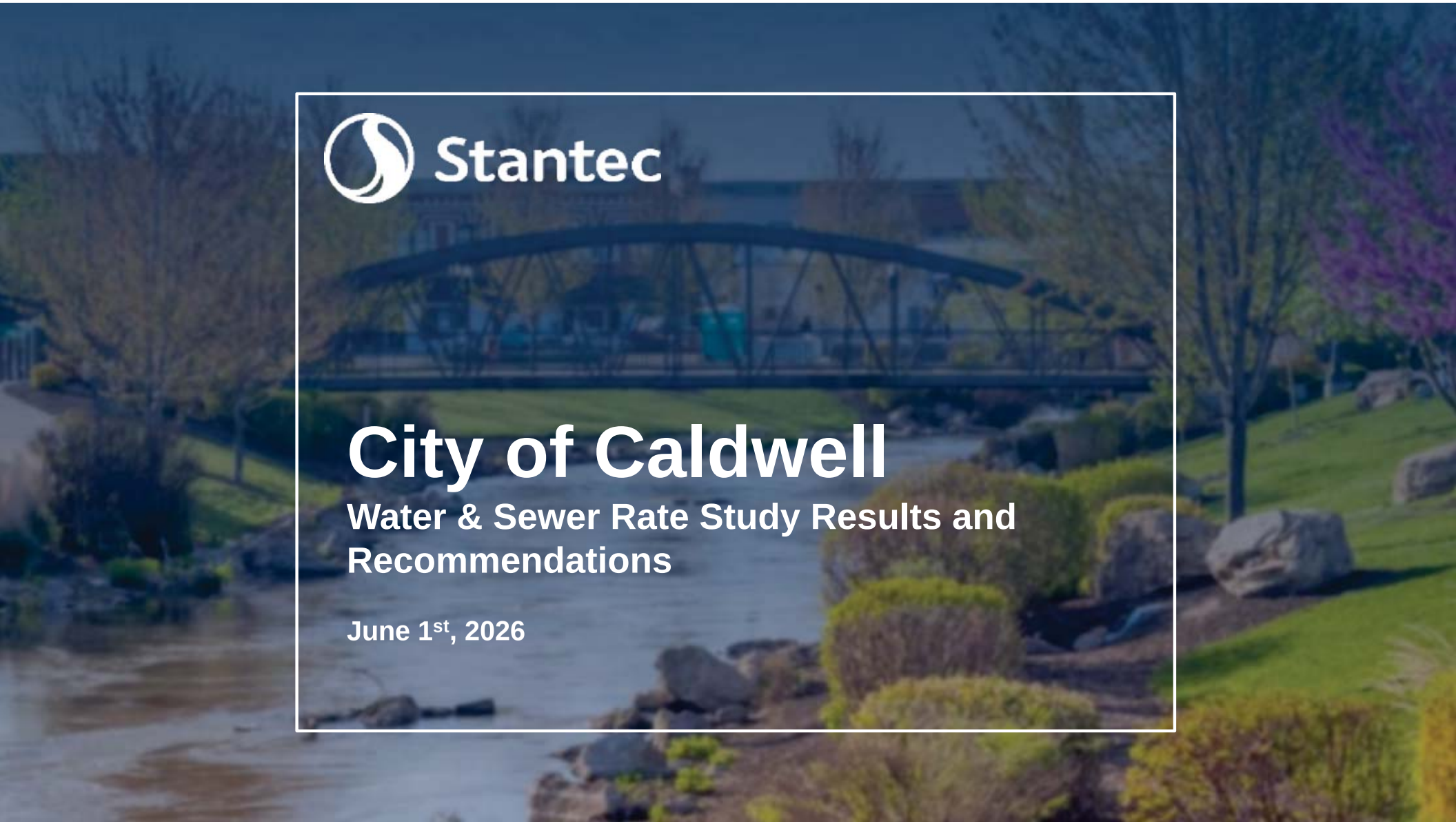
APPROVED BY THE MAYOR of the City of Caldwell, Idaho this 1st day of June 2026.

Approved By:

_____
Mayor

Attest:

_____
Clerk



City of Caldwell

Water & Sewer Rate Study Results and Recommendations

June 1st, 2026



June 1st, 2026

Agenda

1. Sewer Financial Analysis
2. Water Financial Analysis Refresher
3. Water & Sewer Cost of Service
4. Water & Sewer Rate Design
5. Benchmarking
6. Sewer Hook Up Fee Analysis

Background

Scope of Study

- Wastewater financial plan and schedule of rate revenue increases
- Water & Wastewater Cost-of-Service Analysis
- Water & Wastewater Rate Design Analysis
- Wastewater Hook Up Fee Analysis

Note: FY 2026 increases implemented for Water rates and Hook Up Fees based on 2025 Water study.

Rate Study Process



Financial Plan

How Much?

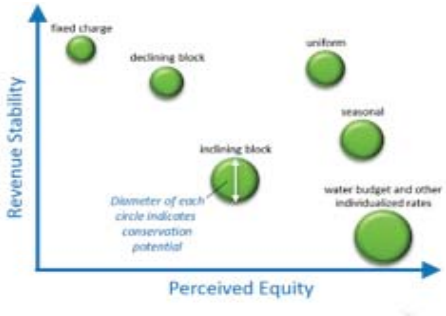
Defines how much total revenue is needed each year



Cost of Service

From Whom?

Defines proportional revenue recovery between customer classes



Rate Design

How to Collect?

Structure of how revenues are recovered

Financial Planning Assumptions - Revenues

Customer growth based on development projections

Assumed decrease in usage per account due to ongoing conservation

	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030
Total New Sewer Accounts	1,100	1,100	1,100	1,100	1,100
Usage per Account	7.50	7.35	7.20	7.06	6.92

Non-rate revenues forecasted based on FY 2027 budget, assumed to remain constant over planning period

Assumes increase in sewer Hook Up Fees to full cost recovery in FY 2027

Financial Planning Assumptions – Expenses & Metrics

FINANCIAL PLANNING ASSUMPTIONS – EXPENDITURES

OPERATING EXPENDITURES

- FY 2027 budget used as starting point for financial modeling
- Expenditures inflated on a line-item level by expenditure type
- Assumes 2 new FTEs annually in FY 2027 through FY 2030

CAPITAL IMPROVEMENT PLAN

- Roughly $252 million planned through FY 2036
- Includes minimum CIP Investment (1% collection & 2% plant value)

FUNDING APPROACH

- Assume use of cash and hook up fees to fund future capital
- Financial model optimizes for cash / debt mix based on available resources
- No borrowing anticipated

FINANCIAL PLANNING KEY METRICS

Sufficient Reserve Levels

Maintain a minimum of $7 million per year

Structural Balance of Revenues to Expenditures

Cash Funding of Capital

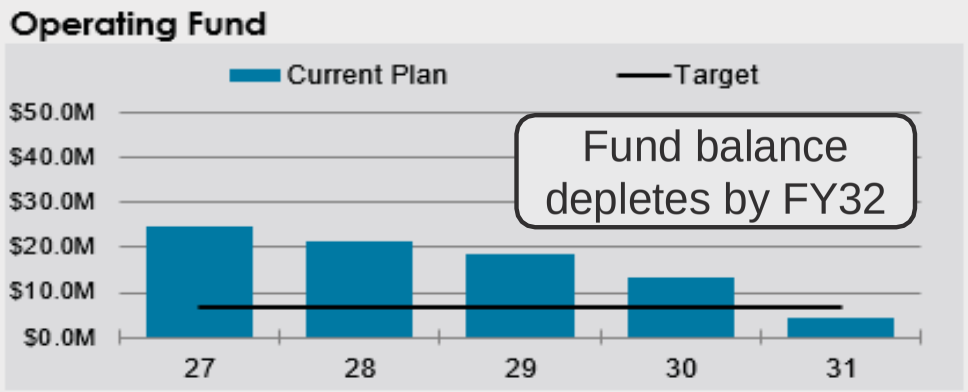
Sewer Capital Improvement Plan

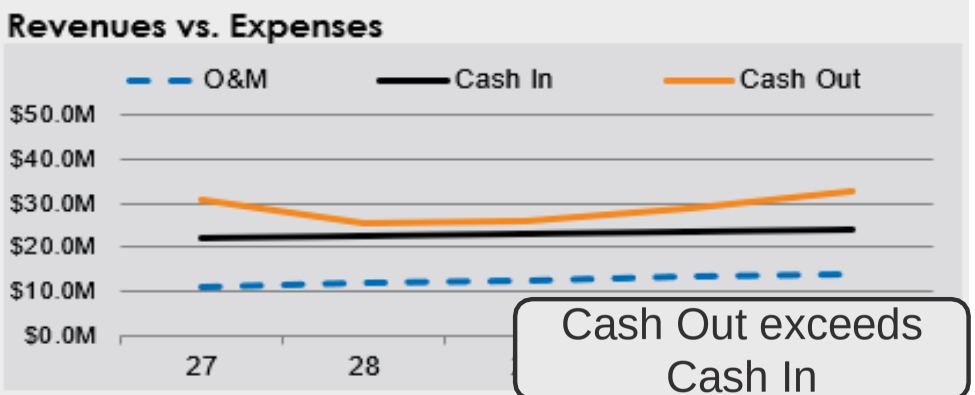
Description	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	FY 2034	FY 2035	FY 2036
Collection System CIP (2023 dollars)											
C.1 - 21st Ave LS Relief	4,000,000	-	-	-	-	-	-	-	-	-	-
C.2 - Fountain Path Trunk	-	-	-	-	-	-	-	-	-	-	525,606
C.3 - Kit Ave Trunk	600,000	5,600,000	-	-	-	-	-	-	-	-	-
C. 4 - 1st Ave Trunk	-	-	-	-	-	-	-	-	-	-	1,156,993
C.6 - Simplot Diversion	-	300,000	2,898,185	-	-	-	-	-	-	-	-
K.1 - Woodgate LS	800,000	-	-	-	-	-	-	-	-	-	-
K.2 - Castle Peak LS Abandon	-	50,000	57,964	3,582,157	-	-	-	-	-	-	-
K.3 - Blackhawk LS Upgrade and FM Reroute	400,000	-	-	-	-	-	-	-	-	-	-
K.4 - Virginia Park LS Abandonment	-	-	115,927	620,907	-	-	-	-	-	-	-
K.5 - Milagro LS Abandonment	-	-	-	-	-	-	-	-	-	2,295,475	-
K.6 - Topaz Ranch LS Abandonment	-	-	-	-	-	-	-	-	-	2,908,552	-
LS.1 - Franklin Regional LS Upgrade 1	400,000	-	-	-	-	-	-	-	-	-	-
LS.2 - Blackhawk LS Upgrade	-	-	-	-	-	-	-	-	-	285,152	-
LS.3 - Farmway Regional LS Upgrade 1	-	-	-	238,810	-	-	-	-	-	-	-
LS. 4-6 - Lincoln Road LS Upgrades 1-3	11,000,000	11,000,000	-	-	-	-	-	-	-	-	-
LS. 7 - Farmway Regional LS Upgrade 2	-	-	-	-	-	-	-	-	-	5,261,058	-
Treatment Plant (2024 dollars)											
1.1 - Headworks Screw Pumps	132,000	132,000	148,567	153,024	157,615	-	-	-	-	-	-
1.2 - Headworks Screens	195,000	-	-	-	-	-	-	-	-	-	-
1.5 - Dewatering Filtrate Redirection/Chem Precip	600,000	4,200,000	-	-	-	-	-	-	-	-	-
1.6 - Dewatering Improvements	-	-	7,315,807	14,490,926	14,925,654	-	-	-	-	-	-
1.7 - Grit Classifier	415,000	-	-	-	-	-	-	-	-	-	-
1.8 - WAS Thickening (DAFT)	4,500,000	-	-	-	-	-	-	-	-	-	-
1.10 - Primary Clarifier Improvements	-	-	-	-	-	-	-	2,609,546	-	-	-
1.11 - Headworks Improvements	-	3,000,000	-	-	-	-	-	-	-	-	-
1.12 - Filters and Filter/Utilty Water PS	-	-	-	-	5,970,261	24,072,321	24,794,491	-	-	-	-
1.13 - SCADA Improvements	-	-	1,463,161	-	-	-	-	-	-	-	-
2.1 - Facility Plan Update	-	-	-	-	-	344,365	-	-	-	-	-
2.2 - Primary Clarifier Improvements	-	-	7,555,541	-	-	-	-	-	-	-	-
2.3 - Intermediate Pump Station	-	1,300,000	-	-	-	-	-	-	-	-	-
2.4 - Secondary Treatment Improvements	-	-	-	-	-	-	-	4,958,138	18,646,840	19,206,245	-
2.5 - UV System Upgrade	-	-	-	-	-	-	-	3,252,800	-	-	-
2.6 - Primary Fermenter	-	-	-	-	-	-	-	-	-	6,140,461	-
3.1 - Class A Biosolids Drying	-	-	-	-	-	-	-	-	-	-	14,520,668
3.2 - Additional Digestion Capacity	-	-	-	-	-	-	-	-	-	-	7,480,500
3.3 - FOG Accetance & Biogas	-	-	-	-	-	-	-	-	-	-	1,043,059
Add. Captial to Meet Minimum Investment	-	-	-	-	-	-	-	4,166,264	-	-	-
Grand Total CIP	**$ 23,042,000**	**$ 25,582,000**	**$ 19,555,153**	**$ 19,085,825**	**$ 21,053,530**	**$ 24,416,686**	**$ 24,794,491**	**$ 14,986,748**	**$ 18,646,840**	**$ 36,096,943**	**$ 24,726,825**

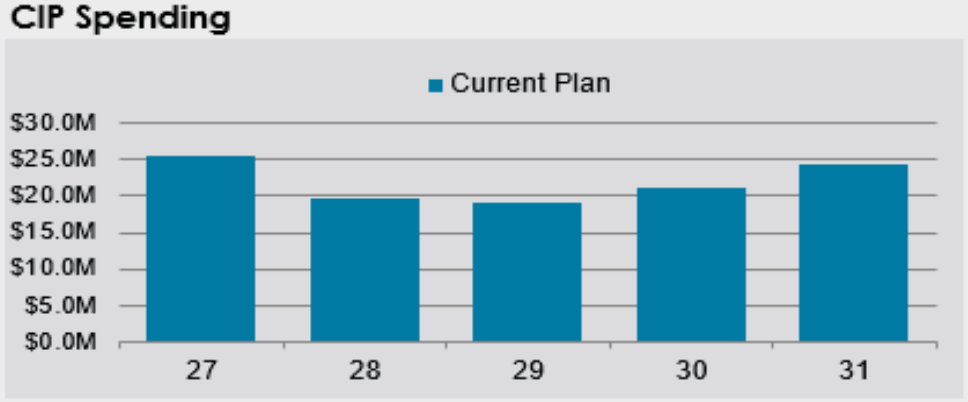
Results Dashboard – Status Quo

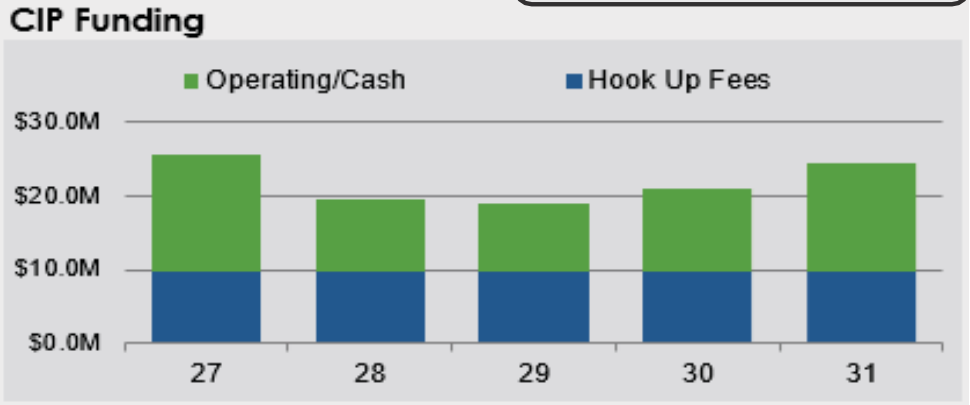
Assumes no increases to rates

	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031
Sewer Rate Plan	0.00%	0.00%	0.00%	0.00%	0.00%
Total Single Family Bill	$ 65.81	$ 65.81	$ 65.81	$ 65.81	$ 65.81







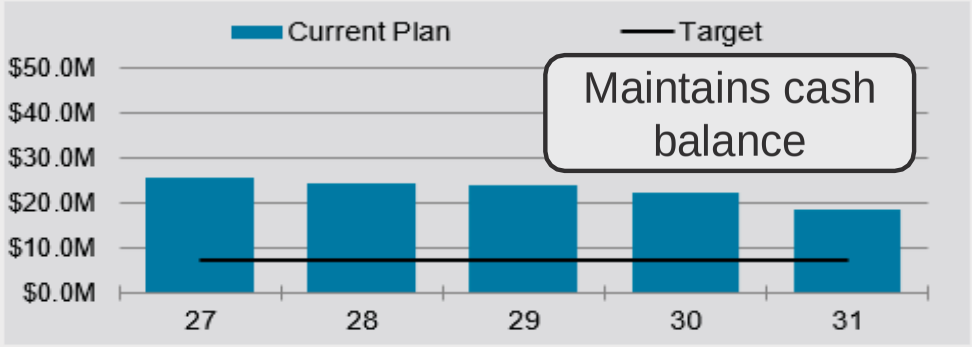


Results Dashboard – Proposed Rate Plan

Inflationary increases

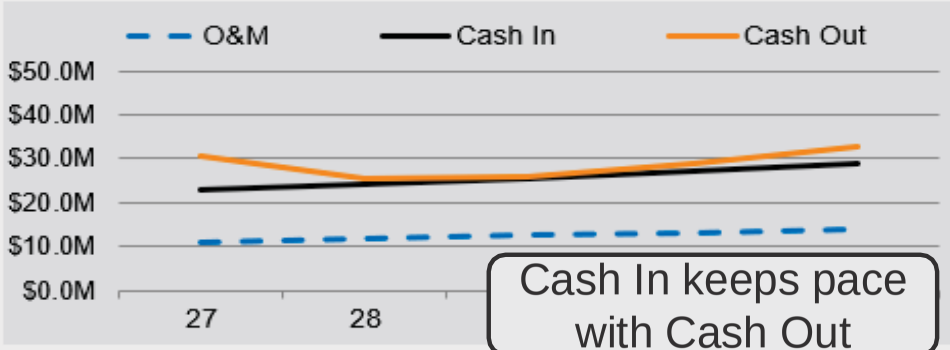
	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031
Sewer Rate Plan	3.95%	3.95%	3.95%	3.95%	3.95%
Total Single Family Bill	$ 68.40	$ 71.11	$ 73.95	$ 76.84	$ 79.86

Operating Fund



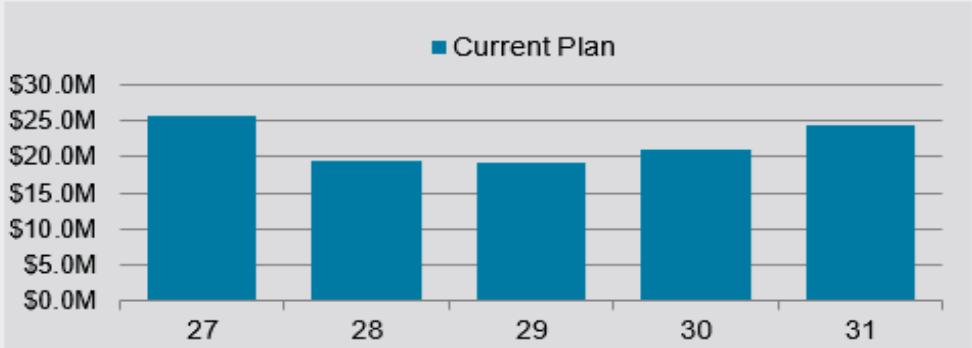
Maintains cash balance

Revenues vs. Expenses

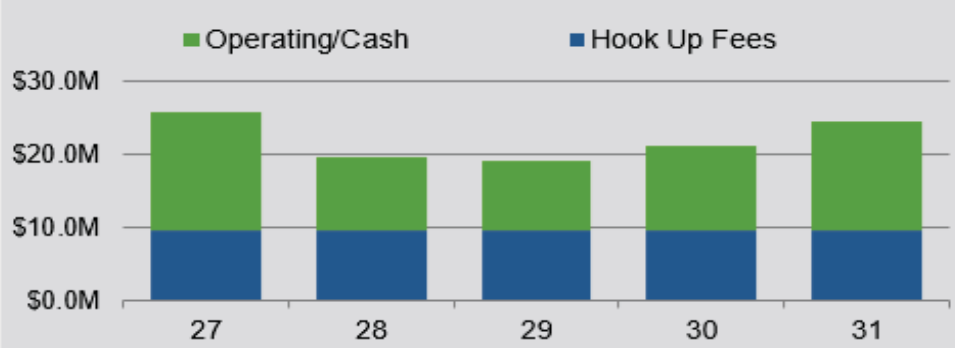


Cash In keeps pace with Cash Out

CIP Spending



CIP Funding



** Total Single Family Bill based on current rate structure*

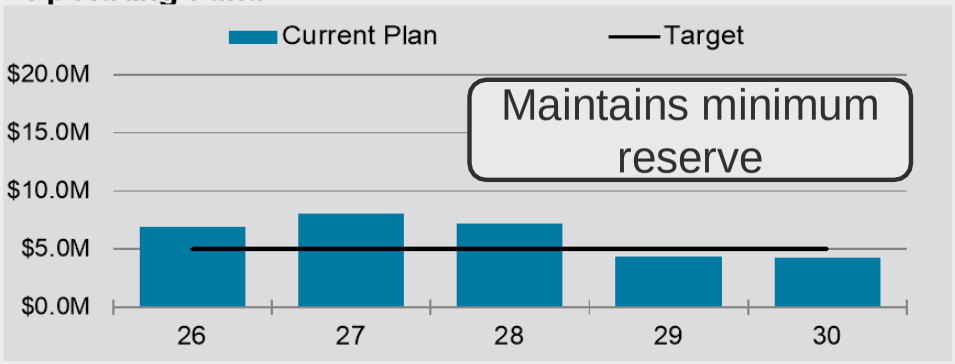
Water Study Results Dashboard

FY 2026 Increase Adopted

Inflationary increases begin FY 2029

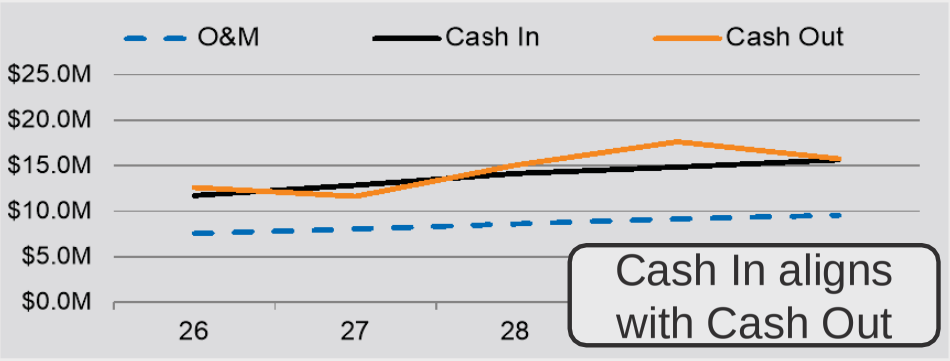
	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030
Water Rate Plan	10.00%	10.00%	10.00%	4.00%	4.00%
Total Single Family Bill	$ 26.49	$ 29.16	$ 32.07	$ 33.32	$ 34.66

Operating Fund



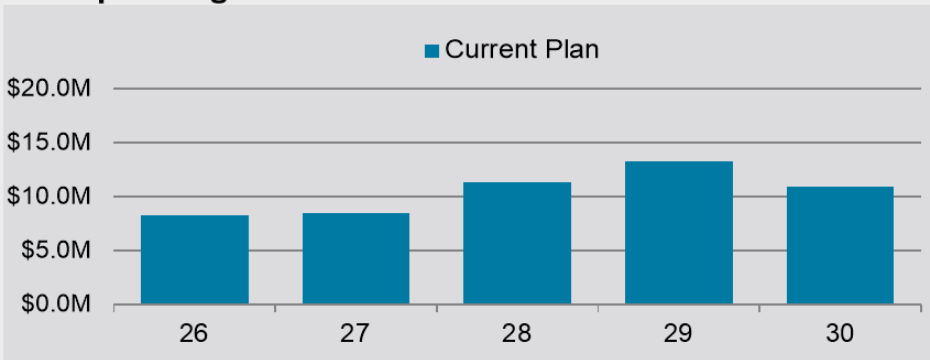
Maintains minimum reserve

Revenues vs. Expenses

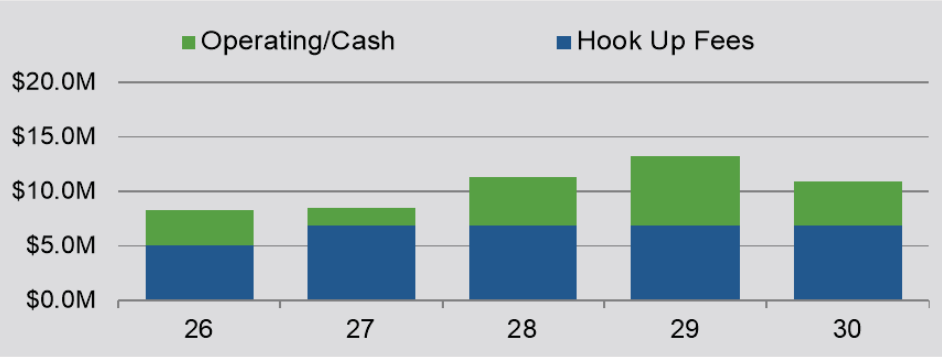


Cash In aligns with Cash Out

CIP Spending



CIP Funding

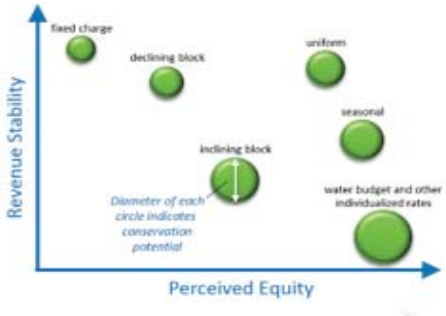


** Total Single Family Bill based on current rate structure*

Rate Study Process







Financial Plan

How Much?

Defines how much total revenue is needed each year

Cost of Service

From Whom?

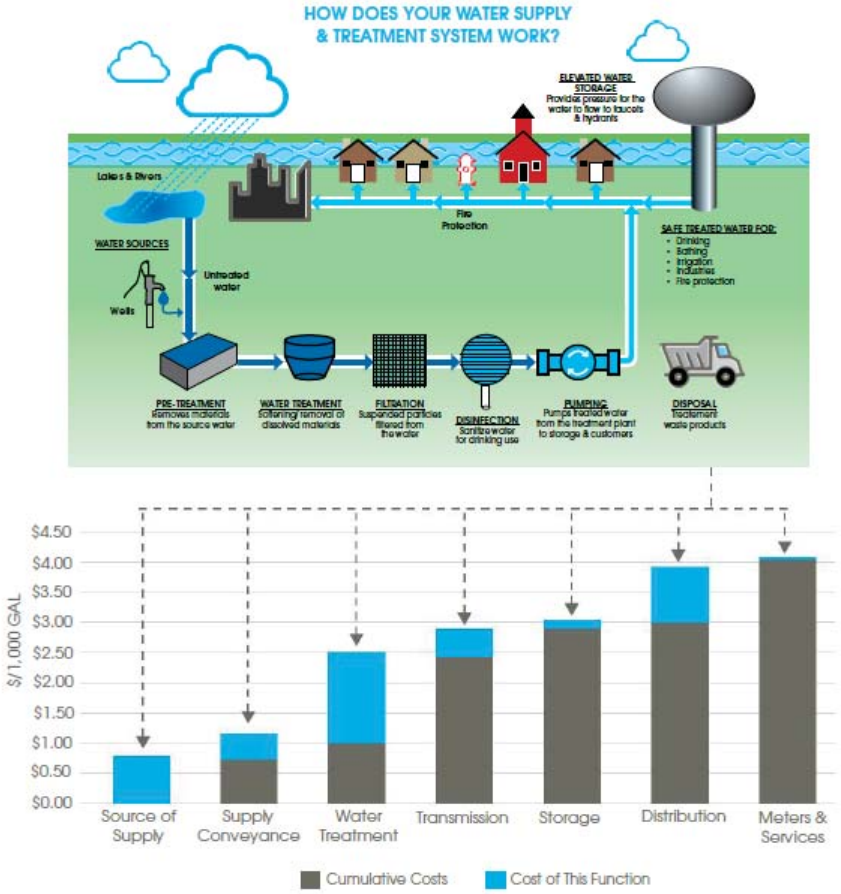
Defines proportional revenue recovery between customer classes

Rate Design

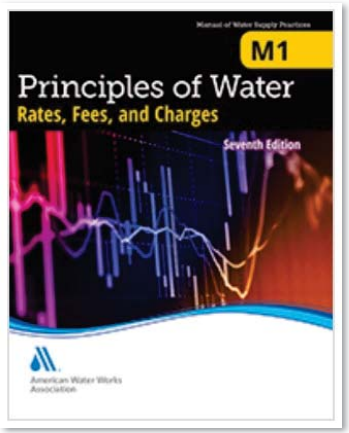
How to Collect?

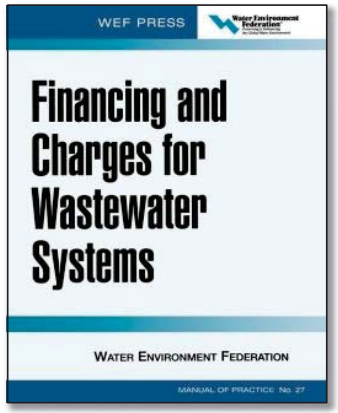
Structure of how revenues are recovered

Cost of Service Overview



Goal: Determine equitable distribution of revenue to be recovered by customer class based on **cost to serve** each class



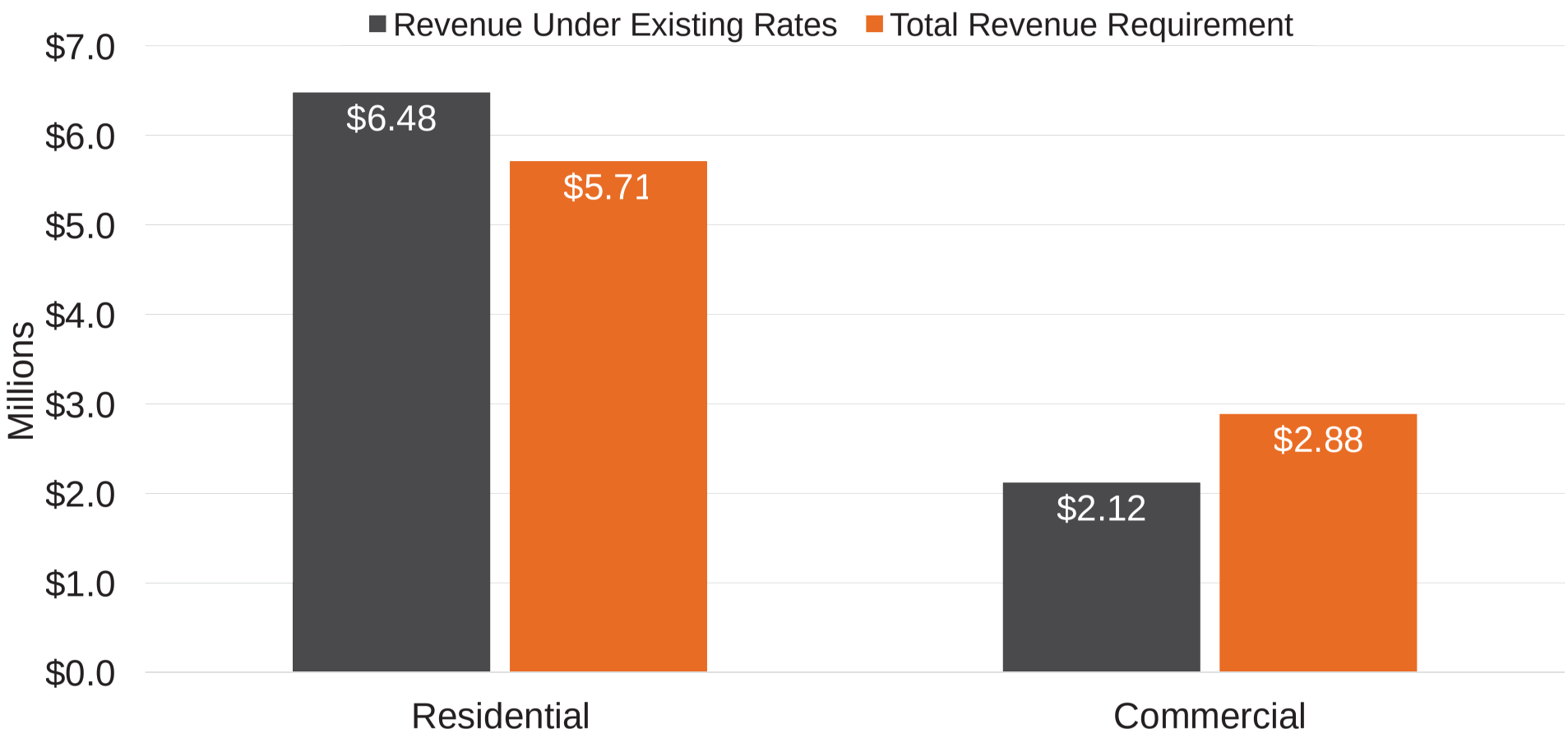


Use of Industry Standard Approaches

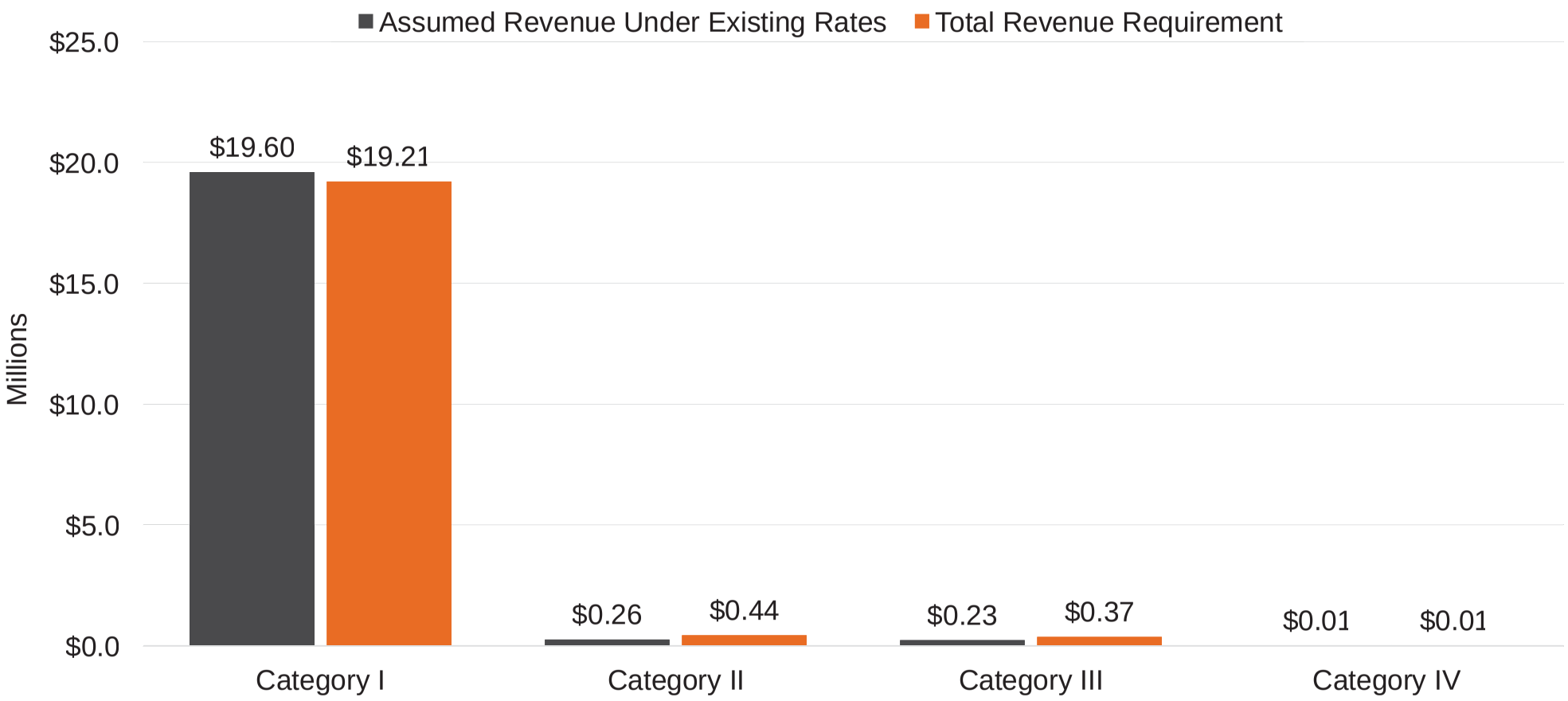
Cost of Service - Steps



Cost of Service Results - Water



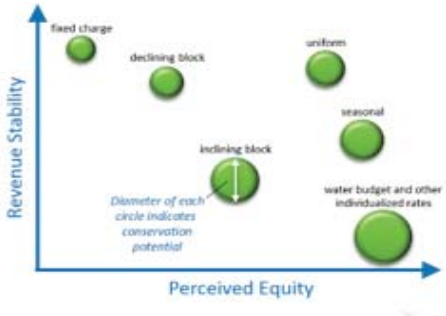
Cost of Service Results - Sewer



Rate Study Process







Financial Plan

How Much?

Defines how much total revenue is needed each year

Cost of Service

From Whom?

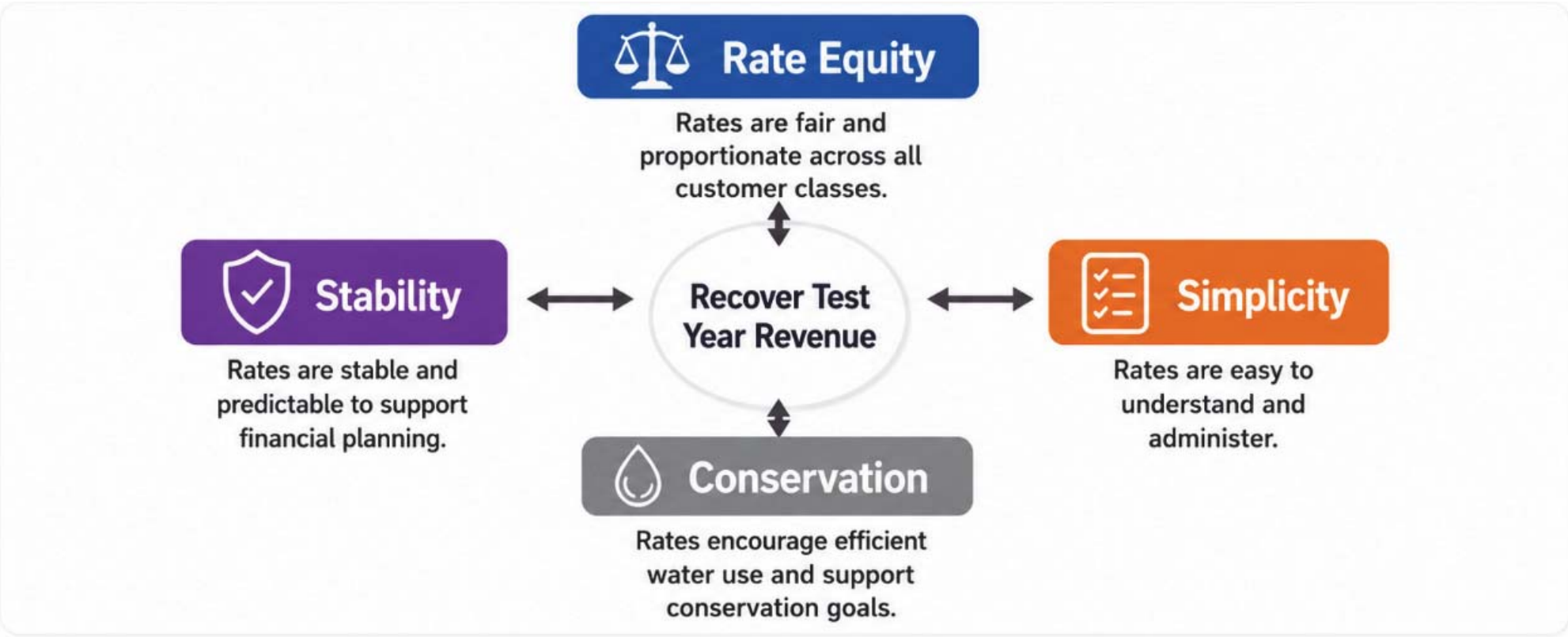
Defines proportional revenue recovery between customer classes

Rate Design

How to Collect?

Structure of how revenues are recovered

Objective of Rate Design



Key Objective: **A sustainable rate structure.**

Rates that are equitable, stable, simple, and conservation-minded to meet current needs and support the long-term financial health of the utility.

Current FY 2026 Rates

Water Rates	FY 2026
Residential and Commercial	
Base Rate	
Use Fee (per CCF)	

Sewer Rates	
Residential and Commercial	
Base Rate	$32.00
Use Fee (per CCF - based on highest concentration of BOD or TSS)	$11.71
Category I 0-200 mg/L	$4.83
Category II 200-400 mg/L	$5.75
Category III 400-600 mg/L	$7.43
Category IV 600-800 mg/L	$10.11
Category V 800-1000 mg/L	$13.01

Base Rate – Proposed Modifications

- Recovers fixed costs associated:
    1. Customers & Equivalent Meters
    2. Portions of Average Day Demands (Water)
    3. Portions of Flow, BOD, TSS (Sewer)

- Portion of fee scales by meter size
    1. Based on AWWA meter equivalencies
    2. Recovers cost equitably based on assumed demand

- Recovers roughly half of sewer revenue requirements and roughly a third of water revenue requirements
    1. Ensures revenue stability

Proposed FY 2027 Base Rates

Meter Size	Water	Sewer	Total
5/8”	$ 9.90	$ 34.43	**$ 44.33**
3/4"	$ 9.90	$ 34.43	**$ 44.33**
1”	$ 16.42	$ 55.66	**$ 72.08**
1 1/2”	$ 32.72	$ 108.75	**$ 141.46**
2”	$ 52.28	$ 172.45	**$ 224.72**
3”	$ 114.22	$ 374.16	**$ 488.38**
4”	$ 163.12	$ 533.41	**$ 696.53**
6”	$ 326.12	$ 1,064.25	**$ 1,390.36**

- Residential customers will see a total monthly base charge increase of $2.43

Use Fee – Proposed Modifications

- Recovers variable costs associated:
    1. Average Day and Flow
    2. Max Day and Peak Hour (Water)
    3. Treatment of BOD and TSS (Sewer)

- Tiers recommended for Water Residential
    1. Lifeline tier for low users – bottom ¼ of usage
    2. Conservation tier for high users – top ¼ of usage

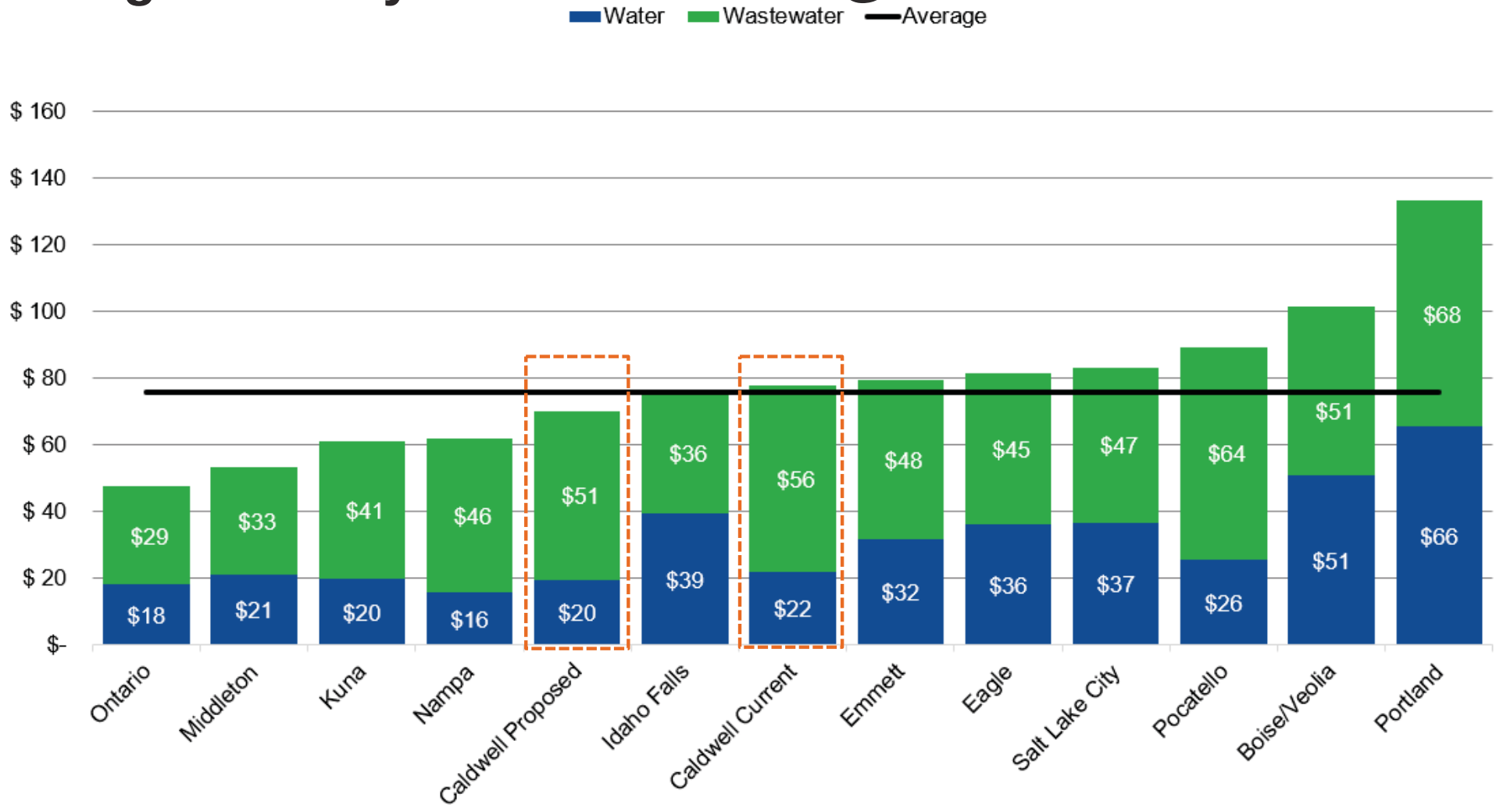
- Sewer strength tiers based on existing Tier limits
    1. Differs from current scaling

Proposed FY 2027 Use Fees

Water	FY 2027
Residential Use Fee Tier 1: 0 - 2 CCF	
Residential Use Fee Tier 2: 2 – 10 CCF	
Residential Use Fee Tier 3: >10 CCF	
Commercial Use Fee (per CCF)	

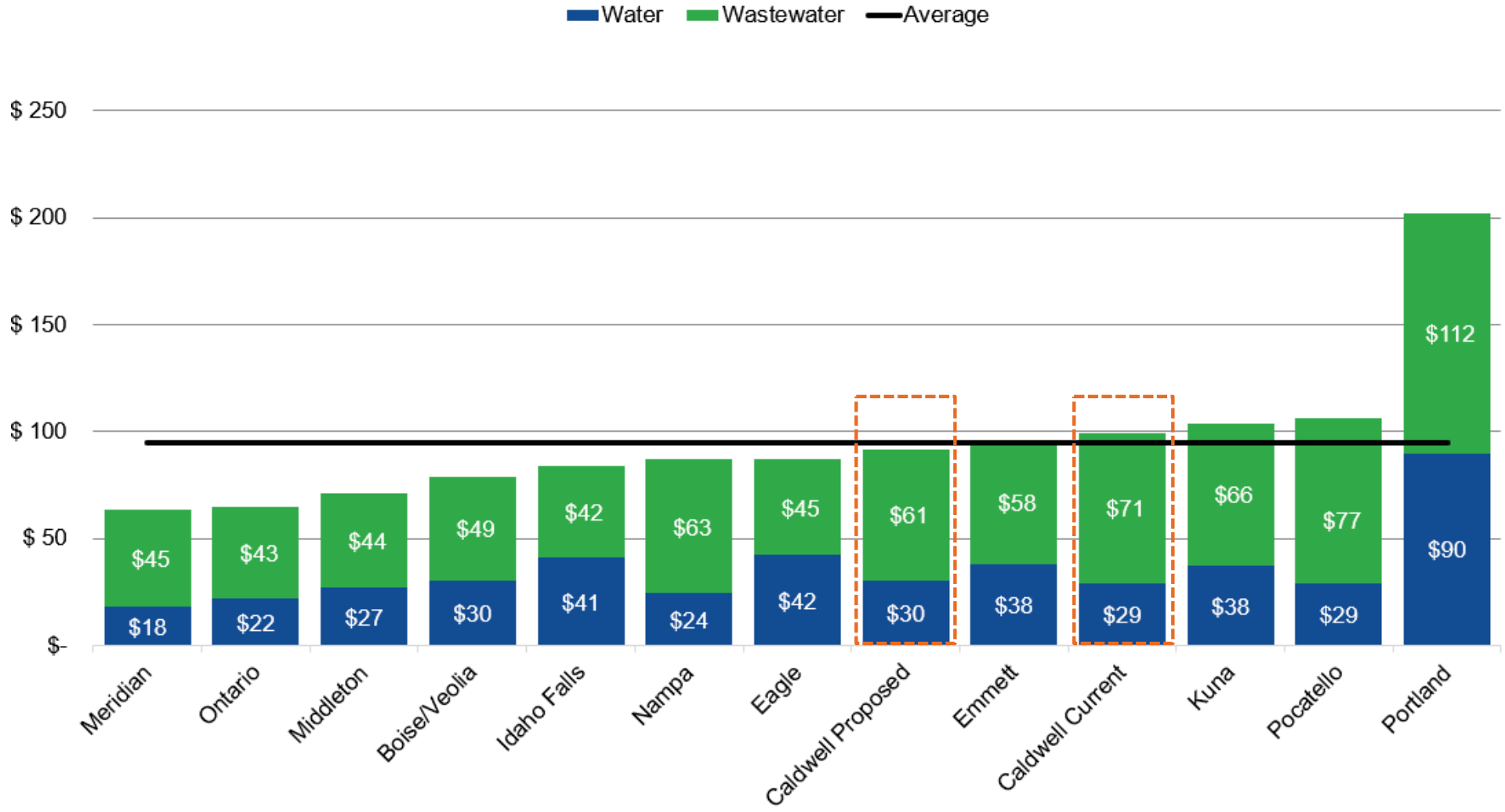
Sewer Rates		
Use Fee (per CCF - based on highest concentration of BOD or TSS)		
Category I	0-200 mg/L	$3.80
Category II	200-400 mg/L	$5.81
Category III	400-600 mg/L	$7.81
Category IV	600-800 mg/L	$9.81
Category V	800-1000 mg/L	$11.82

Average Monthly Residential Bill @ 5 CCF



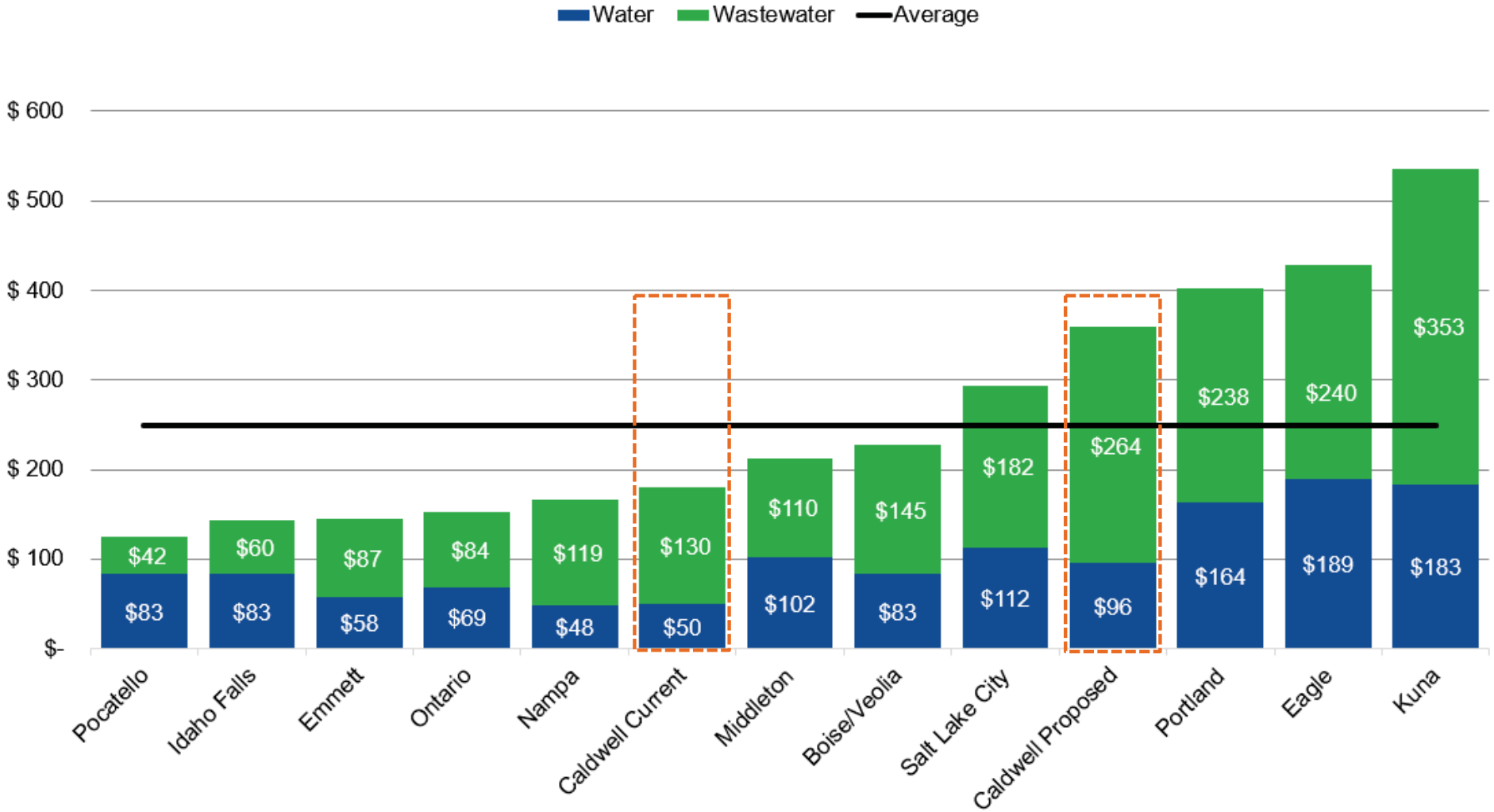
** Assumes Category I Sewer*

Average Monthly Commercial 5/8” Bill @ 8 CCF



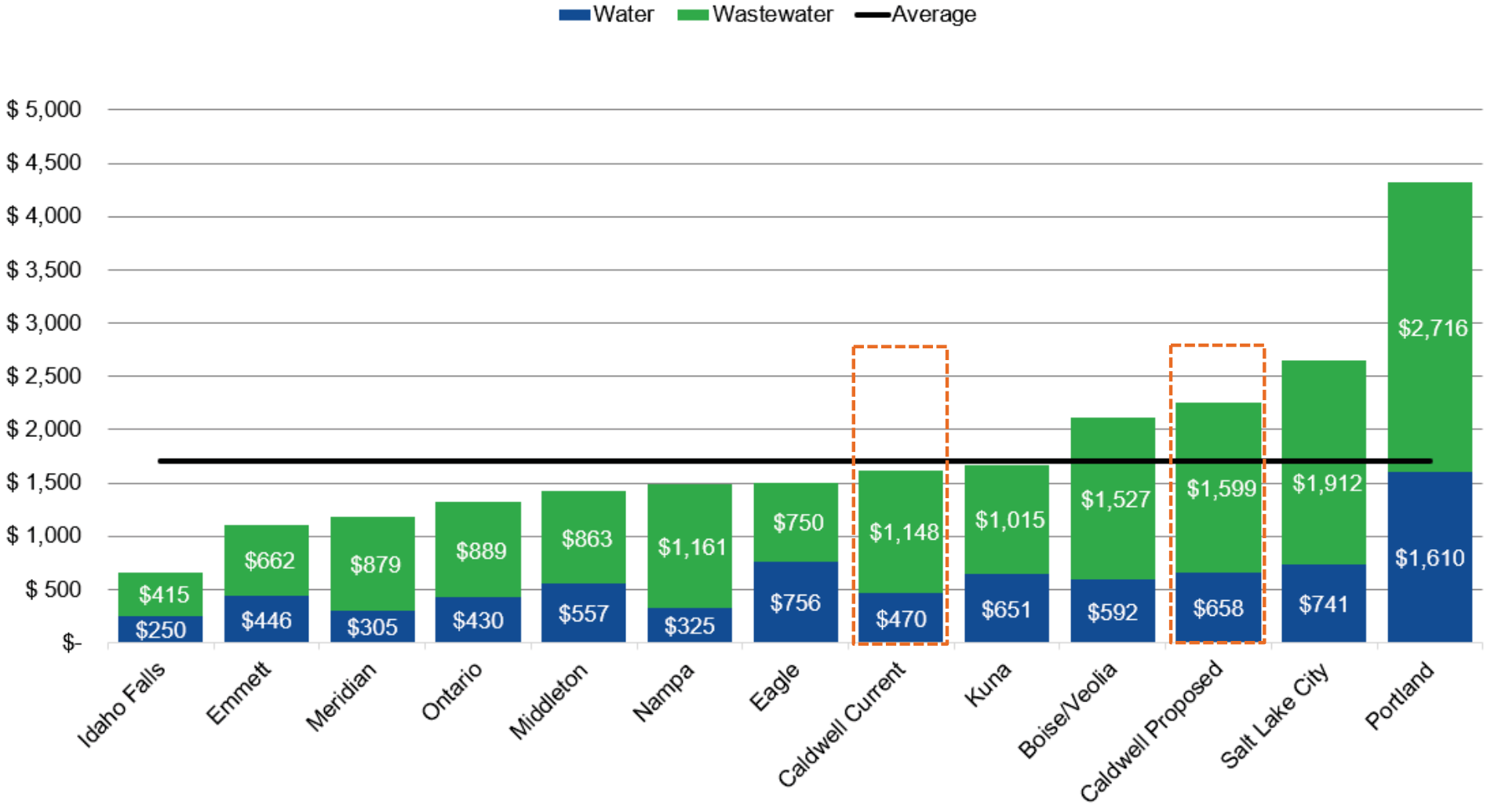
** Assumes Category I Sewer*

Average Monthly Commercial 2” Bill @ 17 CCF



** Assumes Category II Sewer*

Average Monthly Commercial 4” Bill @ 194 CCF



** Assumes Category II Sewer*

There are limitations to benchmarking



Current Hook Up Fees

Main Extension Connection Fee

- Buy-in to the City's existing collection system
- Charged by "front foot" with minimum of 30 feet

Interceptor Connection Fee

- Buy-in to the City's existing sewer trunk system
- Charged by dwelling unit for residential and flow for commercial customers

Plant Capacity Connection Fee

- Buy-in to City's existing treatment plant
- Charged by dwelling unit for residential and strength for commercial customers

Hook Up Fee Methodology

Replacement Cost New Less Depreciation of Current System (less debt):

- WWTP
- Gravity & Pressure Mains
- Lift Stations

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Capacity Units:

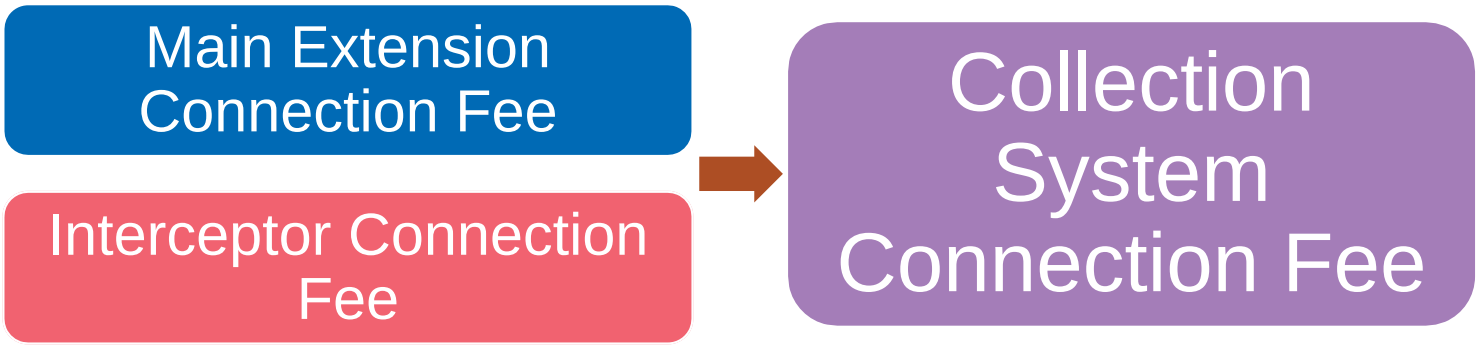
- Front Footage
- Dwelling Units
- Strength (lbs./day)
- Flow (KGAL/day)
- ERUs

=

Hook Up Fee

Hook Up Fee - Recommendations

- **Update** fees based on current system value
- **Combine** the main extension and interceptor connection fees into a single fee for the collection system
  - Consistent with recent changes to water fees (main extension & trunk line combined into distribution system connection fee)
  - Scaling by customer strength class simplifies calculation and is easier to communicate

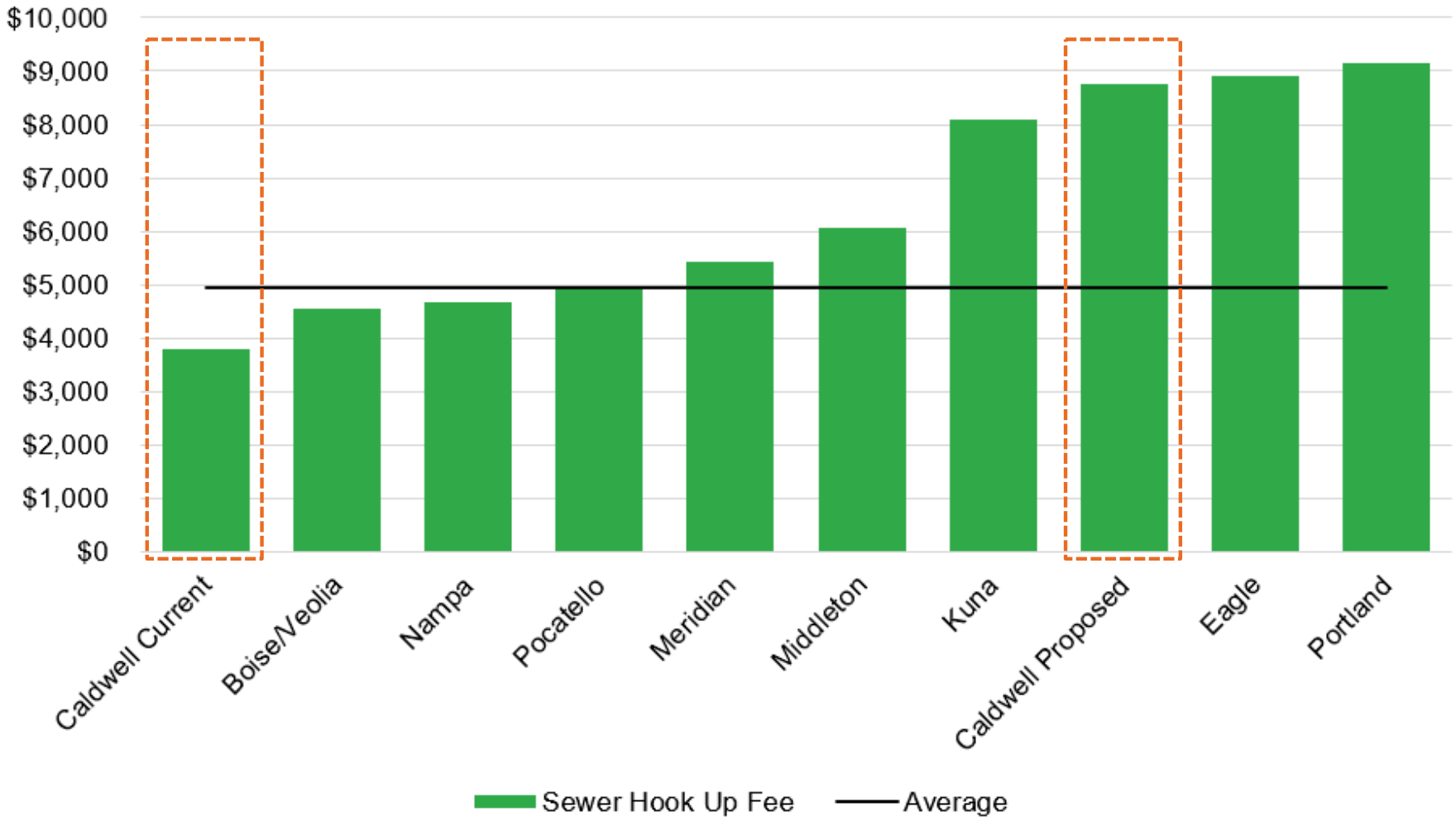


Hook Up Fee - Results

Fee	Current Fee	Proposed Fee	Change $	Change %
Treatment Plant Capacity Fee	$1,228.31	$4,562.86	$3,334.55	271.5%
Collection System Connection Fee*	$2,562.11	$4,198.05	$1,635.94	63.9%
Total Residential	**$3,790.42**	**$8,760.91**	**$4,970.49**	**131.1%**

*Based on current Main Extension Fee of $1,333.80 and current Interceptor Fee of $1,228.31

Sewer Hook Up Fee Benchmarking





Questions?

Findings & Recommendations

- Proposed hook up fees based on current buy in value of wastewater system and will reduce rate pressure on sewer fund
- Inflationary rate increases sufficient to meet sewer revenue requirements
- Cost of service analysis:
  - Water - Residential over recovering and Commercial under recovering
  - Sewer - Category I over recovering and Categories II – V under recovering
- Proposed water and sewer rates approach cost of service while mitigating impacts to customers

Requesting Board acceptance of Cost-of-Service and Rate Design Analysis

Regular **Item:** 2.

Memorandum

To:

City Council

Meeting Date:

June 1, 2026

Item Name:

ACTION ITEM: Public Hearing: Public hearing for the purpose of receiving public comments on the Community Development Block Grant Five-Year 2026-2030 Consolidated Plan and the Community Development Block Grant Program Year 2026 Annual Action Plan.

Summary Statement:

Recommended Action:

No action under this item except to present the plan and take public comment

Budget: Budgeted
Finance Review

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

Attachments:

1. 2026-2030 Con Plan Final Draft with attachments

COMMUNITY DEVELOPMENT BLOCK GRANT

ENTITLEMENT PROGRAM

2026-2030 FIVE-YEAR CONSOLIDATED PLAN AND PY2026 ANNUAL ACTION PLAN FOR THE CITY OF CALDWELL, IDAHO

Adopted: XXXXX
Resolution No.

Final HUD approval: to be added once approval is obtained

PREPARED BY:
Karen Dash Consulting
And
The City of Caldwell Community Development Department

Executive Summary

ES-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

1. Introduction

As required by the U.S. Department of Housing and Urban Development (HUD), the Consolidated Plan is a planning document that must be prepared by cities every five years and contain a needs assessment and strategic plan to pursue the HUD goals of developing viable communities, providing decent housing and suitable living environments, and expand economic opportunities for low- and moderate-income individuals. The Consolidated Plan requires cities to assess their affordable housing and community development needs, taking into account market conditions, and propose strategies to meet those needs.

In response, Caldwell convened a city-wide strategic planning process that included the input of governmental, nonprofit, business, and other community partners, as well as members of the public. The attached Five (5) Year Consolidated Plan for 2026-2030 and the 2026-27 Annual Plan resulting from this effort is based on the foundation of providing affordable, safe, decent housing to low-moderate income citizens, homeless people or those at risk of homelessness, and people from special needs populations. Additionally, it offers a plan to provide services to these populations and to build on the existing community assets throughout the City.

The Consolidated Plan is intended to help cities make data-driven, place-based investment decisions for use of HUD grant funds. In order to receive grant funds from HUD under the Community Development Block Grant (CDBG) Program, the City is required to prepare an Annual Action Plan that is aligned with the housing and community development priorities set forth in the Five-Year Consolidated Plan.

2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

Based on stakeholder and resident feedback, and research regarding the City's needs and housing market conditions, Caldwell will focus on the following objectives to address community needs.

- Provide Decent Housing
- Create a Suitable Living Environment
- Expand Opportunities for all LMI Persons

Housing

- The City of Caldwell's goal for the following housing activities is to provide decent housing for its citizens.
- Acquisition of land and construction of new affordable rental units or homeowner units; or clearance of structures to prepare development sites. The outcome will be an increased number of affordable rental or homeownership homes.
- Assistance to eligible homebuyers. The outcome will be an increased number of homeowners.
- Emergency or minor repairs for homeowners. The outcome of this activity is the sustainability of existing homeownership.

Public Facilities and Improvements

The objective of providing improvements to the public facilities within the community will achieve the goal of providing suitable living environments.

- Public facilities and improvements (ADA upgrades, bike/ped path construction). The outcome of this activity will be more or improved access to public facilities for all citizens.

Public Services

The objective of providing funding to public service agencies within the community will achieve the goal of providing suitable living environments.

- Public services (homeless/at risk of homeless residents; domestic violence victims; child care, senior meal services)
- Including emergency rental and/or utilities assistance. The outcome will be helping people to stay in their homes and reduce the risk of homelessness.

3. Evaluation of past performance

Based on the feedback of City stakeholders and residents, the City of Caldwell identified three main goals for the 2021-2025 Consolidated Plan.

- **Continue to Improve Access to Affordable Housing** - Helping to improve and increase the housing stock within Caldwell.
- **Create more opportunities for Rapid Rehousing and Homelessness Prevention** - Improving access to for citizens to obtain Emergency Rental Assistance and Rapid Rehousing Options.

- **Improve the Safety and Livability within Neighborhoods -** Focusing on forming a healthy and improved community by infrastructure improvements, etc.

Over the first four years of the Consolidated Planning period, the City has made strong strides toward achieving these goals, exceeding many of them.

For example,

- The 2021-2025 ConPlan goal for rental units constructed was 30; through the first four years, at least 57 units have been acquired and built for LMI persons.
- For Homeowner Housing added, the five-year goal was 5, with at least 16 units to be built through the first four years.
- The 2021-2025 ConPlan goal for direct financial assistance to homebuyers was four; through the first four years, at least six households have been assisted.
- Although not a five-year goal, 2 units of housing for homeless households have been created.
- 245 Persons in 112 households have been assisted through Public Services, such as Emergency Rental Assistance, Rapid Rehousing Activities, and Case Management, exceeding the 200 households goal.
- For Public Facilities and Infrastructure, the City amended its 2023 AAP and through 2024 has not yet met the 4,000 persons served goal; at present, over 200 persons have been assisted.
- 2 Emergency/Critical Repairs

In May, 2024, the Caldwell City Council canceled/suspended the Arthur St Project of the Multi-Modal sidewalk / pedestrian pathway between 11th Street and 21st Street on the Southside.

Caldwell City Council wants to look at doing other activities/projects within this category that they feel would benefit and create a greater impact for our residents.

4. Summary of citizen participation process and consultation process

The City conducted a robust citizen participation process, conducting two public meetings at City Hall to share progress, receive feedback, and share the Consolidated Plan findings. Additionally, the City received 48 English-language and 0 Spanish-language responses to the Community Survey. Two focus groups, and interviews with key stakeholders were also conducted to understand the needs and priorities among City, CoC, and nonprofit partners.

5. Summary of public comments

The predominant theme among public comments was the need for more affordable housing, both owner-occupied and renter-occupied. Housing and public service supports for homeless people, seniors, people with disabilities, including mental health conditions, and other people

on fixed incomes, as well as low- and moderate-income people, and the need for childcare were also discussed by many stakeholders.

6. Summary of comments or views not accepted and the reasons for not accepting them

The City of Caldwell accepts all comments.

7. Summary

The lead entity responsible for administering the programs covered by the Consolidated Plan for the City of Caldwell is the Community Development Department (CDD). With consultant support, CDD staff prepared the Proposed Consolidated Plan in consideration of the results of previous ConPlans, AAPs, and CAPERs; demographics, socioeconomic, housing, homelessness, and other data; and the needs described by organizations and citizens at our November 2025 focus groups and 2026 public meetings; a community survey, and key stakeholder interviews.

During the planning process, the consultant team and CDD staff directly engaged housing and social service agencies, economic development organizations, other City departments, and organizations that work with special needs and at-risk populations. City staff continue to coordinate and consult with local, regional, and state agencies, and participate in collaborative initiatives such as the House Idaho Collaborative (formerly the Regional III Continuum of Care) run by the Idaho Housing Finance Agency (IHFA). These interactions and discussions were vital in gathering pertinent and up to date data on the needs of Caldwell's population; identifying the existing inventory of facilities and services that address the needs of the population; and the development of appropriate goals and objectives for Caldwell's CDBG programs for the next five years.

The Process

PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator	CALDWELL	Caldwell Community Development Department

Table 1 – Responsible Agencies

Narrative

The City of Caldwell's Community Development Department is responsible for administration of funds received from the U.S. Department of Housing and Urban Development (HUD) for the Community Development Block Grants (CDBG) Program.

Consolidated Plan Public Contact Information

The City of Caldwell's Community Development Department contact person for the Five-Year Consolidated Plan is:

Robin Collins
Director
Community Development Department
rcollins@cityofcaldwell.org
208-455-3021

PR-10 Consultation – 91.100, 91.110, 91.200(b), 91.300(b), 91.215(I) and 91.315(I)

1. Introduction

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(I)).

The City of Caldwell works with multiple organizations and coalitions that also support housing affordability, homelessness, and public health and other public services. Those organizations include the Fair Housing Working Group, whose members include neighboring communities Nampa, Boise, and Meridian. Other groups in which Caldwell participates include the Intermountain Fair Housing Council and the House Idaho Collaborative (formerly the Regional III Continuum of Care) run by the Idaho Housing Finance Agency (IHFA).

To coordinate and communicate with health, mental health, and other service agencies, Caldwell is a member of the Western Idaho Community Health Collaborative (formerly the Southwest Idaho Healthcare Coalition.) Other collaborative members include area hospitals, EMS, emergency management, long-term providers, mental and behavior health providers, support services, specialty providers, public health, local and state law enforcement, fire services, public works, and volunteer groups.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness

Idaho has two Continuums of Care (CoCs) which work to reduce and end homelessness and increase affordable housing: Boise City/Ada County and the Balance of State (all of Idaho except Ada County). IHFA is the Collaborative Applicant for the Balance of State CoC. IHFA acts as the administrative body for homelessness response systems and federal CoC program funding.

The Balance of State CoC has been named House Idaho Collaborative (HIC) and is governed by a board, referred to as Guiding Idaho Committee. The HIC is made up of a board, committees, regional coalitions, and participating nonprofits that operate CoC-funded projects.

The HIC oversees the Regional Homeless & Housing Coalitions 1-6. Caldwell and Canyon County are in Regional Coalition 3. Each Regional Coalition takes the HIC's statewide strategies and initiatives and tailors them to their regional goals. The CoC conducts a Point-in-Time Homeless Count, and conducts the Idaho Homeless Coordinating Committee (IHCC), SHARE the Day, and the Housing Forum.

CoC members include nonprofit homeless assistance providers, victim service providers, faith-based organizations, local government officials, private businesses, advocates, public housing agencies, school districts, social service providers, mental health agencies, hospitals, universities/colleges, affordable housing developers, law enforcement, veterans' service organizations, US Congress representatives, HUD representatives, United Way representatives, and state representatives.

Although the City of Caldwell does not receive ESG or HOPWA funding, it works to reduce homelessness through emergency rental assistance and other homelessness prevention programs, as well as other housing programs funded with CDBG funding.

The City works with IHFA on affordable housing projects and the environmental review process on overlapping projects. IHFA is the issuer of Low-Income Housing Tax Credits (LIHTC), which many stakeholders described as a very competitive process. The City works with low-income housing developers, such as providing letters of support and earmarking CDBG funds to cover gaps within LIHTC funding, to help developers secure these tax credits.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS

The Idaho Homeless Coordinating Committee designates the Idaho Housing and Finance Association (IHFA) to serve as the Collaborative Applicant for the CoC. As such, the IHFA coordinates, communicates, keeps records of meeting agendas and minutes, compiles annual reporting, completes and submits the annual CoC program application, and conducts general program administration and oversight, monitoring, and other duties as assigned. Additionally, IHFA serves as the Homeless Management Information System (HMIS) lead for the state of Idaho.

IFHA's governing board, Guiding Idaho Committee, actively recruits public officials to sit on its board. IHFA provides services through HUD's HOPWA, ESG, and CoC programs; for HOPWA, the IHFA contracts service providers that specialize in HIV/AIDS-related services and/or low-income rental assistance programs.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities

1	**Agency/Group/Organization**	Caldwell Public Works
	Agency/Group/Organization Type	Local/county organization
	What section of the Plan was addressed by Consultation	Homeless Needs Assessment Public Housing Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination.	In a focus group, the agency discussed the challenges of affordable housing and the need for more services for homeless people. Potential outcomes include increased opportunities for affordable housing and resources for homeless people in Caldwell and Canyon County.
2	**Agency/Group/Organization**	Caldwell Housing Authority
	Agency/Group/Organization Type	Housing Services - Housing
	What section of the Plan was addressed by Consultation	Housing Needs Assessment Public Housing Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination.	In an interview, CHA explained how its work seeks to meet the needs of low-income working households, including agricultural farm workers. Potential outcomes include more public housing options and potential partnerships with developers to build more housing for lower income households in Caldwell.
3	**Agency/Group/Organization**	Caldwell Community Development
	Agency/Group/Organization Type	Local/county organization Planning organization
	What section of the Plan was addressed by Consultation	Housing Needs Assessment Homeless Needs Assessment Non-Homeless Special Needs Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination.	In interviews, the Caldwell Community Development Department discussed the needs for affordable housing (both homeowner and rental), along with the need for senior housing and people on fixed incomes, along with housing for people with disabilities or age-in-place facilities. Another concern is access to services. Caldwell will continue to partner with school districts, nonprofits, public agencies and health coalitions to provide public services, resources, community health and food access and affordable housing opportunities within Caldwell.

4	**Agency/Group/Organization**	Caldwell Public School Districts (Caldwell and Vallivue)
	Agency/Group/Organization Type	Local/county organization Services -- Children Services - Families Services – Education Publicly Funded Institution/System of Care
	What section of the Plan was addressed by Consultation	Non-Homeless Special Needs Assessment Homeless Needs Assessment Housing Needs Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination.	The Caldwell School District is a public school district serving Caldwell, Idaho, with more than 5,300 students from preschool through 12th grade. Vallivue School District is a large public school district serving portions of Caldwell, Nampa, and surrounding areas in Canyon County, Idaho. The district was established in 1957 and serves students from preschool through 12th grade. The district serves a diverse student population with about 52% of students qualifying as low income, about 42% identifying as Hispanic/Latino, and about 13% are English learners. The city will continue to work with the school districts on improvements to sidewalks and lighting around schools in qualifying neighborhoods. The city will also continue to partner with the school districts for qualifying public services, and to allow school facilities to serve broader community purposes such as health clinics, food distribution sites, emergency shelters, cooling centers, etc.

5	**Agency/Group/Organization**	Police/Emergency Services City of Caldwell
	Agency/Group/Organization Type	Emergency Management Wetlands
	What section of the Plan was addressed by Consultation	Hazard Mitigation Housing Market
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination.	In an interview, the police chief explained the challenges of growth in Caldwell related to hazardous situation, with anticipated outcomes of mitigating some of the safety concerns imposed by growth.
6	**Agency/Group/Organization**	Autumn Gold
	Agency/Group/Organization Type	Services -- Seniors Services -- Housing Nonprofit Agency Business and Civic Leaders
	What section of the Plan was addressed by Consultation	Housing Need Assessment Non-Homeless Special Needs Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination.	In a focus group, the organization discussed its plans to support increased senior needs; potential outcomes include coordinated efforts to support seniors in need of housing and services.
7	**Agency/Group/Organization**	Southwestern Idaho Cooperative Housing Authority (SICHA)
	Agency/Group/Organization Type	Housing PHA Services – Persons with HIV/AIDS Services – Fair Housing
	What section of the Plan was addressed by Consultation	Housing Needs Assessment Homelessness Strategy Non-Homeless Special Needs Anti-poverty strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination.	In an interview, SICHA officials provided information about the Housing Choice Vouchers and other services they offer to Caldwell residents. Anticipated outcomes include additional voucher support for low- and moderate-income households.

8	**Agency/Group/Organization**	New Beginnings Housing
	Agency/Group/Organization Type	Affordable Housing Developer Housing Services – Children Services – Housing Services – Elderly Persons Services – Persons with disabilities Services -- Homeless Business Leader Civic Leader
	What section of the Plan was addressed by Consultation	Housing Needs Assessment Homeless Needs – Chronically homeless Homeless Needs – Families with children Homeless needs – Veterans Homelessness Needs – Unaccompanied Youth Homelessness Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination.	In a focus group, the organization discussed the importance of working with the City to leverage LIHTC funds from the state. Potential outcomes include additional opportunities to work together to secure affordable housing in Caldwell.
9	**Agency/Group/Organization**	Intermountain Fair Housing Council
	Agency/Group/Organization Type	Services-Fair Housing Housing Regional Organization
	What section of the Plan was addressed by Consultation	Housing Needs Assessment Market Analysis Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination.	The Intermountain Fair Housing Council (IFHC) is a nonprofit organization based in Boise that works statewide to promote fair housing rights and combat housing discrimination in Idaho.

10	**Agency/Group/Organization**	Idaho Housing and Finance Agency
	Agency/Group/Organization Type	Continuum of Care Other government – state Housing Services – Housing Services – Homeless Services – Fair Housing
	What section of the Plan was addressed by Consultation	Housing Needs Assessment Homeless Needs – Chronically homeless Homeless Needs – Families with children Homeless needs – Veterans Homelessness Needs – Unaccompanied Youth Homelessness Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination.	Idaho Housing and Finance Agency (IHFA) serve as the Continuum of Care, Balance of State for Idaho. IHFA receives HOME, ESG, and HOPWA funding that is distributed throughout Idaho. Anticipated outcomes include more coordination among providers of services and shelter for homeless people to ensure their needs are met more effectively.
11	**Agency/Group/Organization**	T Mobile Broadband
	Agency/Group/Organization Type	Narrowing the Digital Divide Business Leaders Services – Broadband Internet Service Providers
	What section of the Plan was addressed by Consultation	Economic Development Non-homeless Special Needs Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination.	In an interview, a T Mobile rep confirmed that Caldwell has strong coverage throughout the city, although the internet is still more tower-based than home Wi-Fi. Anticipated outcomes are increased citizen access to the internet to enable further personal and professional advancement and increased economic opportunity.
12	**Agency/Group/Organization**	Verizon
	Agency/Group/Organization Type	Narrowing the Digital Divide Business Leaders Services – Broadband Internet Service Providers
	What section of the Plan was addressed by Consultation	Economic Development Non-homeless Special Needs Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination.	Local providers shared their insights regarding the extent of coverage throughout Caldwell. Anticipated outcomes are increased citizen access to the internet to enable further personal and professional advancement and increased economic opportunity.

13	**Agency/Group/Organization**	Jesse Tree
	Agency/Group/Organization Type	Services-Homeless Services – Elderly Persons
	What section of the Plan was addressed by Consultation	Homeless Needs – Chronically homeless Homeless Needs – Families with children Homeless needs – Veterans Homelessness Needs – Unaccompanied Youth Homelessness Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination.	In an interview, the agency representative noted the different assistance programs that help people at risk of homelessness to remain housed. Anticipated outcomes include additional resources to help people navigate challenging financial circumstances and maintain stable housing.
14	**Agency/Group/Organization**	CATCH
	Agency/Group/Organization Type	Services-Homeless Services – Elderly Persons
	What section of the Plan was addressed by Consultation	Homeless Needs – Chronically homeless Homeless Needs – Families with children Homeless needs – Veterans Homelessness Needs – Unaccompanied Youth Homelessness Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination.	In an interview, the agency noted the shortage of resources available to homeless people in the City of Caldwell. Anticipated outcomes include additional shelter and services for people who are homeless or at risk of homelessness.
15	**Agency/Group/Organization**	Salvation Army
	Agency/Group/Organization Type	Services-Children Services-Families Services – Elderly Persons Services – Persons with Disabilities
	What section of the Plan was addressed by Consultation	Non-homeless Special Needs Homeless Needs Assessment Homeless Needs – Chronically homeless Homeless Needs – Families with children Homeless needs – Veterans Homelessness Needs – Unaccompanied Youth Homelessness Strategy Housing Needs Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination.	In an interview, the Salvation Army discussed the increased needs for support and services for people who are houseless or at risk of becoming so. Anticipated outcomes are increased shelter and services for unhoused people in Caldwell.

16	**Agency/Group/Organization**	Advocates Against Family Violence
	Agency/Group/Organization Type	Services-Children Services -- Housing Services-Victims of Domestic Violence Services-Homeless Services - Victims
	What section of the Plan was addressed by Consultation	Non-Homeless Special Needs Housing Needs Assessment Homelessness Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination.	In an interview and through online research, the agency offers shelter and supportive services to help stabilize victims of domestic violence. Nearly all of its clients fall at or below 50% AMI. Anticipated outcomes include more shelter and support for domestic violence victims.
17	**Agency/Group/Organization**	Community Council Idaho
	Agency/Group/Organization Type	Services – Employment Regional Organization
	What section of the Plan was addressed by Consultation	Economic Development Non-homeless Special Needs Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination.	In an interview, a representative explained the employment and training programs available in Caldwell and throughout the state to help farm workers develop new skills in trade, education, and professional skills.

18	**Agency/Group/Organization**	Southwest District Health
	Agency/Group/Organization Type	Services – Children Services – Elderly Persons Services – Persons with Disabilities Services – Persons with HIV/AIDs Services – Health Health Agency Child Welfare Agency Other government – state Regional organization
	What section of the Plan was addressed by Consultation	Non-homeless Special Needs Housing Needs Assessment Homeless Needs – Chronically homeless Homeless Needs – Families with Children Homeless Needs – Veterans Homeless Needs – Unaccompanied Youth Homelessness Strategy HOPWA Strategy Anti-poverty strategy Lead-based paint strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination.	In an interview, a public health official provided information regarding the number of HIV/AIDs cases within Caldwell. Anticipated outcomes are potentially more services for people with HIV/AIDs.
19	**Agency/Group/Organization**	Internet Service Provider (ISP) Reports
	Agency/Group/Organization Type	Narrowing the Digital Divide
	What section of the Plan was addressed by Consultation	Economic Development Non-homeless Special Needs Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination.	The team conducted extensive research of the broadband provider market to determine whether Caldwell has the infrastructure to narrow the digital divide and promote economic development among all residents. Anticipated outcomes are increased citizen access to the internet to enable further personal and professional advancement and increased economic opportunity.

20	**Agency/Group/Organization**	Federal Communications Commission
	Agency/Group/Organization Type	Federal Agency Narrowing the Digital Divide
	What section of the Plan was addressed by Consultation	Economic Development Non-homeless Special Needs Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination.	The team conducted extensive research of the broadband and mobile coverage maps to determine whether Caldwell has the infrastructure to narrow the digital divide and promote economic development among all residents. Anticipated outcomes are increased citizen access to the internet to enable further personal and professional advancement, and increased economic opportunity.
21	**Agency/Group/Organization**	Honorable Mayor and City Council Members
	Agency/Group/Organization Type	Business and Civic Leaders
	What section of the Plan was addressed by Consultation	Housing Need Assessment Lead-based Paint Strategy Public Housing Needs Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homeless Needs - Veterans Homeless Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development Market Analysis Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination.	Council Members and former Council Members attended our series of Public Hearings regarding the plan. Our final plan and funding recommendations were presented to the Mayor and City Council on June 1st for approval.

Table 2 – Agencies, groups, organizations who participated

Identify any Agency Types not consulted and provide rationale for not consulting

The City continues to consult with all organizations year-round to understand the needs of the community, the services available, and to help formulate a strategy for the efficient use of HUD Community Development Block Grant (CDBG) funds now and in the future.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Caldwell Comprehensive Plan 2025	City of Caldwell	The Comprehensive Plan's goals include promoting a safe, healthy, and appealing living environment, and prosperous economic climate within a time of significant growth.
December 2024 Caldwell Retail and Industrial Study	City of Caldwell	The study noted the strong population growth and resultant movement of commercial and retail into Caldwell, helping to provide additional opportunities for economic development and employment for Caldwell's citizens.
Canyon County Labor Force and Economic Profile	Idaho Department of Labor	This plan reviews the county's labor force commuting patterns, reinforcing ConPlan stakeholders who feel that Caldwell has the opportunity to bring more jobs to the City. For example, 10.7% of the county's jobs are located in Caldwell, but 15.7% of the county's workers live in Caldwell.
Annual Report 2024-25	Intermountain Fair Housing Council	The IFHC's work recognizes that economic pressures and a lack of affordable, accessible housing can lead to more Fair Housing violations and seeks opportunities to increase access to affordable, decent housing for all.
Growing Together: Comprehensive Plan 2030	Canyon County	The Plan includes housing goals related to an increased diversity of housing choices in the county, discouraging housing in incompatible (eg. Hazardous) areas, and striving for adequate housing for farmworkers and the agricultural industry.
Nampa 2040: Comprehensive Plan	Nampa, ID	The plan's goals include encouraging urban and urban-type development within City limits; avoiding undue concentrations of population and overcrowding of land; ensuring development is commensurate with the physical characteristics of the land, and protecting the positive qualities and characteristics of neighborhoods.

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
2021-2025 Strategic Plan	Meridian, ID	The Meridian plan is focused on growing responsibly, creating a sense of community and place, and economic growth and jobs.
Eagle is HOME, Comprehensive Plan, 2023	Eagle, ID	With strong population growth, the city's plan recognizes the need to address the high home and rental prices with low vacancies in Eagle, which will make it difficult for employees of local businesses to live in the city.
Blueprint Boise: Comprehensive Plan 2023	Boise, ID	The city's plan includes addressing housing shortages by encouraging high-density residential development that's consistent with city design principles, utilizing programs that can maintain and improve existing housing, including rehabilitation, and improving blighted areas.

Table 3 – Other local / regional / federal planning efforts

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(l))

The City of Caldwell works with numerous government agencies at the state and local levels, including the Idaho Housing Finance Association, the Canyon County Public Health Department, the Southwestern Idaho Cooperative Housing Authority, and other entitlement communities in the Treasure Valley, including Boise, Meridian, and Nampa.

Narrative (optional):

The City also works with a variety of regional nonprofits, including the Intermountain Fair housing Council, Jesse Tree, and CATCH.

PR-15 Citizen Participation – 91.105, 91.115, 91.200(c) and 91.300(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation
Summarize citizen participation process and how it impacted goal-setting

Citizen participation includes actively encouraging citizens, particularly the low and moderate-income population and underserved populations to participate in the planning process for the five-year Consolidated Plan, the Annual Action Plan, the submission of Substantial Amendments and the development of the Consolidated Annual Performance Report (CAPER).

All notices of public meetings and hearings relating to this process are published in the local newspaper prior to the public meeting or hearing. The Consolidated Plan and First-Year Action Plan draft was posted on the city's website, made known to grant sub-recipients, made available at the customer service counter at the library, and noticed in the local newspaper according to HUD guidelines.

The city held the 1st public hearing to share information about the Consolidated Planning process and to receive community input about housing and other needs and priorities for Caldwell on January 20, 2026.

All public meetings and hearings are held in a location convenient for residents, particularly those who are potential or actual beneficiaries. Meetings and hearings are held at times to provide maximum flexibility for an array of citizen schedules. Attention is given to ensure meeting times increase the probability of maximum citizen participation.

The city also conducted a Community Survey in English and Spanish, which was available on the city's website and through survey monkey. The city also sent links to the survey through email correspondence. Ultimately the survey received 48 English and 0 Spanish responses.

After the 1st public hearing, the city advertised in the local newspaper for a 30-day comment period, during which time the public could comment via email, by visiting the city's website at https://www.cityofcald-well.org/your-government/block-grant-program, by leaving written comments in a folder at the library after reviewing the plan at the library reference desk, by mailing comments by USPS mail, or by dropping of written comments to the Planning and Zoning Division at City Hall.

A 2nd public hearing was held on June 6, 2026, to share more detailed information regarding the final draft of the consolidated plan, the annual action plan and the analysis of impediments to Fair Housing. There were XXXXXXXXXXXXXXXX comments received from the public.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of Response and attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Community Survey	Low-moderate income residents	48 responses	Respondents noted the significant challenges of affordable housing, both homeowner and rental units.	The city accepts all comments	https://www.surveymonkey.com/r/Caldwell_Community_Survey Was also posted on the city's website at Community Development Block Grant | City of Caldwell, Idaho
2	Public Hearing City Council Chambers January 20, 2026	Low-moderate income residents	30 attendees	No comments were received	The city accepts all comments	
3	30-day public comment period (March 29 – April 29)	Low-moderate income residents		No comments were received	The city accepts all comments	
4	Public Hearing City Council Chambers June 1, 2026	Low-moderate income residents	XX attendees		The city accepts all comments	

Table 4 – Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

As in many jurisdictions in Idaho and around the country, Caldwell has a shortage of attainable, affordable housing for low- and moderate-income households, for starter homes, for people on fixed incomes, and for essential but lower-paid workers. A report by the National Low Income Housing Coalition shows a shortage of 24,802 affordable and available rental homes for extremely low-income renter households, with an average income of $30,030 for a 4-person household. That is, Idaho has only 34 affordable and available rentals are available for every 100 households in poverty, which is the 15th lowest rate in the U.S. (https://nlihc.org/housing-needs-by-state/idaho)

In Caldwell, housing of all sizes is needed. Stakeholders noted that while young people and seniors may seek out studio or one-bedroom housing, single parents with children may need 2- or 3-bedroom units. The National Low Income Housing Coalition estimates that a worker would need to earn $35.35 per hour to afford a fair market 2-bedroom apartment in Canyon County ($1,838).

That is, a minimum wage worker would need to work 4.9 jobs to afford a 2- bedroom home at the market rate. Caldwell workers in many fields do not earn $35.35 per hour, including Office and Administrative Support Workers, Cashiers, Childcare Workers, Food Preparation Workers, Physical Therapist Aides, Home Health Aides and Personal Care Aides, Multiple Machine Tool Setters, and Healthcare Support Workers. (National Low Income Housing Coalition 2025 (https://nlihc.org/oor, wages per 2023 BLS estimates)

While it varies by income group, Housing Cost Burden (HCB) greater than 50% and HCB >30% and Severe Overcrowding are significant housing problems. Among renters with housing problems, 30.9% have HCB> 50% and another 52.3% have HCB>30%. Among homeowners, these percentages are 23.8% and 58.9% respectively.

For HCB >30%, small related renter households and small related homeowner and elderly homeowner households are most affected. For HCB >50%, elderly renters and elderly homeowners are most affected. (Please note: these analyses do not include the category "Other.")

NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)

Summary of Housing Needs

With 77,610 citizens, Caldwell's population has increased 27.8% from 2020. The City boasts a diverse population: nearly 60% of the population is White, with people of Two or More Races representing 18.6% of the population, and 19.6% identifying as Some Other Race. Nearly 41% of the population is of Hispanic/Latino ethnicity. Per the US Census, 12.7% of the City's residents were born outside the U.S. (2025 https://www.cityofcaldwell.org/Departments/Economic-Development/City-Statistics, 2020 ID BLS.

Among 17,495 households, 36% are small family households. Another 18 percent are large family households, 16% are households with at least one person 62-74 years old, 22% have one or more children 6 years or younger, and 8% have at least one person 75 or older.

Within the different household income groups, 20% of all households with 0-30% HAMFI are small family households. The two senior groups comprise 32% of the extremely low income group, and another 19% are households with children 6 or younger.

Among households with housing problems, extremely low income renter and owner households tend to have the greatest share of housing problems related to housing cost burden > 50%. The 0-30% AMI renter group is tied with the 50-80% AMI group in terms of the highest shares of severely overcrowded homes. Substandard Housing – lacking complete plumbing or kitchen facilities, was more concentrated among >30-50% AMI renters; all reports of this issue among owner households occurred in the 50-80% AMI group.

For households with incomes up to 100% of AMI, 66% of renters with 1 or more housing problems are in the 0-30% AMI group. Fifty nine percent of households in the 0-30% AMI group have 1 or more household problems, vs. only 3% of renters in the >80-100 AMI group. Among owners, 41% of those in the 0-30% AMI group have 1 or more household problems.

Considering households under 80% AMI, the renter group whose cost burden is greater than 30% is comprised of 48.1% of renter households within 0-30% AMI, 38.6% within >30-50% AMI, and 13.3% from >50-80% AMI. Among elderly rental households with cost burden > 30%, 54% have household incomes 0-30% AMI. Among owner households with cost burdens >30%, the share of elderly households within 0-30% AMI is 34.6%.

The challenges for households in the 0-30% AMI are more acute among households for whom cost burden is >50%. Among elderly renter households with household incomes up to 80% AMI, those within the 0-30% AMI comprise 91.7% of all those with cost burdens >50%. The share for elderly owner households is 67.5%.

The vast majority of renter or owner households experiencing overcrowding are single family households, or 91.8% of crowded renter households and 66% of crowded owner households.

Demographics	Base Year: 2009	Most Recent Year: 2020	% Change
Population	49,145	56,735	15%
Households	15,710	17,495	11%
Median Income	$41,048.00	$55,069.00	34%

Table 5 - Housing Needs Assessment Demographics

Data Source: 2000 Census (Base Year), 2016-2020 ACS (Most Recent Year)

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	2,375	2,915	4,050	2,655	5,500
Small Family Households	480	970	1,480	1,250	2,860
Large Family Households	390	465	1,135	520	945
Household contains at least one person 62-74 years of age	465	445	825	365	1,090
Household contains at least one person age 75 or older	295	385	295	210	450
Households with one or more children 6 years old or younger	445	820	1,600	579	964

Table 6 - Total Households Table

Data Source: 2016-2020 CHAS

Housing Needs Summary Tables

1. Housing Problems (Households with one of the listed needs)

KEY TERMS

Substandard Housing- Lacking complete plumbing or kitchen facilities
Households without hot and cold piped water, a flush toilet, or a bathtub or shower; or kitchen facilities that lack a sink with piped water, a range or stove, or a refrigerator.

Severely Overcrowded – With >1.51 people per room (and complete kitchen and plumbing)
Households by income level having complete kitchens and bathrooms but housing more than 1.51 persons per room excluding bathrooms, porches, foyers, halls, or half-rooms.

Overcrowded – With 1.01 – 1.5 people per room
Households by income level having complete kitchens and bathrooms, porches, foyers, halls, or half-rooms.

Housing cost burden greater than 50% of income
Cost burden is a fraction of a household's total gross income spent on housing costs. For renters, housing costs include rent paid by the tenant plus utilities. For owners, housing costs include mortgage payment, taxes, insurance, and utilities. Households by income level whose housing cost burden is greater than 50 percent of household income.

Housing cost burden greater than 30% of income
Households by income level whose housing cost burden is greater than 30 percent of household income (and none of the above problems). These fields are automatically populated with default data and provided for renters and owners at each income level.

Zero/negative income.
Households with zero/negative income

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	0	25	15	4	44	0	0	4	0	4
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	15	0	15	4	34	50	70	0	0	120
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	25	70	265	0	360	0	45	64	55	164
Housing cost burden greater than 50% of income (and none of the above problems)	865	55	4	0	924	290	270	45	0	605

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Housing cost burden greater than 30% of income (and none of the above problems)	335	860	345	25	1,565	170	490	585	250	1,495
Zero/negative Income (and none of the above problems)	60	0	0	0	60	150	0	0	0	150

Table 7 – Housing Problems Table

Data Source: 2016-2020 CHAS

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

KEY TERMS

Having one or more of four housing problems
This field displays the number of households with at least one of the following housing problems: cost burden, overcrowding, lack of a complete kitchen, or lack of plumbing facilities.

Having none of four housing problems
This field displays the number of households without one of the four defined housing problems.

Household has negative income, but none of the other housing problems
This field displays the number of households with negative income. These households are not included in the above categories. Income can be $0 or negative due to self-employment or interest, dividends, and net rental income. Households with zero or negative income cannot have a cost burden but still require housing assistance and therefore are counted separately.

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	900	145	300	15	1,360	345	380	110	55	890
Having none of four housing problems	635	1,150	1,220	570	3,575	490	1,235	2,420	2,020	6,165
Household has negative income, but none of the other housing problems	0	0	0	0	0	0	0	0	0	0

Table 8 – Housing Problems 2

Data Source: 2016-2020 CHAS

3. Cost Burden > 30%

KEY TERMS

Small Related
The number of family households with two to four related members.

Large Related
The number of family households with five or more related members.

Other
All other households.

Total Need by Income
The total number of cost-burdened households for each numeric column for both owner and renter.

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	300	315	115	730	45	210	140	395
Large Related	290	90	90	470	20	170	140	330
Elderly	210	130	49	389	240	244	210	694

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Other	440	460	90	990	159	205	140	504
Total need by income	1,240	995	344	2,579	464	829	630	1,923

Table 9 – Cost Burden > 30%

Data Source: 2016-2020 CHAS

4. Cost Burden > 50%

KEY TERMS

Small Related

The number of family households with two to four related members.

Large Related

The number of family households with five or more related members.

Other

All other households.

Total Need by Income

The total number of cost-burdened households for each numeric column for both owner and renter.

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	0	0	25	25	30	95	0	125
Large Related	0	0	15	15	0	0	0	0
Elderly	155	10	4	169	195	49	45	289
Other	0	250	20	270	64	0	0	64
Total need by income	155	260	64	479	289	144	45	478

Table 10 – Cost Burden > 50%

Data Source: 2016-2020 CHAS

5. Crowding (More than one person per room)

KEY TERMS

Single Family Households
The number of households containing one family.

Multiple, Unrelated Family Households
The number of households that contain multiple, unrelated families living in a single unit.

Other, Non-Family Households
The number of households that are not families, such as a person living alone or with nonrelatives only.

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	40	80	255	4	379	30	89	29	35	183
Multiple, unrelated family households	0	4	30	0	34	20	20	35	20	95
Other, non-family households	0	0	0	0	0	0	0	0	0	0
Total need by income	40	84	285	4	413	50	109	64	55	278

Table 11 – Crowding Information – 1/2

Data Source: 2016-2020 CHAS

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present								

Table 12 – Crowding Information – 2/2

Describe the number and type of single person households in need of housing assistance.

Officials supporting homeless people noted that, while seniors make up a significant share of the single person household population, unaccompanied youth are also in need of housing assistance. Within Caldwell, 1,856 households (7.7%) are home to people 65+ living alone

(Census Table S2501). One provider supporting homeless people noted that they are serving 5 homeless men over 60 years old in their Permanent Supportive Housing; on average, those clients have been homeless for seven years. Among women served, a significant number tend to be 55+ years old.

Southwestern Idaho Cooperative Housing (SICHA) provides Section 8 Housing Choice Vouchers to residents of 9 counties, including Canyon County. Currently, 53.9% of its 356 voucher holders in Caldwell represent single person households. Its waitlist includes people from the entire service area. Among people seeking vouchers, people 65+ represent 26.4% of the waitlist population (although they may not be a single-person household.)

Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.

Per the "Characteristics of Public Housing Residents by Program Type" Table, 266 families receiving Housing Choice Vouchers have a disabled family member. Per SICHA, among the service region's waitlist applicants for vouchers, 46% include a household member with a disability. Over 43% of waitlist households include families with children, and 26.4% represent elderly households (Note: A household can fit into more than one category.)

Within Canyon County, there were 2 intimate partner violence (IPV) deaths in 2023. This translates to a rate of 0.01 per 1,000 residents. In 2023, there were 946 victims of intimate partner violence known to law enforcement in Canyon County, or 390 per 1,000 residents. This includes 186 Hispanic/Latino victims and 4 American Indian/Alaska Native victims. (https://isp.idaho.gov/wp-content/uploads/PGR/ISAC-Library/Research-Briefs/Intimate-Partner-Violence-in-Idaho-2023.pdf)

Per the agency Advocates Against Family Violence, the Hope's Door safe shelter housed 74 women and 58 children in 2025, or 8,436 safe shelter nights. Additionally, the 110-unit affordable housing complex Hope Plaza Apartments provides nine units as transitional or permanent supported housing for AAFV program participants. In 2025, 37 clients were housed in Neighborhood Stabilization Program housing; 26 people were in transitional housing; and 2 households graduated the program in 2025. (https://www.aafvhope.org/wp-content/uploads/2026/01/2025-Annual-Report.pdf) Agency officials suggest that many more people are in need of housing services.

Statewide, in 2024, Idaho COBS (Creating Opportunities Beyond Surviving trafficking) served 107 clients, sheltered 26 survivors in safe housing for a total of 3,664 nights.

What are the most common housing problems?

As per above, HUD defines HOUSING PROBLEMS as:
1) Housing unit lacks complete kitchen facilities;
2) Housing unit lacks complete plumbing facilities;
3) Household is overcrowded; and
4) Household is cost burdened >30%

SEVERE HOUSING PROBLEMS are defined as:
1) Kitchen or plumbing problems above AND
2) Severely overcrowded OR
3) Housing cost burden >50%

According to Table 7 above, households with incomes to 100% AMI, Housing Cost Burden is clearly the most common housing problem, with 1,565 renter and 1,495 owner households reporting Housing cost burden greater than 30% of income (and none of the above problems). Similarly, 924 renter and 605 owner households up to 100% AMI report Housing cost burden greater than 50% of income (and none of the above problems).

Beyond housing costs, among the problems most discussed by stakeholders were the need for older homes to be rehabilitated generally. Additionally, for seniors and people with disabilities, retrofitting those homes to provide safe and comfortable access and mobility was a top priority.

Are any populations/household types more affected than others by these problems?

By Table 9, the "Other" category of renter households had the highest share (38.4%) of those up to 80% AMI who affected by cost burdens of greater than 30%, followed by Small Related renter households (28.3%). Among owners up to 80% AMI who affected by cost burdens of greater than 30%, elderly renters represented the greatest share (36.1%).

By Table 10 above, the category "Other" Renter households had the highest share of those affected by cost burdens of greater than 50%, at 56.3% of all renter households up to 80% AMI – followed by elderly renters at 35.2% of all renters at this cost burden level. Elderly homeowners represented the largest homeowner group up to 80% AMI with a cost burden greater than 50%, representing 60.4% of households affected by this cost burden.

Beyond costs, community stakeholders discussed specific physical housing needs. They generally agreed that seniors and people with disabilities are often most affected by housing problems, especially if on fixed incomes, because they may not have the financial means or abilities to fix those problems.

Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance

Families in domestic violence situations or doubled up or couch surfing are at greatest risk of becoming homeless. Although many of these families may be working, they cannot afford rents. These families need livable wages and, if they have children, access to child care. According to the United Way, 47% of Canyon County's households live either in poverty or at ALICE levels (Asset Limited, Income Constrained, Employed – households that earn more than the federal poverty level but less than the basic cost of living for the county.) https://www.unitedforalice.org/national-overview#6.810405587478098/45.604/-114.143

For families ending their rapid re-housing assistance, there may be a need for continued rental assistance; help with security, rent, or utility deposits; job training supports services; and mental health and physical health care.

One organization, CATCH, offers rapid rehousing with services. The organization serves as the coordinated entry point to assess homeless people's needs and try to get them to the shelter and services they need.

If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:

Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness

There are a variety of housing characteristics that have been linked with instability and an increased risk of homelessness. Individuals and families who have annual incomes less than 30% of the HUD area median family income (HAMFI) could be at an increased risk of homeless. Other factors linked with increased risks for homelessness include loss of employment or inability to find employment, mental illness, credit issues, domestic abuse, disabilities, and struggles with addiction.

Research studies also suggest that people growing up among adverse childhood experiences, including poor relationships with parents, neglect, physical and sexual abuse, are at risk of being forced or placed out of the home. Other difficult experiences, such as school expulsion and lack of academic qualifications, poor social networks, and antisocial and offending behavior (including experiences in prison) can also increase the risk of homelessness. (Risk Factors for Homelessness: Evidence From a Population-Based Study, Katherine Shelton et al, https://doi.org/10.1176/ps.2009.60.4.465

Discussion

The National Center for Housing Policy (NCHP) has published numerous research studies linking safe, affordable housing with improved health and educational outcomes. For example, high-quality housing can limit exposure to environmental toxins that impact health. Further, affordable housing, the NCHP states, can serve as a platform for providing supportive services to improve the health of vulnerable populations, including the elderly, people with disabilities, and homeless individuals and families. A stable housing situation can support mental health by limiting stressors related to financial burden or frequent moves, or by offering an escape from an abusive home environment. (https://nhc.org/wp-content/uploads/2017/03/The-Impacts-of-Affordable-Housing-on-Health-A-Research-Summary.pdf)

Additionally, NCHP research suggests that affordable housing can foster educational success for low-income students by providing financial stability, reducing the number of times families must move, and providing a safe and nurturing living environment to complement educators' efforts to support student achievement. https://nhc.org/wp-content/uploads/2017/03/The-Impacts-of-Affordable-Housing-on-Education-1.pdf

NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

In order to identify whether an ethnic/racial or gender group is considered to have a disproportionately greater share of housing problems, we indicate those groups for which the percentage of people in a group with housing problems exceeds the percentage for all ethnic/racial/gender groups as a whole by ten percentage points.

With an average of 74% of 0-30% AMI households experiencing housing problems, households of American Indian, Alaska Native (86%), Hispanic (86%), and Black or African-American (100%) racial/ethnic groups experienced a disproportionate share of household problems.

Within the 30-50 AMI group, 64% of households experienced housing problems. However, 100% of American Indian, Alaska Native and Pacific Islander households experienced disproportionate shares of housing problems.

Thirty three percent of households in the 50-80 AMI group had housing problems; however, Black or African-American (100%) and American Indian, Alaska Native (69%) households were disproportionately affected by housing problems.

Among households in the 80-100 AMI group, 13% had housing problems. No racial/ethnic groups were disproportionately affected.

0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,760	615	0
White	950	485	0
Black / African American	30	0	0
Asian	20	15	0
American Indian, Alaska Native	50	8	0
Pacific Islander	0	0	0
Hispanic	665	110	0

Table 13 - Disproportionally Greater Need 0 - 30% AMI

Data Source: 2016-2020 CHAS

*The four housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4.Cost Burden greater than 30%

30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,880	1,035	0
White	1,140	705	0
Black / African American	0	0	0
Asian	0	0	0
American Indian, Alaska Native	120	0	0
Pacific Islander	0	0	0
Hispanic	600	305	0

Table 14 - Disproportionally Greater Need 30 - 50% AMI

Data Source: 2016-2020 CHAS

*The four housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4.Cost Burden greater than 30%

50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,345	2,705	0
White	805	1,670	0
Black / African American	35	0	0
Asian	25	34	0
American Indian, Alaska Native	45	20	0
Pacific Islander	0	0	0
Hispanic	385	940	0

Table 15 - Disproportionally Greater Need 50 - 80% AMI

Data Source: 2016-2020 CHAS

*The four housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4.Cost Burden greater than 30%

80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	340	2,310	0
White	300	1,700	0
Black / African American	0	0	0
Asian	0	4	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	20	0
Hispanic	35	590	0

Table 16 - Disproportionally Greater Need 80 - 100% AMI

Data Source: 2016-2020 CHAS

*The four housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4.Cost Burden greater than 30%

Discussion

0%-30% of Area Median Income

There are 2,375 households in the 0%-30% median income level, with 74% of this income population report one or more housing problems. This is the smallest income group of the four reviewed, consisting of 19.8% of the 0%- 100% population.

30%-50% of Area Median Income

There are 2,915 households in the 30%-50% median income level with 64% of this population as a whole reporting one or more housing problems.

50%-80% of Area Median Income

There are 4,050 households in the 50%-80% median income level with 33% of this population as a whole reporting one or more housing problems. The 50%-80% median income group is the largest income population, comprising 33% of the 0%-100% median income populations.

80%-100% of Area Median Income

There are 2,650 households in the 80%-100% median income level with 13% of this population as a whole reporting one or more housing problems.

Summary

The 0%-30%, 30%-50%, and 50%-80% median income groups, comprise 77.9% of the 0%-100% median income populations. Over 64% of households within the two lowest income groups have at least one housing problem. One third (33%) of people in the 50%-80% group have at least one housing problem.

NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

Severe household problems are defined as: those households occupying units without a complete kitchen or complete plumbing facilities; those that contain more than 1.5 persons per room; and/or those that pay more than 50% of their income to cover housing expenses.

The percentage of household problems encountered may vary based on ethnicity/race. An ethnic/racial group is considered to have a disproportionately greater number of housing problems when the percentage of people in an ethnic group reporting housing problems exceeds the percentage for all ethnic/racial groups as a whole by ten percentage points. While varying by income range, Black or African-American households, Hispanic/Latino, and American Indian, Alaska Native householders experienced disproportionate shares of housing problems.

0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,245	1,125	0
White	790	645	0
Black / African American	30	0	0
Asian	0	35	0
American Indian, Alaska Native	50	8	0
Pacific Islander	0	0	0
Hispanic	365	410	0

Table 17 – Severe Housing Problems 0 - 30% AMI

Data Source: 2016-2020 CHAS

*The four severe housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4.Cost Burden over 50%

30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	525	2,385	0
White	225	1,630	0
Black / African American	0	0	0
Asian	0	0	0
American Indian, Alaska Native	0	120	0
Pacific Islander	0	0	0
Hispanic	310	600	0

Table 18 – Severe Housing Problems 30 - 50% AMI

Data Source: 2016-2020 CHAS

*The four severe housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4.Cost Burden over 50%

50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	410	3,640	0
White	149	2,320	0
Black / African American	0	35	0
Asian	0	59	0
American Indian, Alaska Native	0	65	0
Pacific Islander	0	0	0
Hispanic	265	1,060	0

Table 19 – Severe Housing Problems 50 - 80% AMI

Data Source: 2016-2020 CHAS

*The four severe housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4.Cost Burden over 50%

80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	70	2,590	0
White	24	1,975	0
Black / African American	0	0	0
Asian	0	4	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	20	0
Hispanic	35	590	0

Table 20 – Severe Housing Problems 80 - 100% AMI

Data Source: 2016-2020 CHAS

*The four severe housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4.Cost Burden over 50%

Discussion

In order to identify whether an ethnic/racial or gender group is considered to have a disproportionately greater share of severe housing problems, we indicate those groups for which the percentage of people in a group with severe housing problems exceeds the percentage for all ethnic/racial/gender groups as a whole by ten percentage points.

With an average of 53% of 0-30% AMI households experiencing severe housing problems, Black or African-American households (100%) and American Indian, Alaska Native (86%) experienced a disproportionate share of household problems.

Within the 30-50% AMI group, 18% of households experienced severe housing problems. However, Hispanic/Latino households (34%) experienced disproportionate shares of severe housing problems.

Ten percent of households in the 50-80% AMI group had severe housing problems, and Hispanic/Latino households (20%) experienced disproportionate shares of severe housing problems.

Among households in the 80-100% AMI group, 3% had severe housing problems. No racial/ethnic groups in this income group were disproportionately affected.

NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction:

A large percentage of extremely low- income and very low-income households in Caldwell experience one or more housing problems. One significant household problem is the financial burden created by those households who pay more than 30% or more than 50% of their income to cover housing expenses.

The percentage of cost-burdened households may vary based on ethnicity/race. An ethnic/racial population is considered to have a disproportionately greater number of housing problems when the percentage of people in an ethnic/racial population reporting housing cost burden problems exceeds the percentage for all ethnic/racial populations as a whole by ten percentage points.

Citywide, 71% of households overall had a housing cost burden of under 30% of their monthly income. Eighteen percent of households overall had cost burdens of 30-50%, and 9% had cost burdens of greater than 50%. Black or African American and American Indian households had a disproportionate cost burden of 30-50%, as well as cost burdens of over 50%.

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	12,420	3,225	1,615	240
White	8,390	2,085	945	120
Black / African American	4	35	30	0
Asian	294	45	0	0
American Indian, Alaska Native	54	165	50	0
Pacific Islander	75	0	0	0
Hispanic	3,450	800	575	125

Table 21 – Greater Need: Housing Cost Burdens AMI

Data Source: 2016-2020 CHAS

Discussion:

In order to identify whether an ethnic/racial group is considered to have a disproportionately greater share of housing cost burden problems, we indicate those groups for which the percentage of people in a group with housing cost problems exceeds the percentage for all ethnic/racial/gender groups as a whole by ten percentage points.

With an average of 71% of households having a housing cost burden of 0-30%, only 6% of Black or African-American households and 20% of American Indian, Alaska Native households had this low level of burden, a disproportionate difference.

Eighteen percent of households had a housing cost burden of 30-50%. However, 51% of Black or African-American households and 61% of American Indian, Alaska Native households experienced this level of housing cost burden, a disproportionate share.

Nine percent of households experienced housing cost burdens greater than 50%. However, 43% of Black or African-American households and 19% of American Indian, Alaska Native households experienced this level of housing cost burden, a disproportionate share.

NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)

Are there any Income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?

Our previous analyses reviewed for those of disproportionately greater need by renter or owner status, race/ethnicity, and household income as a percentage of the area median income.

Housing Problems

A large percentage of extremely low- income and very low-income households in Caldwell experience one or more housing problems, with 74% of those in the 0-30% median income level and also 64% of those in the 30-50% median income level reporting one or more housing problems.

For households with incomes up to 100% of AMI, 66% of renters with 1 or more housing problems are in the 0-30% AMI group. Fifty nine percent of households in the 0-30% AMI group have 1 or more household problems, vs. only 3% of renters in the >80-100 AMI group. Among owners, 41% of those in the 0-30% AMI group have 1 or more household problems.

Within the 30-50 AMI group, 64% of households experienced housing problems. However, 100% of American Indian, Alaska Native and Pacific Islander households experienced disproportionate shares of housing problems.

Thirty three percent of households in the 50-80 AMI group had housing problems; however, Black or African-American (100%) and American Indian, Alaska Native (69%) households were disproportionately affected by housing problems.

Among households in the 80-100 AMI group, 13% had housing problems. No racial/ethnic groups were disproportionately affected.

Severe Housing Problems

In terms of severe housing problems, 53% of 0-30% AMI households, and 18% of 30-50% AMI households, experience severe housing problems.

With an average of 53% of 0-30% AMI households experiencing severe housing problems, Black or African-American households (100%) and American Indian, Alaska Native (86%) experienced a disproportionate share of household problems.

Within the 30-50% AMI group, 18% of households experienced severe housing problems. However, Hispanic/Latino households (34%) experienced disproportionate shares of severe housing problems.

Ten percent of households in the 50-80% AMI group had severe housing problems, and Hispanic/Latino households (20%) experienced disproportionate shares of severe housing problems.

Among households in the 80-100% AMI group, 3% had severe housing problems. No racial/ethnic groups in this income group were disproportionately affected.

If they have needs not identified above, what are those needs?

Overall, housing problems and severe housing problems experienced in Caldwell are mainly related to housing cost burden. However, 28% of owner homes were built before 1980, as well as 38% of renter homes. (see MA-20, Year Unit Built Table). Citizens and representatives of county and local government and nonprofit agencies noted general needs for renovation and rehabilitation of older homes. Such needs are particularly strong among seniors on fixed incomes; renovations and repairs can help these residents to age in place independently. In some of these older neighborhoods, sidewalks and streets may also need some repair work.

Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?

HUD has identified an area in the northern part of the City, bounded by I-84, E Linden Street, East Chicago Street, and West Chicago St as R/ECAPs area, defined by HUD as "R/ECAPs must have a non-white population of 50 percent or more. Regarding the poverty threshold, Wilson (1980) defines neighborhoods of extreme poverty as census tracts with 40 percent or more of individuals living at or below the poverty line." https://hudgis-hud.opendata.arcgis.com/datasets/racially-or-ethnically-concentrated-areas-of-poverty-r-ecaps/explore?location=43.663061%2C-116.687889%2C14) This area overlaps with the Caldwell City Council's plan to adopt a new urban renewal area, with improvements in sidewalks, curbs, and other infrastructure improvements.

The North Side area has the most diverse population within Caldwell, with a higher share of Spanish-speaking households and lower-income households.

Homes in the Caldwell School District, which is ringed by the Valley View School District, tend to be those of lower-income and with Latino/Hispanic families.

Median Household Income

Northwestern, North, and Central Caldwell have higher concentrations of low- to moderate-income households. In terms of where different racial/ethnic groups are located, we provide a brief summary below of Black or African American and American Indian/Alaska Native groups with disproportionate shares of housing problems and more detailed discussion regarding other populations in MA-50.

American Indian/Alaska Native

For the majority of Caldwell, under 2.5% of the population identifies as American Indian or Native Alaskan, with the exception of one census tract in the center of town with 4.4% American Indian or Native Alaskan population. **(Please see map NA-30 American Indian or Alaska Native Population)**

Black or African American Population

While no census tracts have more than 5% of Black or African-American population, City officials note that the northeastern part of the City has higher concentrations of Black or African American households than other parts of Caldwell. **(Please see map NA-30 Black or African American Population).**

NA-35 Public Housing – 91.205(b)

Introduction

The Caldwell Housing Authority (CHA) is financially separated from the government and receives its funding through rents paid by residents. The Housing Authority's residents tend to be households who do not qualify for federal subsidies but for whom housing is still too expensive. The housing authority uses HUD FMRs but discounts rents by 20%-50%. On average, rents are 65% of the market rate.

Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project-based	Tenant-based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	0	39	869	0	804	0	1	2

Table 22 - Public Housing by Program Type

***includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

Data Source: PIC (PIH Information Center)

Characteristics of Residents

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers				
				Total	Project-based	Tenant-based	Special Purpose Voucher	
							Veterans Affairs Supportive Housing	Family Unification Program
Average Annual Income	0	0	12,125	11,753	0	11,357	0	11,088
Average length of stay	0	0	2	5	0	5	0	3

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers				
				Total	Project-based	Tenant-based	Special Purpose Voucher	
							Veterans Affairs Supportive Housing	Family Unification Program
Average Household size	0	0	3	2	0	2	0	2
# Homeless at admission	0	0	0	0	0	0	0	0
# of Elderly Program Participants (>62)	0	0	9	165	0	151	0	1
# of Disabled Families	0	0	9	266	0	240	0	0
# of Families requesting accessibility features	0	0	39	869	0	804	0	1
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

Table 23 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Race of Residents

Race	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project-based	Tenant-based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	0	37	833	0	769	0	1	2
Black/African American	0	0	0	12	0	11	0	0	0

Program Type									
Race	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project-based	Tenant-based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Asian	0	0	0	3	0	3	0	0	0
American Indian/Alaska Native	0	0	0	17	0	17	0	0	0
Pacific Islander	0	0	2	4	0	4	0	0	0
Other	0	0	0	0	0	0	0	0	0

***includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

Table 24 – Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Ethnicity of Residents

Program Type									
Ethnicity	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project-based	Tenant-based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	21	246	0	230	0	0	0
Not Hispanic	0	0	18	623	0	574	0	1	2

***includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

Table 25 – Ethnicity of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:

The Housing Authority does not have a waitlist for accessible units.

Most immediate needs of residents of Public Housing and Housing Choice voucher holders

CHA officials feel that families need support with financial literacy, landlord laws, and decision making and capacity building. With so many new people moving to Caldwell, housing prices have become unattainable for many local people, who are cut out of the market. CHA officials

encourage residents to “live where you’re at” because there’s not a lot of housing available and it’s really expensive.

One official working with homeless people noted that “lots of people have vouchers but have no money for moving costs.”

How do these needs compare to the housing needs of the population at large

CHA officials segment the population at large into those who can afford housing prices (often the people moving to Caldwell) and those who are being priced out of the market. They feel people in the latter group have similar needs to those of Public Housing residents and HCV holders.

Seniors who are not on Medicaid seeking private-market assisted living housing find that there are long waitlists for even these facilities; as one official suggested, “there’s no safe place for seniors, which opens them up to being alone and uncared for, and people can come into their lives who take financial advantage of them.” The Salvation Army is starting up a Senior Coffee Chat program to build community among seniors.

Discussion

According to the Caldwell Housing Authority, the City is considering shifting their focus to affordable housing for first responders. With relatively lower wages and higher housing costs than other areas, Caldwell has had difficulty recruiting first responders. The City is also considering offering RV parking for people within their current housing complexes.

In 2025, Farmway Village, managed by the Caldwell Housing Authority and home to 1,000 residents, mostly farmworkers, was annexed to the City. The Housing Authority plans to add 72 apartment units and 220 RV spots in the coming years.

One official who works with homeless people noted that Autumn Gold , which develops income-based housing, has been very collaborative with the City’s housing coalition members, helping to place people in their housing.

NA-40 Homeless Needs Assessment – 91.205(c)

Introduction:

Caldwell has begun to see an increase in its homeless population, likely due to a variety of factors. In Idaho, a state law requires jurisdictions with 100,000+ residents to enforce laws meant to ban public camping and sleeping on public property, roads, or rights of way, regardless of shelter bed availability. Several larger cities around Caldwell (Boise, Meridian, Nampa) exceed 100,000 in population and therefore may be forcing homeless people to seek other accommodations, including within Caldwell.

Officials supporting homeless people, or those at risk of homelessness, note that a large share of homeless people have gone through an eviction process, which "moves quickly" in Idaho. One official noted that, in nearby Ada County, the court system allows for 3rd party mediation to help keep people in their homes. Approximately 80% of the participants in mediation are able to successfully comply with the terms of the agreement and keep their homes and keep their evictions off their permanent record. According to this official, Canyon County, which has seen its eviction filings increase from 200 a few years ago to 700 today, does not offer this option. Idaho Legal Aid also offers help with eviction and prevention of eviction, but, like many organizations, its funding has been cut.

Strong growth in housing costs, along with 10% increases in utilities, are making financial conditions challenging for households, according to an official. Some local officers have suggested that homeless people are coming from other states, where they may have been immigrants and/or homeless. The City is trying to figure out a strategy to support the new influx of unhoused people. One official noted that nearly every day she sees another person on the road sleeping in their car, sometimes parked behind stores or spending time in the library. One local housing official stated that this law puts "people on the periphery in the shadows of the periphery."

City officials also suggest that the high cost of housing is an issue, especially if people have high medical bills or are caring for others and are financially squeezed. An official working with people at risk of homelessness noted that medical reasons, having a fixed income while housing prices skyrocket, or having an unexpected bill can place people in risk of homelessness. One public housing official noted that she hears from seniors who are on fixed incomes and cannot find affordable housing; they may be living out of their cars or doubled up with others.

A housing official noted that, because a thriving river bisects Caldwell and other nearby communities, unhoused people can live in those areas or within other unimproved areas.

Data for the state's Continuum of Care on Homelessness suggests that some of the greatest problems that unhoused people served by CoC agencies face are unemployment, disabilities, not having income, and/or being uninsured. https://public.tableau.com/app/profile/gaither.stephens3473/viz/00064-ID-501-IdahoHousingandFinanceAssociation-CAD/CommunityAnalysis.

According to the 2015 Point-In-Time Homelessness County for Region 3, there was a total of 857 Homeless. Of the 857, 84 were sheltered in emergency shelters and 773 were unsheltered, with 470 living in vehicles, 223 living in non-housing and 80 living outside. The following is a breakdown of the characteristics of homelessness in Region 3.

- Age: 31% are under 18, 47% are between the ages of 18-54, and 23% are 55 and over
- Sex: 54% are female and 45% are male
- Veterans: 6% are veterans
- Household Types: 44% are households with adults only, 55% are families with children, and <1% are child only

Data is unavailable for the extent of homelessness within the City of Caldwell.

If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):

KEY TERMS

Chronically Homeless
A homeless individual with a disability as defined in section 401(9) of the McKinney-Vento Assistance Act (42 U.S.C. 11360(9)), who:

- Lives in a place not meant for human habitation, a safe haven, or in an emergency shelter, and
- Has been homeless and living as described for at least 12 months* or on at least 4 separate occasions in the last 3 years, as long as the combined occasions equal at least 12 months and each break in homelessness separating the occasions included at least 7 consecutive nights of not living as described.

An individual who has been residing in an institutional care facility for less, including jail, substance abuse or mental health treatment facility, hospital, or other similar facility, for fewer than 90 days and met all of the criteria of this definition before entering that facility; or

A family with an adult head of household (or, if there is no adult in the family, a minor head of household) who meets all of the criteria of this definition, including a family whose composition has fluctuated while the head of household has been homeless.

One agency working in preventing homelessness noted that the greatest need for shelter and services comes from victims of domestic violence, and that Canyon (and nearby Ada County) are fortunate to have shelter, services, case management, and attorneys to help these families. The other groups most in need of housing are elderly people 62+ and unaccompanied youth. Unaccompanied youth are homeless youth under 21 (or 18 in most cases) who are not living with a parent, legal guardian, or relative and have no other safe place to live. While numbers for Caldwell were not available, one official estimated that there are 3,000 unaccompanied youth who are unhoused.

Nature and Extent of Homelessness: (Optional)

Race:	Sheltered:	Unsheltered (optional)
Ethnicity:	Sheltered:	Unsheltered (optional)

Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.

Approximately 260 people are on the CHA waitlist, with more than half aged 18-35. About 13% are asking for accessible units. SICHA's Housing Choice Voucher waitlist does not track the homelessness status of an applicant because they do not have a preference for homeless households.

School officials noted that the number of families doubling or tripling up to afford housing payments has increased significantly over the last few years, making it "very hard to ignore." One housing official suggested there may be hundreds of families living in these crowded accommodations. Many of these families are working and have assets, but simply do not have enough to afford housing. As stated above, although they do not track a household's homeless status, SICHA's voucher waitlist for families with children is 1,391, or 43.1% of the 3,226 households on their waiting list.

The CoC counts 16 beds of permanent supportive housing for Veterans (Adult Only) housing.

Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

The CoC notes that 253 people were counted as unsheltered in the 2025 Point in Time Count, out of 445 total unsheltered people in Canyon County. In Caldwell, the 2025 PIT counted 1 individual at the Salvation Army-Caldwell emergency shelter and 16 at the Advocates Against Family Violence shelter.

Discussion:

City housing officials noted that the Continuum of Care has an opportunity to strengthen its continuum by supporting families through the different stages of homelessness. The official noted that he would prefer to receive referrals of families who have, with other agencies' support, been able to build up some stability and are ready to manage their housing. Instead the organization often receives people who show up at the door saying, "I need housing tomorrow or my kid and I will be homeless."

Housing officials felt that the Housing First approach doesn't work as well in Caldwell because the City does not offer wraparound services to support and stabilize families, who may be dealing with other challenges.

NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)

Introduction:

Our discussions with community members and agencies supporting special needs populations highlights the difficulties the high cost of housing has had on residents of all backgrounds. As housing costs rise, fewer funds are available for transportation, medical care, food, and other necessities.

Additionally, several focus group participants noted that their clients are challenged by increasing rental and utility costs. Households with housing choice vouchers may not have the transportation, or the funds to hire someone to physically move their possessions to a new home. These additional costs are making it harder for tenants to find new housing situations.

Describe the characteristics of special needs populations in your community:

Seniors are one of the fastest-growing populations in need of housing and services to keep them from becoming homeless. Other populations on fixed incomes, such as people with disabilities, also struggle to afford housing. One official noted that these populations, particularly people over 60, may have difficulty accessing benefits to which they are entitled because many benefits applications must be done online and seniors may not have online access or skills.

Seniors may also feel lonely and isolated. As previously noted, the Salvation Army is starting up a Senior Coffee Chat program to build community among seniors.

For people with alcohol or substance abuse challenges, the area doesn't offer a lot of recovery options, making transitions to a stable and drug- or alcohol-free existence more challenging. This can increase the likelihood of relapses into addictions.

Located directly across from the city jail, the Salvation Army occasionally receives visits from recently-incarcerated people looking for a place to stay. The Salvation Army can offer them clothing and use of their phone to try to contact family. They also try to connect former prisoners with the Prison Fellowship program, which offers reentry support and assistance to families.

What are the housing and supportive service needs of these populations and how are these needs determined?

One provider of services to homeless people noted that the city and county do not have a lot of permanent supportive housing with services, noting that many special populations have a crucial need for services. One official noted that, while the southwestern corner of the state has the

greatest population density and thus preponderance of services, waitlists are still very long for services.

People with mental health/behavioral health issues can access counseling, peer support, substance abuse support, or medical care, but may grow discouraged by long wait times to be seen by a professional. One provider supporting people at risk of homelessness said that if clients are frank about their mental health needs, the organization offers direct referrals to services, but stigma may make these clients reluctant to follow through.

Additionally, people who are at risk of losing their homes may not be able to go to receive services if the stress of their situation is too difficult. As one official said, it's hard to think about doctors appointments when you are in imminent danger of being evicted.

Several officials felt that domestic violence victims have a stronger and more established network of supports and services available to them than other groups. Domestic violence victims have dedicated shelters, with services, legal support, and case management support.

Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:

While data is not available for the city of Caldwell or Canyon County, the neighboring South Central Public Health District notes that in Southern Idaho, HIV cases have tripled from five in 2024 to 15 in 2025. The Southwest District Health, to which Caldwell belongs, offers HIV/AIDS testing and services.

If the PJ will establish a preference for a HOME TBRA activity for persons with a specific category of disabilities (e.g., persons with HIV/AIDS or chronic mental illness), describe their unmet need for housing and services needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2) (ii))

N/A

Discussion:

Housing officials felt that the Housing First approach doesn't work as well in Caldwell because the City does not offer wraparound services to support and stabilize families, who may be dealing with other challenges.

NA-50 Non-Housing Community Development Needs – 91.215 (f)

Describe the jurisdiction's need for Public Facilities:

City officials discussed the need for a facility to support homeless people. The nearest facility was in nearby Nampa, but it has closed.

One official noted a need for more mental health facilities across the state, including in Caldwell. They also suggested a need for more recreational opportunities to keep people healthier; the City has a YMCA but few other facilities.

Additionally, one City official noted the need for a rebuilt Senior Center, which is an older building that is utilized overcapacity. Similarly, the Boys and Girls Club, which currently operates out of the school district's offices, currently serves 200+ students daily and is overcapacity.

Lastly, one schools official noted that, as neighborhoods become more dense with new development, the need for parks and green space will be greater.

How were these needs determined?

These needs were determined through detailed research, stakeholder interviews, community surveys, and public meetings/focus groups.

Describe the jurisdiction's need for Public Improvements:

City officials described needs for improvements to sidewalks, street lighting, and parks in lower-income neighborhoods. Residents have also expressed interest in more pedestrian paths and connectivity around town. One official noted that lighting is a "hot topic" in northern Caldwell, along with the need for more sidewalks, and water and sewer needs.

In a focus group, City officials discussed the challenges of public utilities and services keeping up with city growth. Another focus group participant noted the need for more crosswalks in the city, particularly around parks such as Memorial Park, which is located near a senior living community.

How were these needs determined?

These needs were determined through detailed research, stakeholder interviews, community surveys, and public meetings/focus groups.

Describe the jurisdiction's need for Public Services:

City officials felt that more public transportation options would be very helpful. Residents can call Valley Regional Transit to schedule door to door service, and there's one local bus route down

Cleveland Boulevard in Caldwell. The City's Comprehensive Plan estimated densities along major corridors to support planning for the longer-term development of more bus routes, including those for people to go to Nampa for commercial needs.

How were these needs determined?

These needs were determined through detailed research, stakeholder interviews, community surveys, and public meetings/focus groups.

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

Per City officials, Caldwell has historically been recognized as one of the most affordable communities within the Treasure Valley. People moving to Caldwell in the past have done so for the relatively affordable housing opportunities. More recent waves of new residents include those seeking a higher quality of life, for whom affordability is not as significant an issue. As a result, officials have noted that household incomes are rapidly increasing and housing affordability is becoming a greater problem for those households in the earlier waves of migration.

According to City officials, the National Low Income Housing Coalition partnered with Caldwell in 2024 to assess housing affordability and concluded that the City was short 2,000 units of affordable housing.

Most new development is of single family homes in the $400,000-$500,000s range, which, as one school official suggested, does not reflect the reality of the families he serves. Any affordable housing, the official noted, tends to be on the outskirts of the community, making it difficult for families to get to centrally-located schools and other services and amenities.

In a focus group, one affordable housing developer noted that they have a waitlist of 250 people, and that the waitlist has been very long for 15 years. The developer has a proposal for 28 units of housing for seniors 62 and above.

Local developers continue to build some affordable housing through federal programs. Utilizing low-income housing tax credits, Domes Church Apartments will offer 152 one- to four bedroom units for families earning between 30% and 80% AMI. A three bedroom apartment would average around $1,387/month; families would need to earn $55,000 in order to spend less than 30% of monthly income on rent.

Additionally, the Idaho Housing and Finance Association, which awards tax credits through a competitive application process, has awarded tax credits to two Canyon County apartment developments with 60% AMI limits: Prospector Pointe Apartments in Caldwell and White Pines Apartments in Nampa, each with more than 260 units. (https://www.idahostatesman.com/news/local/community/canyon-county/article286244690.html#storylink=cpy)

MA-10 Number of Housing Units – 91.210(a)&(b)(2)

Introduction

According to the US Census, the city was home to 21,765 housing units in 2023, comprised of 15,705 owner-occupied and 6,060 renter-occupied units. (Census Table DP04)

Per the 2016-2020 Residential Properties by Unit Number Table below, Caldwell was during this period home to 18,139 housing units, with 78% single family homes. Another 6% of units are in properties of 2-4 units.

As the Unit Size by Tenure Table shows, 87% of owner-occupied homes consist of 3 or more bedrooms. For renters, the greatest share of size is also 3+- bedroom units, representing 49% of all rentals, followed by 2 bedrooms (37% of rentals).

Public housing officials suggest that, citywide, a shortage exists for 1-2BR units for low- or moderate-income households.

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	14,155	78%
1-unit, attached structure	605	3%
2-4 units	1,165	6%
5-19 units	670	4%
20 or more units	450	2%
Mobile Home, boat, RV, van, etc	1,094	6%
Total	***18,139***	***100%***

Table 26 – Residential Properties by Unit Number

Data Source: 2016-2020 ACS

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	95	1%	110	2%
1 bedroom	135	1%	715	12%
2 bedrooms	1,285	11%	2,125	37%
3 or more bedrooms	10,210	87%	2,825	49%
Total	***11,725***	***100%***	***5,775***	***100%***

Table 27 – Unit Size by Tenure

Data Source: 2016-2020 ACS

Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

Federal funding is utilized to build rental units serving extremely low, low-, and moderate-income households. Funds are also used to support first-time homebuyers, as well as to support emergency repairs and repairs to extremely low, low- and moderate-income homeowner housing, often that of senior homeowners.

The City of Caldwell has several long-term affordable housing developments constructed with federal and state funding partners/sources.

The **Low Income Housing Tax Credit (LIHTC)** program provides federal income credits to developers who construct, rehabilitate, or acquire and rehabilitate qualified low-income rental housing. There are currently six LIHTC funded apartment complexes in Caldwell: College Park Apartments/18 units, Columbia Gardens/18 units, Friendship Manor I/29 units, Friendship Manor II/39 units, Greystone Court/40 units, Hazel Park/40 units, Nottingshire/40 units. Additionally, another new development is in the pipeline to receive LIHTC tax credits for a new development in Caldwell for 40 family units.

The public housing authority for Caldwell is **Southwestern Idaho Cooperative Housing (SICHA)**. SICHA has 39 public housing units available in Canyon County but most of the housing services are provided through vouchers.

Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.

The City does not offer LIHTC for housing; this is done at the state level. One development (Brighton) has recently applied for funding and found the process very competitive, with 15 other applications from around the state.

Does the availability of housing units meet the needs of the population?

Housing is very limited for extremely low-income households, including those seeking 1-2 BR units. Young families may have two parents working, but Caldwell is home to a substantial gig economy, which isn't as steady or well-paying as other jobs.

People with disabilities may be limited in their housing options. As one housing official suggested, people with disabilities may have trouble getting into roommate situations if the home is not fully-accessible for them.

The City had discussed building affordable housing for first responders; however, with the current economic challenges, large corporations who'd expressed interest have stepped away from the project for now.

Describe the need for specific types of housing:

Housing officials noted that there are essentially no starter homes in Caldwell, as what might be considered a starter home costs $300,000-350,000. With land and building costs so high, a great need exists for cottage-style homes, those of 650-800 square feet with 2 bedrooms and one bath. The official felt it was important for cottage-style homes to be mixed into developments with other income households. He said, in thinking of the spectrum of housing availability as a ladder, "With so much population growth, we're missing so many rungs on the ladder."

"We need all of it," one City official said in terms of the types of housing needed, noting that housing in the north part of Caldwell, and housing across from the railroad tracks in the southside of Caldwell, is older. In both areas, people tend to have lower incomes. City officials also discussed the need for more ADUs.

One housing official noted that the demand for townhomes is not great in Caldwell, unlike in Boise and Meridian.

Discussion

City officials noted that a company in Nampa, Autovol, makes modular housing using robotics to construct affordable multi-family apartment buildings. While the company ships product to California and Wyoming, it generally doesn't serve Idaho markets because the zoning and building rules change from jurisdiction to jurisdiction.

MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)

Introduction

Caldwell home sale prices were down 1.0% in October 2025 from 2024; Redfin classifies the Caldwell housing market as Somewhat Competitive. From October 2020 to October 2025, median home prices increased from $294,567 to $385,990, an increase of over 31%.

On average, homes in Caldwell sell after 61 days on the market compared to 73 days last year. There were 127 homes sold in October 2025, down from 143 last year (an 11.2% drop). (https://www.redfin.com/city/3170/ID/Caldwell/housing-market)

Per Zillow, the most expensive neighborhoods in Caldwell are West Cloverdale, with a median home value of approximately $556,000. (https://www.zillow.com/home-values/30691/caldwell-id/)

In a focus group, one housing developer noted that seniors on fixed incomes are at the greatest risk of housing price increases. Social security cost-of-living-adjustments are significantly lower than rising wages in Caldwell, and therefore rising rents, making housing increasingly out of reach for those on fixed incomes. A public housing official suggested that, with the loss of a loved one, social security benefits or pensions can be reduced significantly, further straining tight resources.

This developer noted a strong need for more multi-family infill lots near city services and amenities.

Public housing officials suggest that, citywide, a shortage exists for 1-2BR units for low- or moderate-income households. For extremely low income households, there is very little housing, as developers don't feel they can get a return on their investment and don't want to deal with federal financing issues. One official felt that extremely low income people are very likely to be homeless in Caldwell.

Per the Cost of Housing Table below, median home values increased 80%, and median contract rents increased 26% from 2009 to 2020, and our more recent data cited in this section show further significant increases through 2025.

Cost of Housing

	Base Year: 2009	Most Recent Year: 2020	% Change
Median Home Value	104,600	188,300	80%
Median Contract Rent	586	739	26%

Table 28 – Cost of Housing

Data Source: 2000 Census (Base Year), 2016-2020 ACS (Most Recent Year)

Rent Paid	Number	%
Less than $500	919	15.9%
$500-999	3,715	64.4%
$1,000-1,499	1,115	19.3%
$1,500-1,999	19	0.3%
$2,000 or more	0	0.0%
Total	***5,768***	***100.1%***

Table 29 - Rent Paid

Data Source: 2016-2020 ACS

Housing Affordability

Number of Units affordable to Households earning	Renter	Owner
30% HAMFI	540	No Data
50% HAMFI	2,105	1,260
80% HAMFI	4,380	4,215
100% HAMFI	No Data	6,474
Total	***7,025***	***11,949***

Table 30 – Housing Affordability

Data Source: 2016-2020 CHAS

Monthly Rent

Monthly Rent ($)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	$956	$1,250	$1,377	$1,971	$1,613
High HOME Rent	1,198	1,284	1,543	1,775	1,960
Low HOME Rent	936	1,003	1,203	1,391	1,551

Table 31 – Monthly Rent

Data Source: HUD FMR and HOME Rents

Source: https://www.zillow.com/rental-manager/market-trends/Caldwell-ID/)
https://www.huduser.gov/portal/datasets/home-datasets/files/HOME_RentLimits_State_ID_2025.pdf

Is there sufficient housing for households at all income levels?

No. Housing officials noted that there's essentially no starter homes in Caldwell, as what might be considered a starter home costs $300,000-350,000. With land and building costs so high, a great need exists for cottage-style homes, those of 650-800 square feet with 2 bedrooms and one bath. The official felt it was important for cottage-style homes to be mixed into developments with other income households. He said, in thinking of the spectrum of housing availability as a ladder, "With so much population growth, we're missing so many rungs on the ladder."

"We need all of it," one City official said in terms of the types of housing needed, noting that housing in the north part of Caldwell, and housing across from the railroad tracks in the southside of Caldwell, is older. In both areas, people tend to have lower incomes. City officials also discussed the need for more ADUs.

Per Zillow, the Caldwell rental market is classified as "Hot." Overall average rents in Caldwell in December 2025 are $1,700, about 15% lower than the national average of $2,000. The average rent for a studio is $956, and $1,250 for a one bedroom (1BR), $1,377 for 2BR, $1,971 for 3BR, and (interestingly) $1,613 for 4 or more BR. (https://www.zillow.com/rental-manager/market-trends/Caldwell-ID/)

How is affordability of housing likely to change considering changes to home values and/or rents?

One official suggested that, because Caldwell is surrounded by much more expensive communities, that 80% of the growth in single family housing is attributable to increased valuations in other areas. This trend will continue to increase the high cost of housing in Caldwell.

How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?

Caldwell and Canyon County appear to be included within the Boise City metro area for HOME rent limits. Within this category, most rents can be accommodated within the rent limits, which likely reflect the more dominant and costly Boise housing market rents. However, the HOME rents do not meet Fair Market Rents for 3-bedroom homes, which are the highest rental category in Caldwell.

Housing Choice vouchers can support most household sizes in finding houses, with the exception for those seeking three-bedroom units. The City has had some developers interested in deed restricted affordable housing projects, including the Brighton project, which created a small

number of units. However, the high cost of land, gap financing, and City residents and leadership's general opposition to multifamily housing and increased density have been challenges for developers.

For example, two developments, including one with Universal Design concepts, have applied for permits and entitlements to build in Caldwell, but vocal community opposition to multifamily housing has led to the City Council not approving them.

The high cost of land has been a barrier, with Caldwell utilizing CDBG funding to acquire land for a developer to build 24 affordable housing units, which were rented within 30 days, with a wait list.

Discussion

The City has become a destination for companies and individuals and families seeking a great quality of life. Unfortunately, housing development hasn't been able to keep up with the tremendous population growth. Particularly in the starter housing sector, supply hasn't kept up with demand, which continues to grow as home prices and rents increase.

From September to November 2025, per Redfin, the top five places from which people are actively seeking to move to Caldwell were Los Angeles (1,430); Seattle (1,380); San Francisco (558); Portland, OR (361); and San Diego (256). People in Caldwell were looking to move to the following destinations: Idaho Falls (45); Newport, OR (18); Coos Bay, OR (18); Hailey, ID (11); and Prescott Valley, AZ; Sandpoint, ID; and Astoria, OR (9 each).

MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)

Introduction

Several stakeholders discussed the challenges of substandard living conditions, particularly among senior renters and homeowners and other people on limited incomes. If modifications or critical repairs cannot be made to these properties, people may not be able to remain in their homes. Per the Condition of Units table below, approximately 22% of owner-occupied units, and 52% of renter-occupied units, have 1 or 2 selected housing problem conditions. This represents 3,000 renter and 2,565 owner units.

Describe the jurisdiction's definition of "standard condition" and "substandard condition but suitable for rehabilitation":

The City's building code utilizes the Uniform Code for the Abatement of Dangerous Buildings, International Conference of Building Officials, 1997 edition (Ord. 2673, 4-3-2007). The code utilizes criteria such as unsafe structural conditions, inadequate exit issues, or hazardous walking surfaces to declare a building "dangerous". The code establishes a process for repair, rehabilitation, or demolition and includes steps for notice, appeal, and recovery of costs. (https://codelibrary.amlegal.com/codes/caldwellid/latest/caldwell_id/0-0-0-19498)

From the City's Code:
12-01-03: ADOPTION OF UNIFORM CODE FOR THE ABATEMENT OF DANGEROUS BUILDINGS:
There is hereby adopted for the purpose of providing a just, equitable and practicable method, to be cumulative with and in addition to, any other remedy provided by the Building Code, Housing Code or otherwise available at law, where buildings or structures which from any cause endanger the life, limb, health, morals, property, safety or welfare of the general public or their occupants may be required to be repaired, vacated or demolished, that certain code known as the Uniform Code for the Abatement of Dangerous Buildings, copyrighted by the International Conference of Building Officials, 1997 edition. (Ord. 2673, 4-3-2007)

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	2,495	21%	2,900	50%
With two selected Conditions	70	1%	100	2%
With three selected Conditions	0	0%	20	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	9,165	78%	2,745	48%
Total	***11,730***	***100%***	***5,765***	***100%***

Table 32 - Condition of Units

Data Source: 2016-2020 ACS

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	6,695	57%	2,035	35%
1980-1999	1,740	15%	1,565	27%
1950-1979	2,155	18%	1,660	29%
Before 1950	1,130	10%	500	9%
Total	***11,720***	***100%***	***5,760***	***100%***

Table 33 – Year Unit Built

Data Source: 2016-2020 CHAS

Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	3,285	28%	2,160	38%
Housing Units build before 1980 with children present	3,488	30%	2,245	39%

Table 34 – Risk of Lead-Based Paint

Data Source: 2016-2020 ACS (Total Units) 2016-2020 CHAS (Units with Children present)

Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units			
Abandoned Vacant Units			
REO Properties			
Abandoned REO Properties			

Table 35 - Vacant Units

Note: City does not track this data.

Need for Owner and Rental Rehabilitation

The City's Housing Rehabilitation/Critical Repairs program began in PY23 and has proven to be very successful. The program serves owner-occupied housing for low- to moderate-income households. Single family and duplex households are eligible, as long as the owner lives on one side of the duplex.

As an example of repairs, the City helped a low-income single mom with a child whose sewer line failed; the City covered the $20,000 repair cost. Subrecipient Habitat for Humanity also provides

rehabilitation for seniors or persons with special needs, such as accessible showerheads, ramps, etc. City officials feel that the program, already popular, will become even more popular as word gets out about its supports.

Estimated Number of Housing Units Occupied by Low or Moderate Income Families with LBP Hazards

The City addresses Lead-Based Paint through its Housing Rehabilitation/Critical Repairs program, in which services can include mitigation for lead. On occasion someone doing a remodel may also apply for CDBG funds to help mitigate lead-based paint issues.

While the City does not track lead-based paint hazards, it recognizes that members of the public may not be aware of the hazards of lead-based paint when doing home renovations on their own, or of the programs available to them to mitigate those hazards. Caldwell city officials plan to increase awareness of the dangers of lead-based paint and the programs available to residents to mitigate lead-based paint concerns through public outreach and education.

While the data in Table 34, coming from two different data sources, is not entirely consistent, it is evident that a minimum of 3,285 owner units and 2,160 rental units have potential lead-based paint hazards for households which include young children.

Discussion

The City of Caldwell does not track vacant buildings but anecdotally, City officials suggest there are not a lot of vacant properties in Caldwell. The few vacant residential or commercial buildings that they are aware of tend to be in older areas of the city, including downtown, or along Blaine Street. Officials suggest that most buildings have been rehabbed into new uses. One official noted that in their three years with Code Enforcement, only 1 building was identified as vacant and dangerous, because its roof was falling in.

As the Year Unit Built table shows, 28% of owner-occupied and 38% of renter-occupied units were built before 1980, including 10% of owner units and 9% of renter units over 75 years old. City officials noted some senior residents who had lived in their homes for 40+ years now needed assistance to maintain their homes' habitability.

According to City officials, many of Denison's vacant/abandoned properties are concentrated in low-moderate income neighborhoods, which the City targets. Denison has demolished about 500 homes in the last few years, including some homes voluntarily demolished. As a result of these demolitions, there was a resurgence of interest from developers in these empty lots, and property values increased significantly. The area is on the east side and north side, north of Morton Street.

MA-25 Public and Assisted Housing – 91.210(b)

Introduction

The Caldwell Housing Authority is different from most Housing Authorities in that it is funded mainly by resident rents and not through government funding. It focuses on housing people who are agricultural workers and another 37% of tenants who are in the workforce earning $42,000-75,000 annually, although it also provides housing for retired people or those with disabilities. Housing Choice Vouchers in Caldwell are provided by the Southwestern Idaho Cooperative Housing Authority (SICHA).

Totals Number of Units

Program Type									
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available			42	867			0	0	0
# of accessible units									
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 36 – Total Number of Units by Program Type

Data Source: PIC (PIH Information Center)

Describe the supply of public housing developments:

The Caldwell Housing Authority has 248 units of housing that serve approximately 1,200 people. Fifty four percent of the tenants are agricultural workers, whose rent is paid by their farm employers. Another 9% of residents are retired or disabled people, and 37% are in the workforce and earning $42,000-75,000 annually.

Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:

Public Housing Condition source: https://www.hud.gov/stat/mfh/inspection-scores#close

Public Housing Development	Average Inspection Score
COLLEGE PARK APARTMENTS	89
FRIENDSHIP MANOR I	91
Friendship Manor II	97a
HAZEL PARK	94a
Greystone Court Apartments	96
Columbia Gardens	75c

Table 37 - Public Housing Condition

Describe the restoration and revitalization needs of public housing units in the jurisdiction:

CHA officials feel that there isn't a great need for restoration or renovation, as over half of affordable housing is less than 15 years old, although the Columbia Gardens housing in the table above has significant challenges, including substrate water damage.

Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:

The Housing Authority utilizes a variety of strategies to improve residents' living environments, including offering multiple social events during the year with free meals, including celebrations at Easter, Halloween, Thanksgiving, and Christmas, as well as a three-day carnival onsite each year. A Food Bank makes a monthly food drop for 250 families, including some who live outside the development. A local nonprofit provides items returned to Walmart for distribution to families throughout the area; residents can sort through items in a "store" atmosphere. One local nonprofit provides fresh produce weekly, and another provides organic produce from a local community garden for residents. The school district partners with CHA to provide an annual egg drop event.

Additionally, onsite the development has 37 acres of open land, a store, laundry, and mail center for residents.

Discussion:

Approximately 260 people are on the CHA waitlist, with more than half aged 18-35. About 13% are asking for accessible units.

MA-30 Homeless Facilities and Services – 91.210(c)

Introduction

Because a large share of Idaho's population lives in Ada and Canyon counties, this area has more services for people who are homeless, but officials still recognize a need for more shelter and services. Caldwell has access to two innovative providers that help prevent homelessness and help coordinate the care and services of people facing homelessness. For example, Jesse Tree works to prevent homelessness by providing emergency rental assistance and case management to help families stabilize financially. A Jesse Tree representative noted that he receives calls from jurisdictions nationwide who want to set up a similar homelessness prevention program.

CATCH Idaho provides a coordinated entry system for homeless people, where those experiencing housing insecurity can access assessments to determine their eligibility for various housing and supportive services programs. The agency also helps to get people into rapid rehousing as quickly as possible, and offers the only RRH with services in Canyon County. CATCH also offers permanent supportive housing for single adult households, including linking clients to healthcare and other services.

Caldwell has no homeless shelters, but it has emergency shelter and services for domestic violence victims. The Advocates Against Family Violence, offering emergency housing and services to domestic violence victims, has 21 private bedrooms for women and children. Canyon County has one overnight emergency shelter; while it offers some case management, resume, and employment assistance, the shelter's overnight hours make it more difficult to utilize these services effectively.

Caldwell Veterans Memorial Hall offers services to veterans. The organization raised money to get housing for one veteran who showed up sleeping on their front steps.

The Housing Authority would like to build a Welcome Center offering showers, laundry services, and meals during the daytime for homeless people, but it's unclear if this project will move forward. Another City official noted that there were discussions about opening a public parking lock for people to park in safely overnight. The location would be locked to provide some safety. However, it's unclear where to locate this lot.

The Salvation Army offers Coordinated Entry/Homeless Connect, a Day Resource Center, the Finally Home Rapid Re-Housing Program, and Nampa Community Family Shelter in nearby Nampa.

Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	28/108				
Households with Only Adults	10/36				
Chronically Homeless Households	0/17				
Veterans				0/16	
Unaccompanied Youth					

Table 38 - Facilities and Housing Targeted to Homeless Households

*Data for Caldwell/County per COC

Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons

While a variety of services are available, providers recognize that the services offered aren't sufficient to meet all the needs of homeless people. Families and domestic violence victims tend to have more established systems for receiving support.

Advocates Against Family Violence (AAFV) offer budgeting and other case management services to help clients.

Through AAFV, Hope's Door offers connections to the following resources:

- Emergency shelter
- Emergency Rent & Utility Assistance Program (for qualifying households)
- Emergency food
- Emergency clothing
- Childcare
- Victim and family counseling (free to qualifying clients)
- Safety planning for leaving abusive situations
- Referrals to state and county support

A single parent with young children can call the 211 Housing Navigator line to receive help in finding housing. The Salvation Army-Nampa offers winter season emergency housing and case management services; the shelter focuses on dads with kids and moms with teenage boys, as there aren't facilities for these populations. No other shelter will house two-parent families. Some shelters housing families and children will not allow teenage boys to live in those facilities.

One provider of permanent supportive housing and services to homeless veterans, CATCH, works with the Veterans Administration to support veterans.

List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.

A variety of providers meet the needs of different homeless populations within Caldwell and Canyon County.

- Unhoused Individuals: Advocates Against Family Violence, CATCH, Salvation Army
- Unhoused households with children: Advocates Against Family Violence, CATCH, Salvation Army
- Unhoused households with adults only: Advocates Against Family Violence, CATCH, Salvation Army

- People at risk of homelessness: Advocates Against Family Violence, Jesse Tree
- Chronically homeless people: Advocates Against Family Violence, CATCH, Salvation Army, PSH housing providers
- Unhoused veterans: Advocates Against Family Violence, CATCH, Salvation Army, VASH vouchers through SICHA, El Ada
- Unaccompanied youth: Advocates Against Family Violence, CATCH, Salvation Army
- Victims of domestic violence, sexual assault: Advocates Against Family Violence, CATCH, Elmore County Domestic Violence Council (Mt. Home)
- Unhoused people with HIV/AIDS and their families: all of the above (but none specifically target or prioritize this population)

One developer noted that there is some PSH housing available in Caldwell, but that it's harder for people in rural areas living in such housing to access different services and amenities. The demand for PSH, for which there are 12 units in Caldwell, is growing rapidly.

One provider of permanent supportive housing noted that most PSH providers don't have enough services to support clients. Their organization includes case managers who "walk alongside" clients to ensure they keep their appointments to get the care they need.

Although it does not provide housing, Caldwell Veterans Memorial Hall offers services to veterans. The organization raised money to get housing for one veteran who showed up and was sleeping on their front steps.

MA-35 Special Needs Facilities and Services – 91.210(d)

Introduction

One provider of services to homeless people noted that Caldwell does not have a lot of services available for vulnerable non-homeless populations, particularly people 60 years and older. In addition to a shortage of services, one challenge for people with mental or behavioral health challenges, or substance misuse issues, is that if they are kicked out of programs, it can be very hard to get them back into services.

Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs

The Caldwell Salvation Army offers the Baby Haven program, an incentive-based program for low-income families who are either expecting a child or have a child under 24 months old. Families receive education on nutrition, budgeting, and safety. The agency also provides 600 food boxes monthly, including through the Commodity Food Box for Seniors program.

Domestic violence victims can receive emergency shelter and support from Advocates Against Family Violence (AAFV); the Nampa Family Justice Center, Rose Advocates, and Idaho COBS (Creating Opportunities Beyond Survival of trafficking) provides supports to victims of domestic violence or sexual abuse.

COBS, for example, offers safe housing for survivors, as well as emotional support, personal advocacy, information and referral, criminal and civil advocacy, housing assistance, and education and employment service.

For people with mental health/behavioral health/developmental disabilities, services are in greater demand as funding has been cut for these services, such as CBRS (community-Based Rehabilitative Services.)

IFHA's governing board, Guiding Idaho Committee, contracts with service providers that specialize in HIV/AIDS-related services and/or low-income rental assistance programs. The Southwest District Health, to which Caldwell belongs, offers HIV/AIDS testing and services.

Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing

The City of Caldwell does not have programs to support people returning from mental and physical health institutions in receiving supportive housing.

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PLAN_SECTION_ID=[1350402000]>

Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)

The City will continue to fund organizations that provide services for vulnerable populations, including seniors, victims of domestic violence, people with disabilities, and families with children. One organization plans to continue to strengthen its Food Bank for seniors, as well as to provide energy assistance, and support with Medicaid/Medicare issues. Another organization looks to set up informal activities to engage seniors and create a sense of community and support.

For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))

MA-40 Barriers to Affordable Housing – 91.210(e)

Negative Effects of Public Policies on Affordable Housing and Residential Investment

City officials discussed the challenges related to housing affordability, noting that research for a recent Comprehensive Plan rewrite showed that the City has few housing units than households, and that as the population increases, the need becomes more acute. The Comprehensive Plan research showed that the greatest housing needs are in the low- and extremely low-income ranges, followed by housing for seniors and people with disabilities.

In a focus group, one affordable housing developer noted that they have a waitlist of 250 people, and that the waitlist has been very long for 15 years. A partner who provides homebuyer services (downpayment and closing cost assistance) noted that 10 years ago, the organization could help new homebuyers with $10,000-15,000 in funding. Today, with skyrocketing housing costs, that amount has increased to $100,000-150,000 per new homebuyer.

With COVID cares funding, people's rents could be funded for six months, as well as any legal fees related to eviction. Today, city organizations offering rental assistance (Jesse Tree, CATCH, and Navigator, for example) are very limited in their funding. Jesse Tree announced recently that it has no fund left for rental assistance.

The City has had some developers interested in deed restricted affordable housing projects, including the Brighton project, which created a small number of units. However, the high cost of land, gap financing, and City residents' and leadership's general opposition to multifamily housing and increased density have been challenges for developers.

For example, two developments, including one with Universal Design concepts, have applied for permits and entitlements to build in Caldwell, but vocal community opposition to multifamily housing has led to the City Council not approving them.

One housing official noted that the Snake River Valley Builders and Contractors Association suggested that, if developers had fewer requirements related to inspections, permitting, etc., the price of new construction could be reduced 10-15%.

There has been some mixing of townhomes within single family detached developments, but not a lot of townhome stock. Another challenge is that few single-family detached homes are small in size on smaller lots, making them less affordable.

The high cost of land has been a barrier, with Caldwell utilizing CDBG funding to acquire land for a developer to build 24 affordable housing units, which were rented within 30 days, with a wait list.

The City does not have any 55+ communities. Two developments are marketing to 55+ residents, but they will not be age-restricted.

In all, from 2019-2023, according to the Comprehensive Plan, 70% of new homes were single family; with 8.5% in the "missing middle," such as townhomes; and 21% were multi-family. Of the multifamily, most were related to one project, The Jackson. However, the Comprehensive Plan research found that 70% of single family homes are not owner-occupied.

The study suggests that 72% of the needed units would serve households at 100% AMI or less, with 60% of those serving households with 80% AMI or less.

One organization that supports homebuyers noted that only one small area of Caldwell allows for denser development. While the organization would like to build townhomes, they find that townhomes aren't in much demand in Caldwell; they are more popular in Boise and Meridian.

A City official noted that the City changed its code in April so that the minimum 8,000 square foot lot size can be reduced for the building of townhomes. Now, townhomes 20 feet across can be built on 2,000 square foot lots.

City officials noted that a company in Nampa, Autovol, makes modular housing using robotics to construct affordable multi-family apartment buildings. While the company ships product to California and Wyoming, it generally doesn't serve Idaho markets because the zoning and building rules change from jurisdiction to jurisdiction.

MA-45 Non-Housing Community Development Assets – 91.215 (f)

Introduction

According to a December 2024 Caldwell Retail and Industrial Study, Caldwell's population has been growing at 5% or more over the last six years, strongly outpacing that of the US overall. With that additional population, more retailers have been building or planning more locations in Caldwell, including a new Home Depot. Doing so helps the City to return some of the sales tax revenues that nearby Nampa's grocery stores and retailers collect from Caldwell residents. Today, Nampa collects twice as much in sales tax as Caldwell.

City officials note that manufacturing, particularly in the area of food processing, is a key employment sector in Caldwell. Located on I-84, which runs through Utah, Boise, and Oregon, Caldwell is well-situated to meet manufacturing needs in the region.

Caldwell is also home to Foreign Trade Zone (FTZ) #280, through the Idaho Manufacturing Alliance, through which imports are not subject to duty or customs fees. Located outside Caldwell Executive Airport in the Sky Ranch Business Park, the ForeignTrade Zone helps local businesses and international businesses to streamline costs and operations.

For example, if the imported product or materials are further assembled or altered within the FTZ and shipped somewhere in the US, customs or duty fees are only required on the final product that goes out. If the product (or altered product) is re-exported, the product continues to not be subject to customs or duty fees. The ammunitions industry benefits from the FTZ, as an example of an industry that may import raw materials and then manufacture and sell them within a different form.

City officials hope to expand the number of companies utilizing the Foreign Trade Zone and noted that Canadian companies have reached out to Caldwell to express interest in working within the FTZ.

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	737	228	4	2	-2
Arts, Entertainment, Accommodations	2,381	1,530	12	11	-1
Construction	2,009	1,395	10	10	0
Education and Health Care Services	3,055	2,353	16	18	2
Finance, Insurance, and Real Estate	864	465	4	3	-1
Information	227	44	1	0	-1
Manufacturing	2,671	2,250	14	17	3
Other Services	569	492	3	4	1
Professional, Scientific, Management Services	1,061	321	5	2	-3
Public Administration	0	0	0	0	0
Retail Trade	2,645	1,820	14	14	0
Transportation and Warehousing	761	1,044	4	8	4
Wholesale Trade	899	715	5	5	1
Total	17,879	12,657	--	--	--

Table 39 - Business Activity

Data Source: 2016-2020 ACS (Workers), 2020 Longitudinal Employer-Household Dynamics (Jobs)

Labor Force

Total Population in the Civilian Labor Force	25,255
Civilian Employed Population 16 years and over	23,680
Unemployment Rate	6.20
Unemployment Rate for Ages 16-24	15.44
Unemployment Rate for Ages 25-65	3.69

Table 40 - Labor Force

Data Source: 2016-2020 ACS

Occupations by Sector	Number of People
Management, business and financial	3,110
Farming, fisheries and forestry occupations	800
Service	2,400
Sales and office	5,140
Construction, extraction, maintenance and repair	4,450
Production, transportation and material moving	2,725

Table 41 – Occupations by Sector

Data Source: 2016-2020 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	12,971	61%
30-59 Minutes	7,333	34%
60 or More Minutes	1,026	5%
Total	***21,330***	***100%***

Table 42 - Travel Time

Data Source: 2016-2020 ACS

Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		
	Civilian Employed	Unemployed	Not in Labor Force
Less than high school graduate	2,910	115	1,610

Educational Attainment	In Labor Force		
	Civilian Employed	Unemployed	Not in Labor Force
High school graduate (includes equivalency)	6,400	335	2,225
Some college or Associate's degree	6,520	255	2,400
Bachelor's degree or higher	3,200	295	560

Table 43 - Educational Attainment by Employment Status

Data Source: 2016-2020 ACS

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	45	385	615	1,030	600
9th to 12th grade, no diploma	790	905	645	1,050	390
High school graduate, GED, or alternative	2,325	3,280	2,190	3,485	1,960
Some college, no degree	1,845	2,165	1,570	3,315	1,245
Associate's degree	205	700	625	810	420
Bachelor's degree	110	1,065	1,185	845	680
Graduate or professional degree	0	95	485	370	265

Table 44 - Educational Attainment by Age

Data Source: 2016-2020 ACS

Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	51,310
High school graduate (includes equivalency)	66,349
Some college or Associate's degree	59,731
Bachelor's degree	78,638
Graduate or professional degree	117,573

Table 45 – Median Earnings in the Past 12 Months

Data Source: 2016-2020 ACS

Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

Per the Business Activity table above, Caldwell's major employment sectors are Education and Health Care Services, Manufacturing, and Retail. Local Economic Development officials also noted the strength of the manufacturing industry, including the food processing or Agri-Tech sector.

Describe the workforce and infrastructure needs of the business community:

Caldwell's employment base continues to grow and diversity. Per the Educational Attainment tables above, approximately 52% of the City's residents have a high school degree or less, with another 27% having some college and 7.3% having an Associates degree. Traditionally a community of blue-collar employment, Caldwell is now looking to build infrastructure for higher-skill jobs and for small businesses seeking to grow in the Treasure Valley.

Caldwell has conducted a feasibility study to identify opportunities for incubator spaces focused on the food processing or Agribusiness field. Further, Micron Technologies, headquartered in Boise, is expected to invest $15 billion to build new semiconductor fabrication plans, leading to a need for more employees with high-end engineering skills.

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

Within the Boise metropolitan area, Caldwell and Kuna are the two cities with the most land inventory to potentially host data centers, and they are working to attract such businesses to the area. The City has experienced a clustering of some industries, such as the ammunition industry. As mentioned above, Boise's Micron Technologies will be investing $15 billion over the next few years, leading to a need for engineers throughout the area.

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

Local officials report that the community workforce has strong skills in the areas of welding, manufacturing and labor-intensive industries, but that local employers report a shortage of higher end technology and engineering skills.

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

Nearby Nampa is home to a Small Business Center to assist entrepreneurs in building their companies. Additionally, private Entrepreneurial Operating System (EOS) has a local office that works with entrepreneurs and businesses on the cusp of growth to help them build their businesses.

The College of Western Idaho's Community College, one of the fastest-growing community colleges in the country, offers numerous degrees and hands-on, career technical training for students, as well as short-term workforce development and training. Treasure Valley Community College has a small presence in Caldwell, offering training in the area of welding and aviation. The College of Idaho, a small liberal arts college, has approximately 1,200 students but focuses more on liberal arts than sciences and technology.

The City would like to work with a local nonprofit to help strengthen entrepreneurship within Caldwell.

Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?

No

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

N/A

Discussion

The 2024 Caldwell Retail and Industrial Study shows that, while 5,300 Caldwell residents work within the city limits, over 23,000 residents must commute out each day to their workplace. Another 15,000 workers commute daily into Caldwell for their employment. City officials recognize that housing costs affect where workers live and where they commute. Officials would like to create a more adequate supply of affordable housing for local workers to reduce commuting traffic flows and help employers recruit and retain employees.

Idaho law does not allow for sales taxes to develop areas, but encourages the use of Urban Renewal areas to offset development costs and incentivize projects. Caldwell is looking to develop a 1,000 acre Urban Renewal district in northwest Caldwell, which will help strengthen industrial activity within the city. The district overlaps with a HUD R/Ecaps area.

City officials have stated that they may also expand their very successful residential rehabilitation/critical repairs program to help commercial facades in the downtown area.

MA-50 Needs and Market Analysis Discussion

Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")

City officials noted that older homes tend to be in the North Side neighborhood, which is an older neighborhood. Investments in infrastructure, such as sidewalks, have lagged in these communities.

Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")

HUD has identified an area in the northern part of the City, bounded by I-84, E Linden Street, East Chicago Street, and West Chicago St as R/ECAPs area, defined by HUD as "R/ECAPs must have a non-white population of 50 percent or more. Regarding the poverty threshold, Wilson (1980) defines neighborhoods of extreme poverty as census tracts with 40 percent or more of individuals living at or below the poverty line." (https://hudgis-hud.opendata.arcgis.com/datasets/racially-or-ethnically-concentrated-areas-of-poverty-r-ecaps/explore?location=43.663061%2C-116.687889%2C14) This area overlaps with the Caldwell City Council's plan to adopt a new urban renewal area, with improvements in sidewalks, curbs, and other infrastructure improvements.

The North Side area has the most diverse population within Caldwell, with a higher share of Spanish-speaking households and lower-income households.

Homes in the Caldwell School District, which is ringed by the Valley View School District, tend to be those of lower-income and with Latino/Hispanic families. (Please see MA-50 RECAPS map.)

Our analysis of CPD maps of racial/ethnic concentrations by census tract shows the following.

Caldwell-White

- Residents in the southern part of Caldwell report a race of White at a higher rate, with greater than 76.57% of the population identifying as white. The White population is highest in the outer sections of the city, especially in the east, southern, and northeastern borders of Caldwell.

(Please see MA-50 White Population Map)

Caldwell-Black/African-American

- The Black or African American population is less than 4.89% throughout all Census tracts in Caldwell.

(Please see MA-50 Black or African American Population Map)

Caldwell-American Indian/Alaska Native

- For the majority of Caldwell, under 2.5% of the population identifies as American Indian or Native Alaskan. One Census tract in central Caldwell has 4.4% of its population identifying as American Indian or Alaska Native.

(Please see MA-50 American Indian/Alaska Native Population Map)

Caldwell-Asian.

- Caldwell does not have a significant population of residents identifying as Asian, less than 6.93% in any tract are Asian.

(Please see MA-50 Asian Population Map)

Caldwell-Native Hawaiian Pacific Islander

- Few residents of Caldwell identify as Native Hawaiian or Pacific Islander, with no concentrated population in any Census tract. Between 0-2.28% of residents identify as Native Hawaiian or Pacific Islander across all tracts.

(Please see MA-50 Native Hawaiian-Other Pacific Islander Population Map)

Caldwell-Some Other Race

- While Census data suggests that over 16% identify as Some Other Race, this population appears to be lightly dispersed throughout the City, with under 1% in any one census tract.

(Please see MA-50 Some Other Race Population Map)

Caldwell-Two Or More Races

- Residents identifying as Two Or More Races are distributed across the northern half of Caldwell, with the highest concentrations in north central Caldwell, reporting between 5.8-12.93%.

(Please see MA-50 Two or More Races Population Map)

Caldwell-Hispanic Origin

- Residents reporting Hispanic Origin are represented throughout Caldwell's Census tracts, with one tract in northern Caldwell (59.6%) and one in central Caldwell (54.6%) with the highest shares of residents identify as Hispanic. The northern area overlaps with the R/ECAPS area and the City's Urban Renewal District.

(Please see MA-50 Hispanic Population Map)

What are the characteristics of the market in these areas/neighborhoods?

The houses in this market tend to be older with more housing problems. Additionally, the neighborhoods have no sidewalks, or sidewalks in poor condition. Mixed zoning "didn't protect the areas" as much as City officials would have liked; as a result, auto repair shops and other less desirable uses are right alongside residential homes. City officials feel there hasn't been enough focus on these older neighborhoods as new neighborhoods are built.

Are there any community assets in these areas/neighborhoods?

City officials noted that the community has a park, but that this park is among the most neglected in the city. There are no pharmacies or grocery stores in the neighborhood; the nearest grocery store is downtown and among the City's most expensive. A lack of public transportation makes it challenging for families without vehicles to access amenities.

Are there other strategic opportunities in any of these areas?

City officials see opportunities to utilize CDBG funding to do sidewalk, lighting, and park improvements within these neighborhoods. City leadership has approved some general funds for new playground equipment, but not in the Northside neighborhood. Additionally, the City's new Urban Renewal District overlaps with these communities. The City plans to focus a significant portion of CDBG and other funding in this area.

MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)

Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.

The City of Caldwell is well-served by both Fixed and Mobile Broadband, with 100% coverage throughout the entire city. (Please see MA-60 Caldwell Broadband Coverage Map and MA-60 Mobile Broadband Coverage Map.)

Nationwide, eighty-seven percent of households with incomes of less than $30,000 utilize the internet, vs. 96% of households earning $30,000-69,999 and 98% of households earning $70,000-99,999. (https://www.statista.com/statistics/327146/internet-penetration-usa-income/)

A Pew Research study across the US shows that the percentage of adults with incomes below $30,000 who subscribe to home broadband is less than 50%, while for households earning $100,000 or more, over 90% have a home broadband subscription. (PLEASE see MA-60 Pew Research Study of Households with Broadband by Income Level.)

Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.

For Fixed Broadband, Caldwell is served by Cable One, CenturyLink, Anthem Broadband, Rise Broadband, and T-Mobile. 10 providers include AT&T, Astound, Rural Telecommunications of America, T-Mobile, Verizon, and Earthlink. (https://ispreports.org/internet-providers-by-address/caldwell,-i/) Mobile broadband providers include AT&T, Project Genesis, T-Mobile, and Verizon.

In an interview, a mobile broadband representative confirmed that Caldwell has strong coverage throughout the City, although the internet is still more tower-based than home Wifi.

MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)

Describe the jurisdiction's increased natural hazard risks associated with climate change.

While the City has experienced earthquakes and heavy downpours, neither has caused significant damage within Caldwell. According to Emergency Management officials, mudslides and wildfires are not an issue in Caldwell.

Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.

The City's Emergency Management officials noted that some of the greatest challenges to the city have arisen from strong population growth over the last 10 years. For example, there are dozens of intersections, including some major intersections, that are considered "uncontrolled" -- they do not have stop signs or traffic lights, leading to more traffic accidents. Additionally, the train that runs through the middle of town presents a hazard due to potential derailments, including those caused by vehicle intrusions.

Some older neighborhoods, including those on the other side of the railroad tracks from downtown, have older homes in which lower-income households live. These homes are more at risk of fires. In 2025, Farmway Village, a large affordable housing community, was annexed into Caldwell. Because it was outside city limits, the area does not have a fire station, and response times to emergencies may be longer.

Canyon County is building an emergency management team to respond to emergency situations, from a destructive wildfire to a missing person situation. Local and county paramedics, fire officials, police and sheriff officials, and the Idaho State Police have trained together to manage real-life scenarios through exercises in the summer of 2025.

Strategic Plan

SP-05 Overview

Strategic Plan Overview

The City of Caldwell will continue to assist low- and moderate-income households, with a focus on the City's Urban Renewal District, which happens to overlap with areas of racially and ethnically concentrated areas of poverty. In this area, the City plans to use CDBG funding to improve infrastructure, including widening streets, repairing sidewalks and curbs and other needed infrastructure.

To help provide decent housing and ensure suitable living environments, the City will continue to support emergency repairs, rehabilitation, and other improvements of homes in disrepair of low- and moderate-income households.

Caldwell will also continue to acquire land to help defray the costs of affordable housing development and help affordable housing developers to obtain financing from state agencies, such as LIHTC. The City will also assist low- and moderate-income homebuyers with financing support.

Through emergency rental and utility assistance, Caldwell and its agency partners will continue to support low- and moderate-income households through funding that helps residents become financially stable and remain in safe and affordable housing. Doing so can reduce the risk of homelessness and strengthen people's health and well-being.

Caldwell will also fund agencies offering public services to special populations, including homeless people, people with disabilities, including mental/behavioral health needs, seniors, children and families, and domestic violence victims.

SP-10 Geographic Priorities – 91.215 (a)(1)

Geographic Area

Area Name:	Area Type:	Other Target Area Description:	HUD Approval Date:	% of Low/ Mod:	Revital Type:	Other Revital Description:	Identify the neighborhood boundaries for this target area.	Include specific housing and commercial characteristics of this target area.	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	Identify the needs in this target area.	What are the opportunities for improvement in this target area?	Are there barriers to improvement in this target area?

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Table 46 - Geographic Priority Areas

1	**Area Name:**	CDBG Low-Mod Income Areas Citywide
	Area Type:	Local, low-mod income areas
	Other Target Area Description:	
	HUD Approval Date:	

	% of Low/ Mod:	50%
	Revital Type:	Comprehensive
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	Citywide
	Include specific housing and commercial characteristics of this target area.	With Caldwell's growth and development patterns, low-moderate income areas are scattered throughout the city. In these areas, housing tends to be older and in worse condition, in need of repairs and rehabilitation, particularly among older homeowners.
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	Our community stakeholders discussed the greatest needs occurring in low- and moderate income neighborhoods throughout Caldwell.
	Identify the needs in this target area.	Housing Rehabilitation Affordable Housing Public Facilities and Improvements Public Services Clearance of unsafe structures
	What are the opportunities for improvement in this target area?	Repairs can help homeowners to age in place and stay independently in their homes, stabilizing households and neighborhoods.
	Are there barriers to improvement in this target area?	The needs in these areas are greater than available funding.

AREA 2

1	**Area Name:**	City of Caldwell
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	Urban Renewal Area/ RECAPS
	% of Low/ Mod:	>50%
	Revital Type:	Comprehensive
	Other Revital Description:	Caldwell Urban Renewal Area

	Identify the neighborhood boundaries for this target area.	I-84, E Linden St, E Chicago St, W Chicago St
	Include specific housing and commercial characteristics of this target area.	Older housing in need of repair, limited commercial amenities
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	Officials noted the challenges of this area; City Council designated as Urban Renewal area
	Identify the needs in this target area.	Older, Low-Mod Homes in disrepair, sidewalks, curbs, streets in poor condition
	What are the opportunities for improvement in this target area?	Repairs of Low-Mod Homes, sidewalks, curbs, streets
	Are there barriers to improvement in this target area?	The needs in these areas are greater than available funding.

General Allocation Priorities

Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA)

While the City will continue to support low-moderate income households and persons citywide, Caldwell will focus on the northern part of the City, which is designated R/ECAPS by HUD and an Urban Renewal Area by the Caldwell City Council. Additionally, proposed housing projects are reviewed for neighborhood standards, including low-income and racial considerations, access to transportation, services, and environmental concerns.

SP-25 Priority Needs - 91.215(a)(2)

Priority Needs

Table 47 – Priority Needs Summary

1	**Priority Need Name**	Provide Decent Housing
	Priority Level	High
	Population	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence
	Geographic Areas Affected	City of Caldwell, with focus on Urban Renewal Area/HUD R/ECAPS area

	Associated Goals	Acquisition and Disposition Public Facilities and Improvements Housing General Administration
	Description	**Provide Decent Housing** The World Health Organizations and the US Department of Health and Human Services recognize that housing and a suitable living environment have a significant impact on people's health, education, and career outcomes. "Social determinants of health (SDOH) are the conditions in the environments where people are born, live, learn, work, play, worship, and age that affect a wide range of health, functioning, and quality-of-life outcomes and risks." (https://odphp.health.gov/healthypeople/priority-areas/social-determinants-health#:~:text=What%20are%20social%20determinants%20of,of%2Dlife%20outcomes%20and%20risks.) By addressing housing, Caldwell can help individuals and families to live stable and productive lives. Decent housing includes a spectrum of solutions: new construction, repair and renovation, housing finance, infrastructure development, secure land tenure, among others.
	Basis for Relative Priority	According to City officials, the National Low Income Housing Coalition partnered with Caldwell in 2024 to assess housing affordability and concluded that the City was short 2,000 units of affordable housing. Jobs, family income, transportation costs, and housing are all intricately connected. Providing opportunities for workers to live in the city in which they work has a positive effect on incommuting and reducing transportation costs. New research has shown that stable families, communities and housing have positive effects on the economic vitality, in addition to the mobility of children, particularly lower-income children.
2	**Priority Need Name**	Create a Suitable Living Environment
	Priority Level	High

	Population	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence
	Geographic Areas Affected	City of Caldwell
	Associated Goals	Acquisition and Disposition Public Facilities and Improvements Public Services Housing General Administration

	Description	**Create a Suitable Living Environment** As noted previously, the World Health Organizations and the US Department of Health and Human Services recognize that housing and a suitable living environment have a significant impact on people's health, education, and career outcomes. "Social determinants of health (SDOH) are the conditions in the environments where people are born, live, learn, work, play, worship, and age that affect a wide range of health, functioning, and quality-of-life outcomes and risks." (https://odphp.health.gov/healthypeople/priority-areas/social-determinants-health#:~:text=What%20are%20social%20determinants%20of,of%2Dlife%20outcomes%20and%20risks.) By addressing living environments Caldwell can help individuals and families to live stable and productive lives and fulfil their basic needs: living, the use of services, working, recreation, hobbies, but also rest and privacy. Suitable Living Environment includes LMI household home repairs, and repairing infrastructure such as sidewalks, curbs, and roads, and other infrastructure needs.
	Basis for Relative Priority	The US Department of Health and Human Services notes that strengthening neighborhoods can stabilize communities, improve health and education outcomes, and promote family and intergenerational financial stability.
3	**Priority Need Name**	Expand Opportunities for LMI Persons
	Priority Level	High

	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Public Housing Residents Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Persons with HIV/AIDS Victims of Domestic Violence Unaccompanied Youth Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development
	Geographic Areas Affected	City of Caldwell
	Associated Goals	Public Facilities and Improvements Public Services General Administration
	Description	Expanding opportunities to low- and moderate-income persons helps to foster local economic development, neighborhood improvement, and individual self-sufficiency.
	Basis for Relative Priority	Community stakeholders ranked very highly the needs for services for the various special population, with particular concern for Mental Health/Behavioral Health needs, Seniors, Domestic Violence Victims, Child Care, Persons with Disabilities, and Homeless Persons. Expanding opportunities for low- and moderate-income residents helps residents become financially stable and remain in safe and stable housing.

Narrative (Optional)

Based on an extensive public input process, consultation with local agency partners, and detailed socioeconomic, demographic, housing, homelessness, and other research and analysis, the City identified the above priority needs. The City and its partners will approach these priority needs through an integrated approach of strategy and resources to maximize the benefits to low- and moderate-income households throughout Caldwell.

SP-30 Influence of Market Conditions – 91.215 (b)

Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	The City of Caldwell acknowledges the high need for decent, affordable housing within the city. The City does not receive a HOME allocation and does not have a TBRA program.
TBRA for Non-Homeless Special Needs	The City of Caldwell acknowledges the high need for decent, affordable housing within the city. The City does not receive a HOME allocation and does not have a TBRA program.
New Unit Production	According to City officials, the National Low Income Housing Coalition partnered with Caldwell in 2024 to assess housing affordability and concluded that the City was short 2,000 units of affordable housing.
Rehabilitation	Twenty eight percent of owner-occupied housing and 38% of renter-occupied housing was built before 1980. Rehabilitation of low- and moderate-income homes is a key strategy in helping households maintain safe, decent, and affordable homes.
Acquisition, including preservation	The City utilizes strategic acquisitions to help support LIHTC affordable housing projects in the City.

Table 48 – Influence of Market Conditions

SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)

Introduction

The 2026-2030 Consolidated Plan and 2026-2027 Action Plan establish the City's five-year and one-year implementation strategies for addressing community development, housing, human service and public facility improvement needs of the citizens of Caldwell.

The City of Caldwell Community Development Department will administer and provide oversight for the following activities to meet the community needs and goals in the five years of the 2026-2030 Consolidated Plan five-year investment strategy. The City of Caldwell prioritized goals and objectives for using CDBG funding to strategically and effectively benefit low- and moderate-income residents by increasing decent housing, creating a suitable living environment, and expanding economic opportunities.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan $	Narrative Description
			Annual Allocation: $	Program Income: $	Prior Year Resources: $	Total: $		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	514,581	0	0	514,581	2,058,324	Year 1 resource: $514,581 Year 2-5 resource: $2,058,324 Total 5 year resource: $2,572,905

Table 49 - Anticipated Resources

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

The City of Caldwell does not currently participate or receive funding from any additional HUD programs, including HOME, HOPWA, or ESG.

The projects outlined in the Strategic Plan, which are implemented by outside agencies, are anticipated to use CDBG funding to leverage their initial financial resources.

- Affordable housing supply projects are expected to leverage other local, state, federal, and/or private funds.
- Many of the proposed projects are currently offered by the surrounding CDBG communities of Nampa, Boise, and Meridian and are replicated in Caldwell.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

The City does not currently have any publicly owned lands or properties available to address the needs identified in this plan, but City strategies include land acquisition to defray the cost of affordable housing development.

Discussion

The resources outlined in this section will be used to leverage the work of the City and its community partners in addressing the needs of low- and moderate-income persons in the City of Caldwell. During this 5-year period, the City will also seek to identify additional funding and resources that may be used to meet needs that may not be addressed due to resource limitations.

SP-40 Institutional Delivery Structure – 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
CALDWELL	Government	Homelessness Non-homeless special needs Ownership Planning Neighborhood improvements Public facilities Public services	Jurisdiction
Idaho Housing Finance Agency	CoC	Homelessness	Jurisdiction
Jesse Tree	Subrecipient	Homelessness Prevention	Region
CATCH	Subrecipient	Homelessness	Region
Advocates Against Family Violence	Subrecipient	Non-homeless special needs: Domestic Violence Homelessness	Region
Caldwell Senior Center	Subrecipient	Non-homeless special needs public services	Region
Salvation Army	Subrecipient	Homelessness Non-homeless special needs	Jurisdiction

Table 50 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

While the City has continued to support community agencies delivering needed services, there are significant gaps in the Institutional Delivery System. Boise, with a more robust series of services, is about a 30-minute drive, limiting accessibility for low- to moderate-income households with transportation challenges or work scheduling conflicts. Additionally, even for services in Boise, there are significant waitlists.

Caldwell is home to a regional domestic violence shelter that offers emergency shelter, case management, and housing support. However, the city lacks any other emergency shelters for unhoused people; instead, people must travel to Nampa to seek services at the Valley Women's & Children's Shelter or the Salvation Army Family Winter Shelter.

The City provides funding and supports a local agency that provides emergency rental or utilities assistance to people at risk of homelessness.

City officials felt that more public transportation options would be very helpful. Residents can call Valley Regional Transit to schedule door to door service, and there's one local bus route down Cleveland Boulevard in Caldwell. The City's Comprehensive Plan estimated densities along major corridors to support planning for the longer-term development of more bus routes, including those for people to go to Nampa for commercial needs.

Availability of services targeted to homeless persons and persons with HIV and mainstream services

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X	X	
Legal Assistance	X		
Mortgage Assistance	X		
Rental Assistance	X	X	
Utilities Assistance	X		
Street Outreach Services			
Law Enforcement	X		
Mobile Clinics			
Other Street Outreach Services	X	X	
Supportive Services			
Alcohol & Drug Abuse	X		
Child Care	X		
Education	X	X	
Employment and Employment Training	X	X	
Healthcare	X	X	X
HIV/AIDS	X		X
Life Skills	X	X	X
Mental Health Counseling	X		X
Transportation	X		
Other			
Other			

Table 51 - Homeless Prevention Services Summary

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

CATCH, which provides an access point for homeless people and also offers rapid rehousing and permanent supportive housing, works with the VA to help support unhoused veterans. This agency was founded in 2009 through the cooperative efforts of the City of Caldwell, City of Nampa, Idaho Department of Health and Welfare, Southwestern Idaho Cooperative Housing Authority (SICHA), Idaho Housing and Finance Association (IHFA), the United Way of Treasure Valley, and several faith-based organizations and local businesses.

The Salvation Army in Nampa provides shelter for families with children, and the Salvation Army in Caldwell seeks to connect recently incarcerated people with the Prison Fellowship program, which provides reentry services and supports.

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above

While there are several local agencies providing resources to the community, there are gaps in shelter and services for homeless people. The only overnight shelter in Caldwell is available to women and families experiencing domestic violence.

Although the area has seen an increase in the number of unaccompanied youth who are homeless, there are no services or shelter available to teens experiencing homelessness. Further, there are no services, such as food assistance, for homeless people in Caldwell.

In mid-2024 the Salvation Army's family shelter in Nampa ended its year-round overnight services after federal COVID-19 relief funds ran out. During the winter, the Salvation Army in Nampa seeks to support two-parent families with children, dads with children, or moms with teenage sons, because the housing for these populations is more limited. The emergency shelter in nearby Nampa has recently closed.

In terms of services, City officials noted gaps in services for seniors, people with disabilities, and people with needs for mental health services.

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs

The City of Caldwell recognizes the importance of working collaboratively with other government and nonprofit agencies, and the business and faith communities to stretch resources as effectively as possible to overcome gaps in the institutional structure and service delivery system. By sharing information, advocating for issues of concern, leveraging resources, and addressing

barriers to implementation, the City and its partners can most effectively meet the needs of the community. The City continues to seek ways to provide more services and support to homeless individuals and to prevent homelessness among vulnerable households.

SP-45 Goals Summary – 91.215(a)(4)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator

Table 52 – Goals Summary

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Acquisition and Disposition	2026	2030	Affordable Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	City of Caldwell	Provide Decent Housing Create a Suitable Living Environment	CDBG: $522,300	Rental units constructed: 23 Household Housing Unit Homeowner Housing Added: 4 Household Housing Unit
2	Public Facilities and Improvements	2026	2030	Affordable Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	City of Caldwell	Provide Decent Housing Create a Suitable Living Environment Expand Opportunities for LMI Persons	CDBG: $1,042,027	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 5,864 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
3	Public Services	2026	2030		City of Caldwell	Create a Suitable Living Environment Expand Opportunities for LMI Persons	CDBG: $385,936	Public service activities for Low/Moderate Income Housing Benefit: 203 Households Assisted
4	Housing	2026	2030	Affordable Housing	City of Caldwell	Provide Decent Housing Create a Suitable Living Environment	CDBG: $169,812	Homeowner Housing Rehabilitated: 5 Household Housing Unit Direct Financial Assistance to Homebuyers: 3 Households Assisted
5	General Administration	2026	2030	Affordable Housing Public Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	City of Caldwell	Provide Decent Housing Create a Suitable Living Environment Expand Opportunities for LMI Persons	CDBG: $452,831	Other: 1 Other

Goal Descriptions

Goal Name	Goal Description
<TYPE=[pivot_table] REPORT_GUID=[260B38D44EF01E6D4D95179E260BE876]>	

1	**Goal Name**	Acquisition and Disposition

	Goal Description	Projects may include acquisition, demolition, and disposition of property. Caldwell generally does acquisition, disposition, and clearance activities as a way to support the creation of new rental housing and new homeowner housing. **Acquisition** CDBG funds may be used to acquire real property either in whole, or in part by purchase, long-term lease, donation, or otherwise for any public purpose. CDBG funds may be used under this category by the grantee; a public agency; a public nonprofit entity, or a private nonprofit entity. Real property to be acquired may include, but is not limited to: • Land; • Air rights; • Easements; • Water rights; • Rights-of-way; and • Buildings and other real property improvements. CDBG funds may be used to pay for the cost of surveys to identify the property to be acquired, appraisals, the preparation of legal documents, recordation fees, and other costs that are necessary to the acquisition process. **Disposition** Disposition refers to the sale, lease, and donation of real property. CDBG funds may be used to pay the costs associated with the disposition of real property acquired with CDBG funds through sale, lease, donation, or other means, including its disposition at less than fair market value if the property will be used to meet a national objective of the CDBG program. • Disposition costs may include: • Preparation of legal documents; • Surveys; • Marketing;

		• Financial services; • The transfer of taxes; • Other costs involved in the transfer of ownership; and Reasonable costs of temporarily managing property with CDBG funds or acquired under urban renewal until final disposition is made. Costs of long-term management of properties for which there are no plans for disposition in the near future are not CDBG- eligible. **Clearance** Clearance activities are usually related to demolishing unsafe structures or preparing a site for development.

2	**Goal Name**	Public Facilities and Improvements
	Goal Description	The City of Caldwell may use CDBG funds to undertake a variety of public facilities and public improvement projects. In general, public facilities and public improvements are interpreted to include all facilities and improvements that are publicly owned, or that are owned by a nonprofit and open to the general public. The acquisition, construction, reconstruction, rehabilitation, or installation of public facilities and improvements are eligible activities under CDBG and can be carried out by the City of Caldwell, a subrecipient, or other nonprofit. Eligible types of facilities and improvements may include but are not limited to: • Infrastructure improvements (construction or installation) including, but not limited to streets, curbs, and water and sewer lines; • Neighborhood facilities including, but not limited to public schools, libraries, recreational facilities, parks, playgrounds; and • Facilities for persons with special needs such as facilities for the homeless or domestic violence shelters, nursing homes, or group homes for the disabled. Eligible costs associated with eligible activities may include: • Energy efficiency improvements; • Handicapped accessibility improvements (including improvements to buildings used for the general conduct of government); and • Architectural design features and other treatments aimed at improving aesthetic quality (e.g., sculptures, fountains). • If the assisted facility is owned by a nonprofit, the CDBG regulations stipulate that the facility must be open to the public during normal working hours.

3	**Goal Name**	Public Services
	Goal Description	Public services can strengthen communities by addressing the needs of specific populations and by supporting economic development. Public services are an integral part of a comprehensive community development strategy. They can address a range of individual needs and increase CDBG dollars' impact by complementing other activities. Projects may include, but are not limited to: • Employment services (e.g., job training) • Crime prevention and public safety • Child care • Health services • Substance abuse services (e.g., counseling and treatment • Fair housing counseling • Education programs • Energy conservation • Services for senior citizens • Services for homeless persons • Welfare services (excluding income payments) • Recreational services The City of Caldwell may allocate up to 15% of CDBG funds to public services programs that provide supportive services to low- to moderate-income persons or prevent homelessness. The City anticipates receiving $2,572,905 in CDBG entitlement grand funding during the course of the 2026-2030 Consolidated Plan period ($514,581 x 5 years). The City anticipates spending $385,936 (15%) on Public Services during the Consolidated Plan period.

4	**Goal Name**	Housing
	Goal Description	The City of Caldwell is committed to improving and expanding access to safe and affordable housing for low- and moderate-income (LMI) residents. Affordable and safe housing helps to provide financial stability, reduces the chances of a person becoming homeless, and promotes housing sustainability. The City currently has a successful down payment assistance program and emergency rehabilitation program, and emergency rehabilitation program. Caldwell's projects to improve housing sustainability may include, but are not limited to: • Homeownership Assistance • Rehabilitation (single-unit residential and/or multi-family residential) • Energy efficiency improvements • Acquisition • The administrative cost for rehabilitation activities • Lead-based paint testing/abatement • Housing counseling

5	**Goal Name**	General Administration
	Goal Description	Administering federal funds and ensuring compliance is a critical part of utilizing federal resources. The City of Caldwell is committed to using CDBG entitlement funding for administration to help to continue growing a community development program that is efficient, effective, and resourceful. Caldwell may have administration projects that include, but are not limited to: • General management, oversight, and coordination • Providing local officials and citizens with information about the CDBG program • Preparing budgets and schedules • Preparing reports and other HUD-required documents • Program planning • Public Information • Monitoring program activities • Fair Housing activities • Indirect costs • Submission of applications for Federal programs The City of Caldwell may allocate up to 20% of CDBG funds towards eligible program administration costs. The City anticipates receiving $2,572,905 in CDBG entitlement grand funding during the course of the 2026-2030 Consolidated Plan period ($514,581 x 5 years). The City anticipates spending $452,831 (17.6%) during the Consolidated Plan period.

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

The City of Caldwell expects the following outcomes over the course of the 2026-2030 Consolidated Plan;

- Twenty-three (23) new rental housing units
- Four (4) new homeowner housing units
- Five (5) homeowner housing units rehabilitated
- Three (3) direct financial assistance to homebuyers

Additionally, 5,864 residents will benefit from public infrastructure and public building improvements. The City also anticipates that 203 individuals will also benefit from public service activities.

The projected outcomes do not necessarily evenly distribute over the course of the five years. Some years may have a higher number of persons served through public service activities, housing activities, etc. The City will continue to evaluate programs over the course of the Consolidated Plan and may make adjustments.

SP-50 Public Housing Accessibility and Involvement – 91.215(c)

Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)

N/A

Activities to Increase Resident Involvements

The Housing Authority utilizes a variety of strategies to improve residents' living environments and increase community involvement, including offering multiple social events during the year with free meals, including celebrations at Easter, Halloween, Thanksgiving, and Christmas, as well as a three-day carnival onsite each year. A Food Bank makes a monthly food drop for 250 families, including some who live outside the development. A local nonprofit provides items returned to Walmart for distribution to families throughout the area; residents can sort through items in a "store" atmosphere. One local nonprofit provides fresh produce weekly, and another provides organic produce from a local community garden for residents. The school district partners with CHA to provide an annual egg drop event.

Additionally, onsite the development has 37 acres of open land, a store, laundry, and mail center for residents.

The Southwestern Idaho Cooperative Housing Authority (SICHA) provides Housing Choice Vouchers to qualified low-income families in 9 counties in southwestern Idaho, including Canyon County. SICHA's Resident Advisory Board offers guidance and assistance in helping to strengthen their communities.

Is the public housing agency designated as troubled under 24 CFR part 902?

No

Plan to remove the 'troubled' designation

N/A

SP-55 Barriers to affordable housing – 91.215(h)

Barriers to Affordable Housing

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

The City continues to work to make housing more Affordable through the purchase and disposition of land to help reduce developer costs. By reducing developer costs, the City helps to increase the supply of affordable housing. The City has recently worked with a developer to create 7 cottage-style homes at a $300,000 price point.

Caldwell also works to support developers seeking state LIHTC funding. On a household level, Caldwell will continue to assist low-and moderate-income homebuyers with financial assistance, as well as offering emergency and critical repairs to low- and moderate-income households.

Other City initiatives can help reduce the cost of housing development and other neighborhood improvements. The City has developed Urban Renewal Zones, site-specific areas where developers can bring in lower-cost housing and the City pays for public infrastructure.

The City's updated Comprehensive Plan, completed in April 2025, received the Outstanding Plan Award from the American Planning Association (APA) Idaho chapter in October 2025. The Plan increases density in the downtown area, in part to make the provision of utilities more economically feasible.

Changes to the Comprehensive Plan will help promote more affordable housing, including zoning density bonuses for certain parts of the City. Additionally, the City's new Comprehensive Plan allows for more Accessory Dwelling Units, or ADUs, and officials are seeking creative ways to support ADU development throughout the City.

A City official noted that the City changed its code in April so that the minimum 8,000 square foot lot size can be reduced for the building of townhomes. Now, townhomes 20 feet across can be built on 2,000 square foot lots**.**

City officials noted that a company in Nampa, Autovol, makes modular housing using robotics to construct affordable multi-family apartment buildings. While the company ships product to California and Wyoming, it generally doesn't serve Idaho markets because the zoning and building rules change from jurisdiction to jurisdiction.

With CDBG helping with land acquisition costs, and with linking land use applications to specific entitlements, and with the City trying to help developers identify other sources of federal funding, an opportunity exists to build more housing for low- and extremely-low income

households, as well as seniors and people with disabilities. At this time, applications to build multifamily housing must go through the City Council to obtain a special use permit.

SP-60 Homelessness Strategy – 91.215(d)

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

A Coordinated Entry system is utilized to reach out to homeless individuals and assess their eligibility for CoC-funded assistance. The Access Point is run by CATCH, located in Nampa, and accessible by phone or in-person. The agency helps connect people to resources and shelter, including that offered by CATCH.

Healthy Impact Nampa, also located in next door Nampa, includes housing as one of its healthy pillars and invites city leaders to learn more about its initiative and incorporate healthy living into their strategic plans. Members of the Reginal Housing Coalition work to educate city leaders about the need for more affordable housing when there is opposition to a new development.

Addressing the emergency and transitional housing needs of homeless persons

Emergency shelter is only available for domestic violence victims in Caldwell. Other people seeking shelter must find resources in Nampa. Emergency shelters and transitional housing programs vary in the programs and services they offer to support the needs of homeless persons, from counseling and legal supports to job search assistance.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.

Jesse Tree works with people who are at risk of becoming homeless, including people who were recently homeless, from becoming homeless again through emergency rent assistance. In addition to resolving the immediate need, Jesse Tree also offers case management services to help stabilize families through information regarding budgeting, financial literacy, and resource navigation.

Another local organization Saint Vincent de Paul, offers small utility payment assistance.

The United Way's 211 number helps households with emergency rent needs, as does the Western Idaho Community Action Partnership (WICAP). Additionally, Idaho's Department of Health and Welfare provides some housing and utilities relief.

Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs

As previously stated, Jesse Tree, Saint Vincent de Paul, United Way, WICAP, and Idaho's Department of Health and Welfare seek to provide different forms of emergency financial assistance to help low- and moderate-income households maintain their housing.

St. Vincent de Paul offers a reentry program for people who were formerly incarcerated. One official who supports people at risk of homelessness noted that it can be very difficult for people leaving corrections programs to get permanent housing, as applications often ask about criminal history. Additionally, formerly incarcerated people may be unable to leave the county, but there is no shelter in Caldwell for men, and so they may end up living in the streets, which can violate the terms of their parole. People leaving incarceration need supports to help them stabilize and get a job.

Located directly across from the city jail, the Caldwell Salvation Army occasionally receives visits from recently-incarcerated people looking for a place to stay. The Salvation Army can offer them clothing and use of their phone to try to contact family. They also try to connect former prisoners with the Prison Fellowship program, which offers reentry support and assistance to families.

SP-65 Lead based paint Hazards – 91.215(i)

Actions to address LBP hazards and increase access to housing without LBP hazards

The City addresses Lead-Based Paint through its Housing Rehabilitation/Critical Repairs program, in which services can include mitigation for lead. On occasion someone doing a remodel may also apply for CDBG funds to help mitigate lead-based paint issues. In the last 1.5 years, the City has not had any requests or occasions to mitigate lead-based paint hazards.

How are the actions listed above related to the extent of lead poisoning and hazards?

While the City does not track lead-based paint hazards, it recognizes that members of the public may not be aware of the hazards of lead-based paint when doing home renovations on their own, or of the programs available to them to mitigate those hazards. Caldwell city officials plan to increase awareness of the dangers of lead-based paint and the programs available to residents to mitigate lead-based paint concerns through public outreach and education.

How are the actions listed above integrated into housing policies and procedures?

The Caldwell Housing Authority has an obligation under the law to provide decent, safe and sanitary housing. The operations staff of the housing authority are certified in both lead and asbestos abatement. CHA performs all their construction and rehabilitation activities with the goal of ensuring residential and multi-family housing managed by the authority is lead and asbestos free. Because of the certifications, the housing authority occasionally performs abatement activities for the city.

SP-70 Anti-Poverty Strategy – 91.215(j)

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families

The City's Comprehensive Plan, updated in early 2025, provides a framework of goals for improving economic development and reducing poverty.

The City's anti-poverty goals include:

- Reducing the number of Caldwell residents living in poverty during the Consolidated Plan period
- Ensuring all residents, including those in poverty, have a safe place to live, access to affordable housing options, and increased job opportunities.
- Increasing the availability of living wage jobs is a large factor in reducing the poverty level.

The following strategies will support the expanded economic opportunities.

Promoting economic development and increasing jobs. The Caldwell Urban Redevelopment Authority (CURA) will utilize its Tax Increment Financing (TIF) and bonding authority to coordinate and collaborate with other agencies to ensure that redevelopment and investment activities support economic development and growth and job creation. The new district overlaps with a HUD R/ECaps area.

The City will also offer Workforce Development Training Funds, and local and state tax incentives and credits for companies locating to the Caldwell area.

Improve access to affordable housing. The City will improve access to affordable housing options for low- and moderate-income persons. At the same time, City officials recognize that high housing costs also affect other households, including those of teachers, first responders, government workers, and other lower-paying but critical positions in the community.

For example, the City’s Comprehensive Plan goals include diversifying housing options to accommodate varying household incomes, lifestyles, and sizes, promoting inclusivity and affordability through new density bonus zoning changes to promote more affordable housing options. Additionally, the plan seeks to focus high-density residential development in areas with adequate services and near commercial centers; promote infill housing development; and support the redevelopment of substandard housing.

Reduce and prevent homelessness. The City is committed to providing support and services for the prevention and reduction of homelessness. The City will provide short-term emergency assistance to homeowners and renters that are at risk of homelessness.

In nearby Nampa, the Salvation Army offers the Getting Ahead in a Just Gettin' By World, a 16-session curriculum to help people in poverty build their resources for a more prosperous life for themselves, their families, and their communities. The Boise Salvation Army offers the Pathways Out of Poverty 12-month intensive case management program to help families break the cycle of generational poverty.

Jesse Tree works with people who are at risk of becoming homeless, including people who were recently homeless, from becoming homeless again through emergency rent assistance and case management services to help stabilize families through information regarding budgeting, financial literacy, and resource navigation.

How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan

A significant way in which the Jurisdiction's poverty reducing goals, programs, and policies is coordinated with the affordable housing plan is through the focus on the City's Urban Renewal Area. The Urban Renewal Area overlaps with a HUD R/ECAPS area in the northern part of the City, bounded by I-84, E Linden Street, East Chicago Street, and West Chicago St. By focusing on the housing, infrastructure, and other livability concerns in this low- and moderate-income area, these efforts can stabilize the community and provide a strong foundation for economic growth for citizens.

SP-80 Monitoring – 91.230

Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

The City of Caldwell employs a detailed and rigorous monitoring process to ensure long-term compliance with the requirements of the program. Subrecipient agreements are very detailed, including information regarding performance expectations and guidelines for reporting progress.

Caldwell staff conduct frequent phone and email contact with subrecipients, review progress reports, and review invoices and data submitted to ensure agencies are on track with their timelines to meet their goals. If an agency is not submitting their documentation on time, the City considers them High Risk, reaches out to emphasize the importance of compliance and the risk of losing further CDBG funds.

Caldwell also conducts monitoring visits to subrecipients and follows up with letters or emails regarding specific questions or concerns they have, and which the subrecipient will need to fix.

Caldwell utilizes Neighborly Software to track reporting and flag deadline dates for quarterly reporting.

Expected Resources

AP-15 Expected Resources – 91.220(c)(1,2)

Introduction

The 2026-2030 Consolidated Plan and 2026-2027 Action Plan establish the City's five-year and one-year implementation strategies for addressing community development, housing, human service and public facility improvement needs of the citizens of Caldwell.

The City of Caldwell Community Development Department will administer and provide oversight for the following activities to meet the community needs and goals in the five years of the 2026-2030 Consolidated Plan five-year investment strategy. The City of Caldwell prioritized goals and objectives for using CDBG funding to strategically and effectively benefit low- and moderate-income residents by increasing decent housing, creating a suitable living environment, and expanding economic opportunities.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan $	Narrative Description
			Annual Allocation: $	Program Income: $	Prior Year Resources: $	Total: $		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	514,581	0	0	514,581	2,058,324	Year 1 resource: $514,581 Year 2-5 resource: $2,058,324 Total 5 year resource: $2,572,905

Table 53 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

The City of Caldwell does not currently participate or receive funding from any additional HUD programs, including HOME, HOPWA, or ESG.

The projects outlined in the Strategic Plan, which are implemented by outside agencies, are anticipated to use CDBG funding to leverage their initial financial resources.

- Affordable housing supply projects are expected to leverage other local, state, federal, and/or private funds.
- Many of the proposed projects are currently offered by the surrounding CDBG communities of Nampa, Boise, and Meridian and are replicated in Caldwell.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

The City does not currently have any publicly owned lands or properties available to address the needs identified in this plan, but City strategies include land acquisition to defray the cost of affordable housing development.

Discussion

The resources outlined in this section will be used to leverage the work of the City and its community partners in addressing the needs of low- and moderate-income persons in the City of Caldwell. During this 5-year period, the City will also seek to identify additional funding and resources that may be used to meet needs that may not be addressed due to resource limitations.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator

Table 54 – Goals Summary

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Acquisition and Disposition	2026	2027	Affordable Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	City of Caldwell	Provide Decent Housing Create a Suitable Living Environment	CDBG: $104,460	Rental units constructed: 5 Household Housing Unit Homeowner Housing Added: 1 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
2	Public Facilities and Improvements	2026	2027	Affordable Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	City of Caldwell	Provide Decent Housing Create a Suitable Living Environment Expand Opportunities for LMI Persons	CDBG: $208,405	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 1,172 Persons Assisted
3	Public Services	2026	2027		City of Caldwell	Create a Suitable Living Environment Expand Opportunities for LMI Persons	CDBG: $77,187	Public service activities for Low/Moderate Income Housing Benefit: 40 Households Assisted
4	Housing	2026	2027	Affordable Housing	City of Caldwell	Provide Decent Housing Create a Suitable Living Environment	CDBG: $33,962	Homeowner Housing Rehabilitated: 1 Household Housing Unit Direct Financial Assistance to Homebuyers: 1 Households Assisted
5	General Administration	2026	2027	Affordable Housing Public Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	City of Caldwell	Provide Decent Housing Create a Suitable Living Environment Expand Opportunities for LMI Persons	CDBG: $90,566	Other: 1 Other

Goal Descriptions

Goal Name	Goal Description
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1	**Goal Name**	Acquisition and Disposition

	Goal Description	Projects may include acquisition, demolition, and disposition of property. Caldwell generally does acquisition, disposition, and clearance activities as a way to support the creation of new rental housing and new homeowner housing. **Acquisition** CDBG funds may be used to acquire real property either in whole, or in part by purchase, long-term lease, donation, or otherwise for any public purpose. CDBG funds may be used under this category by the grantee; a public agency; a public nonprofit entity, or a private nonprofit entity. Real property to be acquired may include, but is not limited to: • Land; • Air rights; • Easements; • Water rights; • Rights-of-way; and • Buildings and other real property improvements. CDBG funds may be used to pay for the cost of surveys to identify the property to be acquired, appraisals, the preparation of legal documents, recordation fees, and other costs that are necessary to the acquisition process. **Disposition** Disposition refers to the sale, lease, and donation of real property. CDBG funds may be used to pay the costs associated with the disposition of real property acquired with CDBG funds through sale, lease, donation, or other means, including its disposition at less than fair market value if the property will be used to meet a national objective of the CDBG program. • Disposition costs may include: • Preparation of legal documents; • Surveys; • Marketing;

		• Financial services; • The transfer of taxes; • Other costs involved in the transfer of ownership; and Reasonable costs of temporarily managing property with CDBG funds or acquired under urban renewal until final disposition is made. Costs of long-term management of properties for which there are no plans for disposition in the near future are not CDBG- eligible. **Clearance** Clearance activities are usually related to demolishing unsafe structures or preparing a site for development.

2	**Goal Name**	Public Facilities and Improvements
	Goal Description	The City of Caldwell may use CDBG funds to undertake a variety of public facilities and public improvement projects. In general, public facilities and public improvements are interpreted to include all facilities and improvements that are publicly owned, or that are owned by a nonprofit and open to the general public. The acquisition, construction, reconstruction, rehabilitation, or installation of public facilities and improvements are eligible activities under CDBG and can be carried out by the City of Caldwell, a subrecipient, or other nonprofit. Eligible types of facilities and improvements may include but are not limited to: • Infrastructure improvements (construction or installation) including, but not limited to streets, curbs, and water and sewer lines; • Neighborhood facilities including, but not limited to public schools, libraries, recreational facilities, parks, playgrounds; and • Facilities for persons with special needs such as facilities for the homeless or domestic violence shelters, nursing homes, or group homes for the disabled. Eligible costs associated with eligible activities may include: • Energy efficiency improvements; • Handicapped accessibility improvements (including improvements to buildings used for the general conduct of government); and • Architectural design features and other treatments aimed at improving aesthetic quality (e.g., sculptures, fountains). • If the assisted facility is owned by a nonprofit, the CDBG regulations stipulate that the facility must be open to the public during normal working hours. The City plans for spend $1,042,027 toward public facilities and improvements costs during the 2026-2030 Consolidated Plan. The City will spend $208,405 on public facilities and improvements in the 2026-27 year.

3	**Goal Name**	Public Services
	Goal Description	Public services can strengthen communities by addressing the needs of specific populations and by supporting economic development. Public services are an integral part of a comprehensive community development strategy. They can address a range of individual needs and increase CDBG dollars' impact by complementing other activities. Projects may include, but are not limited to: • Employment services (e.g., job training) • Crime prevention and public safety • Child care • Health services • Substance abuse services (e.g., counseling and treatment • Fair housing counseling • Education programs • Energy conservation • Services for senior citizens • Services for homeless persons • Welfare services (excluding income payments) • Recreational services The City of Caldwell may allocate up to 15% of CDBG funds to public services programs that provide supportive services to low- to moderate-income persons or prevent homelessness. The City anticipates receiving $2,572,905 in CDBG entitlement grand funding during the course of the 2026-2030 Consolidated Plan period ($514,581 x 5 years). The City anticipates spending $385,936 (15%) during the Consolidated Plan period, and $77,187 (15%) towards public service projects in FY26.

4	**Goal Name**	Housing
	Goal Description	The City of Caldwell is committed to improving and expanding access to safe and affordable housing for low- and moderate-income (LMI) residents. Affordable and safe housing helps to provide financial stability, reduces the chances of a person becoming homeless, and promotes housing sustainability. The City currently has a successful down payment assistance program and emergency rehabilitation program, and emergency rehabilitation program. Caldwell's projects to improve housing sustainability may include, but are not limited to: • Homeownership Assistance • Rehabilitation (single-unit residential and/or multi-family residential) • Energy efficiency improvements • Acquisition • The administrative cost for rehabilitation activities • Lead-based paint testing/abatement • Housing counseling The City plans for spend $169,812 toward housing costs during the 2026-2030 Consolidated Plan period. The City has projects for FY 2026 for $33,962.

5	**Goal Name**	General Administration
	Goal Description	Administering federal funds and ensuring compliance is a critical part of utilizing federal resources. The City of Caldwell is committed to using CDBG entitlement funding for administration to help to continue growing a community development program that is efficient, effective, and resourceful. Caldwell may have administration projects that include, but are not limited to: • General management, oversight, and coordination • Providing local officials and citizens with information about the CDBG program • Preparing budgets and schedules • Preparing reports and other HUD-required documents • Program planning • Public Information • Monitoring program activities • Fair Housing activities • Indirect costs • Submission of applications for Federal programs The City of Caldwell may allocate up to 20% of CDBG funds towards eligible program administration costs. The City anticipates receiving $2,572,905 in CDBG entitlement grand funding during the course of the 2026-2030 Consolidated Plan period ($514,581 x 5 years). The City anticipates spending $452,831 (17.6%) during the Consolidated Plan period, and no more than $90,566 (17.6%) in FY 2026 on admin costs.

Projects

AP-35 Projects – 91.220(d)

Introduction

The City of Caldwell is focused on projects that help to reduce poverty and improve the lives of low- to moderate-income residents.

The 2026 Annual Action Plan will help achieve the following goal outcome indicators (GOI);

- Acquisition and Disposition: 5 rental units constructed
- Public Facilities and Improvements: 1,172 persons assisted
- Public Services: 40 persons assisted
- Housing: 1 homeowner units rehabilitated and 1 households homebuyer assistance recipients

The City does not anticipate undertaking any projects utilizing the national objectives of slum/blight or urgent need. All of the projects in FY2026 are designed to help meet the needs of low- and moderate-income residents in Caldwell.

Administrative Costs

Calwell's FY2026 CDBG grant amount is $514,581. The City may not spend more than 20% of this amount on eligible program administrative costs. The City will spend no more than $90,566 (17.6%) in FY 2026 on admin costs. Administering federal funds and ensuring compliance is a critical part of utilizing federal resources. The City of Caldwell is committed to using CDBG entitlement funding for administration to help to continue growing a community development program that is efficient, effective, and resourceful.

Public Services

The City of Caldwell may allocate up to 15% of CDBG funds to public services programs that provide supportive services to low- to moderate-income persons or prevent homelessness. The City received $514,581 in CDBG entitlement funding in FY 2026. The City plans to spend $77,187 (15%) towards public service projects. The City will spend $51,458 toward "2026 Subsistence

Payments" and $25,729 towards "2026 Senior Services."

Projects

#	Project Name

Table 55 – Project Information

#	Project Name
1	2026 Administration and Planning
2	2026 Public Facility Improvements
3	2026 Infrastructure Improvements
4	2026 Subsistence Payments
5	2026 Senior Services
6	2026 LMI Housing Development
7	2026 Direct Financial Assistance to Homebuyers
8	2026 Homeowner Housing Rehabilitated

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

The projects for FY2026 were chosen based upon feedback from the community, stakeholders, and City staff. They further the City's commitment to increase to focus HUD Community Development and Block Grant (CDBG) funding on assisting low- to moderate-income residents.

AP-38 Project Summary

Project Summary Information

Project Name	Target Area	Goals Supported	Needs Addressed	Funding	Description	Target Date	Estimate the number and type of families that will benefit from the proposed activities	Location Description	Planned Activities
<TYPE=[pivot_table] REPORT_GUID=[54A4ED67473EDAEE248792836A1D83B0]>									

1	**Project Name**	2026 Administration and Planning
	Target Area	City of Caldwell
	Goals Supported	General Administration
	Needs Addressed	Provide Decent Housing Create a Suitable Living Environment Expand Opportunities for LMI Persons
	Funding	CDBG: $90,566
	Description	General and administration of the HUD CDBG entitlement funds.
	Target Date	9/30/2027

	Estimate the number and type of families that will benefit from the proposed activities	All residents in Caldwell benefit from activities from CDBG activities that help low- and moderate-income residents.
	Location Description	Citywide
	Planned Activities	Administering federal funds and ensuring compliance is a critical part of utilizing federal resources. The City of Caldwell is committed to using CDBG entitlement funding for administration to help to continue growing a community development program that is efficient, effective, and resourceful. Caldwell may have administration projects that include, but are not limited to: • General management, oversight, and coordination • Providing local officials and citizens with information about the CDBG program • Preparing budgets and schedules • Preparing reports and other HUD-required documents • Program planning • Public Information • Monitoring program activities • Fair Housing activities • Indirect costs • Submission of applications for Federal programs Calwell's FY2026 CDBG grant amount is $514,581. The City may not spend more than 20% of this amount on eligible program administrative costs. The City will spend no more than $90,566 (17.6%) in FY 2026 on admin costs.
2	**Project Name**	2026 Public Facility Improvements
	Target Area	City of Caldwell/Urban Renewal Area

	Goals Supported	Public Facilities and Improvements
	Needs Addressed	Create a Suitable Living Environment Expand Opportunities for LMI Persons
	Funding	CDBG: $43,254
	Description	The City of Caldwell is committed to helping that all residents have access to City government offices and services.
	Target Date	9/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	The City estimates that 366 persons will be assisted with this project who have mobility challenges and will benefit from the ADA upgrades.
	Location Description	Caldwell City Hall
	Planned Activities	ADA Upgrades public facilities to increase access for residents with disabilities
3	**Project Name**	2026 Infrastructure Improvements
	Target Area	City of Caldwell/Urban Renewal Area
	Goals Supported	Public Facilities and Improvements
	Needs Addressed	Create a Suitable Living Environment
	Funding	CDBG: $165,151
	Description	Public Improvements could include bike/pedestrian pathways and sidewalk or street improvements
	Target Date	9/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	The City estimates that 806 persons will benefit from this project.
	Location Description	City of Caldwell

	Planned Activities	Projects may include bike/ped pathways and street or sidewalk repairs for better ADA access. Other eligible infrastructure improvements may be undertaken, funding permitted.
4	**Project Name**	2026 Subsistence Payments
	Target Area	City of Caldwell
	Goals Supported	Public Services
	Needs Addressed	Create a Suitable Living Environment
	Funding	CDBG: $51,458
	Description	Temporary Rent/Utility Payments to assist Caldwell residents maintain or secure permanent housing.
	Target Date	9/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	The City estimates that 26 people will be assisted with this project.
	Location Description	Citywide rent and utility assistance.
	Planned Activities	Temporary assistance for households experiencing the threat of homelessness or in need of temporary assistance to secure safe suitable housing. Up to three months of assistance may be provided. The City of Caldwell may allocate up to 15% of CDBG funds toward public services programs that provide supportive services to low- to moderate-income persons or prevent homelessness. The City received $514,581 in CDBG entitlement funding in FY 2026. The City plans to spend $77,187 (15%) in FY 2026 for public service projects. The City will spend $51,458 toward "2026 Subsistence Payments" and $25,729 towards "2026 Senior Services."
5	**Project Name**	2026 Senior Services
	Target Area	City of Caldwell

	Goals Supported	Public Services
	Needs Addressed	Create a Suitable Living Environment
	Funding	CDBG: $25,729
	Description	Services or ADA improvements at the senior center.
	Target Date	9/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	The City estimates that 14 seniors will benefit from this project.
	Location Description	Citywide seniors will be eligible for meal assistance and other services at the Caldwell Senior Center.
	Planned Activities	Services or ADA improvements at the senior center. The City of Caldwell may allocate up to 15% of CDBG funds to public services programs that provide supportive services to low- to moderate-income persons or prevent homelessness. The City received $514,581 in CDBG entitlement funding in FY 2026. The City plans to spend $77,187 (15%) in FY 2026 for public service projects. The City will spend $51,458 toward "2026 Subsistence Payments" and $25,729 towards "2026 Senior Services."
6	**Project Name**	2026 LMI Housing Development
	Target Area	City of Caldwell
	Goals Supported	Acquisition and Disposition
	Needs Addressed	Provide Decent Housing Create a Suitable Living Environment
	Funding	CDBG: $104,460
	Description	The City is committed to increasing the number of rental housing units available to low- to moderate-income residents.
	Target Date	9/30/2027

	Estimate the number and type of families that will benefit from the proposed activities	The City estimates that 5 rental housing units will be constructed.
	Location Description	City of Caldwell
	Planned Activities	Property Acquisition for LMI Housing Development
7	**Project Name**	2026 Direct Financial Assistance to Homebuyers
	Target Area	City of Caldwell
	Goals Supported	Housing
	Needs Addressed	Provide Decent Housing Create a Suitable Living Environment
	Funding	CDBG: $20,345
	Description	Homebuyer Assistance to help LMI homebuyers in Caldwell realize the dream of homeownership.
	Target Date	9/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	The City estimates that 1 LMI households will be assisted with homebuyer assistance.
	Location Description	
	Planned Activities	The City will assist LMI residents in purchasing a home.
8	**Project Name**	2026 Homeowner Housing Rehabilitated
	Target Area	City of Caldwell/Urban Renewal Area
	Goals Supported	Housing
	Needs Addressed	Provide Decent Housing Create a Suitable Living Environment

	Funding	CDBG: $13,618
	Description	Rehab for low-income Caldwell residents. May include water/sewer lines, roof repair or replacement, HVAC system, and other eligible repairs.
	Target Date	9/30/2027
	Estimate the number and type of families that will benefit from the proposed activities	The City estimates assisting 1 LMI family with homeowner housing rehab.
	Location Description	Citywide
	Planned Activities	Small, emergency rehab program for low-income Caldwell residents. Primarily for water/sewer, roof and HVAC system repairs and replacement.

AP-50 Geographic Distribution – 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

Geographic Distribution

Target Area	Percentage of Funds
Urban Renewal Area	25%
Citywide	75%

Table 56 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

While the City will continue to support low-moderate income households and persons citywide, Caldwell will focus on the northern part of the City, which is designated R/ECAPS by HUD and an Urban Renewal Area by the Caldwell City Council. Additionally, proposed housing projects are reviewed for neighborhood standards, including low-income and racial considerations, access to transportation, services, and environmental concerns.

Discussion

The projects listed in the 2026 Action Plan will benefit low- and moderate-income residents throughout the City of Caldwell, with some focus on the Urban Renewal Area/R/CAP area.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

The availability of decent, safe, and sanitary affordable housing is one of the pressing needs in Caldwell, along with the constant challenge associated with an elevated housing cost burden.

The 2026 action plan will take specific steps to help LMI residents gain access to affordable housing and to prevent homelessness.

The City will support:

- development of new housing for LMI residents including homeownership and rental opportunities
- homeowner assistance programs aimed at LMI residents

The City is working with area developers, non-profits, and IHFA to help support the use of low-income housing tax credits (LIHTC).

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	7
Special-Needs	0
Total	7

Table 57 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	6
Rehab of Existing Units	1
Acquisition of Existing Units	0
Total	7

Table 58 - One Year Goals for Affordable Housing by Support Type

Discussion

The 2026 Annual Action Plan will help achieve the following goal outcome indicators (GOI);

- Acquisition and Disposition: 5 rental units constructed, 1 homeowner unit constructed
- Public Facilities and Improvements: 1,172 persons assisted
- Public Services: 40 persons assisted
- Housing: 1 homeowner unit rehabilitated

AP-60 Public Housing – 91.220(h)

Introduction

Actions planned during the next year to address the needs to public housing

In 2025, Farmway Village, managed by the Caldwell Housing Authority and home to 1,000 residents, mostly farmworkers, was annexed to the City. The Housing Authority plans to add 72 apartment units and 220 RV spots in the coming years.

Southwestern Idaho Cooperative Housing Authority (SICHA) provides rental assistance to qualified low-income families in Adams, Boise, Canyon, Elmore, Gem, Owyhee, Payette, Washington and Valley counties in Southwest Idaho. SICHA will continue to provide housing choice vouchers to Caldwell residents; currently 356 residents receive these vouchers.

SICHA strives to maintain high-quality management and operations of its housing programs and units. SICHA uses various HUD devised manuals in implementing its management and maintenance policies including Admissions and Continued Occupancy Handbook, PH Maintenance Plan Document, FSS Action Plan, Public Housing Assessment System Manual, Section 8 Administrative Plan, Housing Inspection Manual, Section 8 and Voucher Program Master Book, and HUD Handbook 7420.7.

Actions to encourage public housing residents to become more involved in management and participate in homeownership

The City Housing Authority has begun a program to raise awareness and educate residents on the path to home ownership. CHA recently held a Housing Challenge in which a 1950s home was renovated; the new home appraised at $340,000, but the challenge "winner" would be able to purchase it for $172,000.

Approximately 1,000 people were interested. After the various requirements of low-moderate income; five years of employment in Caldwell; connections to the community through service clubs, volunteering, or coaching; and then filing the paperwork; providing three years of tax returns; qualifying for a mortgage; and having $10,000 for closing costs, only three people remained, and one purchased the home.

The Housing Authority has encouraged other developers to offer a similar "challenge" with one

of the homes in their new development.

Housing Choice Voucher Homeownership Option

The Housing Choice Voucher Homeownership Option (HCVHO) is a Southwestern Idaho Cooperative Housing Authority program designed to promote and support homeownership. Qualifying families must be currently receiving Section 8 rental assistance in Canyon, Gem, or Elmore Counties to use their HCV toward the purchase of a home. Families' mortgage payment will be subsidized rather than their rent. The HCVHO program is administered locally by SICHA, who receives federal funds from the Department of Housing and Urban Development (HUD) to administer the HCVHO program.

- Disabled and/or Elderly Families must meet a minimum income standard equal to the monthly Federal SSI benefit for an individual living alone multiplied by twelve. ($674.00 x 12 = $8,088.00)
- All Other Families must have a total annual income of not less than the Federal minimum hourly wage (presently $7.25) multiplied by 2000 hrs. ($7.25 x 2000 = $14,500)

SICHA's Resident Advisory Board offers guidance and assistance in helping to strengthen their communities.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

N/A

Discussion

SICHA and CHA work to provide households of low- and moderate-incomes opportunities to access safe, decent, and affordable housing.

AP-65 Homeless and Other Special Needs Activities – 91.220(i)

Introduction

The City is not eligible as a recipient of other HUD funds, including HOME, ESG, or HOPWA. Idaho Housing and Finance (IHFA) is the agency designated by the State to administer these funds to communities in Idaho not eligible to receive direct funding. The Continuum of Care plan funds are distributed through IHFA with input from regional coalitions. The City of Caldwell participates as a member of the Region III Housing Coalition. While the City does not receive these funds, agencies within the City may apply for these funds.

IHFA administers the HUD Emergency Shelter and Supporting Housing Grant funds that benefit area homeless individuals and providers.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

A Coordinated Entry system is utilized to reach out to homeless individuals and assess their eligibility for CoC-funded assistance. The Access Point is run by CATCH, located in Nampa, and accessible by phone or in-person. The agency helps connect people to resources and shelter, including that offered by CATCH.

The City will continue to coordinate with its CoC partners to reach out to homeless people, assess their needs, and connect them to appropriate services and shelter. Both the City and local agency partners provide emergency financial assistance to help households at risk of homelessness to stay in their homes. Additionally, the City will help support Rapid Rehousing projects that help transition persons experiencing homelessness to permanent housing.

Addressing the emergency shelter and transitional housing needs of homeless persons

As stated above, the City and its agency partners will continue to provide emergency financial assistance to people at risk of becoming homeless, and the City will also support Rapid Rehousing projects that can assist homeless people in transitioning to permanent housing.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to

permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

Jesse Tree works with people who are at risk of becoming homeless, including people who were recently homeless, from becoming homeless again through emergency rent assistance and case management services to help stabilize families through information regarding budgeting, financial literacy, and resource navigation.

In the county, Permanent Supportive Housing for veterans is available to assist veterans in finding safe, decent housing.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

St. Vincent de Paul offers a reentry program for people who were formerly incarcerated. One official who supports people at risk of homelessness noted that it can be very difficult for people leaving corrections programs to get permanent housing, as applications often ask about criminal history. Additionally, formerly incarcerated people may be unable to leave the county, but there is no shelter in Caldwell for men, and so they may end up living in the streets, which can violate the terms of their parole. People leaving incarceration need supports to help them stabilize and get a job.

Located directly across from the city jail, the Caldwell Salvation Army occasionally receives visits from recently-incarcerated people looking for a place to stay. The Salvation Army can offer them clothing and use of their phone to try to contact family. They also try to connect former prisoners with the Prison Fellowship program, which offers reentry support and assistance to families.

Discussion

Homeless agency partners report increased numbers of homeless people in all categories, including seniors and unaccompanied youth. There are currently no programs that offer supports specifically to unaccompanied young people.

AP-75 Barriers to affordable housing – 91.220(j)

Introduction:

As part of its requirements as a CDBG Entitlement jurisdiction, the City of Caldwell is committed to affirmatively furthering fair housing choices for all citizens. In April, 2025, the Caldwell City Council passed Resolution 123-25, *"Restating that discrimination in the sale, rental, leasing, financing or housing or land to be used for construction of housing or in the provision of brokerage services because of race, color, religion, sex, or national origin is prohibited by Title VIII of the 1968 Civil Rights Act (Fair Housing Law.)*

The City publicized the resolution in order to "encourage owners of real estate, developers, and builders to become aware of their respective responsibilities and rights under the Federal Fair Housing Law and amendments and any applicable state or local laws or ordinances."

To help further that end, the City conducted a 2026-2030 Analysis of Impediments to Fair Housing and found the potential impediments to Fair Housing Choice:

1. High Cost of Housing
2. Lack of Awareness of Fair Housing Laws and Reporting
3. Challenges for People with Disabilities
4. Need for Builder Education
5. Lack of County Eviction Court Options
6. State Laws Regarding Homelessness

While Items 1, 5, and 6 affect housing affordability and accessibility within Caldwell, the City does not have the power to unilaterally change those conditions, but might work with other governmental units to address issues 5 and 6.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

City officials note that Caldwell's unprecedented population growth of 22% in the last five years has "shocked" the community. Residents do not want more apartments and traffic in the city. Public sentiment has divided the City Council on how to address growth.

The City recognizes an opportunity to address the vocal community opposition to multifamily housing and increased density zoning by educating the public and decisionmakers on the opportunities such policies can provide. One City official, who has experienced community opposition in the previous jurisdictions in which she worked, noted that Caldwell was the first place that she heard residents suggest that if a particular development is built, "people will die"

because of the new residents.

The City's updated Comprehensive Plan, completed in April 2025, received the Outstanding Plan Award from the American Planning Association (APA) Idaho chapter in October 2025. The Plan increases density in the downtown area, in part to make the provision of utilities more economically feasible. The new opportunities to increase density can help lower the cost of housing.

Additionally, the City continues to work to make housing more Affordable through the purchase and disposition of land to help reduce developer costs; supports developers seeking state LIHTC funding; and assisting low-and moderate-income homebuyers with financial assistance, as well as offering emergency and critical repairs to low- and moderate-income households.

Other City initiatives can help reduce the cost of housing development and other neighborhood improvements. The City has developed Urban Renewal Zones, site-specific areas where developers can bring in lower-cost housing and the City pays for public infrastructure.

Discussion:

Additionally, the City has the opportunity to build on its Fair Housing educational efforts to inform residents, owners of housing, realtors, developers, and others of the advantages of fair housing choice for all residents. Additionally, it can help realtors, builders, and developers to understand the need for reasonable accommodations or modifications to homes for people with disabilities.

AP-85 Other Actions – 91.220(k)

Introduction:

Caldwell and its community partners continue to seek public policy solutions to the challenges related to underserved needs in the City. Many of the actions are intertwined in their support of housing, reducing homelessness, and serving special populations, particularly low- and moderate-income households.

Actions planned to address obstacles to meeting underserved needs

The City's obstacles to meeting the needs of residents, and primarily those in low-income neighborhoods, include the lack of funding and resources, lack of coordination between social service agencies, and the low levels of participation in affordable housing development from the private sector. With the CoC, and its deepening partnerships with local agencies, the City hopes to strengthen relationships, coordination, and synergies among agencies to most effectively stretch the limited resources serving residents in need.

Actions planned to foster and maintain affordable housing

The availability of decent, safe, and sanitary affordable housing is one of the pressing needs in Caldwell, along with the constant challenge associated with an elevated housing cost burden.

The 2026 action plan will take specific steps to help LMI residents gain access to affordable housing and to prevent homelessness.

The City will support:

- development of new housing for LMI residents including homeownership and rental opportunities
- homeowner assistance programs aimed at LMI residents

The City is working with area developers, non-profits, and IHFA to help support the use of low-income housing tax credits (LIHTC).

Actions planned to reduce lead-based paint hazards

The City addresses Lead-Based Paint through its Housing Rehabilitation/Critical Repairs program, in which services can include mitigation for lead. On occasion someone doing a remodel may also apply for CDBG funds to help mitigate lead-based paint issues.

While the City does not track lead-based paint hazards, it recognizes that members of the public may not be aware of the hazards of lead-based paint when doing home renovations on their own, or of the programs available to them to mitigate those hazards. Caldwell city officials plan to increase awareness of the dangers of lead-based paint and the programs available to residents to mitigate lead-based paint concerns through public outreach and education.

Actions planned to reduce the number of poverty-level families

The City's Comprehensive Plan, updated in early 2025, provides a framework of goals for improving economic development and reducing poverty.

The City's anti-poverty goals include:

- Reducing the number of Caldwell residents living in poverty during the Consolidated Plan period
- Ensuring all residents, including those in poverty, have a safe place to live, access to affordable housing options, and increased job opportunities.

Increasing the availability of living wage jobs is a large factor in reducing the poverty level.

The City will continue to utilize its CDBG-funded downpayment assistance, as well as is housing rehabilitation/critical repair programs to help people in need and to build or maintain housing value.

Actions planned to develop institutional structure

The City of Caldwell recognizes the importance of working collaboratively with other government and nonprofit agencies, and the business and faith communities to stretch resources as effectively as possible to overcome gaps in the institutional structure and service delivery system. By sharing information, advocating for issues of concern, leveraging resources, and addressing barriers to implementation, the City and its partners can most effectively meet the needs of the community. The City continues to seek ways to provide more services and support to homeless individuals and to prevent homelessness among vulnerable households.

Actions planned to enhance coordination between public and private housing and social service agencies

A coordinated approach that maximizes the talents and resources of agency providers and staff is the most effective way to utilize limited funding. Through its more frequent outreach and

communication with nonprofit agencies, City officials hope to foster a greater sense of community and support for staff working in these agencies. Strengthening these connections among agencies may also help to build synergies and efficiencies among the institutional delivery system.

Discussion:

Caldwell is fortunate to be in the area of the state with the greatest concentration of population and thus of resources. The Boise metropolitan area has a wide variety of services to help residents of low- or moderate-income households or people with special needs. However, the City itself has fewer providers in each area and thus needs to develop strategies to make the most efficient use of limited resources. As the population continues to increase, the need for services will also increase.

Program Specific Requirements

AP-90 Program Specific Requirements – 91.220(l)(1,2,4)

Introduction:

Community Development Block Grant Program (CDBG)
Reference 24 CFR 91.220(l)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan
3. The amount of surplus funds from urban renewal settlements
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan.
5. The amount of income from float-funded activities

Total Program Income

Other CDBG Requirements

1. The amount of urgent need activities

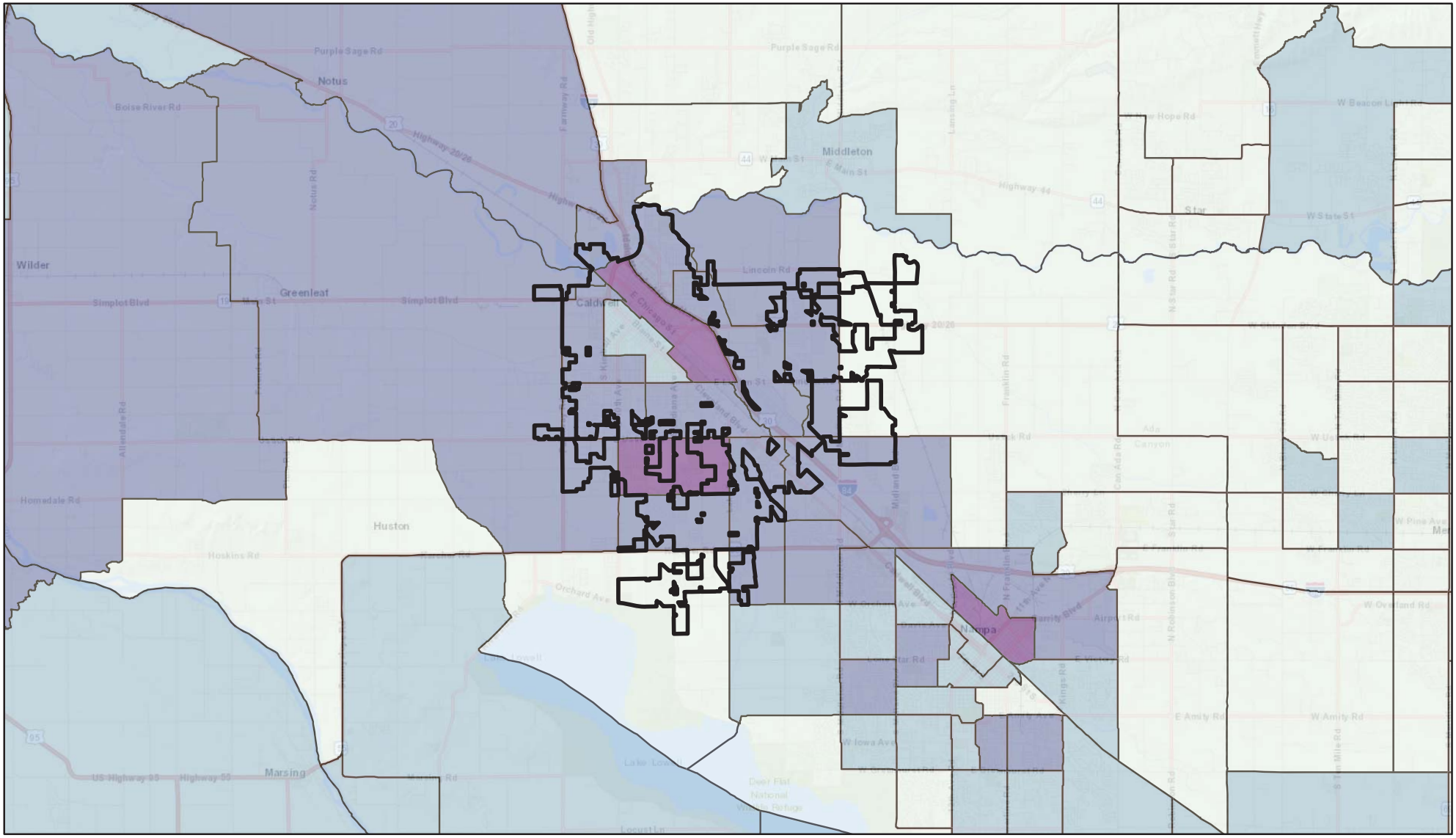
1. If applicable to a planned HOME TBRA activity, a description of the preference for persons with special needs or disabilities. (See 24 CFR 92.209(c)(2)(i) and CFR 91.220(l)(2)(vii)). *<TYPE=[text] REPORT_GUID=[A0BBB986408D8C25582AC4BE59FA99C5]>*

Appendix - Alternate/Local Data Sources

1	**Data Source Name** Idaho 2025 Point-In-Time Count Report
	List the name of the organization or individual who originated the data set. Idaho Housing and Finance Association
	Provide a brief summary of the data set. The U.S Department of Housing and Urban Development (HUD) funds local homeless assistance and prevention networks called Continuums of Care (CoC). In addition to organizing, delivering and reporting on housing and services for people who are experiencing homelessness, CoCs are required to complete a one-night point in time count of homeless persons during the last ten days in January. Idaho is divided into two CoCs: Boise City Ada County (Region Seven) and Balance of State (regions One through Six). Idaho's 21st annual Point-in-Time (PIT) count was conducted the night of January 29, 2025. The PIT counts for regions 1-6 (all counties except Ada) were conducted by Balance of State Continuum of Care (CoC) and coordinated by Idaho Housing and Finance Association (IHFA). The PIT count for region 7 was conducted by Boise City/Ada County CoC, Our Path Home, and coordinated by the City of Boise. HUD's definition of homelessness for the PIT count does not include persons who may be staying with friends or relatives, in a hotel/motel, in a treatment facility, in jail or permanent housing projects for formerly homeless persons.
	What was the purpose for developing this data set? Data set covers Region 3 area and provides a point-in-time count of persons experiencing homelessness.
	How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population? The data for Caldwell is covered in the Region 3 area. The region covers Adams, Boise, Canyon, Elmore, Gem, Owhyee, Payette, Valley, and Washington Counties
	What time period (provide the year, and optionally month, or month and day) is covered by this data set? The Point-In-Time Count took place on the night of January 29, 2025.
	What is the status of the data set (complete, in progress, or planned)? The data is from the completed and published report available at idahohousing.com/hmis/.
2	**Data Source Name** American Community Survey

	List the name of the organization or individual who originated the data set. The ACS is overseen by the US Census Bureau.
	Provide a brief summary of the data set. ACS is the annual census.
	What was the purpose for developing this data set? tracking housing units and demographics
	Provide the year (and optionally month, or month and day) for when the data was collected. 2023 ACS
	Briefly describe the methodology for the data collection. Nationwide and Local
	Describe the total population from which the sample was taken. Total US and Total Local Jurisdiction
	Describe the demographics of the respondents or characteristics of the unit of measure, and the number of respondents or units surveyed. Demographics is that of the entire US population, Metropolitan area, and Local City of Caldwell
3	**Data Source Name** 2017-2021 CHAS HUD Data
	List the name of the organization or individual who originated the data set. HUD
	Provide a brief summary of the data set. City level community housing related data that has been updated via HUD but not updated in IDIS.
	What was the purpose for developing this data set? The purpose of the data was to fill in required housing tables with the most up to date information.
	How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population? HUD CHAS Data is extensive and available at various geographic levels, City level data was used for this report.
	What time period (provide the year, and optionally month, or month and day) is covered by this data set? 2017-2021
	What is the status of the data set (complete, in progress, or planned)? Complete

CPD Maps -- Hispanic Pop - Consolidated Plan and Continuum of Care Planning Tool



February 3, 2026

Override 1

HispanicOrigin

- 0-13.22%
- 13.22-28.18%
- 28.18-47.80%
- 47.80-71.50%

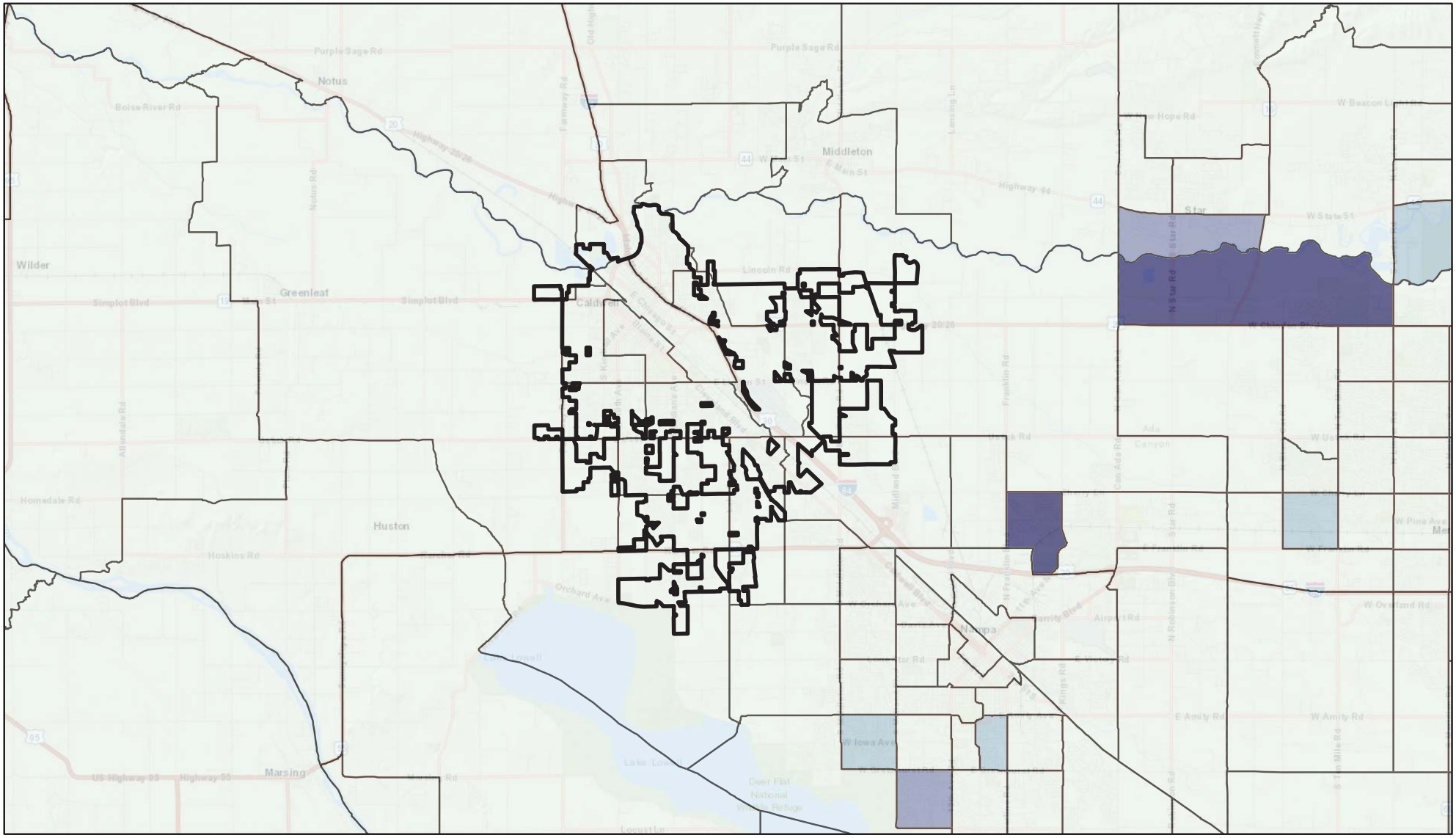
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0 1.25 2.5 5 mi

0 2 4 8 km

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

CPD Maps -- Some Other Races Pop - Consolidated Plan and Continuum of Care Planning Tool



February 3, 2026

Override 1

OtherRace

- 0-0.55%
- 0.55-1.24%
- 1.24-2.38%
- >4.35%

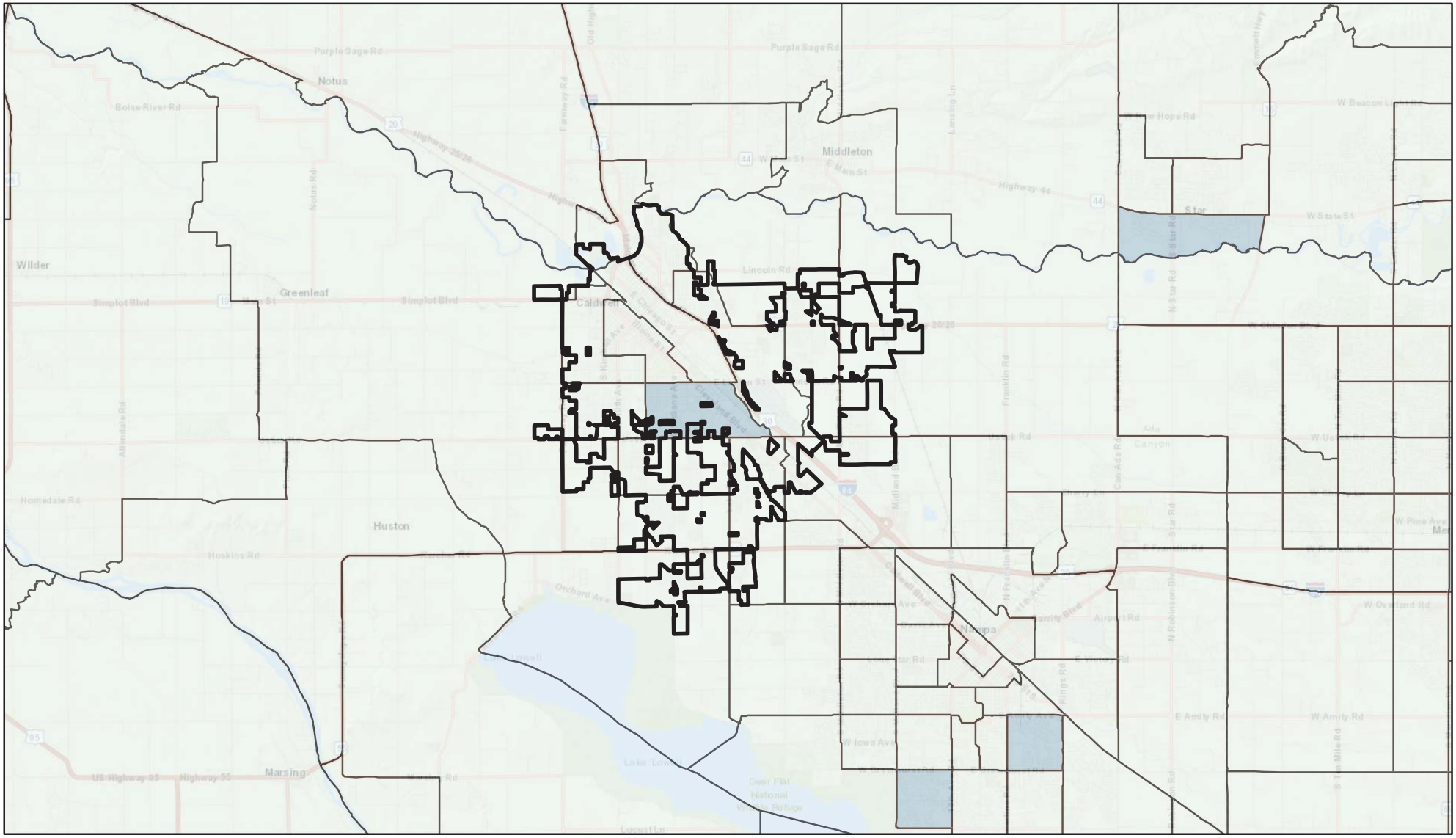
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0 1.25 2.5 5 mi

0 2 4 8 km

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

CPD Maps -- Amer Indian/Alaska Native Pop - Consolidated Plan and Continuum of Care Planning Tool



February 3, 2026

Override 1

2.48-9.78%

AmericanIndianAlaskaNativeAlone

0-2.48%

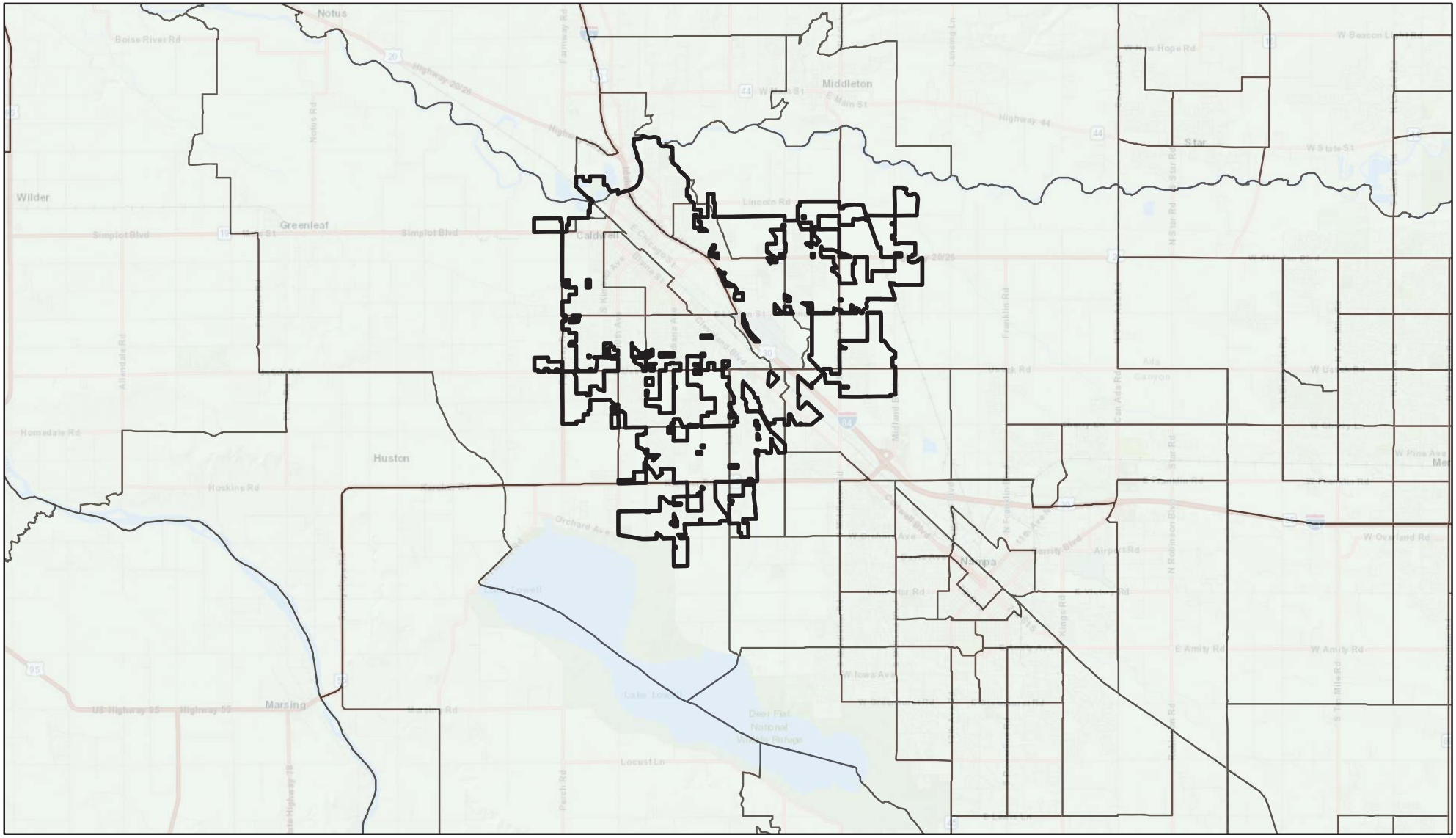
1:209,155

0 1.25 2.5 5 mi

0 2 4 8 km

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

CPD Maps -- Asian Pop - Consolidated Plan and Continuum of Care Planning Tool



February 3, 2026

Override 1

AsianAlone

0-6.93%

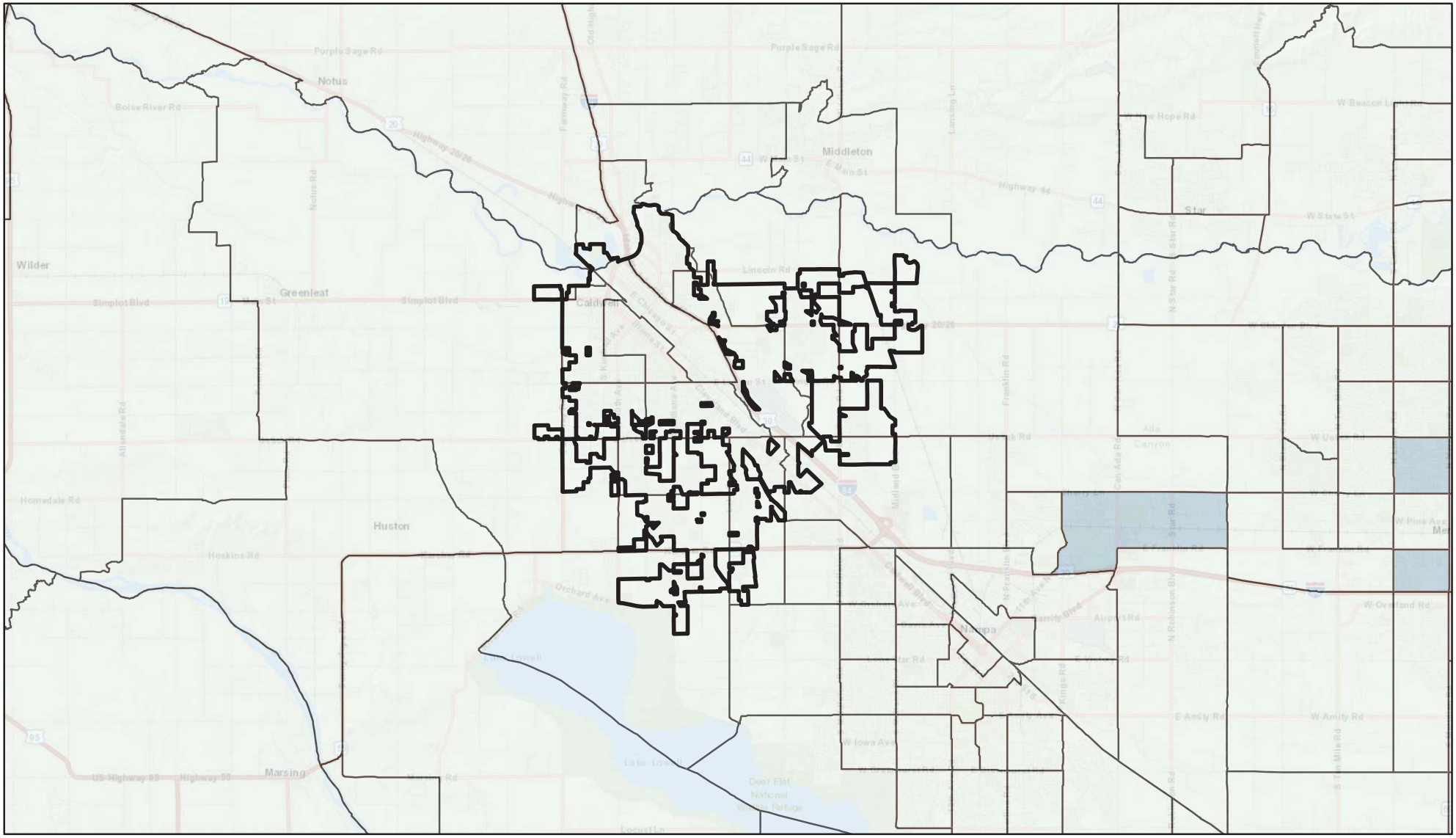
1:209,155

0 1.25 2.5 5 mi

0 2 4 8 km

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

CPD Maps -- Black or African-Am Pop, Caldwell - Consolidated Plan and Continuum of Care Planning Tool



February 3, 2026

Override 1

4.89-13.33%

BlackAfricanAmericanAlone

0-4.89%

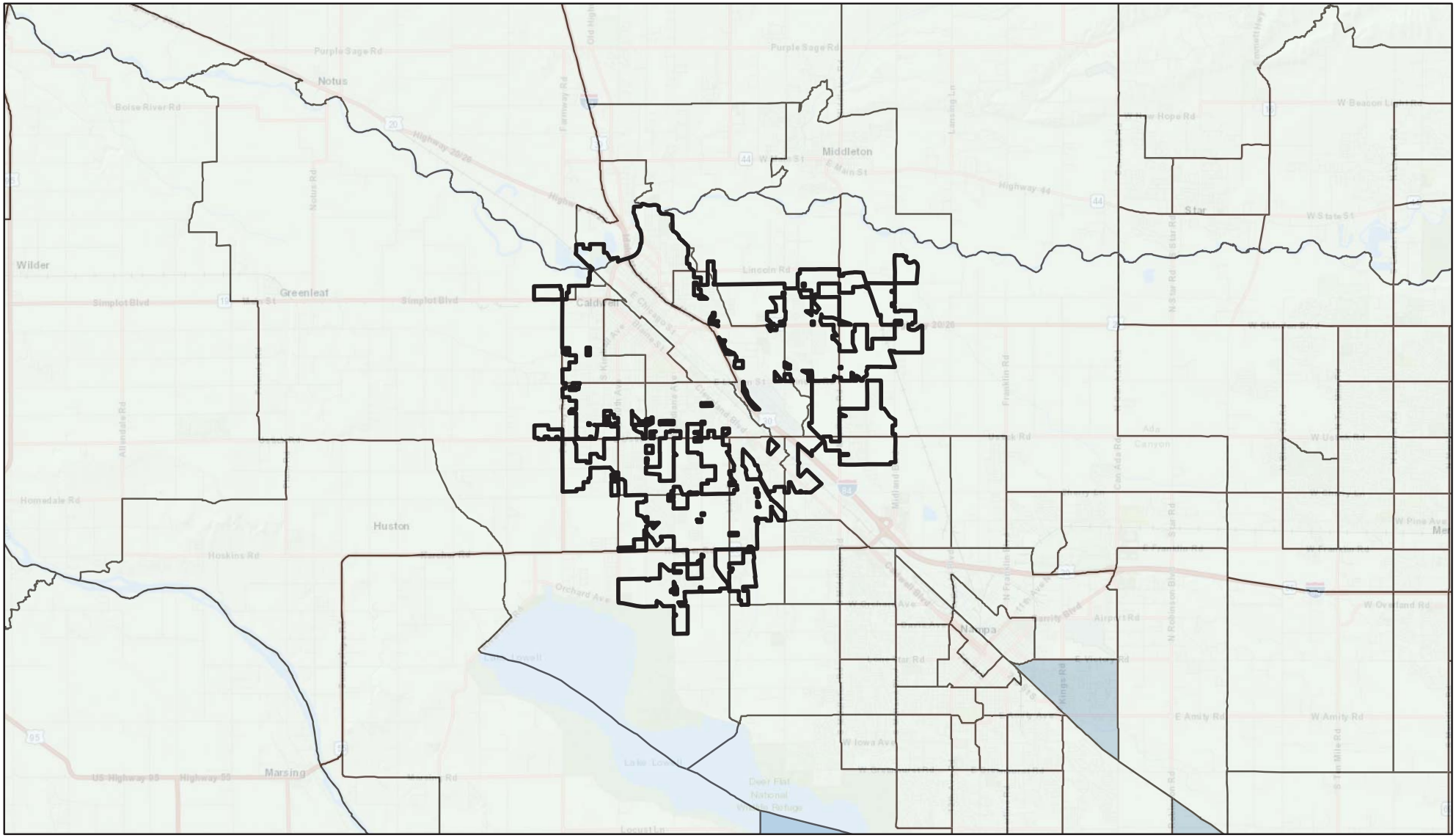
1:209,155

0 1.25 2.5 5 mi

0 2 4 8 km

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

CPD Maps -- Native Haw/Other Pacif Isl Pop - Consolidated Plan and Continuum of Care Planning Tool



February 3, 2026

Override 1

2.28-7.19%

NativeHawaiianPacificIslanderAlone

0-2.28%

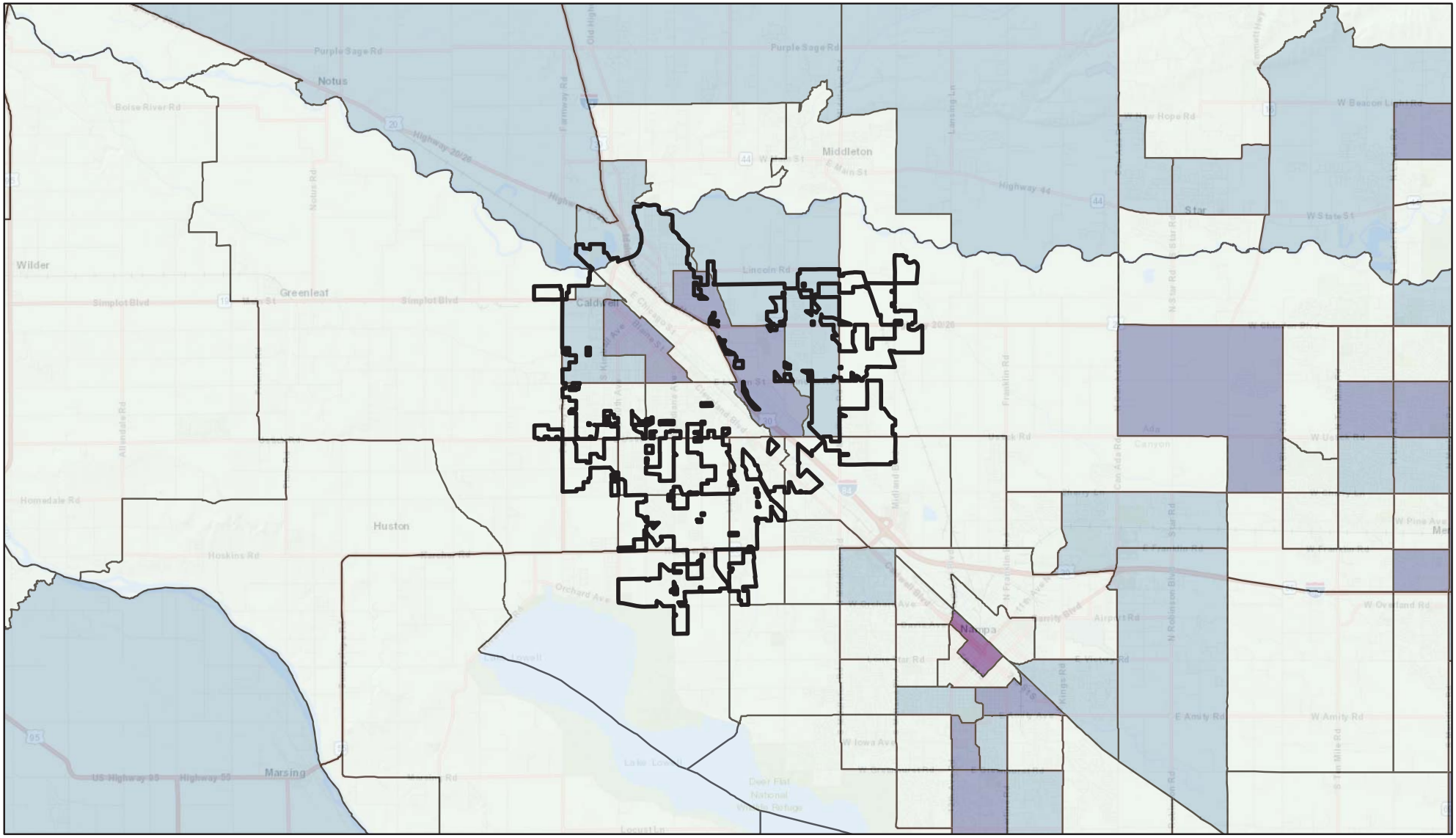
1:209,155

0 1.25 2.5 5 mi

0 2 4 8 km

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

CPD Maps -- Two or More Races Pop - Consolidated Plan and Continuum of Care Planning Tool



February 3, 2026

Override 1

TwoOrMoreRaces

0-2.64%

2.64-5.80%

5.80-12.93%

12.93-24.38%

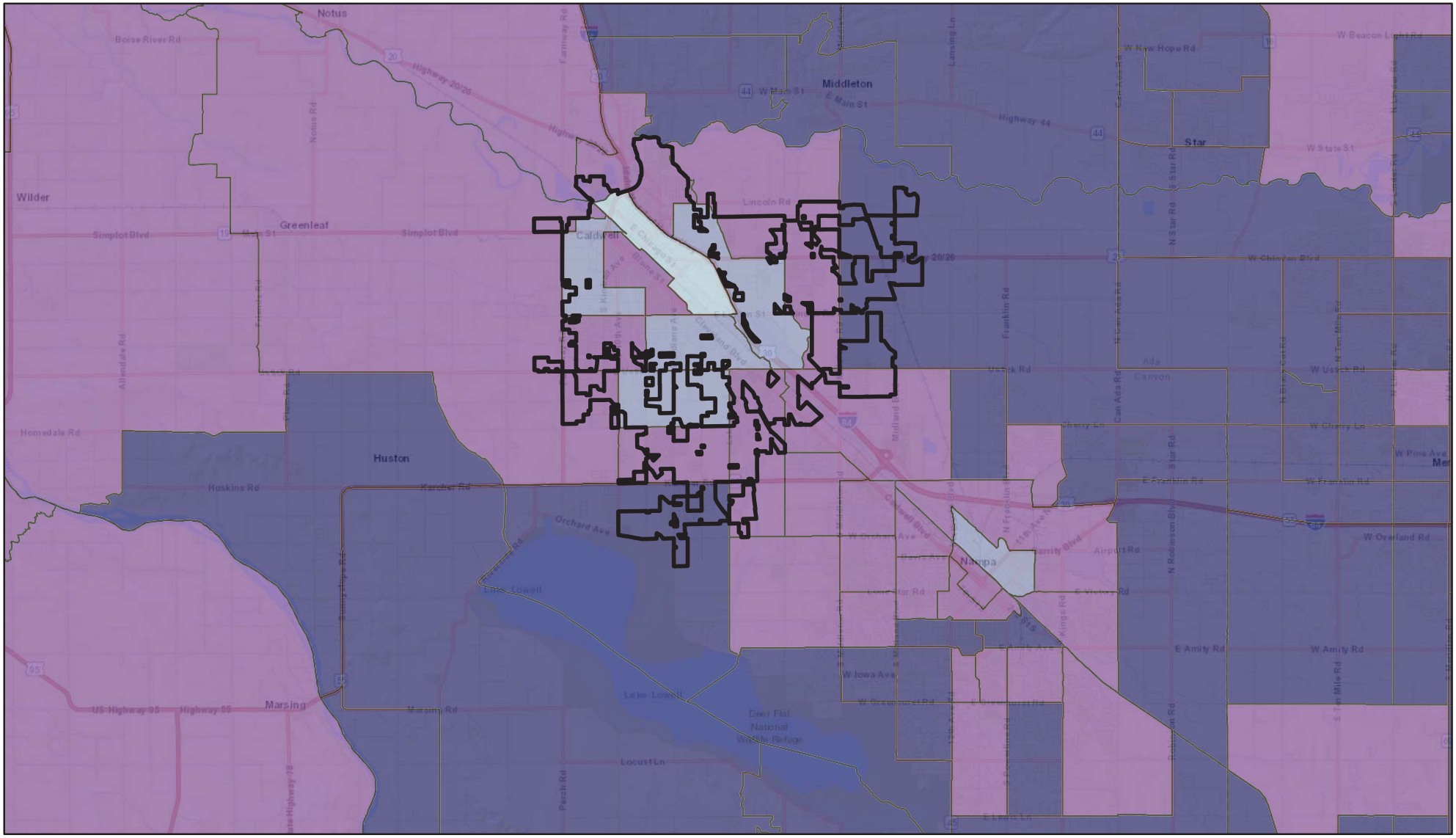
1:209,155

0 1.25 2.5 5 mi

0 2 4 8 km

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

CPD Maps -- White Pop - Consolidated Plan and Continuum of Care Planning Tool



February 3, 2026

Override 1

WhiteAlone

17.87-38.27%

38.27-58.33%

58.33-76.57%

>76.57%

1:209,155

0 1.25 2.5 5 mi

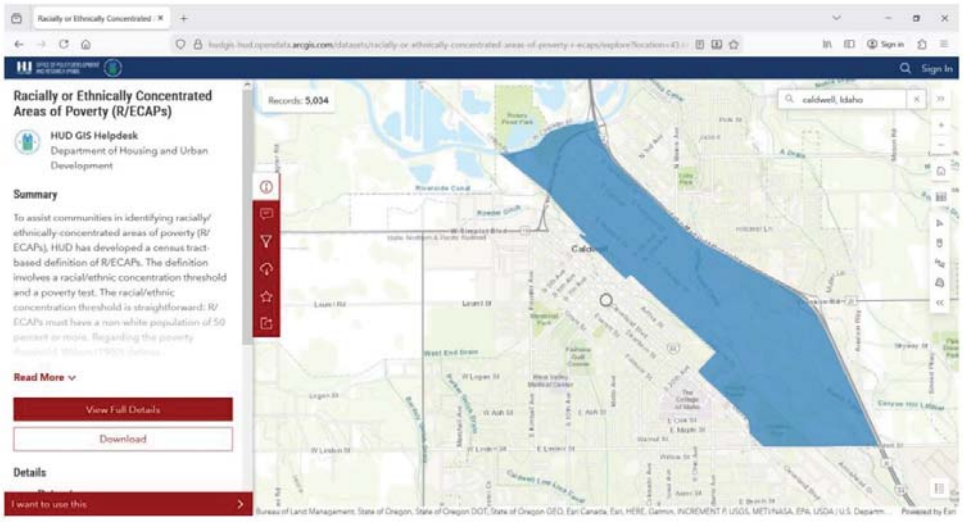
0 2 4 8 km

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

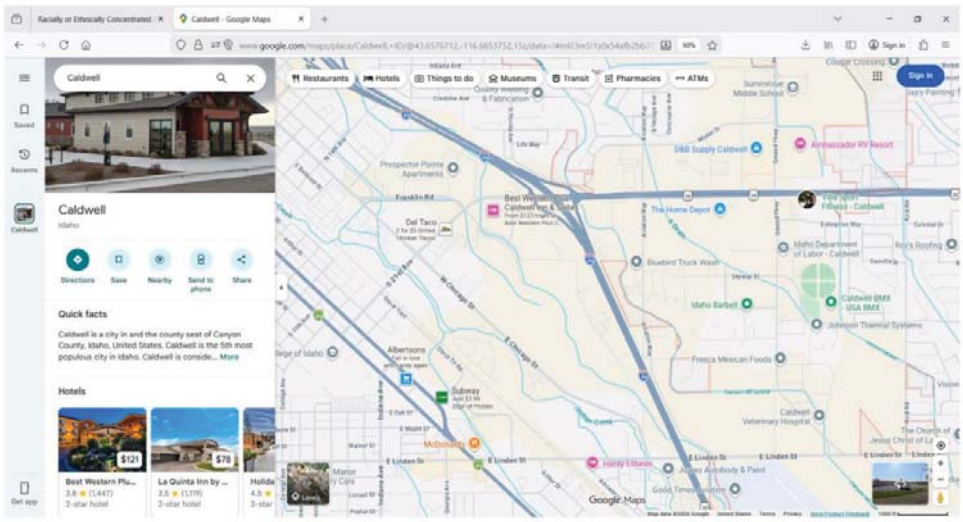
MA-50 RECAPS Map

Caldwell, ID

Racially or Ethnically Concentrated Area of Poverty

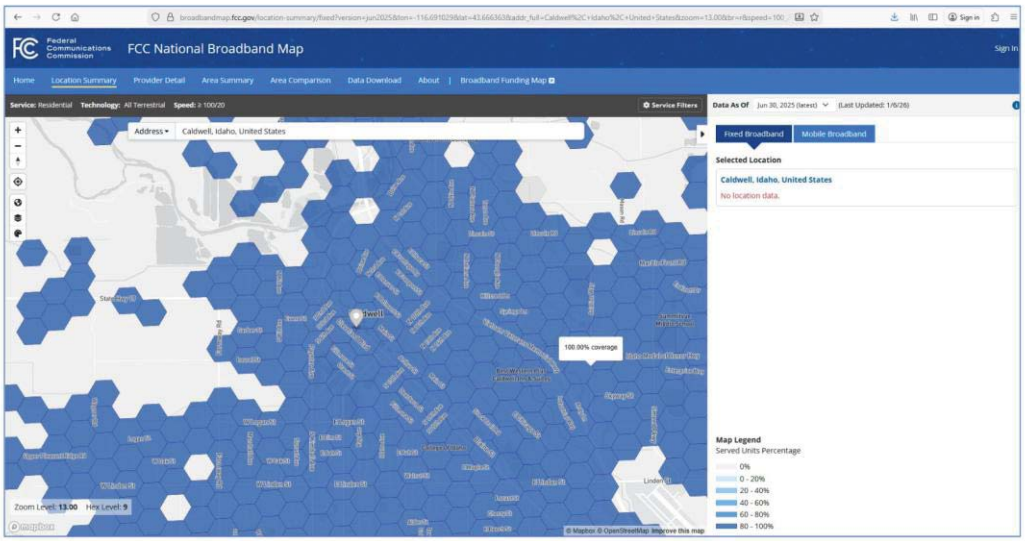


https://hudgis-hud.opendata.arcgis.com/datasets/racially-or-ethnically-concentrated-areas-of-poverty-r-ecaps/explore?location=43.663061%2C-116.687889%2C14



MA-60 Caldwell Broadband Coverage Map

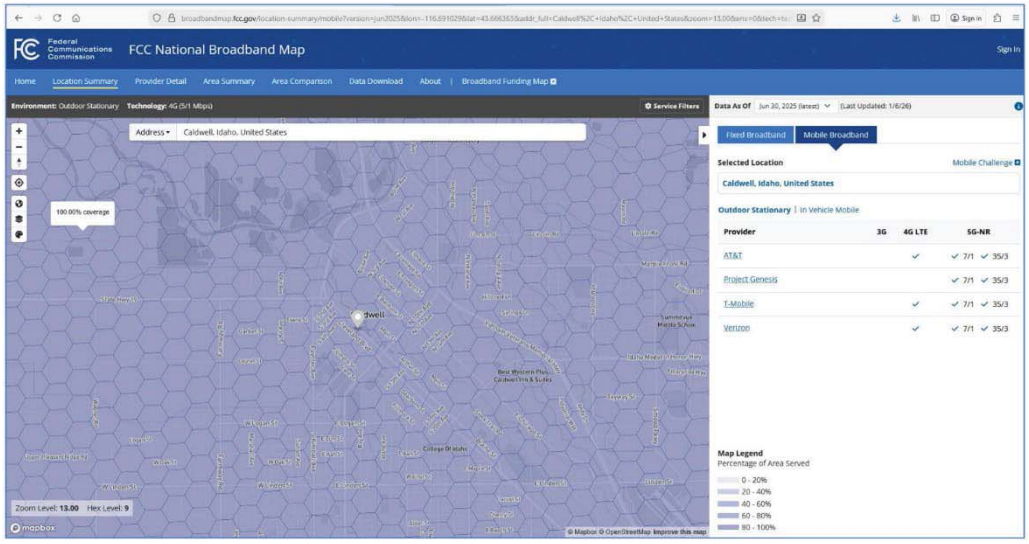
The FCC Broadband Map for Caldwell shows 100% Fixed Broadband Coverage throughout the City.



https://broadbandmap.fcc.gov/location-summary/fixed?version=jun2025&lon=-116.691029&lat=43.666363&addr_full=Caldwell%2C+Idaho%2C+United+States&zoom=14.00&br=r&speed=100_20&tech=1_2_3_6_7

MA-60 Mobile Broadband Coverage Map

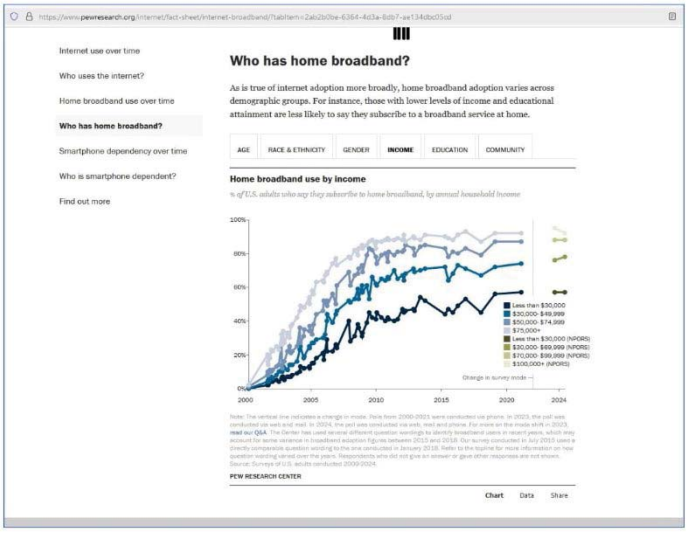
The FCC Mobile Broadband Map for Caldwell shows strong coverage throughout the City.



https://broadbandmap.fcc.gov/location-summary/mobile?version=jun2025&lon=-116.691029&lat=43.666363&addr_full=Caldwell%2C+Idaho%2C+United+States&zoom=13.00&env=0&tech=tech4g

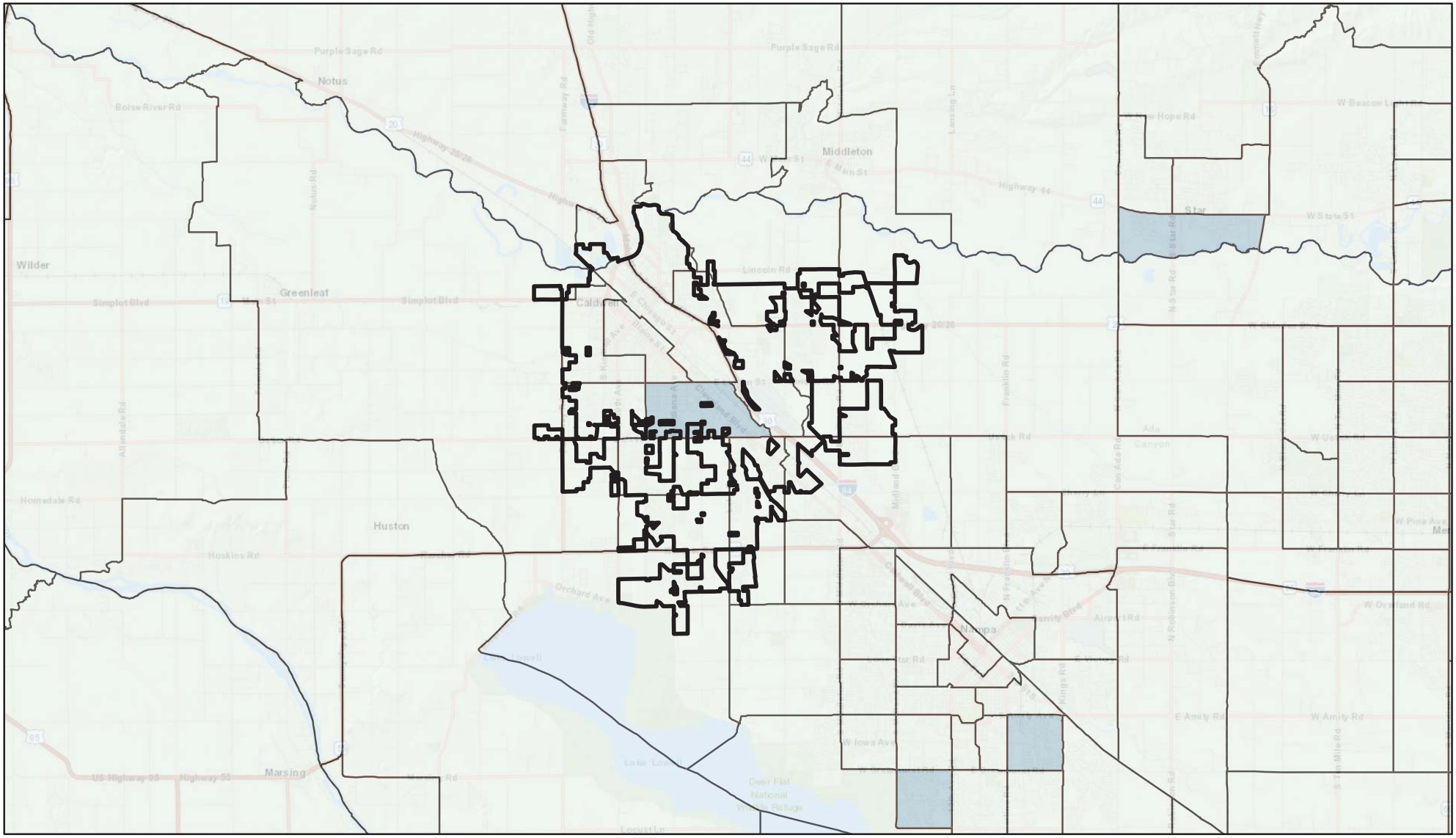
MA-60 Pew Research Study of Households with Broadband by Income Level

Pew Research Study of Households with Broadband by Income Level



Source: https://www.pewresearch.org/internet/fact-sheet/internet-broadband/?tabItem=2ab2b0be-6364-4d3a-8db7-ae134dbc05cd

CPD Maps -- Amer Indian/Alaska Native Pop - Consolidated Plan and Continuum of Care Planning Tool



February 3, 2026

Override 1

2.48-9.78%

AmericanIndianAlaskaNativeAlone

0-2.48%

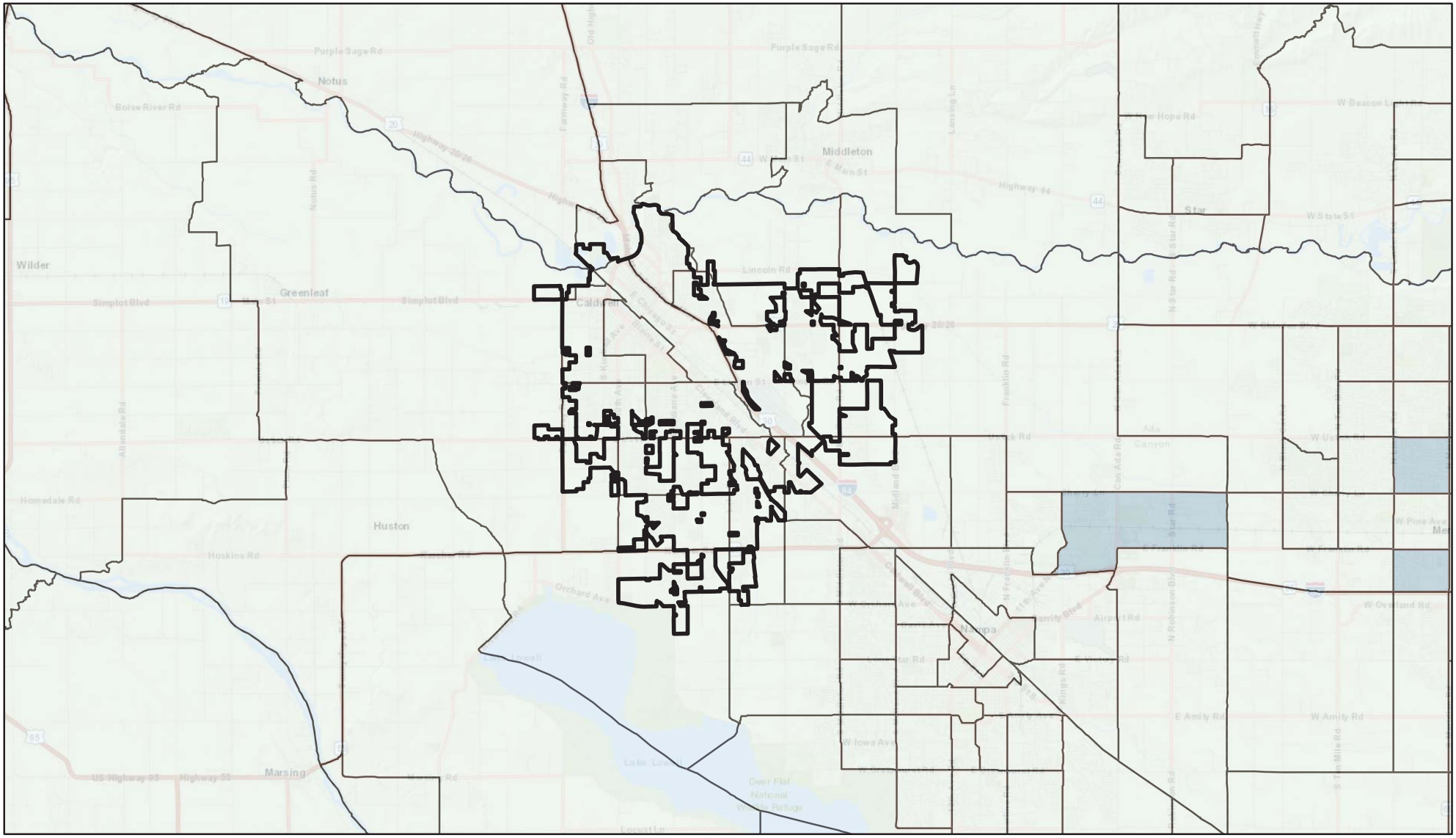
1:209,155

0 1.25 2.5 5 mi

0 2 4 8 km

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

CPD Maps -- Black or African-Am Pop, Caldwell - Consolidated Plan and Continuum of Care Planning Tool



February 3, 2026

Override 1

4.89-13.33%

BlackAfricanAmericanAlone

0-4.89%

1:209,155

0 1.25 2.5 5 mi

0 2 4 8 km

Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

Analysis of Impediments to Fair Housing Choice Study

City of Caldwell, Idaho

2026-2030

KAREN DASH CONSULTING, LLC

March 9, 2026

Table of Contents

I. Introduction 3
Who Conducted 4
Participants 4
Methodology Used 4
Potential Impediments to Fair Housing Choice 5
Conclusions 9

II. Community Profile 10
Overview of Caldwell 10
Demographics 11
Income and Poverty 19
Employment 21
Workforce Educational & Skill Profile 23
Housing Market Profile, including cost and affordability 26
Housing Condition 33

III. Public Outreach 36
Fair Housing Survey Findings 36

IV. Caldwell Fair Housing Activities and Resources 47
Caldwell's Current Fair Housing Legal Status 47
Fair Housing Information, Resources, and Education 47

V. Fair Housing Complaints/Enforcement 49

VI. Fair Lending: Home Mortgage Disclosure Act (HMDA) Analysis 55

VII. Caldwell Policies and Programs 66
Zoning and Land Use 66
Development Fees 67
Building Codes 68
Other Caldwell Policies 69
Caldwell Housing Authority Policies 71
Neighborhood Revitalization Strategy Areas (NRSA) 72
Employment-Housing- Transportation Linkage 72
Taxation 73
Other County/State Laws Affecting Caldwell 73

VIII. Conclusions 75
APPENDIX 76

I. Introduction

As part of the HUD consolidated planning process, states and entitlement communities receiving Community Development Block Grants (CDBG) must submit to HUD an Analysis of Impediments to Fair Housing Choice (AIFH).

In April, 2025, the Caldwell City Council passed Resolution 123-25, *"Restating that discrimination in the sale, rental, leasing, financing or housing or land to be used for construction of housing or in the provision of brokerage services because of race, color, religion, sex, or national origin is prohibited by Title VIII of the 1968 Civil Rights Act (Fair Housing Law.)*

The City publicized the resolution in order *to "encourage owners of real estate, developers, and builders to become aware of their respective responsibilities and rights under the Federal Fair Housing Law and amendments and any applicable state or local laws or ordinances*."[1]

Additionally, the Caldwell Housing Authority utilizes the following approach in addressing Fair Housing Choice.

"The Caldwell Housing Authority adheres to Title VI of the Civil Rights Act of 1964, Title VIII of the Fair Housing Act, Section 504 of the Rehabilitation Act of 1973, the Age Discrimination Act of 1975, and the Americans with Disability Act. In accordance with federal law, the Caldwell Housing Authority is prohibited from discriminating on the basis of race, color, national origin, age, disability, religion, sex and familial status. The Caldwell Housing Authority further embraces the diversity of our community and does not discriminate based on sexual orientation or gender identity. If you feel the housing authority has discriminated against you, please feel free to contact Idaho Legal Aid or the Idaho Human Right Commission.[2]"

As defined in The Fair Housing Planning Guide, the definitions of impediments to fair housing choice include:

- Any actions, omissions, or decisions taken because of race, color, religion, sex, disability, familial status, or national origin which restrict housing choices or the availability of housing choices
- Any actions, omissions, or decisions which have the effect of restricting housing choices or the availability of housing choices taken on the basis of race, color, religion, sex, disability, familial status, or national origin

[1] https://www.cityofcaldwell.org/files/assets/city/v/1/city-clerk/documents/title-vi/res-123-25.pdf
[2] https://chaidaho.org/occupancy-policy/

The Analysis

A. Who Conducted

The following Analysis of Impediments to Fair Housing was conducted by Caldwell, Idaho, with the assistance of an independent consultant, Karen Dash Consulting LLC[3] of Wilmington, North Carolina (hereafter "study team.") The analysis was completed within the context of preparation for the HUD Consolidated Plan submitted for the jurisdiction for the 2026-2030 reporting period.

B. Participants

In all, the opinions of over 110 community members informed the Consolidated Planning Process. In preparation of the Consolidated Plan and Analysis of Impediments to Fair Housing Choice, the City consulted with twenty two agencies through two focus groups and key stakeholder interviews. Additionally, thirty people attended our first public hearing in January, and another group will attend our June 1, 2026 final public meeting. Forty eight completed a Community Survey in English; there were no responses to a Spanish-language survey.

The jurisdiction engaged in a robust process of including citizen participation within the Consolidated Planning process. Community surveys in English and Spanish, and notices of public meetings in English and Spanish, were distributed via the City's social media, website, and community partners. A local publication provided information about the survey and public meetings as well. The appendix provides a list of agencies consulted within the development of the Consolidated Plan and the Analysis of Impediments to Fair Housing.

C. Methodology Used

This analysis is premised on the assumption that people have a right to equal treatment in their search for a place to live and the City should take an active role in the community to help make life better for its citizens. The methodology, which was conducted concurrently with development with the Consolidated Plan, is detailed below.

Review of Demographic, Income, and Employment/Workforce Data: The team conducted an extensive analysis of the demographics, income, and employment/workforce profile of the city, including a review of the geographic distribution of racial, ethnic, and income groups through detailed maps by census tract.

Housing Profile: The team analyzed the particular housing demographics and profile of Caldwell, whose population has increased by over 300% since 1990,[4] while housing prices have increased, particularly in the last five years. The team also consulted with government, housing, and real estate officials regarding their opinion of the Caldwell area housing market.

[3] https://www.karendashconsulting.com/-
[4] https://worldpopulationreview.com/us-cities/Idaho/Caldwell

Public Outreach – Fair Housing Survey

In addition to the feedback received through our interviews and focus groups/public meetings, the team also surveyed citizens regarding their experience with Fair Housing issues, as well as their awareness of Fair Housing laws and ways to seek assistance.

Evaluation of Caldwell's Current Fair Housing Legal Status/Fair Housing Informational Programs -- Resources and Education

Through research and interviews, the team analyzed the City's current legal status. The team researched and evaluated the Fair Housing resources and information offered by the City of Caldwell and regional partners.

Fair Housing Complaints/Enforcement: The team reviewed 198 Fair Housing complaints submitted to the Intermountain Fair Housing Council from 2023-2025. The team reviewed for any trends or patterns within the data.

Review of Fair Lending Data: The team conducted a rigorous analysis of the Home Mortgage Disclosure Act (HMDA) lending data for Caldwell residents available through the Consumer Financial Protection Bureau.

Review of Caldwell Policies and Programs: The study team conducted a detailed review of the city's housing policies, zoning and planning codes, laws, and regulations, including in-depth discussions with key planning, housing, and other officials. Specifically, the team researched:

- Zoning and Land Use
- Development Fees
- Building Codes
- Caldwell Policies to Increase Affordability
- Caldwell Housing Authority Policies
- Neighborhood Revitalization Strategy Areas (NRSA)
- Employment-Housing-Transportation Linkage
- Taxation
- County or State Laws Affecting Caldwell

In the last category above, we reviewed challenges presented by county and state laws. Although Caldwell in and of itself cannot change those laws, their impact has implications on Caldwell households and government policy.

D. Potential Impediments to Fair Housing Choice

The City of Caldwell seeks to ensure Fair Housing Choice is available to all residents. Some of Caldwell's policies and programs, as we discuss within our report, can serve as models for other communities in trying to meet Fair Housing goals through the development and preservation of

affordable housing.

Indeed, the City's updated Comprehensive Plan, completed in April 2025, received the Outstanding Plan Award from the American Planning Association (APA) Idaho chapter in October 2025. The Plan increases density in the downtown area, in part to make the provision of utilities more economically feasible and thus reduce the cost of housing development.

However, as with every jurisdiction, there may be opportunities for additional actions and strategies. The following potential impediments have been identified for Caldwell. More detailed discussions are included within the individual sections.

Potential Impediment to Fair Housing Choice – High Cost of Housing

Like much of the country, the City of Caldwell has seen housing prices increase significantly over the last decade, creating challenges for people on fixed incomes, and those looking for starter homes. City officials feel the most cost-effective way to support affordable housing is to focus on preserving existing stock through repairs and renovations; assist qualifying homeowners with downpayment assistance; and to continue to seek opportunities to work with developers to build affordable housing units.

RECOMMENDATION: The City's approach of working with developers to build housing stock while helping preserve existing stock has become an important strategy in many communities around the country. While the City has no control over the housing market, Caldwell can continue its work with developers, landlords, and residents to try to increase access to Fair Housing Choice. Caldwell has made multiple efforts to incentivize developers, including supporting developers who seek LIHTC funding through the state.

Potential Impediment to Fair Housing Choice – Lack of Awareness of Fair Housing Laws and Reporting

As the Community Survey results indicated, Caldwell has made progress in raising awareness among all residents of Fair Housing Laws, with nearly 86% of Hispanic/Latino and 82% of non-Hispanic/Latino survey respondents reporting their awareness. One hundred percent of Hispanic or Latino residents surveyed, and nearly 96% of non-Hispanic or Latino residents, report strong interest in reporting complaints.

In terms of knowledge of How to Report a Complaint, a potential opportunity exists to increase education and awareness, perhaps in other languages. People of Hispanic/Latino ethnicity, for example, report lower rates of knowledge about how to report Housing Discrimination in Caldwell (57.1% vs. 81.8% of non-Hispanic/Latino respondents.)

RECOMMENDATION: The Caldwell City Council's April 2025 Resolution 123-25 offers strong direction for the City in strengthening Fair Housing awareness among residents, owners of housing, realtors, builders, and others involved in the housing industry.

The City might consider providing additional Fair Housing educational materials in other languages on its website or in hard copy form throughout the community. The City may consider offering Fair Housing Education in conjunction with local events (e.g., community event) to increase dissemination of this knowledge.

Potential Impediment to Fair Housing Choice -- Challenges for People with Disabilities

Our study team analyzed Fair Housing complaints over a recent three-year period that were brought to the Intermountain Fair Housing Council, an agency that works to ensure fair housing access for all citizens. Nearly half of all cases involved a complaint related to Disability, and the vast majority were rental transactions.

Disability remains a top fair housing complaint reason in many jurisdictions across the country. The National Fair Housing Alliance (NFHA)'s 2025 Fair Housing Trends Report shows that, of 32,321 fair housing complaints filed nationally in 2024, more than 17,600 (54.6%) were issues of disability discrimination,[5] resulting from landlords' refusal to grant reasonable accommodations, physically inaccessible housing features, or refusals to modify policies for disabled tenants.

Within Caldwell, while a shortage exists for affordable housing, stakeholders suggest an additional need for housing that is both affordable and accessible. If people with disabilities are on fixed incomes, their housing options are further limited. Fair Housing complaints and ongoing fair housing education may result in more landlords' willingness to make reasonable accommodations or modifications.

RECOMMENDATION: As with the recommendation above suggesting building on the City's April 2025 Resolution to strengthen awareness of Fair Housing issues, the City might also seek to educate landlords and the broader community on the need for reasonable accommodations or modifications to homes for people with disabilities. Caldwell might also help assist people in requesting accommodations or modifications. The City might also expand awareness of its programs to help homeowners financially who seek to make safety or accessibility modifications to their homes.

[5] https://www.offitkurman.com/offit-kurman-blogs/2025-fair-housing-trends-compliance-risks

Potential Impediment to Fair Housing to Fair Housing Choice – Need for Builder Education

An opportunity might exist to educate providers on some practices that might make homes more accessible to more people. A Fair Housing official said that she often hears housing providers say, "We didn't know we could do that." Other sources of confusion for builders include whether a conditional or special use permit is required for the development of a certified family home or group home.

RECOMMENDATION: The Fair Housing official thought that low-income housing developers might benefit from a development checklist so that they understand the various steps of the process, including accessibility, environmental impacts, and fair housing requirements.

The City might consider adapting existing developer checklists created by other jurisdictions. For example, Boston offers a checklist.[6] Other cities with checklists and applications include Burien, Washington.[7]

Potential Impediment to Fair Housing Choice -- Lack of County Eviction Court Options

With high and unpredictable rental prices, renters may find it difficult to obtain affordable, decent housing and/or maintain housing stability. As a result, eviction rates have significantly increased in Caldwell and the region generally. One official noted that, in nearby Ada County, the court system allows for 3rd party mediation to help work out a payment schedule and keep people in their homes.

According to an official who helps renters through the mediation process, approximately 80% of the participants are able to successfully comply with the terms of the mediation agreement and keep their homes and keep their evictions off their permanent record. According to this official, Canyon County, which has seen its eviction filings increase from 200 a few years ago to over 700 today, does not offer this option.

RECOMMENDATION: Because Eviction Court is a county institution, there is little Caldwell can do to change this current policy, beyond lobbying for a mediation process that helps develop agreements that allow families to retain their housing and landlords to be compensated.

Potential Impediment – State Laws regarding Homelessness

Caldwell has begun to see an increase in its homeless population, likely due to a variety of factors. An Idaho state law that took effect July 1, 2025 requires jurisdictions with 100,000+ residents to enforce laws meant to ban public camping and sleeping on public property, roads, or rights of

[6] https://www.boston.gov/sites/default/files/file/2024/08/14B-2024-08-02_MOH%20Design%20Checklists.pdf
[7] (https://cdnsm5-hosted.civiclive.com/UserFiles/Servers/Server_11045935/File/Business/Building%20&%20Construction/Permit%20Center/Inspection%20Checklists/Affordable%20Housing%20Demonstration%20Program%20Checklist.pdf)

way, regardless of shelter bed availability.

Several larger cities around Caldwell (Boise, Meridian, Nampa) exceed 100,000 in population and therefore may be forcing homeless people to seek other accommodations, including within Caldwell. Some local officials have suggested that homeless people are also coming from other states, where they may have been undocumented immigrants and/or homeless.

The City is trying to identify a strategy to support the new influx of unhoused people. One official noted that nearly every day she sees another person on the road sleeping in their car, sometimes parked behind stores or spending time in the library. One local housing official stated that this law puts "people on the periphery in the shadows of the periphery."

RECOMMENDATION: As with the Eviction Court situation discussed previously, changes to this policy are not within the City's authority to change. Caldwell can continue to work with its Continuum of Care on Homelessness (CoC) and community partners to support people at risk of homelessness or those who are homeless.

E. Conclusions

Caldwell has made strong efforts to provide affordable and accessible housing through its various policies. Zoning and building codes do not appear to be a barrier to affordable housing. As previously stated, some of the City's policies and programs can serve as models for other communities, and in particular the Caldwell 2025 Comprehensive Plan.

Rather, the greatest barriers to affordable housing within the City of Caldwell, like much of the state and country, is the increasingly high cost of housing. High costs are particularly challenging for those on fixed incomes, including seniors and people with disabilities.

The City of Caldwell has numerous programs and strategies in place to support every resident in searching for and accessing safe housing for themselves and their families. A more detailed discussion of these potential impediments and recommendations for Caldwell[s consideration is included within the individual sections of this analysis.

II. Community Profile

Brief Overview of Caldwell

About 30 miles from Boise, the largest metropolitan area in Idaho, Caldwell is located on the western edge of The Treasure Valley region. Founded in 1883 by the Idaho and Oregon Land Improvement Company and incorporated in 1890, the city attracted settlers seeking opportunity in the area's gold mines, trading near the Boise River, building railroads, or forging the region's strong agricultural sector.

As the county seat for Canyon County, Caldwell is home to the College of Idaho, ranked the #1 small liberal arts college in the U.S. Visitors and new residents come to Caldwell for the beautiful scenery, a growing wine industry along the Sunnyslope Wine Trail, parks and golf courses, and events like the Canyon County Fair and the Caldwell Night Rodeo.

With 77,610 citizens, Caldwell's population has increased 27.8% from 2020.[8] Per the US Census, nearly 64% of the population is White, with people of Two or More Races representing 17.4% of the population, and over 16% identifying as Some Other Race. Nearly 37% of the population is of Hispanic/Latino ethnicity. Per the US Census, 12.7% of the City's residents were born outside the U.S.[9]

Per the City's Community Profile, major employers include The City of Caldwell, Canyon County, College of Idaho, Caldwell School District, J.R. Simplot, Vallivue School District, and West Valley Medical Center.[10]

Per 2023 5-year American Community Survey (ACS) estimates, about 71% of the City's housing units are owner-occupied and 29% are renter occupied, with about 81% of residential properties single-family housing.[11] The City's long history is reflected in some ways in its housing stock, with 65% of owner-occupied and 52% of renter-occupied housing built before 1980.

The median value of an owner-occupied home in Caldwell is $367,300.[12] While housing prices continue to climb, the City remains more affordable than most of its neighbors in the area. Per the US Census, Caldwell's median value of owner-occupied homes is over $160,000 lower than that of Meridian, and more than $110,000 lower than Boise. Caldwell median rents ($1,264) are lower than rents in Nampa ($1,420), Meridian ($1,805), Canyon County overall ($1,347), and in Boise ($1,446). Only rents in Middleton ($1,147) are lower.

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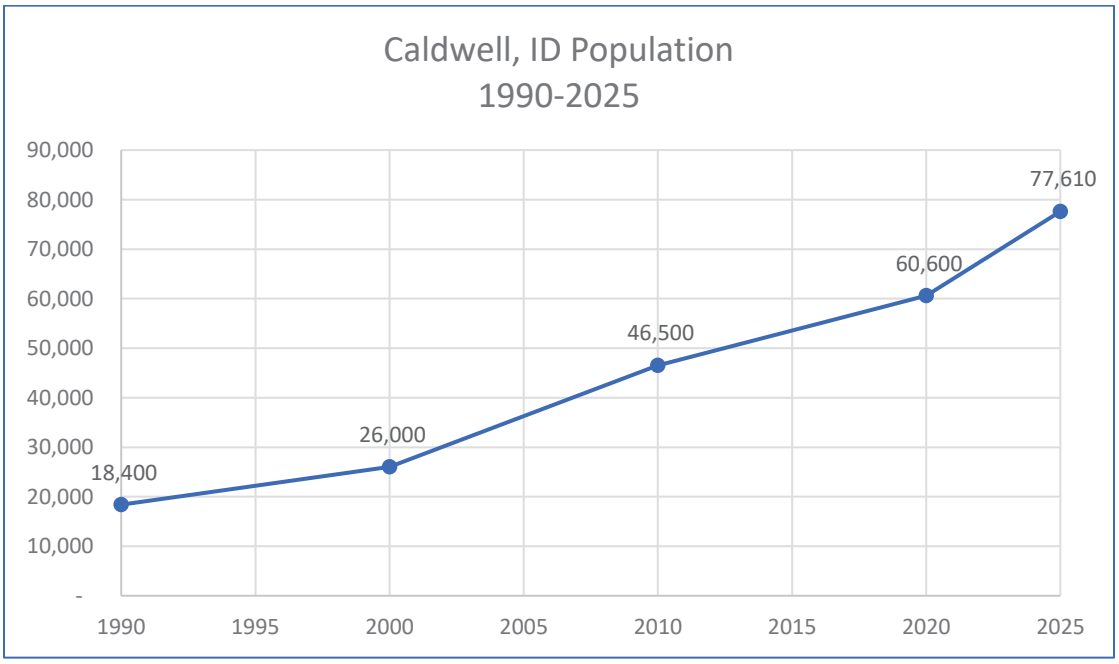
[8] 2025 https://www.cityofcaldwell.org/Departments/Economic-Development/City-Statistics, 2020 ID BLS
[9] https://www.census.gov/quickfacts/fact/table/caldwellcityidaho/PST045224
[10] https://www.cityofcaldwell.org/Visitors/About-Caldwell
[11] https://data.census.gov/table/ACSST5Y2023.S1101?q=housing&g=160XX00US1612250
[12] https://www.census.gov/quickfacts/fact/table/boisecitycityidaho,canyoncountyidaho,meridiancityidaho, nampacityidaho,caldwellcityidaho/PST045224

A. DEMOGRAPHIC DATA

Overall Population

According to the City data, Caldwell's 2025 population is estimated at 77,610, up 27.8% from 2020.

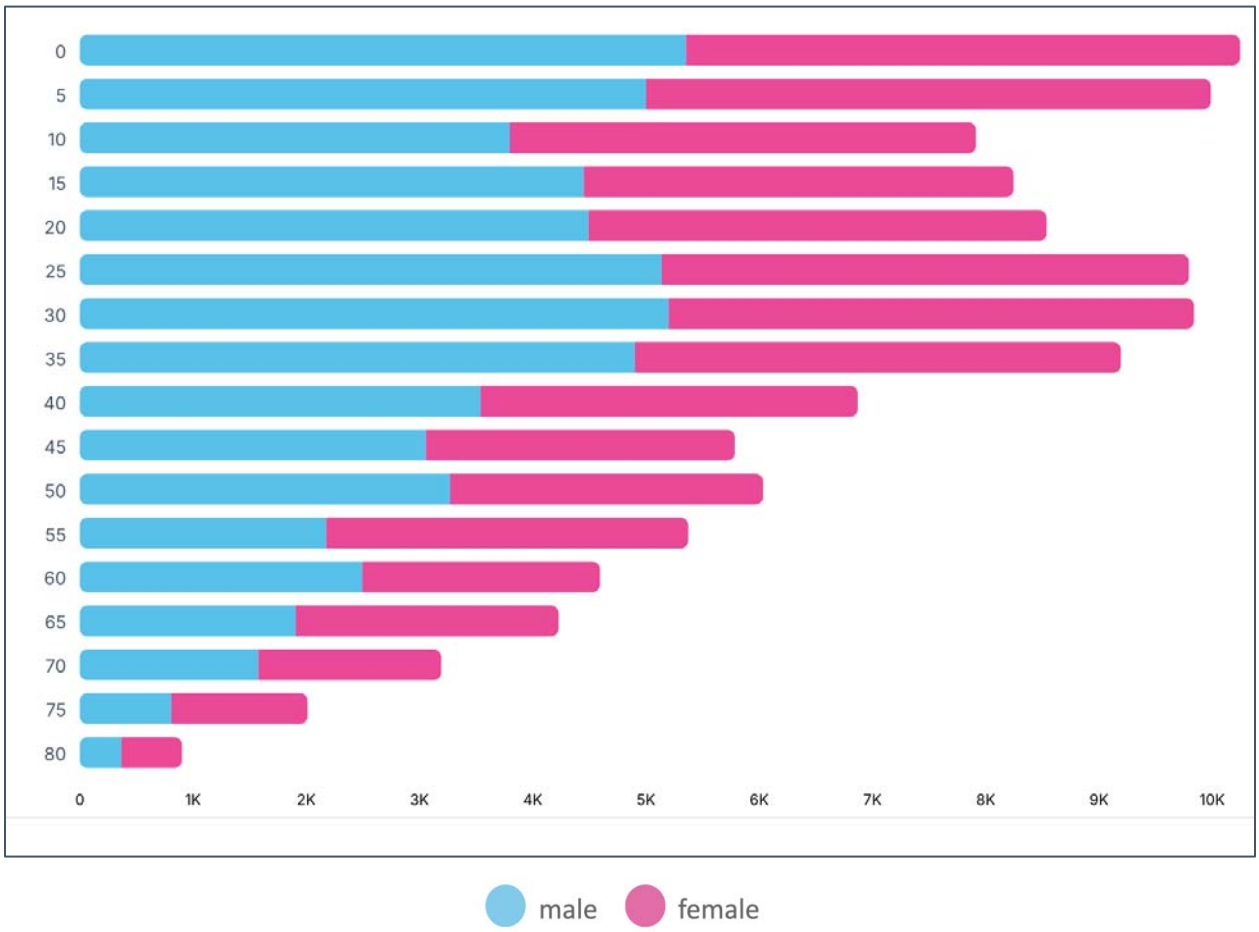
The following chart, based on data from World Population Review,[13] shows the growth of Caldwell's population since 1990; at 77,610, the 2025 City population is over 4x that of 1990.



[13]https://worldpopulationreview.com/us-cities/idaho/caldwell

Population by Age and Gender

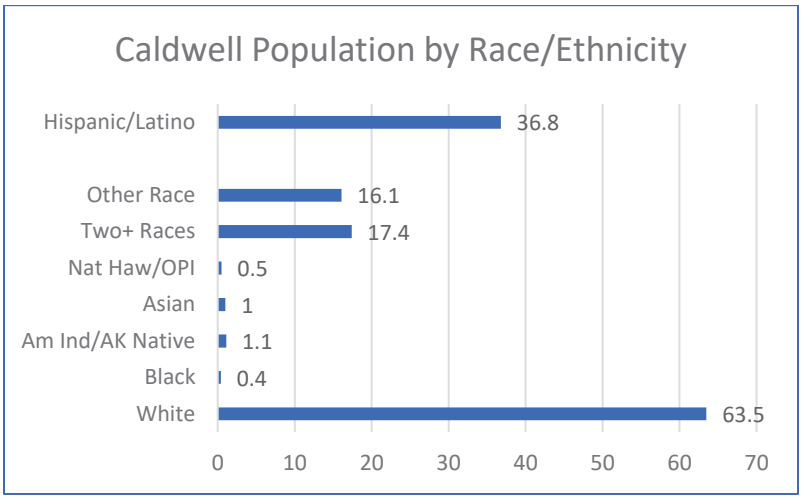
The World Population Review Population chart below shows that the City's population is quite young; for both men and women, the median age is 30-35 years old.[14]



[14] https://worldpopulationreview.com/us-cities/Idaho/Caldwell#population

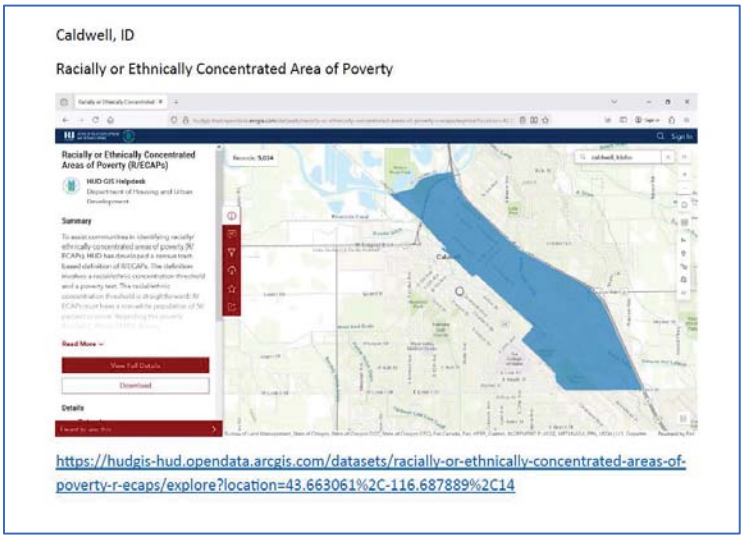
Population by Race and Ethnicity

Per the US Census estimates, Caldwell's population is predominantly white, with 63.5% of residents identifying as White. Over 16% of residents identified as Some Other Race, and 17.4% of residents identified with Two or More Races. By ethnicity, 36.8% of the population is of Hispanic/Latino ethnicity.[15]



R/ECAPS Area

HUD has identified an area in the northern part of the City, bounded by I-84, E Linden Street, East Chicago Street, and West Chicago St as R/ECAPs area, defined by HUD as "R/ECAPs must have a non-white population of 50 percent or more. Regarding the poverty threshold, Wilson (1980) defines neighborhoods of extreme poverty as census tracts with 40 percent or more of individuals living at or below the poverty line."[16]



[15] https://www.census.gov/quickfacts/fact/table/CaldwellcityIdaho/LND110210

[16] (https://hudgis-hud.opendata.arcgis.com/datasets/racially-or-ethnically-concentrated-areas-of-poverty-r-ecaps/explore?location=43.663061%2C-116.687889%2C14)

This R/ECAPS area overlaps with the Caldwell City Council's plan to adopt a new urban renewal area, with improvements in sidewalks, curbs, and other infrastructure improvements.

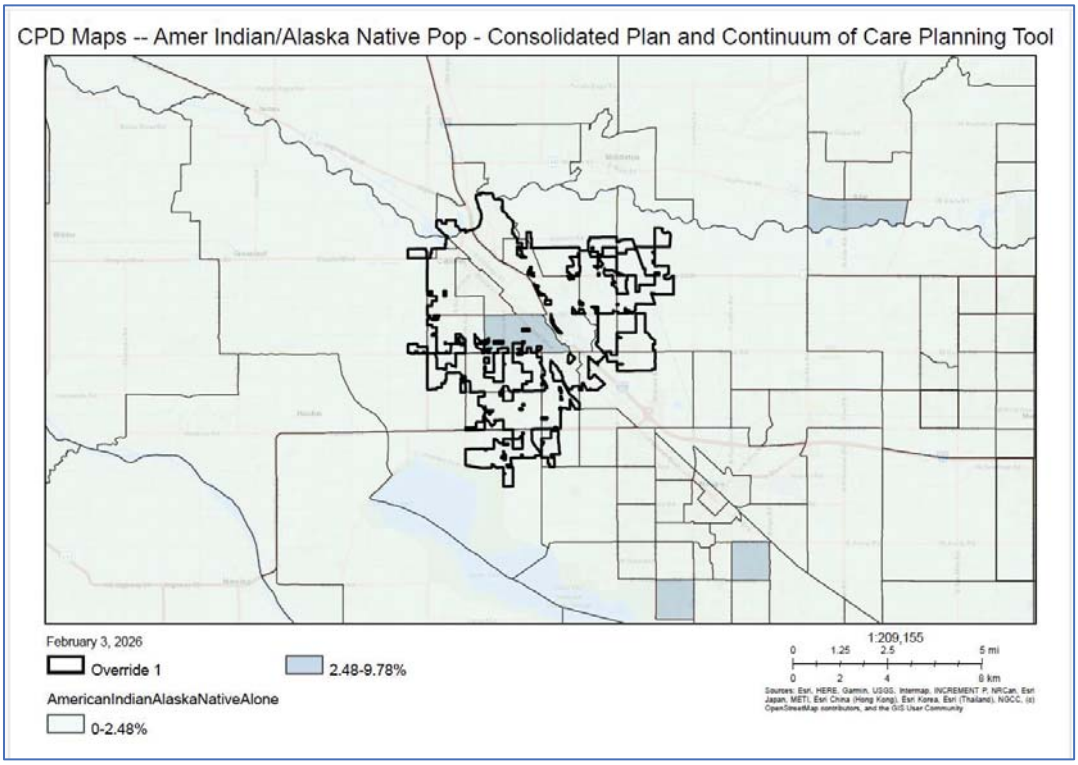
The North Side area has the most diverse population within Caldwell, with a higher share of Spanish-speaking households and lower-income households.

Homes in the Caldwell School District, which is ringed by the Valley View School District, tend to be those of lower-income and with Latino/Hispanic families.

Below we provide analysis of the City's population by racial/ethnic concentration.

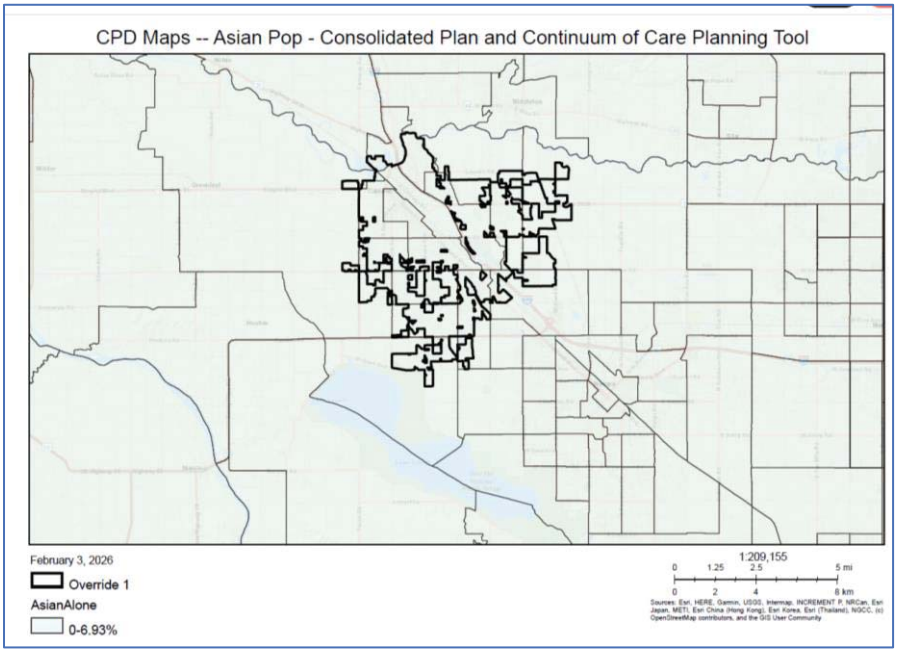
American Indian and Alaska Native Population by Census Tract, Caldwell 2024

For the majority of Caldwell, under 2.5% of the population identifies as American Indian or Native Alaskan. One Census tract in central Caldwell has 4.4% of its population identifying as American Indian or Alaska Native.



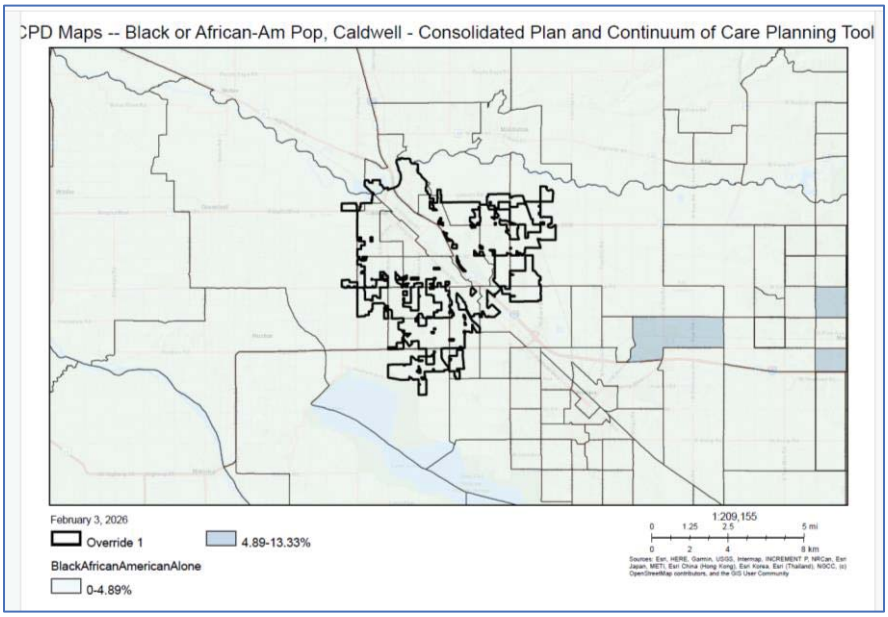
Asian Population by Census Tract, Caldwell 2024

Caldwell does not have a significant population of residents identifying as Asian; less than 6.93% in any Census tract are Asian.



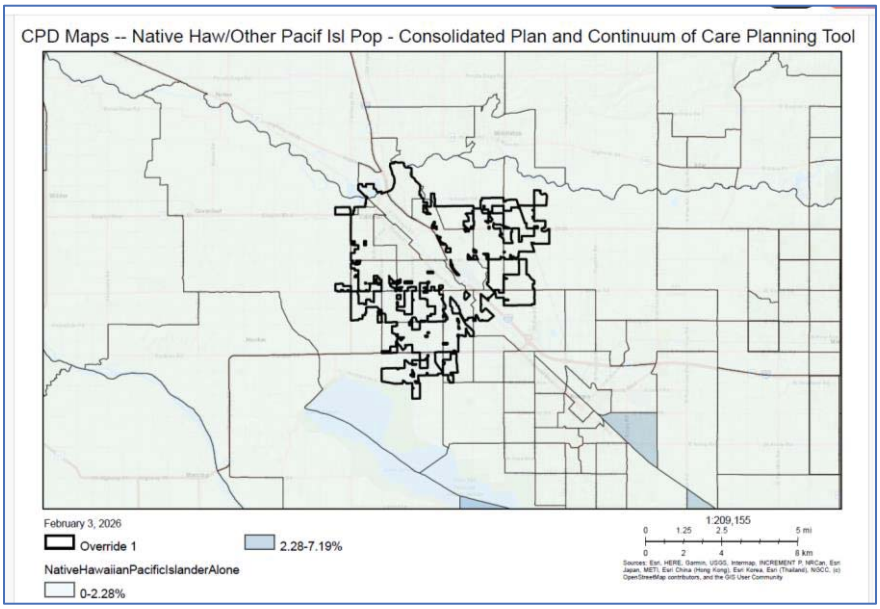
Black or African American Population by Census Tract, Caldwell 2024

The Black or African American population is less than 4.89% throughout all Census tracts in Caldwell.



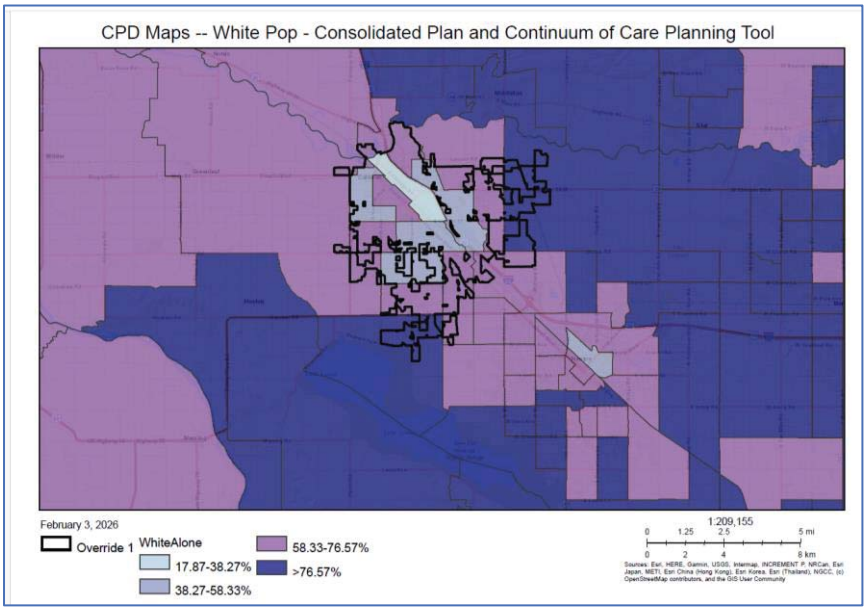
Native Hawaiian or Other Pacific Islander Population by Census Tract, Caldwell 2024

Few residents of Caldwell identify as Native Hawaiian or Pacific Islander, with no concentrated population in any Census tract. Between 0-2.28% of residents identify as Native Hawaiian or Pacific Islander across all tracts.



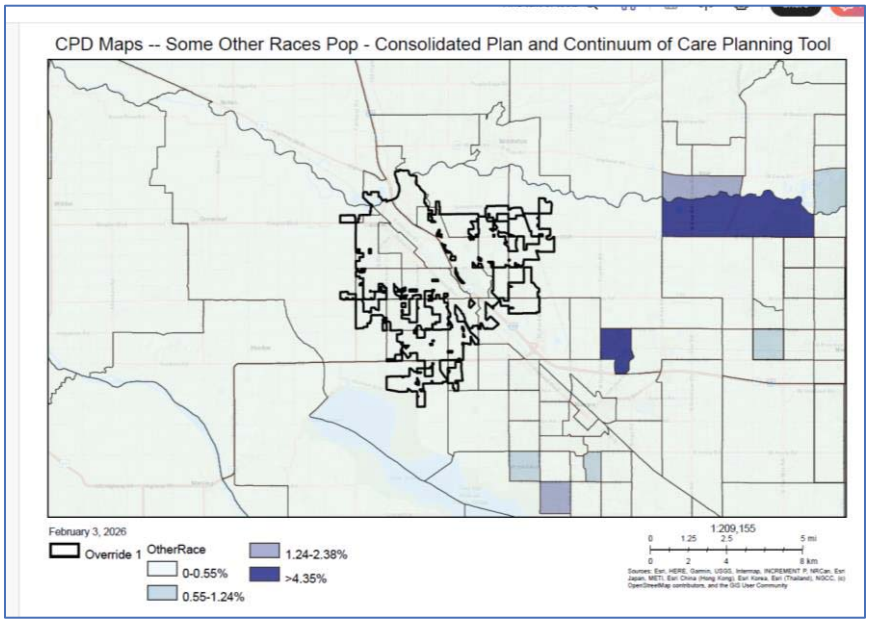
White or Caucasian Population by Census Tract, Caldwell 2024

Residents in the southern part of Caldwell report a race of White at a higher rate, with greater than 76.57% of the population identifying as white. The White population is highest in the outer sections of the city, especially in the east, southern, and northeastern borders of Caldwell.



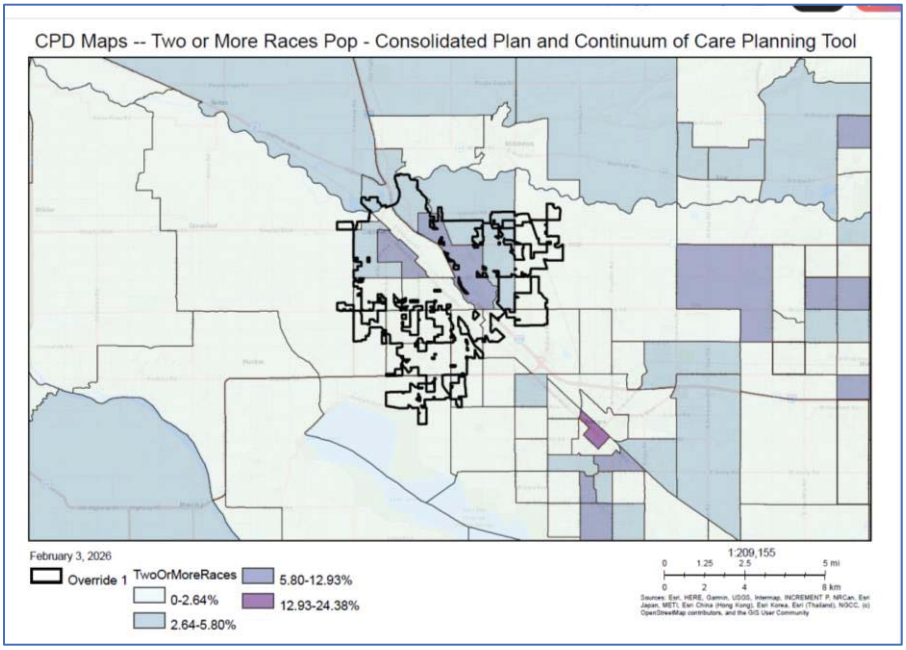
Some Other Race Population by Census Tract, Caldwell 2024

While Census data suggests that over 16% identify as Some Other Race, this population appears to be lightly dispersed throughout the City, with under 1% in any one census tract.



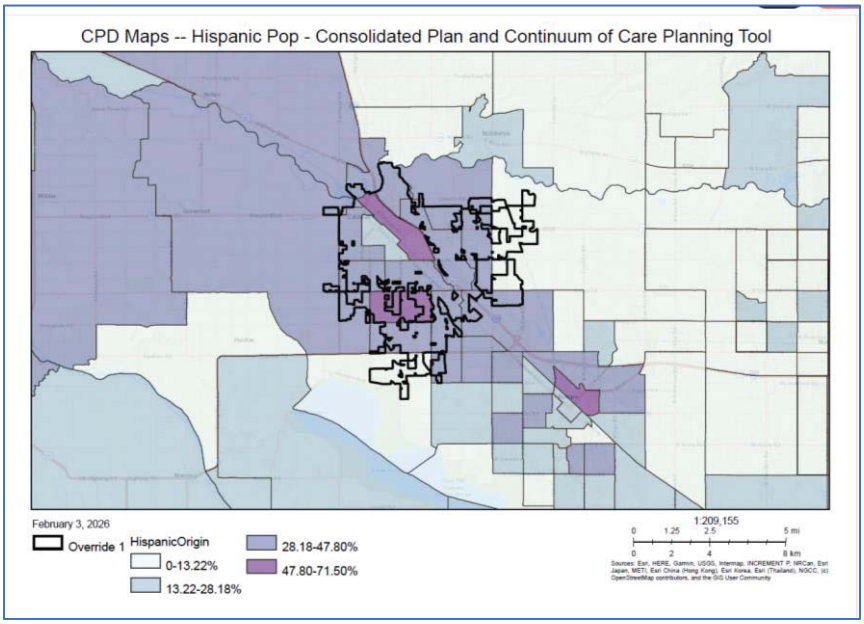
Two or More Races Population by Census Tract, Caldwell 2024

Residents identifying as Two Or More Races are distributed across the northern half of Caldwell, with the highest concentrations in north central Caldwell, reporting between 5.8-12.93%.



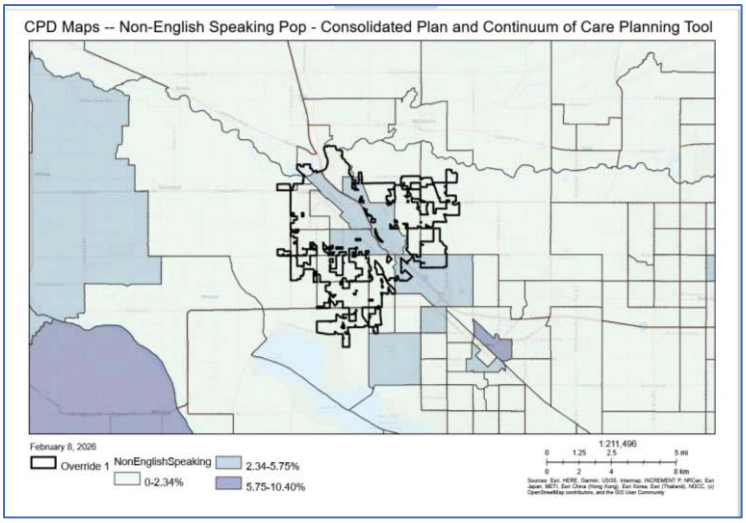
Hispanic or Latino Population by Census Tract, Caldwell 2024

Residents reporting Hispanic Origin are represented throughout Caldwell's Census tracts, with one tract in northern Caldwell (59.6%) and one in central Caldwell (54.6%) with the highest shares of residents identify as Hispanic. The northern area overlaps with the R/ECAPS area and the City's Urban Renewal Area.



Non-English Speaking

Three Census tracts in north-central Caldwell report a Non-English-Speaking population of between 2.34-5.75%. This area largely overlaps with a higher population of Hispanic residents and with the HUD R/ECAPS area.

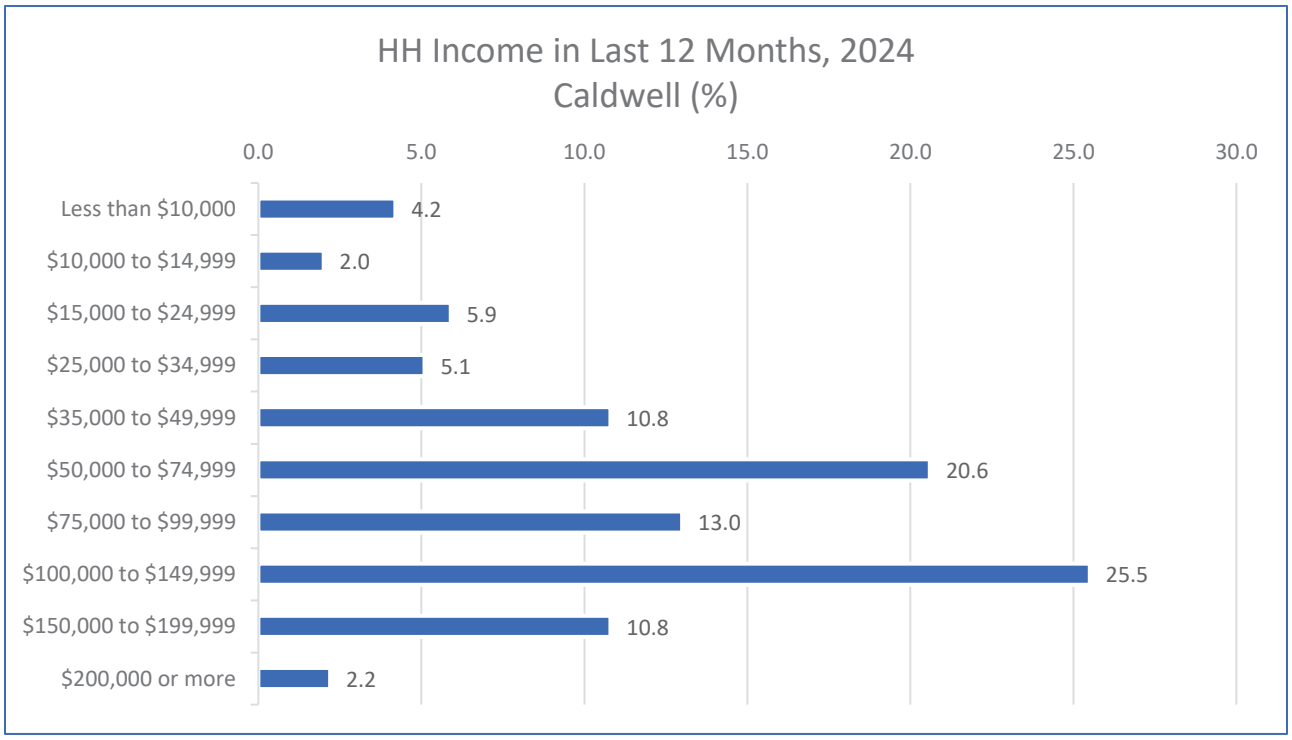


B. INCOME AND POVERTY

Per 2024 ACS estimates, median household income over the last 12 months in Caldwell is $78,835. For Canyon County overall, this figure is $86,018.

Household Incomes

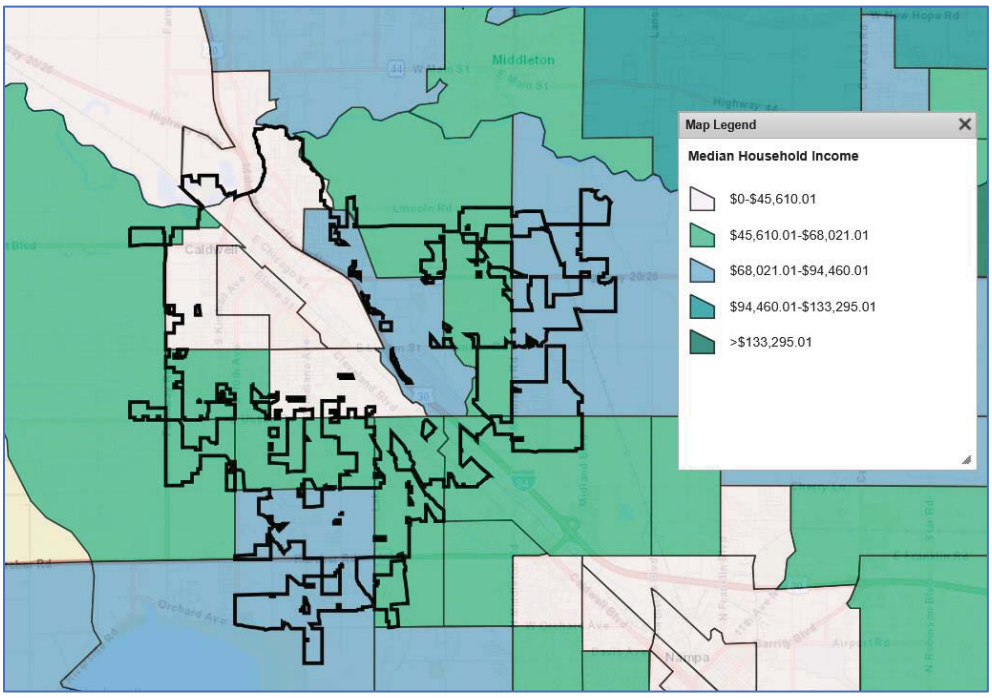
For 2024, 28% of Caldwell households have incomes below $50,000. The two income categories with the largest shares of population are $100,000-149,999 (25.5%) and $50,000-74,999 (20.6%).[17]



[17] Census Table S1901 for Caldwell and Canyon County

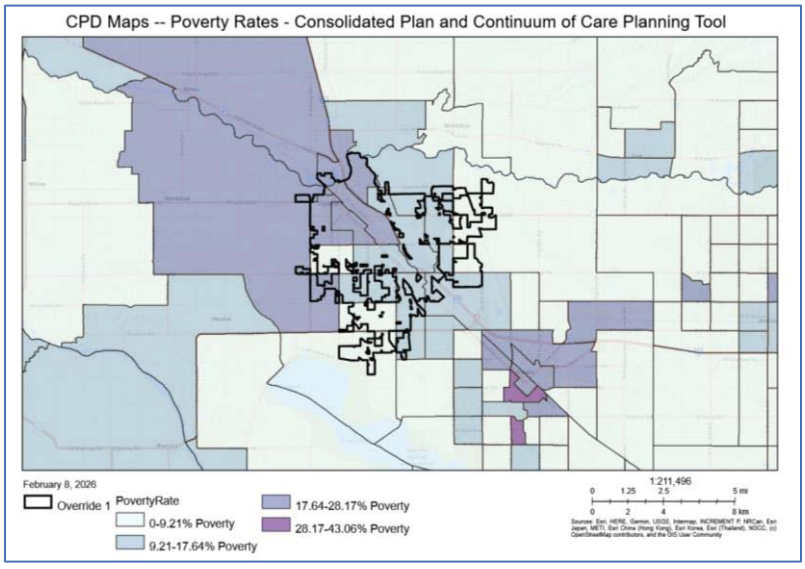
Median Household Incomes by Census Tract, Caldwell 2024

The median household income in most areas outside the northwestern part of Caldwell is in the $45,610 to 94,460 range, including one tract with a high share of Hispanic/Latino residents. Census tracts with income between $0 and 45,610 are located in the northwest and central tracts of the city and also overlap other census tracts with higher shares of Hispanic/Latino residents.



Poverty Rates, Caldwell 2024

The Poverty Rate in most areas of Caldwell is under 17%, except for several Census tracts in the northwestern region of Caldwell, where the poverty rates range from 17.64-28.17%. Some of these tracts overlap with the census tracts with higher populations of Hispanic residents.



C. EMPLOYMENT

According to a December 2024 Caldwell Retail and Industrial Study, Caldwell's population has been growing at 5% or more over the last six years, strongly outpacing that of the US overall. With that additional population, more retailers have been building or planning more locations in Caldwell, including a new Home Depot. Doing so helps the City to return some of the sales tax revenues that nearby Nampa's grocery stores and retailers collect from Caldwell residents. Today, Nampa collects twice as much in sales tax as Caldwell.

City officials note that manufacturing, particularly in the area of food processing, is a key employment sector in Caldwell. Located on I-84, which runs through Utah, Boise, and Oregon, Caldwell is well-situated to meet manufacturing needs in the region.

Caldwell is also home to Foreign Trade Zone (FTZ) #280, through the Idaho Manufacturing Alliance; FTZ imports are not subject to duty or customs fees. Located outside Caldwell Executive Airport in the Sky Ranch Business Park, the Foreign Trade Zone helps local businesses and international businesses to streamline costs and operations.

For example, if the imported product or materials are further assembled or altered within the FTZ and shipped somewhere in the US, customs or duty fees are only required on the final product that goes out. If the product (or altered product) is re-exported, the product continues to not be subject to customs or duty fees. The ammunitions industry benefits from the FTZ, as an example of an industry that may import raw materials and then manufacture and sell them within a different form.

City officials hope to expand the number of companies utilizing the Foreign Trade Zone and noted that Canadian companies have reached out to Caldwell to express interest in working within the FTZ.

The December 2025 Canyon County unemployment rate is 3.4%. [18]

US Census Data American Community Survey (ACS) 2024 data shows that the industries with the highest workforce employment are Educational services, and health care and social assistance (23.4%); Retail trade (16.1%); Construction (13.1%); Professional, scientific, and management, and administrative and waste management services (9.2%); Arts, entertainment, and recreation, and accommodation and food services (9.2%); and Manufacturing (9.0%).

[18] https://datacommons.stanford.edu/tools/visualization?#visType%3Dmap%26place%3Dcountry%2FUSA%26placeType%3DCounty%26sv%3D%7B%22dcid%22%3A%22UnemploymentRate_Person%22%7D

Caldwell Workforce by Industry (%) US Census ACS 2024

INDUSTRY	% Workforce
Agriculture, forestry, fishing and hunting, and mining	1.6%
Construction	13.1%
Manufacturing	9.0%
Wholesale trade	4.1%
Retail trade	16.1%
Transportation and warehousing, and utilities	2.9%
Information	2.0%
Finance and insurance, and real estate and rental and leasing	2.9%
Professional, scientific, and management, and administrative and waste management services	9.2%
Educational services, and health care and social assistance	23.4%
Arts, entertainment, and recreation, and accommodation and food services	9.2%
Other services, except public administration	2.8%
Public administration	3.7%

Source: Census Table DP03

By Class of Worker

Per ACS 2024 estimates, 32.6% of people employed in Caldwell work in the Management, science, and arts occupations. The next largest group, those in Sales and office occupations, represent 21.4% of the working population.

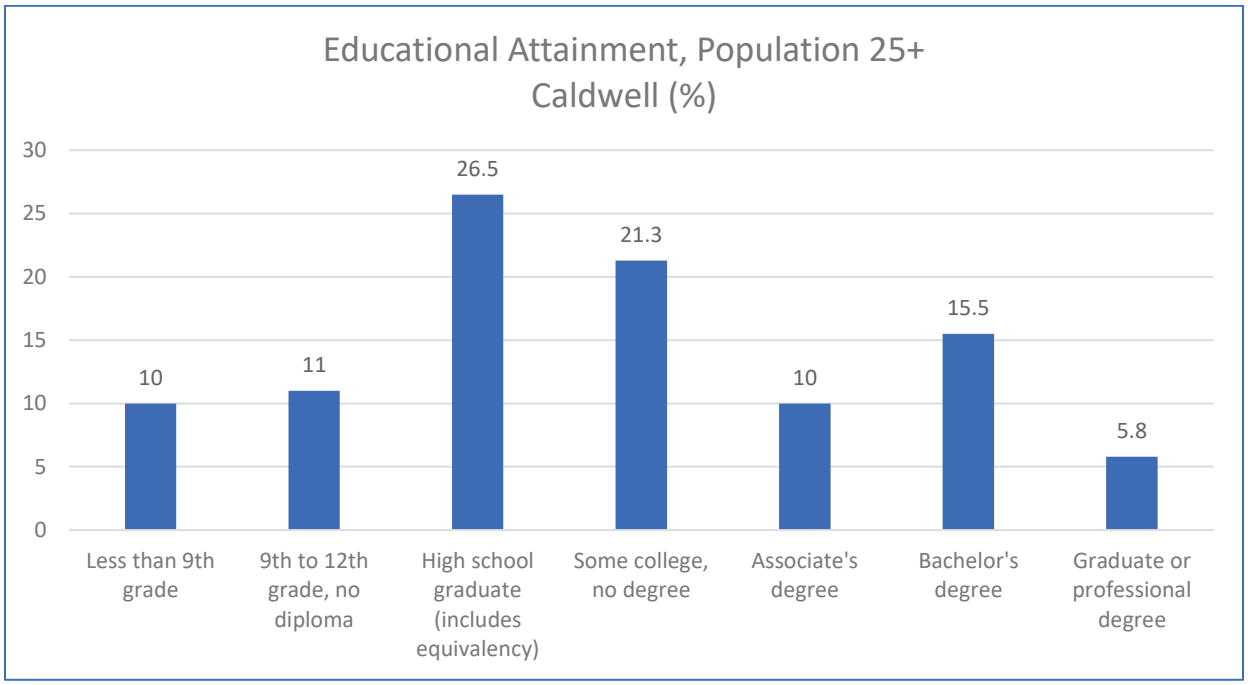
Class of Worker	%
Management, business, science, and arts occupations	32.6
Service occupations	18.3
Sales and office occupations	21.4
Natural resources, construction, and maintenance occupations	13.9
Production, transportation, and material moving occupations	13.7

Source: Census DP03

D. WORKFORCE EDUCATIONAL & SKILL PROFILE

Per ACS 2024 estimates, 79.1% of Caldwell's 25+ population has a high school diploma or higher, and 21.3% have a Bachelor's degree or higher (vs. 87.7% and 23.2% in Canyon County and 91.9% and 31.8% statewide, respectively.)

The Caldwell population over 25 includes over 21% of residents with less than a high school diploma.



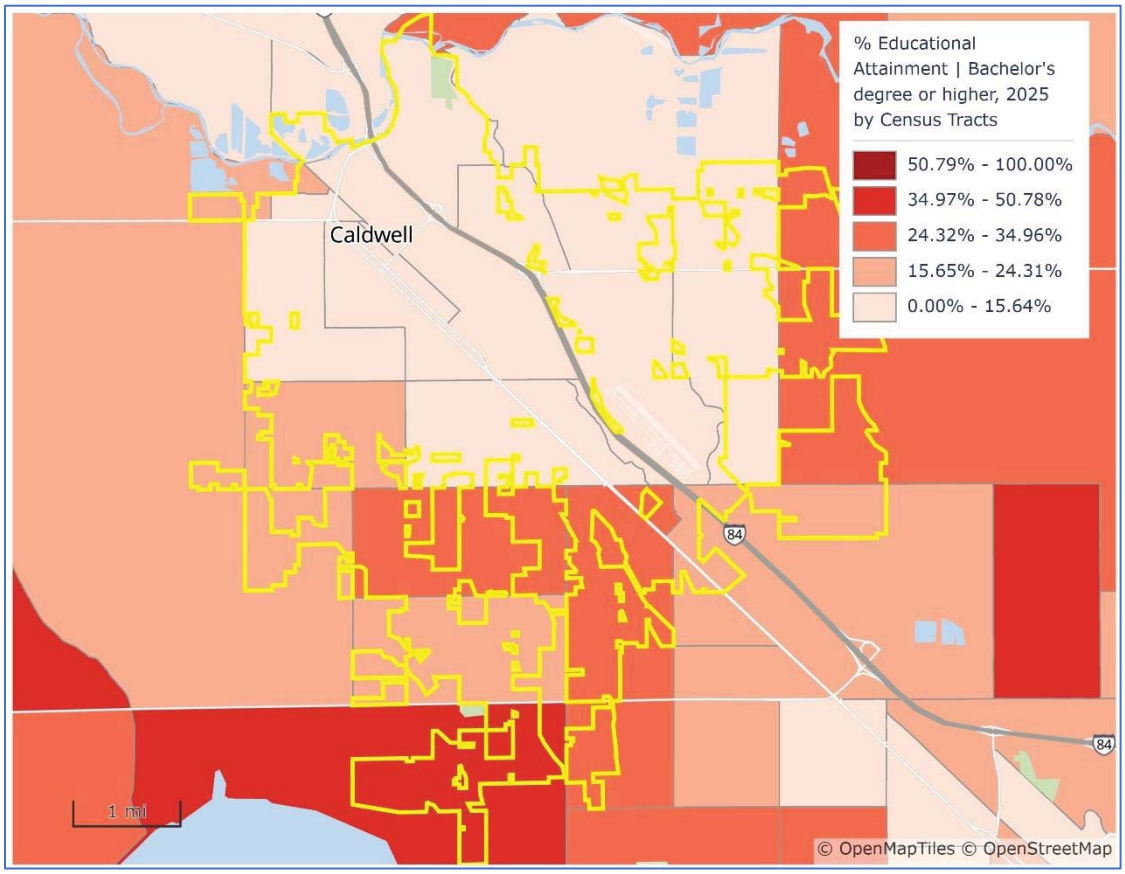
Source: Census S1501 for Caldwell, Quickfacts for Canyon County & Idaho data cited in narrative

Traditionally a community of blue-collar employment, Caldwell is now looking to build infrastructure for higher-skill jobs and for small businesses seeking to grow in the Treasure Valley. Local officials report that the community workforce has strong skills in the areas of welding, manufacturing and labor-intensive industries, but that local employers report a shortage of higher-end technology and engineering skills.

Caldwell has conducted a feasibility study to identify opportunities for incubator spaces focused on the food processing or Agribusiness field. Further, Micron Technologies, headquartered in Boise, is expected to invest $15 billion to build new semiconductor fabrication plans, leading to a need for more area employees with high-end engineering skills.

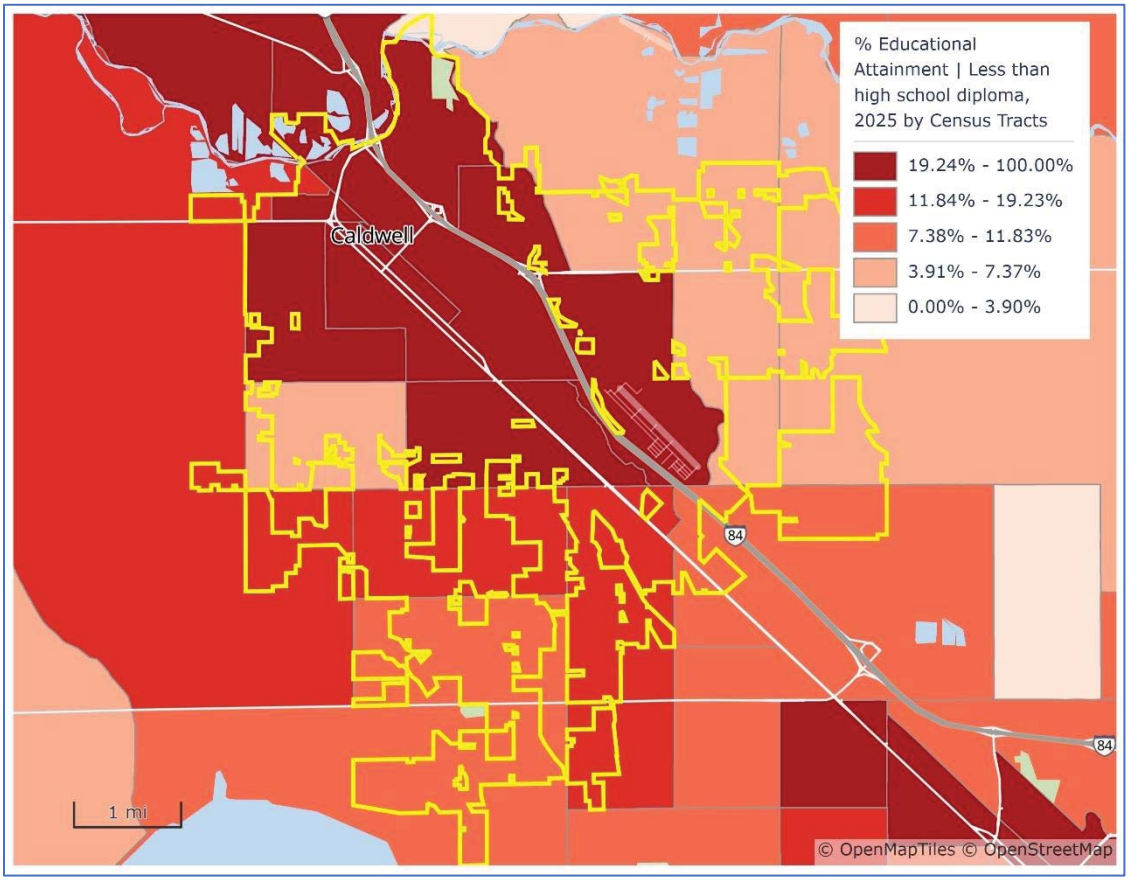
Educational Attainment – Bachelor's Degree or Higher by Census Tract

As the map below shows, the areas with the lowest shares of residents with bachelor's degrees tend to be in the northwestern and central parts of the City, with higher rates at the very northeast of the City or southwestern Caldwell.



Educational Attainment – Less than a High School Diploma by Census Tract

Similarly, the highest shares of residents with less than a high school diploma are in also in the central and northwestern areas of Caldwell, overlapping with some Hispanic/Latino neighborhoods.



E. HOUSING MARKET PROFILE

Per City officials, Caldwell has historically been recognized as one of the most affordable communities within the Treasure Valley. People moving to Caldwell in the past have done so for the relatively affordable housing opportunities. More recent waves of new residents include those seeking a higher quality of life, for whom affordability is not as significant an issue. As a result, officials have noted that household incomes are rapidly increasing and housing affordability is becoming a greater problem for longtime residents or those households in the earlier waves of migration.

According to City officials, the National Low Income Housing Coalition partnered with Caldwell in 2024 to assess housing affordability and concluded that the City was short 2,000 units of affordable housing.

Most new development is of single family homes in the $400,000-$500,000s range, which, as one school official suggested, does not reflect the reality of the families he serves. Any affordable housing, the official noted, tends to be on the outskirts of the community, making it difficult for families to get to centrally-located schools and other services and amenities.

In a focus group, one affordable housing developer noted that they have a waitlist of 250 people, and that the waitlist has been very long for 15 years. The developer has a proposal for 28 units of housing for seniors 62 and above.

Local developers continue to build some affordable housing through federal programs. Utilizing low-income housing tax credits, Domes Church Apartments will offer 152 one- to four bedroom units for families earning between 30% and 80% AMI. A three bedroom apartment would average around $1,387/month; families would need to earn $55,000 in order to spend less than 30% of monthly income on rent.

Additionally, the Idaho Housing and Finance Association, which awards tax credits through a competitive application process, has awarded tax credits to two Canyon County apartment developments with 60% AMI limits: Prospector Pointe Apartments in Caldwell and White Pines Apartments in Nampa, each with more than 260 units. [19]

The city of Caldwell annexed Farmway Village allowing it to help with adding more affordable housing options to the in-demand area that provides housing for some of Canyon County's farm laborers. In the summer, the Farmway Village population ratchets up to 1,400 people. Caldwell's

[19] (https://www.idahostatesman.com/news/local/community/canyon-county/article286244690.html#storylink=cpy);
https://lmi.idaho.gov/around-southwestern-idaho-economic-activity-august-2025/

Urban Renewal Area is the entity that will now invest in more units for these workers now that the annexation is complete.[20]

Shortage of Housing

As in many jurisdictions in Idaho and around the country, Caldwell has a shortage of attainable, affordable housing for low- and moderate-income households, for starter homes, for people on fixed incomes, and for essential but lower-paid workers. As the area attracts more people seeking lower-cost housing, demand increases housing costs for all residents and particular those on fixed incomes.

Housing of all sizes is needed. While young people and seniors may seek out studio or one-bedroom housing, single parents with children may need 2- or 3-bedroom units.

Public housing officials suggest that, citywide, a shortage exists for 1-2BR units for low- or moderate-income households. As several City officials noted, finding affordable housing for households with 60%AMI or less is nearly impossible in Caldwell. One nonprofit, NeighborWorks Boise works to fill this gap by offering homebuyer education, down payment assistance, and renter and homeowner programs to households throughout the Treasure Valley.

For extremely low-income households, there is very little housing. Public housing officials suggested that, because extremely low-income households may need additional services to achieve stability and success, these developments are very difficult for developers financially; developers don't feel they can get a return on their investment and don't want to deal with federal financing issues. One official felt that extremely low-income people are very likely to be homeless in Caldwell.

City officials noted that a company in Nampa, Autovol, makes modular housing using robotics to construct affordable multi-family apartment buildings. While the company ships product to California and Wyoming, it generally doesn't serve Idaho markets because the zoning and building rules change from jurisdiction to jurisdiction.

Lack of Accessible Housing

Per the State of Idaho's 2022-2027 Analysis of Impediments to Fair Housing, around 6% of the state's population has an ambulatory disability, but less than 1% of the state's housing stock is estimated to be accessible. State residents with a disability are more likely to live in housing that is in substandard condition, live in overcrowded housing, and face significant cost burdens than those without disabilities. (Idaho Fair Housing Forum)

[20] *KTVB News* https://lmi.idaho.gov/around-southwestern-idaho-economic-activity-august-2025/

Approximately 53% of Idaho's housing stock in 2019 was built before the Fair Housing Act's accessibility requirements were implemented in 1991, and thus most homes are not designed with accessibility features.[21]

Nationwide, the Census Bureau's National Housing Survey (NHS) reports that 48 million households (39%), have at least one person age 65+, a person with a disability, or both. About 1 in 8 households have a family member who uses a mobility device for a long-term condition. Nonetheless, only 5% of U.S. homes have a ramp, and 54% have a step-free entryway. [22] The NHS does not report data for Idaho homes.

Increasing Home Prices and Rents

Caldwell home sale prices were down 1.0% in October 2025 from 2024; Redfin classifies the Caldwell housing market as Somewhat Competitive. From October 2020 to October 2025, median home prices increased from $294,567 to $385,990, an increase of over 31%.

On average, homes in Caldwell sell after 61 days on the market compared to 73 days last year. There were 127 homes sold in October 2025, down from 143 last year (an 11.2% drop). (https://www.redfin.com/city/3170/ID/Caldwell/housing-market)

Per Zillow, the most expensive neighborhoods in Caldwell are West Cloverdale, with a median home value of approximately $556,000. (https://www.zillow.com/home-values/30691/caldwell-id/)

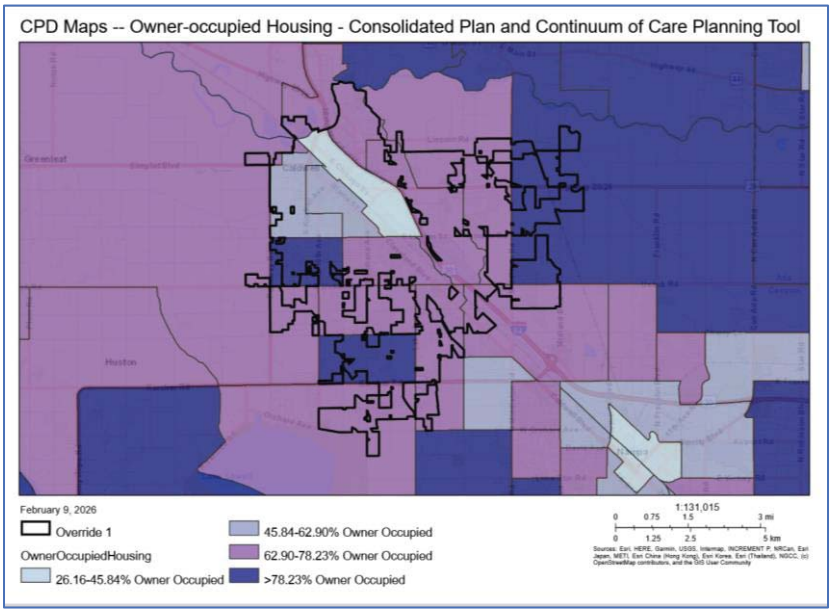
To illustrate the challenges of high rental costs, the National Low Income Housing Coalition estimates that a worker would need to earn $35.35 per hour to afford a fair market 2-bedroom apartment in Canyon County ($1,838).

That is, a minimum wage worker would need to work 4.9 jobs to afford a 2- bedroom home at the market rate. Caldwell workers in many fields do not earn $35.35 per hour, including Office and Administrative Support Workers, Cashiers, Childcare Workers, Food Preparation Workers, Physical Therapist Aides, Home Health Aides and Personal Care Aides, Multiple Machine Tool Setters, and Healthcare Support Workers.[23] As noted elsewhere in this report, Caldwell rents tend to be lower than most neighboring communities' rents, but are still high for many workers.

[21] https://commerce.idaho.gov/content/uploads/2022/03/2022-Idaho-Analysis-of-Impediments-to-Fair-Housing-choice.pdf
[22] https://www.census.gov/content/dam/Census/library/visualizations/2021/demo/AHS-Home%20Accessibility%202021.pdf
[23] National Low Income Housing Coalition 2025 (https://nlihc.org/oor, Wages per 2023 BLS estimates

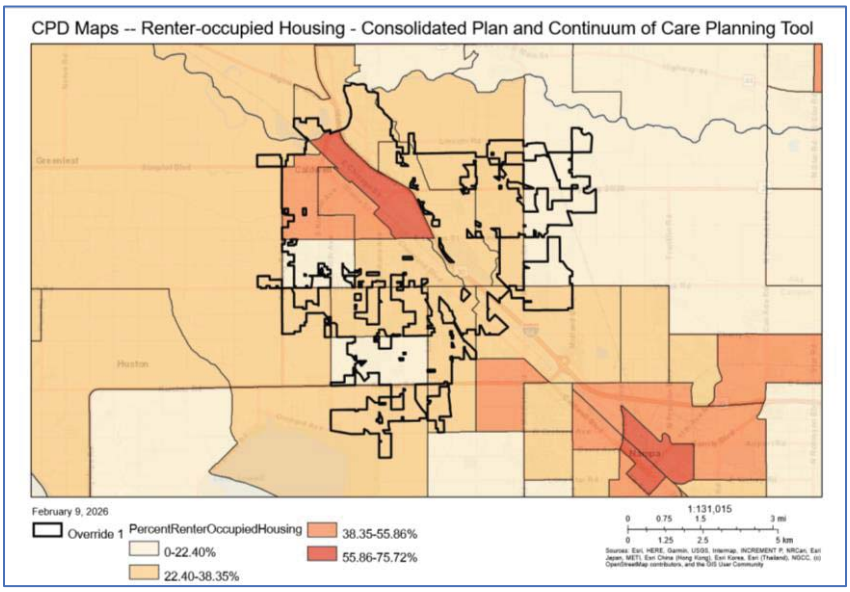
Owner Occupied Housing

Large areas of Caldwell have upwards of 45.84-78.23% owner-occupied housing, with tracts in the western center and southern section of Caldwell exceeding 78%. In the northwestern section of the City, including the area overlapping the R/ECAPS area and Urban Renewal Area, under 45% of housing is owner-occupied.



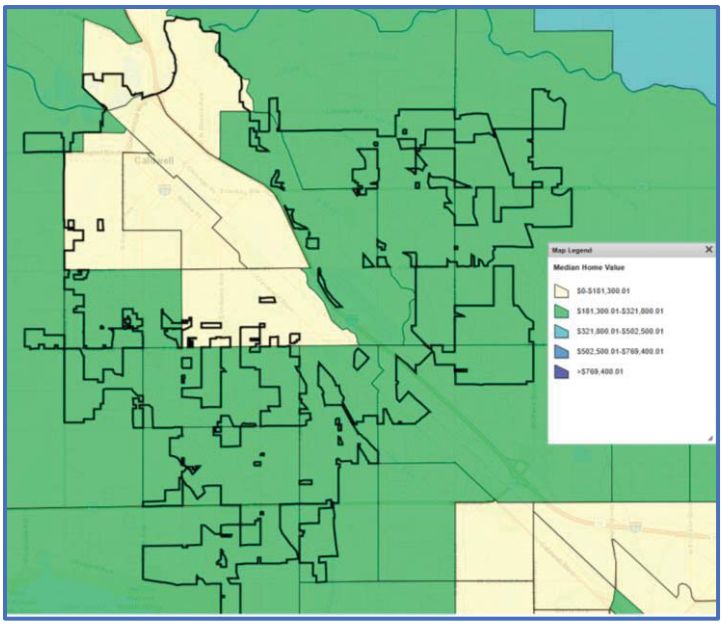
Renter Occupied Housing

Conversely, the highest percentage of renter-occupied housing is in the northwest part of the city, overlapping in part with the R/ECAPS area and Urban Renewal Area.



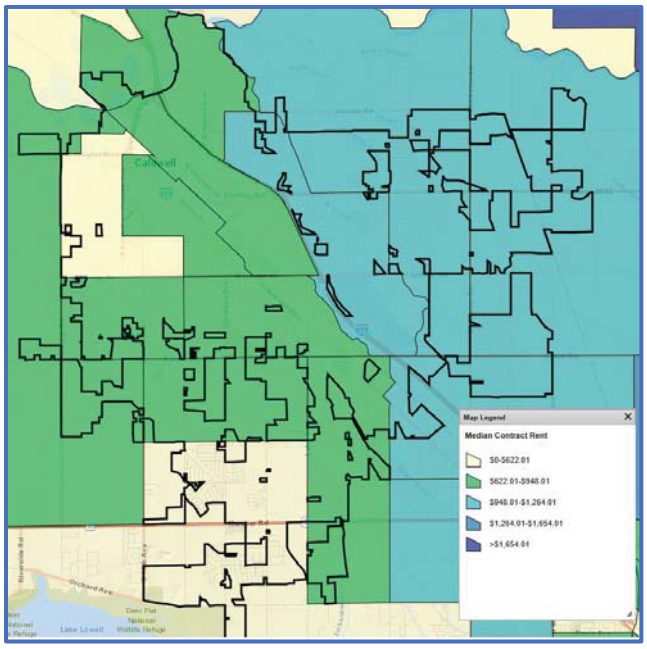
Median Home Value

The tracts with the highest median home value are primarily located in the east, northeast and southwest of Caldwell, overlapping with some tracts that have a high population of residents identifying as White. Per the US Census, the median value of an owner-occupied home in Caldwell is $367,300.



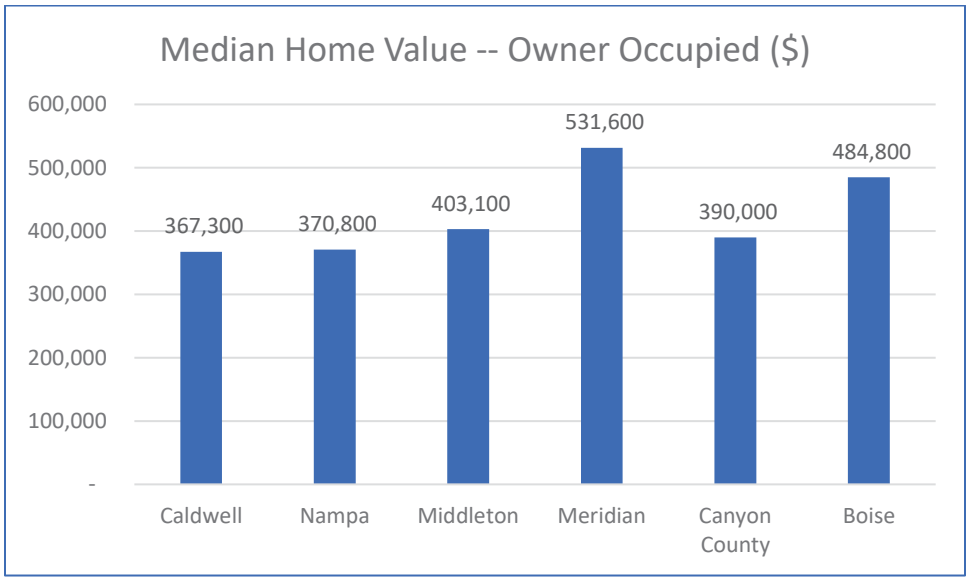
Median Contract Rent by Census Tract

Across most of eastern Caldwell, the median contract rents range from $948.01-$1,264.01. Rents tend to be lower than $622.01 on the northwestern and southwestern parts of the city.



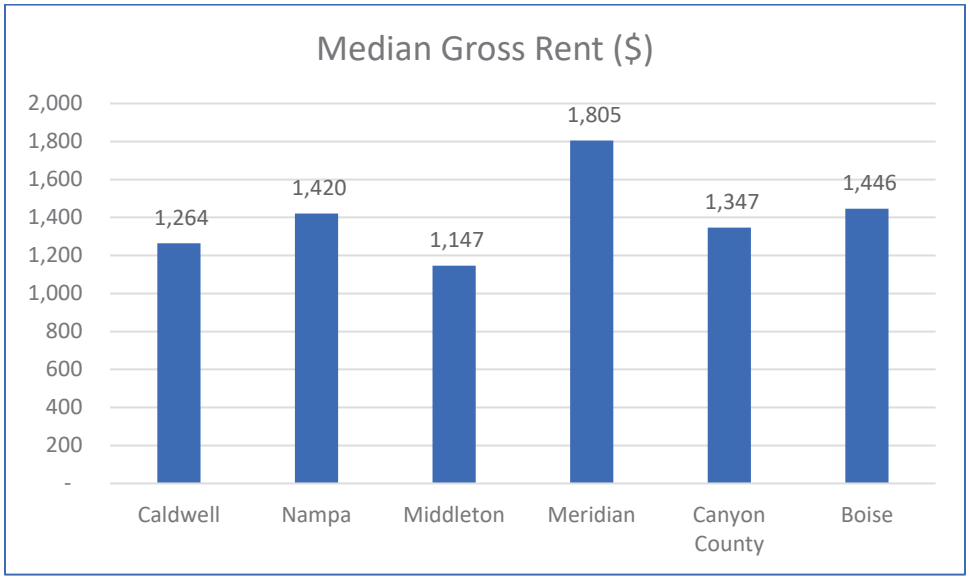
Caldwell Home Costs vs Neighboring Communities

Caldwell home prices are competitive within nearby communities for which Census data is available. Per the US Census, Caldwell's median value of owner-occupied homes is over $160,000 lower than that of Meridian, and more than $110,000 lower than Boise.



Caldwell Rental Costs vs Neighboring Communities

In a similar pattern to home values, Caldwell median rents are lower than nearby cities and the county overall, with the exception of Middleton.



Potential Impediment to Fair Housing Choice – High Cost of Housing

Like much of the country, the City of Caldwell has seen housing prices increase significantly over the last decade, creating challenges for people on fixed incomes, and those looking for starter homes. City officials feel the most cost-effective way to support affordable housing is to focus on preserving existing stock through repairs and renovations; assist qualifying homeowners with downpayment assistance; and to continue to seek opportunities to work with developers to build affordable housing units.

RECOMMENDATION: The City's approach of working with developers to build housing stock while helping preserve existing stock has become an important strategy in many communities around the country. While the City has no control over the housing market, Caldwell can continue its work with developers, landlords, and residents to try to increase access to Fair Housing Choice. Caldwell has made multiple efforts to incentivize developers, including supporting developers who seek LIHTC funding through the state.

F. Housing Condition

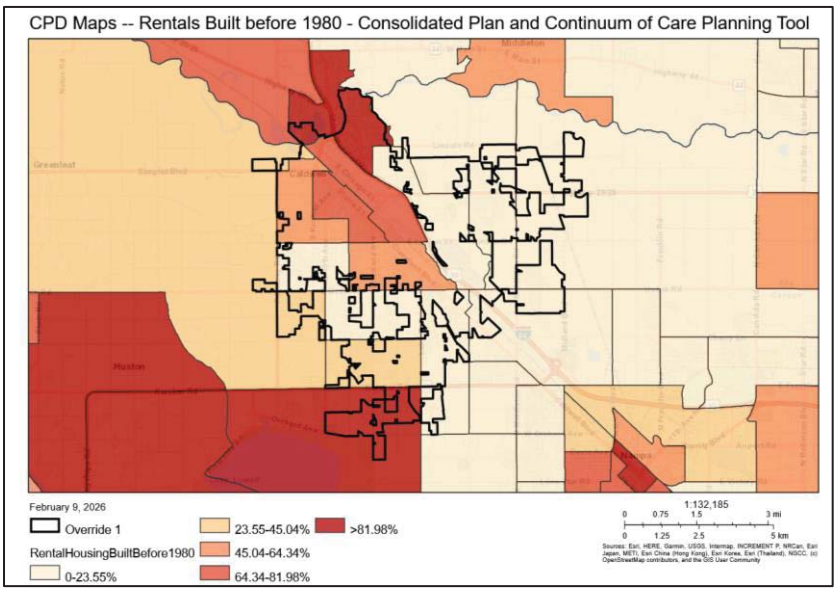
According to the US Census, the city was home to 21,765 housing units in 2023, comprised of 15,705 owner-occupied and 6,060 renter-occupied units. (Census Table DP04)

As the table below shows per 2016-2020 Comprehensive Housing Affordability Strategy (CHAS) data, 57% of owner-occupied housing and 35% of renter-occupied housing was built since 2000, although some new housing built in the last five years would increase these totals. Nonetheless, 28% of owner homes were built before 1980, as well as 38% of renter homes; this represents those homes most likely to need rehabilitation.

Year Unit Built (2016-2020 CHAS)

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	6,695	57%	2,035	35%
1980-1999	1,740	15%	1,565	27%
1950-1979	2,155	18%	1,660	29%
Before 1950	1,130	10%	500	9%
Total	***11,720***	***100%***	***5,760***	***100%***

In most Census tracts, less than 23.55% of rental housing was built before 1980. Rental housing built before 1980 is predominantly in the northwest quadrant of the city.



HOUSING CONDITION: HOUSING PROBLEMS

HUD utilizes the following definitions of Housing Problems and Severe Housing problems.

HOUSING PROBLEMS
1) housing unit lacks complete kitchen facilities;
2) housing unit lacks complete plumbing facilities;
3) household is overcrowded; and
4) household is cost burdened

SEVERE HOUSING PROBLEMS:
1) kitchen or plumbing problems above AND
2) Severely overcrowded OR
3) housing cost burden >50%

The City's older housing stock can lead to higher shares of housing problems. Per 2016-2020 CHAS data, 21% of Caldwell owner-occupied and 50% renter occupied housing has one selected condition, which equals 2,495 owner-occupied and 2,900 renter-occupied homes. Another 70 owner-occupied and 100 renter-occupied homes have two conditions.

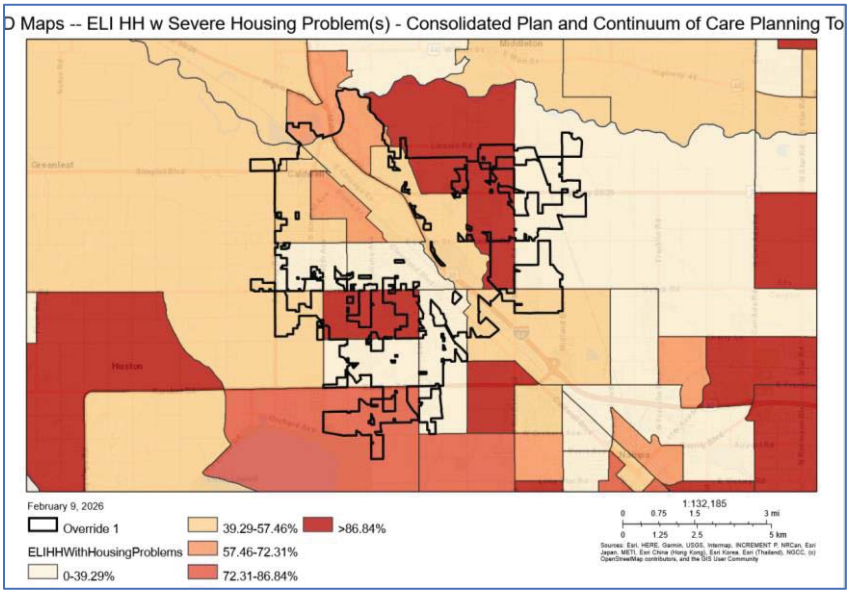
Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	2,495	21%	2,900	50%
With two selected Conditions	70	1%	100	2%
With three selected Conditions	0	0%	20	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	9,165	78%	2,745	48%
Total	***11,730***	***100%***	***5,765***	***100%***

For people with incomes of 30% of HUD Area Median Family Income (HAMFI) or less, more than 86% have severe housing problems in some census tracts, which, in addition to the housing problems previously discussed, can include severe overcrowding or spending 50% or more of monthly incomes on housing costs.

As the map below indicates, high levels (57.5% or more) of severe housing problems for extremely low-income households exist in many areas of Caldwell. The high levels of severe

housing problems are not restricted to areas of specific concentration of ethnic origins or household size.



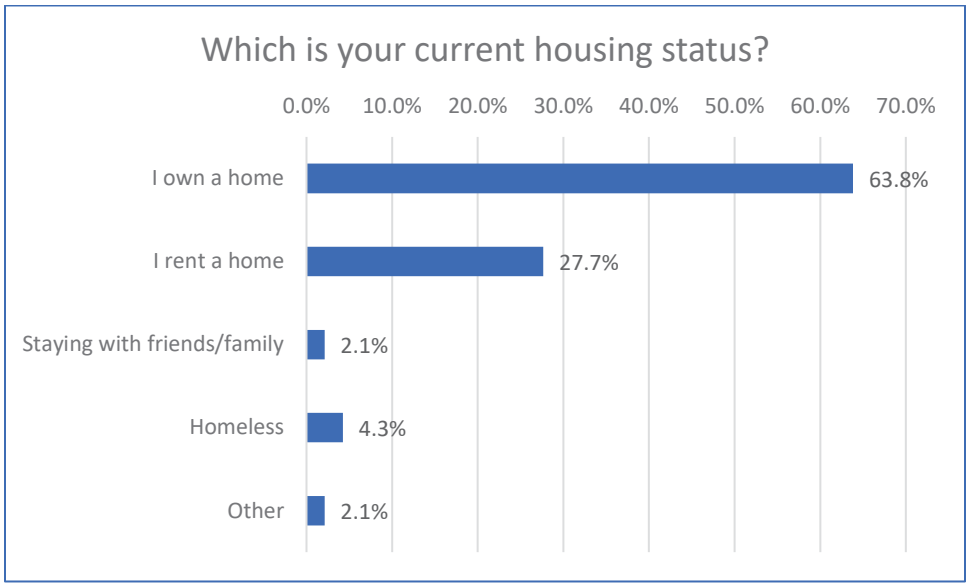
The City of Caldwell seeks to help residents remain in their housing through rehabilitation programs. From PY20-PY23, the City provided Critical/Emergency repairs to two households. For example, the City helped a low-income single mom with a child whose sewer line failed; the City covered the $20,000 repair cost. CDBG subrecipient Habitat for Humanity also provides rehabilitation for seniors or persons with special needs, such as accessible showerheads, ramps, etc. City officials feel that the program, already popular, will become even more popular as word gets out about its supports.

III. Public Outreach -- Fair Housing Survey Results

As part of Caldwell's Consolidated Planning efforts, a community survey asked detailed questions about residents' experiences with Fair Housing concerns, as well as their knowledge of Fair Housing laws and resources.

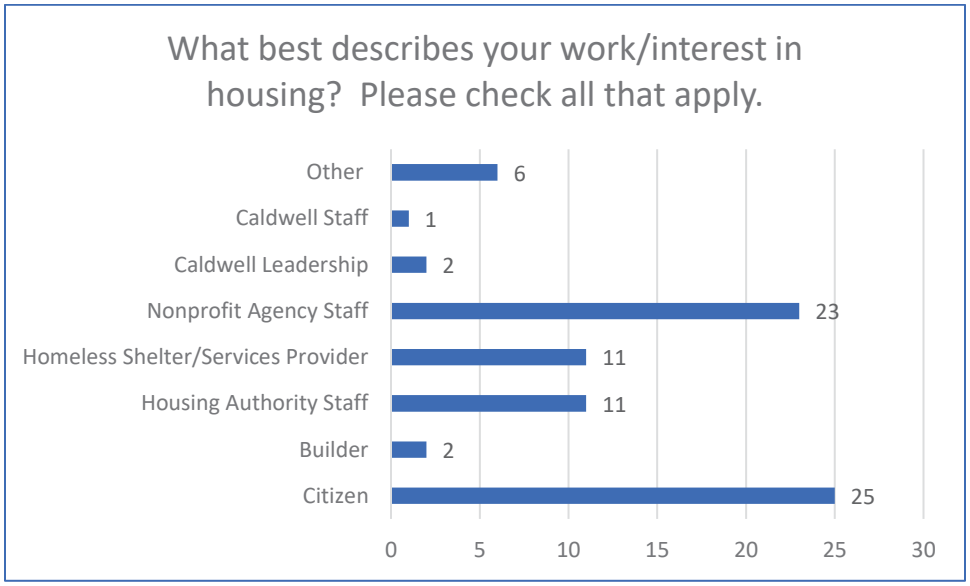
A. Respondent Profile

Within the community survey, almost 2/3 of respondents were homeowners, with about 28% renters, 2.1% responding "Staying with Friends/Family," 4.3% of respondents reported being homeless, and 2.1% responding "Other." The people responding Other commented "Parsonage provide by The Salvation Army," and "to(o) expensive."



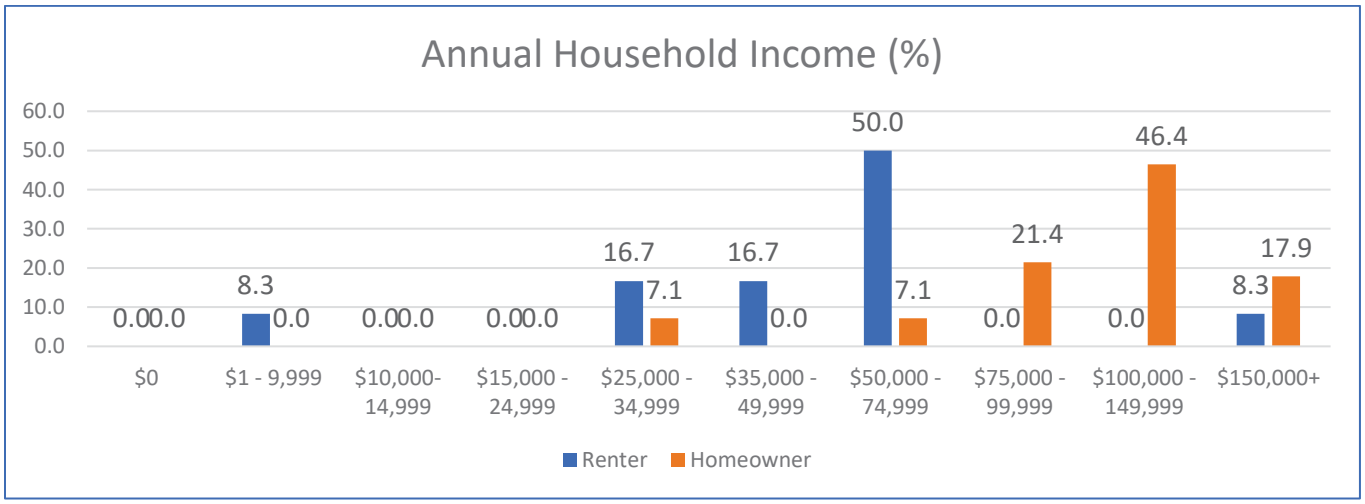
Work/Interest in Housing

In terms of their relationship to housing, respondents could choose more than one response. Twenty-five identified as Caldwell Citizens, with 23 identifying as Nonprofit Agency Staff. Another 11 represented Housing Authority Staff, and 11 identified as Homeless Shelter/Services Providers. Among those who responded "Other," answers were "School Counselor," "Local Health Department Staff," "Low Income," "Rapid Rehousing," "IDHW Staff," "School District—Community School Coordinator."



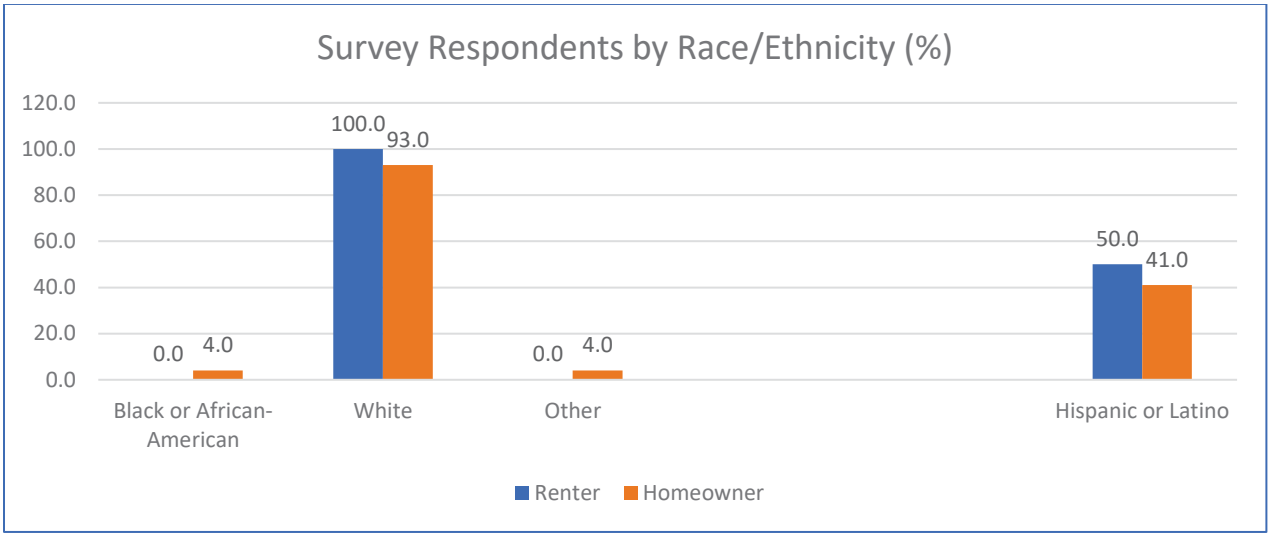
Annual Household Income

Over 64 percent of homeowner respondents report household incomes of $100,000 or more. Twenty five percent of renter respondents had incomes below $35,000.



Race/Ethnicity of Survey Respondents

One hundred percent of renters and 93% of homeowners respondents reported their race as White. Another 4% of homeowners reported their race as Black or African American, and 4% reported their race as Other, with one respondent commenting "Brown." One half of renters and nearly 41% of homeowners reported Hispanic/Latino ethnicity.



Ranking Housing Needs

When asked to rank different housing supports on a scale of 1-3, with 3 being High Need, 2= Moderate Need, and 1=Low Need, respondents ranked Affordable Housing first, followed by Housing for Seniors and Housing for Veterans. As can be seen below, respondents also highly ranked other housing supports for homeowners, people with special needs, and those seeking to become homeowners, as well as a need for single family housing.

Housing Need	Rating
Affordable Housing	2.75
Housing for Seniors	2.71
Housing for Veterans	2.7
Owner-occupied Home repair assistance	2.55
Housing for Residents with Special Needs	2.54
Single Family Housing	2.54
Homeownership Assistance	2.52

B. Experiences with Discrimination

Respondents were asked questions related to their experiences (or in some cases, to the experiences of people they know) with potential housing discrimination, their knowledge of Fair Housing Laws, and their knowledge of how to file a Fair Housing complaint.

As the analyses "slice" the data by different subpopulation categories – for example, homeowners and renters, by race – and because fewer respondents completed this section of the survey, we have smaller sample sizes within particular groups, making it difficult, if not impossible, to draw definitive conclusions.

Therefore, our analysis looks at trends for the entire respondent population, with a second set of analyses for those respondents identifying as Hispanic/Latino or not Hispanic/Latino.

Overall, about 2/3rds of respondents had not experienced or known directly of most instances of discrimination, but a sizable share had experienced discrimination or believed that they had but weren't sure. However, about half of respondents cited experience with predatory lending or other discriminatory banking practices.

The first set of analyses, about people's experiences with discrimination, asked respondents to answer in the following categories:

- YES
- NO
- I think so, but not sure
- Do Not Know

The charts below show the number of respondents who answered "Yes" or "I think so, but not sure."

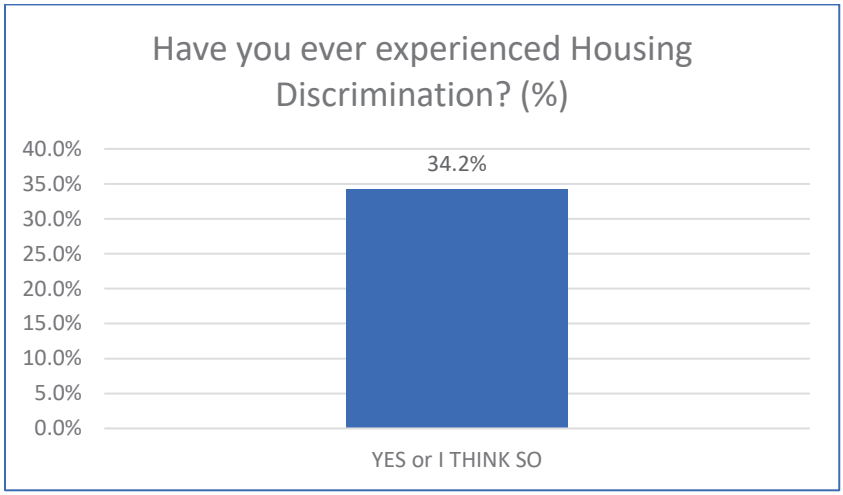
Another set of questions related to awareness of fair housing situations and ways to try to resolve them offered respondents the options of:

- YES
- NO
- I think so, but not sure

PLEASE NOTE: The analyses/charts accompanying these analyses exclude respondents who left the question blank.

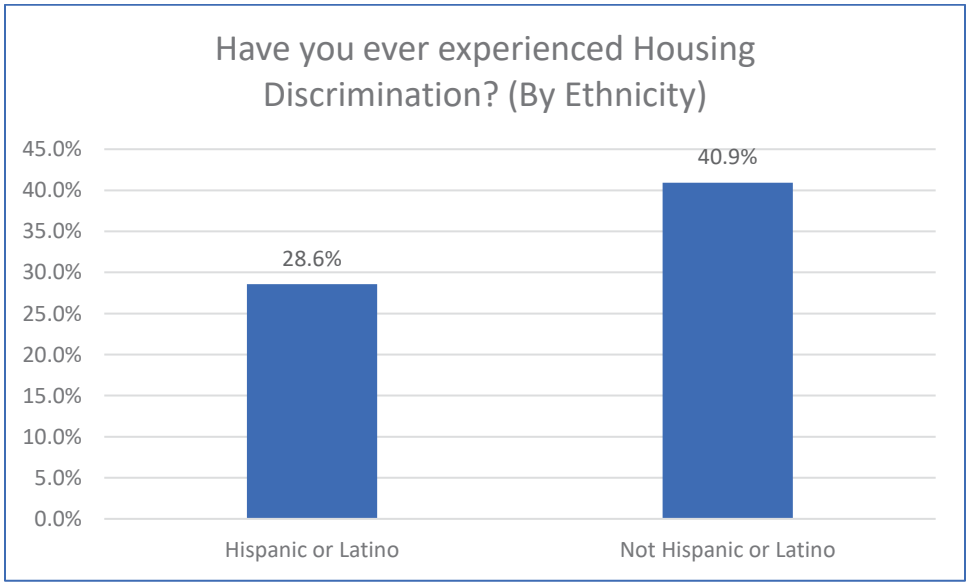
EXPERIENCES WITH HOUSING DISCRIMINATION – ALL RESPONDENTS

To the question, "Have you ever experienced Housing Discrimination," 10 respondents said yes, while 3 respondents thought they had but they weren't sure.
This represented 34.2% of those who responded to the question.



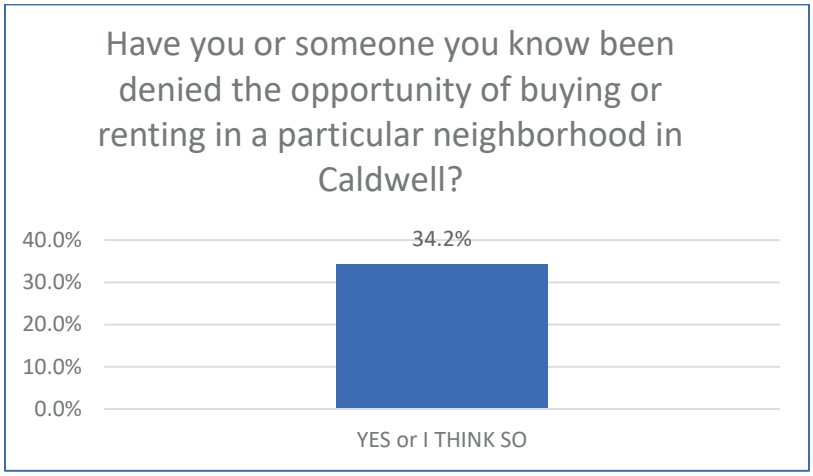
EXPERIENCES WITH HOUSING DISCRIMINATION – BY ETHNICITY

To the question, "Have you ever experienced Housing Discrimination," nearly 29% of Hispanic/Latino respondents said YES or "I think so, but not sure." Nearly 41% of non-Hispanic or Latino respondents also reported being discriminated against.



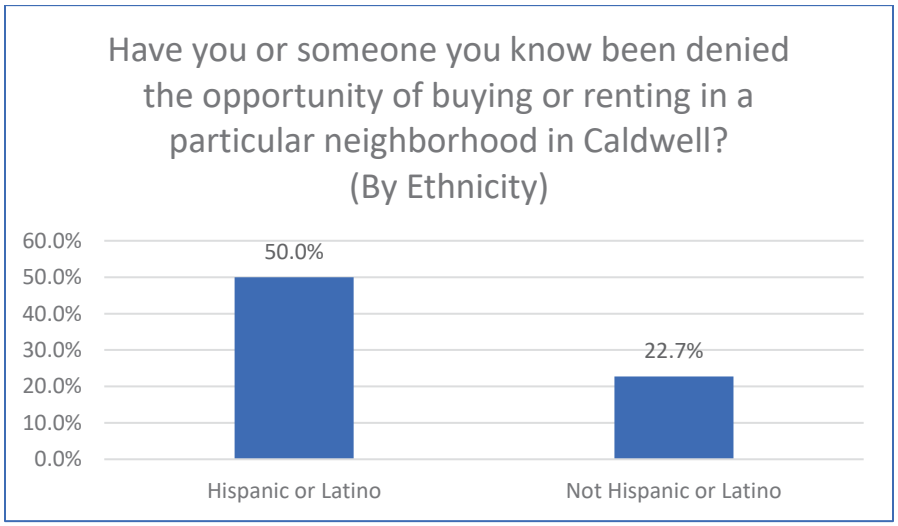
EXPERIENCE IN BEING DENIED OPPORTUNITY TO RENT OR BUY IN PARTICULAR NEIGHBORHOODS – ALL RESPONDENTS

In terms of the question "Have you or someone you know been denied the opportunity of buying or renting in a particular neighborhood?" 11 respondents believed this to be true. Two responded, "I think so, but not sure." This represented over one third of those who responded to the question.



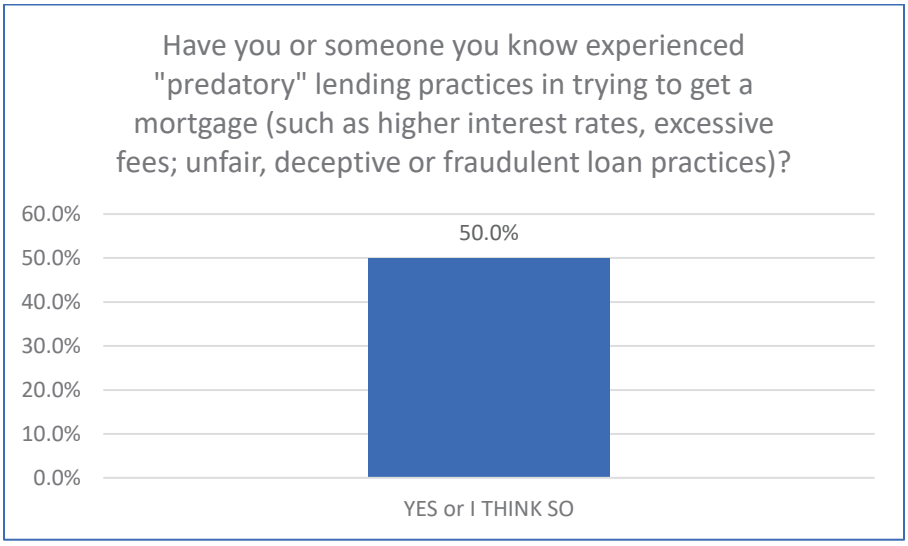
EXPERIENCE IN BEING DENIED OPPORTUNITY TO RENT OR BUY IN PARTICULAR NEIGHBORHOODS – BY ETHNICITY

In terms of the question "Have you or someone you know been denied the opportunity of buying or renting in a particular neighborhood?" half of Hispanic/Latino respondents said YES or "I think so, but not sure." Nearly 23% of non-Hispanic or Latino respondents also reported being denied the opportunity to rent or buy in particular neighborhoods.



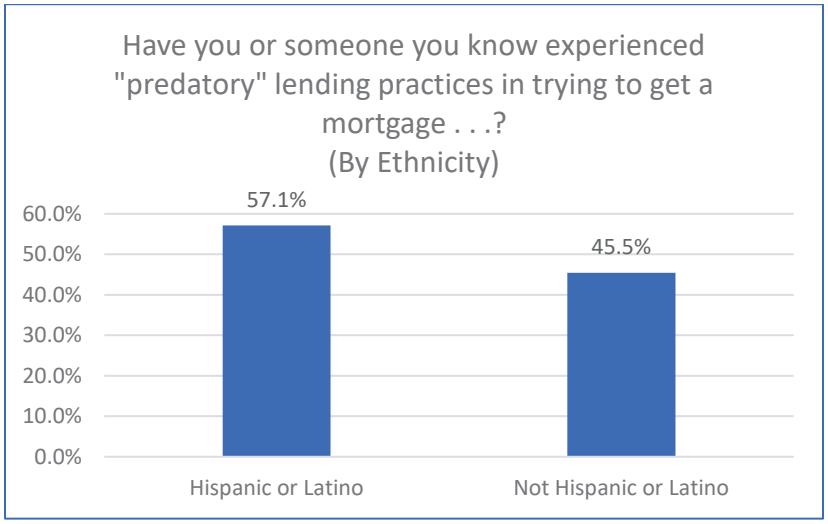
EXPERIENCE WITH/KNOWLEDGE OF DISCRIMINATORY PRACTICES IN BANKING – ALL RESPONDENTS

In terms of bank lending practices, to the question “Have you or someone you know experienced "predatory" lending practices in trying to get a mortgage (such as higher interest rates, excessive fees; unfair, deceptive or fraudulent loan practices)?”, 16 responded yes, while 3 responded “I think so, but not sure.” This represented 50% of those who responded to the question.



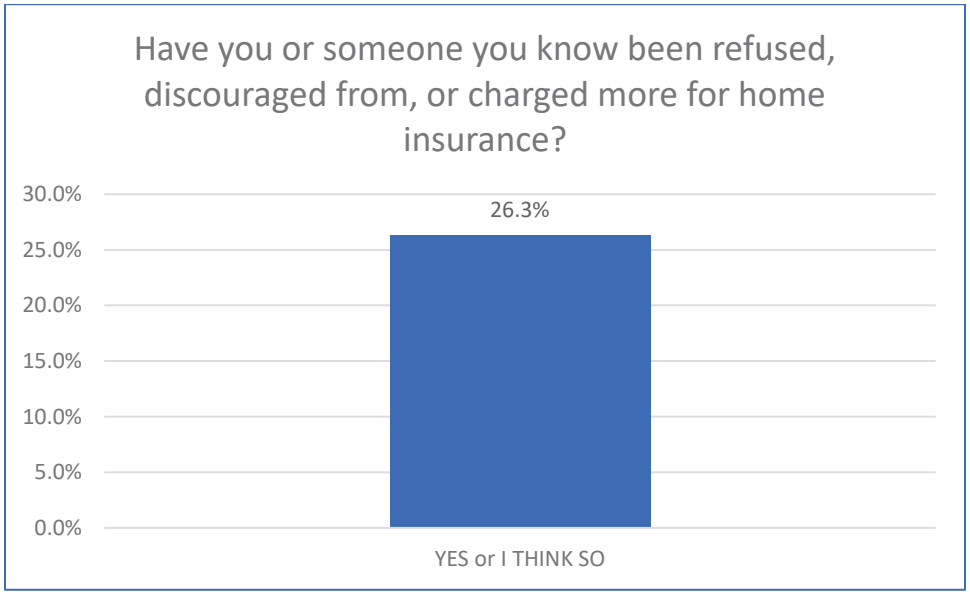
EXPERIENCE WITH/KNOWLEDGE OF DISCRIMINATORY PRACTICES IN BANKING – BY ETHNICITY

In terms of bank lending practices, to the question “Have you or someone you know experienced "predatory" lending practices in trying to get a mortgage (such as higher interest rates, excessive fees; unfair, deceptive or fraudulent loan practices)?”, 57.1% of Hispanic/Latino respondents said YES or “I think so, but not sure.” Nearly 46% of non-Hispanic or Latino respondents also reported being discriminated against in a banking context.



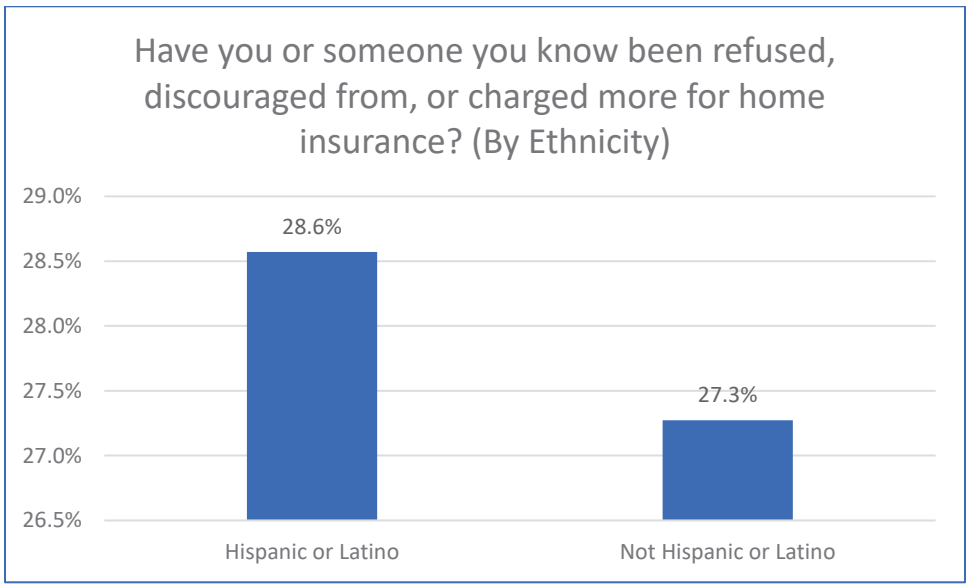
FAIR HOUSING AND HOME INSURANCE – ALL RESPONDENTS

In response to the question, "Have you or someone you know been refused, discouraged from, or charged more for home insurance?", 5 responded yes, while 5 responded "I think so, but not sure." This represented 26.3% of those who responded to the question.



FAIR HOUSING AND HOME INSURANCE – BY ETHNICITY

In response to the question, "Have you or someone you know been refused, discouraged from, or charged more for home insurance?", 28.6% of Hispanic/Latino respondents said YES or "I think so, but not sure." Over 27% of non-Hispanic or Latino respondents also reported being discriminated against in terms of home insurance.

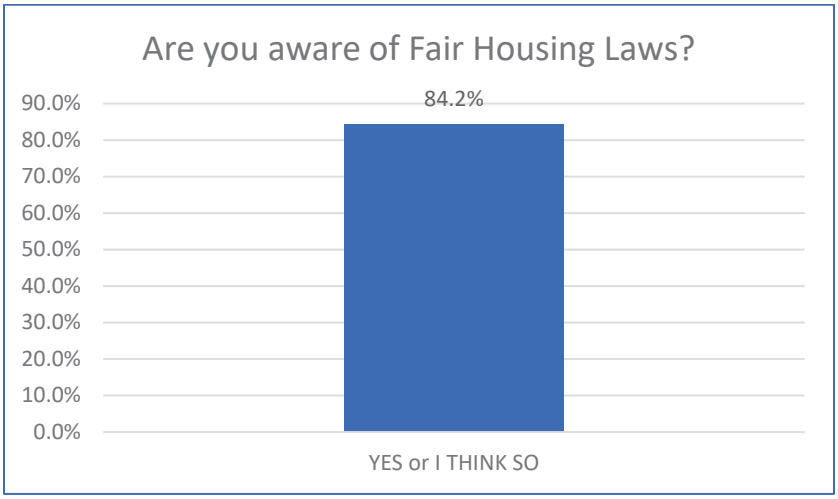


C. Awareness and Likely Response to Fair Housing Situations

High shares of respondents were aware of Fair Housing Laws and likely to report violations.

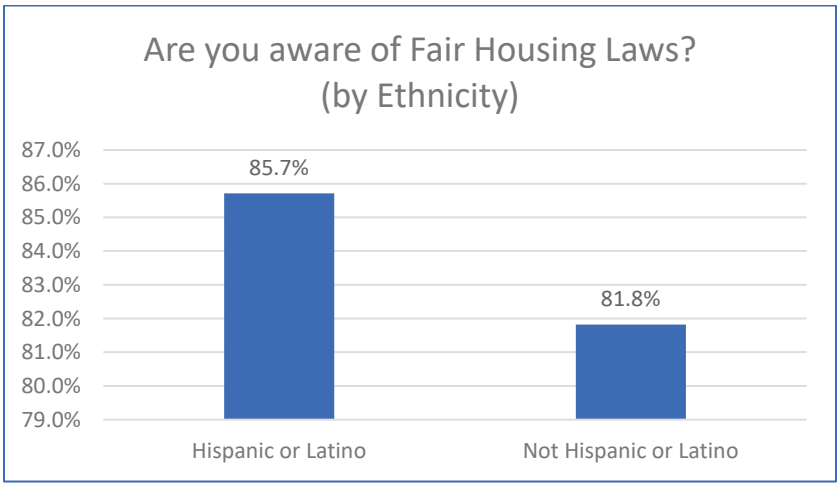
AWARENESS OF FAIR HOUSING LAWS – ALL RESPONDENTS

In response to the question, "Are you aware of Fair Housing Laws?", 30 respondents said yes, while 2 respondents responded, "I think so, but not sure." This represented 84.2% of those who responded to the question.



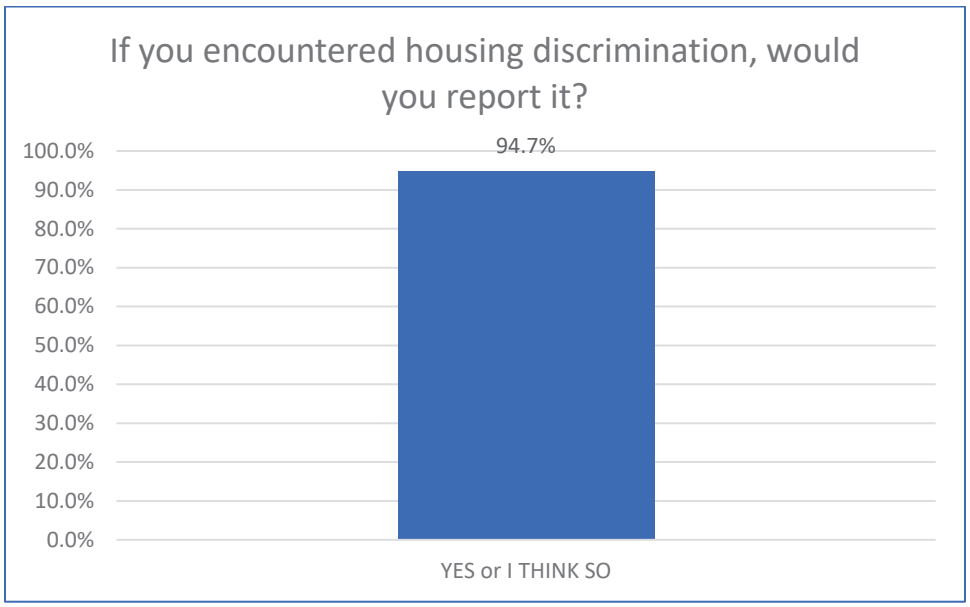
AWARENESS OF FAIR HOUSING LAWS – BY ETHNICITY

In response to the question, "Are you aware of Fair Housing Laws?", nearly 86% of Hispanic/Latino respondents said YES or "I think so, but not sure." Nearly 82% of non-Hispanic or Latino respondents also reported awareness.



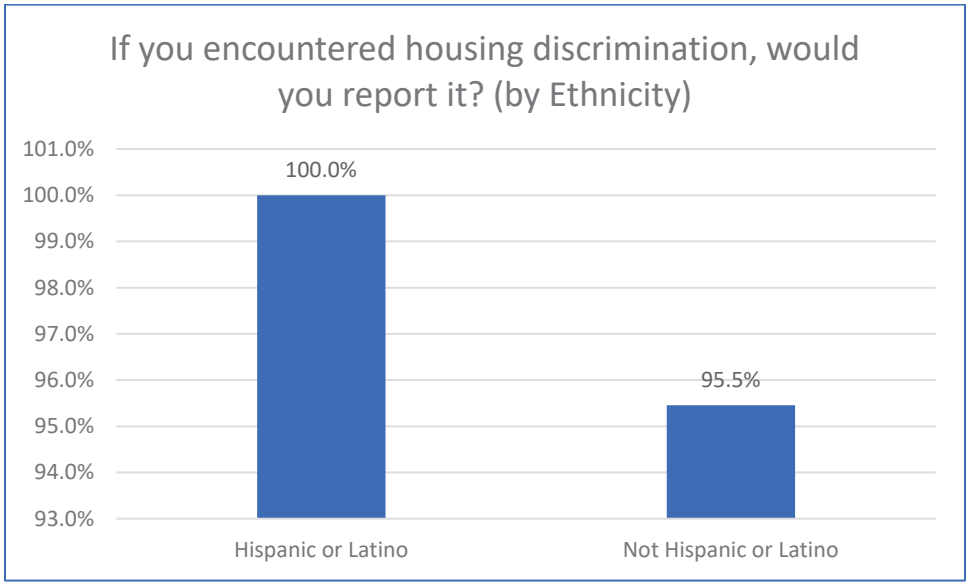
REPORTING HOUSING DISCRIMINATION – ALL RESPONDENTS

In response to the question, "If you encountered housing discrimination, would you report it?", 34 responded YES, and two responded "I think so, but not sure." This represented 94.7% of those who responded to the question.



REPORTING HOUSING DISCRIMINATATION – BY ETHNICITY

In response to the question, "If you encountered housing discrimination, would you report it?", 100% of Hispanic/Latino respondents said YES or "I think so, but not sure." Nearly 96% of non-Hispanic or Latino respondents also reported they would report housing discrimination.

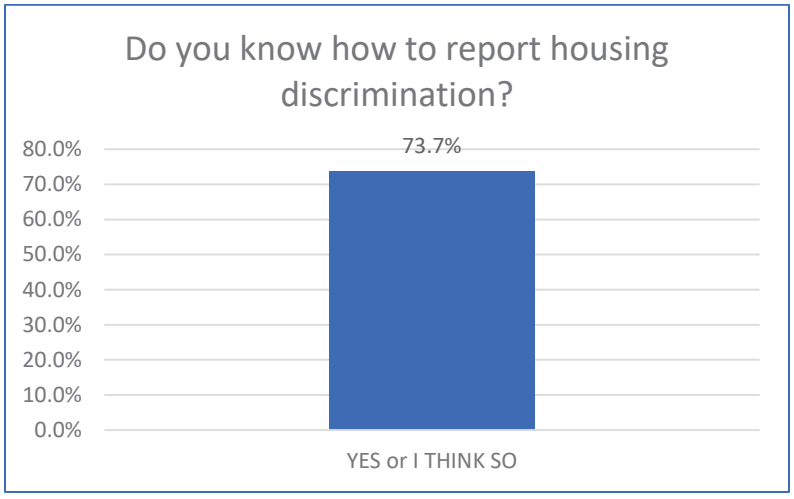


D. Knowledge of How To Report Housing Discrimination

An opportunity exists to further educate community members further on how to report discrimination.

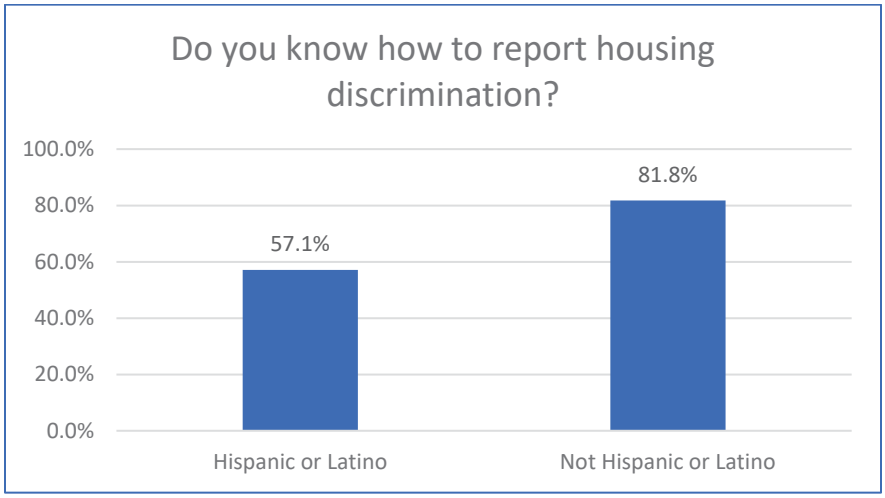
KNOWLEDGE OF HOW TO REPORT HOUSING DISCRIMINATATION – ALL RESPONDENTS

In response to the question, "Do you know how to report housing discrimination?" 24 respondents said Yes, while four responded "I think so, but not sure." This represented 73.7% of those who responded to the question.



KNOWLEDGE OF HOW TO REPORT HOUSING DISCRIMINATATION – BY ETHNICITY

In response to the question, "Do you know how to report housing discrimination?", 57.1% of Hispanic/Latino respondents said YES or "I think so, but not sure." Nearly 82% of non-Hispanic or Latino respondents also reported knowledge of how to report discrimination.



IV. Caldwell Fair Housing Activities and Resources

A. CITY OF CALDWELL CURRENT FAIR HOUSING LEGAL STATUS: CONSENT DECREE

The City of Caldwell has no Consent Decrees.

B. CITY OF CALDWELL FAIR HOUSING INFORMATION, RESOURCES, AND EDUCATION

In April, 2025, the Caldwell City Council passed Resolution 123-25, *"Restating that discrimination in the sale, rental, leasing, financing or housing or land to be used for construction of housing or in the provision of brokerage services because of race, color, religion, sex, or national origin is prohibited by Title VIII of the 1968 Civil Rights Act (Fair Housing Law.)*

The City publicized the resolution in order to *"encourage owners of real estate, developers, and builders to become aware of their respective responsibilities and rights under the Federal Fair Housing Law and amendments and any applicable state or local laws or ordinances*."[24]

As previously noted, the Caldwell Housing Authority provides Fair Housing information and resource links to the community through its Occupancy Policy website page, available in both English and Spanish.[25]

Additionally, a coalition of Caldwell and other stakeholders are part of the Idaho Fair Housing Forum, a collaborative that provides education and outreach throughout Idaho. At various times, those collaboration members have included/include:

- Idaho Affordable Housing Management Association (AHMA)
- Agency for New Americans
- Boise City/Ada County Housing Authority
- Caldwell Housing Authority
- City of Boise
- City of Meridian
- City of Nampa
- City of Pocatello
- City of Idaho Falls
- City of Coeur d'Alene

[24] https://www.cityofcaldwell.org/files/assets/city/v/1/city-clerk/documents/title-vi/res-123-25.pdf
[25] https://chaidaho.org/occupancy-policy/#:~:text=The%20Caldwell%20Housing%20Authority%20(CHA)%20does%20not,certifications%20to%20the%20CHA%20within%2030%20days

- Greater Idaho Falls Association of REALTORS®
- Idaho Association of REALTORS®
- Idaho Department of Commerce
- Intermountain Fair Housing Council
- Idaho Housing and Finance Association (host)
- Idaho Human Rights Commission
- Idaho Human Rights Education Center
- Idaho Legal Aid Services
- Idaho Office for Refugees
- Idaho Partners for Prosperity
- Idaho Chapter: National Association of Residential Property Managers (NARPM)
- Northwest Real Estate Capital Corporation
- Thomas Development
- Tomlinson and Associates
- U.S. Department of Housing and Urban Development

Potential Impediment to Fair Housing Choice – Lack of Awareness of Fair Housing Reporting Options

As the Community Survey results indicated, Caldwell has made progress in raising awareness among all residents of Fair Housing Laws, with nearly 86% of Hispanic/Latino and 82% of non-Hispanic/Latino survey respondents reporting their awareness. One hundred percent of Hispanic or Latino residents surveyed, and nearly 96% of non-Hispanic or Latino residents, report strong interest in reporting complaints.

In terms of knowledge of How to Report a Complaint, a potential opportunity exists to increase education and awareness, perhaps in other languages. People of Hispanic/Latino ethnicity, for example, report lower rates of knowledge about how to report Housing Discrimination in Caldwell (57.1% vs. 81.8% of non-Hispanic/Latino respondents.)

RECOMMENDATION: The Caldwell City Council's April 2025 Resolution 123-25 offers strong direction for the City in strengthening Fair Housing awareness among residents, owners of housing, realtors, builders, and others involved in the housing industry.

The City might consider providing additional Fair Housing educational materials in other languages on its website or in hard copy form throughout the community. The City may consider offering Fair Housing Education in conjunction with local events (e.g., community event) to increase dissemination of this knowledge.

V. Fair Housing Complaints/Enforcement

Caldwell residents can file fair housing complaints through several different organizations, including HUD, the Intermountain Fair Housing Council (IFHC), Idaho Legal Aid Services, or the Idaho Commission on Human Rights.

Complaints are investigated, and the administrative agency can negotiate, mediate, resolve, or have a finding of no discrimination. If there is cause, the complainant has 20 days to go through the Administrative Law Judge, or to federal court with the Department of Justice or a private attorney. State claims have to go through the Idaho Human Rights Commission before they can go to the Federal Court.

For this analysis of the types of housing discrimination reported, the study team interviewed IFHC representatives and analyzed IFHC data regarding fair housing complaints received by the Council from January 1, 2023 through December 31, 2025.

Per IFHC, a few of the current trends found in Fair Housing work are included below, followed by the case information.

NEIGHBORHOOD COVENANTS

The Fair Housing official noted that some Covenants, Conditions, and Restrictions (CCRs) are written to keep younger people, families with children, and people of color out of certain neighborhoods. For example, some communities try to convert to 55+ communities – and discriminate against familial structure -- by limiting fencing and play structures.

A coalition of Fair Housing officials, realtors, county clerks, and civil rights groups worked to address some of this discrimination by lobbying for Idaho to remove racially based restrictive covenants from property deeds by passing Senate Bill 1240 in 2022, which prohibited and removed discriminatory language based on race, ethnicity, or national origin.

The law aligns with the federal Fair Housing Act and prevents such covenants from appearing in new deeds. The official felt that residents need further education regarding the investment in their community through the promotion of diverse and vibrant neighborhoods.

PROPERTY MANAGEMENT PRACTICES

In a class action suit, the Department of Justice sued several large national builders who also operate in the Treasure Valley for price fixing. As part of those practices, the developers were holding available units empty to raise prices and using Real Page software to share information and coordinate pricing. "*The amended complaint alleges the landlords — Greystar Real Estate Partners LLC (Greystar); Blackstone's LivCor LLC (LivCor); Camden Property Trust (Camden); Cushman & Wakefield Inc and Pinnacle Property Management Services LLC (Cushman); Willow*

Bridge Property Company LLC (Willow Bridge) and Cortland Management LLC (Cortland) — participated in an unlawful scheme to decrease competition among landlords in apartment pricing, harming millions of American renters. Together, these landlords operate more than 1.3 million units in 43 states and the District of Columbia."[26]

As a result of this suit, Fair Housing officials believe the rental situation may get more affordable for households throughout the Treasure Valley.

Additionally, some companies were forcing people with disabilities to come into the office to apply for rentals, rather than the option to apply online. In some cases, landlords were screening for service animals or assistance animals.

SOURCE OF INCOME/VOUCHERS

The Fair Housing Official noted that throughout Idaho, prospective tenants offering vouchers and/or SSDI were denied in their housing applications. These tenants included people with disabilities who had co-signers.

The following section looks at the complaints received by the Intermountain Fair Housing Council from 2023-2025.

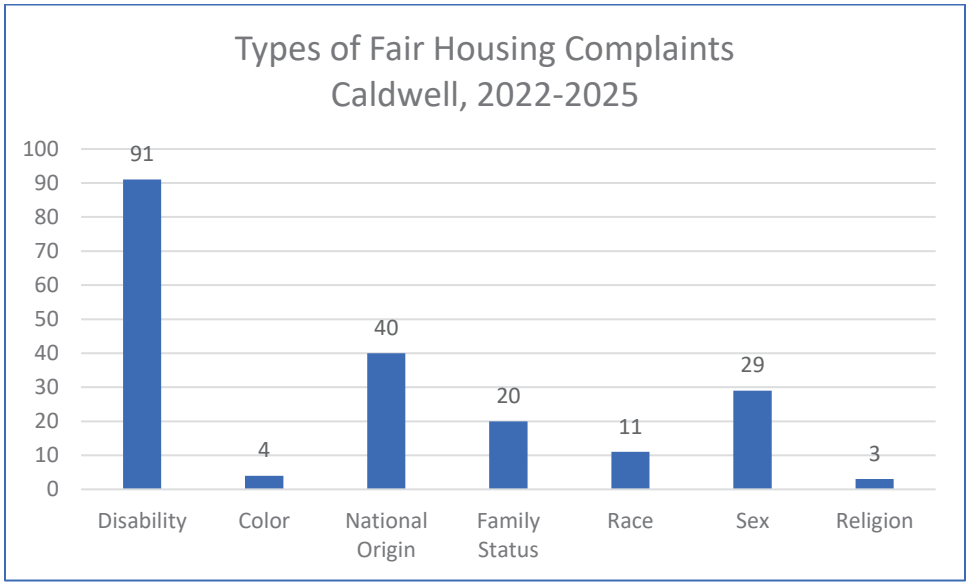
[26] https://www.justice.gov/archives/opa/pr/justice-department-sues-six-large-landlords-algorithmic-pricing-scheme-harms-millions#:~:text=%E2%80%9CWhile%20Americans%20across%20the%20country%20struggled%20to,coordinated%20through%20a%20variety%20of%20means%2C%20including:

Fair Housing Complaints, 2023-2025

Fair Housing officials suggest that many fair housing complaint cases may intersection with other protected classes (e.g., familial status). Discrimination on the basis of disability represents the greatest share of cases, according to officials. Race/color/national origin cases tend to be the second highest source of complaints, followed by familial status. Religion tends to be the lowest-occurring form of discrimination.

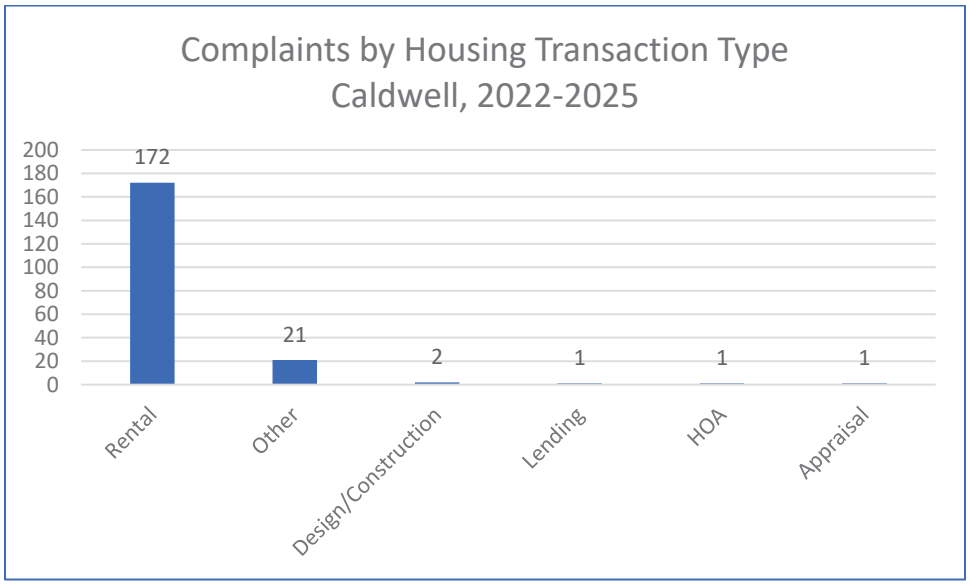
In the three-year period from January 1, 2023 through December 31, 2025, the Intermountain Fair Housing Council received 198 complaints regarding fair housing discrimination in Caldwell. Nearly half (91) were on the basis of Disability, with 40 related to National origin, 29 to Sex, and 20 to Family Status. (Please note: a case could have more than one basis of complaint.)

BASIS OF COMPLAINT
January 1, 2023 – December 31, 2025
Intermountain Fair Housing Council



TYPE OF HOUSING TRANSACTION
January 1, 2023 – December 31, 2025
Intermountain Fair Housing Council

The vast majority of housing transactions (87%) involved were rentals**.**



Case Studies per the Intermountain Fair Housing Council (IFHC)

The ways in which people's fair housing rights are violated are varied and complex. The following are a small sample of the cases the IFHC has been involved in over the last three years.

Renter – Disability

One case involved 50 mixed 1-bedroom/2-bedroom units funded by federal government as Congregate Supports (meals and chores). When a new property manager took over the property, the tenants received notices that the Congregate Supports would end. IFHC received complaints from 11 clients regarding their needs for more time for to determine their eligibility for other similar programs; needs for service and lease extensions until alternative supports are found; and accessibility challenges.

Additionally, some residents reported being forced to sell their second cars. One tenant lost his and let it be towed off the property because he was told he'd be evicted. Residents also report that entrance doors are locked after office staff leave, and thus caregivers and EMTs are unable to get into the property.

Renter – National Origin

In another case, a Property Manager told a tenant that their children (half-Hispanic) cannot play on the playgrounds, grass areas, or ride their bikes. Friends who don't live in the community but have come over the play have been approached and told that if they come back on the property, the property manager will call the police.

Renter -- Disability

One person had been asked to move by Property Management from an upper level apartment to a lower level apartment. She was then served with an eviction notice because her cats aren't allowed on the property, even though they are service animals. She has been living out of her car for the last two years and needs resources to transition into permanent housing.

Renter -- Disability

Another community member, who has medical problems, was being evicted because neighbors complained that he had the ambulance come to his home too many times.

Homeowner -- Familial Status, possibly Race

While HUD has federal laws against discrimination by familial status, Idaho does not have a law against discrimination based on familial status. In another case, an HOA has required a family to submit an architectural review to plant trees, but has not required this of other homeowners in the neighborhood. The HOA alleges the family's planting of trees along the easement has violated the Covenants, Conditions, and Restrictions (CCR), but the trees don't obstruct water flow and therefore are not in violation.

The family's neighbor does not have children and used to serve on the HOA board and is friends with Board members. The complainant neighbor has planted trees along the easement, and another neighbor (white married couple with no children) planted 12 trees along the easement but didn't receive a complaint.

Potential Impediment to Fair Housing Choice -- Challenges for People with Disabilities

Over the three-year period reviewed, disability issues represent nearly half of all complaints to the Intermountain Fair Housing Council, and disability remains a top fair housing complaint reason in many jurisdictions across the country.

The National Fair Housing Alliance (NFHA)'s 2025 Fair Housing Trends Report shows that, of 32,321 fair housing complaints filed nationally in 2024, more than 17,600 (54.6%) were issues of

disability discrimination,[27] resulting from refusal to grant reasonable accommodations, physically inaccessible housing features, or refusals to modify policies for disabled tenants.

Within Caldwell, while a shortage exists for affordable housing, stakeholders suggest an additional need for housing that is both affordable and accessible. In Caldwell, 12% of the under-65 population reports a disability.[28] As previously noted, nationwide, 48 million households (39%), have at least one person age 65+, a person with a disability, or both. About 1 in 8 households have a family member who uses a mobility device for a long-term condition. Nonetheless, only 5% of U.S. homes have a ramp, and 54% have a step-free entryway. [29] The NHS does not report data for Idaho homes.

If people with disabilities are on fixed incomes, their housing options are further limited. Fair Housing complaints and subsequent enforcement actions may result in more landlords' unwillingness to make reasonable accommodations or modifications.

RECOMMENDATION: The City's April 2025 Resolution 123-25 includes publicizing the importance of Fair Housing rights and responsibilities of citizens, including owners of real estae, developers, and builders. The City might also seek to educate landlords and the broader community on the need for reasonable accommodations or modifications to homes for people with disabilities, and assist people in requesting accommodations or modifications. The City might also expand awareness of its programs to help homeowners financially who seek to make safety or accessibility modifications to their homes.

[27] https://www.offitkurman.com/offit-kurman-blogs/2025-fair-housing-trends-compliance-risks
[28] https://www.census.gov/quickfacts/fact/table/caldwellcityidaho/PST045224
[29] https://www.census.gov/content/dam/Census/library/visualizations/2021/demo/AHS-Home%20Accessibility%202021.pdf

VI. Fair Lending: Home Mortgage Disclosure Act (HMDA) Analysis

The ability to enjoy the benefits and comforts of home ownership are dependent on financial resources to purchase a home. The ability to obtain a loan from a bank or other financial institution is therefore foundational to home ownership. Per the Federal Reserve, in September 2024, the total market value of owner-occupied real estate owned by individuals in the United States was approximately $48 trillion.[30]

Discriminatory lending practices include declining mortgage applications from affected groups or offering particular groups more expensive and less desirable mortgage terms and conditions. Our analysis studied whether any of Caldwell's racial, ethnic, or sex/gender groups were denied/declined at a disproportionate rate when they applied for a mortgage. As discussed within the following section, because White applicants comprised over 96% of all applicants, the racial segmentation analysis had too small a sample size to make meaningful conclusions.

Because HMDA data is reported by county, we reviewed 14,923 home mortgage applications, or three years' worth of records from Canyon County from 2022 – 2024.

The 14,923 apps resulted in one of the following outcomes.

1. Loan Originated
2. Application Approved but Not Accepted
3. Application Denied
4. Application withdrawn by applicant
5. File closed for incompleteness

The data does not include applications with the following outcomes: (1) Purchased Loans, (2) Preapproval Requests Denied, or (3) Preapproval request approved but not accepted.

We then identified applications originating from 11 Caldwell census tracts within Canyon County, resulting in 3,570 applications for analysis. A final filtering of data for the following characteristics resulted in 2,411 applications for analysis. That is, in all, the 2,411 applications reviewed met the following criteria:

- One- to Four-Family Dwelling
- Manufactured Homes
- Owner Occupied as Principal Dwelling
- Secured by First Lien
- Home Purchase
- Caldwell resident
- Conventional Loan

[30] https://fred.stlouisfed.org/series/BOGZ1FL155035013Q

For the 2,411 Caldwell-based applications, the consultant team reviewed data for the following outcomes:

1. Loan Originated
2. Application Approved but Not Accepted
3. Application Denied
4. Application withdrawn by applicant
5. File closed for incompleteness

SUMMARY OF OVERALL RESULTS: In all 75.7% of loan applications were approved, resulting in a loan origination. Caldwell's overall Denial/Decline rate, at 5.6%, resulted in 134 declines. As might be expected, significant segmentation of that denial data would make sample sizes too small and therefore more difficult to draw definitive conclusions regarding.

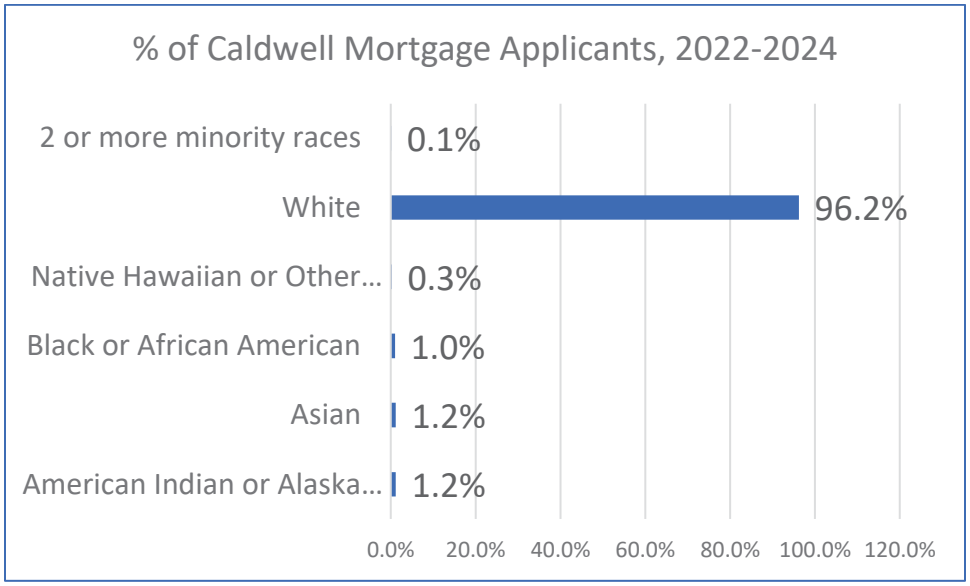
SUMMARY OF OVERALL RESULTS -- DISPROPORTIONATE SHARE OF DECLINES: In order to identify whether an ethnic/racial or gender group is considered to have a disproportionately greater number of lending declines, we adapt the HUD definition regarding disproportionate share of housing problems: that is, when the percentage of people in a group being declined exceeds the percentage for all ethnic/racial/gender groups as a whole by ten percentage points.

Because 96.2% of all applicants were White, the sample sizes of the various other racial groups were too small to analyze for disproportionate shares of declines. Additionally, no group had a denial rate more than 10% greater than the 5.3% average, although the group of 19 Black or African American applicants had a decline rate of 10.5%, or nearly double the overall denial rate.

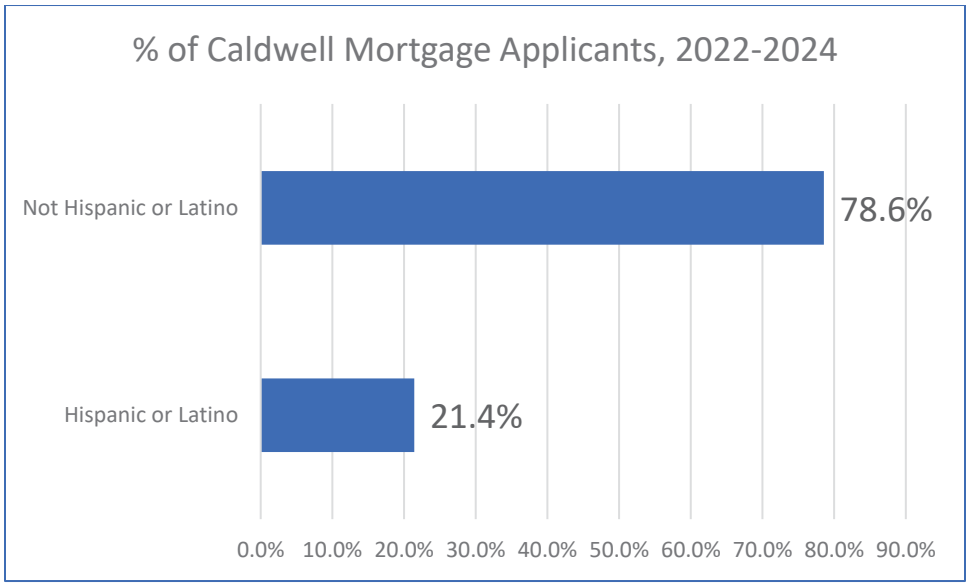
The pattern was similar for Hispanic or Latino applicants; while there was not a 10% difference in denial/decline rates between Hispanic/Latino and non-Hispanic/Latino applicants, the 11% denial/decline rate was more than twice that of non-Hispanic/Latino applicants. By sex, no disproportionate shares of declines were found.

Profile of Applicants

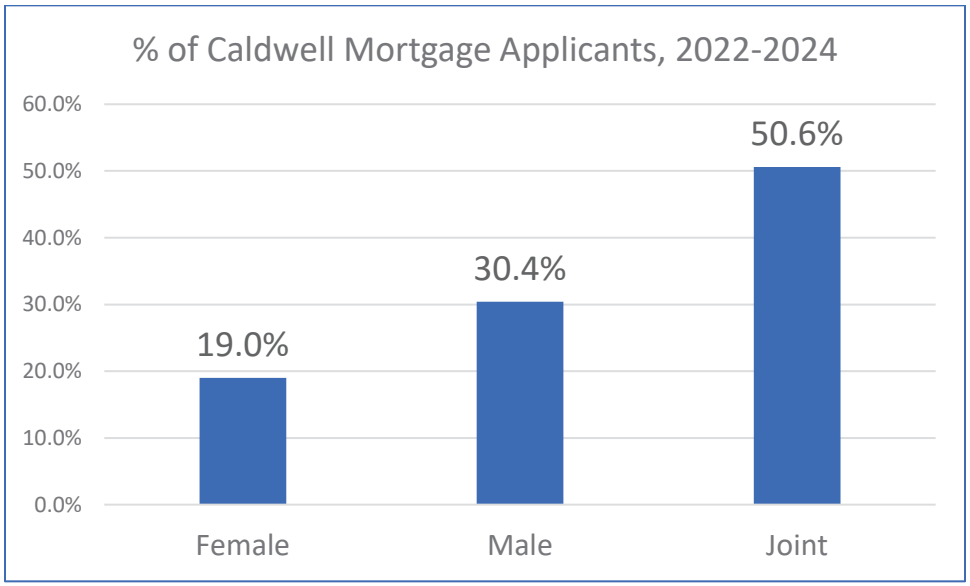
Of the 2,411 applicants for whom Race information was available, 96.2% were of White background, followed by 1.2% of Asian background and 1.2% of American Indian or Alaska Native background. Black or African American applicants represented 1% of applicants, and Native Hawaiian or Other Pacific Islander, and 2 or more minority races had less than 0.5% of applicants each.



By ethnicity, over 3/4 of applicants were Not Hispanic or Latino.



By sex, over 30% of applicants were male, 50.6% were joint applications, and 19% were female. Please note that our analysis will only review the 682 male and 426 female applications to determine whether there is bias in mortgage lending decisions.



Mortgage Decisions

This data analysis looks at Conventional First Lien applicants and the outcomes of their mortgage applications. As previously stated, outcomes can be:

1. Application Approved and Loan Originated
2. Application Approved but Not Accepted by Applicant
3. Application Denied (Declined)
4. Application withdrawn by Applicant
5. File Closed for Incompleteness

For Approval analyses related to the (1) Share of Apps/Share of Declines (2) Declines by Group/Income Group, Approvals includes applicants in categories 1 and 2 above.

Please note: We use the terms “denied” and “declined” interchangeably.

Mortgage Decisions by Race

Because 96.2% of all applicants were White, the sample sizes of the various other racial groups were too small to analyze for disproportionate shares of declines. From these limited samples, results show no group had a denial rate more than 10% greater than the 5.3% average, although the group of 19 Black or African American applicants had a decline rate of 10.5%, or nearly double the overall denial rate.

(Please note: Totals may not match those of other category Totals because some applicants do not answer each question.)

% BY DECISION	Approved and Loan Originated	Approved but Not Accepted	Denied	App W/D by Applicant	Incomplete File	TOTALS (#)
American Indian or Alaska Native	60.9%	0.0%	26.1%	13.0%	0.0%	23
Asian	87.0%	0.0%	0.0%	13.0%	0.0%	23
Black or African American	52.6%	10.5%	10.5%	26.3%	0.0%	19
Native Hawaiian or Other Pacific Islander	100.0%	0.0%	0.0%	0.0%	0.0%	5
White	76.0%	5.0%	5.1%	12.5%	1.4%	1,837
2 or more minority races	0.0%	0.0%	0.0%	100.0%	0.0%	2
OVERALL AVERAGES	75.7%	4.9%	5.3%	12.7%	1.4%	1,909

Mortgage Decisions by Ethnicity

By Ethnicity, non-Hispanic or Latino applicants had higher approval rates (75.9%) than Hispanic or Latino applicants (72.0%).

With overall decline/denial rates of 5.8%, neither group's rate of being declined exceeds the percentage for all ethnic/racial/gender groups as a whole by ten percentage points, although the Hispanic or Latino Denial rate is over twice that of non Hispanic or Latino applicants.

(Please note: Totals may not match those of Other Group Totals because some applicants do not answer each question.)

	Approved and Loan Originated	**Approved but Not Accepted**	**Denied**	**App W/D by Applicant**	**Incomplete File**	**TOTALS (#)**
Hispanic or Latino	72.0%	4.9%	11.0%	9.8%	2.4%	410
Not Hispanic or Latino	75.9%	4.9%	4.5%	13.4%	1.3%	1,505
OVERALL AVERAGES	75.1%	4.9%	5.8%	12.6%	1.5%	1,915

Approval Rates by Ethnicity and Income

By Income and Ethnicity, non-Hispanic/Latino applicants generally have higher approval rates at most income categories. It is important to note again, however, that with such segmentation of the data, sample sizes become smaller and may offer only directional information.

NOTE: This does not include applicants for whom income was unavailable.

Approval Rates (%) by Ethnicity and Income

	0	1K-10K	11K-25K	26K-50K	51K-75K	76K-100K	101K-150K	151K-200K	201K-300K	301K-400K	401K-500K	500K+	TOTAL
Hispanic or Latino	0	0	0	56	74	83	69	67	80	100	0	100	405
Not Hispanic or Latino	20	0	33	69	76	79	77	76	81	73	60	57	1489
Grand Total	17	0	20	66	76	80	76	75	81	79	60	67	1894

Share of Applications and Declines by Ethnicity

Applications by Hispanic or Latino applicants represent 21% of all apps and 40% of all declines.

	% TOTAL APPS	% TOTAL DECLINES
Hispanic or Latino	21%	40%
Not Hispanic or Latino	79%	60%

Decline Reasons by Ethnicity

Debt/Income Ratio was the most frequently-cited reason for declines for all ethnic groups.

In second place was Credit history as a decline reason among all ethnic groups. Please note: Hx below refers to "History" – Employment History or Credit History.

	1	2	3	4	5	6	7	9	
	Debt-to-Income ratio	Empl Hx	Credit Hx	Collateral	Insuff Cash	Unverif Info	Incomplete	Other	TOTAL
Hispanic or Latino	48.9	0.0	22.2	2.2	4.4	11.1	4.4	6.7	45
Not Hispanic or Latino	43.3	1.5	28.4	3.0	7.5	4.5	3.0	9.0	67
Grand Total	45.5	0.9	25.9	2.7	6.3	7.1	3.6	8.0	112

Mortgage Decisions by Sex

By Gender, 1.6x as males as females applied for loans. (Please note: this analysis does not include joint applications or those applications where the person's sex isn't provided.) Female applicants have higher approval rates than male applicants, but not disproportionately so.

	Approved and Loan Originated	Approved but Not Accepted	Denied	App W/D by Applicant	Incomplete File	TOTALS (#)
Female	75.6%	3.3%	6.3%	12.2%	2.6%	426
Male	71.3%	4.4%	7.6%	15.4%	1.3%	682
TOTAL	72.9%	4.0%	7.1%	14.2%	1.8%	1,108

Approval Rates by Sex and Income

By Income and Gender, female applicants generally have higher approval rates at most income ranges. In the two income groups in which 100% of male or female apps were approved, there are only 1 apps in that group. As previously stated, with such small sample sizes, it is difficult to draw firm conclusions from this data.

Approval Rates by Sex (%)

	0	1K- 10K	11K-25K	26K-50K	51K - 75K	76K – 100K	101K – 150K	151K-200K	201K-300K	301K-400K	401K-500K	500K+	Total
Female	N/A	N/A	14	65	77	88	81	63	73	100	0	N/A	423
Male	25	0	100	64	75	78	68	68	78	63	N/A	43	673
Grand Total	25	0	25	65	76	81	72	66	77	75	100	43	1096

Share of Applications and Declines by Sex

Applications by females represent 38% of all apps and 34% of all declines.

	% TOTAL APPS	% TOTAL DECLINES
Female	38%	34%
Male	62%	66%

Decline Reasons by Sex

Debt/Income ratio was the most frequently-cited reason for declines for all applicants.

In second place was Credit History. Please note: Hx below refers to "History" – Employment History or Credit History.

	1	2	3	4	5	6	7	9	
	Debt-to-Income ratio	Empl Hx	Credit Hx	Collateral	Insuff Cash	Unverif Info	Incomplete	Other	TOTAL
Female	48.1	0.0	33.3	3.7	0.0	7.4	7.4	0.0	27
Male	46.2	1.9	25.0	1.9	7.7	3.8	5.8	7.7	52
Grand Total	46.8	1.3	27.8	2.5	5.1	5.1	6.3	5.1	79

Mortgage Decisions by Census Tract

Although the data is cut so finely by census tracts, we included all categories of applicant outcomes, including those Withdrawn by the Applicant or Incomplete applications because of the wide variety in outcomes beyond approvals or denials/declines within Census tracts. Looking at the entire universe of applications, in total 75.6% of applicants were approved. Another 5.6% of applicants were declined/denied.

In terms of the range of approval rates, approval rates ranged from 52.6% in tract 21500 and 64.3% in tract 21600 to 80.3% in tract 21005 and 82.4% in tract 21003.

In terms of the range of decline/denial rates, those rates ranged from 2.0% in 21003 and 3.5% in 21907 to 10.9% in 21500 and 13.4% in 21702.

The census tract with the highest share of Incomplete Apps was 21500 (5.8%). Those census tracts for which 15% or more of all applications were withdrawn by the applicant include 21004 (15.2%), 21600 (15.9%), 21202 (17.4%),and 21500 (19.7%).

As previously stated, as the home mortgage data is segmented further, sample sizes may be too small to draw definitive conclusions, in this case, in terms of denials/declines. No census tract had a denial rate 10% higher than the overall average, but the 21500 and 21702 census tracts denial rates were 49% and 58% higher than overall averages of 5.6%.

Census Tract	Approved & Loan Originated	App approved but not accepted	App denied	App withdrawn by applicant	File closed for incompleteness	TOTAL
21003	82.4%	3.4%	2.0%	12.2%	0.0%	148
21004	75.0%	3.4%	4.4%	15.2%	2.0%	204
21005	80.3%	3.1%	4.6%	11.6%	0.4%	458
21101	80.1%	3.3%	4.3%	11.1%	1.2%	584
21202	66.1%	11.0%	3.7%	17.4%	1.8%	109
21300	78.0%	2.8%	9.2%	9.2%	0.9%	109
21500	52.6%	10.9%	10.9%	19.7%	5.8%	137
21600	64.3%	7.9%	7.9%	15.9%	4.0%	126
21701	77.4%	7.3%	4.4%	10.2%	0.7%	137
21702	66.9%	6.4%	13.4%	9.3%	4.1%	172
21907	79.3%	2.6%	3.5%	13.7%	0.9%	227
Grand Total	75.6%	4.6%	5.6%	12.6%	1.6%	2411

Decline Reasons by Census Tract

As with our other reviews of decline reasons by different groups, Debt-to-income ratio, followed by Credit History, continues to be a leading decline reason. For tract 21003, two thirds of applicants were declined for Incomplete Applications. For 21702, Credit History was the top decline reason.

Other decline reasons vary widely, including Collateral, Employment History, or Insufficient Cash; additionally, the small number of apps in some census tracts makes percentages appear very high. Please note: Hx below refers to "History" – Employment History or Credit History.

	1	2	3	4	5	6	7	9
Census Tract	Debt-to-Income ratio	Empl Hx	Credit Hx	Collateral	Insuff Cash	Unverif Info	Incomplete	Other
21003	0.0	0.0	33.3	0.0	0.0	0.0	66.7	0.0
21004	33.3	0.0	22.2	0.0	11.1	11.1	11.1	11.1
21005	57.1	4.8	9.5	0.0	9.5	9.5	4.8	4.8
21101	48.0	0.0	8.0	4.0	0.0	12.0	12.0	16.0
21202	50.0	0.0	25.0	25.0	0.0	0.0	0.0	0.0
21300	60.0	0.0	20.0	0.0	10.0	0.0	10.0	0.0
21500	40.0	0.0	33.3	6.7	13.3	6.7	0.0	0.0
21600	50.0	0.0	20.0	10.0	10.0	0.0	0.0	10.0
21701	66.7	0.0	33.3	0.0	0.0	0.0	0.0	0.0
21702	34.8	0.0	47.8	4.3	4.3	4.3	0.0	4.3
21907	25.0	0.0	25.0	12.5	0.0	12.5	0.0	25.0
TOTALS	44.8	0.7	23.9	4.5	6.0	6.7	6.0	7.5

VII. Caldwell Policies and Programs

This section reviews Caldwell's different public policy and programs to determine whether there are any potential impediments to Fair Housing. Caldwell has numerous public policies and programs to address Fair Housing through affordable housing opportunities.

A. ZONING AND LAND USE

The City's updated Comprehensive Plan, completed in April 2025, received the Outstanding Plan Award from the American Planning Association (APA) Idaho chapter in October 2025. The Plan increases density in the downtown area, in part to make the provision of utilities more economically feasible.

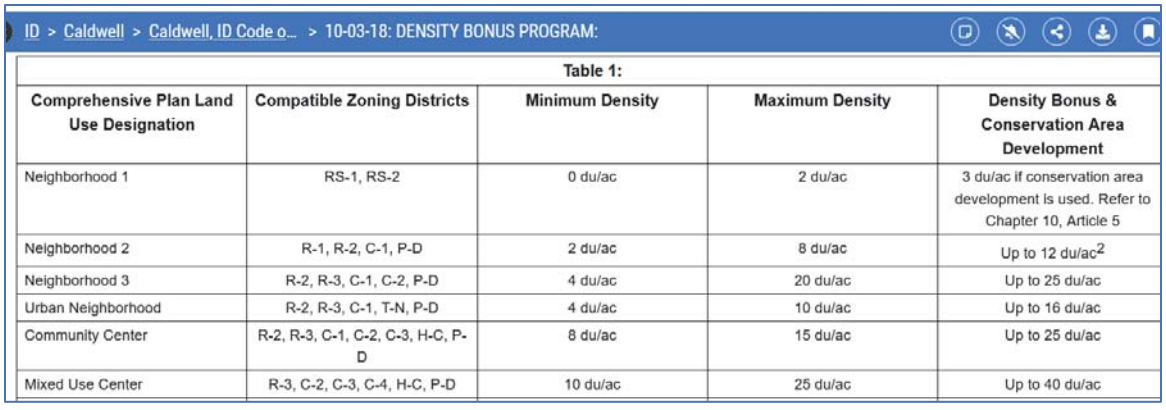
Changes to the Comprehensive Plan will help promote more affordable housing, including zoning density bonuses for certain parts of the City. Additionally, the City's new Comprehensive Plan allows for more Accessory Dwelling Units, or ADUs, and officials are seeking creative ways to support ADU development throughout the City.

With the recent Zoning refresh in 2025, Caldwell's Zoning Sec. 10-05-02 offers regulations for residential districts, including the following new residential district categories:

New Residential Zone Designation	Zoning District
RS-1	Semi-Rural Residential 1
RS-2	Semi-Rural Residential 2
R-1	Neighborhood Residential
R-2	Community Residential
R-3	Urban Residential

Through Zoning 10-03-18, the City offers density bonus opportunities for reduced lot sizes and also offers incentives based on the incorporation of affordable units, universal design standards, amenities, housing variation (including ADUs), and open spaces.

As the table below shows, developers can significantly increase the number of dwelling units per acre (du/ac) if they meet the density bonus criteria.



ID > Caldwell > Caldwell, ID Code o... > 10-03-18: DENSITY BONUS PROGRAM:

Table 1:

Comprehensive Plan Land Use Designation	Compatible Zoning Districts	Minimum Density	Maximum Density	Density Bonus & Conservation Area Development
Neighborhood 1	RS-1, RS-2	0 du/ac	2 du/ac	3 du/ac if conservation area development is used. Refer to Chapter 10, Article 5
Neighborhood 2	R-1, R-2, C-1, P-D	2 du/ac	8 du/ac	Up to 12 du/ac[2]
Neighborhood 3	R-2, R-3, C-1, C-2, P-D	4 du/ac	20 du/ac	Up to 25 du/ac
Urban Neighborhood	R-2, R-3, C-1, T-N, P-D	4 du/ac	10 du/ac	Up to 16 du/ac
Community Center	R-2, R-3, C-1, C-2, C-3, H-C, P-D	8 du/ac	15 du/ac	Up to 25 du/ac
Mixed Use Center	R-3, C-2, C-3, C-4, H-C, P-D	10 du/ac	25 du/ac	Up to 40 du/ac

A City official noted that the April Code change stated that the minimum 8,000 square foot lot size can be reduced for the building of townhomes. Now, townhomes 20 feet across can be built on 2,000 square foot lots. One organization that supports homebuyers would like to build townhomes, they find that townhomes aren't in much demand in Caldwell; they are more popular in Boise and Meridian.

ZONING -- ACCESSORY DWELLING UNITS

A Freddie Mac survey found that, while 71% of consumers were unfamiliar with Accessory Dwelling Units (ADUs), once they learned about ADUs, 32% of respondents were interested in building one on their property.[31] Per the Mercatus Center at George Mason University, California and 13 other states have broadly legalized the construction of ADUs to expand lower-cost housing options for their residents.[32]

Section 10-12-03-1 of City Zoning shows that Accessory Buildings for Use (Residential) are permitted in all residential zoning districts. In addition to providing another opportunity for more affordable housing, these units can become a source of income and wealth for the builder of that ADU.

CALDWELL URBAN RENEWAL AREA

Idaho law does not allow for sales taxes to develop areas, but encourages the use of Urban Renewal Areas to offset development costs and incentivize projects. Caldwell City Council plans to adopt a new urban renewal area, a 1,000 acre district in northwest Caldwell, which will help strengthen industrial activity within the city. The district overlaps with a HUD R/Ecaps area.

In the Urban Renewal Area, developers can bring in lower-cost housing and the City pays for public infrastructure, with improvements in sidewalks, curbs, and other infrastructure improvements.

B. DEVELOPMENT FEES

Section 10-03-14-5 includes Impact Fees, specifically for park, fire, police, and traffic impacts. Affordable housing developments may be exempt from the impact fee requirement, *"provided that the exempt development's proportionate share of system improvements is funded through a revenue source other than impact fees.*

1. Current housing affordability guidelines published by the U.S. department of housing and urban development ("HUD") shall be used to determine whether dwelling units in the development qualify as affordable housing.

[31] https://www.freddiemac.com/research/consumer-research/20230124-adus-can-increase-housing-stock-most-are-unfamiliar

[32] https://www.mercatus.org/research/policy-briefs/taxonomy-state-accessory-dwelling-unit-laws-2024

2. Affordable housing projects are required to demonstrate that they will provide dwelling units to eligible families based on HUD income and family size guidelines.

3. Providers of affordable housing dwelling units must demonstrate a long-term commitment to providing affordable housing for a period of not less than twenty (20) years. Affordability of the designated percentage of the development shall be ensured through covenants and deed restrictions at the discretion of the city in consultation with the city attorney. (Ord. 3642, 1-21-2025)"

One housing official reported that the Snake River Valley Builders and Contractors Association suggested that, if developers had fewer requirements related to inspections, permitting, etc., the price of new construction could be reduced 10-15%.

C. BUILDING CODES

The City's utilizes national and international codes, including the following[33].

- 2018 International Residential Code - Parts I, II, III, IV and IX
- 2018 International Building Code
- 2018 International Existing Building
- 2018 International Fire Code Administrative Rules - IDAPA 07.03.01
- 2023 National Electrical Code
- Administrative Rules - IDAPA 07.01.01 - 07.01.11
- 2018 International Mechanical Code
- 2018 International Fuel Gas Code
- 2017 Idaho State Plumbing Code - Based off of the 2015 Uniform Plumbing Code
- Administrative Rules - IDAPA 07.02.02 - 07.02.07
- 2018 International Energy Conservation Code (With State Amendments)
- 2018 International Property Maintenance Code
- 1997 Uniform Code for the Abatement of Dangerous Buildings
- 1997 Uniform Sign Code

None of these Codes suggest any potential impediments to Fair Housing or present accessibility concerns.

[33] https://www.cityofcaldwell.org/Departments/Community-Development/Building-Safety-Division/Code-Resources-FAQs#:~:text=The%20City%20of%20Caldwell's%20building%20codes%20include:,Building%20Officials%20(IDABO)**%20*%20**Idaho%20State%20Statutes**

With the state's adoption of International Building Codes, Fair Housing organizations have seen fewer violations of Americans with Disabilities Act codes in the development of multifamily housing. However, within new single-family homes, Fair Housing officials report that major nationwide builders do not offer accessible home templates, and therefore people with disabilities must retrofit their homes after they are built, adding considerable cost.

One local Fair Housing agency reports that, while it may be less expensive for people to remain in their homes with some accessibility modifications and home care services, people with accessibility concerns may be institutionalized into assisted living or nursing homes.

D. Other Caldwell Policies

City Policies -- To Reduce Cost of Housing

The City continues to work to make housing more Affordable through the purchase and disposition of land to help reduce developer costs. By reducing developer costs, the City helps to increase the supply of affordable housing. The City has recently worked with a developer to create 7 cottage-style homes at a $300,000 price point.

With CDBG helping with land acquisition costs, and with linking land use applications to specific entitlements, and with the City trying to help developers identify other sources of federal funding, an opportunity exists to build more housing for low- and extremely-low income households, as well as seniors and people with disabilities. At this time, applications to build multifamily housing must go through the City Council to obtain a special use permit.

City Policies -- **Low Income Housing Tax Credit (LIHTC) HOUSING**

In the state of Idaho, the Idaho Housing and Finance Association (IHFA) is the issuer of Low-Income Housing Tax Credits (LIHTC), which many stakeholders described as a very competitive process. The City works with IHFA on affordable housing projects and the environmental review process on overlapping projects. The City works with low-income housing developers, such as providing letters of support and earmarking CDBG funds to cover gaps within LIHTC funding, to help developers secure these tax credits.

According to Fair Housing officials, when developers propose Section 42 (Low Income Housing Tax Credit, or LIHTC) housing, or mixed income or mixed-use housing, a small group of vocal Caldwell residents will protest. Similarly, the official stated, residents don't like Section 8 Project-Based Voucher housing, certified family housing, or elder disabled housing.

Residents tend to favor building low-income housing for elderly residents. A Fair Housing official thought there might be an opportunity for the City to champion housing projects and educate the community on why their neighbors need such housing.

Potential Impediment to Fair Housing to Fair Housing Choice – Need for Builder Education

An opportunity might exist to educate providers on some practices that might make homes more accessible to more people. A Fair Housing official said that she often hears housing providers say, "We didn't know we could do that." Other sources of confusion for builders include whether a conditional or special use permit is required for the development of a certified family home or group home.

RECOMMENDATION: The Fair Housing official thought that low-income housing developers might benefit from a development checklist so that they understand the various steps of the process, including accessibility, environmental impacts, and fair housing requirements.

The City might consider adapting existing developer checklists created by other jurisdictions. For example, Boston offers a checklist.[34] Other cities with checklists and applications include Burien, Washington.[35]

As previously stated, the City seeks to educate the community regarding the benefits of accessible housing for all. The Fair Housing official suggested that a Fair Housing overlay to zoning regulation might include processes for confidential meetings about fair housing standards that protect people's privacy about their conditions. A Fair Housing Coordinator, with an understanding of Section 504 and ADA requirements, could facilitate such meetings. To ensure that all people have access to zoning and fair housing debates and decisions, the City might provide American Sign Language (ASL) or other translation services.

City Policies -- Home Ownership

On a household level, Caldwell will continue to assist low-and moderate-income homebuyers with financial assistance, as well as offering emergency and critical repairs to low- and moderate-income households. To promote home ownership, the City utilizes CDBG funds to support qualifying homeowners with downpayment assistance. From 2021-2025, at least six households were assisted.

[34] https://www.boston.gov/sites/default/files/file/2024/08/14B-2024-08-02_MOH%20Design%20Checklists.pdf
[35] (https://cdnsm5-hosted.civiclive.com/UserFiles/Servers/Server_11045935/File/Business/Building%20&%20Construction/Permit%20Center/Inspection%20Checklists/Affordable%20Housing%20Demonstration%20Program%20Checklist.pdf)

Additionally, the City Housing Authority has begun a program to raise awareness and educate residents on the path to home ownership. CHA recently held a Housing Challenge in which a 1950s home was renovated; the new home appraised at $340,000, but the challenge "winner" would be able to purchase it for $172,000.

Approximately 1,000 people were interested. After the various requirements of low-moderate income; five years of employment in Caldwell; connections to the community through service clubs, volunteering, or coaching; and then filing the paperwork; providing three years of tax returns; qualifying for a mortgage; and having $10,000 for closing costs, only three people remained, and one purchased the home.

The Housing Authority has encouraged other developers to offer a similar "challenge" with one of the homes in their new development.

City Partner Policies -- Housing Choice Voucher Homeownership Option

Qualifying Caldwell residents receive Housing Choice Vouchers through the Housing Choice Voucher Homeownership Option (HCVHO), a Southwestern Idaho Cooperative Housing Authority program designed to promote and support homeownership. Qualifying families must be currently receiving Section 8 rental assistance in Canyon, Gem, or Elmore Counties to use their HCV toward the purchase of a home. Families' mortgage payment will be subsidized rather than their rent. The HCVHO program is administered locally by SICHA, who receives federal funds from the Department of Housing and Urban Development (HUD) to administer the HCVHO program.

- Disabled and/or Elderly Families must meet a minimum income standard equal to the monthly Federal SSI benefit for an individual living alone multiplied by twelve. ($674.00 x 12 = $8,088.00)
- All Other Families must have a total annual income of not less than the Federal minimum hourly wage (presently $7.25) multiplied by 2000 hrs. ($7.25 x 2000 = $14,500)

SICHA's Resident Advisory Board offers guidance and assistance in helping to strengthen their communities.

E. CALDWELL HOUSING AUTHORITY POLICIES

The Caldwell Housing Authority (CHA) is financially separated from the government and receives its funding through rents paid by residents. The Housing Authority's residents tend to be households who do not qualify for federal subsidies but for whom housing is still too expensive. The housing authority uses HUD FMRs but discounts rents by 20%-50%. On average, rents are 65% of the market rate.

In its Occupancy Policy, the Caldwell Housing Authority utilizes the following approach in addressing Fair Housing Choice.

"The Caldwell Housing Authority adheres to Title VI of the Civil Rights Act of 1964, Title VIII of the Fair Housing Act, Section 504 of the Rehabilitation Act of 1973, the Age Discrimination Act of 1975, and the Americans with Disability Act. In accordance with federal law, the Caldwell Housing Authority is prohibited from discriminating on the basis of race, color, national origin, age, disability, religion, sex and familial status. The Caldwell Housing Authority further embraces the diversity of our community and does not discriminate based on sexual orientation or gender identity. If you feel the housing authority has discriminated against you, please feel free to contact Idaho Legal Aid or the Idaho Human Right Commission.[36]"

F. NEIGHBORHOOD REVITALIZATION STRATEGY AREAS (NRSA)

Caldwell does not have any NRSAs.

G. EMPLOYMENT-HOUSING-TRANSPORTATION LINKAGE

City officials felt that more public transportation options would be very helpful. Residents can call Valley Regional Transit to schedule door to door service, and there's one local bus route down Cleveland Boulevard in Caldwell. The City's 2025 Comprehensive Plan estimated densities along major corridors to support planning for the longer-term development of more bus routes, including those for people to go to Nampa for commercial needs.

With the shortage of public transportation, low-income households may lack stable modes of traveling to work, school, medical appointments, or shopping options. Housing mobility may also be affected: households with housing choice vouchers may not have the transportation, or the funds to hire someone to physically move their possessions to a new home. These additional challenges present additional obstacles for tenants looking to find new housing situations.

The City Council plans to incorporate a new Urban Renewal Area in Caldwell, a 1,000 acre district in the northwest part of the city, which will help strengthen industrial activity within the city. The district overlaps with a HUD R/ECAPS area.

In the Urban Renewal Area, developers can bring in lower-cost housing and the City pays for public infrastructure, with improvements in sidewalks, curbs, and other infrastructure improvements. Additionally, proposed housing projects are reviewed for neighborhood

[36] https://chaidaho.org/occupancy-policy/

standards, including low-income and racial considerations, access to transportation, services, and environmental concerns.

H. TAXATION

Per state law, Canyon County offers a homestead exemption program that reduces the net taxable value of a home and up to one acre of land by half (up to a certain maximum.) In 2021, the state legislature set the maximum homeowner's exemption at $125,000, and it has remained at this level. Per Idaho Code 63-602G, To qualify for a homeowners exemption, it is necessary to own and occupy the home as a primary residence.[37]

I. OTHER COUNTY OR STATE LAWS AFFECTING CALDWELL CITIZENS

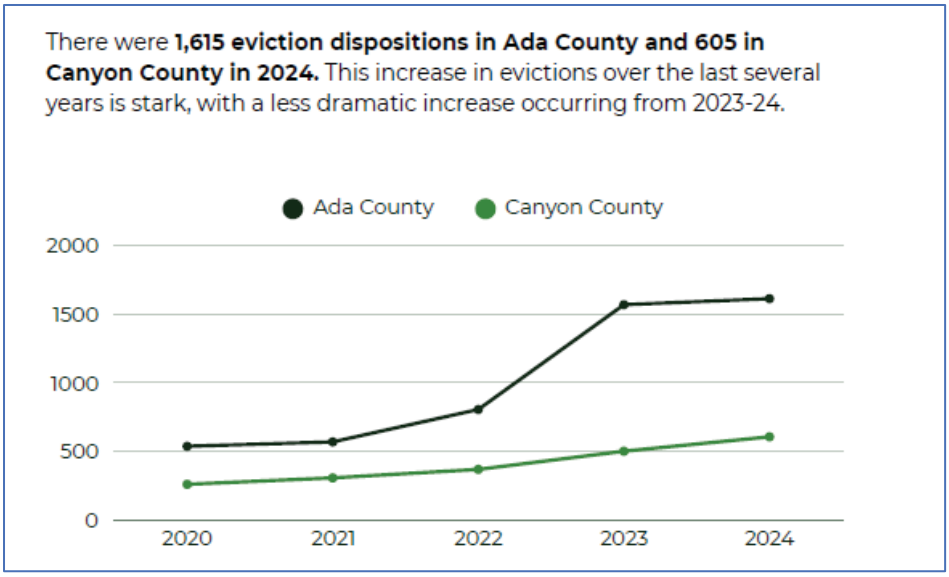
Evictions and Eviction Court

Officials supporting homeless people, or those at risk of homelessness, note that a large share of homeless people have gone through an eviction process, which "moves quickly" in Idaho. Strong growth in housing costs, along with 10+% increases in utility costs, are making financial conditions challenging for households, according to an official. City officials also suggest that the high cost of housing is an issue, especially if people have high medical bills or are caring for others and are financially squeezed.

An official working with people at risk of homelessness noted that medical reasons, having a fixed income while housing prices skyrocket, or having an unexpected bill can place people in risk of homelessness. One public housing official noted that she hears from seniors who are on fixed incomes and cannot find affordable housing; they may be living out of their cars or doubled up with others.

The nonprofit Jesse Tree helps households avoid eviction through emergency rent and utilities payments and financial counseling. Of its 3,608 applications for rental assistance received by the agency in 2024, approximately 13.8% came from Caldwell. Jesse Tree's 2024 report on eviction rates in Treasure Valley[38] found that the number of evictions in Canyon County and its neighbor Ada County have increased tremendously since 2020 due to stagnant wages, low vacancy rates, and rising rents and increased general costs of living.

[37] https://www.canyoncounty.id.gov/elected-officials/assessor/exemptions/
[38] https://static1.squarespace.com/static/66f63d009a414e3e70e7eace/t/67ed7177bc090302c73b7717/1743614344935/2024+Eviction+Report.pdf



Source: Jesse Tree 2024

Potential Impediment – Lack of Canyon County Eviction Court Options

One official noted that, in nearby Ada County, the court system allows for 3rd party mediation to help keep people in their homes. Approximately 80% of the participants in mediation are able to successfully comply with the terms of the payment agreement and keep their homes and keep their evictions off their permanent record.

According to this official, Canyon County, which has seen its eviction filings increase from 200 a few years ago to over 700 today, does not offer this option. In addition to Jesse Tree, Idaho Legal Aid also offers help with eviction and prevention of eviction, but, like many organizations, its funding has been cut.

RECOMMENDATION: Because Eviction Court is a county institution, there is little Caldwell can do to change this current policy, beyond lobbying for a mediation process that helps develop agreements that allow families to retain their housing and landlords to be compensated.

Potential Impediment – State Laws regarding Homelessness

Caldwell has begun to see an increase in its homeless population, likely due to a variety of factors. An Idaho state law that took effect July 1, 2025 requires jurisdictions with 100,000+ residents to enforce laws meant to ban public camping and sleeping on public property, roads, or rights of way, regardless of shelter bed availability.

Several larger cities around Caldwell (Boise, Meridian, Nampa) exceed 100,000 in population and therefore may be forcing homeless people to seek other accommodations, including within

Caldwell. Some local officials have suggested that homeless people are also coming from other states, where they may have been undocumented immigrants and/or homeless.

The City is trying to identify a strategy to support the new influx of unhoused people. One official noted that nearly every day she sees another person on the road sleeping in their car, sometimes parked behind stores or spending time in the library. One local housing official stated that this law puts "people on the periphery in the shadows of the periphery."

RECOMMENDATION: As with the Eviction Court situation discussed previously, changes to this policy are not within the City's authority to change. Caldwell can continue to work with its Continuum of Care on Homelessness (CoC) and community partners to support people at risk of homelessness or those who are homeless.

VIII. Conclusions

Caldwell has made strong efforts to provide affordable and accessible housing through its various policies. Zoning and building codes do not appear to be a barrier to affordable housing. As previously stated, some of the City's policies and programs can serve as models for other communities, and in particular the Caldwell 2025 Comprehensive Plan.

Rather, the greatest barriers to affordable housing within the City of Caldwell, like much of the state and country, is the increasingly high cost of housing. High costs are particularly challenging for those on fixed incomes, including seniors and people with disabilities.

The City of Caldwell has numerous programs and strategies in place to support every resident in searching for and accessing safe housing for themselves and their families. Several potential impediments were identified as possible barriers to fair housing. Many of them are related to additional education of housing owners, realtors, developers, and residents on the advantages of fair housing choice for everyone in the community. Two of the potential impediments result from county or state policies outside of Caldwell's control.

The City of Caldwell has numerous programs and strategies in place to support every resident in searching for and accessing safe housing for themselves and their families. The City's commitment to Fair Housing Choice was reaffirmed by City Resolution 123-25 and offers a strong foundation for additional efforts to further fair housing choice.

APPENDIX: Organizations Providing Input into this Analysis of Impediments to Fair Housing

In addition to the rich feedback from the public, we are grateful to the following organizations for providing their insights into the development of this Analysis of Impediments to Fair Housing Choice.

CITY OF CALDWELL
Honorable Mayor and City Council Members

Caldwell Code Compliance
Caldwell Community Development
Caldwell Economic Development Corp
Caldwell Police/Emergency Services
Caldwell Housing Authority
Caldwell Planning and Zoning Department
Caldwell Public Schools
Caldwell Public Works

Local, State, and National Partners
Advocates Against Family Violence
Autumn Gold
CATCH
Community Council Idaho
House Idaho Collaborative (HIC)
Idaho Housing and Finance Association (IHFA)
Intermountain Fair Housing Council
Jesse Tree
New Beginnings Housing
Salvation Army
Southwestern Idaho Cooperative Housing Authority (SICHA)
Southwest District Health

List of Acronyms

The following acronyms are used throughout this report.

ACS: American Community Survey

AIFH: Analysis of Impediments to Fair Housing Choice

CDBG: Community Development Block Grants

CHAS: Comprehensive Housing Affordability Strategy

FH: Fair Housing

HMDA: Home Mortgage Disclosure Act

HUD: U.S. Department of Housing and Urban Development

LIHTC: Low Income Housing Tax Credits

NRSA: Neighborhood Revitalization Strategy Areas

Regular **Item:** 3.

Memorandum

To:

City Council

Meeting Date:

June 1, 2026

Item Name:

ACTION ITEM: Consider Resolution No. 148-26 adopting the Community Development Block Grant 2026-2030 Consolidated Plan, the Program Year Annual Action Plan including the Analysis to Impediments of Fair Housing, authorizing the submission of both to the U.S. Department of Housing and Urban Development (HUD); and authorizing the execution of the grant agreement upon HUD approval of the plans and receipt of the grant agreement.

Summary Statement:

Resolution adopting the five-year CDBG Consolidated Plan and Annual Action Plan, and authorizing submission to HUD for approval and execution of the grant agreement for FY2027 (program year 2026), as required by the U.S. Department of Housing and Urban Development.

Recommended Action:

Adopt the five-year consolidated plan, annual action plan and allow submission to HUD and execution of the grant agreement for program year 2026.

Budget: Budgeted
Finance Review

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

Attachments:

1. Resolution 148-26 for Adoption of 2026_2030 Con Plan_Action Plan_AI

RESOLUTION NO. 148-26

RESOLUTION ADOPTING THE COMMUNITY DEVELOPMENT BLOCK GRANT 2026-2030 CONSOLIDATED PLAN AND PROGRAM YEAR 2026 ANNUAL ACTION PLAN INCLUDING THE ANALYSIS OF IMPEDIMENTS TO FAIR HOUSING; APPROVING AND AUTHORIZING THE SUBMISSION OF THE CONSOLIDATED PLAN AND ANNUAL ACTION PLAN TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD); AND AUTHORIZING THE EXECUTION OF THE GRANT AGREEMENT UPON HUD APPROVAL OF PLANS AND RECEIPT OF GRANT AGREEMENT.

BE IT HEREBY RESOLVED by the Mayor and Council of the City of Caldwell, Idaho, that the Caldwell City Council has approved the authorization, approval, and execution of the grant agreement made a part hereof as set forth in full.

PASSED BY THE COUNCIL of the City of Caldwell, Idaho this 1st day of June 2026.

APPROVED BY THE MAYOR of the City of Caldwell, Idaho this 1st day of June 2026.

Approved By:

_____
Eric Phillips, Mayor

ATTEST:

By _____
Kristina Buchan, City Clerk

Regular **Item:** 4.

Memorandum

To:

City Council

Meeting Date:

June 1, 2026

Item Name:

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. *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. AnnexationDescExhibit_August Park_v2
2. STAFF REPORT and FINDINGS FOR CC_Meeting _ANN25-000016 SPP25-000018

Professional Engineers, Land Surveyors and Planners

924 3rd St. So. Nampa, ID 83651
Ph (208) 454-0256
e-mail: dholzhey@masonandassociates.us

FOR: AMYX
JOB NO.: AU0425
DATE: January 26, 2026

EXHIBIT "A"
ANNEXATION DESCRIPITION

A parcel of land being a portion of Lot 1, Block 3 of Upland Park Addition to Caldwell filed in Book 2 at Page 28 in the Canyon County Recorder's Office in NW1/4 Section 2, Township 3 North, Range 3 West, Boise Meridian, Caldwell City, Canyon County Idaho, more particularly described as follows:

Commencing at the northwest corner of the NW1/4;

Thence S 89° 58' 28" E., 2647.03 feet to the northeast corner of the NW1/4;

Thence S 00° 31' 16" W., 1143.90 feet along the east boundary of Government Lot 3 to the **POINT OF BEGINNING**;

Thence S 00° 31' 16" W., 238.65 feet along the east boundary of Government Lot 3 to the southeast corner of Government Lot 3;

Thence S 89° 57' 24" W., 1323.68 feet along the south boundary of Government Lot 3 coinciding with the south boundary of said Lot 1 to the southwest corner of said Lot 1;

Thence N 00° 31' 07" E., 345.93 feet along the west boundary of said Lot 1 to the northwest corner of said Lot 1;

Thence N 89° 58' 10" E., 938.37 feet along the north boundary of said Lot 1;

Thence S 00° 30' 34" W., 107.06 feet;

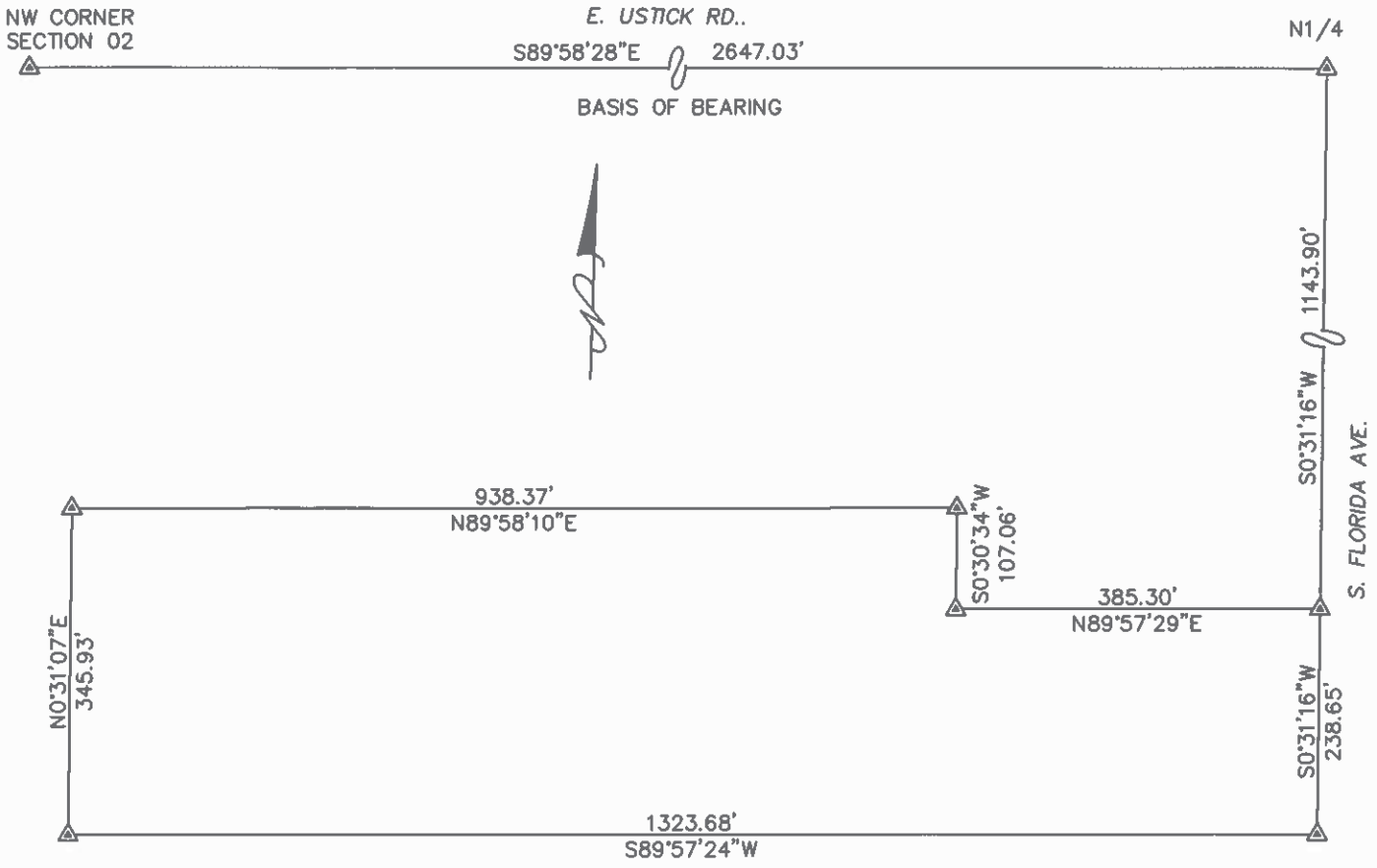
Thence N 89° 57' 29" E., 385.30 feet to the **POINT OF BEGINNING**.

This parcel contains 9.56 acres, more or less.



EXHIBIT "B"

A PART OF THE LOT 1 IN BLOCK 3 OF UPLAND PARK ADDITION BOOK 2, PAGE 28
GOVERNMENT LOT 3, SECTION 2, T. 3 N., R. 3 W., B.M.,
CALDWELL, CANYON COUNTY, IDAHO
2026



AUGUST PARK SUBDIVISION

ANNEXATION MAP

Mason & Associates

Professional Engineers, Land Surveyors & Planners

321 3rd St. South Nampa ID 83651
(208) 454-0256 Fax (208) 467-4130

JOB NO.	AU0425
DWG NO.	BDY
SCALE:	1"=200'
REV.	△
FIELD BOOK NO.	
DRAWN BY:	DH
DATE:	01/26/2026

COMMUNITY DEVELOPMENT DEPARTMENT
Planning & Zoning Division

COVER SHEET

Staff Planner: April Cabello, Associate Planner

DOCKET NUMBER/CASE NUMBER	PROJECT NAME / TITLE
ANN25-000016, SPP25-000018	August Park Subdivision
PUBLIC HEARING DATE	**PROPERTY /LOCATION**
6/1/2026	R2746000000 - West side of S. Florida Ave., roughly 1,080 ft. south of the intersection with E. Ustick 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:	24		Population = (DU * 3):	72
# Proposed Duplex & Multifamily Units:			Population = (DU * 2):	
Proposed Commercial Acreage:			***TOTAL estimated population increase:**	72
*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:	The addition of population and growth will directly impact services until CFD can increase services expanding our capabilities.

POLICE SERVICES

Calls for Service in Area (YTD):	Nearby adjacent reporting districts have an average of 235.5 calls for service each year to date. The nearby RD's (2A, 2B, 2F, 2G) have a combined total of 942 reactive CFS from January 1st to March 2nd, 2026.
Call Types within Area:	**Top 20 Reactive Calls for Service in the Area**

Nature	#	%
Follow Up	19	6.96%
Juvenile Prob	17	6.23%
Abandoned Vehicle	14	5.13%
Welfare Check	11	4.03%
Citizen Assist	10	3.66%
Suspicious	10	3.66%
Parking Problem	9	3.30%
Reckless Driver	8	2.93%
Alarm-Residential	8	2.93%
911 Cell Open Line	7	2.56%
Disturbance	7	2.56%
Noise Complaint	6	2.20%
PD Accident	6	2.20%
Attempt to Locate	6	2.20%
Civil Problem	6	2.20%
Battery	5	1.83%
Agency Assist	5	1.83%
Harassment	4	1.47%
CPOR Violation	4	1.47%
Alarm-Comm	4	1.47%

Workload Saturation (%):	Reporting districts 2A, 2B, 2F, 2G account for 942 (year to date) reactive CFS compared to a total of 4,027 total YTD. These RD's account for 5.85% 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 smaller estimated population of this development at only 72 presents a minimal additional strain on police resources. Holding to the current 1.2 officers to 1000 citizens ratio, an additional 0.086 sworn personnel would need to be added to maintain our current ratio.

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	West Canyon Elementary, Vallievue Middle, and Vallievue High Schools

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 | 6/1/2026

Staff Planner: April Cabello
Presented by: Morgan Bessaw

CASE NO(s): ANN25-000016 / SPP25-000018
Project Name: August Park Subdivision

HEARING BODY RECOMMENDATION

The Planning and Zoning Commission at the 4/8/2026 public hearing recommended APPROVAL of the annexation and preliminary plat subject to the conditions listed herein.

CITY COUNCIL DECISION

The City Council at the 6/1/2026 public hearing, APPROVED/DENIED Case No (s): ANN25-000016, SPP25-000018

APPLICATION SUMMARY & PROPOSED LAND USE REQUESTS

- Annexation of approximately 9.56 acres with a request for the R-1 zoning district, and;
- Preliminary Plat for August Park Subdivision, a residential subdivision consisting of 24 single family detached lots on approximately 9.4 acres in the requested R-1 zone.



Applicant:	Will Mason Mason & Associates, Inc.
Property Owner:	AUGUST PARK LLC
Parcel ID Number(s):	R2746000000
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 AN APPLICATION FOR ANNEXATION OF PARCEL R2746000000 WITH A ZONGIN DESIGNATION OF R-1, AND A PRELIMINARY PLAT APPLICATION FOR AUGUST PARK SUBDIVISION, A SINGLE-FAMILY RESIDENTIAL SUBDIVISION

Property Owners: SM4 LLC

FINDINGS OF FACT, CONCLUSIONS OF LAW AND DECISION

Case No. ANN25-000016 & SPP25-000018

I. APPLICATION FACTS:

Applicant:	Will Mason, Mason & Associates, Inc.
Property Owner(s):	AUGUST PARK LLC
Application Requests and Development Proposals:	Application for annexation of approximately 9.56 acres (Parcel R2746000000) from County to the R-1 (Neighborhood Residential) zoning district, and a preliminary plat consisting of 24 single family detached building lots and 8 common lots on 9.4 acres in the requested R-1 zone. This development is proposed to be developed in one phase.
Application Submission:	The applicant, Will Mason, on behalf of the property owner, August Park LLC, submitted an application on 12/3/2025.
Proposed Site Location:	The subject site is located on the west side of S. Florida Ave., approximately 1,080 feet south of the intersection with E. Ustick Rd. SEC of 14th Ave., described as a portion of 02-3N-3W NW UPLAND PARK ADD TX 00571 IN LT 1 BLK 3 LS ROW ON E
Parcel Number(s):	R2746000000
Property Size:	Approximately 9.40 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	11/20/2025
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 Hearing (Min. 15 days prior to hearing)	4/29/2026
Legal Ad Published – City Council Hearing (Min. 15 days prior to hearing)	5/15/2026
Physical Site Posted – City Council Hearing (Min. 10 days prior to hearing)	5/15/2026
Applicant Proof of Posting Received – City Council (Min. 10 days prior to hearing)	5/18/2026
City Council Public Hearing	6/1/2026

Political Subdivisions Providing Services:

Fire:	Caldwell Fire
Police:	Caldwell Police
School District:	Vallivue
Water Services:	City of Caldwell (Municipal Water)
Sewer:	City of Caldwell (Municipal Sewer)
Trash:	Republic Services
Irrigation Services:	City of Caldwell (Pressurized Irrigation)
Irrigation District:	Pioneer Irrigation District
Others:	

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.

a. ITD – No opposition. No comments or concerns.
b. Vallivue School District – General information on enrollment and capacity provided. **See Exhibit 3 of this report for full comments.**
c. City of Caldwell Engineering Department – Provided general conditions for approval for Aviary August Park Subdivision. **See Exhibit 2 of this report for full comments from Engineering.**
d. City of Caldwell Fire Department – Stated the project can be approved and provided general conditions of approval. **See Exhibit 2 of this report for full comments from Fire.**
e. City of Caldwell Police Department **-**

Public Comments Received:

In response to the public notices, public comments were received from the following and are included in their entirety as part of the official record and the exhibits attached hereto.

a. No public comments received.

Site / Project Background and History:

The subject site is located outside Caldwell city limits within Canyon County's jurisdiction. The parcel is an addition to the Upland Park subdivision from 1906. The subject site currently is vacant ag land.

All areas of the project area appear to have remained in their historic agricultural use with no known structures in the project area except for one residence on an adjacent parcel 4406 S. Florida Avenue, parcel # R2746100000.

Site Features:

Floodplain:	The property is not within a flood zone.
Mature Trees:	A handful of existing trees are located within the existing residential lot.
Streams / Creeks:	None
Wildlife Habitat:	None
Riparian Habitat Area:	None
Steep Slopes / Hillside:	None
Canals / Ditches / Drains:	Fenton Lateral
Other, Describe:	Outparcel – one outparcel currently exists abutting the project area. The project is not proposing to create any additional outparcels.

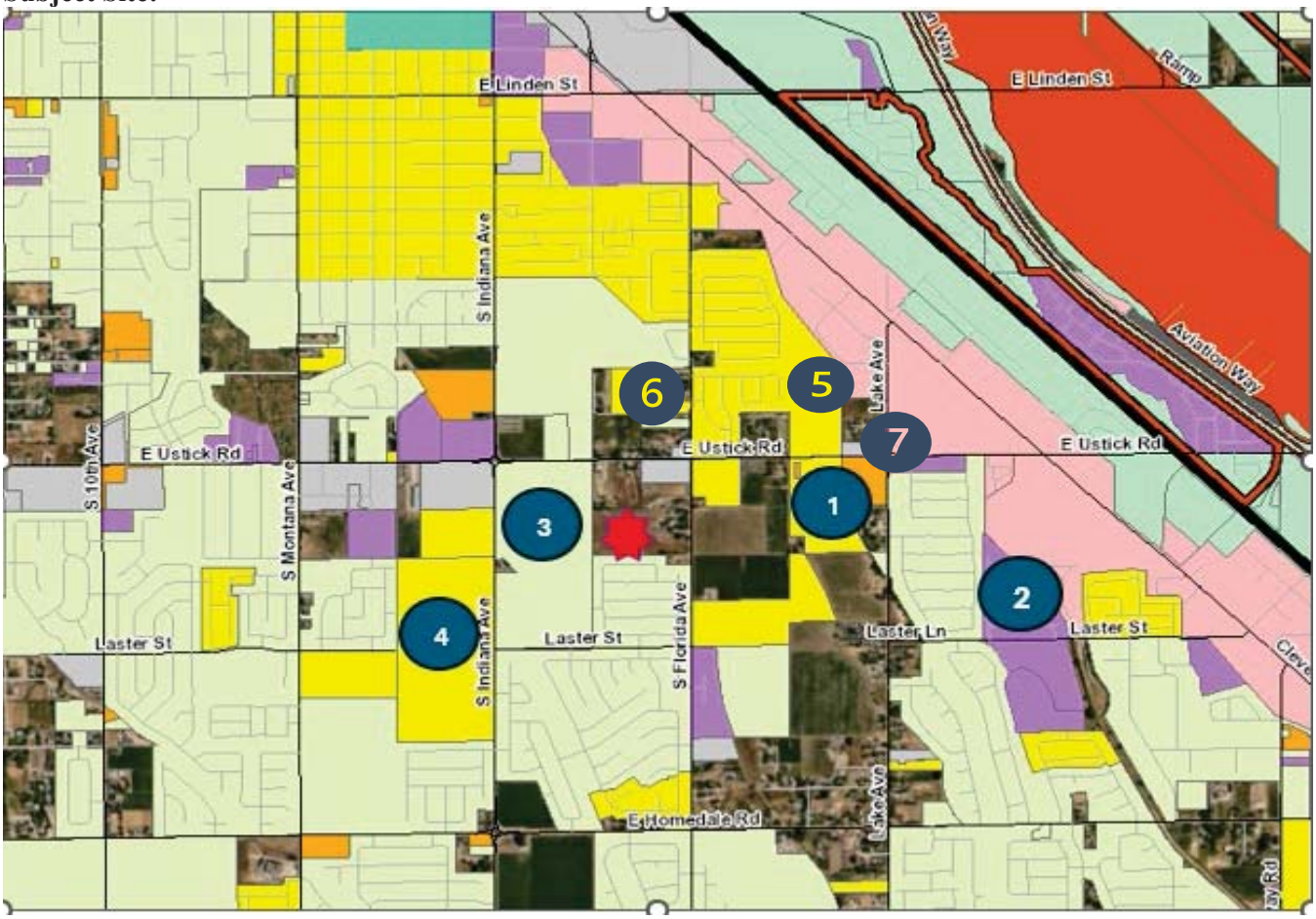
Site and Surrounding Zoning Classifications:

Site:	Agricutural – Canyon County
North:	Residential– Canyon County
South:	Residential – Canyon County; Residential – City of Caldwell R-1 (Neighborhood Residential)
East:	Agricutural – Canyon County

	West:	Agricultural - R-1 (Neighborhood Residential)
Site and Surrounding Land Uses (existing):	*Site:*	Vacant Land – Canyon County
	North:	Single-family home – Canyon County
	South:	Single-family homes (Fourseasons Subdivision) – City of Caldwell
	East:	Agricutural – Canyon County
	West:	Agricutural – City of Caldwell
Site and Surrounding Comprehensive Plan Land Use Designations:	*Site:*	Neighborhood 2 - the primary residential place type in Caldwell
	North:	Neighborhood 2 - the primary residential place type in Caldwell
	South:	Neighborhood 2 - the primary residential place type in Caldwell
	East:	Neighborhood 2 - the primary residential place type in Caldwell
	West:	Neighborhood 2 - the primary residential place type in Caldwell

Approved Developments Within 1-Mile Radius of Subject Site:

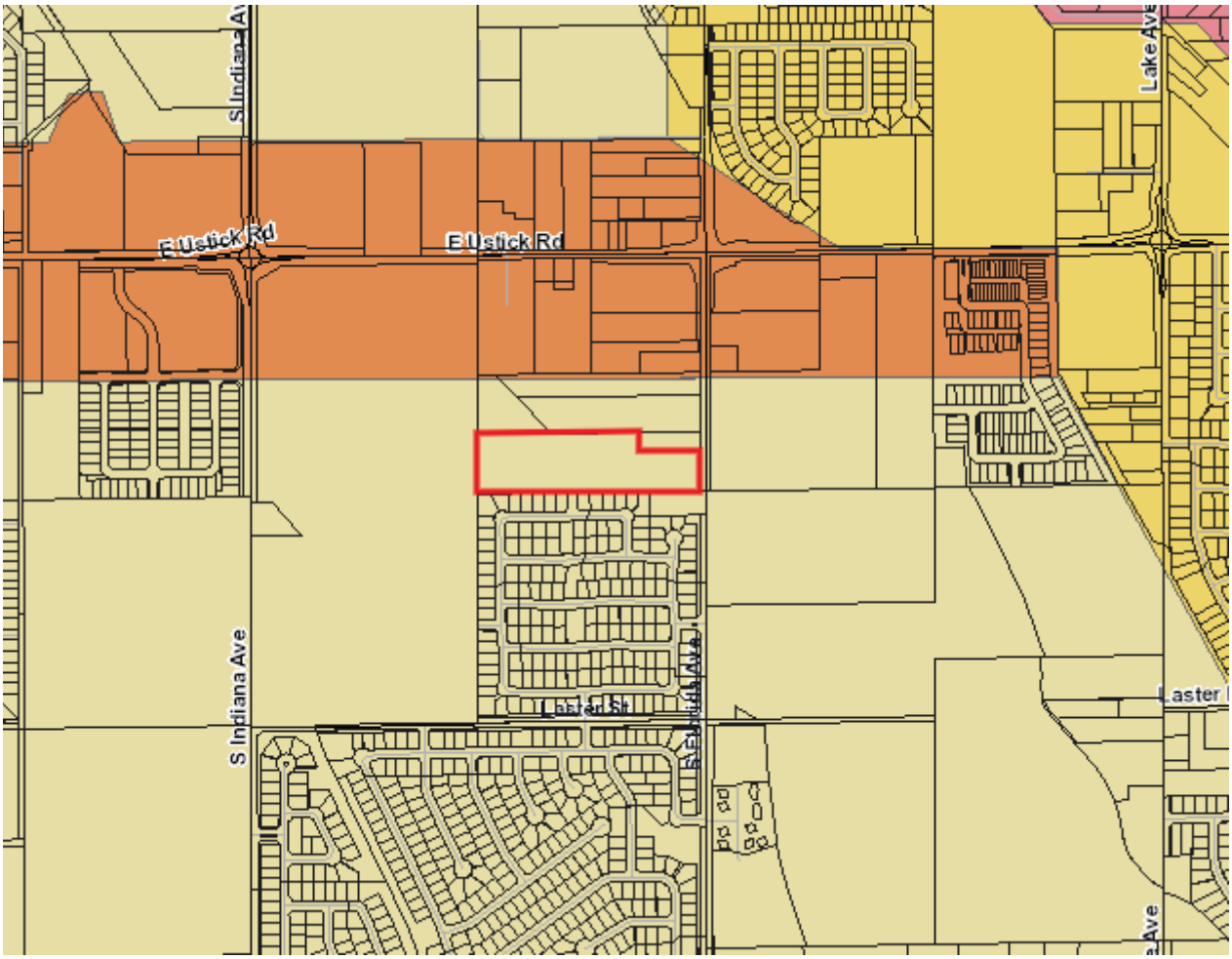
Within a one-mile radius of the subject site, the following entitlements have been approved and are actively being built or have the ability to be built in the future.



Map Exhibit #1 (Above): Approved Developments Surrounding Subject Site

Map Key	Description
1	Solstice Subdivision - 100 residential lots
2	Highgarden Estates – 30 residential lots
3	Hoshaw Subdivision - 264 residential lots 1 multi-family
4	Greenmont & Greenmont South – 344 residential lots
5	Homestead at Wilson Creek – 4 residential lots, 119 duplexs, 3 triplexes
6	Jayhawk Subdivision – 72 residential lots
7	Ustick & Lake (affordable housing project) – 35 units

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 all around and Community Center further to the North. The applicant is not requesting a comprehensive plan map amendment.

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 with design characters, local streets, and concern for building placement and house scale. In general, less dense housing is found in areas further from major roadways and increases in density closer to major roads. Low to medium intensity commercial services are normally placed at major intersections of arterial and major collector roads but should be highly accessible to

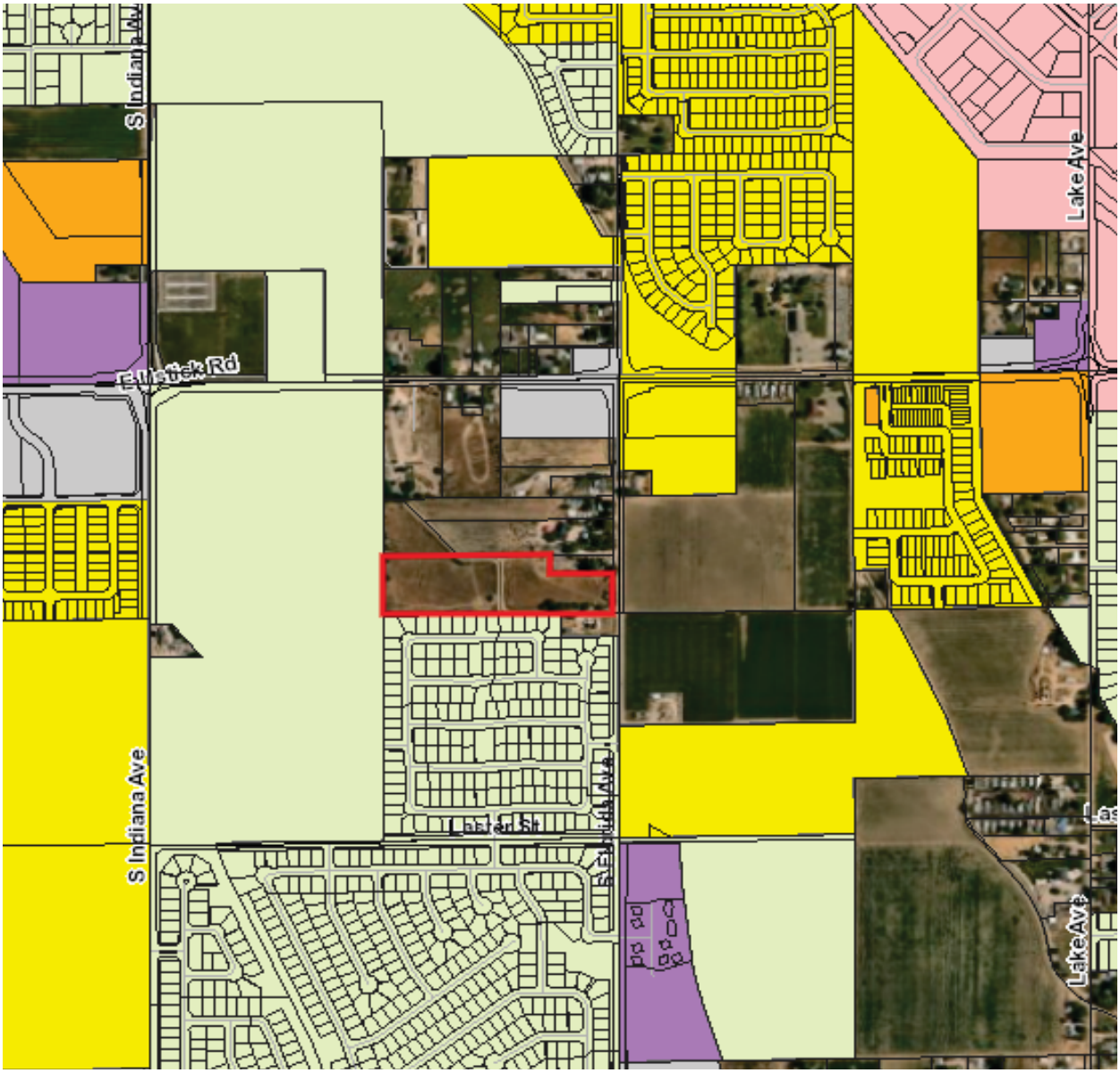
surrounding residential areas. The residential gross density shall not exceed eight (8) units per gross acre. The applicant is proposing a residential density of 2.56 dwelling units per gross acre.

The Comp Plan calls out design characteristics such as 300-600 foot block lengths, house scale buildings uniformly setback off streets, and heights of 3 stories or less for the Neighborhood 2 place-type. The proposed development appears to meet these characteristics as the proposal is for all single-family homes. The majority of the elevations submitted are for single story homes, with a few two-story elevations as well. The applicant has proposed lot widths of 70' or greater; the adjacent neighborhood to the south has primarily 70' wide lots, so care has been taken to match the design characteristics of the surrounding area.

Staff Comment: *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	
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
Policy 2.2	Create alternative access points when developing property along principal arterial and collector roadways, to minimize direct access driveways wherever possible.
Policy 6.1	Require access for emergency vehicles and responders in all new developments.
Policy 6.2	Develop new neighborhoods with proper ingress/egress for emergency vehicles, including secondary routes, adequate street widths, and turning spaces.
Policy 6.3	6.3 Ensure that street, parking, and driveway designs are adequately sized to accommodate the turning radius of public safety equipment.
Policy 6.4	Install appropriate lighting on all roadways and pathways.
CHAPTER 4: VISION FOR VIBRANT GATHERING SPACES	
Policy 1.3	Ensure gathering places are easily accessible and well connected to surrounding neighborhoods through safe pedestrian, bike, and public transit networks.
CHAPTER 6: QUALITY NEIGHBORHOODS TO CALL HOME	
Policy 2.5	Increase neighborhood access and resident mobility with off-street pedestrian paths and stub streets for future road connections.
Policy 3.2	Promote infill housing developments to maximize existing infrastructure and slow the loss of open space.

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	M-C Mixed-Use / Regional Comm.
H-D Healthcare District	Downtown City Center	T-N Downtown Transition Neighborhood
Public District	C-D College District	

The proposed zoning of R-1 (Neighborhood Residential) is in compliance with the comprehensive plan designation. According to Caldwell City Code the purpose of this 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 low-density residential development. Dwelling - Single Family; Detached development is an allowed land use within the neighborhood residential zone. The existing residential development to the south (Four Seasons Subdivision) is primarily composed of lots 0.17 acres in size. August Park is proposing lots of approximate 0.21 – 0.29 acres in size. Staff finds that the subdivision shows efforts to transition between the existing City subdivision to the south and the remaining county lots to the north by blending lot sizes and avoiding abrupt changes abutting existing homes.*

IV. STAFF REVIEW AND ANALYSIS – PRELIMINARY PLAT AND DEVELOPMENT PLAN

The project proposes twenty-four (24) single-family residential lots with eight (8) common lots. The project has larger lots, decreasing density, thus creating less traffic. The proposed single-family residential use falls under the Dwelling – Single Family; Detached in the City of Caldwell land use schedule for the R-1 zone (10-05).

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?**	**n/a**
Residential Type	**# of Lots**	**# of Buildings**	**# of Dwelling Units**
Single-Family Detached	24	24	24
Common Lots	8	0	n/a
TOTAL	**32**	**24**	**24**

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; along with standards for lot size, spatial arrangements, and massing and scaling.

The following are the required bulk requirements and dimensional standards for the **R-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.)	8,000	9,384 to 12,702
Corner Lot Area (sq. ft.)	9,500	10,488 to 11,647
Minimum Lot Width / Frontage (ft.)	50	70 to 90
Setbacks	**Required**	**Proposed**
Front Yard Setback, Garage; Minimum (ft.)	22	TBD
Front Yard Setback, Living Area; Minimum (ft.)	15	TBD
Interior Side Yard Setback (ft.) (Minimum)	5	TBD
Street Side Yard Setback (ft.) (Minimum)	15	TBD
Rear Yard Setback (ft.) (Minimum)	20	TBD
Alley (Garage/Parking) Setbacks: Minimum (ft.)	5	TBD
Scale and Massing	**Required**	**Proposed**
Maximum Building Height (ft.) *	30	TBD

* 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, and bicycle parking.

The following provides an overview of the parking 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	2.0 per DU minimum	
*A minimum of one (1) space shall be enclosed in a garage with minimum dimensions of ten feet (10') by twenty feet (20') for each space.			

Staff Comments: *The project will be reviewed for compliance with all parking requirements at time of building permit submittal but the conceptual elevations depict off-street parking in excess of the minimum code requirements.*

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 Pioneer Irrigation District boundary. 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 that Vallivue School District will find it increasingly challenging to sustain growing enrollment levels in the years ahead.

Police: Emergency police services are provided by the City of Caldwell Police. The nearest police station is approximately three (3) 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 #2 and is approximately 1.6 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 August Park Subdivision has frontage along S. Florida Avenue. Street frontage is proposed to be improved with curb, gutter, sidewalk, and landscaping.
Street Classifications:	S. Florida Avenue is a Collector.
Proposed Site Access:	The development is proposing to build a full access point to Florida Avenue. Access to individual lots is proposed via a new internal local street. No direct lot access is proposed nor allowed to Florida Avenue, a classified roadway. In addition, the applicant is providing a 20' ingress / egress easement for the residence at 4406 S. Florida (northeast corner of the project) for future cross-access onto the internal local road within the subdivision for the purpose of providing an additional means of access should their access to Florida ever be restricted. Additional stub street connections are proposed to the west into Hoshaw Subdivision and into the existing subdivision to the south, 4 Seasons Subdivision, along with a stub street to the north.
Traffic Impact Study (TIS):	A TIS is 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: *As submitted, the proposed access point appears to be compliant with all city code requirements for transportation, access, and connectivity. Caldwell Highschool is within the Caldwell School District and is approx. 1.13 miles away from this development, Lewis & Clark Elementary is within the Caldwell School District and is approx. 1.02 miles away from this development, Vallivue Middle School is within the Vallivue School District and is approx. 1.9 miles away from this development, and Vallivue High School is within the Vallivue School District and is approx. 1.05 miles away from this development. The additional sidewalks required and proposed within the subject development should provide safe access from the development to any existing adjacent sidewalks. Additional sidewalks beyond the project area are not required but are anticipated to be constructed as other properties redevelop and close additional sidewalk gaps.*

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 provides an overview of the city code requirements, and the proposal presented by the subject development:

Street Landscape Buffers	Min. Required	Proposed
S. Florida Avenue – Collector (238 LF):		
Buffer Width:	20’ wide	20’ wide
Sidewalk:	10	TBD
Berms:	Not required	Not proposed
Class I tree:	One per 25 LF No more than 50% of the trees	2
Class II tree:	One per 35 LF	4
Shrubs:	One per 4 LF 196’/4 = 42 shrubs	58
Groundcover:	20-50% turf grass Min. 50% shrubs, flowers, and other vegetative groundcover (besides turf)	20-50% turf grass Min. 50% shrubs, flowers, and other vegetative groundcover (besides turf)
Boulders:	n/a	n/a

Open Space:	Min. Required	Proposed
Qualifying Open Space (Minimum):	8%	9.27%
Pathways:	**Required**	
(Public Pathways):		
Fenton Lateral/Irrigation/Drain Pathways:	As conditioned	
Regional Pathway (10’ multi-use):	No	
Wayfinding and Directional Signage:	No	
Fencing (Both Sides of Pathway):	No	
(Other Pathways):		
Neighborhood Pathways (5’):	Yes	
Community Pathways (8’):	Yes	

Staff Comments (Landscaping, Buffers, & Common Open Space):

The Pathways Master Plan requires a regional pathway along the Fenton Lateral; the applicant has modified their plat and landscape plan since the application was heard by the Planning and Zoning Commission ~~however, no pathway is proposed at this time. Staff has included a condition that the applicant be required to revise the landscape plan and preliminary plat prior to City Council~~ to include an 8’ wide pathway with landscaping in accordance with code adjacent to the Fenton Lateral, within common area Lots 7 & 8, Block 4.

Qualified Open Space is being met. The adjacent landowner at 4406 S. Florida is not a part of the subdivision, however, the applicant has included a 20’ wide ingress/egress easement for the property so they may take access through the neighborhood instead of off S. Florida Ave., which is designated as a collector.

Neighborhood and Community Pathways:

Neighborhood Pathways (5’): The applicant is proposing five-foot (5’) wide micro pathways to provide pedestrian connectivity between common open space areas. The pathway will have a minimum five-foot (5’) wide landscape buffer along both sides.

Community Pathways (8’): The applicant shall construct an eight-foot (8’) wide major pathway that will connect with existing, proposed, planned or possible future major pathways in adjoining residential subdivisions/developments, and that will meander through the subdivision or development to provide pedestrian connectivity through the subdivision or development. The pathway will have a minimum five-foot (5') wide landscape buffer provided along both sides.

Fencing and Screening:

Fencing is not required by code.

V. STAFF REVIEW AND ANALYSIS – AREAS OF SPECIAL CONCERN

Staff Comments: *Project appears to be compliant with code and the comprehensive plan. No concerns other than what has already been notated in the staff report or conditions.*

VI. PUBLIC HEARINGS

PLANNING AND ZONING COMMISSION PUBLIC HEARING

A public hearing on the subject application(s) were 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 Planning & Zoning Commission reviewed and considered all records, evidence, testimony, and facts presented prior to making a RECOMMENDATION TO APPROVE.

CITY COUNCIL PUBLIC HEARING

A public hearing on the subject applications was held before the City Council on 6/1/2026, 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:

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.**

Initial Zoning with Annexation

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

Approval Decision Language

THEREFORE, the Caldwell City Council, hereby **approves** the request for Annexation of parcel R2746000000 with a zoning designation of R-1, and Preliminary Plat for August Park Subdivision;

OR

Denial Decision Language

THEREFORE, the Caldwell City Council, hereby **denies** the request for Annexation of parcel R2746000000 with a zoning designation of R-1, and Preliminary Plat for August Park Subdivision; because . . .

IX. CONDITIONS OF APPROVAL:

(This section is only applicable to recommendations for approval)

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 install a 6 ft. privacy fence along the two property lines adjacent to 4406 S. Florida prior to signature of the final plat, as is depicted on the preliminary plat.

2. All construction drawings must show required public pathway amenities, i.e.. streetlights, benches, trash receptacles, pathway signage, etc. as required by code prior to approval.

~~3. Add a plat note to the Preliminary Plat prior to City Council: lot 1 block 3, lot 7, 8, 12, 13 block 4, lot 7 block 2, lot 1, 10, 11 block 1 are common lots to be owned and maintained by the August Park Subdivision Homeowners Association or its assigns, said lots are covered by blanket easements for public utilities, storage drainage and irrigation.~~

~~4. Landscape Plan and Preliminary Plat shall be revised prior to City Council to accommodate a Community 8' wide pathway with landscaping in accordance with City Code along the Fenton Lateral within Common Lots 7 & 8, Block 4.~~

~~5. Outparcel addressed as 4406 S Florida shall be shown on the landscape plan with the proposed 20' ingress/egress easement as a paved access.~~

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 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 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. 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 2/13/2026 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 2/20/2026 and shown in **Exhibit 2.**

2. Comply with all requirements of the City Mapping Department as specified in their memo / email dated 2/18/2026 and shown in **Exhibit 2.**

F. Landscaping Specific Requirements:

1. 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.

    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.

2. 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.

3. 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 Planning and Zoning 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.

These Findings of Fact, Conclusions of Law and Decision are approved and adopted by the Caldwell City Council on this 1st day of June 2026.

_____

Eric Phillips, Caldwell Mayor

ATTEST:

_____

Kritina Buchan, Caldwell City Clerk

EXHIBITS

Exhibit 1: Application Documents

- Application(s)
- Project Narrative
- Vicinity Map
- Site Plan
- Subdivision Plat
- Landscape Plan
- Building Elevations
- 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
    - Vallivue School District
    - Idaho Department of Transportation

Exhibit 4: Minutes from Planning and Zoning Hearing

Exhibit 5: Annexation 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
- ☐ 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)*

August Park

Site Address(s): *Upload separate attached sheet if more than six (6) site addresses*

0 S. Florida Avenue

Suite #s:

Parcel #s:

R2746000000

Total Acres:

9.37

Prior Use of Property:

Vacant Field

Proposed Use of Property:

Single Family Subdivision

Current Zoning of Subject Parcel(s): *(check all that apply)*

- ☐ RS-1
- ☐ RS-2
- ☐ -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
- ☒ Property in County

List County Designation:

AG

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: Will Mason

Company Name: *(if applicable)* Mason & Associates, Inc

Mailing Address: 924 3rd Street S.
Nampa, ID 83651

Phone: 208-454-0256 **Email:** wmason@masonandassociates.us

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: August Park LLC

Mailing Address: 13967 W. Wainwright Drive
Boise, ID 83713

Phone: 208-890-0011 **Email:** Toddeamyxhomes.com

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:	Will Mason
Company Name: *(if applicable)*	Mason & Associates, INC.
Mailing Address:	924 3rd Street S. Nampa ID 83651

Phone: 208-454-0256 **Email:** wmason@masonandassociates.us

VIII. Landscape Architect Information *(fill out, if applicable)*

Name:	Rodney Evans
Company Name: *(if applicable)*	Rodney Evans + Partners
Mailing Address:	1450 W Bannock Street Boise ID 83702

Phone: 208-514-3300 **Email:** rodneyereandpartners.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)

William J. Mason - Mason & Associates, Inc. December 3, 2025

Applicant / Applicant's Representative Printed Name Date

William J. Mason

Applicant / Applicant's Representative Signature

City of Caldwell
Community Development Department
Planning & Zoning Division
Phone: (208) 455-3021 | Web: www.cityofcaldwell.org

Annexation (with initial zoning)

CCC Chapter 10, Article 3, Section 10-03-01

PURPOSE: Annexation is a legal process by which some property located in an unincorporated area (Canyon County) may become part of the incorporated area (City of Caldwell). Annexations may be initiated by the City with property in the City Impact Area or by individuals with property in the City Planning Boundaries. An annexation requested by an individual is a quasi-judicial matter requiring public hearings and public hearing notification in accordance with the Idaho Land Use Planning Act and Caldwell City Code.

The following items shall be included in the application submittal. Additional information may be required upon official review of the plans. Please check the box for each item listed below to confirm submission of the item listed.

I. Filing and Submittal Standards

- ☑ All applications, checklists, plans and supporting documents must be submitted electronically through our Online Permit Center.
- ☑ Upload all documents and drawings per required checklist, as high-resolution PDFs and formatted in accordance with this checklist.
- ☑ Each checklist item **MUST** be named according to the naming convention listed below. The naming convention shall start with the document name as shown in the table below, followed by an underscore, and then the project name.
- ☑ Resubmittals must use the EXACT same file name as the original and contain a versioning number at the end (V2, V3, V4, etc.)
- ☐ TBD All applicable fees be required to be paid once the application has been submitted and received by the department. Some applications may require fees to be paid at time of actual submittal.

II. Submittal Documents

The items listed below are considered a minimum. Additional information may be necessary for clarification during the review process.

✓	Submittal Item Description	Document Naming Convention
☑	**Master Land Use Application.** Copy of a completed and signed Master Land Use Application.	Application_ProjectName
☑	**Annexation Checklist.** Copy of a completed and signed Annexation checklist.	ANNChecklist_ProjectName
☑	**Copy of Deeds or Proof of Ownership.** If the owner is a corporation or LLC, proof of the representative or agent for the LLC or corporation will be required.	Deeds_ProjectName
☑	**Property Owner Acknowledgement.** Signed Property Owner Acknowledgement form (if applicable).	OwnerAck_ProjectName

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☑	**Neighborhood Meeting Information,** including; ☑ A copy of the letter sent to all owners, residents, and associations within 500' of the property boundary. ☑ A copy of the 500' mailing list ☑ A copy of the sign-in sheet, with your signature for certification	NeighborhoodMtg_ProjectName
☑	**Legal Description.** • Attach a metes and bounds legal description of the property including all adjacent rights of ways. • All legal descriptions shall be stamped and certified by a land surveyor registered to the State of Idaho and shall be accompanied by an exhibit stamped.	Legals_ProjectName
☑	**Annexation Exhibit Map.** An exhibit map, stamped and signed by the land surveyor outlining the area being annexed, to include the adjacent rights of ways.	
☑	**Site Plan (to scale).** Site plan, drawn to scale, showing: ☑ Location of all property lines and dimensions ☑ All streets with street names ☑ All existing and proposed buildings and structures ☑ All setbacks to the property lines and between buildings ☑ All utilities ☑ All easements	SitePlan_ProjectName
☑	**Vicinity Map.** Showing the boundaries of the subject property with relation to nearby roadways and landmarks.	VicinityMap_ProjectName
☑	**Project Narrative.** A detailed project narrative addressing the following: • Description of overall proposed development plan • Description of compliance with the City's Comprehensive Plan and Vision and compliance with zoning ordinances. • Description of overall project benefits, the impacts on surrounding properties, and the mitigation of those impacts. • List of all proposed land uses	Narrative_ProjectName
☑	**Conceptual Development Plan.** *If the annexation is not associated with a special use permit, planned unit development or subdivision plat, please submit a concept future development plan.* With Prelim Plat	ConceptPlan_ProjectName

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III. Project Specifics

Fill in all the information below that is applicable to the proposed project.

Will the Existing Land Use on the Property Continue: ☐ Yes ☒ No

Explain any Future Development Plans: Proposed single family Subdivision

Existing City or County Zoning Designation of Property Surrounding Subject Parcel(s):

North of the Site:	County AG
South of the Site:	City - Residential
East of the Site	County AG
West of the Site:	City - Residential

Type of Access to Subject Parcel(s)

☒ Street Frontage ☐ Easement
If easement, list easement width and Instrument # below:

Easement Width	Instrument #

Name of Streets Providing Access:

S. Florida Avenue
Hobart Avenue
Glassford Street

Existing Domestic Water:

☐ Individual Domestic Well
☐ Centralized Public Water System
☐ City Municipal Water System
☒ Not Applicable

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Nearest Water Line Connection:	S. Florida Ave
Existing Sewer:	☐ Individual Septic ☐ City Municipal Sewer ☒ Not Applicable
Nearest Sewer Connection:	S. Florida Ave
Existing Irrigation:	☐ Surface ☐ Irrigation Well ☐ Pressurized ☒ Gravity ☐ Not Applicable
Nearest Irrigation Connection:	on property
Irrigation District:	Pioneer
School District Serving this Location:	☒ Caldwell SD ☐ Nampa SD ☐ Vallivue SD

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V. Applicant Acknowledgement

☒ I acknowledge that all items on the checklist are included in the submittal package and that all documents have been named accordingly and submitted as single-sided, high-resolution pdf documents; and

☒ I acknowledge that I, the applicant, or my representative, is responsible for attending all public hearings; and

☒ I acknowledge that applications are not deemed complete until the application has been submitted, all fees have been paid, and the application has been deemed accepted after completion of the pre-screening process. This could impact scheduling of public hearing dates; and

☒ I acknowledge that I have read, understand, and am in compliance with all standards, terms, and requirements listed in Caldwell City Code; and

☒ I acknowledge that the decision to grant or deny a owner-consented annexation is at the sole discretion of the City Council, and that any decision but City Council does not require council to articulate or provide findings justifying its decision as owner-consented annexation are not subject to judicial review in accordance with Idaho Code 50-222.

☒ I certify I am the:

☐ Property Owner as the Applicant ☒ Property Owner's Agent / Representative

William J. Mason - Mason and Associates, Inc December 3, 2025
Applicant / Applicant's Representative Printed Name Date

William J. Mason
Applicant / Applicant's Representative Signature

City of Caldwell
Planning and Zoning Department
621 Cleveland Blvd., Caldwell, Idaho, 83605
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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	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)		
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.		
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.	—	
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.	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.	✓	

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.	NA	
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)	UNKNOWN	

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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	NA	
Public Transit Stops	Location of any public transit	NA	
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	NA	
Trash Enclosures	Location of all trash enclosures, to include details about screening and landscaping	NA	
Fencing	Location, height, color, and materials for all existing or proposed fencing	unknown	
Other Landscape Amenities	Provide location, size, type and description of all other landscape improvements such as berms, decorative rock, boulders, etc.	unknown	
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?
Development timeline for full build out?	End of 2028

LAND USE AND ZONING INFORMATION

	Zoning Designation	Comp Plan Designation	Land Use
Existing (Subject Property)	County-AG	Neighborhood 2	Vacant
Proposed (Subject Property)	R-1	Neighborhood 2	Single family Resident
North of Site	County AG	Neighborhood 2	home
South of Site	R-1	Neighborhood 2	Residentia
East of Site	County AG	Neighborhood 2	AG
West of Site	R-1	Neighborhood 2	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	24	5.84	78.5%
Commercial Lots	0	0	0
Industrial Lots	0	0	0
Common Lots	8	1.60	21.5%

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	24	0	24	Per Code	unknown
Townhomes	0	0	0	0	0	0
Two-family *(duplex)*	0	0	0	0	0	0
Three-family residential *(triplex)*	0	0	0	0	0	0
Four, five and six family *(fourplex, fiveplex, and sixplex)*	0	0	0	0	0	0
Multi-family (7 or > dwelling units) in a single building	0	0	0	0	0	0
Commercial	0	0	N/A	N/A	—	—
Industrial	0	0	N/A	N/A	—	—
Type of Commercial or Industrial Buildings:	None		Single-tenant building(s)		Multi-tenant buildings	

DENSITY AND OPEN SPACE (Comprehensive Plan and CCC 10-07-05)

	Max. Allowed	Proposed
Dwelling units per gross acre (Density):	8 DU/ Acre	2.56 / Acre
Total Open Space	% Required: 8%	% Proposed: 21.5%
Total "Qualifying" Open Space	% Required: 8%	% Proposed: 13.3%
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.* See Landscape Plan	

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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	2	2
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)	0	0
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:* —
Micro Pathways	*Describe location, width, and landscaping* Pathway from 4 seasons #4 to the north to connect to Future subdivision on west and north west
Public Pathways *(per Bicycles and Pathways Master Plan)*	*Describe location, width, landscaping, and any proposed fencing:* —

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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)*
S. Florida Ave	20'	20'	See Landscape plan				

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	NA						
South Property Line	NA						
East Property Line	NA						
West Property Line	NA						

PUBLIC SIDEWALKS

Location (Street Name)	Min. Width Required	Proposed Width	Type of Sidewalk		
S. Florida			Meandering	Attached	Detached
			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
	X	City Municipal Water System
		N/A
	Nearest Water Line Connection: S. Florida Ave	
Sewer (Wastewater):		Individual Septic
	X	City Municipal Sewer
		N/A
	Nearest Sewer Line Connection: S. Florida Ave	
Irrigation:		Surface
		Irrigation Well
		Pressurized
	X	Gravity
		N/A
	Nearest Irrigation Connection: – on Property	
	Irrigation District: Pioneer	

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Stormwater:		Swales
		Ponds
		Borrow Ditches
	X	Other, Explain: - underground Storm beds
Stormwater Management:	Does the site disturb one or more acres of land? (Yes) No	
Fire Suppression Water Supply Source:	Municiple.	
Sources of Surface Water on or Nearby Properties (i.e., creeks, ditches, canals, lake, etc.):	25.1 lateral	
Type of Site Access:	X	Street Frontage
		Easement Easement Width: Instrument #
Street(s) Providing Access:	S. Florida Ave. Hobart Ave. Glassford Street	
Will Secondary Access for Fire be Provided:	X	(Yes)
		No
Internal Roads:	X	(Public)
		Private
		Internal Circulation
		Road User's Maintenance Agreement Inst#
School Districts Serving this Location:	X	Caldwell School District
		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:	Part of a larger enclaved area

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

William J. Mason - Mason & Associates, Inc. December 3, 2025
Applicant / Applicant's Representative Printed Name Date

William J. Mason
Applicant / Applicant's Representative Signature

PROPERTY OWNER ACKNOWLEDGEMENT

COMMUNITY DEVELOPMENT – PLANNING & ZONING – 205 S 6TH AVE, CALDWELL ID

I, Todd Amyx, August Park LLC, the recorded owner for real property addressed as 0 S Florida Ave, Suite # —, City Caldwell State ID Zip 83607, am aware of, in agreement with, and give my permission to Mason & Associates, Inc., to submit the accompanying application(s) pertaining to this 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 11/5/25 day of November, 2025

(Signature)

CERTIFICATE OF VERIFICATION

STATE OF IDAHO)
) ss.
)

I, Sidney Kerbs, a Notary Public, do hereby certify that on this 5th day of November, in the year, 2025, personally appeared before me Todd Amyx, 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 he/she/they signed the foregoing document, and that the statements therein contained are true.

NOTARY PUBLIC FOR IDAHO
Residing at Ada County
My Commission Expires 06/21/2031

SIDNEY KERBS COMMISSION #61784 NOTARY PUBLIC STATE OF IDAHO MY COMMISSION EXPIRES 06/21/2031

Professional Engineers, Land Surveyors and Planners

924 3rd St. So. Ste B, Nampa, ID 83651
Ph (208) 454-0256
Email: wmason@masonandassociates.us

NARRATIVE
AUGUST PARK SUBDIVISION
ANNEXATION AND
PRELIMINARY PLAT APPLICATION

This subject property is currently zoned agricultural in Canyon County. The desire is to annex this 9.37 acre property into the City with an R-1 zone for a single family home subdivision.

This property is currently part of a larger enclaved area. It is contiguous to the City on both the south and west sides. The comprehensive plan designates this property has neighborhood 2. Neighborhood 2 has a minimum density of 2 dwellings per acre and a maximum density of 8 dwellings per acre.

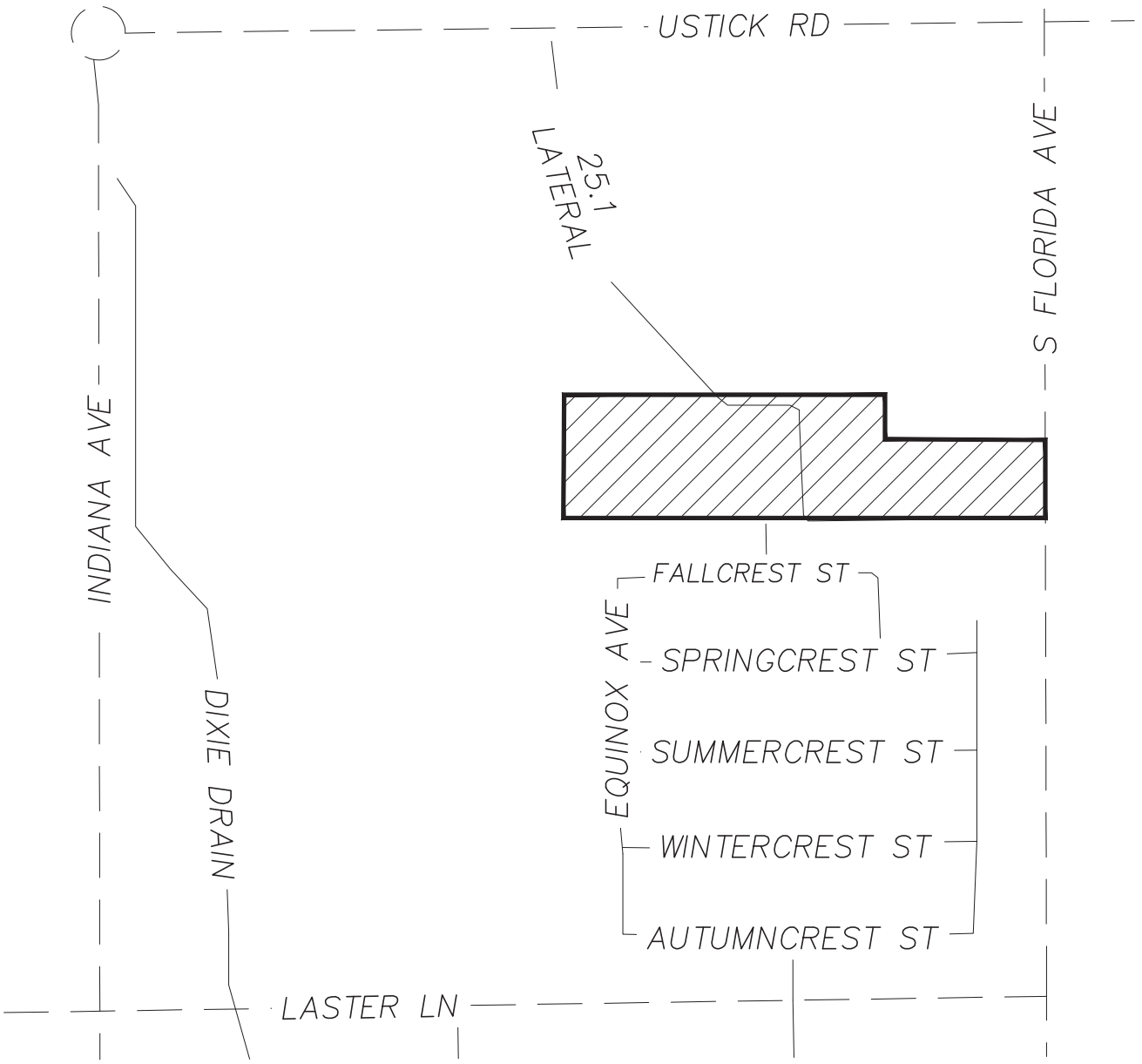
The developer proposes a R-1 zone (Neighborhood 2) with a density of 2.56 dwelling units per acre. The desire is to create a subdivision with larger lots. The average residential lot size is 10,604 Square feet.

The property is located within a part of the Lot 1 in Block 3 of Upland Park Addition Book 2, Page 28, NE ¼ of NW ¼, Section 2 Township 3 N, Range 3 W., Boise Meridian, Caldwell, Canyon County, Idaho.

A Preliminary Plat is being requested that will observe the Caldwell Planning and Zoning Division application requirements. The development will be in compliance with the future comprehensive plan. This project will impact the neighbors as described by those that attended the neighborhood meeting, as increasing traffic on Florida and preferring to have a field instead of neighbors in their back yards. Both of these concerns are mitigated by the larger lots (decreasing density) thus decreasing both traffic and neighbors in the back yards of those already living there. Although not completely pleasant to the surrounding neighbors this project does follow the City's comprehensive plan for the future.

A total of 24 single family lots are proposed with 8 common lots.

VICINITY MAP



AUGUST PARK SUBDIVISION

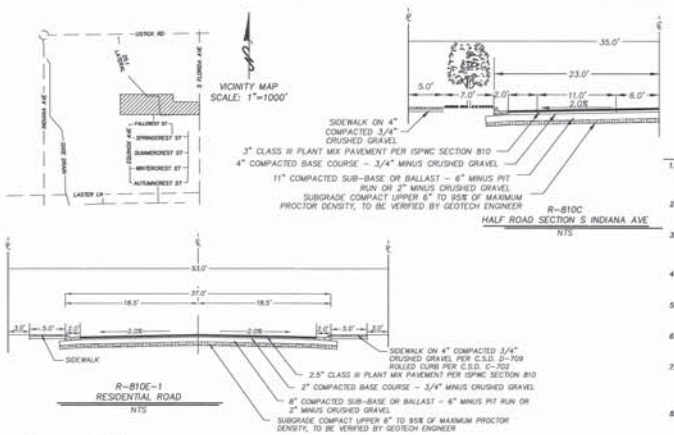
VICINITY MAP

Mason & Associates
Professional Engineers, Land Surveyors & Planners
924 3rd St. South, Nampa, ID 83651
(208) 454-0256

JOB NO.	AU0425
DWG NO.	AU0425PP
SCALE:	1"=500'
REV.	△
FIELD BOOK NO.	
DRAWN BY:	WJM
DATE:	8/20/2025

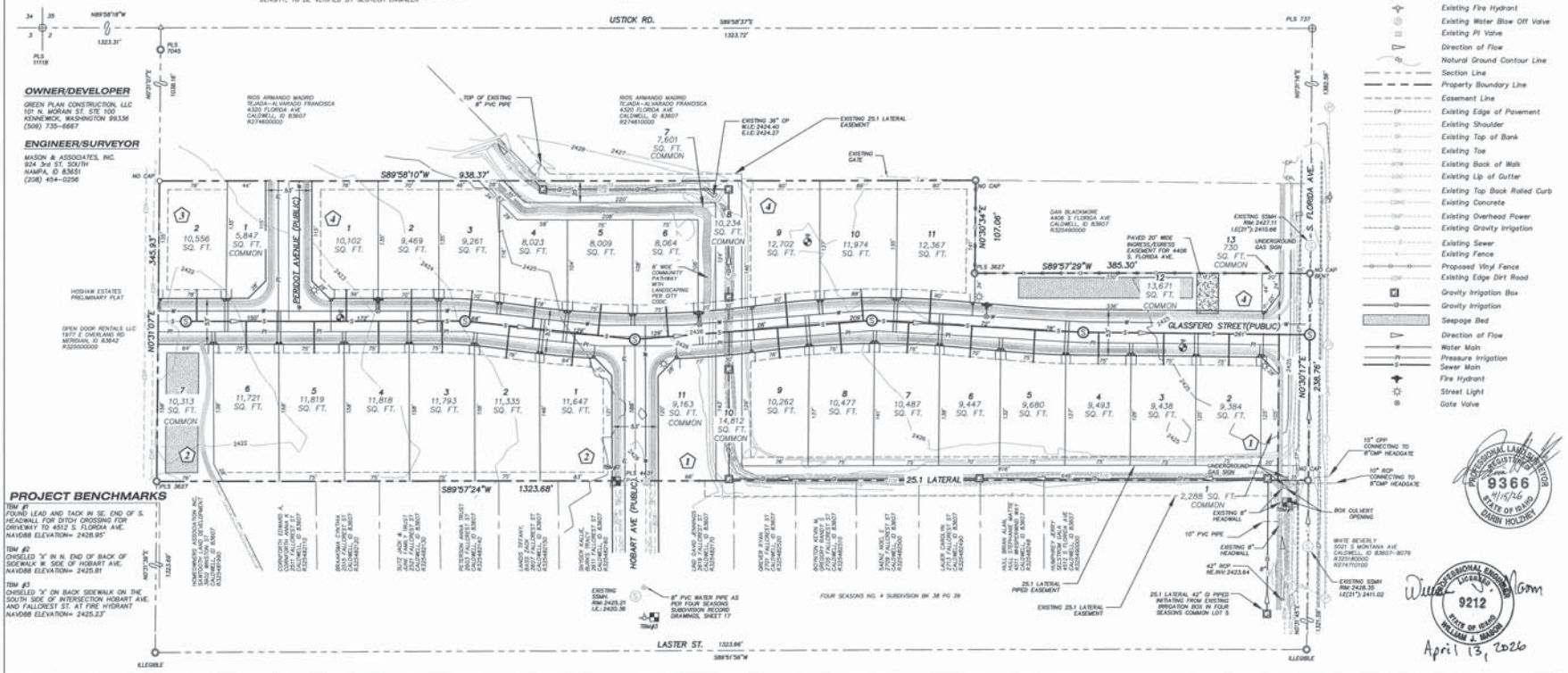
AUGUST PARK SUBDIVISION
PRELIMINARY PLAT

A PART OF THE LOT 1 IN BLOCK 3 OF UPLAND PARK ADDITION BOOK 2, PAGE 28
NE 1/4 OF NW 1/4 SECTION 2, T. 3 N., R. 3 W., B.M.,
CALDWELL, CANYON COUNTY, IDAHO
2025



PROJECT NARRATIVE

1. CURRENT ZONE: R-1
   NO. OF SINGLE FAMILY BUILDABLE LOTS: 24
   NO. OF COMMON LOTS: 8
   TOTAL NUMBER OF LOTS: 32
2. TOTAL AREA: 9.37 ACRES
   AVERAGE RESIDENTIAL LOT SIZE: 10,139 SQ. FT.
   DWELLING UNITS PER GROSS ACRE: 2.56
3. OPEN SPACE
   REQUIRED: 0.75 ACRES
   TOTAL PROVIDED: 1.71 ACRES
   USABLE PROVIDED: 1.10 ACRES
4. EXISTING MILAGRO PRESSURE IRRIGATION SYSTEM WILL BE UTILIZED THROUGH BUY IN AND ASSESSMENT. IRRIGATION WATER SHALL BE PROVIDED BY PIONEER IRRIGATION DISTRICT.
5. BUILDING SETBACKS AND DIMENSIONAL STANDARDS IN THIS SUBDIVISION SHALL BE IN COMPLIANCE WITH CITY OF CALDWELL SPECIAL SUBDIVISION STANDARDS FOR THE APPLICABLE ZONE.
6. ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT TO THE TIME OF THE RE-SUBDIVISION STANDARDS FOR THE APPLICABLE ZONE.
7. IRRIGATION, DRAINAGE AND PUBLIC UTILITY EASEMENTS TO BE PROVIDED UNLESS OTHERWISE SHOWN
   SUBDIVISION BOUNDARY :10 FEET
   STREET FRONTAGE :10 FEET
   REAR LOTS :10 FEET
8. DOMESTIC WATER WILL BE PROVIDED BY CITY OF CALDWELL MUNICIPAL SYSTEM
9. SANITARY SEWER WILL BE PROVIDED BY CITY OF CALDWELL MUNICIPAL SYSTEM.
10. SEWER CONNECTION SHALL BE FROM THE SEWER IN S. FLORIDA AVENUE.
11. STORM WATER RUNOFF WILL BE RETAINED VIA UNDERGROUND STORM BED. ALL STORM WATER WILL BE RETAINED ON SITE "PER THE CITY OF CALDWELL STORMWATER MANAGEMENT POLICY".
12. NO SPECIAL FLOOD HAZARD AREAS
13. THIS DEVELOPMENT RECOGNIZES SECTION 22-4503 OF THE IDAHO CODE, RIGHT TO FARM ACT, WHICH STATES: AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF NOT A NUISANCE --- EXCEPTION. 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 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.
14. 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. (ORD. 2811, 11-2-2009).
15. DEVELOPER SHALL PROVIDE FUNDS OF ESTIMATED COST FOR 20" MASTER PLANNED WATER IN FLORIDA AVENUE IN LIEU OF CONSTRUCTION.
16. LOTS 1, 10, AND 11 BLOCK 1, LOT 7 BLOCK 2, LOT 1 BLOCK 3, LOTS 7, 8, 12, AND 13 BLOCK 4 ARE COMMON LOTS COVERED BY BLANKET EASEMENTS FOR PUBLIC UTILITIES, STORM DRAINAGE, AND IRRIGATION. SAID LOTS SHALL BE OWNED AND MAINTAINED BY THE AUGUST PARK SUBDIVISION HOMEOWNERS ASSOCIATION.
17. DEVELOPER SHALL INSTALL 6 FOOT TALL VINYL FENCE ALONG BOUNDARY AT OUT PARCEL IN THE NORTHEAST CORNER OF DEVELOPMENT.



PROJECT BENCHMARKS

TBM #1
FOUND LEAD AND TACK IN SE. END OF S. HEADWALL FOR DITCH CROSSING FOR DRIVEWAY TO 4512 S. FLORIDA AVE.
NAVD88 ELEVATION= 2428.95'

TBM #2
CHISELED "X" IN N. END OF BACK OF SIDEWALK W. SIDE OF HOBART AVE.
NAVD88 ELEVATION= 2425.81

TBM #3
CHISELED "X" ON BACK SIDEWALK ON THE SOUTH SIDE OF INTERSECTION HOBART AVE. AND FALLCREST ST. AT FIRE HYDRANT
NAVD88 ELEVATION= 2425.23'

Scale: 1"=60'

LEGEND

- Benchmark (TBM)
- Found Aluminum Cap Monument
- Found 5/8" Iron Pin
- Found 1/2" Iron Pin
- Calculated Point
- Existing Power Pole
- Existing Sign
- Existing Telephone Riser
- Existing Mail Box
- Existing Sanitary Sewer Manhole
- Test Pit
- Deciduous Tree
- Existing Gate Valve
- Existing Fire Hydrant
- Existing Water Blow Off Valve
- Existing PI Valve
- Direction of Flow
- Natural Ground Contour Line
- Section Line
- Property Boundary Line
- Easement Line
- Existing Edge of Pavement
- Existing Shoulder
- Existing Top of Bank
- Existing Toe
- Existing Back of Walk
- Existing Lip of Gutter
- Existing Top Back Rolled Curb
- Existing Concrete
- Existing Overhead Power
- Existing Gravity Irrigation
- Existing Sewer
- Existing Fence
- Proposed Vinyl Fence
- Existing Edge Dirt Road
- Gravity Irrigation Box
- Gravity Irrigation
- Seepage Bed
- Direction of Flow
- Water Main
- Pressure Irrigation
- Sewer Main
- Fire Hydrant
- Street Light
- Gate Valve

PROFESSIONAL LAND SURVEYOR LICENSE 9366 11/15/26 STATE OF IDAHO DAWN HOLDNEY

PROFESSIONAL ENGINEER LICENSE 9212 STATE OF IDAHO WILLIAM J. MASON

April 13, 2026

NO.	BY	DATE	DESCRIPTION
A	WJM	4/9/2026	REVISED PER P&Z HEARING

DESIGNED BY: AMC
DRAWN BY: AMC
CHECKED BY:
APPVD BY:

Professional Engineers, Land Surveyors
Mason & Associates
8240 Ustick West 6 Rd
208 69-5551

JOB NO. AU0425
DWG NO. AU0225PP
SCALE: 1"=60'
VERT: N/A
HOR: 1"=60'
FIELD BOOK NO.

CLIENT:
AUGUST PARK, LLC
13867 W. Wainwright Drive
Boise, ID 83713
(208) 890-0011

DRAWING TITLE
AUGUST PARK SUBDIVISION
PRELIMINARY PLAT
SHEET NO. 1 OF 1 SHEETS
Rev

OWNER/DEVELOPER
GREEN PLAN CONSTRUCTION, LLC
101 N. MORAIN ST. STE 100
KENNEWICK, WASHINGTON 99336
(509) 735-6667

ENGINEER/SURVEYOR
MASON & ASSOCIATES, INC.
924 3rd ST. SOUTH
NAMPA, ID 83651
(208) 454-0256

LANDSCAPE NOTES:

1. CONTRACTOR SHALL REPORT TO LANDSCAPE ARCHITECT ALL CONDITIONS WHICH IMPAIR AND/OR PREVENT THE PROPER EXECUTION OF THIS WORK, PRIOR TO BEGINNING WORK.
2. 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.
3. COORDINATE ALL WORK WITH ALL OTHER SITE RELATED DEVELOPMENT DRAWINGS.
4. COORDINATE WORK SCHEDULE AND OBSERVATIONS WITH LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION START-UP.
5. ALL PLANT MATERIAL SHALL BE INSTALLED AS PER DETAILS.
6. 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.
7. IN THE EVENT OF A PLANT COUNT DISCREPANCY, PLANT SYMBOLS SHALL OVERRIDE SCHEDULE QUANTITIES AND CALL OUT SYMBOL NUMBERS.
8. ALL PLANTING BEDS SHALL BE COVERED WITH A MINIMUM OF 3" DEPTH OF SHREDDED (3" MINUS) BARK MULCH. SUBMIT SAMPLE FOR APPROVAL.
9. ALL PLANT MATERIAL SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR BEGINNING AT THE DATE OF ACCEPTANCE BY THE OWNER. REPLACE ALL PLANT MATERIAL FOUND DEAD OR NOT IN A HEALTHY CONDITION IMMEDIATELY WITH THE SAME SIZE AND SPECIES AT NO COST TO THE OWNER.
10. FINISH GRADES SHALL PROVIDE A SMOOTH TRANSITION WITH ADJACENT SURFACES AND ENSURE POSITIVE DRAINAGE IN ACCORDANCE WITH THE SITE GRADING PLAN.
11. FERTILIZE ALL TREES AND SHRUBS WITH 'AGRIFORM' PLANTING TABLETS. QUANTITY PER MANUFACTURER'S RECOMMENDATIONS.
12. IMMEDIATELY CLEAN UP ANY TOPSOIL OR OTHER DEBRIS ON THE SITE CREATED FROM LANDSCAPE OPERATIONS AND DISPOSE OF PROPERLY OFF SITE.
13. TREES SHALL NOT BE PLANTED WITHIN THE 10'-0" CLEAR ZONE OF ALL STORM DRAIN PIPE, STRUCTURES, OR FACILITIES.
14. 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.
15. IN THE EVENT OF A DISCREPANCY, NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY.

IRRIGATION REQUIREMENTS

APPLICABLE IDAPA CODE: 39.03.42.600

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. IRRIGATION SYSTEMS WILL BE NO CLOSER THAN FIVE (5) FEET FROM THE PAVEMENT EDGE.
3. TREE AND SHRUB ZONES IRRIGATED WITH LOW-FLOW DRIP EMISSION DEVICES (LOW FLOW DRIP EMITTERS OR LOW FLOW IN-LINE EMITTER DRIPLINES). FOR DRIPLINES, PROVIDE EMITTER AND ROW SPACING BASED ON SOIL TYPE AND SITE CONDITIONS.
4. ELECTRONIC WATER DISTRIBUTION/TIMING CONTROLLERS ARE TO BE PROVIDED. MINIMUM CONTROLLER REQUIREMENTS ARE AS FOLLOWS:
   a. PRECISE INDIVIDUAL STATION TIMING
   b. RUNTIME 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 PROGRAMMED INDIVIDUAL VALVE WATERING STATIONS WILL BE DESIGNED AND INSTALLED TO PROVIDE WATER TO RESPECTIVE HYDRO-ZONES.
4. INDIVIDUAL VALVE WATERING STATIONS WILL BE DESIGNED AND INSTALLED TO PROVIDE WATER TO RESPECTIVE HYDRO-ZONES. INDIVIDUAL VALVES, FILTERS, PRESSURE REGULATORS AND VALVE BOXES AND MAINLINES WILL BE LOCATED OUTSIDE OF THE RIGHT OF WAY.
5. THE DRIP IRRIGATION SYSTEM SHALL BE DESIGNED TO PROVIDE 100% COVERAGE.

PROJECT INFORMATION
LANDSCAPE REQUIREMENTS

APPLICABLE CITY OF CALDWELL, IDAHO CODE: 10-02-09: LANDSCAPING, BUFFERING AND SCREENING,10-02-09-3 LANDSCAPE CRITERIA AND INSTALLATION PRACTICES, 10-02-09-4 COMMON OPEN SPACE REQUIREMENTS AND STANDARDS, 10-02-09-5 STREET LANDSCAPE BUFFERS, 10-02-09-7 PATHWAY LANDSCAPING STANDARDS:

TOTAL PROPERTY SIZE = 9.37 ACRES
PROPOSED ZONING DISTRICT = R-1
SF BUILDABLE LOTS: 24
COMMON LOTS: 8
AVERAGE LOT SIZE: 10,694 SF
REQUIRED OPEN SPACE: 0.75 ACRES
TOTAL PROVIDED COMMON OPEN SPACE: 1.60 ACRES
PROVIDED QUALIFYING OPEN SPACE: 0.99 ACRES

MINIMUM PLANT SIZES SHALL BE USED:
- EVERGREEN TREES: 6' HEIGHT
- ORNAMENTAL TREES: 2" CALIPER
- SHADE TREES: 2" CALIPER
- WOODY SHRUBS: 2 GALLON

COMMON OPEN SPACE:
- PROPOSED AVERAGE LOT SIZE: 10,694 SF
- REQUIRED % OF OPEN SPACE: .75 ACRES - 8%
- PROVIDED % OF OPEN SPACE: .99 ACRES - 9.27%

1 TREE PER 5,000 S.F. OF AREA, AT LEAST 50% OF REQUIRED TREES SHALL BE CLASS I/II/III
- REQUIRED TREES: 14
- PROVIDED TREES: 14

EAST LANDSCAPE BUFFER (S. FLORIDA AVE - COLLECTOR):
169 LINEAR FT.
20 FT. WIDE LANDSCAPE BUFFER PROVIDED
(20 FT. WIDE LANDSCAPE BUFFER REQUIRED)
1 CLASS I TREE PER 25 LIN. FT.
1 CLASS II TREE PER 35 LIN. FT.
NO MORE THAN 40% OF REQUIRED TREES TO BE OF SAME SPECIES.
NO MORE THAN 50% OF REQUIRED TREES SHALL BE CLASS I

- REQUIRED TREES: 13
  - CLASS I: 2 X 25' = 50'
  - CLASS II: 4 X 35' = 140
  - 190'
- PROVIDED TREES: 6
  - CLASS I: 2
  - CLASS II: 4

1 SHRUB PER 4 LIN. FT.
- REQUIRED SHRUBS: 42
- PROVIDED SHRUBS: 58

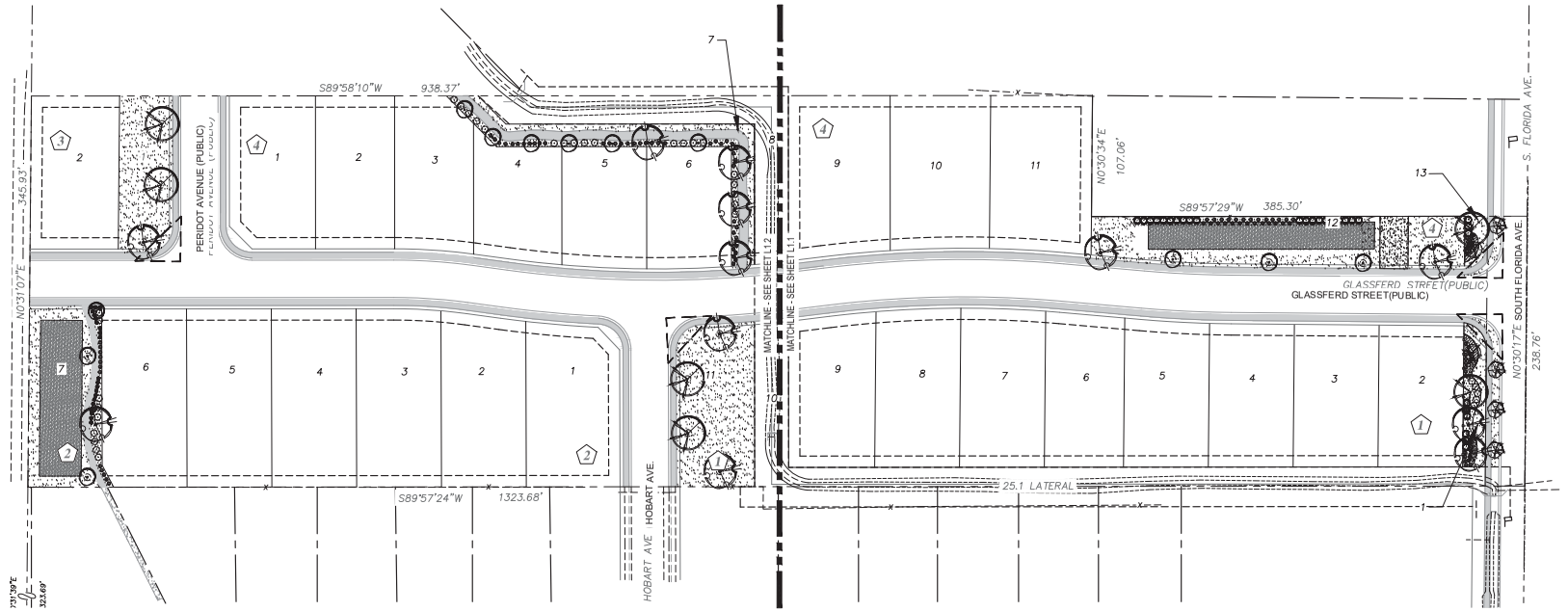
TURF GRASS/SOD IN LANDSCAPE BUFFERS SHALL BE A MINIMUM OF 20% COVERAGE AND MAXIMUM OF 50%
169 LIN. FT. X 20 FT. WIDE BUFFER = 3,380 SF OF BUFFER
- PERCENT REQUIRED: 676 SF TO 1,690 SF: 20% - 50%
  - 20% X 3,380 SF = 676 SF (20%), 50% X 3,380 SF = 1,690 SF (50%)
- PERCENT PROVIDED: 1,584 SF; 47%

PATHWAY LANDSCAPING (10-02-09-7):

NEIGHBORHOOD PATHWAY:
- 5' WIDE PATHWAY
- 5' WIDE PATHWAY PROVIDED
- 5' WIDE LANDSCAPE BUFFER ON BOTH SIDES OF PATHWAY
- 25 SHRUBS PER 100 LIN. FT.
- 177 LIN. FT.
- COMBINATION OF TREES, SHRUBS, LAWN OR OTHER VEGETATIVE/ NON-VEGETATIVE GROUND COVER
  - REQUIRED TREES: VARIES
  - PROVIDED TREES: 2
  - REQUIRED SHRUBS: 44
  - PROVIDED SHRUBS: 42

COMMUNITY PATHWAY:
- 8' WIDE PATHWAY
- 8' WIDE PATHWAY PROVIDED
- 5' WIDE LANDSCAPE BUFFER ON BOTH SIDES OF PATHWAY
- 15 SHRUBS PER 100 LIN. FT.
- CLASS I OR II TREE PER 40 LIN. FT.
- 380 LIN. FT.
- COMBINATION OF TREES, SHRUBS, LAWN OR OTHER VEGETATIVE/ NON-VEGETATIVE GROUND COVER
  - REQUIRED TREES: 10
  - PROVIDED TREES: 10
  - REQUIRED SHRUBS: 57
  - PROVIDED SHRUBS: 60

NOTE: ALL PATHWAYS WILL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION



OVERALL PRELIMINARY LANDSCAPE PLAN

SCALE: 1"= 50'-0"

NO.	REVISION/ISSUE	DATE
-	-	-
-	-	-
-	-	-
1	CITY REQUIRED REVISIONS	4/13/26

STATE OF IDAHO — ROBERT T. EVANS — LA-838 — PRELIMINARY NOT FOR CONSTRUCTION

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AUGUST PARK SUBDIVISION
SOUTH FLORIDA AVE.
CALDWELL, IDAHO

PRELIMINARY LANDSCAPE PLAN

PROJECT	SHEET
25085	L1.0
DATE: 11/26/2025	
DRAWN BY: RE	CHECKED BY: RE

AGENCY REVIEW

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Z:_REP Projects\2025\25085 August Park - Annx\CAD\Sheets\25085_Preliminary Landscape Plan_260413.dwg plotted by: Rodney Evans on Tue, April 14 2026 at 08:30 AM

PLANT SCHEDULE

QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	NOTES - CLASS, MATURITY SIZE & WATER USAGE
4	AC	Acer x rubrum 'Armstrong'	Armstrong Maple	2" CAL. B&B	Class II - 40' H x 15' W - MODERATE
12	CE	Celtis occidentalis	Common Hackberry	2" CAL. B&B	Class II - 40' H x 35' W - LOW
6	ZS	Zelkova serrata 'Green Vase'	Green Vase Zelkova	2" CAL. B&B	Class II - 40' H x 30' W - MODERATE
ORNAMENTAL TREES					
12	PV	Prunus virginiana 'Canada Red'	Canada Red Improved Chokecherry	2" CAL. B&B	Class I - 25' H x 20' W - LOW
2	MS	Malus x Spring Snow	Spring Snow Flowering Crabapple	2" CAL. B&B	Class I - 25' H x 20' W - LOW
SHRUBS/PERENNIALS/ORNAMENTAL GRASSES					
91	CA	Calamagrostis x acutiflora 'Karl Foerster'	Foerster's Feather Reed Grass	#2	6' H x 2-3' W - LOW
25	CE	Cerastium tomentosum	Snow in Summer	4" Pots: 36" o.c.	6" H x 3' W - LOW
29	CL	Cotoneaster lucida	Hedge Cotoneaster	#2	6-8' H x 6-8' W -LOW, DROUGHT TOLERANT
12	NF	Nepeta x faassenii 'Walker's Low'	Walker's Low Catmint	#1	2' H x 3' W - LOW
33	RA	Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac	#1	2-3' H x 6-8' W -LOW
41	RF	Rudbeckia fulgida var. sullivantii 'Goldsturm'	Goldsturm Black-Eyed Susan	#1	2' H x 2-3' W - LOW

Cerastium tomentosum
Snow in Summer
4" Pots - 36" o.c.

LANDSCAPE LEGEND

TREES / PLANTS TO BE INSTALLED

CUT EDGE AS DETAILED

PROPERTY LINE (VERIFY)

2 / QC — QUANTITY / PLANT IDENTIFICATION KEY

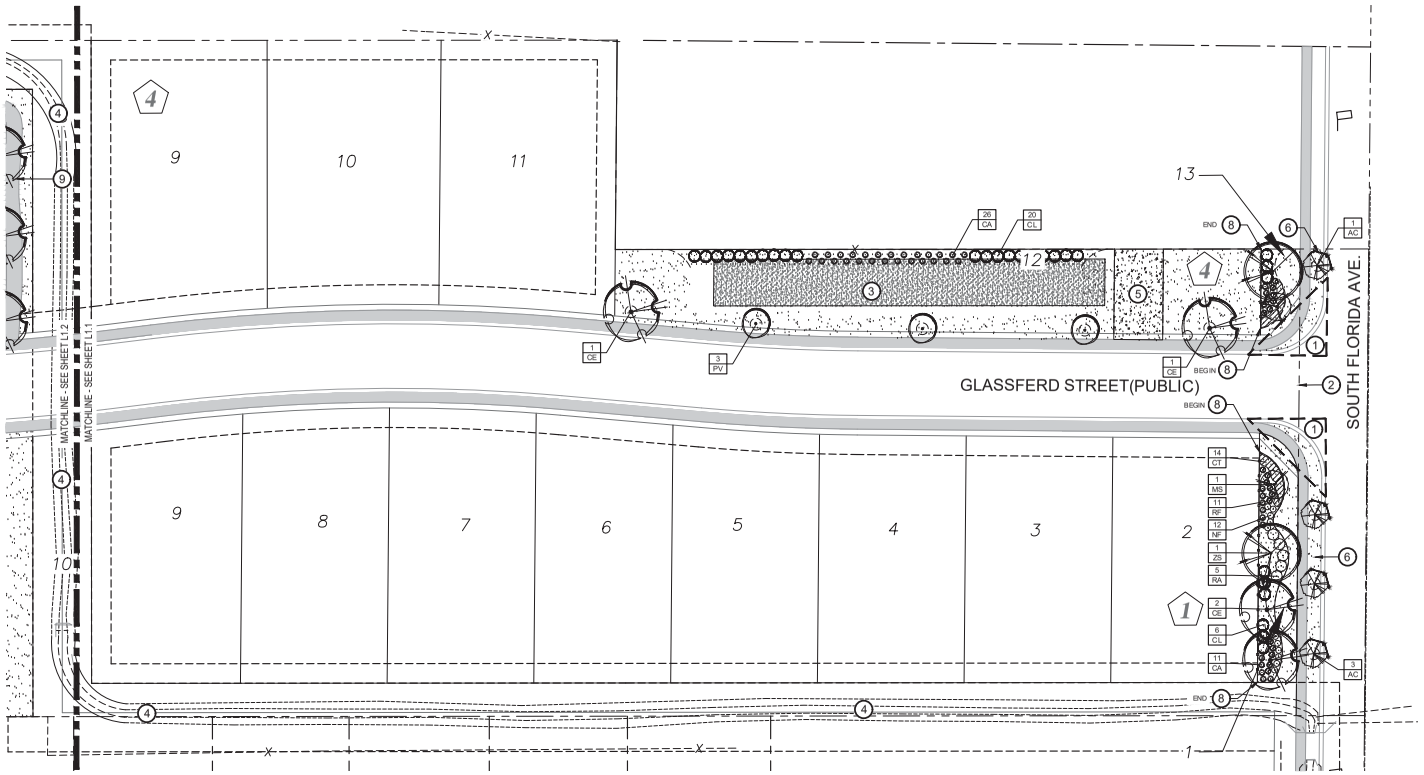
RTF SOD LAWN OVER TOPSOIL AS SPECIFIED

2" MINUS BARK MULCH AT 3" DEPTH OVER TOPSOIL AS SPECIFIED

CALLOUT NOTES

(#) CALLOUT NUMBERS REFER TO NUMBERED NOTES BELOW

1. VISION TRIANGLE
2. RIGHT OF WAY
3. PROPOSED SEEPAGE BED
4. 25.1 LATERAL AND EASEMENT
5. 20' INGRESS/EGRESS EASEMENT AND PAVED ACCESS FOR 4406 S. FLORIDA AVE.
6. 7' WIDE PARKWAY STRIP
7. 5' WIDE NEIGHBORHOOD PATHWAY
8. 6' HT. PRIVACY FENCE; BY DEVELOPER
9. 8' WIDE COMMUNITY PATHWAY



PRELIMINARY LANDSCAPE PLAN - ENLARGEMENT AREA 1

SCALE: 1"= 30'-0"

NO.	REVISION/ISSUE	DATE
-	-	-
-	-	-
-	-	-
1	CITY REQUIRED REVISIONS	4/13/26

STATE OF IDAHO — ROBERT T. EVANS — LA-838 — LICENSED LANDSCAPE ARCHITECT

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AUGUST PARK SUBDIVISION
SOUTH FLORIDA AVE.
CALDWELL, IDAHO

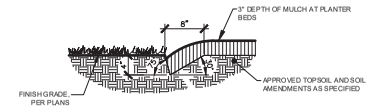
LANDSCAPE PLAN - AREA 1

PROJECT	SHEET
25085	L1.1
DATE: 11/26/2025	
DRAWN BY: RE	CHECKED BY: RE

AGENCY REVIEW

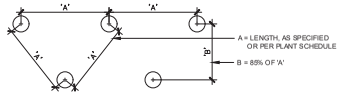
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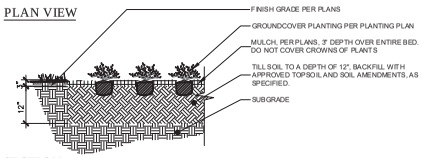


1 PLANTER BED CUT EDGE (TYPICAL AT TREES IN TURF AREAS)

NOT TO SCALE



PLAN VIEW



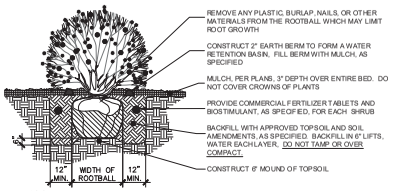
SECTION

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 GROUNDCOVER PLANTING

NOT TO SCALE

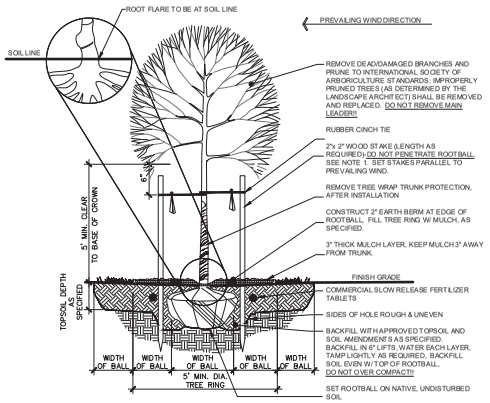


NOTES:

1. SHRUB SHALL BEAR SAME RELATIONSHIP TO GRADE AS IT DID IN NURSERY.
2. WATER SHRUB TWICE WITHIN FIRST 24 HOURS.
3. THIN BRANCHES AND FOLIAGE BY ⅓.
4. DO NOT CUT LEADERS TO RETAIN NATURAL SHRUB SHAPE.
5. FOR CONTAINER GROWN PLANTS THAT ARE ROOTBOUND, SPLIT THE ROOTBALL WITH 3 EQUAL SPACED VERTICAL CUTS.

3 SHRUB PLANTING

NOT TO SCALE

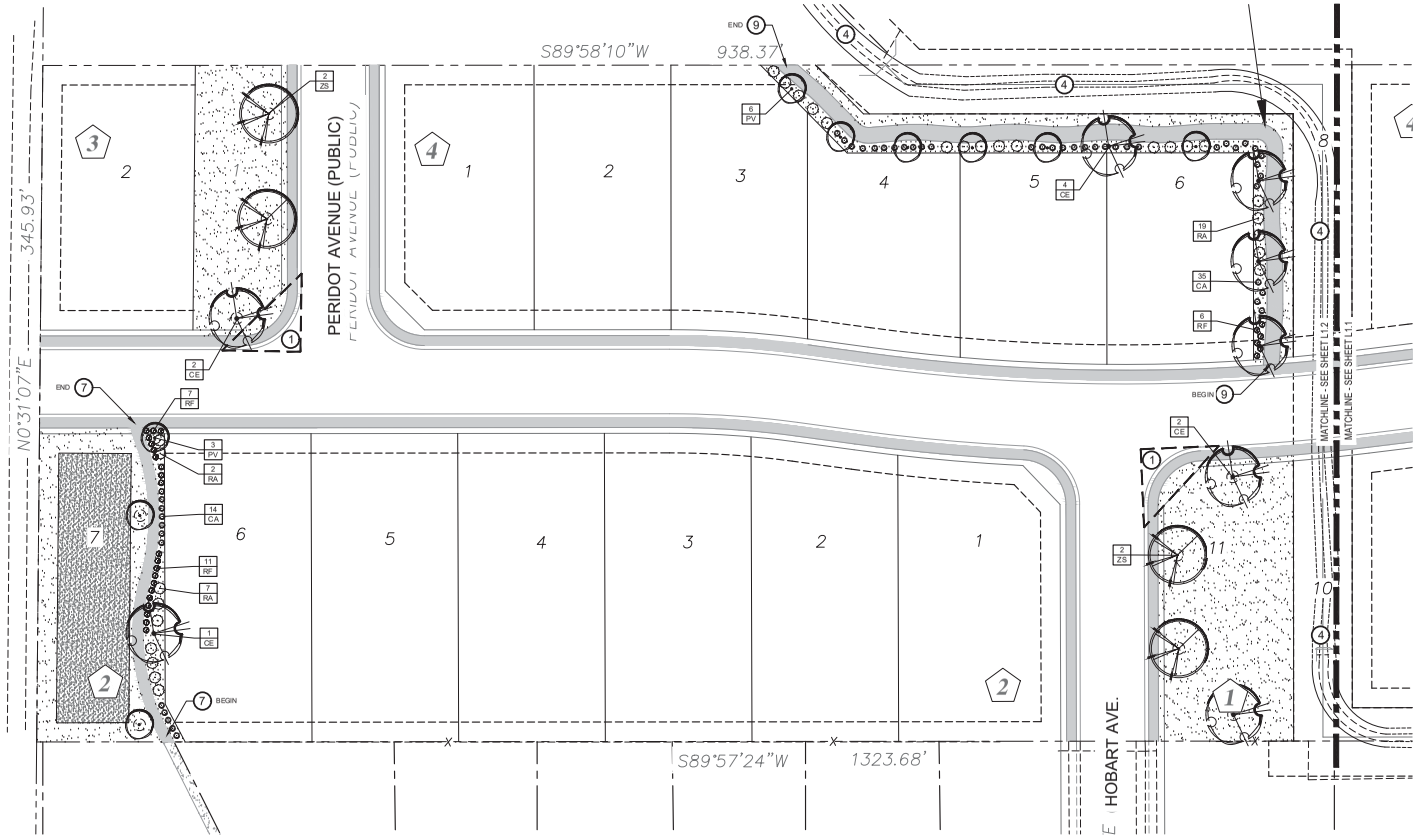


NOTES:

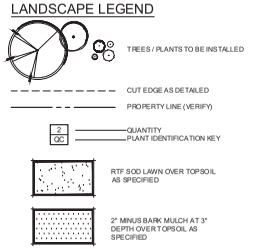
1. REMOVE BURLAP, TWINE, AND WIRE BASKET FROM TOP ⅔ OF ROOTBALL. REMOVE ALL NAILS, TIES, AND PLASTIC FROM ROOTBALL. IF SYNTHETIC BURLAP IS UTILIZED TO WRAP THE ROOTBALL, IT SHALL BE COMPLETELY REMOVED. ONLY BIODEGRADABLE BURLAP SHALL BE LEFT ON THE BOTTOM OF THE ROOTBALL.
2. THE STAKING OF TREES IS TO BE THE CONTRACTOR'S OPTION; HOWEVER, THE CONTRACTOR IS RESPONSIBLE TO ENSURE 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.
3. IN THE EVENT OF A QUESTION OR LACK OF CLARITY ON THE DRAWINGS, THE CONTRACTOR IS TO NOTIFY THE LANDSCAPE ARCHITECT BEFORE PROCEEDING.
4. LANDSCAPE CONTRACTOR IS TO NOTIFY THE LANDSCAPE ARCHITECT AND OWNER PRIOR TO INSTALLATION OF PLANT MATERIAL.
5. 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.
6. WATER TREE TWICE WITHIN THE FIRST 24 HOURS.
7. IN THE EVENT HARDPAN SOILS PREVENT TREE PLANTING AS DETAILED, NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY.
8. 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. ALL TREE INSTALLATIONS SHALL CONFORM TO ALL AGENCY APPROVAL REQUIREMENTS, CONTRACTOR SHALL VERIFY PRIOR TO ANY INSTALLATIONS.

4 DECIDUOUS TREE PLANTING

NOT TO SCALE



LANDSCAPE LEGEND



CALLOUT NOTES

(#) CALLOUT NUMBERS REFER TO NUMBERED NOTES BELOW

1. VISION TRIANGLE
2. RIGHT OF WAY
3. PROPOSED SEEPAGE BED
4. 25.1 LATERAL AND EASEMENT
5. 20' INGRESS/EGRESS EASEMENT AND PAVED ACCESS FOR 4406 S. FLORIDA AVE.
6. 7' WIDE PARKWAY STRIP
7. 5' NEIGHBORHOOD PATHWAY
8. 6' HT. PRIVACY FENCE; BY DEVELOPER
9. 8' WIDE COMMUNITY PATHWAY

NO.	REVISION/ISSUE	DATE
-	-	-
-	-	-
-	-	-
1	CITY REQUIRED REVISIONS	4/13/26

STATE OF IDAHO — ROBERT T. EVANS — LA-838 — PRELIMINARY NOT FOR CONSTRUCTION

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AUGUST PARK SUBDIVISION
SOUTH FLORIDA AVE.
CALDWELL, IDAHO

LANDSCAPE PLAN - AREA 2

PROJECT	SHEET
25085	L1.2
DATE: 11/26/2025	
DRAWN BY: RE	CHECKED BY: RE

AGENCY REVIEW

PRELIMINARY LANDSCAPE PLAN - ENLARGEMENT AREA 2

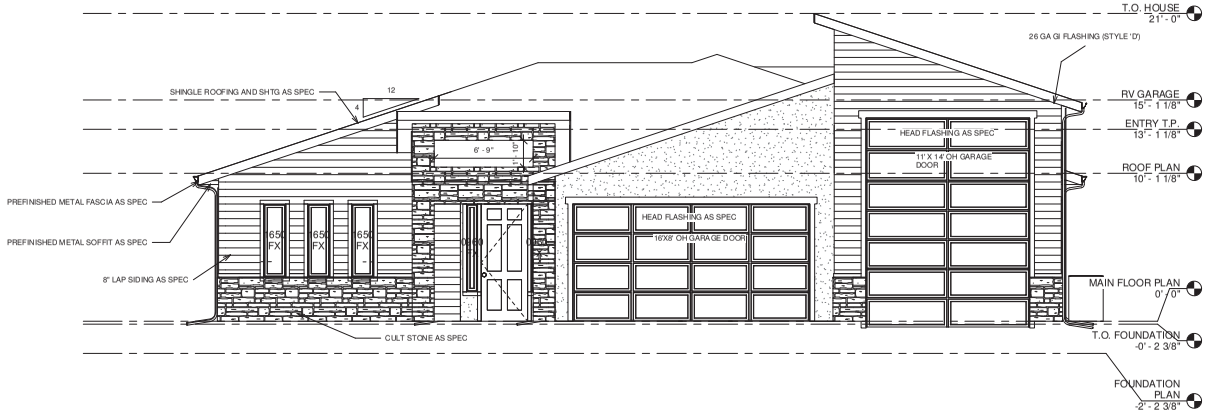
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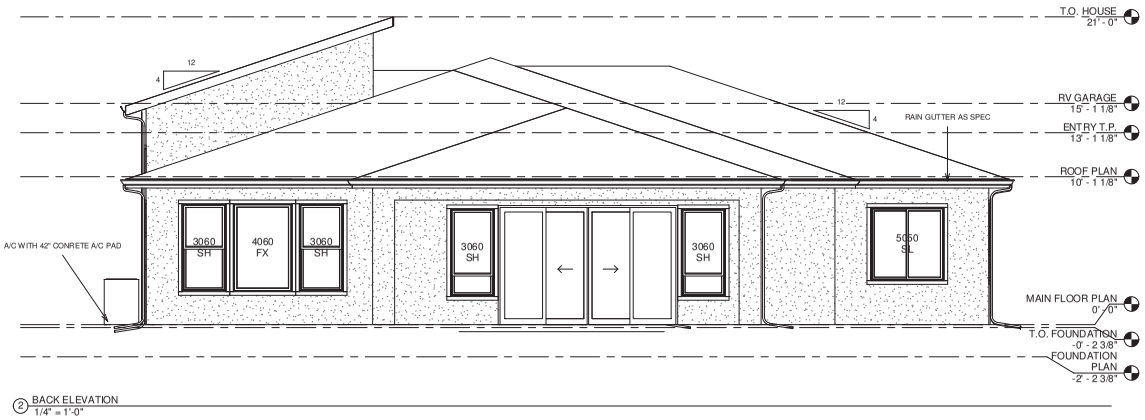
Z:_REP Projects\2025\25085_August Park - Amy\CAD\Sheets\25085_Preliminary Landscape Plan_260413.dwg plotted by: Rodney Evans on Tue, April 14 2026 at 08:31 AM







1 FRONT ELEVATION
1/4" = 1'-0"



2 BACK ELEVATION
1/4" = 1'-0"

FRONT/BACK ELEV

REVISIONS:

AMYX HOMES
EXPERIENCE EXCELLENCE

4708 N. ARCHES AVE.
WHITECLIFFE ESTATES
LOT 17 BLOCK 4

WOODHAVEN DESIGN

SCALE
1/4" = 1'-0"

DRAWN BY
JEREMY RAYBOURN

CHECKED BY
JOE FUHRIMAN

1/3/2024
7:33:44 PM

SHEET NUMBER
A5

WHITECLIFFE SUBDIVISION
LOT 17 BLOCK 4



3 FRONT RIGHT



2 FRONT LEFT



1 BACK RIGHT

TABLE OF CONTENTS:

A0: TITLE PAGE
A1: SITE PLAN
A2: FOUNDATION PLAN
A3: MAIN FLOOR PLAN
A4: ROOF PLAN
A4.1: WALL BRACING PLAN
A5: FRONT/BACK ELEV
A5.1: LEFT/RIGHT ELEV
A6: ELECTRICAL PLAN
A7: DETAIL PAGE

AMYX HOMES STRIVES TO HAVE ITS PLANS AS DETAILED AS POSSIBLE AND GIVE ACCURATE AS POSSIBLE REPRESENTATION OF WHAT THE HOUSE AND ITS AMENITIES WILL LOOK LIKE. BUT DUE TO SOFTWARE LIMITATIONS, SOME ITEMS WILL NOT BE AN ACCURATE REPRESENTATION. THEREFORE ALL SELECTION SHEETS WILL ALWAYS OVERRIDE THESE PLANS.

TITLE PAGE

REVISIONS:

AMYX HOMES
EXPERIENCE EXCELLENCE

4708 N. ARCHES AVE.
WHITECLIFFE ESTATES
LOT 17 BLOCK 4

WOODHAVEN DESIGN

SCALE

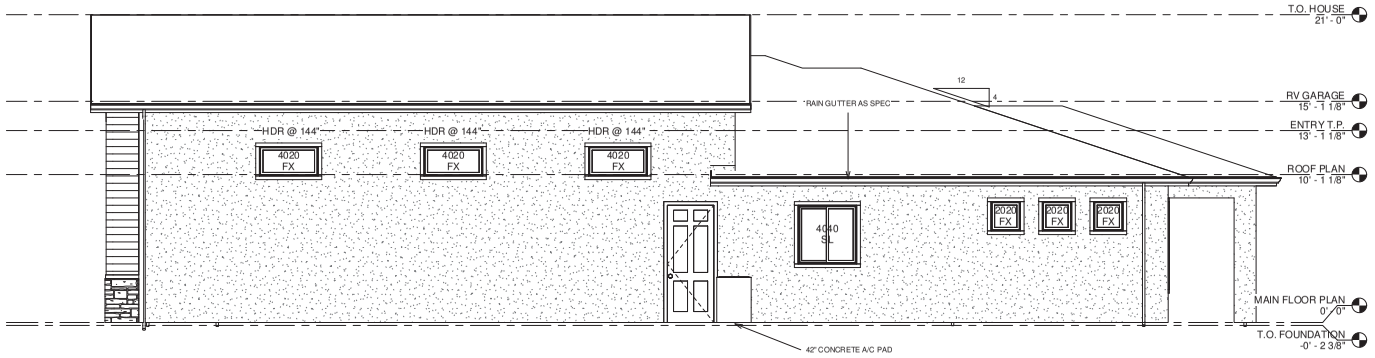
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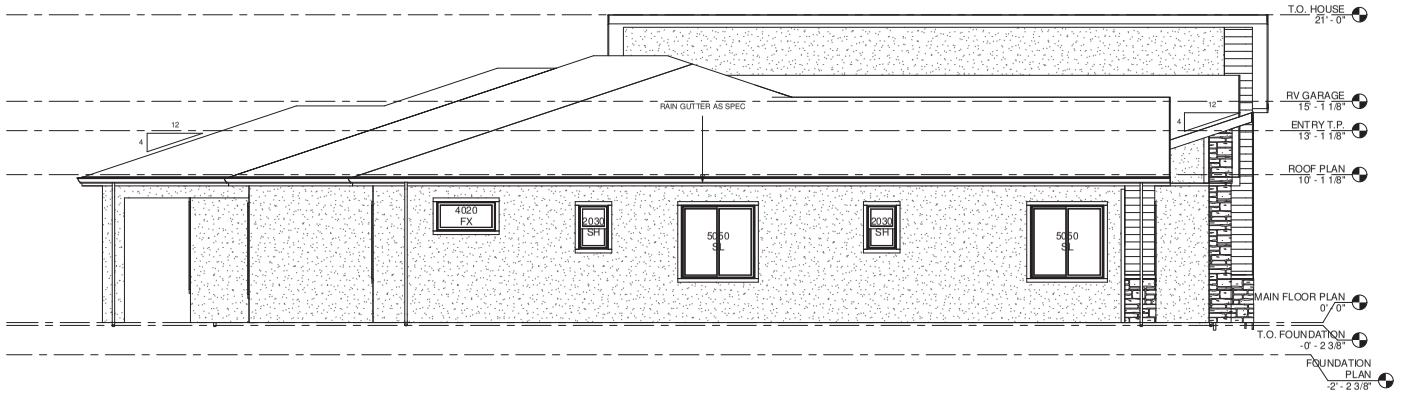
1/3/2024
7:33:42 PM

SHEET NUMBER

A0



1 LEFT ELEVATION
1/4" = 1'-0"



2 RIGHT ELEVATION
1/4" = 1'-0"

LEFT/RIGHT ELEV

REVISIONS:

AMYX HOMES
EXPERIENCE EXCELLENCE

4708 N. ARCHES AVE.
WHITECLIFFE ESTATES
LOT 17 BLOCK 4

WOODHAVEN DESIGN

SCALE
1/4" = 1'-0"

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JEREMY RAYBOURN

CHECKED BY
JOE FUHRIMAN

1/3/2024
7:33:45 PM

SHEET NUMBER

A5.1

WHITECLIFFE ESTATES SUBDIVISION
LOT 21 BLOCK 5



1 RIGHT FRONT



2 BACK LEFT



3 FRONT LEFT

TABLE OF CONTENTS:

A0 - TITLE PAGE
A1 - SITE PLAN
A2 - FOUNDATION PLAN
A3 - MAIN FLOOR PLAN
A3.1 - 2ND FLOOR
A4 - ROOF PLAN
A4.1 - WALL BRACING PLAN
A5 - FRONT/BACK ELEVATIONS
A5.1 - LEFT/RIGHT ELEVATIONS
A6 - ELECTRICAL PLAN/2ND FLOOR
A7 - DETAIL PAGE

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TITLE PAGE

REVISIONS:

AMYX HOMES
EXPERIENCE EXCELLENCE

4506 N. McKINLEY PARK AVE.
WHITECLIFFE ESTATES
LOT 21 BLOCK 5

WOODHAVEN DESIGN

SCALE

DRAWN BY
JEREMY RAYBOURN

CHECKED BY
RYAN COLSON

7/23/2021
8:42:22 PM

SHEET NUMBER

A0

Mason & Associates Inc.

Professional Engineers, Land Surveyors and Planners

924 3rd St. So. Suite B, Nampa, ID 83651
Ph (208) 454-0256

November 5, 2025

Dear Property Owner and Neighbor,

You are invited to a neighborhood meeting to discuss the proposed preliminary plat for August Park Subdivision. The desire is to build residential homes with an average lot size of 10,600 square feet.

The neighborhood meeting will be held November 20, 2025 from 6:00 PM – 6:30 PM at west of S. Florida Avenue and north of Fallcrest Street. Please see the included exhibit for further clarification of meeting location.

Thank you,

Angie Cuellar, Planner
Mason & Associates, Inc.


N
R27463
R27462
R27461
R27460
R32548212
R32548214
R32548216
R32548217
R32548251
R32548249
R32548248
R32549
Fallcrest St
R32548210
R32548247
R32548241

Open Door Rentals LLC
1977 E Overland Rd
Meridian, ID 83642

Kevin Boynton & Randy Gregory
2705 Fallcrest Street
Caldwell, ID 83607

David Leon
12256 S Red Shouldered Hawk Ln
Nampa, ID 83651

HOA Sawtooth Development
3902 Winston Street
Caldwell, ID 83607

Noel Saenz
2709 Fallcrest Street
Caldwell, ID 83607

Gala Selstrom & Jerry Humphrey
4512 S Florida Ave
Caldwell, ID 83607

Anna & Ed Cornforth
2511 Fallcrest Street
Caldwell, ID 83607

Mauria & Rafael Reyes
2713 Fallcrest Street
Caldwell, ID 83607

John Witucki
4519 Autumn Leaf Pl
Caldwell, ID 83607

Cynthia Braaksma
2515 Fallcrest Street
Caldwell, ID 83607

Stephanie & Brian Hull
4511 Whisperwind Way
Caldwell, ID 83607

Gloria & Juan Vergara
4601 Autumn Leaf Pl
Caldwell, ID 83607

June & Jack Sutz Trust
2521 Fallcrest Street
Caldwell, ID 83607

Carole Davis Trust
4515 Whisperwind Ave
Caldwell, ID 83607

Nicole & Steven Brcak
4605 Autumn Leave Ave
Caldwell, ID 83607

Anna Peterson Trust
2603 Fallcrest Street
Caldwell, ID 83607

Dudman Family Trust
4521 Whisperwind Ave
Caldwell, ID 83607

Maria Guadalupe Watson
4609 Autumn Leaf Ave
Caldwell, ID 83607

Tiffany Landis & Zack Bass
2607 Fallcrest Street
Caldwell, ID 83607

Debra Murphy
4603 Whisperwind Ave
Caldwell, ID 83607

Mollie and Jerry Ranger
4613 Autumn Leaf Ave
Caldwell, ID 83607

Kallie Snyder
2611 Fallcrest Street
Caldwell, ID 83607

Stephanie Campbell
4604 Autumn Leaf Pl
Caldwell, ID 83607

Shane O Rourke
2804 Springcrest Street
Caldwell, ID 83607

David Jennings
45 Addyshire RD
Berlin, MD 21811

Yolanda Mauleon & Lucio Villa
4522 Autum Leaf Pl
Caldwell, ID 83607

Debora & Kerwin Hill
2724 Springcrest Street
Caldwell, ID 83607

Ryan Grever
2701 Fallcrest Street
Caldwell, ID 83607

Terra & Michael Crews
22919 Cirrus View Ct
Caldwell, ID 83607

Gary Stanhope
2718 Springcrest Street
Caldwell, ID 83607

Sue Hayes
2712 Springcrest Street
Caldwell, ID 83607

Tiffany & Travis Engle
4614 Equinox Ave
Caldwell, ID 83607

Angela & Andrew Slack
2623 Springcrest Street
Caldwell, ID 83607

Robin & Georgia Russell
2706 Springcrest Street
Caldwell, ID 83607

Jean Bullock
4610 Equinox Ave
Caldwell, ID 83607

Amber & Benjamin Watkins
2703 Springcrest Street
Caldwell, ID 83607

Barbara & Terrence Bell
2702 Springcrest Street
Caldwell, ID 83607

Ljkmkc Trust
4606 Equinox Ave
Caldwell, ID 83607

Susan & Gary Dwello
2707 Springcrest Street
Caldwell, ID 83607

Sauve Revocable Trust
2622 Springcrest Street
Caldwell, ID 83607

Michael Alwine
4602 Equinox Ave
Caldwell, ID 83607

Marsha Hafstrom
2708 Fallcrest Street
Caldwell, ID 83607

Shirley Meikle
2610 Springcrest Street
Caldwell, ID 83607

Joseph Tilmant
4520 Equinox Ave
Caldwell, ID 83607

Mikala & Quinton Wilson
2704 Fallcrest Street
Caldwell, ID 83607

Mona & Michael Scimone
2606 Springcrest Street
Caldwell, ID 83607

Elodia & Christopher Dixon
4516 Equinox Ave
Caldwell, ID 83607

Kellie & Bill Pugh Trust
15041 Pinehurst Way
Caldwell, ID 83605

Hibbard Properties LLC
716 E Cleveland Blvd
Caldwell, ID 83605

Denise & Joseph Hardin
2513 Springcrest Street
Caldwell, ID 83607

Shirley & Robert Dean
2618 Fallcrest Street
Caldwell, ID 83607

Guadalupe & Antonio Sanchez
2518 Springcrest Street
Caldwell, ID 83607

Taylor & Nicholas Chicca
2605 Springcrest Street
Caldwell, ID 83607

Terri & James Hancock
2608 Fallcrest Street
Caldwell, ID 83607

Crystal Warwick
2512 Springcrest Street
Caldwell, ID 83607

Renatta Cook
2609 Springcrest Street
Caldwell, ID 83607

Erika & Christopher Barker
2604 Fallcrest Street
Caldwell, ID 83607

Gricelda & Ronald Duarte
2519 Springcrest Street
Caldwell, ID 83607

Kirsten Larson
3548 18th Street
Eureka, CA 95501

Betty & Mark Hatfield
2520 Fallcrest Street
Caldwell, ID 83607

Kathleen & Wayne Jensen
4517 Equinox Ave
Caldwell, ID 83607

Jose Flores
4221 S Florida Ave
Caldwell, ID 83607

Beverly White
5021 S Montana Ave
Caldwell, ID 83607

Dan Blackmore
4406 S Florida Ave
Caldwell, ID 83607

Francisca Tejada-Alvarado
4320 Florida Ave
Caldwell, ID 83607

Armando Rios
4320 Florida Ave
Caldwell, ID 83607

Marcia & Raymond Carr
4310 S Florida Ave
Caldwell, ID 83607

Randle LLC
P.O. Box 397
Caldwell, ID 83606

Gerald Smart
4218 S Florida Ave
Caldwell, ID 83607

Kristina & Jason Cullum
4222 S Florida Ave
Caldwell, ID 83607

Cristobal Ramirez
16116 Greenfield Pl
Caldwell, ID 83607

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: 6pm

End Time of Neighborhood Meeting: _____

Those in attendance please print your name and address.

If no one attended, Applicant please write across this form "No one attended".

	PRINTED NAME	ADDRESS, CITY, STATE, ZIP
1.	Zack Bass	2607 Fallcrest St. Caldwell, ID
2.	Dan Blackmore	4406 S. Florida Ave Caldwell 83605
3.	Bernard Sauve'	2622 Springcrest St. Caldwell
4.		
5.		
6.		
7.		
8.		
9.		
10.		
11.		
12.		
13.		
14.		
15.		
16.		

EXHIBIT 2:

CITY DEPARTMENT COMMENTS AND CONDITIONS OF APPROVAL

To: April Cabello, Planner II
Caldwell P & Z Department

From: Steven Pendleton, Land Development Manager
Hallie Hart, City Engineer

Re: ANN25-000016, SPP25-000018 – August Park Subdivision

Date: February 20, 2026

The Engineering Department provides the following comments on a request by 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.

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); Street sections and ROW widths depicted in the Preliminary Plat are not approved and may not supersede City Standards.

    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 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 witnessed construction occurred 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.

12. Requirements stated within this Staff Report are to supersede any notes on or within the City Council approved Preliminary Plat.

Rights-of-Way

1. S. Florida Ave. is classified as a Collector roadway. The applicant shall dedicate as public right-of-way a minimum of Thirty-five (35') foot half width right-of-way along the entire S. Florida Ave. alignment (per City Standard Detail R-810 C).

2. 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).

3. Applicant shall dedicate to the City of Caldwell any required right-of-way along all classified roadways within 30 days of written request from the City of Caldwell.

Street

1. Full half street frontage improvements shall be completed to all classified roads adjacent to the proposed project including (S Florida Ave.) 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.

2. All private driveways, alleys or internal circulation routes shall fully comply with City of Caldwell standards and be approved by the Caldwell Fire Marshall.

3. No lot/building shall have direct access to/from S. Florida Ave.

4. 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.

5. 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 S. Florida Ave.

Outparcels

1. 4512 S. Florida Ave (R3254900000)
    a. If the City is able to obtain sufficient right-of-way along the frontage of this out parcel located in the southeast corner of the development the applicant shall complete the road widening improvements referenced in the Street section, item 1, across the S. Florida Ave. 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 those out parcels.
    b. Applicant shall relocate the Fenton Lateral outside master planned right-of-way if the City is able to obtain necessary easements or right-of-way. Applicant shall be responsible for obtaining all relocation approvals and applications from the governing gravity irrigation district.

2. 4406 S. Florida Ave (R2746100000)
    a. If the City is able to obtain sufficient right-of-way along the frontage of this out parcel located in the northeast corner of the development the applicant shall complete the road widening improvements referenced in the Street section, item 1, across the S. Florida Ave. 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 those out parcels.
    b. Applicant shall provide an all weather driveway access internal to the site with sewer, domestic water and pressure irrigation services for future connections.

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.

Water

City of Caldwell Public Works Department has reviewed the recently adopted Caldwell Water Facility Plan System and determined that certain shortfalls exist in water pressure zone 2 south of Interstate 84, zones 3 and 4. While these shortfalls are being remediated, the Engineering Dept. doesn't contest the approval of the Preliminary Plat and the construction of onsite infrastructure, but ***reserves the right to hold any phase of final plat and associated building***

permits *until adequate water is obtained within the affected zone. The Applicant is encouraged to work closely with the Engineering Department to determine potential construction timing and impacts.*

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 construct a 20" master planned water mainline within S. Florida Ave. through the entire frontage improvement requirements of this development. Applicant may be able to contribute monies in-lieu of construction for said mainline only at the discretion of the City Engineer to be determined at time of construction drawing submittal. Notes stated within the Preliminary Plat does not negate the requirement to receive approval from the City Engineer.

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

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. 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 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

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 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 S. Florida Ave.

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 04/20/2026

City of Caldwell, Planning & Zoning Department
Parcel:
Re: Case Number: ANN25-000016 August Park

The Caldwell City Fire Department has reviewed and can approve the City Annexation application subject to compliance with the 2018 International Fire Code.

Details:

National Standards for Travel Time (90% of time) for first arriving unit:	4 minutes
Nearest Fire Station:	12
Closest fire station (in miles) to site:	1.6
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.

City Annexation Approval

Prior to the development of the site, applicants must submit all required applications and documentation via the citizen service portal for review and approval. Citizenserve Online Portal

The application can be found at Permits/Inspections | Caldwell, ID

Regards,

Joseph Bongiorno
Fire Prevention Office
Caldwell Rural Fire Protection District
jbongiorno@cityofcaldwell.org

Date 01/09/2026

Caldwell City – Planning and Zoning
Re: Case Number: SPP25-000018

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 12 724 E Ustick Rd. Caldwell,

Distance: 1.6
Estimated response time: 4 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.

Corrections:

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. Fire apparatus access roads shall not exceed 10 percent in grade. (IFC D103.2)
8. 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)
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 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,

Joseph Bongiorno
Fire Prevention Office
Caldwell Rural Fire Protection District
jbongiorno@cityofcaldwell.org

Memorandum

To: April Cabello, Planner
Caldwell P & Z Department

From: Trevor Farris, GIS Technician
Dave Marston, Mapping Superintendent

Re: ANN25-000016, SPP25-000018- August Park Subdivision

Date: February 18th, 2026.

The Mapping Department provides the following comments on a request by 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.

Address Number

1. Please contact the Mapping Department prior to permitting.

Subdivision Name

1. Approved

Lots & Blocks

1. Approved

Street Names

1. Approved.

Other comments:

1. Any changes to street names, lots or blocks shall be approved by the Mapping Department prior to construction drawing approval for the phase where changes are intended.

TO: CALDWELL POLICE DEPARTMENT AND FIRE DEPARTMENT

FROM: CALDWELL PLANNING AND ZONING

DATE: 2/23/2026

DUE DATE: **3/2/2026**

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: **August Park Subdivision**

REQUEST SUMMARY: 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.

Population Impact:

# of new residential units:	24
Projected population created by development: ***(# of SF units X 3) and (# of MF units X 2)***	72
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.

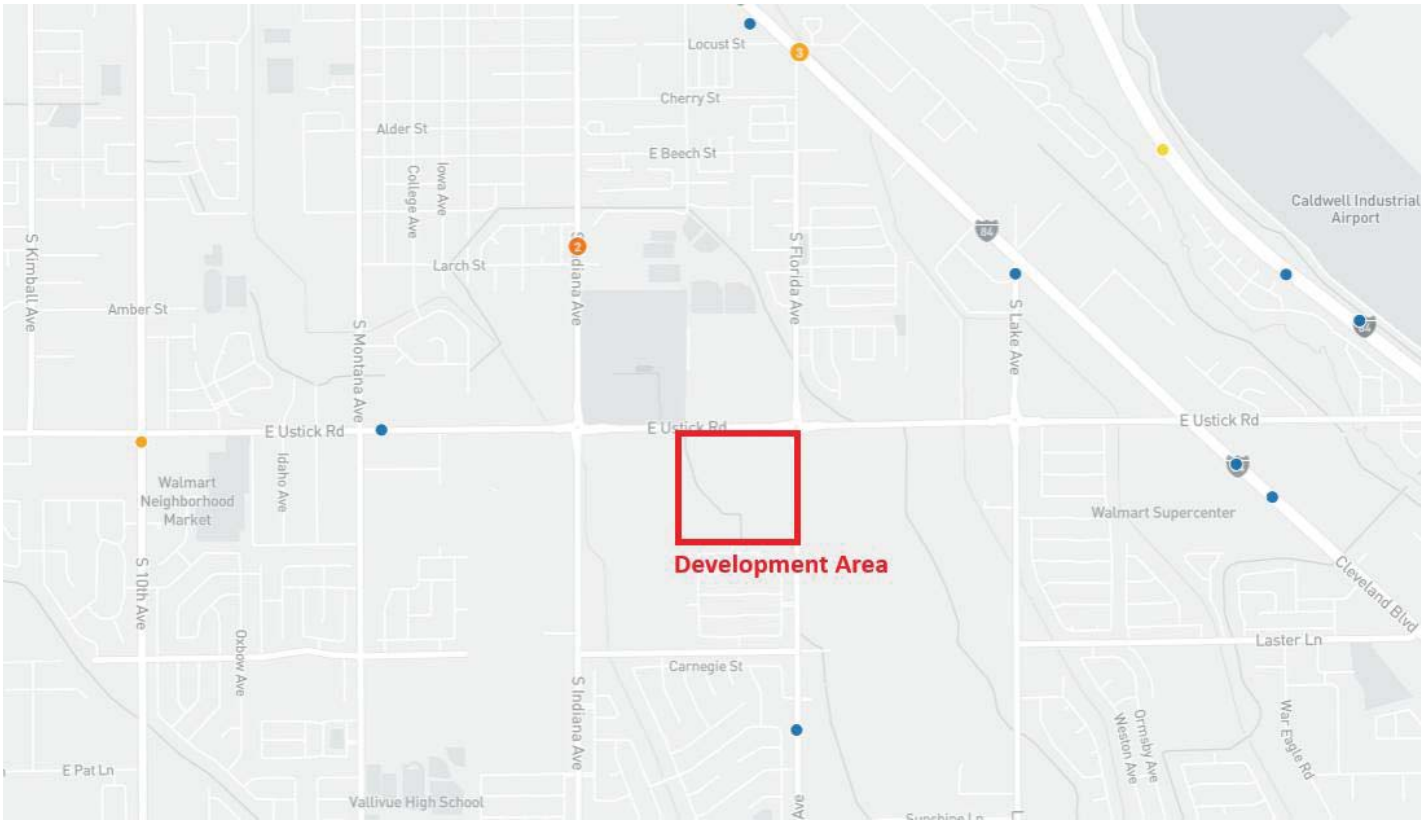
Development Analysis and Impacts:

<table>
<tr><td>Demand for Service in this area
(Total calls for service YTD)</td><td>Nearby adjacent reporting districts have an average of 235.5 calls for service each year to date. The nearby RD's (2A, 2B, 2F, 2G) have a combined total of 942 reactive CFS from January 1st to March 2nd, 2026.</td></tr>
<tr><td>Call types within this area</td><td>
<table>
<tr><th colspan="3">Top 20 Reactive Calls for Service in the Area</th></tr>
<tr><th>Nature</th><th>#</th><th>%</th></tr>
<tr><td>Follow Up</td><td>19</td><td>6.96%</td></tr>
<tr><td>Juvenile Prob</td><td>17</td><td>6.23%</td></tr>
<tr><td>Abandoned Vehicle</td><td>14</td><td>5.13%</td></tr>
<tr><td>Welfare Check</td><td>11</td><td>4.03%</td></tr>
<tr><td>Citizen Assist</td><td>10</td><td>3.66%</td></tr>
<tr><td>Suspicious</td><td>10</td><td>3.66%</td></tr>
<tr><td>Parking Problem</td><td>9</td><td>3.30%</td></tr>
<tr><td>Reckless Driver</td><td>8</td><td>2.93%</td></tr>
<tr><td>Alarm-Residential</td><td>8</td><td>2.93%</td></tr>
<tr><td>911 Cell Open Line</td><td>7</td><td>2.56%</td></tr>
<tr><td>Disturbance</td><td>7</td><td>2.56%</td></tr>
<tr><td>Noise Complaint</td><td>6</td><td>2.20%</td></tr>
<tr><td>PD Accident</td><td>6</td><td>2.20%</td></tr>
<tr><td>Attempt to Locate</td><td>6</td><td>2.20%</td></tr>
<tr><td>Civil Problem</td><td>6</td><td>2.20%</td></tr>
<tr><td>Battery</td><td>5</td><td>1.83%</td></tr>
<tr><td>Agency Assist</td><td>5</td><td>1.83%</td></tr>
<tr><td>Harassment</td><td>4</td><td>1.47%</td></tr>
<tr><td>CPOR Violation</td><td>4</td><td>1.47%</td></tr>
<tr><td>Alarm-Comm</td><td>4</td><td>1.47%</td></tr>
</table>
</td></tr>
<tr><td>Workload saturation in area (%)</td><td>Reporting districts 2A, 2B, 2F, 2G account for 942 (year to date) reactive CFS compared to a total of 4,027 total YTD. These RD's account for 5.85% 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>
</table>

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.



In this case, there are more crashes with proximity to the highway and Cleveland accounting for the majority.

Jan 1st to March 5th 2026:

15 Total Crashes

7 on Cleveland Boulevard

4 Possible/ Minor Injuries

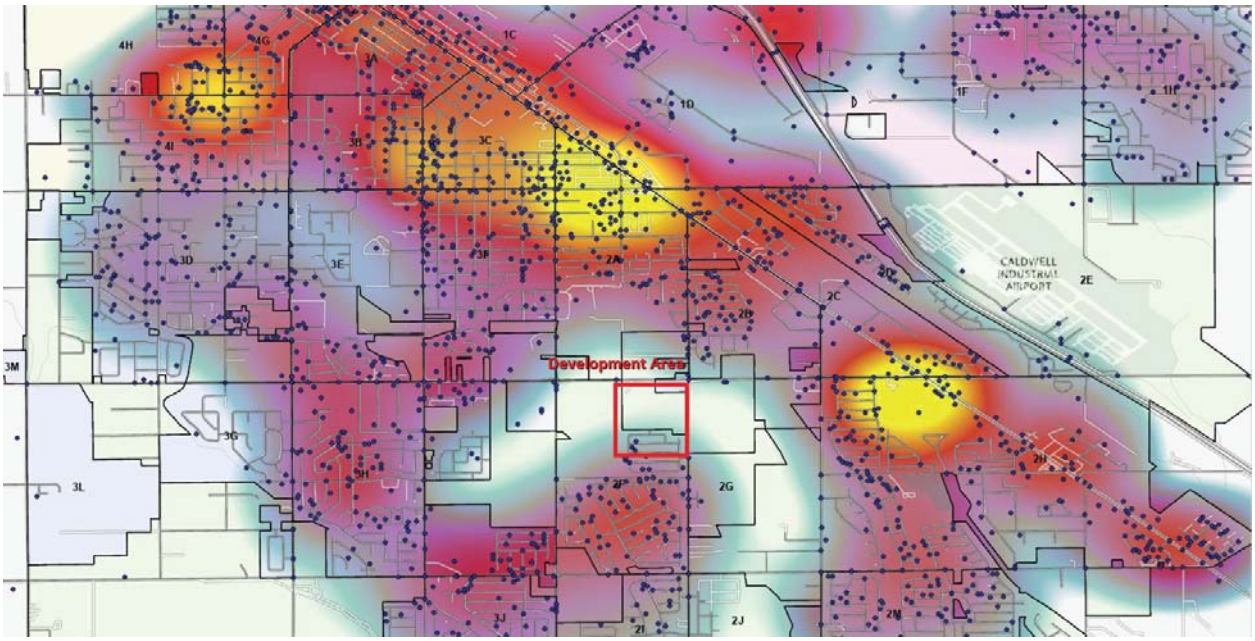
1 Serious Injury

1 DUI related crash

See August Park Area Crash Study attachment for further breakdown

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, which would be the Walmart in this case to the east of the development area proposed.

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 smaller estimated population of this development at only 72 presents a minimal additional strain on police resources. Holding to the current 1.2 officers to 1000 citizens ratio, an additional 0.086 sworn personnel would need to be added to maintain our current ratio.

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.

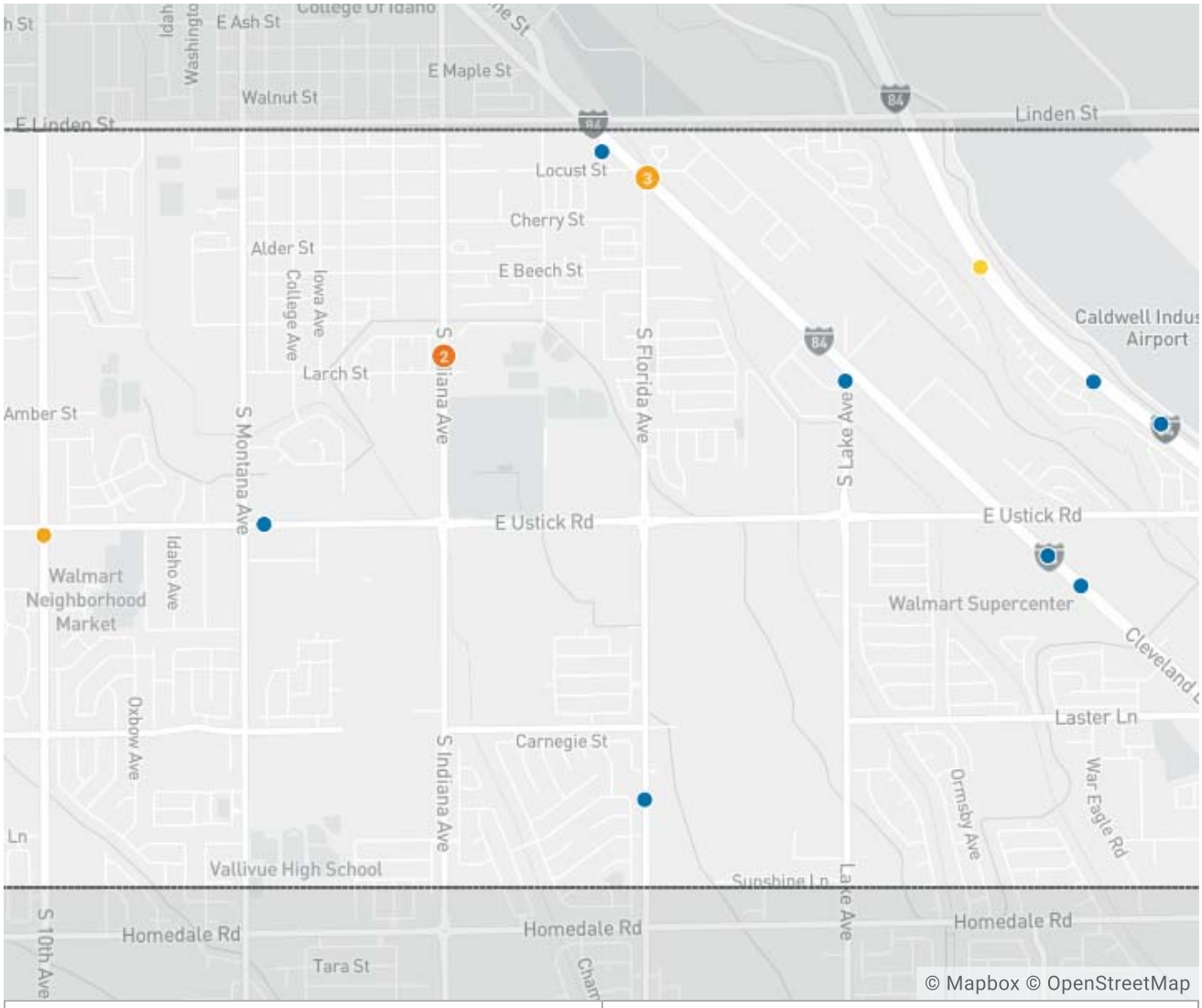
CRASH SUMMARY REPORT

August Park Crash Study

Created on March 5, 2026
Created by Marlon Leslie
Data extents: January 1, 2026 to March 5, 2026

Applied Filters

Shape: Polygon



Total Crashes	15	Fatal Crashes	0

ITD Crash Summary		Crash
Total Crashes	15	100.00%
Intersection Related	6	40.00%
Distracted Driver Related	3	20.00%

Fixed Object	2	13.33%
Alcohol Related	1	6.67%
Impaired Driver Related	1	6.67%
Pedestrian Related	1	6.67%
+ 6 more	0	0%

Date & Time (Year)		Crash
2026	15	100.00%
+ 18 more	0	0%

Crash Severity (# of Crashes)		Crash
(O) Property Damage Report	10	66.67%
(B) Suspected Minor/Visible Injury	2	13.33%
(C) Possible Injury/Complaint	2	13.33%
(A) Suspected Serious Injury	1	6.67%
(K) Fatal Injury	0	0.00%

Injury Name		Person
No Apparent Injury	36	83.72%
Possible Injury	3	6.98%
Suspected Minor Injury	3	6.98%
Suspected Serious Injury	1	2.33%
+ 2 more	0	0%

Intersection Related		Crash
No	9	60.00%
Yes	6	40.00%
N/	0	0.00%

Date & Time (Day of Week)		Crash
Monday	2	13.33%
Tuesday	2	13.33%
Wednesday	3	20.00%
Thursday	2	13.33%
Friday	4	26.67%
Saturday	2	13.33%
Sunday	0	0.00%

County	Crash

Canyon	15	100.00%
+ 43 more	0	0%

Operator Action		Unit
Going Straight	19	61.29%
Turning Left	4	12.90%
Slowing in Traffic	3	9.68%
Stopped in Traffic	2	6.45%
Crossing at Intersection, Cros	1	3.23%
Entering/Leaving Parking Lot,	1	3.23%
Parked Vehicle	1	3.23%
+ 49 more	0	0%

Unit Type		Unit
Car	12	38.71%
Pickup	12	38.71%
SUV/Crossover	6	19.35%
Pedestrian	1	3.23%
+ 26 more	0	0%

Urban / Rural		Crash
Urban	15	100.00%
Rural	0	0.00%

Contributing Circumstances (All)		Crash
None	15	100.00%
Failed to Yield	5	33.33%
Inattention	2	13.33%
Speed Too Fast For Conditions	2	13.33%
Alcohol Impaired	1	6.67%
Distracted IN or ON Vehicle	1	6.67%
Failed to Maintain Lane	1	6.67%
Following Too Close	1	6.67%
+ 33 more	2	13.34%

Most Harmful Event		Crash
Rear-End	5	33.33%
Angle Turning	4	26.67%
Angle	1	6.67%

Concrete Traffic Barrier	1	6.67%
Head-On Turning	1	6.67%
Parked Car	1	6.67%
Pedestrian	1	6.67%
Side Swipe Same	1	6.67%
+ 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: **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:	4/20/2026	**HEARING BODY:**	City Council
Application Case No(s):	ANN25-000016, SPP25-000018		
Project Name:	August Park Subdivision		
Site Address:	0 Florida Ave.		
Site Parcel ID:	R2746000000		
Site Location:	On the west side of S. Florida Ave., approximately 1,080 feet south of the intersection with E. Ustick Rd.		
Applicant:	Mason and Associates Inc. 924 3rd St. So. St B., Nampa, ID 83651 wmason@masonandassociates.us, 208-454-0256		
Property Owner:	August Park LLC		
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, 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.



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: April Cabello, Planner II at acabello@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

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: August Park Subdivision, ANN25-000016, SPP25-000018

Dear Caldwell Planning and Zoning and City Council

If approved, students living in the August Park Subdivision would attend West Canyon Elementary School, Vallivue Middle School, and Vallivue High School.

Although growth projections show that most elementary schools in the Vallivue School District will reach or exceed capacity by 2029, West Canyon Elementary is expected to be the least impacted. However, its attendance boundaries were intentionally drawn to absorb growth and lessen the enrollment pressure that many of our other elementary schools are experiencing.

For example, the Greenmont South, Hoshaw, and Solstice subdivisions are geographically closer to Falcon Ridge Elementary and Central Canyon Elementary. Still, we intentionally assigned them to West Canyon because growth around our other schools is occurring so rapidly. Sending these subdivisions to West Canyon helps prevent the majority of our schools from reaching capacity too quickly.

Even with this strategic boundary placement, approving additional developments within the West Canyon attendance area makes it increasingly difficult to keep all schools at appropriate enrollment levels over the next 5 to 10 years.

Below is a list of current and proposed developments—at various stages of approval and construction—that will continue to add enrollment pressure to West Canyon Elementary over the long term:

- Chickasaw: 300 single family attached homes
- Howshaw: 428 single family attached homes
- Granite Crest: 319 single family homes
- Greenmont South: 344 single family attached homes
- Verbena Ranch: All the homes west of 10th ave on this development
- Element Ridge: 215 single family attached homes
- Christensen: 135 single family attached homes
- Vineyard Gates: 20 single family attached homes
- Solstice: 100 single family lots
- Farmway Estates: 41 lots

As developments like the August Park's 24 single-family units are approved, the Vallivue School District will find it increasingly challenging to sustain appropriate enrollment levels in the years ahead. Thank you for your consideration.

Sincerely,



Joseph Palmer
Assistant Superintendent

April Cabello

From: D3 Development Services <D3Development.Services@itd.idaho.gov>
Sent: Tuesday, January 13, 2026 9:07 AM
To: April Cabello
Subject: RE: Request for Agency Comments - August Park

Hello,

After careful review of the transmittal submitted to ITD on January 05, 2026, regarding, August Park, 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

EXHIBIT 4:

Minutes from the Planning and Zoning Commission Meeting

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
5/13/26
Date

ATTEST: Morgan Bessaw, Deputy Director
Planning and Zoning

EXHIBIT 5:

Annexation Ordinance and Summary

BILL NO. 81
ORDINANCE NO. 3733

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-1 (NEIGHBORHOOD 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. ANN25-000016 (August Park Annexation) at a public hearing held this 1st day of June, 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-1 (Neighborhood Residential):

A parcel of land being more particularly described in Exhibit A: Legal Description and as shown in Exhibit B: Map Exhibit.

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-1 (Neighborhood 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 1st day of June, 2026.
APPROVED BY THE MAYOR OF THE CITY OF CALDWELL, IDAHO, this 1st day of June, 2026.

_____
Mayor Eric Phillips

ATTEST:

_____
City Clerk

EXHIBIT A: LEGAL DESCRIPTION

Professional Engineers, Land Surveyors and Planners

924 3rd St. So. Nampa, ID 83651
Ph (208) 454-0256
e-mail: dholzhey@masonandassociates.us

FOR: AMYX
JOB NO.: AU0425
DATE: January 26, 2026

EXHIBIT "A"
ANNEXATION DESCRIPITION

A parcel of land being a portion of Lot 1, Block 3 of Upland Park Addition to Caldwell filed in Book 2 at Page 28 in the Canyon County Recorder's Office in NW1/4 Section 2, Township 3 North, Range 3 West, Boise Meridian, Caldwell City, Canyon County Idaho, more particularly described as follows:

Commencing at the northwest corner of the NW1/4;

Thence S 89° 58' 28" E., 2647.03 feet to the northeast corner of the NW1/4;

Thence S 00° 31' 16" W., 1143.90 feet along the east boundary of Government Lot 3 to the **POINT OF BEGINNING**;

Thence S 00° 31' 16" W., 238.65 feet along the east boundary of Government Lot 3 to the southeast corner of Government Lot 3;

Thence S 89° 57' 24" W., 1323.68 feet along the south boundary of Government Lot 3 coinciding with the south boundary of said Lot 1 to the southwest corner of said Lot 1;

Thence N 00° 31' 07" E., 345.93 feet along the west boundary of said Lot 1 to the northwest corner of said Lot 1;

Thence N 89° 58' 10" E., 938.37 feet along the north boundary of said Lot 1;

Thence S 00° 30' 34" W., 107.06 feet;

Thence N 89° 57' 29" E., 385.30 feet to the **POINT OF BEGINNING**.

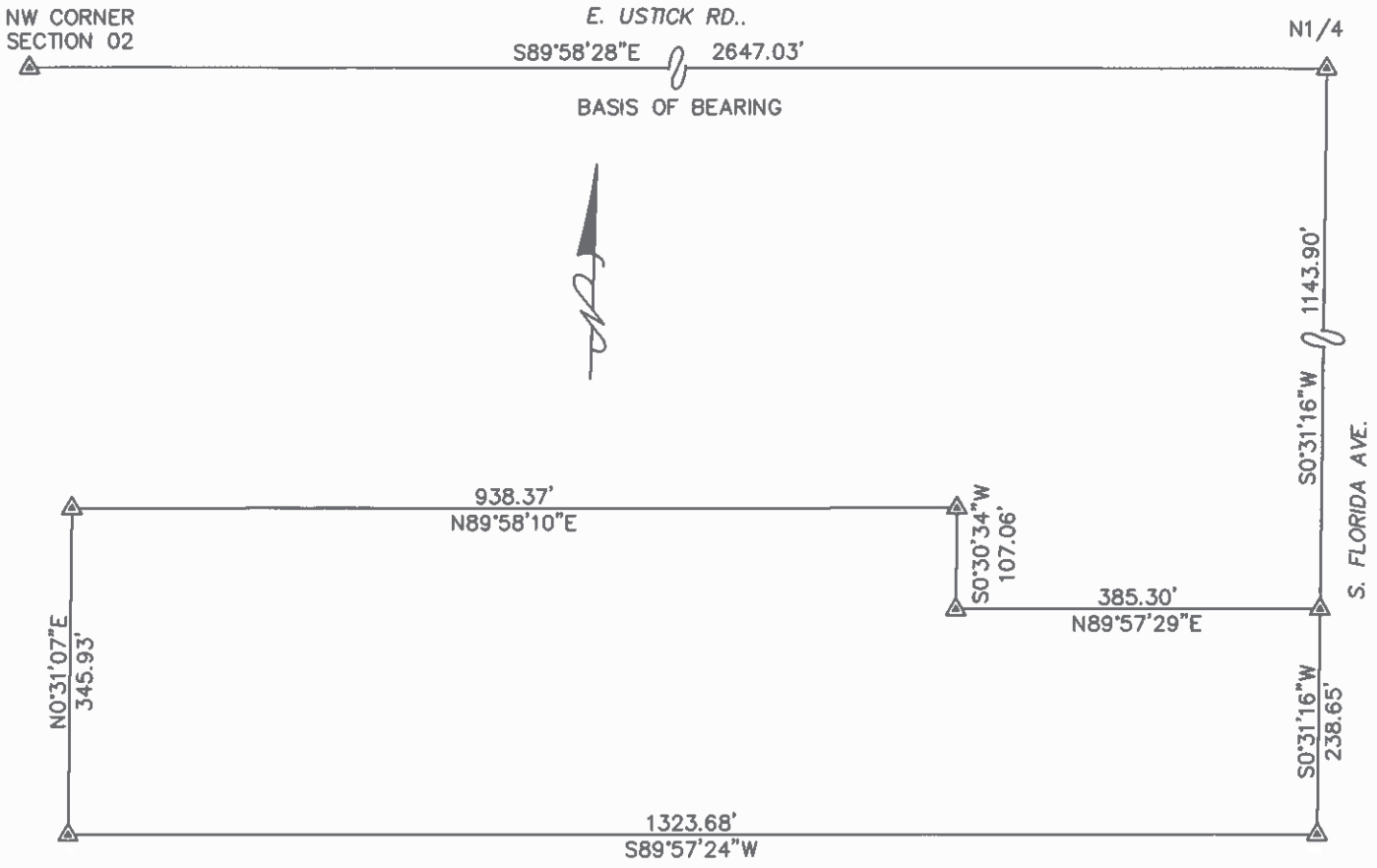
This parcel contains 9.56 acres, more or less.



EXHIBIT B: MAP EXHIBIT

EXHIBIT "B"

A PART OF THE LOT 1 IN BLOCK 3 OF UPLAND PARK ADDITION BOOK 2, PAGE 28
GOVERNMENT LOT 3, SECTION 2, T. 3 N., R. 3 W., B.M.,
CALDWELL, CANYON COUNTY, IDAHO
2026



AUGUST PARK SUBDIVISION

ANNEXATION MAP

Mason & Associates

Professional Engineers, Land Surveyors & Planners

321 3rd St. South Nampa ID 83651
(208) 454-0256 Fax (208) 467-4130

JOB NO.	AU0425
DWG NO.	BDY
SCALE:	1"=200'
REV.	△
FIELD BOOK NO.	
DRAWN BY:	DH
DATE:	01/26/2026

ORDINANCES OF THE CITY OF CALDWELL
NOTICE OF ADOPTION AND SUMMARY OF
ORDINANCE NO. 3733
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-1 (NEIGHBORHOOD 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. 3733, provided for the annexation of:

A parcel of land being a portion of Lot 1, Block 3 of Upland Park Addition to Caldwell, Book 2, Page 28 records of Canyon County, located in the NW ¼ of Section 2, T3N, R3W, BM, Caldwell City, Canyon County Idaho, more particularly described as follows:

COMMENCING at the NW corner of the NW ¼ of Section 2; thence S89°58'28"E, 2647.03 feet to the NE corner of said NW ¼; thence S00°31'16"W, 1143.90 feet along the east boundary of Government Lot 3 to the **POINT OF BEGINNING**; thence S00°31'16"W, 238.65 feet along the east boundary of Government Lot 3 to the SE corner of Government Lot 3; thence S89°57'24"W, 1323.68 feet along the south boundary of Government Lot 3 coinciding with the south boundary of said Lot l to the SW corner of said Lot l; thence N00°31'07"E, 345.93 feet along the west boundary of said Lot 1 to the NW corner of said Lot 1; thence N89°58'10"E, 938.37 feet along the north boundary of said Lot 1; thence S00°30'34"W, 107.06 feet; thence N89°57'29"E, 385.30 feet to the **POINT OF BEGINNING**. This parcel contains 9.56 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. 3733 was passed by the Council and approved by the Mayor on the 1st day of June, 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 1st day of June, 2026, for publication on the 9th day of June, 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. 3733 and provides adequate notice to the public as to the contents of such ordinance.

DATED this 1st day of June, 2026.

Oscar Klaas, Attorney for City of Caldwell

Regular **Item:** 5.

Memorandum

To:

City Council

Meeting Date:

June 1, 2026

Item Name:

ACTION ITEM: Consider Bill No. 81 (Ordinance No. 3733) associated with ANN25-000016, 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. Ord 3733 (August Park ANNEXATION)_DM
2. Summary 3733 (August Park ANNEXATION)_DM
3. Summary 3733 (August Park ANNEXATION)_DM
4. Ord 3733 (August Park ANNEXATION)_DM

BILL NO. 81
ORDINANCE NO. 3733

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PASSED BY THE COUNCIL OF THE CITY OF CALDWELL, IDAHO, this 1st day of June, 2026.
APPROVED BY THE MAYOR OF THE CITY OF CALDWELL, IDAHO, this 1st day of June, 2026.

_____
Mayor Eric Phillips

ATTEST:

_____
City Clerk

EXHIBIT A: LEGAL DESCRIPTION

Professional Engineers, Land Surveyors and Planners

924 3rd St. So. Nampa, ID 83651
Ph (208) 454-0256
e-mail: dholzhey@masonandassociates.us

FOR: AMYX
JOB NO.: AU0425
DATE: January 26, 2026

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ANNEXATION DESCRIPITION

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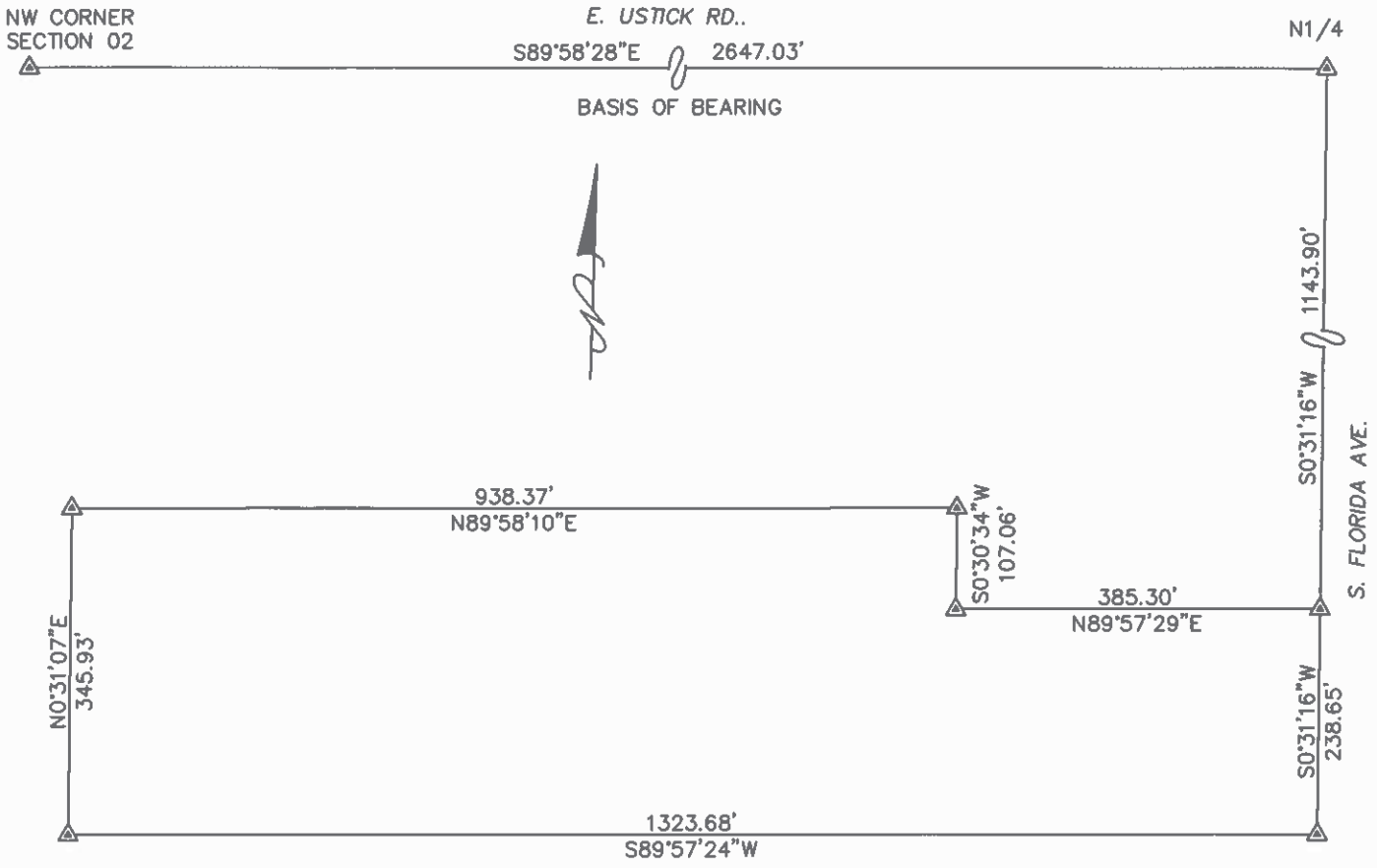
This parcel contains 9.56 acres, more or less.



EXHIBIT B: MAP EXHIBIT

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CALDWELL, CANYON COUNTY, IDAHO
2026



AUGUST PARK SUBDIVISION

ANNEXATION MAP

Mason & Associates

Professional Engineers, Land Surveyors & Planners

321 3rd St. South Nampa ID 83651
(208) 454-0256 Fax (208) 467-4130

JOB NO.	AU0425
DWG NO.	BDY
SCALE:	1"=200'
REV.	△
FIELD BOOK NO.	
DRAWN BY:	DH
DATE:	01/26/2026

ORDINANCES OF THE CITY OF CALDWELL
NOTICE OF ADOPTION AND SUMMARY OF
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REGARDING ANNEXATION AND ZONE DESIGNATION
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Ordinance No. 3733 was passed by the Council and approved by the Mayor on the 1st day of June, 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 1st day of June, 2026, for publication on the 9th day of June, 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. 3733 and provides adequate notice to the public as to the contents of such ordinance.

DATED this 1st day of June, 2026.

Oscar Klaas, Attorney for City of Caldwell

Regular **Item:** 6.

Memorandum

To:

City Council

Meeting Date:

June 1, 2026

Item Name:

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~~ 48 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 recommended for approval at the April 28, 2026, Hearing Examiner meeting.*

Summary Statement:

Recommended Action:

Budget:

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

Attachments:

1. Covington Square CC Packet

COMMUNITY DEVELOPMENT DEPARTMENT
Planning & Zoning Division

COVER SHEET

Staff Planner: Joe Dodson, Principal Planner

DOCKET NUMBER/CASE NUMBER	PROJECT NAME / TITLE
DEV25-000010, & SPP25-000019	Covington Square Subdivision
PUBLIC HEARING DATE	**PROPERTY / LOCATION**
6/1/2026 City Council	0 W. Linden / near the SEC of Farmway and Linden

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:	~~59~~ 48		Population = (DU * 3):	~~177~~ 144
# Proposed Duplex & Multifamily Units:	0		Population = (DU * 2):	n/a
Proposed Commercial Acreage:	n/a		***TOTAL estimated population increase:**	~~**177**~~ **144**

*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 2 – 2.2 miles
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:	The CFD 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.

POLICE SERVICES (no response at time of staff report publication)	
Calls for Service in Area (YTD):	
Call Types within Area:	
Workload Saturation (%):	
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:	
PUBLIC SCHOOLS	
School District	Caldwell School District
Capacity to Serve *(Based on Response from District)*	☒Yes ☐No ☐ School District was not specific in their response ☐No response received from District
ADDITIONAL COMMENTS:	District stated there is capacity to serve as district has capacity overall and anticipates the Covington Square to have a positive impact on the district. District did state that Linden, as a common route to schools, has multiple sidewalk gaps that should be addressed overall.
Schools that will Serve Development Vallivue Map Caldwell Nampa	Caldwell High School Jefferson Middle School (5th – 6th) Syringa Middle School (7th – 8th) Wilson 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:

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
DEV25-000010, & SPP25-000019	Covington Square Subdivision
PUBLIC HEARING DATE	**PROPERTY /LOCATION**
6/1/2026 City Council	0 W. Linden / near the SEC of Farmway and Linden

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 APPROVAL of the requested Preliminary Plat be forwarded to City Council for consideration.

I. INTRODUCTION

Application Request Summary:

The applicant, Tiffany Llanos, on behalf of BST Dev LLC, is requesting a development agreement modification to the previously approved development agreement for Wood's Acreage (Covington Square), and preliminary plat approval for Covington Square Subdivision, a residential subdivision with ~~59~~ 48 single-family lots. The site is designated as a Neighborhood-2 place-type within the Comprehensive Plan and is zoned R-1 (Neighborhood Residential). The 14.89 acre development is generally located around the southeast corner of the W. Linden St. and Farmway Rd. intersection, in Caldwell, Idaho.

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);
- **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.

III. PROJECT INFORMATION

Application Type(s):	Preliminary Plat and Development Agreement Modification
Project Name:	Covington Square Subdivision
File Number (s):	File No. DEV25-000010 & SPP25-000019
Applicant:	Tiffany Llanos
Property Owner:	BST Dev LLC
Project Site Address:	0 W. Linden St., Caldwell, Idaho
Project Site Location:	The subject site is located around the SEC of the W. Linden St. and Farmway Rd. intersection, with the plat area is described as a portion of the NW ¼ of the NW ¼ of Section 33, T4N, R3W.
Project Site Parcel Number(s):	R2798301000
Project Site Acres:	Total of approximately 14.89 acres, more or less
Jurisdiction:	The property(s) are currently located within the City of Caldwell

Site/Project Background and History:

The subject site was annexed into the City of Caldwell in 2019 (ANN-19-02) with a zoning designation of R-1(Neighborhood Residential) by a previous owner/developer, Greencastle Building LLC, and included an Annexation Agreement memorializing the R-1 zoning. Further, at the time of annexation, a preliminary plat was approved for a Covington Square Subdivision (SUB-19P-03) that included 29 single-family residential building lots. The original Covington Square plat expired in 2025 following at least one time-extension request being approved since 2019.

The subject site appears to have remained in its historic agricultural use until approximately 2020 with minimal signs of plowing apparent since. No known structures exist on the subject site. The Applicant initially submitted a Rezone of the subject site with a request to go from R-1 to R-2 zoning—following further review and discussion, Staff recommended the Applicant withdraw the Rezone request and propose a plat that is consistent with the existing R-1 zoning. The Applicant obliged this recommendation and submitted revised drawings in March, 2026. The review completed herein is based upon the revised drawings received and **DO NOT** include any Rezone request.

IV. STAFF REVIEW AND ANALYSIS - SITE

Floodplain: The property is not within a floodplain.

Mature Trees: A handful of existing trees may be located near the south property boundary near the southwest corner of the lot. All existing vegetation is planned to be removed prior to development of the subject site.

Streams & Creeks: None

Wildlife Habitat: None

Riparian Habitat: None

Sleep Slopes & Hillsides: None

Canals, Ditches & Drains: None

Other Site Features: None

Outparcels; Describe: A large outparcel (approx. 3 acres) containing a single-family home and accessory buildings exists at the hard corner of Linden/Farmway that is not yet annexed into the City of Caldwell, 1215 W. Linden. The project is not proposing to create any additional outparcels and the Applicant is proposing to place new internal local street right-of-way directly adjacent to the outparcel for future connectivity, should that site ever be redeveloped. This would allow the outparcel to take access through the subject site out to Dorman Avenue instead of onto Farmway or Linden near the busy intersection that is access controlled by Highway District 4.

Fire Service Provider:	Caldwell Fire	
Police Service Provider:	Caldwell Police	
School District:	Caldwell 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:	Pioneer Irrigation District	
Other Providers:	N/A	
Site and Surrounding Land Uses:	*Site:*	Vacant land – previously farmed
	North:	County Residential; Church
	South:	County Residential
	East:	County Residential & City single-family residential
	West:	Farmland and County single-family homes
Site and Surrounding Zoning Classifications:	*Site:*	R-1 – City of Caldwell
	North:	R-1 – City R-1 – Canyon County
	South:	R-1 – Canyon County
	East:	R-1 – Canyon County R-1 – City
	West:	Agricultural – Canyon County
Site and Surrounding Comprehensive Plan Land Use Designations:	*Site:*	Neighborhood 2
	North:	Neighborhood 2
	South:	Neighborhood 2
	East:	Neighborhood 2
	West:	Neighborhood 2

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. Since the time this application was heard by the Hearing Examiner, the applicant has redesigned their plat to reduce the density and remove the townhomes, leaving only 48 single family detached lots at the request of the neighbors.

Phased Development?	☒ Yes ☐ No	**How Many Phases?**	2
Residential Land Uses	**# of Lots**	**# of Buildings**	**# Dwelling Units**
Dwelling - Single-Family (detached)	~~35~~ 48	Same as # of DU	~~35~~ 48
Dwelling - Single-Family Townhouse (3 or <)	~~24~~ 0	Same as # of DU	~~24~~ 0
Common Lots	12	N/A	N/A
TOTAL	**~~71~~ 60**	**~~59~~ 48**	**~~59~~ 48**

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.

R-1 Zone Standards (Single-family Detached)		
Minimum Lot Size	**Required**	**Proposed**
Interior Lot Area (sq. ft.)	8,000	~~8,030~~ 8,004
Corner Lot Area (sq. ft.)	9,500	n/a
Minimum Lot Width / Frontage (ft.)	50	53
Setbacks	**Required**	**Proposed**
Front Yard Setback, Garage; Minimum (ft.)	22	**Verified at time of Building Permit**
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)	20	‘’
Alley (Garage/Parking) Setbacks: Minimum (ft.)	5	‘’

Table below to be removed as the applicant is no longer proposing an attached product.

~~**R-1 Zone Standards (Single-family Attached)**~~		
~~**Minimum Lot Size**~~	~~**Required**~~	~~**Proposed**~~
~~Interior Lot Area (sq. ft.) – attached dwellings~~	~~2,000~~	~~3,520~~
~~Corner Lot Area (sq. ft.)~~	~~2,500~~	~~n/a~~
~~Minimum Lot Width / Frontage (ft.)~~	~~30~~	~~32~~
~~**Setbacks**~~	~~**Required**~~	~~**Proposed**~~
~~Front Yard Setback, Garage; Minimum (ft.)~~	~~22~~	~~**Verified at time of Building Permit**~~
~~Front Yard Setback, Living Area; Minimum (ft.)~~	~~15~~	~~‘’~~
~~Interior Side Yard Setback (ft.) (Minimum)~~	~~5/0*~~	~~‘’~~
~~Street Side Yard Setback (ft.) (Minimum)~~	~~15~~	~~‘’~~
~~Rear Yard Setback (ft.) (Minimum)~~	~~15~~	~~‘’~~
~~Alley (Garage/Parking) Setbacks: Minimum (ft.)~~	~~5~~	~~‘’~~

~~* Zero foot lot-line for the attached product type only.~~

Scale and Massing (R-1 in general)	Required	Proposed
Maximum Building Height (ft.)	30	TBD – appears compliant
Residential Density Range in Gross units / acre	2 - 8 du/ac	~~**3.96**~~ **3.22 du/ac**

Staff Comments:

Since the application was heard and recommended for approval by the Hearing Examiner, the application has slightly modified the plat at the request of the nearby neighbors to reduce the density from 59 units to 48 units and remove all attached townhome products, leaving only single family detached residential units, which are principally permitted in the existing R-1 zoning district.

~~The subject plat depicts two types of single-family dwellings, single-family detached and single-family attached dwellings (no more than two units attached). Both proposed land uses are **principally permitted** in the existing R-1 zoning district.~~

The plat depicts ~~35~~ 48 single-family detached lots with a minimum lot size of 8,030 square feet and an average lot size of 8,454 square feet across the ~~35~~ lots. Each lot is depicted with frontage widths in excess of the minimum code standard of 50'. ~~For the proposed single-family attached lots, 24 lots are proposed with no more than two units attached to create a "duet" style of townhome. The minimum lot size for these lots is 3,520 square feet with an average lot size of 3,544 square feet. Each attached lot is depicted with a minimum lot frontage of 32'. With all lots accounted for,~~ the proposed density is ~~3.96~~ 3.22 dwellings per gross acre, considered a low-density subdivision.

Further, although building setbacks are determined and verified at the time of building permit for single-family residential dwellings, the submitted plat depicts setbacks and all appear to comply with the standards outlined above and in 10-05-04 of Caldwell City Code.

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 Off-Street Parking		
Dwelling - Single-Family/Townhouse/Two-Family (Duplex)	**Minimum Required**	**Proposed**
Off-Street Parking Spaces (Minimum) - 2.0 per dwelling unit	~~118~~ 96	~~236~~ 192, 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:	~~118~~ 96	~~236~~ 192**+**

Staff Comments:

Based on staff review and the analysis within the Off-Street Parking Analysis Table above, the project is proposing off-street 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.

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.

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 in excess of code requirements.

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 ☐ 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 Covington Square Subdivision is within the 1.5-mile walk zone of Wilson Elementary. Staff and the Caldwell School District call out that Linden is the main vehicular and pedestrian route from this site to Wilson Elementary and multiple sidewalk gaps exist along this corridor. Because of the sidewalk gaps, Linden is not considered a safe pedestrian route for students and they may need to be bused, per the Caldwell School District letter. Aerial imagery depicts more available sidewalk on the north side of Linden than what currently exists on the south side of Linden.

The subject development proposes to construct sidewalk along their entire frontages to Dorman, Linden, and Farmway (if not completed as part of widening project). The construction of these sidewalks helps close some sidewalk gaps, especially along Dorman where multiple neighbors have noted safety concerns for pedestrians.

There are dozens of landowners between the subject site and Wilson Elementary, some being annexed into the City and some still located within the County. This creates great difficult in requiring any Applicant to construct any additional sidewalk off-site. Because of the new sidewalks proposed and required by this development, overall pedestrian safety is increasing in the area, so Staff finds this standard is met as proposed.

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		
Farmway – Arterial (807 LF):	**Min. Required**	**Proposed**
Buffer Width:	25' wide	25'
Sidewalk:	10' multi-use	~~7' attached (conditioned to comply)~~ 10' multi-use
Berms:	Yes	Yes
Class I tree: - One per 25 LF - No more than 50% of the trees		n/a
Class II tree: - One per 35 LF	23 trees	27 trees
Shrubs: - One per 4 LF	202 shrubs	202 min.
Groundcover:	20-50% turf grass Min. 50% shrubs, flowers, and other vegetative groundcover (besides turf)	22% sod coverage – Compliant
Linden – Arterial (299 LF):	**Min. Required**	**Proposed**
Buffer Width:	25' wide	25'
Sidewalk:	5' wide detached or 7' attached	7' attached
Berms:	Yes	Yes
Class I tree: - One per 25 LF - No more than 50% of the trees		3 trees
Class II tree: - One per 35 LF	9 trees	8 trees
Shrubs: - One per 4 LF	77 shrubs	77 min.
Groundcover:	20-50% turf grass Min. 50% shrubs, flowers, and other vegetative groundcover (besides turf)	48% sod coverage – Compliant
Dorman – Local (1,286 LF):	**Min. Required**	**Proposed**
Buffer Width:	10' wide	10'
Sidewalk:	5' wide	5' attached

Class I tree: - One per 25 LF - No more than 50% of the trees		9 trees
Class II tree: - One per 35 LF	37 trees	30 trees
Shrubs: - One per 4 LF	321 shrubs	321 min.
Groundcover:	20-50% turf grass Min. 50% shrubs, flowers, and other vegetative groundcover (besides turf)	0% sod coverage – **ALT required**

Open Space and Land Use Buffers		
Open Space: Non-Multi-Family Development	**Min. Required**	**Proposed**
Qualifying Open Space (Minimum):	8% = 1.19 ac.	~~**1.81 ac.**~~ **1.21**
Tree Requirement: - To be depicted on plans	1 tree per 5,000 square feet = 16 trees	Compliant

Pathways and Pathway Landscaping:		
Public Pathways:	**Required**	**Compliant**
Irrigation/Drain Pathways:	No	n/a
Regional Pathway (10' multi-use):	Yes – Farmway Corridor	Yes ~~No~~ – Part of Farmway Corridor project
Wayfinding and Directional Signage:	No	n/a
Fencing (Both Sides of Pathway):	No	n/a
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	Yes
Community Pathways:	**Required**	**Compliant**
Min. 8' wide asphalt or concrete pathway	Yes	Partial
- Landscaping along both sides	5'	Yes
- Shrubs	15 every 100 linear feet	Yes
- 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 standard subdivision by providing approximately 8.13% ~~12%~~ qualified open space where 8% is required. In addition, the Applicant is proposing three amenities where none are required: a gazebo, outdoor seating, and a tot-lot with a play structure.

The submitted landscape depict compliance or show landscaping in excess of nearly every code standard. When the application went to the Hearing Examiner, the landscape plan was showing an attached 7' sidewalk along Farmway Rd. Since that time, the applicant has revised their plat and landscape plans to depict the required 10' detached pathway along Farmway Rd. ~~The exception to this is in regards to some pedestrian facilities. Specifically, the plans depict 7' attached sidewalk along Farmway but the approved Farmway Corridor plan with Highway District 4 (HD4) requires 10' detached pathway on each side of Farmway. The Applicant may not have been aware of this but both the City and HD4 are requiring modification to the Farmway frontage design to depict the required 10' pathway within the required right-of-way and street buffer.~~ In addition, the Dorman Avenue buffer, a local street buffer, is depicted with zero sod groundcover where 20% minimum is required by code. Because this buffer is relatively thin and most often a 10' local street buffer is not applicable, providing grass for this area may not be the best option for either aesthetics or water usage. Nonetheless, the Applicant should comply with the 20% minimum or request an administrative Alternative Compliance at the time of Final Plat submittal.

The Applicant has proposed landscape street buffers that are compliant with code and at least one large open space area, central to the development. The central open space area is over ½ acre and includes a large open area that can be utilized for ball play. Further, the required 8' community pathway meanders through the central open space lot, providing better pedestrian access to this area and through the site as a whole.

Overall, Staff finds the proposed landscaping to be sufficient for the proposed development in location and design, vegetation, and access. Additional analysis on the 8' community pathway requirement is below.

Regional Pathways Analysis

Staff notes the 2040 Bicycle and Pedestrian Master Plan identifies the Farmway Road corridor to contain 10' multi-use pathway/sidewalks along each side of the roadway.

Staff Comments:
The noted design with 10' multi-use sidewalks within the Farmway corridor is depicted within the Farmway Road Corridor plan, adopted by the City and HD4, and the Applicant ~~should be required~~ has revised their plans to comply. ~~As noted above, the Applicant depicts 7' attached walk so a condition of approval has been added requiring the plans to be updated to depict the required 10' multi-use sidewalk.~~

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 within the central open space and within a common lot to access the sidewalk along Farmway. Said community pathway is not depicted as a continuous 8' section throughout the site, east-west, as required by code.

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. ~~However~~, there are two segments within the development where 5' attached local street sidewalk ~~should be~~ has been replaced to maintain the 8' community pathway east-west through the entire development. These two locations are: the sidewalk on the north side of Quail Meadows St. (project entrance from Dorman), and a segment from the central open space lot to the pathway lot out to Farmway. The 5' sidewalk on either side of proposed Bromley Avenue between these two open space lots ~~should be~~ has been changed to 8' wide to comply with this standards.

Fencing and Screening Analysis:

Staff Comments:
Although not required by code, two fencing types and heights are proposed throughout the development including 6' vinyl privacy fencing and 4' 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.

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 R-1 zoning district, the land use schedule, 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, if all conditions of approval are met.

Criteria #2: Is the plat consistent with the City Comprehensive Plan?

NOTE: "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 is Neighborhood 2. **Neighborhood 2** is the most prevalent place type in the City 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. A variety of residential uses are anticipated in the Neighborhood 2 place type from varying single-family housing types (traditional single-family detached lots, small lot single-family homes (including ADU), single-family attached) to missing middle housing (duplexes, triplexes or fourplexes).

House-Scale Buildings are anticipated in the Neighborhood 2. This means housing that matches the size of a typical house, in terms of form, height, building footprint, and architectural details. House scale buildings are uniformly setback off streets with separation between buildings. The typical scale and massing within this place type is 3 stories or less. As noted, Neighborhood 2 contains a diverse mix of uses. Where uses or intensity of uses change, efforts to blend building scales should be made to avoid abrupt changes in height and building size.

Staff Comments:

The plat proposes a low density residential development with ~~two different housing types~~, traditional single-family detached dwellings ~~and single-family attached dwellings, no more than two attached~~. ~~The single-family attached townhomes are proposed to be located within the interior block of the project, completely surrounded by internal roadway and other lots; no townhome lot touches a detached lot proposed within the development or to any existing adjacent lot. Further, the attached product is proposed as being no more than two units attached and no more than two-story in height, providing for a house-scale building type while offering a different housing type, as desired by the Comprehensive Plan.~~ Around the entire ~~perimeter of the subject~~ development, traditional detached single-family lots are proposed that are 100% compliant with the base R-1 zoning standard lot size of 8,000 square feet minimum. Proposing the detached lots ~~around the perimeter of~~ throughout the development help to transition to the existing, larger single-family lots to the south and east of the project.

The proposed elevations show house-scale buildings ~~across both housing types~~ with varying roof profiles, consistent material patterns, and overall scaling. The proposed land uses and design characteristics are consistent with the comprehensive plan, especially the Neighborhood 2 place type. Therefore, 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 for all individual lot access, prohibiting direct access to the adjacent arterial corridors of Farmway and Linden. Further, the development is not providing any direct access to Dorman despite it being classified as a local street where access could be taken from. The Highway

District specifically noted that access to Dorman should be discouraged due to it functioning as a collector despite being classified as a local street. No stub streets are extended to the subject site for continued connectivity, but the Applicant is proposing internal right-of-way adjacent to the outparcel at the corner of Farmway and Linden should that property ever redevelop and access is limited by the City or the highway district. The proposed plat is consistent with the Caldwell Transportation Plan.

Goal 2: Policy 2.2: Create alternative access points when developing property along principal arterial and collector roadways, to minimize direct access driveways wherever possible.
Staff Comments:

The development is not proposing access to the arterial roadways of Farmway and Linden while providing future access opportunity for the existing outparcel at the SEC of the intersection, consistent with this policy.

Goal 3: Policy 3.4: Transition the intensity of land uses away from the activity corridor with multifamily housing, landscaping, and through building design.
Staff Comments:

The development proposal to include detached single-family family throughout ~~around the perimeter of the site while providing an alternative housing option in the interior of the project~~ under the overarching density of 3.22 ~~3.96~~ du/ac, transitions the intensity of development from the busy Farmway corridor and buffers the existing single-family homes further away from Farmway that currently have no effective barrier at this time.

Goal 4: Policy 4.4: Close gaps in the sidewalk network to provide continuous and accessible pedestrian pathways throughout the city.
Staff Comments:

The development is providing sidewalks throughout the development as well as along each adjacent roadway, Farmway, Linden, and Dorman. All proposed sidewalks will help close existing sidewalk gaps in the pedestrian network, especially along Dorman where pedestrian safety has been a noted concern by existing neighbors in the area.

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.

~~**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 and two-attached 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, housing needs, and housing desires.*~~

~~**Goal 2: Policy 2.1:** Discourage monotonous housing developments, both in architectural style and in housing type.~~
~~Staff Comments:~~

~~*The subject development proposes two types of housing within the same development. One of which should offer transition from the busy arterial corridors to adjacent development and the other should offer an additional housing option for varying income levels or housing desires. The proposal to include housing options not in the immediate vicinity show consistency with this policy.*~~

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 currently available, per the City of Caldwell Engineering Department. However, it is always the responsibility of each development to ensure capacity exists at the time of construction.
Water:	Water for the site is located directly adjacent to the subject site to the east in Dorman and to the west in Farmway. Adequate water is available but water pressure issues exist within Pressure Zone 2 south of I-84, the area and zone of the subject property. The City of Caldwell Engineering staff report memo states this shortfall is being remediated at this time but reserves the right to restrict any phase of final plat and associated building permits should the issue create such a hurdle.
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 but near existing CMID infrastructure to the east and south. Any issues related to access to a pressurized irrigation system will be addressed by the Engineering Department.
Stormwater:	The applicant proposes retaining storm water on site, per City Code.
Schools:	The subject site is located within the Caldwell School District. The schools that are currently planned to serve this development are Caldwell High School, Jefferson Middle School and Syringa Middle School, and Wilson Elementary. The letter received from the district states the district has plenty of capacity at this time and anticipates the subject development will be a welcomed addition to the community and school district. Further, the district noted concerns with existing sidewalk gaps along Linden.
Police:	Emergency police services are provided by the City of Caldwell Police. The nearest police station is approximately 2.5 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 #2 and is approximately 2.2 miles from the development. CFD states “[the 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.”

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 will be reasonably available to serve the proposed 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 Covington Square Subdivision has frontage to Farmway Road along the west boundary, Linden Street at the north boundary, and Dorman Avenue along the east boundary.
Street Classifications:	Farmway Road – Principal Arterial; W. Linden Street – Minor Arterial; Dorman Avenue – Local Street
Right of Way Dedication:	Right-of-way dedication is required along each classified roadway, if it has not already been dedicated.
Proposed Site Access and Connectivity:	The development is proposing a new local street access to Dorman Ave but no direct lot access, per the highway district desire. 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. To comply with fire code, the Applicant is proposing an emergency secondary access to Farmway which the Fire Department has approved.
Traffic Impact Study (TIS):	A TIS was **NOT** required for this application due to the number of lots proposed. The typical threshold is 100 lots/dwellings and the proposed subdivision is approximately 60% of that.

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 adjacent roadways and prohibits access to classified roadways. The design provides adequate internal connectivity to each individual building lot, avoids the creation of isolated street segments where possible, 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 does not contain any natural, scenic, or historic features to preserve so this criteria is not applicable for the subject development.

VI. 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	8/26/2025
Public Agency Notification Sent for Notification of Both Hearings (See attached exhibit for list of agencies notified)	2/18/2026
(500') Radius Notices Mailed - Hearing Examiner Hearing (Min. 15 days prior to hearing)	4/8/2026
Legal Ad Published - Hearing Examiner Hearing (Min. 15 days prior to hearing)	4/11/2026
Physical Site Posted - Hearing Examiner Hearing (Min. 15 days prior to hearing)	4/8/2026
Applicant Proof of Posting Received - Hearing Examiner Hearing	4/8/2026
Hearing Examiner Public Hearing	4/28/2026
Notice Type	**Date**
(500') Radius Notices Mailed – City Council (Min. 15 days prior to hearing)	5/12/2026
Legal Ad Published – City Council (Min. 15 days prior to hearing)	5/15/2026
Physical Site Posted – City Council (Min. 15 days prior to hearing)	5/14/2026
Applicant Proof of Posting Received – City Council (Min. 10 days prior to hearing)	5/14/2026
City Council Public Hearing	6/1/2026

VII. 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 required secondary emergency access out to Farmway.
Caldwell Police Department.	No response at time of publication of staff report.
Caldwell School District	Letter providing information about schools serving development with noted capacity within the district. Also noted existing sidewalk gaps along the entire Linden corridor.

Highway District #4	Letter provided with general requests for ROW dedication to the City for adjacent roadways and anticipated design for the Farmway corridor. HD4 also notes Dorman being classified as a local street but effectually functions as a collector.
The following agencies responded acknowledging they reviewed the application but had no comments:	
Idaho Transportation Department (ITD)	

VIII. 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**
Opposed	Scott Phillips, 4014 Dorman	Opposes rezone to R-2; states a rezone is incompatible with surrounding neighborhoods; traffic concerns with adding higher density, especially while Farmway is closed
Opposed	Betty Renstrom, 2821 Dorman	Irrigation water supply concerns; single access concerns and additional traffic to Dorman; question on where children will play within the development; question on where a school bus will pick up students and hopes it is not along Dorman due to existing conditions of street
Opposed	Tereasa Waterman, 1215 W. Linden	Requests project be put on hold to complete the Development Agreement Modification first
Late Exhibit - Opposed	Tereasa Waterman, 1215 W. Linden	Expressed concerns with the proposed density as well as the buffer between the proposed development and the existing neighborhood.
Late Exhibit	Laura Shannon	Provided an image of many cars parked up and down Linden and Dorman that accompanied her public testimony.

IX. HEARING EXAMINER PUBLIC PROCESS AND DECISIONS

Public Process:

A public hearing on the proposal(s) was held before the Hearing Examiner on 4/28/2026, 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.

Multiple members of the public provided public testimony at the Hearing Examiner public hearing expressing the following concerns in opposition or neutral to the project:

- *Future building setbacks for lots adjacent to abutting county parcels*
- *Existing flood irrigation flows and continued use*
- *Access and traffic concerns with no access permitted to Farmway or Linden leading to one (1) access to Dorman (a local street) which is still largely a rural roadway with minimal sidewalk or available shoulder*
- *Density concerns associated with original approvals and subsequent additional traffic generated*
- *Development Agreement provisions and whether process is being followed appropriately*
- *Parking concerns, specifically along Dorman, as existing Churches to the north already create traffic and safety issues along Linden and Dorman every weekend*
- *Water table concerns with additional development in City and whether surface water rights will be used instead of additional wells dug*
- *Caldwell School District has capacity, wants infill development (projects proposed ease of Farmway) and safe routes to schools*

See the attached public hearing minutes for the full public hearing testimony record ***(Exhibit S-6).***

X. 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 the subject 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 on the factual evidence in record – ensured 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 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.

XI. 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 Hearing Examiner, 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 6/1/2026.

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.

XII. 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.

XIII. 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 site/parcel, as outlined within this report and the submitted application, shall be substantially consistent with the approved preliminary plat, landscape plans, open space exhibit, conceptual elevations, recorded Development Agreement, and all conditions contained herein.

2. ~~Prior to the City Council hearing, all relevant plans shall be revised to depict a detached 10' multi-use sidewalk with a minimum 8' planter strip (within the Farmway Rd. right-of-way), plus the required 25' street buffer, per the Farmway Road Corridor Plan.~~

3. ~~Prior to the City Council hearing, all relevant plans shall be revised to depict the required 8' community pathway through the entire project, Dorman to Farmway, by modifying applicable segments of sidewalk to be 8' instead of the depicted 5', per 10-02-09-7 of Caldwell City Code.~~

4. Prior to construction drawing and final plat submittal for the first phase, the landscape plans shall be revised to depict the groundcover requirement of a minimum sod percentage within the Dorman Avenue street buffer OR an Alternative Methods of Compliance application shall be submitted to propose an alternative.

5. 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.) for the 8' pathway, as described in 10-02-09-7 of Caldwell City Code.

6. Lots 4-6, Block 1 and Lots 13 & 14, Block 2 shall be restricted to one-story homes in perpetuity.

7. Lots 4-6, Block 1 shall have a minimum rear building setback of 40' and Lots 13 & 14, Block 2 shall have a minimum rear building setback of 30'.

8. *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.

9. *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 a 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.

XIV. 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

Public Comments: (PC-Exhibits)

Scott Phillips, 4014 Dorman
Betty Renstrom, 2821 Dorman
Tereasa Waterman, 1215 W. Linden

Public Agency Comments: (PA-Exhibits)

Caldwell Engineering Dept.
Caldwell Fire Dept.
Caldwell Police Dept. *(none at this time)*
Highway District #4
Caldwell School District

Hearing Examiner Public Hearing Late Exhibits: (PH-Exhibits)

Exhibit 1000 – Second letter from Caldwell School District – updated to reflect reduction in lot count

Exhibit 1001 – Written testimony from Tereasa Waterman that accompanied her oral testimony at the hearing

Exhibit 1002 – Photo that accompanied oral testimony from Laura Shannon regarding existing parking concerns along Linden and Dorman in the subject area from Church service activities

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
- ☐ 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)*	Covington Square Subdivision
Site Address(s): *Upload separate attached sheet if more than six (6) site addresses*	TBD W Linden Street Caldwell, ID 83605
Suite #s:	
Parcel #s:	R2798301000
Total Acres:	14.89
Prior Use of Property:	30 buildable lots
Proposed Use of Property:	59 buildable lots

Current Zoning of Subject Parcel(s): *(check all that apply)*

☐ RS-1	☐ C-1	☐ M-1	☐ D-CC	☐ A-D	☐ Property in County
☐ RS-2	☐ C-2	☐ M-2	☐ C-CB	☐ C-D	
☑ -1	☐ C-3	☐ I-P	☐ T-N	☐ H-D	List County Designation:
☐ R-2	☐ C-4			☐ P-D	
☐ R-3	☐ H-C				

Proposed Zoning of Subject Parcel(s): *(check all that apply)*	☑ No Change	☐ C-1	☐ M-1		☐ D-CC	☐ A-D
	☐ RS-1	☐ C-2	☐ M-2		☐ C-CB	☐ C-D
	☐ RS-2	☐ C-3	☐ I-P		☐ T-N	☐ H-D
	☐ R-1	☐ C-4				☐ P-D
	☐ R-2	☐ H-C				
	☐ R-3					

Select the Overlay District for the Subject Parcel(s): *(check all that apply)*	☑ Not in Overlay Zone	☐ ED-1	☐ FP-1	☐ HD-1	☐ SO-1	☐ UD-1
	☐ APO-1			☐ HD-2	☐ SO-2	☐ UD-2
	☐ APO-2			☐ HD-3	☐ SO-3	☐ UD-3

City of Caldwell Comprehensive Plan Designation of Subject Parcel(s): *(check all that apply)*	☐ Neighborhood 1	☐ Downtown
	☑ Neighborhood 2	☐ Mixed Use Center
	☐ Neighborhood 3	☐ Community Center
	☐ Urban Neighborhood	☐ Special Purpose

Is/Are Subject Parcel(s) located within an "Area Hub" as indicated within the City of Caldwell Comprehensive Plan?

☐ Yes ☑ No

III. Applicant Information

Note: If applicant is an LLC, proof of authorized signer will be required from the Secretary of State.

Name:	Tiffany Llanos
Company Name: *(if applicable)*	BST Dev LLC
Mailing Address:	802 N. Acer Loop Ste. 100 Nampa, ID 83687

Phone:	(208) 860-1790	**Email:**	tllanos208@gmail.com

Email Address:	tllanos208@gmail.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:	BST Dev LLC / Taylor Schmidt
Mailing Address:	802 N. Acer Loop Ste. 100 Nampa, ID 83687
Phone:	(208) 890-2824
Email:	taylorschmidt208@outlook.com

V. Contractor / Developer Information *(fill out, if applicable)*

Name:	BST Dev LLC
Company Name: *(if applicable)*	
Mailing Address:	802 N. Acer Loop Ste. 100 Nampa, ID 83687
Phone:	(208) 890-2824
Email:	taylorschmidt208@outlook.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:	Jadon Schneider
Company Name: *(if applicable)*	Bronze Bow Engineering
Mailing Address:	PO Box 8525 Boise, ID 83707

Phone:	(480) 232-2999	**Email:**	jadon@bronzebowland.com

VIII. Landscape Architect Information *(fill out, if applicable)*

Name:	Emily Voges
Company Name: *(if applicable)*	Plantas Architectures
Mailing Address:	

Phone:	(208) 957-9431	**Email:**	emily@plantasarch.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)

Tiffany Llanos	12/18/25
Applicant / Applicant's Representative Printed Name	Date

Tiffany Llanos Digitally signed by Tiffany Llanos
Date: 2025.12.18 11:19:37 -07'00'

Applicant / Applicant's Representative Signature

City of Caldwell
Planning and Zoning Department
621 Cleveland Blvd., Caldwell, Idaho, 83605
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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	✓	
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**	✓	

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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 X 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 X No *If yes, have you made any changes or modifications to the previously approved pre-plat approved by Mapping?* Yes X No
Will the subdivision be phased?	Yes X No If yes, how many phases are proposed? 2
Development timeline for full build out?	Phase #1 - June 2027 Phase #2 - December 2028

LAND USE AND ZONING INFORMATION

	Zoning Designation	Comp Plan Designation	Land Use
Existing (Subject Property)	R-1	Neighborhood 2	Single Family Residential
Proposed (Subject Property)	R-1	Neighborhood 2	Single Family Residential
North of Site	R-1	Neighborhood 2	Church / Single Family Residential
South of Site	County	Neighborhood 2	Single Family Residential
East of Site	County / R-1	Neighborhood 2	Single Family Residential
West of Site	County	Neighborhood 2	Single Family Residential / Farm Ground

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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	59	8.79	59%
Commercial Lots			
Industrial Lots			
Common Lots	12	2.64	18%

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	35	0	35	26'	0
Townhomes	0	24	0	24		
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
	8 DU/AC	3.9 DU/AC
Total Open Space	% Required	% Proposed
	n/a	13.75%
Total "Qualifying" Open Space	% Required	% Proposed
	8%	12% min.
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	N/A	N/A
Off-street parking spaces	N/A	N/A
Commercial loading spaces	N/A	N/A
Industrial loading spaces	N/A	N/A
Bicycle parking spaces:	N/A	N/A
Describe any public transportation facilities that will be provided in accordance with (CCC 10-02-05 B)	N/A	
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 X Street landscape buffers X Between different land uses Pathways X Around building exterior Other _____
Major Pathways	*Describe location, width, and landscaping:* Blk 1 Lot 17, Blk 2 Lot 31 & Blk 3 Lot 6 / 8' / grass, trees, shrubs & rock.
Micro Pathways	*Describe location, width, and landscaping* Throughout subdivision / 5' / grass, trees, shrubs & rock.
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)*
Farmway Road	25'	25'	26%	23	35 linear ft.	202	7 linear ft.
Linden	20'/25'	25'	50%	9	35 linear ft.	77	7 linear ft.
Dorman	10'	10'	0%	37	35 linear ft.	318	7 linear ft.

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	N/A						
South Property Line	N/A						
East Property Line	N/A						
West Property Line	N/A						

PUBLIC SIDEWALKS

Location (Street Name)	Min. Width Required	Proposed Width	Type of Sidewalk		
N/A			Meandering	Attached	Detached
			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
	X	City Municipal Water System
		N/A
	Nearest Water Line Connection: Looped from Dorman Ave & W. Linden	
Sewer (Wastewater):		Individual Septic
	X	City Municipal Sewer
		N/A
	Nearest Sewer Line Connection: Farmway Road	
Irrigation:		Surface
		Irrigation Well
	X	Pressurized
		Gravity
		N/A
	Nearest Irrigation Connection: Quail Meadow Subdivision	
	Irrigation District: Pioneer	

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Stormwater:		Swales
		Ponds
		Borrow Ditches
		Other, Explain: Seepage bed (subsurface infiltration facility)
Stormwater Management:	Does the site disturb one or more acres of land? Yes No X	
Fire Suppression Water Supply Source:	N/A	
Sources of Surface Water on or Nearby Properties (i.e., creeks, ditches, canals, lake, etc.):	N/A	
Type of Site Access:		Street Frontage Dorman Avenue
		Easement Easement Width: Instrument #
Street(s) Providing Access:	Dorman Avenue	
Will Secondary Access for Fire be Provided:		Yes X (Farmway)
		No
Internal Roads:		Public X
		Private
		Internal Circulation
		Road User's Maintenance Agreement Inst#
School Districts Serving this Location:		Caldwell School District X
		Vallivue School District

SPECIAL ON-SITE CHARACTERISTICS

	Yes	No	If yes, explain:
Areas of Critical Environmental Concern?		✓	
Evidence of Erosion?		✓	
Fish Habitat?		✓	
Floodplain?		✓	
Riparian Vegetation?		✓	
Steep Slopes?		✓	
Streams/Creeks?		✓	
Unique Animal/Plant Life?		✓	
Unstable Soils?		✓	
Wildlife Habitat?		✓	
Historic Buildings or Features?		✓	

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Describe any other unique site characteristics:	None.

ACKNOWLEDGEMENT	
TL	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
TL	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
TL	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

Tiffany Llanos — Applicant / Applicant's Representative Printed Name

12/18/25 — Date

Tiffany Llanos Digitally signed by Tiffany Llanos Date: 2025.12.18 15:33:36 -07'00'

Applicant / Applicant's Representative Signature

SI Construction, LLC

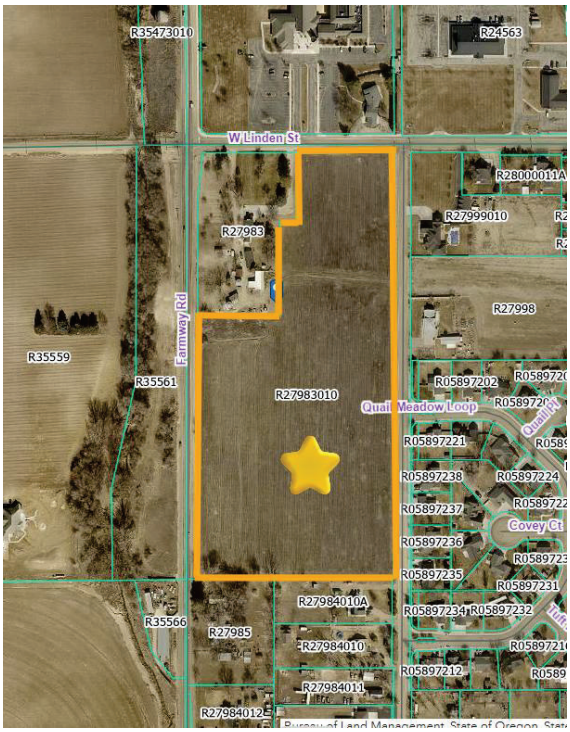
May 15, 2026

Morgan Bessaw
City of Caldwell Planning and Zoning Department
205 S. 6th Ave., 2nd Floor
Caldwell, Idaho 83605

RE: Development Agreement Modification and Preliminary Plat – Covington Square Subdivision

Dear Ms. Bessaw:

Please accept this revised narrative in support of our application for (1) a modification to the existing Development Agreement and (2) preliminary plat approval for Covington Square Subdivision (the "**Project**"), a ±14.98-acre property located on the south side of Linden Road between Farmway Road and Dorman Avenue (Parcel No. R2798301000) in the City of Caldwell (the "**Property**").



1. Summary

We have revised our proposed site plan incorporating feedback we received during the Hearing Examiner meeting, and from neighbors. Since the Hearing Examiner's recommendation for approval, we have further revised our plan for consideration by the Caldwell City Council at the hearing on June 1, 2026, as follows:

- We added a pedestrian connection from the north end of the cul-de-sac (Middlebrook Place) to Linden Street to further improve the sites connectivity and safe route to schools and churches.
- The proposed lot count has been reduced from (59) to (48), further reducing the proposed density from 3.96 DU/Ac to 3.22 DU/Ac.
- The (24) proposed townhome units have been removed and replaced with (13) detached, single-family lots that meet the detached requirement of 8,000 SF min. Please note, the revised preliminary plat now consists of only R-1 (8,000 SF+) detached home lots.
- The average lot size is increased from 6,457 SF to 8,308 to better align with the density of the existing nearby Windsong, Quail Meadow, and Manchester subdivisions.
- The rear setbacks have been modified from 15' to 20' per the R-1 bulk and dimensional standard requirements.

We have had multiple conversations with Paul Webster, Community Schools Coordinator at the Caldwell School District. We also received a copy of his letter to the P&Z dated 4/27/26. In our discussion (with Mr. Webster) and in the referenced letter, he states that the schools fed by the proposed Covington Square subdivision have the capacity to serve the community. Mr. Webster further has indicated that the district "consistently advocates creating housing and employment opportunities for Caldwell families" and that the proposed "development supports this by providing housing for families with children, and may be considered infill, optimizing underutilized areas and reducing sprawl west of Farmway Road". This application reflects:

1) A modified development agreement from the originally approved annexation and development agreement (Instrument No. 2019-037945).
2) A new preliminary plat layout replacing the previously approved plat, which has expired; and,
3) A reconfigured subdivision design consisting of:
    - 48 detached single-family residential lots.
    - 12 common/open space lots.

The proposed total of 48 residential units reflects a thoughtful redesign of the site to better utilize available in-fill land, respond to current housing demand, supply much needed housing for families within the Caldwell School District, and remain consistent with applicable planning policies.

2. Property Background and Site Characteristics

The Property is located within the City of Caldwell Area of Impact and is designated Neighborhood 2 in the Comprehensive Plan, which supports a mix of low- to moderate-density residential development:

Neighborhood 2 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.

Density Minimum: 2 du/ac

Density Maximum: 8 du/ac

Proposed Density: 3.22 du/ac

The Property is currently vacant and surrounded by:

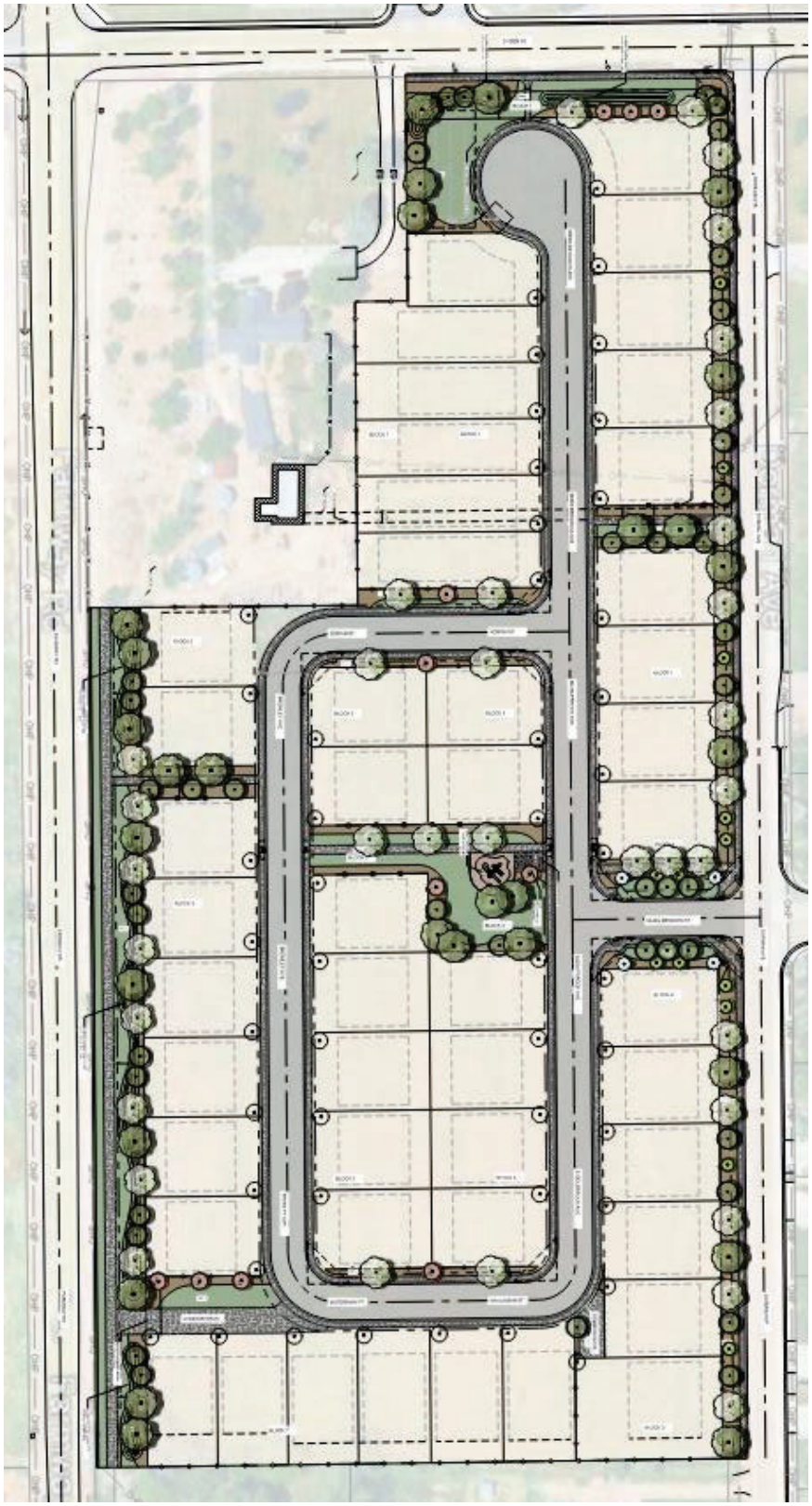
North – Church / Single-family residential
East – Single-family residential
South – Single-family residential
West – Agricultural land and residential (across Farmway Rd)

3. <u>Project Description</u>

The proposed subdivision consists of all detached single-family housing designed to provide attainable housing options, maintain compatibility with surrounding residential development, and efficiently utilize existing infrastructure.

The site design (see Exhibit A) includes internal streets, landscaped entry features, and over 8% qualified open space.

EXHIBIT A - REVISED SITE PLAN



4. **Development Agreement Modification**

The Applicant requests modification of the prior Development Agreement to incorporate the revised lot configuration, while ensuring compliance with City requirements.

5. **Utilities And Services**

The Project is adequately served by sewer, water, irrigation, fire, police, and schools, with sufficient capacity confirmed or planned.

- **Sewer**: The Project will be served by City of Caldwell Sewer via the existing 36-inch sewer stub on Farmway Road. The Developer has confirmed with the City that adequate capacity exists to serve the Project. The sewer will connect to an existing stub off Farmway road directly into this property.

- **Domestic Water**: Water service is available from the City of Caldwell via existing water mains on Dorman Ave. (12 inch main) to the Property. The Applicant discussed the water services with City staff during the roundtable discussion, and the City has capacity to serve the Project.

  On site water mains will be looped into existing mains for fire flow and pressure which will improve the surrounding system by adding redundancy.

  Each buildable lot/building will be supplied with potable water.

- **Irrigation**: Gravity irrigation is provided by Pioneer Irrigation District via the Phyllis Canal. A pump station will be constructed onsite for pressure irrigation service with the review and appropriate permitting/license agreement process. Potable water will not be used for irrigation.

- **Schools**: The Project is in the Caldwell School District. Students from the proposed community will attend Wilson Elementary School, Jefferson Middle School (5^{th}-6^{th}), Syringa Middle School (7^{th}-8^{th}), and Caldwell High School. As stated above, these schools all have the capacity to serve Covington Square, and in fact, provide more needed family housing to the district.

  Wilson Elementary School had 450 students enrolled in 2021. In 2025, student enrollment decreased to 350 students. https://www.idahoreportcard.org/about-us/school?schoolId=0289

  Jefferson Middle School has capacity for 900 students, with a total enrollment for 2025 at 757. https://www.idahopress.com/news/local/2cscoop/caldwell-divides-middle-schools-after-failure-of-levy/article_e5a0c2e2-3d73-11ef-9853-af92c564e69f.html

  Caldwell Senior High School has seen consistent enrollment over the past 5 years – fluctuating between 1301 and 1376 students. The enrollment for 2025 was 1,343 students. https://www.idahoreportcard.org/about-us/school?schoolId=0065

Caldwell School District enrollment over the past 5 years has seen a consistent decrease. District wide the enrollment declined from 5,191 students in the 2024-2025 school year to 4,988 for the 2025-2026 school year. More detailed enrollment information can be found within the August 25, 2025 Special Board Meeting minutes.

https://www.caldwellschools.org/apps/pages/index.jsp?uREC_ID=4414186&type=d&pREC_ID=2700537

https://docs.google.com/presentation/d/1eVg2nLhDgIR5nViox6-GZKY8CPnnSePuis7KEGSiKZY/edit?slide=id.p3#slide=id.p3

There is sufficient capacity for any new students enrolled at schools served by any future residents within the Project.

- **Fire**: The project is approximately 2.2 miles from Fire Station #2 and wholly within the Caldwell Fire response time goal of 5 minutes.

  The Project will be served by a public road (Quail Meadow Loop) with emergency fire access provided off Farmway Road (which will be emergency access only with no parking allowed on the emergency fire lane).

- **Police**: The project is approximately 2.9 miles from Caldwell Police Department Headquarters and will have a response time to an emergency within 5 minutes or less.

- **Stormwater**: Stormwater drainage will be treated and disposed of on site.

- **Traffic study:** Based on the size of the proposed development and anticipated trips generated, a traffic impact study is not required. Based on comments made, in hearings by the Caldwell Engineering staff, the surrounding roads and intersections have capacity to serve additional trips generated by the Project. The widening of the adjacent road frontages on Linden, Dorman and Farmway will provide more than a half mile of curb, gutter and sidewalk (including 10' community pathway along Farmway) to the city's transportation network, while improving the local area's walkability to schools and churches.

- **Parking**: Parking for residents will be provided by attached garages and driveways for the residences with additional street parking available for the development guests.

- **Pedestrian Connection**: The Applicant is proposing curbs, gutters and sidewalk along Linden Street, and Dorman Avenue, along with the interior subdivision streets. Full frontage half street improvements will be completed to all classified roads adjacent to the proposed project (Linden Street and Dorman Avenue) in accordance with the City of Caldwell standards and specifications. Improvements will include curb, gutter, sidewalk, asphalt, streetlights, joint trench, spare communication conduit along classified roadways, storm drainage facilities, etc. The proposed application also includes off-street pedestrian connections to Farmway and Linden to further improve pedestrian traffic access to churches, and Wilson Elementary School.

Improvements to Farmway will be consistent with the requirements for the Farmway Road Corridor Plan. The Applicant will coordinate with the Idaho Transportation Department and Highway District No. 4 to integrate street improvements with the development of the Project.

The subdivision will be accessed from Dorman Avenue and will proceed through the Property through Quail Meadow Street. The newly constructed road will be a local street and will be designed and constructed to the City of Caldwell's standards. The common area lots at the entrances to the subdivision, along with the large common area proposed for lot 4, block 3, will be landscaped and will frame the development and be a welcoming and visually appealing entry into the community. The large space is designed to be both an active and passive space. Lot 4, block 3 will include a meandering 8' wide pathway connecting Middlebrook Ave. and Bromley Ave. and will also include a playground and picnic shelter.

6. Transportation And Access

Primary access will be from Dorman Avenue with internal circulation via Quail Meadow Street. Required frontage improvements, sidewalks, and infrastructure will be constructed in accordance with City standards.

7. Open Space

The Project provides over 8% qualified open space including landscaped areas and common gathering spaces.

8. Comprehensive Plan Consistency

The Project supports infill development, housing diversity, connectivity, and neighborhood compatibility as outlined in the Comprehensive Plan.

CONCLUSION

This revised application reflects an efficient and market-responsive development plan while maintaining the existing R-1 zoning. The proposal replaces an expired entitlement, improves site design, and meets the City's visions, goals and policies as stated in the Caldwell Comprehensive Plan adopted 2/18/25, in the following specific ways:

- Covington Square will provide a quality neighborhood accommodating housing variety for all stages of life, provide additional pedestrian connectivity and provide amenities for a healthy lifestyle.
- Will provide a diversity of housing options to accommodate varying household incomes, lifestyles, and sizes promoting inclusivity and affordability.
- Creates distinct and inclusive neighborhoods with a focus on high-quality design, connectivity, and livability.
- Per the Comprehensive Plan and the "Growth Strategy" for Neighborhood 2 place type, "less dense housing is found in areas further from major roadways and

increases in density closer to major roadways". The property frontage along Farmway (Principal Arterial) and Linden (Minor Arterial) tend to indicate a higher density should be expected for the property. However, compatibility with the surrounding neighborhood is also a component of the Comprehensive Plan. The proposed density for Covington Square (3.22 DU/ac) is on the lower side of the recommended density range of 2-8 DU/ac.

As stated above, the project complies with all applicable Caldwell Zoning Ordinance requirements and Comprehensive Plan goals. Throughout this process, the primary feedback from neighboring property owners has been that the project should mirror the prior Development Agreement, which contemplated a total of 29 lots. However, as outlined in our prior testimony, that level of density is no longer supported under the revised Comprehensive Plan. We have also demonstrated that a project at that density would not be economically feasible or marketable at the home prices necessary to support the construction and development costs of a 29-lot subdivision.

Despite these constraints, we carefully considered the concerns raised by neighboring property owners and incorporated meaningful revisions into our applications wherever reasonably possible. We respectfully request that the City Council consider not only the current proposal, but also how significantly the project has evolved from the original application through the public review process. While it is not possible to accommodate every request made by neighboring residents, the modifications implemented to address and mitigate their concerns have been substantial:

- Proposed lot count has been reduced from 70 to 48.
- No attached housing is proposed.
- All lots meet or exceed the required R-1 detached home size and bulk density requirements.
- Five lots have been restricted to single-level homes only to better respect the privacy of neighbors on the parcels bordering the northwest and southwest portions of the project.
- We have also increased the rear yard setback on these (5) lots to provide more buffer between these adjacent neighbors and the future single-level homes.

As such, we respectfully request approval of the preliminary plat and DA modification for the Covington Square community.

Sincerely,

Tim Mokwa

Tim Mokwa

208.869.9785

tim.sic@outlook.com

August 7, 2025

NOTICE OF NEIGHBORHOOD MEETING

COVINGTON SQUARE
14.89 ACRES ON THE SOUTH SIDE OF W. LINDEN ST. IN BETWEEN FARMWAY RD. AND DORMAN AVE.
0 W. LINDEN ST. CALDWELL, IDAHO 83605
REZONE AND PRELIMINARY PLAT APPLICATION

Dear Property Owner,

This letter is to inform you of a Neighborhood Meeting for a zoning map amendment and subdivision - preliminary plat application for Covington Square Subdivision to the City of Caldwell. On this 14.89 acres +/- property we are proposing a 68 lot single family detached subdivision in the R-2 (Community Residential) zoning.

This is NOT a public hearing before a governing body of Caldwell. After the neighborhood meeting and after the official application has been submitted and processed, a public hearing date will be set by the City of Caldwell. Prior to that hearing, you will receive official notification of the public hearing date via postal mail, newspaper publication, and/or a display on the property.

The Neighborhood Meeting details are as follows:

DATE:	TUESDAY August 26, 2025
TIME:	6:00-6:30 PM
LOCATION:	Our Lady of the Valley Catholic Church outdoor covered picnic area. (1122 W. Linden St. Caldwell, ID 83605 on NE side of church)

Site plan and location of meeting on back. We look forward to answering any questions you may have at the meeting or you may contact me anytime at (986) 269-4443 or Mparks@clarkwardle.com

Sincerely,

Matthew Parks

Matthew Parks
Clark Wardle LLP

August 7, 2025





UPDATED NEIGHBOR NOTIFICATION
COVINGTON SQUARE SUBDIVISION
0 W. Linden St., Caldwell, Idaho 83605

Dear Property Owner,

We are writing to provide an update regarding the proposed Covington Square Subdivision located on approximately 14.89 acres on the south side of W. Linden Street, between Farmway Road and Dorman Avenue.

Since our previous neighborhood meeting and initial application, the project has been revised. The current proposal reflects an updated site layout and development plan, and we are no longer requesting a zoning change. The project will proceed in compliance with the existing zoning designation.

The updated plan continues to propose a single-family residential subdivision, with adjustments made to the lot configuration, layout, and overall design in response to feedback and further project evaluation.

This letter is intended to keep neighboring property owners informed of these changes. An updated site plan is enclosed for your review. As the project moves forward through the City of Caldwell review process, a public hearing will be scheduled.

If you have any questions or would like to discuss the updated proposal, please feel free to contact us at your convenience.

Sincerely,

Tim Mokwa

Tim Mokwa
E: tim.sic@outlook.com


QUAIL MEADOW STREET
QUAIL MEADOW LOOP
MOOREBROOK PLACE
MOOREBROOK AVENUE
BRADLEY AVENUE
WATERMAN STREET
FAIRFIELD ROAD

CANYON COUNTY LISTING -R27983-010 0 500 FEET

This information should be used for informational use only and does not constitute a legal document for the description of these properties. Every effort has been made to insure the accuracy of these data & is subject to change without notice; however, the Assessor's Office assumes no liability nor do we imply any particular level of accuracy. The Canyon County Assessor's Office disclaims any responsibility or liability for any direct or indirect damages resulting from the use of these property listings.

PIN	Owner Name	In Care Of	Address	City, State, Zip
35565000 0	AMERITEL INN CDA LLC		16155 N HIGH DESERT ST	NAMPA, ID, 83687
05897226 0	ATKINSON LAINE AND VICKIE TRUST		1014 COVEY CT	CALDWELL, ID, 83605
27999010 0	BRESHEARS MICHAEL T		2511 DORMAN AVE	CALDWELL, ID, 83605
27983010 0	BST DEV LLC		802 N. ACER LOOP STE. 100	NAMPA, ID, 83687
27995014 0	CACERES PATRICK J		1016 LANNAHAN PL	CALDWELL, ID, 83605
05897231 0	CADDY BOBBI		2912 QUAIL MEADOW LOOP	CALDWELL, ID, 83605
27984100 0	CALLSEN GENE N		3008 DORMAN AVE	CALDWELL, ID, 83605
05897225 0	CUDDEBACK FAMILY TRUST		1004 COVEY CT	CALDWELL, ID, 83605
27984010 0	CUMMINGS SHIRLEY J		2325 TERRACE DR	CALDWELL, ID, 83605
05897232 0	DEATON DWIGHT		2914 QUAIL MEADOW LOOP	CALDWELL, ID, 83605
27995010 0	DOUGAL ALLEN L		1008 LANNAHAN PLACE	CALDWELL, ID, 83605
05897203 0	DUQUE ANDRES DE JESUS @@		2719 QUAIL MEADOW LOOP	CALDWELL, ID, 83605
05897234 0	ESPINOZA YESSENIA Y		2920 QUAIL MEADOW LOOP	CALDWELL, ID, 83605
35473000 0	FARMWAY INC		2210 RAY AVE	CALDWELL, ID, 83605
24563000 0	FIRST SOUTHERN BAPTIST CHURCH OF CALDWELL INC		912 W LINDEN ST	CALDWELL, ID, 83605
05897214 0	FLORES MARLEN		2917 QUAIL MEADOW LOOP	CALDWELL, ID, 83605
27984010A0	GRAHAM JENNIFER		2908 DORMAN AVE	CALDWELL, ID, 83605
35566000 0	GRIFFIN STEVE B SR		124 14TH AVE S	NAMPA, ID, 83651
27998000 0	HART FAMILY TRUST		2615 DORMAN AVE	CALDWELL, ID, 83605
35561000 0	HOWE FAMILY TRUST		16121 W LINDEN ST	CALDWELL, ID, 83607
35559000 0	HOWE FAMILY TRUST		16121 W LINDEN ST	CALDWELL, ID, 83607
35473010 0	IDAHO FARMWAY INC		PO BOX 8	WILDER, ID, 83676
05897228 0	JORDAN ROBERT WADE		1017 COVEY CT	CALDWELL, ID, 83605
05897238 0	KING BRADY J		2809 DORMAN AVE	CALDWELL, ID, 83605
05897216 0	LEMOINE NATHANIEL J		2913 QUAIL MEADOW LOOP	CALDWELL, ID, 83605
05897213 0	LLOYD REVOCABLE LIVING TRUST		2919 QUAIL MEADOW LOOP	CALDWELL, ID, 83605
05897230 0	MARTIN GORDON SR		2904 QUAIL MEADOW LOOP	CALDWELL, ID, 83605
27984012A0	MCCLINTICK JOHN		3119 FARMWAY RD	CALDWELL, ID, 83605
05897221 0	MCCULLOUGH LINDA		2712 QUAIL MEADOW LOOP	CALDWELL, ID, 83605
05897207 0	MCINTYRE RICHARD AND LINDA TRUST		908 QUAIL PL	CALDWELL, ID, 83605
05897202 0	MEFFERD SHARON		2715 QUAIL MEADOW LOOP	CALDWELL, ID, 83605
05897237 0	MERRITT JENNIFER L		2815 DORMAN AVE	CALDWELL, ID, 83605
05897205 0	MILLER SHIRLEY L		3918 MEADOW AVE	CALDWELL, ID, 83605
27999000 0	MILLER-SIMS AMBER		1005 W LINDEN ST	CALDWELL, ID, 83605
27984012 0	MUNOZ DAVID A		3115 FARMWAY RD	CALDWELL, ID, 83605
05897224 0	PERCIFIELD LETTY D		2808 QUAIL MEADOW LOOP	CALDWELL, ID, 83607
05897223 0	PIKE WILLIAM C		2722 QUAIL MEADOW LOOP	CALDWELL, ID, 83605
05897200 0	QUAIL MEADOW HOMEOWNERS ASSOC		PO BOX 102	CALDWELL, ID, 83606
05897215 0	REEVES ROBERT L		2915 QUAIL MEADOW LOOP	CALDWELL, ID, 83605
05897236 0	RENSTROM TRUST		2821 DORMAN AVE	CALDWELL, ID, 83605
27984011 0	ROBERTS SHAWN		2924 DORMAN AVE	CALDWELL, ID, 83605
05897235 0	ROBERTSON MARCENE REVOCABLE LIVING TRUST		2909 DORMAN AVE	CALDWELL, ID, 83605
05897201 0	ROHALL MARTHA A @@		2711 QUAIL MEADOW LOOP	CALDWELL, ID, 83605
24564010 0	ROMAN CATHOLIC DIOCESE OF BOISE		1501 S FEDERAL WAY STE 400	BOISE, ID, 83705
27995014A0	RUIZ-ALMAGUER JOSE ANGEL		1024 LANNAHAN PL	CALDWELL, ID, 83605
28000011A0	SANCHEZ GERARDO AND SILVIA SANCHEZ REVOCABLE TRUST		913 W LINDEN ST	CALDWELL, ID, 83605
05897229 0	SCHROEDER A CHARLES		1011 COVEY CT	CALDWELL, ID, 83605
05897233 0	SEWARD FAMILY 2013 TRUST		2916 QUAIL MEADOW LOOP	CALDWELL, ID, 83605
05897227 0	SHEA GERALD F		1020 COVEY CT	CALDWELL, ID, 83605
05897222 0	TABOR SHELLEY D		2718 QUAIL MEADOW LOOP	CALDWELL, ID, 83605
27985000 0	TRUMBULL TIMOTHY T		2903 FARMWAY RD	CALDWELL, ID, 83605
05897204 0	TUTTLE EARL D		923 QUAIL PL	CALDWELL, ID, 83605
27983000 0	WATERMAN LIN AND TEREASA LIVING TRUST		1215 W LINDEN ST	CALDWELL, ID, 83605
05897212 0	WILSON JOSEPH CLARK		2921 QUAIL MEADOW LOOP	CALDWELL, ID, 83605

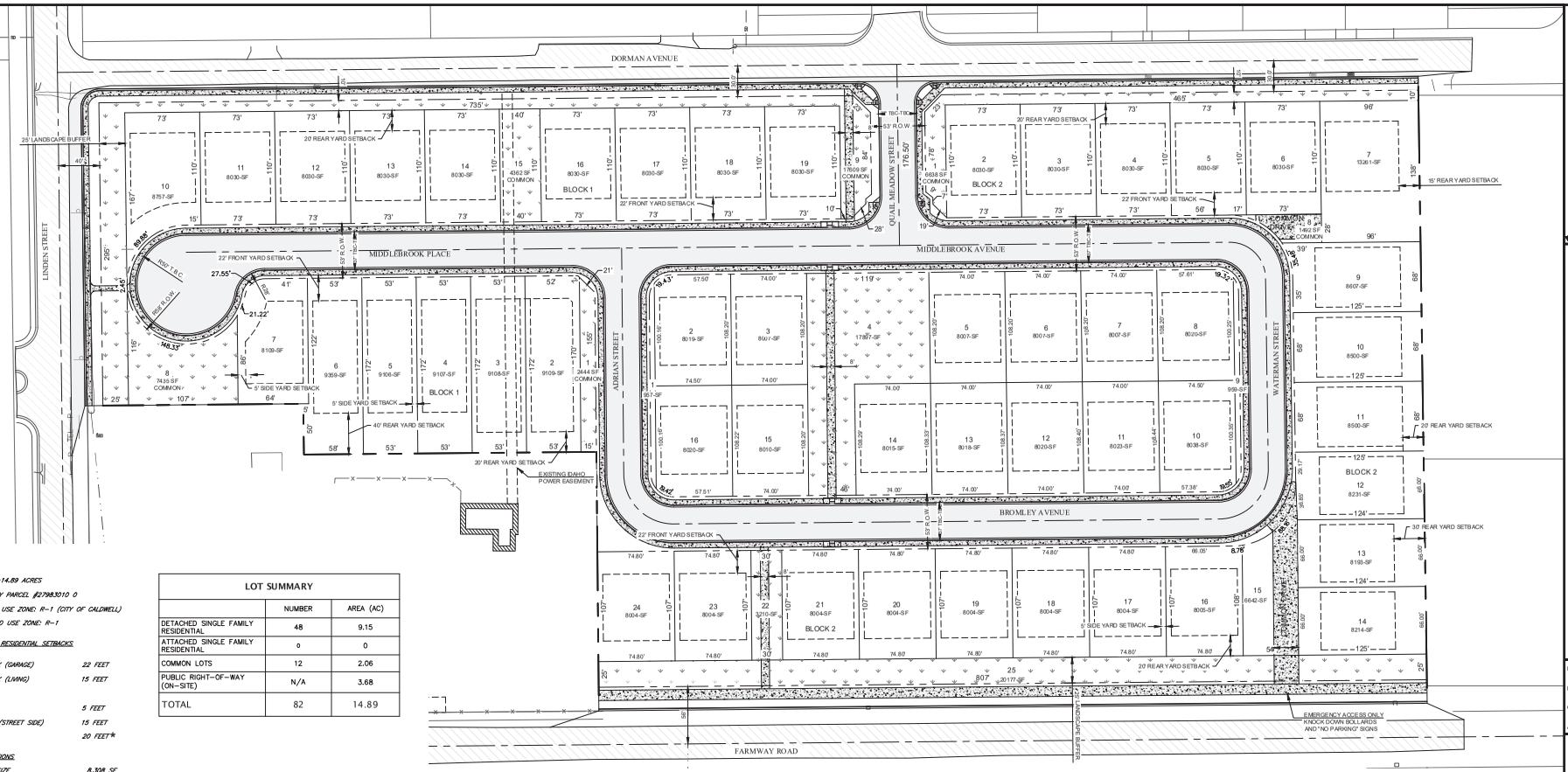
Neighborhood Meeting Sign-Up Sheet

Date: August 26, 2025

Subject: Covington Square
14.89 Acres on The South Side of W. Linden St. in Between Farmway Rd. And Dorman Ave. 0 W. Linden St. Caldwell, Idaho 83605

Rezone and Preliminary Plat Application

Name	Address	Telephone	Email
Brad Crenshaw	2909 Dorman	208-869-3897	bradcrenshaw@yahoo.com
JenniferMerritt	2815 Dorman	208-899-1020	
Krista King	2809 dorman	208 880 9810	
Randy Sinnard	3916 Quail Meadow Loop	—	SPIRITANCIA2.6MAIL.COM
DAN Weitz	P.O. Box 8 Wilder	541-403-2160	Weitzconw@gmail.com
ROGER HOWE	16121 W. LINDEN ST	408-656-1035	rthowe@gmail.com
Jenny Howe	16121 W Linden St	408-656-1041	JWHOWE@GMAIL.COM
Lin Waterman	1215 W. Linden	208-861-3826	LWaterman@webmail.us
Tereasa Waterman	1215 W. Linden	208-861-7295	LWaterman@webmail.us
Hugh Eddy	211 E. oak st.	208.459.0536	keddyheddy@aol.com
Karen Eddy	11 11 11	11 11	11 11
Betty Renstrom	2821 Dorman	208-454-878	
Janet & Tim Trumbull	2903 Farmway Rd	208-871-6523	Trumbull Tim@outlook.com
Linda McIntyre	908 Quail Pl	208-880-0629	
Dick McIntyre	908 Quail Pl	208-989-1950	
Bob Schoonderwoerd	1003 Landaham Dr	208-290-3913	schoondmail@gmail.com
David Muñoz	3115 Farmway Rd	208-695-4248	davidcorrie03@gmail.com
Sherry Jordan	1017 Cory Ln	619-920-1764	rsjordan3116@gmail.



SITE DATA

SITE AREA = ±14.89 ACRES

CANYON COUNTY PARCEL #27983010 0

CURRENT LAND USE ZONE: R-1 (CITY OF CALDWELL)

PROPOSED LAND USE ZONE: R-1

SINGLE-FAMILY RESIDENTIAL SETBACKS

FRONT SETBACK (GARAGE)	22 FEET
FRONT SETBACK (LIVING)	15 FEET
SIDE SETBACK	5 FEET
SIDE SETBACK (STREET SIDE)	15 FEET
REAR SETBACK	20 FEET*

AREA CALCULATIONS

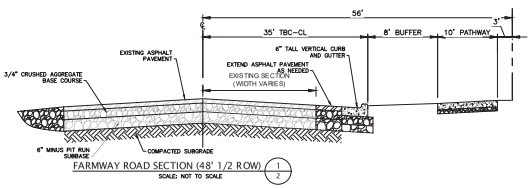
AVERAGE LOT SIZE	8,308 SF
RESIDENTIAL DENSITY	3.22 DU/AC
PROVIDED (QUALIFIED OPEN SPACE)	1.21 AC (8.1%)

LOT SUMMARY		
	NUMBER	AREA (AC)
DETACHED SINGLE FAMILY RESIDENTIAL	48	9.15
ATTACHED SINGLE FAMILY RESIDENTIAL	0	0
COMMON LOTS	12	2.06
PUBLIC RIGHT-OF-WAY (ON-SITE)	N/A	3.68
TOTAL	82	14.89

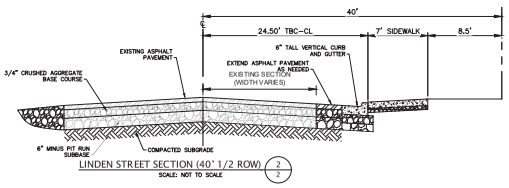
NOTES

1. THE FOLLOWING LOTS SHALL BE RESTRICTED TO SINGLE STORY BUILDING HEIGHTS:
   - LOT 4 BLOCK 1
   - LOT 5 BLOCK 1
   - LOT 6 BLOCK 1
   - LOT 13 BLOCK 2
   - LOT 14 BLOCK 2

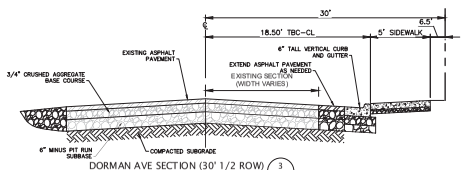
*2. THE FOLLOWING LOTS SHALL HAVE NON-TYPICAL REAR YARD SETBACK REQUIREMENTS FROM THE REAR PROPERTY LINE:
   - LOT 4 BLOCK 1 – 40' REAR YARD SETBACK
   - LOT 5 BLOCK 1 – 40' REAR YARD SETBACK
   - LOT 6 BLOCK 1 – 40' REAR YARD SETBACK
   - LOT 13 BLOCK 2 – 30' REAR YARD SETBACK
   - LOT 14 BLOCK 2 – 30' REAR YARD SETBACK



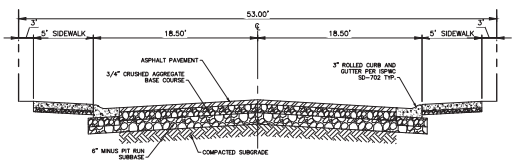
FARMWAY ROAD SECTION (48' 1/2 ROW) (1/2)
SCALE: NOT TO SCALE



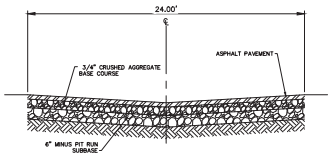
LINDEN STREET SECTION (40' 1/2 ROW) (2/2)
SCALE: NOT TO SCALE



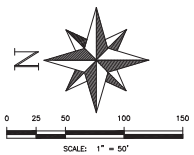
DORMAN AVE SECTION (30' 1/2 ROW) (3/2)
SCALE: NOT TO SCALE



37' TYPICAL INTERNAL STREET SECTION (53' ROW) (4/2)
SCALE: NOT TO SCALE



24' COMMON DRIVE SECTION (5/2)
SCALE: NOT TO SCALE



SCALE: 1" = 50'

PROJECT ADDRESS
Site Address: 0 W LINDEN ST, CA
Parcel ID:27983010 0

BRONZE BOW
P.O. BOX 8525
BOISE, ID 83707
JADON@BRONZEBOWLAND.COM

COVINGTON SQUARE

LOT DIMENSIONS

DESIGNED	JKS
DRAWN	JKS
CHECKED	KS
APPROVED	KS

PROJECT REVISIONS

NO.	ITEM	DATE

FILE NAME: 25005 - LOT DIMS

SHEET 2 OF 8

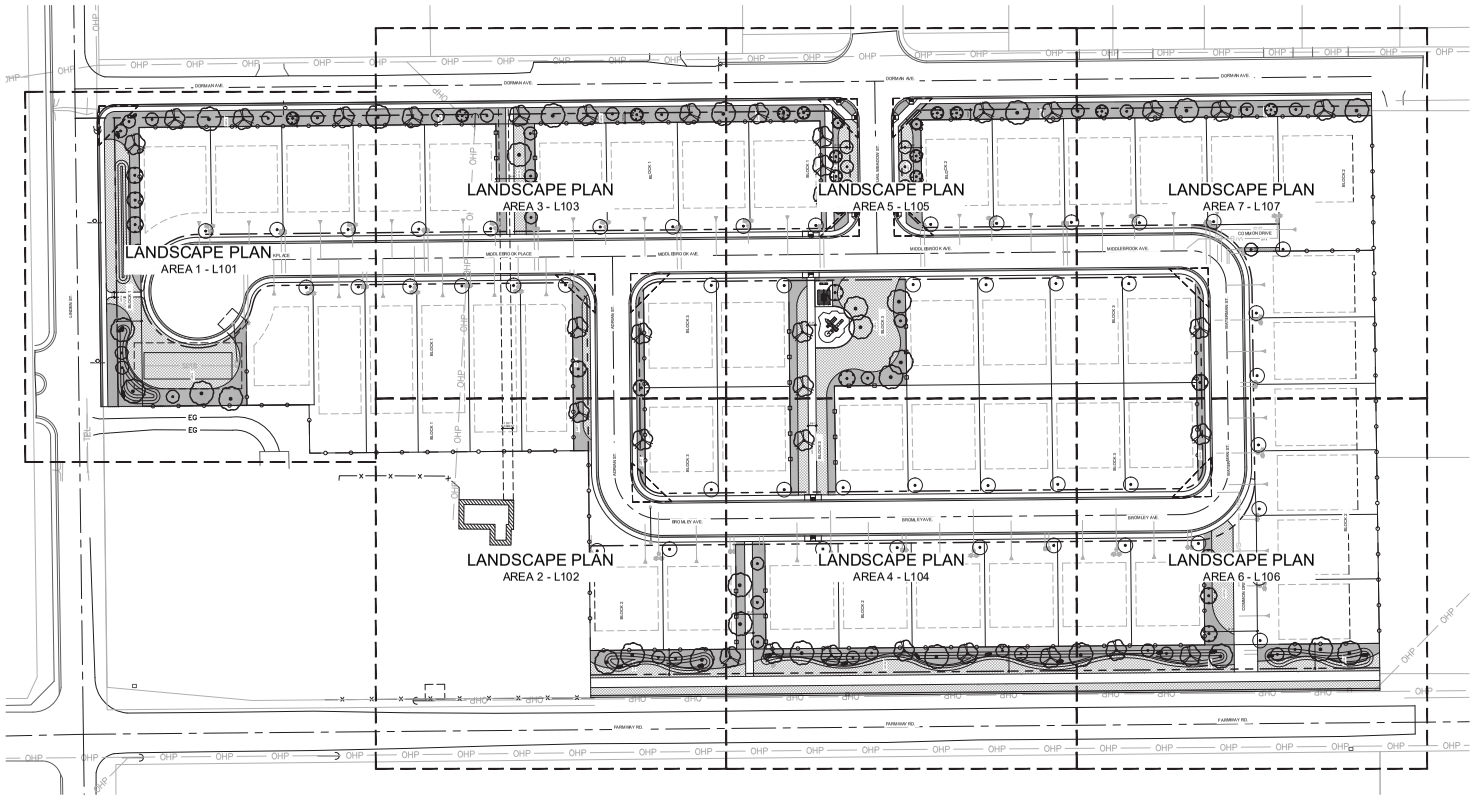
DATE: MARCH 2026

BRONZE BOW PROJECT NO: 25005

C:\USERS\JADON\BRONZE BOW DROPBOX\JADON SCHNEIDER\BRONZE BOW LAND\PROJECTS\25005 - COVINGTON SQUARE\CAD\SHEETS\25005 - LOT DIMS (PP).DWG

LANDSCAPE NOTES:

1. REGULATIONS & STANDARDS
   - 1.1. All contractor work shall be conducted in accordance with ISPWC (Idaho Standard Public Works Construction), 2023; and City of Caldwell, ID codes, standards and state and local regulations.
2. EXISTING CONDITIONS
   - 2.1. All utilities shall be located prior to construction and protected. Any damage to structures, utilities or concrete will be replaced at contractor's expense.
   - 2.2. The site has many existing improvements such as underground utilities, curb and gutter, light poles and sidewalks.
   - 2.3. See Civil Engineer's plans for information about existing features; all drainage pipes and locations. Protect and retain drainage at all times.
3. GRADING & SITE PREPARATION
   - 3.1. Prepare finish grades for planting by grubbing and removing weeds. If necessary apply Round-Up (or equivalent herbicide), using a certified applicator. Remove rocks and other materials over 2".
   - 3.2. All gravel overprep to be removed and disposed of off site.
   - 3.3. Finish grade to be smooth transition to allow for entire site to be a natural flowing space.
   - 3.4. Refer to Civil Engineer's plans for grading information & for all drainage pipes and locations. Protect and retain drainage at all times.
   - 3.5. No pooling or standing water will be accepted per industry standards.
4. SOILS
   - 4.1. All planter beds to receive a minimum of 18" depth of screened topsoil. Spread, compact, and fine grade to smooth and uniform grade 2.5" below adjacent surfaces.
   - 4.2. All lawn areas to receive a minimum of 12" depth of screened topsoil. Spread, compact, and fine grade topsoil to a smooth uniform grade 1" below adjacent surfaces.
   - 4.3. Reuse of existing topsoil that has been stockpiled on site is permitted if:
     - 4.3.1. Topsoil is tested and analyzed to ensure a proper growing medium. Provide additional amendments as determined by soil tests. And
     - 4.3.2. Topsoil is to be loose, friable sandy loam that is clean and free of toxic materials, noxious weeds, weed seeds, rocks, grass or other foreign materials.
     - 4.3.3. Topsoil should have a pH of 6.5 to 8.
     - 4.3.4. If on site topsoil does not meet these minimum standards contractor is responsible for providing approved imported topsoil or improving onsite topsoil per the approval of the project manager.
   - 4.4. If imported topsoil is used it must be from a local source and be screened free of any debris or foreign matter. Topsoil must not contain rocks, sticks, lumps, or toxic matter.
   - 4.5. Smooth, compact, and fine grade topsoil in lawn areas to smooth and uniform grade .5" below adjacent surfaces.
   - 4.6. Prepare finish grade of topsoil to elevations set by Civil Engineer's plans with positive drainage away from structures. Refer to Civil Engineer's plans for grading information.
   - 4.7. Amend all new plantings with 2 parts topsoil and 1 part compost.
5. PLANTER BED MULCH
   - 5.1. Planter beds to receive 3" depth shredded walk on bark mulch or approved other by landscape architect.
   - 5.2. Install over commercial grade weed barrier fabric.
   - 5.3. All planter beds shall be shovel edged to create a distinct separation to landscape types.
6. LAWN AREAS
   - 6.1. All lawn areas shall be sodded with tall turf type fescue.
   - 6.2. Sod shall be regionally harvested, laid within 24 hours of harvesting, and laid with tight fitting joints.
7. PLANTS
   - 7.1. All plant material shall be installed per industry standards.
   - 7.2. All plant material shall meet or exceed the minimum federal standards as regulated by ANSI z60.1, American Standard for Nursery Stock. Plants not meeting these standards for quality, or plants determined to be unhealthy by Owner's representative, will be rejected.
   - 7.3. All trees and shrubs to be installed per details.
   - 7.4. Fertilize all trees and shrubs with 'Agriform' planting tablets or approved equal. Apply per manufacturer's recommendations.
   - 7.5. All plants shall adhere to plant schedule, species & sizes. Any necessary substitutions due to availability or alternatives shall be coordinated to the landscape architect via submittal.
8. IRRIGATION
   - 8.1. Irrigation system shall be built to the following specifications:
   - 8.2. Adhere to city codes when connecting to city water.
   - 8.3. All irrigation material to be new with manufacturers' warranty fully intact.
   - 8.4. Install outdoor rated controller in specified location on plan. Coordinate with project manager on exact location.
   - 8.5. Controller to include On/Off rain switch or other rain shut off device that does not alter program.
   - 8.6. Irrigation system piping in landscape areas to be minimum schedule 40 PVC or approved equal, sleeves to be double the size of pipes located within, all wires to be contained in separate sleeves 1-1/2" dia min.
   - 8.7. Coordinate all sleeving & pipe runs with owner (Local Construct) & Builder before installing.
   - 8.8. Use common trenching where possible.
   - 8.9. All wires to be 18 gauge direct, bury wire at a minimum of 12" below finished grade. Size wire for correct voltage loss.
   - 8.10. Supply a minimum of (2) spare wires to furthest valves from controller in all directions.
   - 8.11. Flow control device to be included on all remote control valves, including master control valve.
   - 8.12. Connect mainline to point of connection in approximate location shown on plan.
   - 8.13. Provide ¾" winterization port in location near POC. Winterization port to be located inside of its own standard valve box.
   - 8.14. Contractor is responsible complying with all codes and paying all permits necessary.
   - 8.15. Sprinkler heads shall have matched precipitation within each control circuit. Velocities shall not exceed 5 feet per second.
   - 8.16. Locate irrigation materials in planters when possible and screen with vegetation when possible.
9. CONTRACTOR RESPONSIBILITIES
   - 9.1. Estimated quantities are shown for general reference only. Contractor shall be responsible for all quantity estimates.
   - 9.2. All plant material and workmanship shall be guaranteed for a period of one year beginning at the date of Substantial Completion. Replace all dead or unhealthy plant material immediately with same type and size at no cost to Owner.
   - 9.3. Landscape contractor to turn in as built drawings at the end of project. Substantial Completion will not be granted until 2 copies @ 1" = 20' scale are turned in and approved by Owner's Representative.
10. In the event of a discrepancy, notify the Architect.



LANDSCAPE REQUIREMENTS:

CODE REQUIREMENTS PER CALDWELL, ID 2025

PATHWAY LANDSCAPING STANDARDS:
- * NEIGHBORHOOD PATHWAY 5' MIN: 25 SHRUBS/100 LF, NO EVERGREENS, CLASS I AND II TREES 1/40LF.
- * COMMUNITY PATHWAY 8' MIN: 15 SHRUBS/100 LF, NO EVERGREENS, CLASS I AND II TREES 1/40LF.

	NEIGHBORHOOD PATHWAY	TREES/SHRUBS REQUIRED	TREES/SHRUBS PROVIDED
•	LOT 9 BLOCK 1 - 38'	1/10	1/10 (TBD)

	COMMUNITY PATHWAY	TREES/SHRUBS REQUIRED	TREES/SHRUBS PROVIDED
•	LOT 9 BLOCK 1 - 130'	3/20	3/20 (TBD)
•	LOT 15 BLOCK 1 - 126'	4/19	4/19 (TBD)
•	LOT 22 BLOCK 2 - 144'	4/22	4/22 (TBD)
•	LOT 4 BLOCK 3 - 222'	6/33	6/33 (TBD)

STREET BUFFER:
- LOCAL: MINIMUM 10' BUFFER WIDTH.
- ARTERIAL: MINIMUM 25' BUFFER WIDTH.
- ENTRANCE BUFFERS: MINIMUM 15' BUFFER WIDTH.
- MINIMUM (1) CLASS II TREE PER 35 LINEAL FEET OR (1) CLASS I TREE PER 25', CLASS III ARE PROHIBITED IN STREET BUFFERS.
- MINIMUM (1) SHRUB PER 4 LINEAL FEET.
- TURF - 20% MIN, NOT TO EXCEED 50%

	BUFFER - LENGTH MINUS CURB CUTS (LF)	TREES/SHRUBS REQUIRED	TREES/SHRUBS PROVIDED
•	DORMAN AVE. (LOCAL) - 1,270'	37/318	39/318 (TBD)
••	LAWN SQ.FT: 0 SF = 0%		
••	PLANTER BED SQ.FT: 11,730SF		
•	QUAIL MEADOW LOOP (LOCAL) - 280' (BOTH SIDES)	7/70	10/70 (TBD)
••	LAWN SQ.FT: 1,917 SF = 38%		
••	PLANTER BED SQ.FT: 2,201SF		
•	LINDEN ST. (ARTERIAL) - 308'	9/77	11/77 (TBD)
••	LAWN SQ.FT: 3,538 SF = 48%		
••	PLANTER BED SQ.FT: 3,708SF		
•	FARMWAY RD. (ARTERIAL) - 808'	23/202	27/202 (TBD)
••	LAWN SQ.FT: 8,016 SF = 40%		
••	PLANTER BED SQ.FT: 11,353SF		

NOTE: ADDITIONAL TREES IN BUFFER COUNT TOWARDS LANDSCAPE COMMON OPEN SPACE

COMMON OPEN SPACE:
- * (1) TREE PER EVERY 5,000 SQUARE FEET OF AREA SHALL BE REQUIRED. AT LEAST 50% OF THE REQUIRED TREES SHALL BE CLASS II OR CLASS III TREES TO SUPPLY SHADE FOR USERS.

	OPEN SPACE- SQUARE FOOTAGE (SQ.FT.)	TREES REQUIRED	TREES PROVIDED
•	LOT 1 BLOCK 1 - 2,444 SQ.FT.	1	3
•	LOT 8 BLOCK 1 - 7,435 SQ.FT.	2	3
•	LOT 9 BLOCK 1 - 17,609 SQ.FT. @50% STREET BUFFER	4	4 (IN ADD. TO REQ. BUFFER/PATH)
•	LOT 15 BLOCK 1 - 4,362 SQ.FT.	1	1 (IN ADD. TO REQ. PATH)
•	LOT 1 BLOCK 2 - 6,638 SQ.FT. @50% STREET BUFFER	1	2 (IN ADD. TO REQ. BUFFER)
•	LOT 8 BLOCK 2 - 1,492 SQ.FT.	1	1
•	LOT 15 BLOCK 2 - 6,642 SQ.FT.	1	3
•	LOT 22 BLOCK 2 - 3,210 SQ.FT.	1	1 (IN ADD. TO REQ. PATH)
•	LOT 25 BLOCK 2 - 20,177 SQ.FT. @50% STREET BUFFER	4	4 (IN ADD. TO REQ. BUFFER)
•	LOT 1 BLOCK 3 - 957 SQ.FT.	1	3
•	LOT 4 BLOCK 3 - 17,897 SQ.FT.	4	6 (IN ADD. TO REQ. PATH)
•	LOT 9 BLOCK 3 - 959 SQ.FT.	1	3

TREE SPECIES:
- * NO MORE THAN 40% OF THE REQUIRED TREES SHALL BE OF THE SAME TREE SPECIES.
- * NO MORE THAN 50% OF THE REQUIRED TREES SHALL BE CLASS I TREES, UNLESS SUCH TREES ARE LOCATED WHERE OVERHEAD POWER LINES PROHIBIT THE USE OF TALLER TREES.

	TREES SPECIES REQUIRED	TREES SPECIES PROVIDED	
•	DORMAN AVE.	3	4
•	FARMWAY RD.	3	3
•	LINDEN ST.	3	4

MINIMUM PLANT SIZES:

PLANT TYPE:	MINIMUM SIZE
• EVERGREEN TREES:	6' HT. MIN.
• ORNAMENTAL TREES:	2" CALIPER MIN.
• SHADE TREES:	2" CALIPER MIN.
• SHRUBS/PERENNIALS:	10' SPREAD MIN. DEPENDING ON PLANT SPECIES

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NOT FOR CONSTRUCTION

COVINGTON SQUARE SUBDIVISION
DORMAN AVE., CALDWELL, ID 83605

Revision No:	Date:	Desc:
Rev 1	03.20.2026	City comments
Rev 2	05.14.2026	City comments
Date:	05.14.2026	
Drawn By:	EV	

Drawing Title:
LANDSCAPE PLAN - OVERALL

Drawing No:
L100

LANDSCAPE MATERIALS LEGEND:

- SOD LAWN - SEE NOTE 5/L100
- CONCRETE PAVING, NATURAL GREY. SEE CIVIL FOR DETAIL
- PLAYGROUND MULCH
- 6' CLOSED VISION FENCE. SEE DETAIL 6/L150
- 4' OPEN VISION FENCE SEE DETAIL 3/L150
- BOULDERS 3'-4' LOCALLY SOURCED, SEE DETAIL 7/L150

PLANT PALETTE:

SYM	BOTANICAL NAME	SYM	BOTANICAL NAME

SHADE/STREET TREES (CLASS II)

EUROPEAN HORNBEAM
HONEY LOCUST
AUTUMN PURPLE ASH
HERITAGE BIRCH

EVERGREEN TREES

BLACK HILLS SPRUCE
LAYERED BLUE SPRUCE
GOLDEN DEODAR CEDAR

ORNAMENTAL TREES (CLASS I)

ROBIN HILL
SERVICEBERRY
THUNDERCLOUD PLUM
PRAIRIE FIRE CRABAPPLE

SHRUBS/ORNAMENTAL GRASSES/PERENNIALS

BLACK EYED SUSAN
GLOBE BLUE SPRUCE
MUGO PINE
KARL FOERSTER REED GRASS
DOGWOOD, SPP.
BURNING BUSH
LAVENDER, SPP.
BOXWOOD, SPP.
JUNIPER, SPP.
MANZANITA, SPP.
CHOKEBERRY
BARBERRY
ZAGREB COREOPSIS
SPIRAEA, SPP.
BUTTERFLY BUSH, SPP.
CAROL MACKIE
DAPHINE
FINE LINE BUCKTHORN
ROSE, SPP.
GOLD TIDE FORSYTHIA
NINEBARK, SPP.
FOUNTAIN GRASS, SPP.
MAIDEN GRASS, SPP.
BLANKET FLOWER, SPP.
RUSSIAN SAGE
HUMMINGBIRD MINT, SPP.
LAUREL, SPP.
NEST SPRUCE
GRO-LOW SUMAC

LOT TREES

LOT TREE - SHOWN FOR REFERENCE ONLY. EXACT PLACEMENT TBD. LOT TREE TO BE ANY LISTED BELOW:

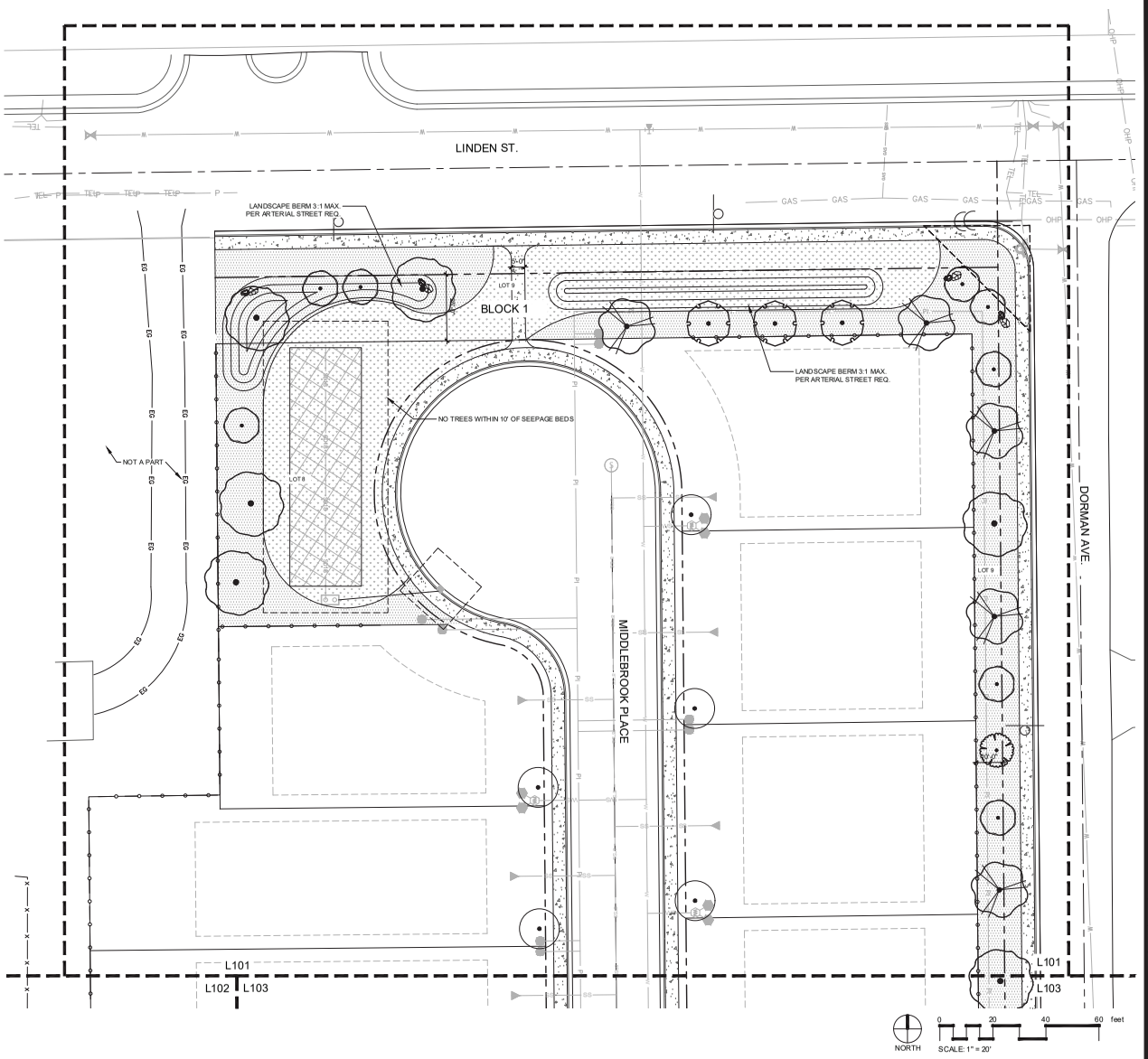
- PYRUS CALLERYANA 'REDSPIRE' - REDSPIRE CALLERY PEAR
- QUERCUS ROBUR X ALBA - OAK HYBRIDS 'COLUMNAR'
- LIRIODENDRON TULIPIFERA 'FASTIGIATUM' - COLUMNAR TULIP TREE
- GINKGO BILBOA - MAIDENHAIR TREE
- CARPINUS BETULUS 'FRANS FONTAINE' - FRANS FONTAINE EUROPEAN HORNBEAM

NOTES:

**ALL PARKWAY LANDSCAPING AND LANDSCAPE AROUND BUILDING ENVELOPES INCLUDING TREES, LAWNS, IRRIGATION, AND CONCRETE APRONS TBD.

**FENCING.
-6' CLOSED VISION PRIVACY FENCE AT ALL PERIMETER LOCATIONS, BETWEEN LOTS AND ARTERIALS/COLLECTOR STREETS, AND BLOCK ENDS

**FINAL PLACEMENT OF TREES ARE DEPENDENT ON FINAL PLACEMENTS OF SEEPAGE BEDS/DRAINAGE BASINS



LANDSCAPE MATERIALS LEGEND:

- SOD LAWN - SEE NOTE 5/L100
- CONCRETE PAVING, NATURAL GREY. SEE CIVIL FOR DETAIL
- PLAYGROUND MULCH
- 6' CLOSED VISION FENCE. SEE DETAIL 6/L150
- 4' OPEN VISION FENCE SEE DETAIL 3/L150
- BOULDERS 3'-4' LOCALLY SOURCED, SEE DETAIL 7/L150

PLANT PALETTE:

SYM	COMMON NAME	SYM	COMMON NAME

SHADE/STREET TREES (CLASS II)

EUROPEAN HORNBEAM
HONEY LOCUST
AUTUMN PURPLE ASH
HERITAGE BIRCH

EVERGREEN TREES

BLACK HILLS SPRUCE
LAYERED BLUE SPRUCE
GOLDEN DEODAR CEDAR

ORNAMENTAL TREES (CLASS I)

ROBIN HILL
SERVICEBERRY
THUNDERCLOUD PLUM
PRAIRIE FIRE CRABAPPLE

SHRUBS/ORNAMENTAL GRASSES/PERENNIALS

BLACK EYED SUSAN
GLOBE BLUE SPRUCE
MUGO PINE
KARL FOERSTER REED GRASS
DOGWOOD, SPP.
BURNING BUSH
LAVENDER, SPP.
BOXWOOD, SPP.
JUNIPER, SPP.
MANZANITA, SPP.
CHOKEBERRY
BARBERRY
ZAGREB COREOPSIS
SPIRAEA, SPP.
BUTTERFLY BUSH, SPP.
CAROL MACKIE
DAPHINE
FINE LINE BUCKTHORN
ROSE, SPP.
GOLD TIDE FORSYTHIA
NINEBARK, SPP.
FOUNTAIN GRASS, SPP.
MAIDEN GRASS, SPP.
BLANKET FLOWER, SPP.
RUSSIAN SAGE
HUMMINGBIRD MINT, SPP.
LAUREL, SPP.
NEST SPRUCE
GRO-LOW SUMAC

LOT TREES

LOT TREE - SHOWN FOR REFERENCE ONLY, EXACT PLACEMENT TBD
LOT TREE TO BE ANY LISTED BELOW:

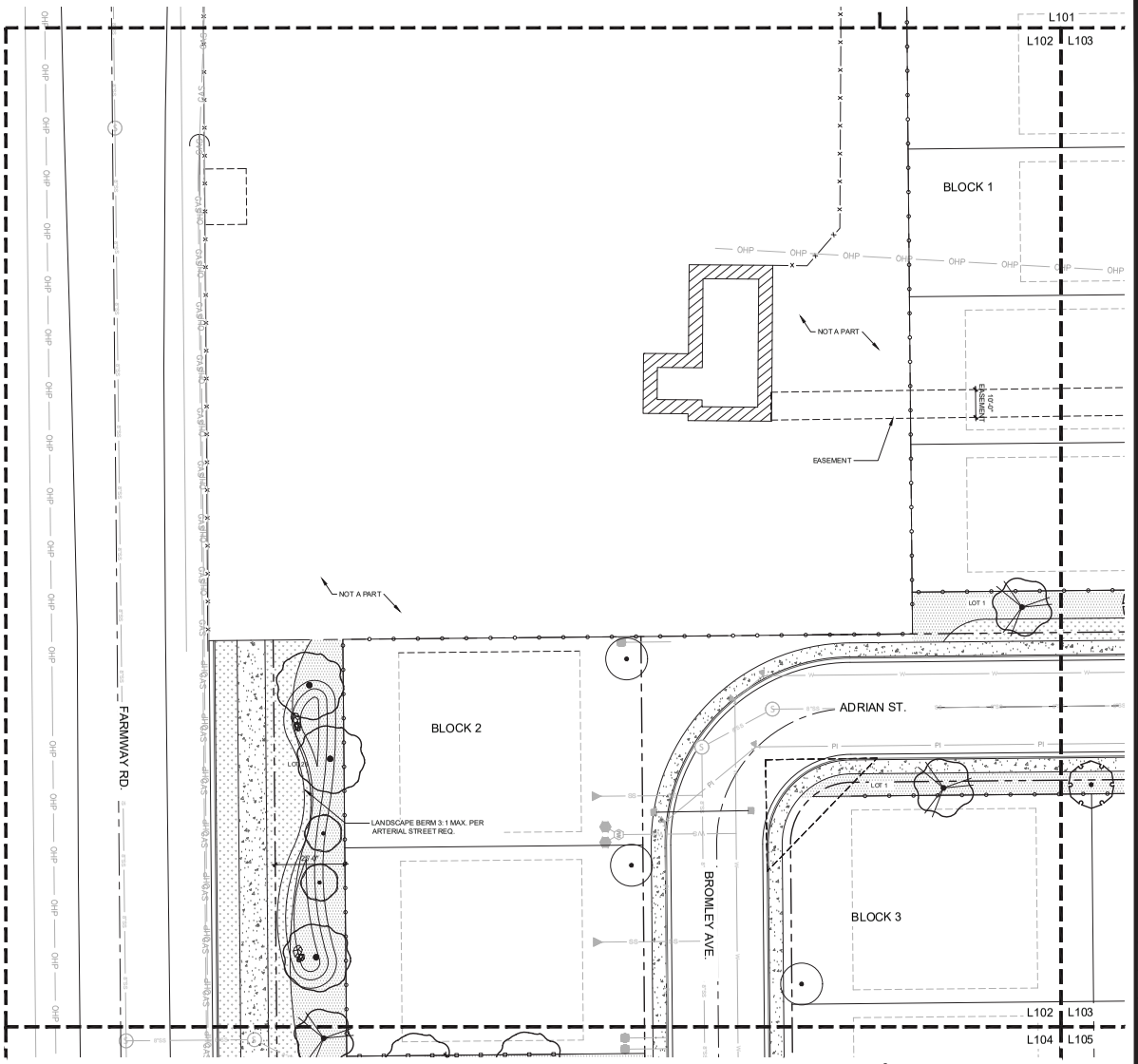
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- QUERCUS ROBUR X ALBA - OAK HYBRIDS 'COLUMNAR'
- LIRIODENDRON TULIPIFERA 'FASTIGIATUM' - COLUMNAR TULIP TREE
- GINKGO BILBOA - MAIDENHAIR TREE
- CARPINUS BETULUS 'FRANS FONTAINE' - FRANS FONTAINE EUROPEAN HORNBEAM

NOTES:

**ALL PARKWAY LANDSCAPING AND LANDSCAPE AROUND BUILDING ENVELOPES INCLUDING TREES, LAWNS, IRRIGATION, AND CONCRETE APRONS TBD.

**FENCING.
-6' CLOSED VISION PRIVACY FENCE AT ALL PERIMETER LOCATIONS, BETWEEN LOTS AND ARTERIALS/COLLECTOR STREETS, AND BLOCK ENDS

**FINAL PLACEMENT OF TREES ARE DEPENDENT ON FINAL PLACEMENTS OF SEEPAGE BEDS/DRAINAGE BASINS



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COVINGTON SQUARE SUBDIVISION

DORMAN AVE., CALDWELL, ID 83605

Revision No:	Date:	Desc:
Rev 1	03.20.2026	City comments
Rev 2	05.14.2026	City comments
Date:	05.14.2026	
Drawn By:	EV	

Drawing Title:

LANDSCAPE PLAN - AREA 2

Drawing No:

L102

LANDSCAPE MATERIALS LEGEND:

- SOD LAWN - SEE NOTE 5/L100
- CONCRETE PAVING, NATURAL GREY. SEE CIVIL FOR DETAIL
- PLAYGROUND MULCH
- 6' CLOSED VISION FENCE. SEE DETAIL 6/L150
- 4' OPEN VISION FENCE SEE DETAIL 3/L150
- BOULDERS 3'-4' LOCALLY SOURCED, SEE DETAIL 7/L150

PLANT PALETTE:

SYM	COMMON NAME	SYM	COMMON NAME

SHADE/STREET TREES (CLASS II)

EUROPEAN HORNBEAM
HONEY LOCUST
AUTUMN PURPLE ASH
HERITAGE BIRCH

EVERGREEN TREES

BLACK HILLS SPRUCE
LAYERED BLUE SPRUCE
GOLDEN DEODAR CEDAR

ORNAMENTAL TREES (CLASS I)

ROBIN HILL
SERVICEBERRY
THUNDERCLOUD PLUM
PRAIRIE FIRE CRABAPPLE

SHRUBS/ORNAMENTAL GRASSES/PERENNIALS

BLACK EYED SUSAN
GLOBE BLUE SPRUCE
MUGO PINE
KARL FOERSTER REED GRASS
DOGWOOD, SPP.
BURNING BUSH
LAVENDER, SPP.
BOXWOOD, SPP.
JUNIPER, SPP.
MANZANITA, SPP.
CHOKEBERRY
BARBERRY
ZAGREB COREOPSIS
SPIRAEA, SPP.
BUTTERFLY BUSH, SPP.
CAROL MACKIE
DAPHNE
FINE LINE BUCKTHORN
ROSE, SPP.
GOLD TIDE FORSYTHIA
NINEBARK, SPP.
FOUNTAIN GRASS, SPP.
MAIDEN GRASS, SPP.
BLANKET FLOWER, SPP.
RUSSIAN SAGE
HUMMINGBIRD MINT, SPP.
LAUREL, SPP.
NEST SPRUCE
GRO-LOW SUMAC

LOT TREES

LOT TREE - SHOWN FOR REFERENCE ONLY. EXACT PLACEMENT TBD
LOT TREE TO BE ANY LISTED BELOW:

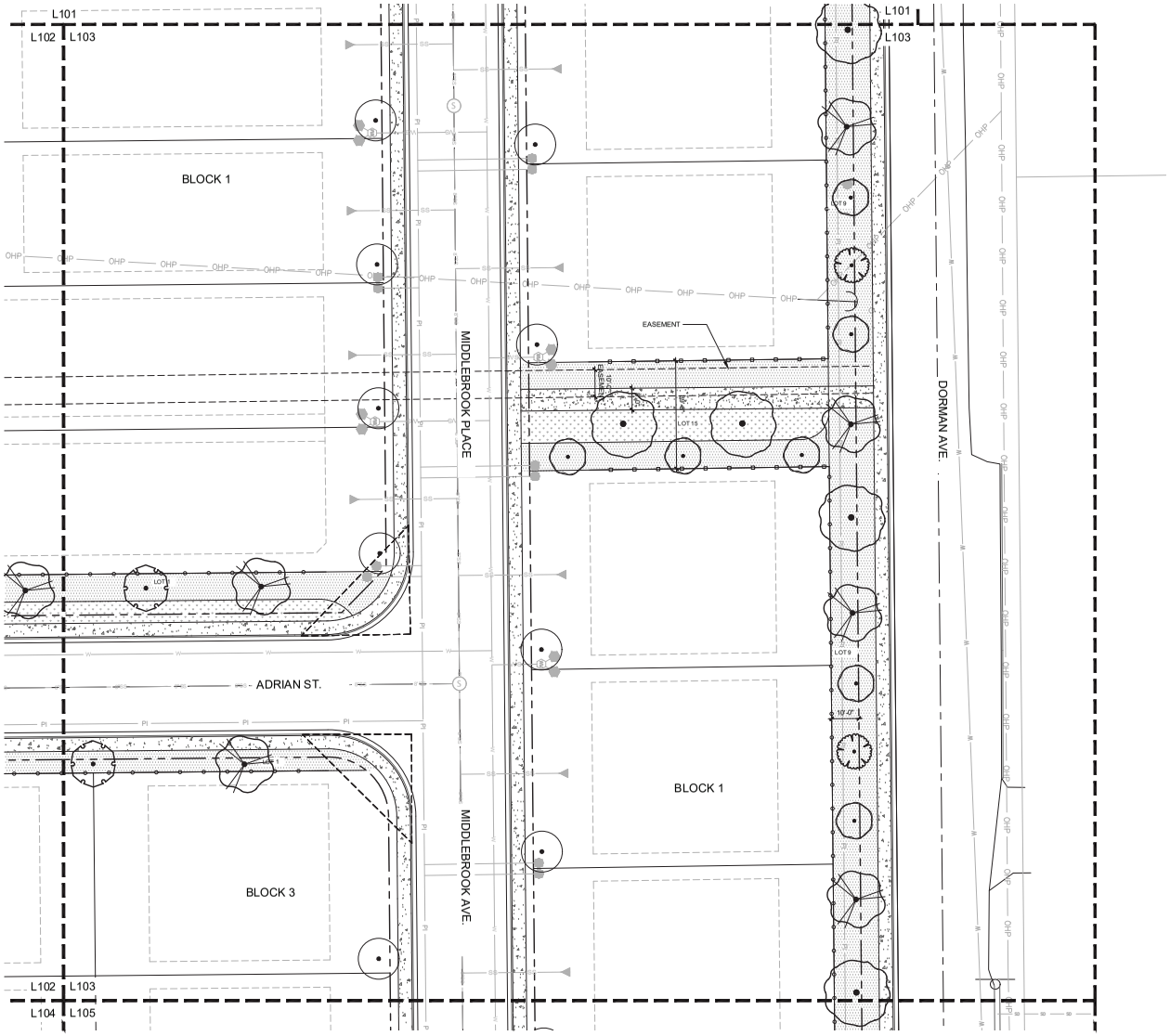
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- GINKGO BILBOA - MAIDENHAIR TREE
- CARPINUS BETULUS 'FRANS FONTAINE' - FRANS FONTAINE EUROPEAN HORNBEAM

NOTES:

**ALL PARKWAY LANDSCAPING AND LANDSCAPE AROUND BUILDING ENVELOPES INCLUDING TREES, LAWNS, IRRIGATION, AND CONCRETE APRONS TBD.

**FENCING.
-6' CLOSED VISION PRIVACY FENCE AT ALL PERIMETER LOCATIONS, BETWEEN LOTS AND ARTERIALS/COLLECTOR STREETS, AND BLOCK ENDS

**FINAL PLACEMENT OF TREES ARE DEPENDENT ON FINAL PLACEMENTS OF SEEPAGE BEDS/DRAINAGE BASINS



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COVINGTON SQUARE SUBDIVISION

DORMAN AVE., CALDWELL, ID 83605

Revision No:	Date:	Desc:
Rev 1	03.20.2026	City comments
Rev 2	05.14.2026	City comments

Date:	05.14.2026
Drawn By:	EV

Drawing Title:

LANDSCAPE PLAN - AREA 3

Drawing No:

L103

LANDSCAPE MATERIALS LEGEND:

- SOD LAWN - SEE NOTE 5/L100
- CONCRETE PAVING, NATURAL GREY. SEE CIVIL FOR DETAIL
- PLAYGROUND MULCH
- 6' CLOSED VISION FENCE. SEE DETAIL 6/L150
- 4' OPEN VISION FENCE SEE DETAIL 3/L150
- BOULDERS 3'-4' LOCALLY SOURCED, SEE DETAIL 7/L150

PLANT PALETTE:

SYM	BOTANICAL NAME	SYM	BOTANICAL NAME

SHADE/STREET TREES (CLASS II)

EUROPEAN HORNBEAM
HONEY LOCUST
AUTUMN PURPLE ASH
HERITAGE BIRCH

EVERGREEN TREES

BLACK HILLS SPRUCE
LAYERED BLUE SPRUCE
GOLDEN DEODAR CEDAR

ORNAMENTAL TREES (CLASS I)

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SERVICEBERRY
THUNDERCLOUD PLUM
PRAIRIE FIRE CRABAPPLE

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MANZANITA, SPP.
CHOKEBERRY
BARBERRY
ZAGREB COREOPSIS
SPIRAEA, SPP.
BUTTERFLY BUSH, SPP.
CAROL MACKIE
DAPHNE
FINE LINE BUCKTHORN
ROSE, SPP.
GOLD TIDE FORSYTHIA
NINEBARK, SPP.
FOUNTAIN GRASS, SPP.
MAIDEN GRASS, SPP.
BLANKET FLOWER, SPP.
RUSSIAN SAGE
HUMMINGBIRD MINT, SPP.
LAUREL, SPP.
NEST SPRUCE
GRO-LOW SUMAC

LOT TREES

LOT TREE - SHOWN FOR REFERENCE ONLY. EXACT PLACEMENT TBD. LOT TREE TO BE ANY LISTED BELOW:

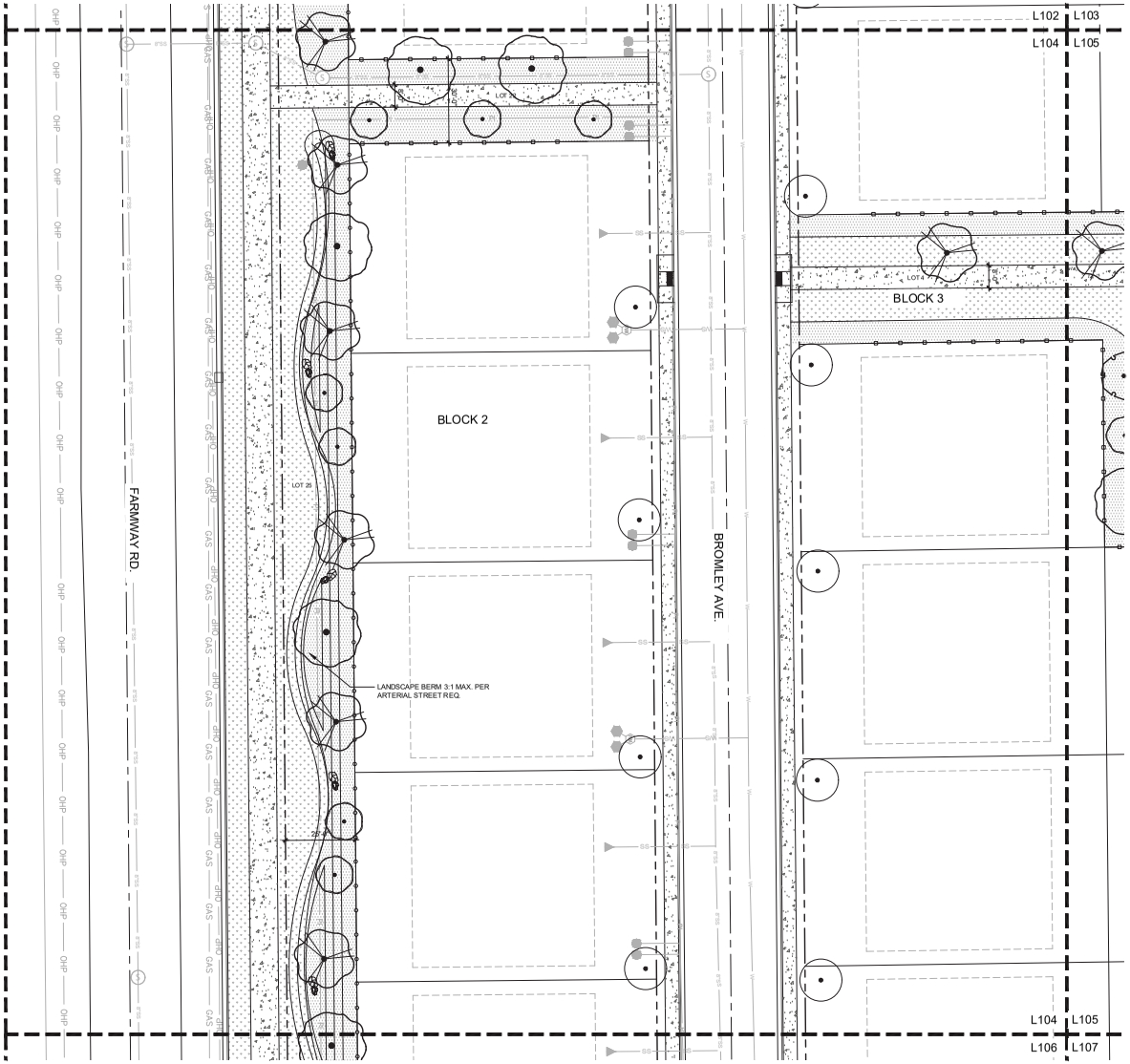
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- CARPINUS BETULUS 'FRANS FONTAINE' - FRANS FONTAINE EUROPEAN HORNBEAM

NOTES:

**ALL PARKWAY LANDSCAPING AND LANDSCAPE AROUND BUILDING ENVELOPES INCLUDING TREES, LAWNS, IRRIGATION, AND CONCRETE APRONS TBD.

**FENCING.
-6' CLOSED VISION PRIVACY FENCE AT ALL PERIMETER LOCATIONS, BETWEEN LOTS AND ARTERIALS/COLLECTOR STREETS, AND BLOCK ENDS

**FINAL PLACEMENT OF TREES ARE DEPENDENT ON FINAL PLACEMENTS OF SEEPAGE BEDS/DRAINAGE BASINS



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NOT FOR CONSTRUCTION

COVINGTON SQUARE SUBDIVISION

DORMAN AVE., CALDWELL, ID 83605

Revision No:	Date:	Desc:
Rev 1	03.20.2026	City comments
Rev 2	05.14.2026	City comments
Date:	05.14.2026	
Drawn By:	EV	

Drawing Title:

LANDSCAPE PLAN - AREA 4

Drawing No:

L104

LANDSCAPE MATERIALS LEGEND:

- SOD LAWN - SEE NOTE 5/L100
- CONCRETE PAVING, NATURAL GREY. SEE CIVIL FOR DETAIL
- PLAYGROUND MULCH
- 6' CLOSED VISION FENCE. SEE DETAIL 6/L150
- 4' OPEN VISION FENCE SEE DETAIL 3/L150
- BOULDERS 3'-4' LOCALLY SOURCED, SEE DETAIL 7/L150

PLANT PALETTE:

SYM	COMMON NAME	SYM	COMMON NAME

SHADE/STREET TREES (CLASS II)

EUROPEAN HORNBEAM
HONEY LOCUST
AUTUMN PURPLE ASH
HERITAGE BIRCH

EVERGREEN TREES

BLACK HILLS SPRUCE
LAYERED BLUE SPRUCE
GOLDEN DEODAR CEDAR

ORNAMENTAL TREES (CLASS I)

ROBIN HILL
SERVICEBERRY
THUNDERCLOUD PLUM
PRAIRIE FIRE CRABAPPLE

SHRUBS/ORNAMENTAL GRASSES/PERENNIALS

BLACK EYED SUSAN
GLOBE BLUE SPRUCE
MUGO PINE
KARL FOERSTER REED GRASS
DOGWOOD, SPP.
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JUNIPER, SPP.
MANZANITA, SPP.
CHOKEBERRY
BARBERRY
ZAGREB COREOPSIS
SPIRAEA, SPP.
BUTTERFLY BUSH, SPP.
CAROL MACKIE
DAPHINE
FINE LINE BUCKTHORN
ROSE, SPP.
GOLD TIDE FORSYTHIA
NINEBARK, SPP.
FOUNTAIN GRASS, SPP.
MAIDEN GRASS, SPP.
BLANKET FLOWER, SPP.
RUSSIAN SAGE
HUMMINGBIRD MINT, SPP.
LAUREL, SPP.
NEST SPRUCE
GRO-LOW SUMAC

LOT TREES

LOT TREE - SHOWN FOR REFERENCE ONLY. EXACT PLACEMENT TBD
LOT TREE TO BE ANY LISTED BELOW:

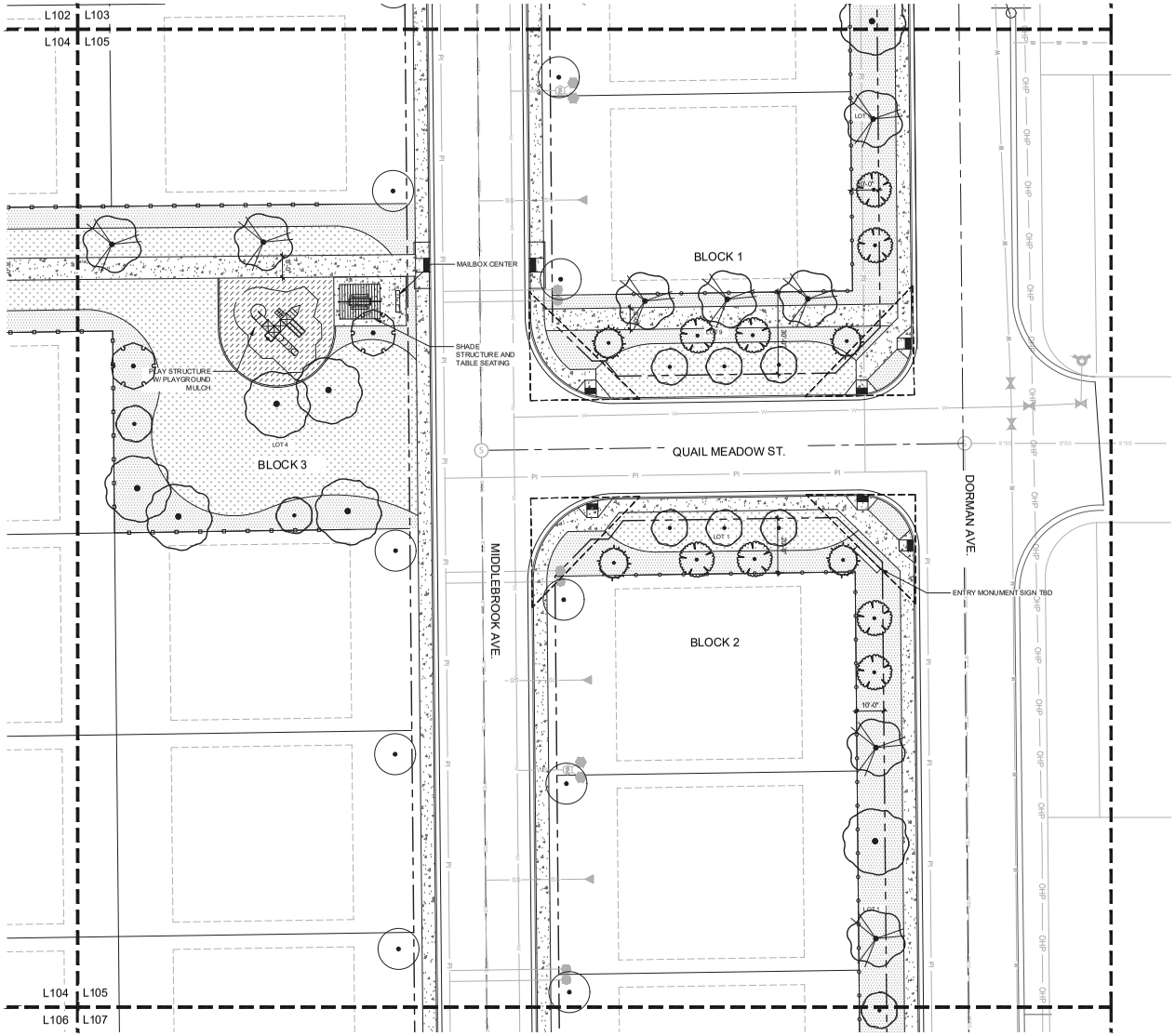
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- CARPINUS BETULUS 'FRANS FONTAINE' - FRANS FONTAINE EUROPEAN HORNBEAM

NOTES:

**ALL PARKWAY LANDSCAPING AND LANDSCAPE AROUND BUILDING ENVELOPES INCLUDING TREES, LAWNS, IRRIGATION, AND CONCRETE APRONS TBD.

**FENCING.
-6' CLOSED VISION PRIVACY FENCE AT ALL PERIMETER LOCATIONS, BETWEEN LOTS AND ARTERIALS/COLLECTOR STREETS, AND BLOCK ENDS

**FINAL PLACEMENT OF TREES ARE DEPENDENT ON FINAL PLACEMENTS OF SEEPAGE BEDS/DRAINAGE BASINS



plantas ARCHITECTURES

EMILY VOGES Landscape Architect
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208.957.9431

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NOT FOR CONSTRUCTION

COVINGTON SQUARE SUBDIVISION

DORMAN AVE., CALDWELL, ID 83605

Revision No:	Date:	Desc:
Rev 1	03.20.2026	City comments
Rev 2	05.14.2026	City comments

Date: 05.14.2026

Drawn By: EV

Drawing Title:

LANDSCAPE PLAN - AREA 5

Drawing No:

L105

LANDSCAPE MATERIALS LEGEND:

- SOD LAWN - SEE NOTE 5/L100
- CONCRETE PAVING, NATURAL GREY. SEE CIVIL FOR DETAIL
- PLAYGROUND MULCH
- 6' CLOSED VISION FENCE. SEE DETAIL 6/L150
- 4' OPEN VISION FENCE SEE DETAIL 3/L150
- BOULDERS 3'-4' LOCALLY SOURCED, SEE DETAIL 7/L150

PLANT PALETTE:

SYM	COMMON NAME

SHADE/STREET TREES (CLASS II)

- EUROPEAN HORNBEAM
- HONEY LOCUST
- AUTUMN PURPLE ASH
- HERITAGE BIRCH

EVERGREEN TREES

- BLACK HILLS SPRUCE
- LAYERED BLUE SPRUCE
- GOLDEN DEODAR CEDAR

ORNAMENTAL TREES (CLASS I)

- ROBIN HILL
- SERVICEBERRY
- THUNDERCLOUD PLUM
- PRAIRIE FIRE CRABAPPLE

SHRUBS/ORNAMENTAL GRASSES/PERENNIALS

- BLACK EYED SUSAN
- GLOBE BLUE SPRUCE
- MUGO PINE
- KARL FOERSTER REED GRASS
- DOGWOOD, SPP.
- BURNING BUSH
- LAVENDER, SPP.
- BOXWOOD, SPP.
- JUNIPER, SPP.
- MANZANITA, SPP.
- CHOKEBERRY
- BARBERRY
- ZAGREB COREOPSIS
- SPIRAEA, SPP.
- BUTTERFLY BUSH, SPP.
- CAROL MACKIE
- DAPHINE
- FINE LINE BUCKTHORN
- ROSE, SPP.
- GOLD TIDE FORSYTHIA
- NINEBARK, SPP.
- FOUNTAIN GRASS, SPP.
- MAIDEN GRASS, SPP.
- BLANKET FLOWER, SPP.
- RUSSIAN SAGE
- HUMMINGBIRD MINT, SPP.
- LAUREL, SPP.
- NEST SPRUCE
- GRO-LOW SUMAC

LOT TREES

LOT TREE - SHOWN FOR REFERENCE ONLY, EXACT PLACEMENT TBD. LOT TREE TO BE ANY LISTED BELOW:

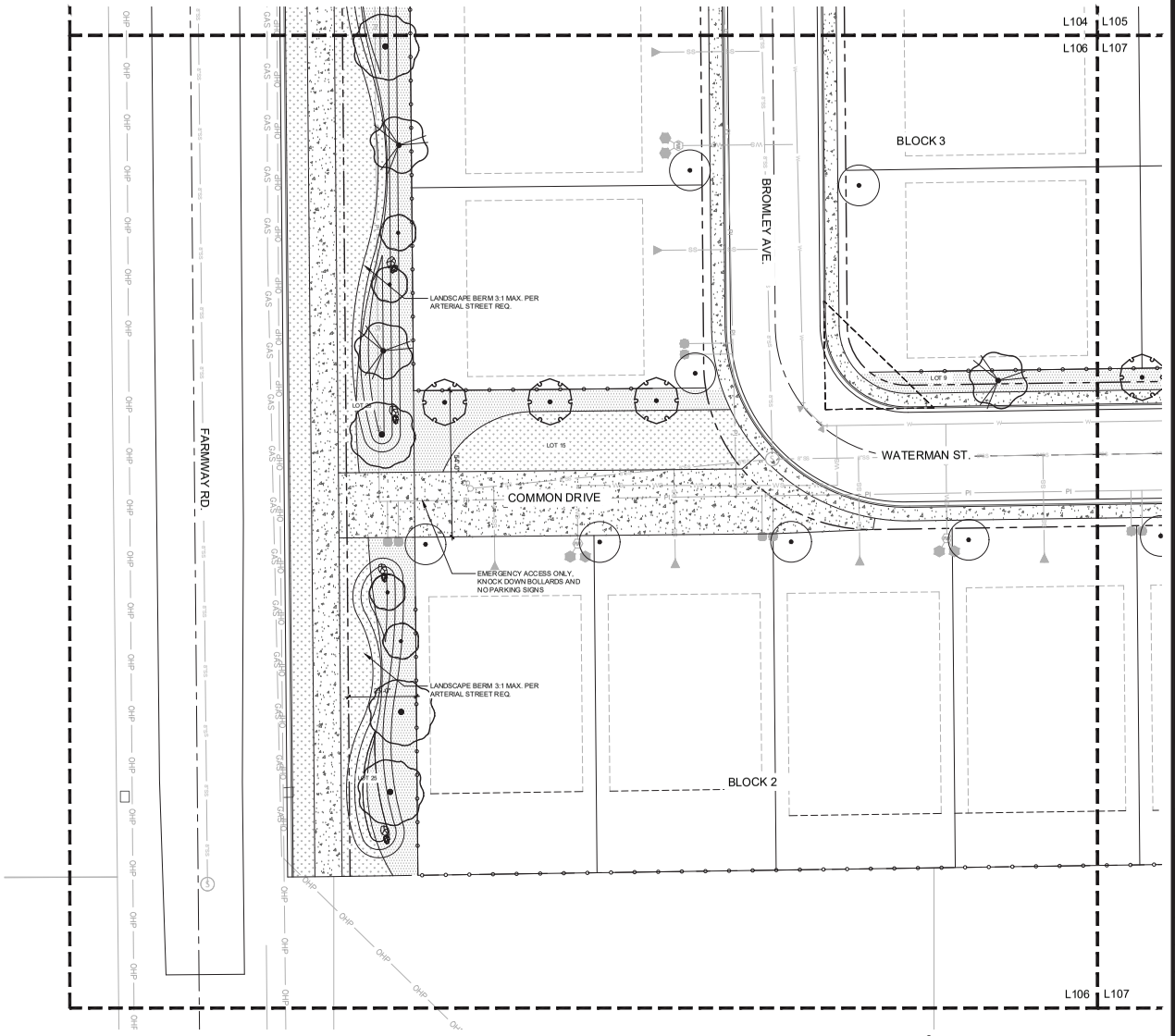
- PYRUS CALLERYANA 'REDSPIRE' - REDSPIRE CALLERY PEAR
- QUERCUS ROBUR X ALBA - OAK HYBRIDS 'COLUMNAR'
- LIRIODENDRON TULIPIFERA 'FASTIGATUM' - COLUMNAR TULIP TREE
- GINKGO BILBOA - MAIDENHAIR TREE
- CARPINUS BETULUS 'FRANS FONTAINE' - FRANS FONTAINE EUROPEAN HORNBEAM

NOTES:

**ALL PARKWAY LANDSCAPING AND LANDSCAPE AROUND BUILDING ENVELOPES INCLUDING TREES, LAWNS, IRRIGATION, AND CONCRETE APRONS TBD.

**FENCING.
-6' CLOSED VISION PRIVACY FENCE AT ALL PERIMETER LOCATIONS, BETWEEN LOTS AND ARTERIALS/COLLECTOR STREETS, AND BLOCK ENDS

**FINAL PLACEMENT OF TREES ARE DEPENDENT ON FINAL PLACEMENTS OF SEEPAGE BEDS/DRAINAGE BASINS



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COVINGTON SQUARE SUBDIVISION

DORMAN AVE., CALDWELL, ID 83605

Revision No:	Date:	Desc:
Rev 1	03.20.2026	City comments
Rev 2	05.14.2026	City comments

Date:	05.14.2026
Drawn By:	EV

Drawing Title:

LANDSCAPE PLAN - AREA 6

Drawing No:

L106

LANDSCAPE MATERIALS LEGEND:

- SOD LAWN - SEE NOTE 5/L100
- CONCRETE PAVING, NATURAL GREY. SEE CIVIL FOR DETAIL
- PLAYGROUND MULCH
- 6' CLOSED VISION FENCE. SEE DETAIL 6/L150
- 4' OPEN VISION FENCE SEE DETAIL 3/L150
- BOULDERS 3'-4' LOCALLY SOURCED, SEE DETAIL 7/L150

PLANT PALETTE:

SYM	BOTANICAL NAME	SYM	BOTANICAL NAME

SHADE/STREET TREES (CLASS II)

- EUROPEAN HORNBEAM
- HONEY LOCUST
- AUTUMN PURPLE ASH
- HERITAGE BIRCH

EVERGREEN TREES

- BLACK HILLS SPRUCE
- LAYERED BLUE SPRUCE
- GOLDEN DEODAR CEDAR

ORNAMENTAL TREES (CLASS I)

- ROBIN HILL SERVICEBERRY
- THUNDERCLOUD PLUM
- PRAIRIE FIRE CRABAPPLE

SHRUBS/ORNAMENTAL GRASSES/PERENNIALS

- BLACK EYED SUSAN
- GLOBE BLUE SPRUCE
- MUGO PINE
- KARL FOERSTER REED GRASS
- DOGWOOD, SPP.
- BURNING BUSH
- LAVENDER, SPP.
- BOXWOOD, SPP.
- JUNIPER, SPP.
- MANZANITA, SPP.
- CHOKEBERRY
- BARBERRY
- ZAGREB COREOPSIS
- SPIRAEA, SPP.
- BUTTERFLY BUSH, SPP.
- CAROL MACKIE
- DAPHINE
- FINE LINE BUCKTHORN
- ROSE, SPP.
- GOLD TIDE FORSYTHIA
- NINEBARK, SPP.
- FOUNTAIN GRASS, SPP.
- MAIDEN GRASS, SPP.
- BLANKET FLOWER, SPP.
- RUSSIAN SAGE
- HUMMINGBIRD MINT, SPP.
- LAUREL, SPP.
- NEST SPRUCE
- GRO-LOW SUMAC

LOT TREES

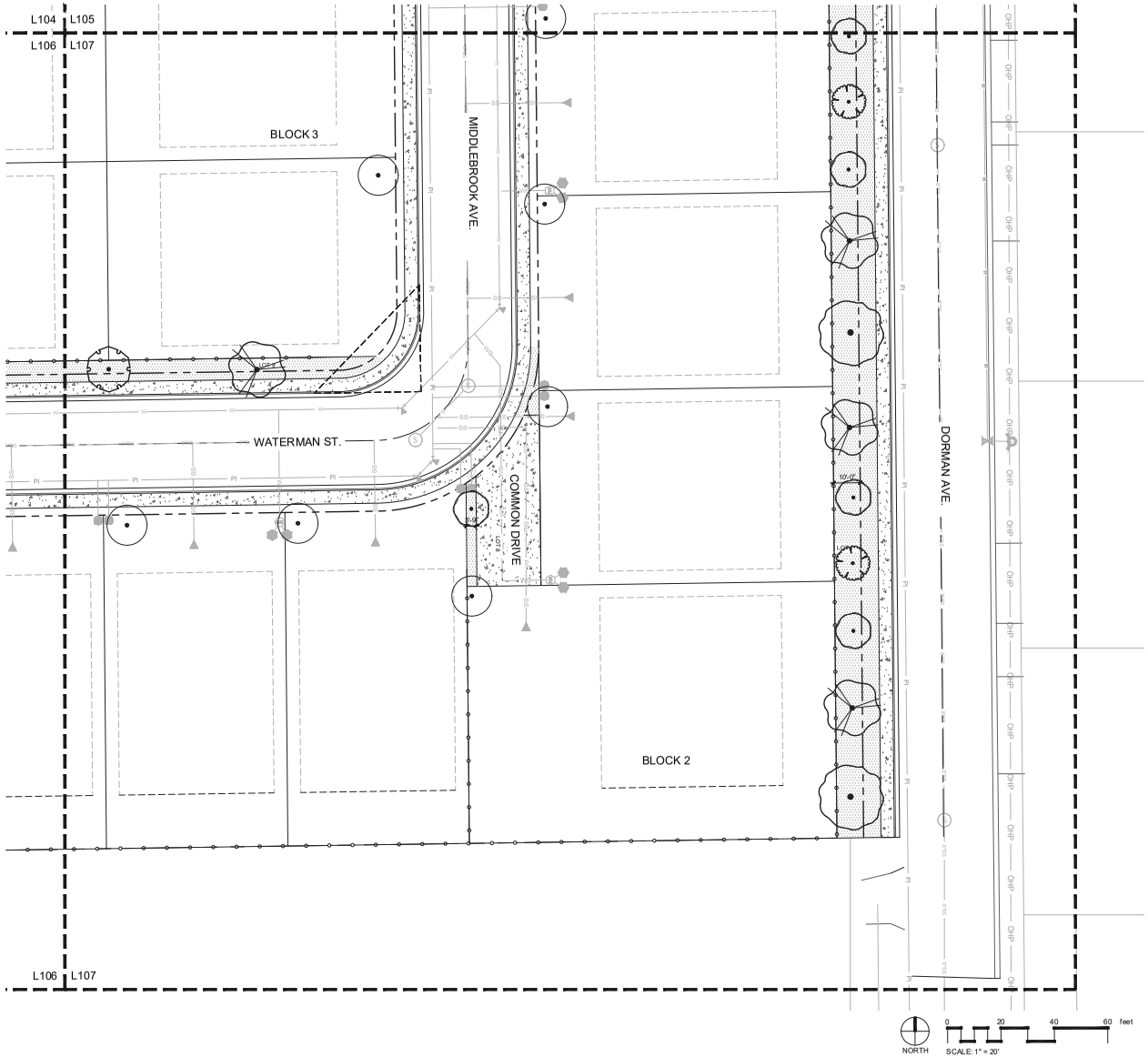
- LOT TREE - SHOWN FOR REFERENCE ONLY. EXACT PLACEMENT TBD. LOT TREE TO BE ANY LISTED BELOW:
  - PYRUS CALLERYANA 'REDSPIRE' - REDSPIRE CALLERY PEAR
  - QUERCUS ROBUR X ALBA - OAK HYBRIDS 'COLUMNAR'
  - LIRIODENDRON TULIPIFERA 'FASTIGIATUM' - COLUMNAR TULIP TREE
  - GINKGO BILBOA - MAIDENHAIR TREE
  - CARPINUS BETULUS 'FRANS FONTAINE' - FRANS FONTAINE EUROPEAN HORNBEAM

NOTES:

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Revision No:	Date:	Desc:
Rev 1	03.20.2026	City comments
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Date: 05.14.2026

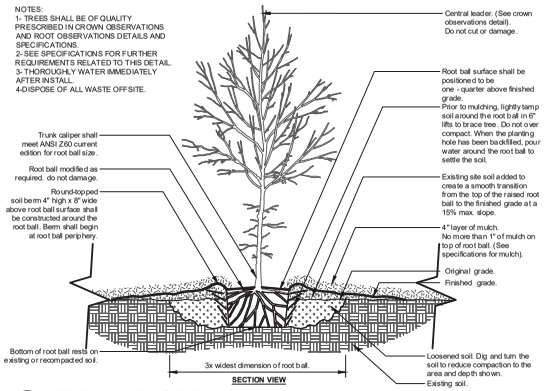
Drawn By: EV

Drawing Title:

LANDSCAPE PLAN - AREA 7

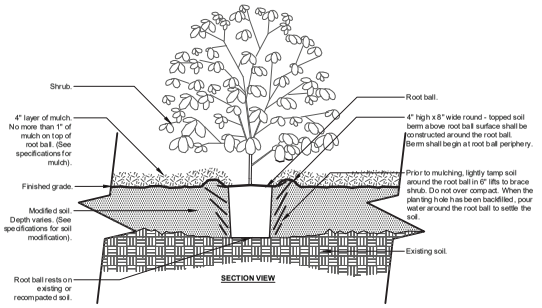
Drawing No:

L107



1 TREE PLANTING DETAIL

1/2" = 1'-0"



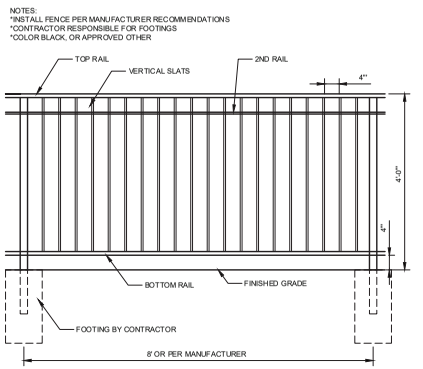
NOTES:
1- SHRUBS SHALL BE OF QUALITY PRESCRIBED IN THE ROOT OBSERVATIONS DETAIL AND SPECIFICATIONS.

2- SEE SPECIFICATIONS FOR FURTHER REQUIREMENTS RELATED TO THIS DETAIL.

3 - DISPOSE ALL WASTE OFFSITE.

2 SHRUB - MODIFIED SOIL

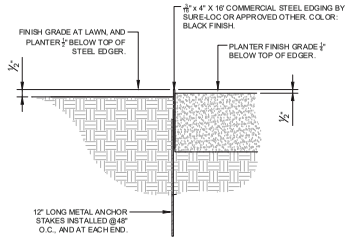
3/4" = 1'-0"



3 4' OPEN VISION FENCE

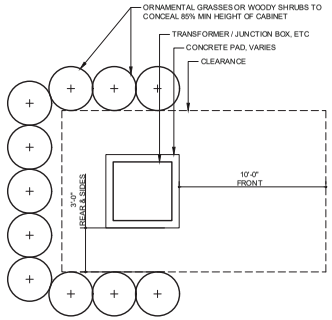
3/4" = 1'-0"

323106-02



4 STEEL LANDSCAPE EDGING

3" = 1'-0"

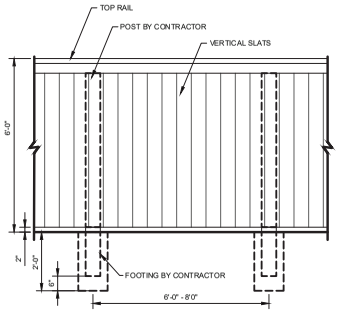


5 TRANSFORMER SCREENING

1/4" = 1'-0"

32 9339-01

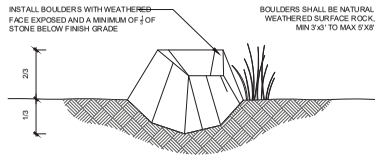
NOTE:
*POSTS, CONNECTIONS, SLATS & FOOTINGS BY CONTRACTOR



6 6` CLOSED VISION FENCE

1/2" = 1'-0"

323107-02



7 LANDSCAPE BOULDER PLACEMENT (TYP)

1" = 1'-0"

3294-01

plantas ARCHITECTURES

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DORMAN AVE., CALDWELL, ID 83605

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Rev 1	03.20.2026	City comments
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Date:	05.14.2026	
Drawn By:	EV	

Drawing Title:

LANDSCAPE DETAILS

Drawing No:

L150

LANDSCAPE MATERIALS LEGEND:

SOD LAWN - SEE NOTE 5/L100

GENERAL PAVING. SEE CIVIL FOR DETAIL

PLAYGROUND MULCH

CLOSED VISION FENCE, SEE DETAIL 6/L150

OPEN VISION FENCE SEE DETAIL 3/L150

BOULDERS 3'-4' LOCALLY SOURCED, SEE DETAIL 7/L150

PLANT PALETTE:

KEY	COMMON NAME	KEY	COMMON NAME

SHADE/STREET TREES (CLASS II)

EUROPEAN HORNBEAM
HONEY LOCUST
AUTUMN PURPLE ASH
HERITAGE BIRCH

EVERGREEN TREES

BLACK HILLS SPRUCE
LAYERED BLUE SPRUCE
GOLDEN DEODAR CEDAR

ORNAMENTAL TREES (CLASS I)

ROBIN HILL SERVICEBERRY
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SHRUBS/ORNAMENTAL GRASSES/PERENNIALS

BLACK EYED SUSAN
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DOGWOOD, SPP.
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LAVENDER, SPP.
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JUNIPER, SPP.
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CHOKEBERRY
BARBERRY
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BLANKET FLOWER, SPP.
RUSSIAN SAGE
HUMMINGBIRD MINT, SPP.
LAUREL, SPP.
NEST SPRUCE
GRO-LOW SUMAC

LOT TREES

LOT TREE - SHOWN FOR REFERENCE ONLY, EXACT PLACEMENT TBD
LOT TREE TO BE ANY LISTED BELOW:

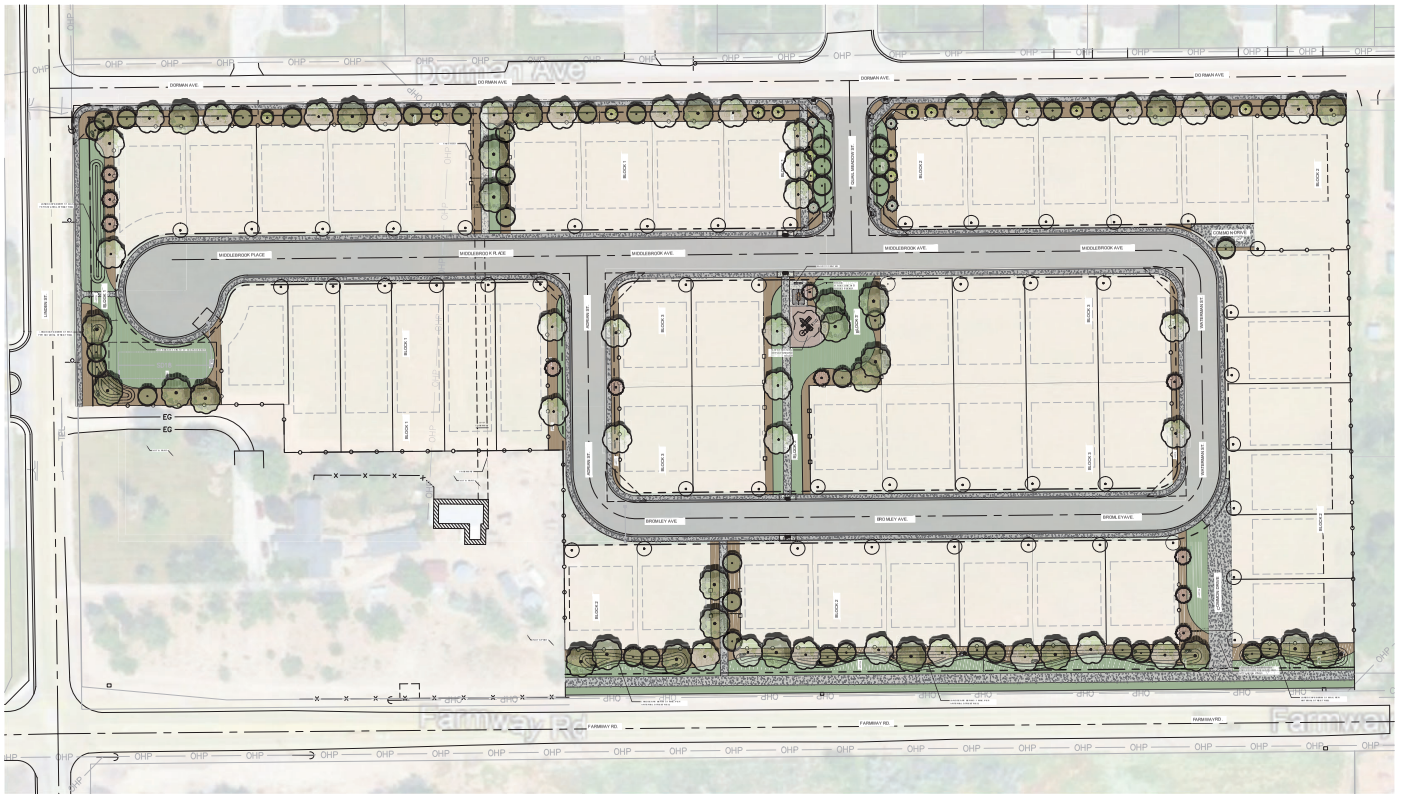
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NOTES:

**ALL PARKWAY LANDSCAPING AND LANDSCAPE AROUND BUILDING ENVELOPES INCLUDING TREES, LAWNS, IRRIGATION, AND CONCRETE APRONS TBD.

**FENCING:
-6' CLOSED VISION PRIVACY FENCE AT ALL PERIMETER LOCATIONS, BETWEEN LOTS AND ARTERIAL/S/COLLECTOR STREETS, AND BLOCK ENDS

**FINAL PLACEMENT OF TREES ARE DEPENDENT ON FINAL PLACEMENTS OF SEEPAGE BEDS/DRAINAGE BASINS



NORTH

0 60 120 180 feet

SCALE: 1" = 60'

LANDSCAPE REQUIREMENTS:

CODE REQUIREMENTS PER CALDWELL, ID 2025

PATHWAY LANDSCAPING STANDARDS:

* NEIGHBORHOOD PATHWAY 5' MIN: 25 SHRUBS/100 LF, NO EVERGREENS, CLASS I AND II TREES 1/40LF.
* COMMUNITY PATHWAY 8' MIN: 15 SHRUBS/100 LF, NO EVERGREENS, CLASS I AND II TREES 1/40LF.

NEIGHBORHOOD PATHWAY	TREES/SHRUBS REQUIRED	TREES/SHRUBS PROVIDED
LOT 9 BLOCK 1 - 38'	1/10	1/10 (TBD)

COMMUNITY PATHWAY	TREES/SHRUBS REQUIRED	TREES/SHRUBS PROVIDED
LOT 9 BLOCK 1 - 130'	3/20	3/20 (TBD)
LOT 15 BLOCK 1 - 128'	4/19	4/19 (TBD)
LOT 22 BLOCK 2 - 144'	4/22	4/22 (TBD)
LOT 4 BLOCK 3 - 222'	6/33	6/33(TBD)

STREET BUFFER:

- LOCAL: MINIMUM 10' BUFFER WIDTH.
- ARTERIAL: MINIMUM 25' BUFFER WIDTH.
- ENTRANCE BUFFERS: MINIMUM 15' BUFFER WIDTH.
- MINIMUM (1) CLASS II TREE PER 35 LINEAL FEET OR (1) CLASS I TREE PER 25', CLASS III ARE PROHIBITED IN STREET BUFFERS.
- MINIMUM (1) SHRUB PER 4 LINEAL FEET.
- TURF - 20% MIN, NOT TO EXCEED 50%

BUFFER - LENGTH MINUS CURB CUTS (LF)	TREES/SHRUBS REQUIRED	TREES/SHRUBS PROVIDED
DORMAN AVE. (LOCAL) - 1,270'	37/318	39/318 (TBD)
** LAWN SQ.FT: 0 SF = 0%		
** PLANTER BED SQ.FT: 11,730SF		
QUAIL MEADOW LOOP (LOCAL) - 280' (BOTH SIDES)	7/70	10/70 (TBD)
** LAWN SQ.FT: 1,917 SF = 38%		
** PLANTER BED SQ.FT: 2,201SF		
LINDEN ST. (ARTERIAL) - 308'	9/77	11/77 (TBD)
** LAWN SQ.FT: 3,538 SF = 48%		
** PLANTER BED SQ.FT: 3,708SF		
FARMWAY RD. (ARTERIAL) - 808'	23/202	27/202 (TBD)
** LAWN SQ.FT: 8,016 SF = 40%		
** PLANTER BED SQ.FT: 11,353SF		

NOTE: ADDITIONAL TREES IN BUFFER COUNT TOWARDS LANDSCAPE COMMON OPEN SPACE

COMMON OPEN SPACE:

* (1) TREE PER EVERY 5,000 SQUARE FEET OF AREA SHALL BE REQUIRED. AT LEAST 50% OF THE REQUIRED TREES SHALL BE CLASS I OR CLASS III TREES TO SUPPLY SHADE FOR USERS.

OPEN SPACE- SQUARE FOOTAGE (SQ.FT.)	TREES REQUIRED	TREES PROVIDED
LOT 1 BLOCK 1 - 2,444 SQ.FT.	1	3
LOT 8 BLOCK 1 - 7,435 SQ.FT.	2	3
LOT 9 BLOCK 1 - 17,609 SQ.FT. @50% STREET BUFFER	4	4 (IN ADD. TO REQ. BUFFER/PATH)
LOT 15 BLOCK 1 - 4,362 SQ.FT.	1	1 (IN ADD. TO REQ. PATH)
LOT 1 BLOCK 2 - 6,838 SQ.FT. @50% STREET BUFFER	1	2 (IN ADD. TO REQ. BUFFER)
LOT 8 BLOCK 2 - 1,492 SQ.FT.	1	1
LOT 15 BLOCK 2 - 6,642 SQ.FT.	1	3
LOT 22 BLOCK 2 - 3,210 SQ.FT.	1	1 (IN ADD. TO REQ. PATH)
LOT 25 BLOCK 2 - 20,177 SQ.FT. @50% STREET BUFFER	4	4 (IN ADD. TO REQ. BUFFER)
LOT 1 BLOCK 3 - 957 SQ.FT.	1	3
LOT 4 BLOCK 3 - 17,897 SQ.FT.	4	6 (IN ADD. TO REQ. PATH)
LOT 9 BLOCK 3 - 999 SQ.FT.	1	3

TREE SPECIES:

* NO MORE THAN 40% OF THE REQUIRED TREES SHALL BE OF THE SAME TREE SPECIES.
* NO MORE THAN 50% OF THE REQUIRED TREES SHALL BE CLASS I TREES, UNLESS SUCH TREES ARE LOCATED WHERE OVERHEAD POWER LINES PROHIBIT THE USE OF TALLER TREES.

TREES SPECIES REQUIRED		TREES SPECIES PROVIDED
DORMAN AVE.	3	4
FARMWAY RD.	3	3
LINDEN ST.	3	4

MINIMUM PLANT SIZES:

PLANT TYPE: MINIMUM SIZE

- EVERGREEN TREES: 6' HT. MIN.
- ORNAMENTAL TREES: 2" CALIPER MIN.
- SHADE TREES: 2" CALIPER MIN.
- SHRUBS/PERENNIALS: 10" SPREAD MIN. DEPENDING ON PLANT SPECIES

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Rev 1	03.20.2026	City comments
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Drawn By:	EV	

Drawing Title:

LANDSCAPE COLOR EXHIBIT

Drawing No:

L100C

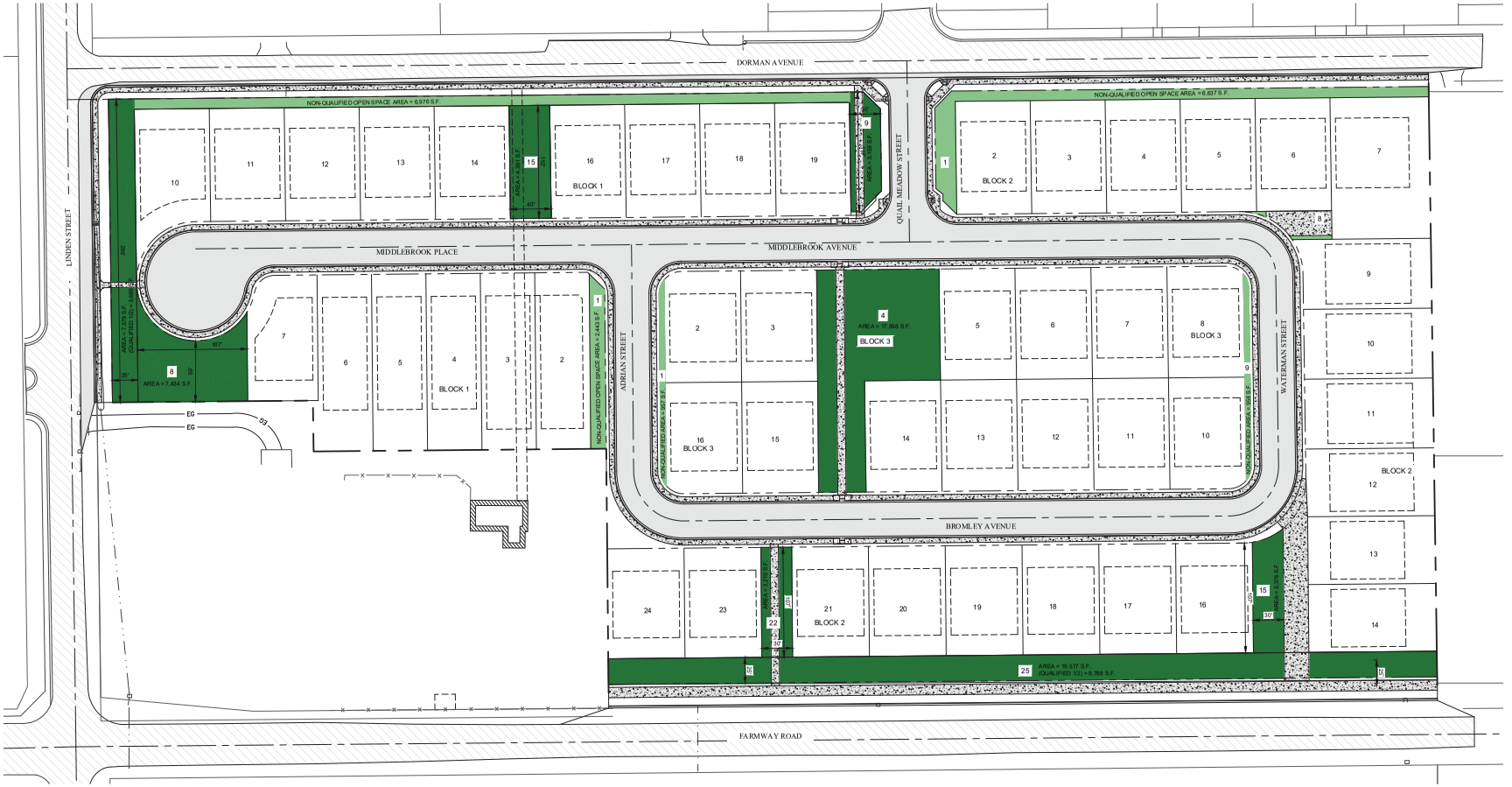
OPEN SPACE				
BLOCK	LOT	AREA (S.F.)	QUALIFIED OR NON-QUALIFIED	PERCENT OF TOTAL SITE
1	1	2,443	NON-QUALIFIED	0.37%
1	8	7,434	QUALIFIED	1.14%
1	9	6,847	QUALIFIED	1.05%
1	15	4,361	QUALIFIED	0.67%
2	1	6,637	NON-QUALIFIED	1.02%
2	15	3,376	QUALIFIED	0.78%
2	22	3,210	QUALIFIED	0.50%
2	25	9,788	QUALIFIED	1.50%
3	1	957	NON-QUALIFIED	0.15%
3	4	17,898	QUALIFIED	3.38%
3	10	968	NON-QUALIFIED	0.16%
TOTAL QUALIFIED OPEN SPACE = 52,914 S.F (8.1% OF TOTAL SITE AREA)				

TOTAL QUALIFIED OPEN SPACE
AREA = 52,914 S.F. (1.21 ACRES)

N

0 25 50 100 150

SCALE: 1" = 50'



PROJECT ADDRESS
Site Address: 0 W LINDEN ST, CA
Parcel ID: 27983010 0

BRONZE BOW
P.O. BOX 8525
RENO, NV 89507
JADON@BRONZEBOWLAND.COM

COVINGTON SQUARE

OPEN SPACE EXHIBIT

DESIGNED	JKS
DRAWN	JKS
CHECKED	KS
APPROVED	KS

PROJECT REVISIONS

NO.	ITEM	DATE

FILE NAME: 25005 - OPEN SPA

SHEET 7 OF 8

DATE: MARCH 2026
BRONZE BOW PROJECT NO: 25005

C:\USERS\JADON\BRONZE BOW DROPBOX\JADON SCHNEIDER\BRONZE BOW LAND\PROJECTS\25005 - COVINGTON SQUARE\CAD\SHEETS\25005 - OPEN SPACE (PP).DWG

PRELIMINARY PLAT
FOR
COVINGTON SQUARE
LOCATED IN A PORTION OF THE NW ¼, NW ¼ OF SECTION 33, T.4N.,R.3W., B.M., CALDWELL, CANYON COUNTY, IDAHO
MARCH 2026

DEVELOPER

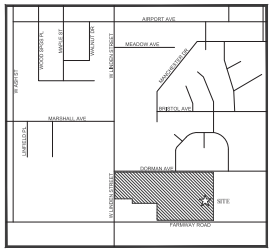
BST DEV LLC
802 NORTH ACER LOOP
SUITE 100
NAMPA IDAHO, 83687
CONTACT:
TAYLOR SCHMIDT
EMAIL: TAYLORSCHMIDT208@OUTLOOK.COM

SURVEYOR

COMPASS LAND SURVEYING
623 11TH AVENUE SOUTH
NAMPA, ID 83651
PHONE: (208) 442-0115

ENGINEER

KEITH SCHNEIDER
EMAIL: KEITH@BRONZEBOWLAND.COM
P.O. BOX 8525
BOISE, IDAHO 83707



Vicinity Map
NOT TO SCALE

SITE DATA

SITE AREA = ±14.89 ACRES

CANYON COUNTY PARCEL #27983010 0

CURRENT LAND USE ZONE: R-1 (CITY OF CALDWELL)

PROPOSED LAND USE ZONE: R-1

SINGLE-FAMILY RESIDENTIAL SETBACKS:

FRONT SETBACK (GARAGE)	22 FEET
FRONT SETBACK (LIVING)	15 FEET
SIDE SETBACK (ATTACHED)	0 FEET
SIDE SETBACK (DETACHED)	5 FEET
SIDE SETBACK (STREET SIDE)	15 FEET
REAR SETBACK	20 FEET

AREA CALCULATIONS:

AVERAGE LOT SIZE	6,457 SF
RESIDENTIAL DENSITY	3.96 DU/AC
PROVIDED (QUALIFIED OPEN SPACE)	1.81 AC (12.15%)

NOTES

1. MAINTENANCE OF THE COMMON AREAS SHALL BE BY THE COVINGTON SQUARE HOMEOWNER'S ASSOCIATION.
2. ANY RESUBDIVISION OF THE PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF RESUBDIVISION.
3. BUILDING SETBACKS AND DIMENSIONAL STANDARDS IN THIS SUBDIVISION SHALL BE IN COMPLIANCE WITH THE CITY OF CALDWELL STANDARDS FOR THE APPLICABLE ZONE, R-1.
4. THE ENGINEER CERTIFIES THAT THE INFORMATION PROVIDED HAS BEEN PREPARED TO SUPPORT PRELIMINARY PLAT REVIEW AND APPROVAL AND IS NOT SUITABLE FOR CONSTRUCTION AT THIS STAGE.
5. TO THE BEST OF THE PREPARER'S KNOWLEDGE, THE PRELIMINARY PLAT MEETS ALL REQUIREMENTS OF CITY CODE

LOT SUMMARY		
	NUMBER	AREA (AC)
DETACHED SINGLE FAMILY RESIDENTIAL	35	6.79
ATTACHED SINGLE FAMILY RESIDENTIAL	24	1.95
COMMON LOTS	12	2.52
PUBLIC RIGHT-OF-WAY (ON-SITE)	N/A	3.63
TOTAL	82	14.89

UTILITY / PUBLIC SERVICE PROVIDERS	
ELECTRICITY	IDAHO POWER
GAS	INTERMOUNTAIN GAS
TELEPHONE	CENTURY LINK/CABLE ONE
SEWER	CITY OF CALDWELL
WATER	CITY OF CALDWELL
IRRIGATION	PIONEER IRRIGATION DISTRICT
FIRE	CALDWELL FIRE DISTRICT
SCHOOL DISTRICT	CALDWELL SCHOOL DISTRICT
STREETS	CITY OF CALDWELL



LEGEND

- PROPERTY BOUNDARY
- ADJACENT PROPERTY BOUNDARY
- LOT LINE
- ROAD CENTERLINE
- ROAD RIGHT OF WAY
- CURB AND GUTTER
- MASON CREEK FEEDER EASEMENT
- EXISTING WATER LINE
- WATER MAIN
- WATER SERVICE
- EXISTING SEWER MAIN
- SEWER MAIN
- SEWER SERVICE
- STORM DRAIN PIPE
- EXISTING STORM DRAIN PIPE
- EXISTING OVERHEAD POWER
- EXISTING BURIED POWER
- EXISTING PRESSURE IRRIGATION
- PRESSURE IRRIGATION
- EXISTING ROAD SHOULDER
- EXISTING EDGE OF PAVEMENT
- EXISTING GAS LINE
- EXISTING TELEPHONE LINE
- TOP OF BANK
- BOTTOM OF DITCH
- EDGE OF GRAVEL ROAD
- EXISTING FENCE LINE
- DITCH CENTERLINE
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- MAJOR CONTOUR
- MINOR CONTOUR
- EXISTING ASPHALT
- ASPHALT
- CONCRETE SIDEWALK/PATH
- EXISTING GRAVEL
- EXISTING CONCRETE
- EXISTING SEWER MANHOLE
- SEWER MANHOLE
- EXISTING SEWER CLEANOUT
- EXISTING WATER BLOW OFF
- WATER BLOW OFF
- WATER METER
- FIRE HYDRANT
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- WATER VALVE
- EXISTING SAND AND GREASE TRAP
- SAND AND GREASE TRAP
- EXISTING CATCH BASIN
- CATCH BASIN
- SEEPAGE BED
- LIGHT POLE
- SIGN

PROJECT ADDRESS
Site Address: 0 W LINDEN ST, CA
Parcel ID: 27983010 0

BRONZE BOW
P.O. BOX 8525
BOISE, IDAHO 83707
JADON@BRONZEBOWLAND.COM

COVINGTON SQUARE
COVER

DESIGNED JKS
DRAWN JKS
CHECKED KS
APPROVED KS

PROJECT REVISIONS
NO. | ITEM | DATE

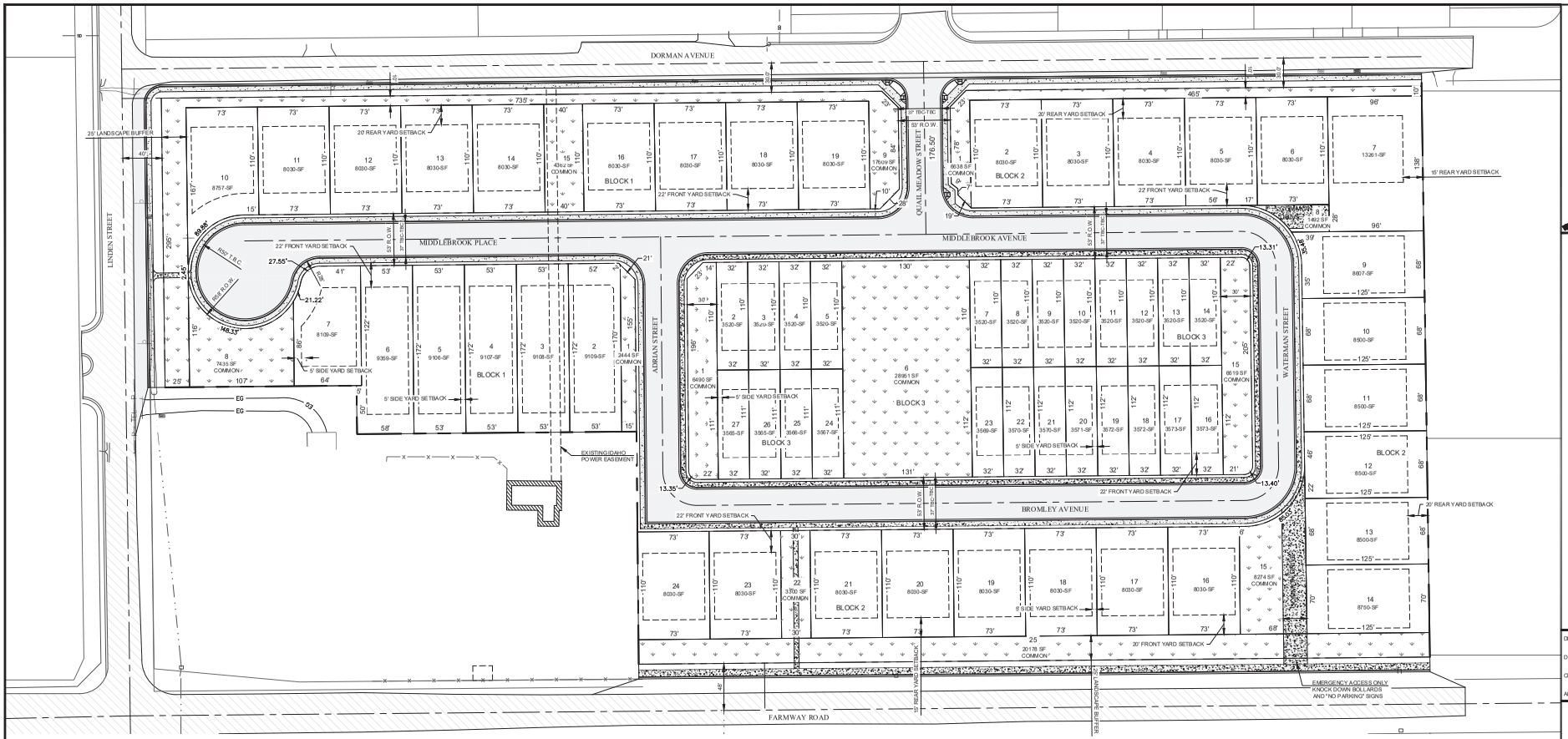
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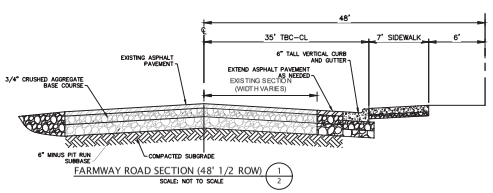
PROFESSIONAL ENGINEER LICENSED 19479 STATE OF IDAHO KEITH A. SCHNEIDER

SHEET 1 OF 8

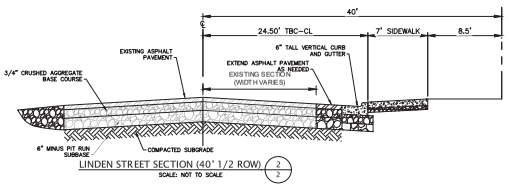
DATE: MARCH 2026
BRONZE BOW PROJECT NO: 25005

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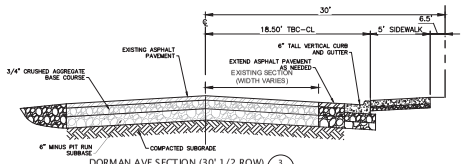




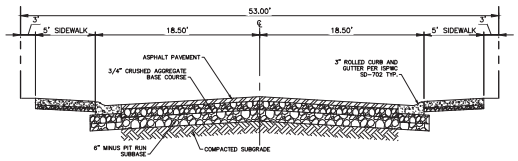
FARMWAY ROAD SECTION (48' 1/2 ROW) 1/2
SCALE: NOT TO SCALE



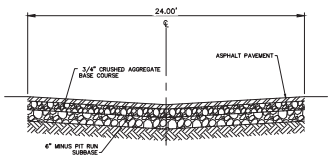
LINDEN STREET SECTION (40' 1/2 ROW) 2/2
SCALE: NOT TO SCALE



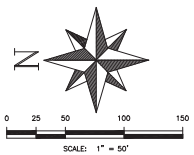
DORMAN AVE SECTION (30' 1/2 ROW) 3/2
SCALE: NOT TO SCALE



37' TYPICAL STREET SECTION (53' ROW) 4/2
SCALE: NOT TO SCALE



24' COMMON DRIVE SECTION 5/2
SCALE: NOT TO SCALE



SCALE: 1" = 50'

PROJECT ADDRESS
Site Address: 0 W LINDEN ST, CA
Parcel ID:27983010 0

BRONZE BOW
P.O. BOX 8525
BOISE, ID 83707
JADON@BRONZEBOWLAND.COM

COVINGTON SQUARE

LOT DIMENSIONS

DESIGNED	JKS
DRAWN	JKS
CHECKED	KS
APPROVED	KS

PROJECT REVISIONS

NO.	ITEM	DATE

E-FILE NAME: 25005 - LOT DIMS

PROFESSIONAL ENGINEER LICENSED 19479 STATE OF IDAHO KEITH A. SCHNEIDER

SHEET 2 OF 8

DATE: MARCH 2026

BRONZE BOW PROJECT NO: 25005

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RONZE BOW
P.O. BOX 8525
BOISE, ID 83707
JADON@BRONZEBOWLAND.COM

COVINGTON SQUARE

UTILITIES - SHEET 1 OF 3

DESIGNED	JKS
DRAWN	JKS
CHECKED	KS
APPROVED	KS

PROJECT REVISIONS

NO.	ITEM	DATE

E-FILE NAME: 25005 - UTILITIES

PRELIMINARY PLAT DATA

11-02-02-C-25: SPECIAL DEVELOPMENT AREAS: THERE ARE NO SPECIAL DEVELOPMENT AREAS LOCATED WITHIN THE SUBDIVISION BOUNDARY.

11-02-02-C-27: THE SUBDIVISION APPROACH OF QUAIL MEADOW LOOP TO FARMWAY ROAD IS LOCATED AS SHOWN ON THE PLANS.

11-02-02-C-28A: SEWER DISPOSAL: THIS SUBDIVISION WILL BE SERVED BY GRAVITY SEWER THAT WILL TIE INTO THE CITY OF KUNA'S EXISTING SEWER SYSTEM. THE SANITARY SEWER MAINS WILL BE OWN AND MAINTAIN BY THE CITY OF KUNA UPON FINAL ACCEPTANCE.

11-02-02-C-28B: WATER SUPPLY: WATER MAINS WILL BE LOOPED THROUGH THE SITE TO CONNECT TO THE CALDWELL DOMESTIC WATER SYSTEM. THE WATER MAINS WILL BE OWN AND MAINTAIN THE WATER MAINS UPON FINAL ACCEPTANCE.

11-02-02-C-28C: STORMWATER DISPOSAL: STORMWATER DISPOSAL WILL BE ACCOMPLISHED BY UTILIZING THE USE OF SHALLOW INFILTRATION SWALES OR SUBSURFACE SEEPAGE BEDS. AN EASEMENT WILL BE PROVIDED TO THE CITY FOR OWNERSHIP AND MAINTENANCE OF THE STORM SYSTEMS SERVING THE PUBLIC STREETS.

11-02-02-C-28D: IRRIGATION SYSTEM: A PRESSURE IRRIGATION SYSTEM WILL BE INSTALLED TO SERVE ALL LOTS. THE SYSTEM WILL CONNECT TO AN EXISTING SYSTEM AT THE CITY'S DISCRETION. OWNERSHIP AND MAINTENANCE OF THE IP PUMP STATION AND PRESSURE IRRIGATION MAINS WILL BE TRANSFERRED TO THE CALDWELL MUNICIPAL IRRIGATION DISTRICT (CMID).

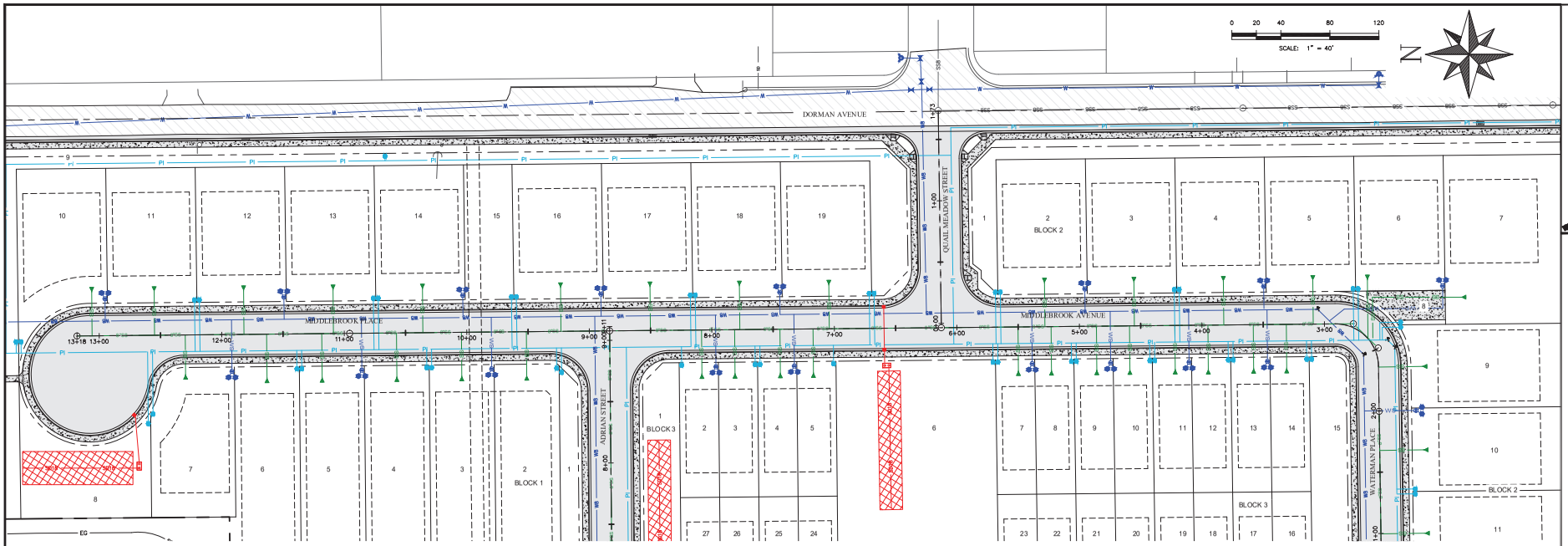
PROJECT ADDRESS
Site Address: 0 W LINDEN ST, CA
Parcel ID:27983010 0

SHEET 3 OF 8

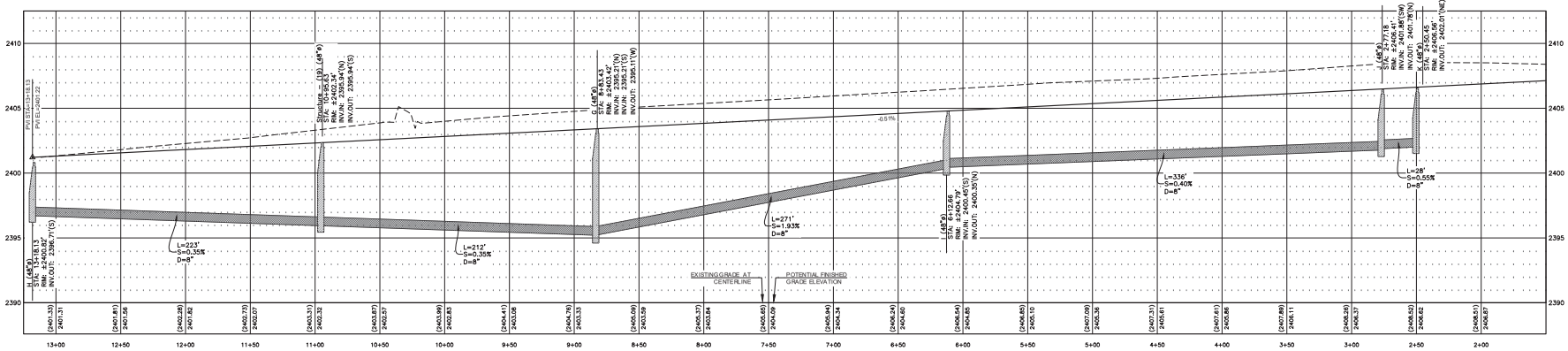
DATE: MARCH, 2026
PROJECT NO. 25005

BROMLEY AVENUE PLAN VIEW

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MIDDLEBROOK PLACE/AVENUE PLAN VIEW



MIDDLEBROOK PLACE/AVENUE PROFILE

HORIZONTAL SCALE: 1" = 40'

VERTICAL SCALE: 1" = 4'

PROJECT ADDRESS
Site Address: 0 W LINDEN ST, CA
Parcel ID:27983010 0

BRONZE BOW
P.O. BOX 8525
RENO, NV 89507
JADON@BRONZEBOWLAND.COM

COVINGTON SQUARE

UTILITIES - SHEET 2 OF 3

DESIGNED	JKS
DRAWN	JKS
CHECKED	KS
APPROVED	KS

PROJECT REVISIONS

NO.	ITEM	DATE

E.F.E. NAME 25005 - UTILITIES

PROFESSIONAL ENGINEER LICENSED 19479 STATE OF IDAHO KEITH A. SCHNEIDER

SHEET 4 OF 8

DATE: MARCH 2026
BRONZE BOW PROJECT NO: 25005

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BRONZE BOW
P.O. BOX 8525
BOISE, ID 83707
JADON@BRONZEBOWLAND.COM

COVINGTON SQUARE

UTILITIES - SHEET 3 OF 3

DESIGNED	KS
DRAWN	JKS
CHECKED	KS
APPROVED	JKS

PROJECT REVISIONS

NO.	ITEM	DATE

E-FILE NAME: 25005 - UTILITIES

PROFESSIONAL ENGINEER — JUSTIN A. SCHEER — 9479 — IDAHO — 5/17 — 05

SHEET 5 OF 8

DATE: MARCH, 2026
PROJECT NO. 25005

PROJECT ADDRESS
Site Address: 0 W LINDEN ST, CA
Parcel ID:279830110 0

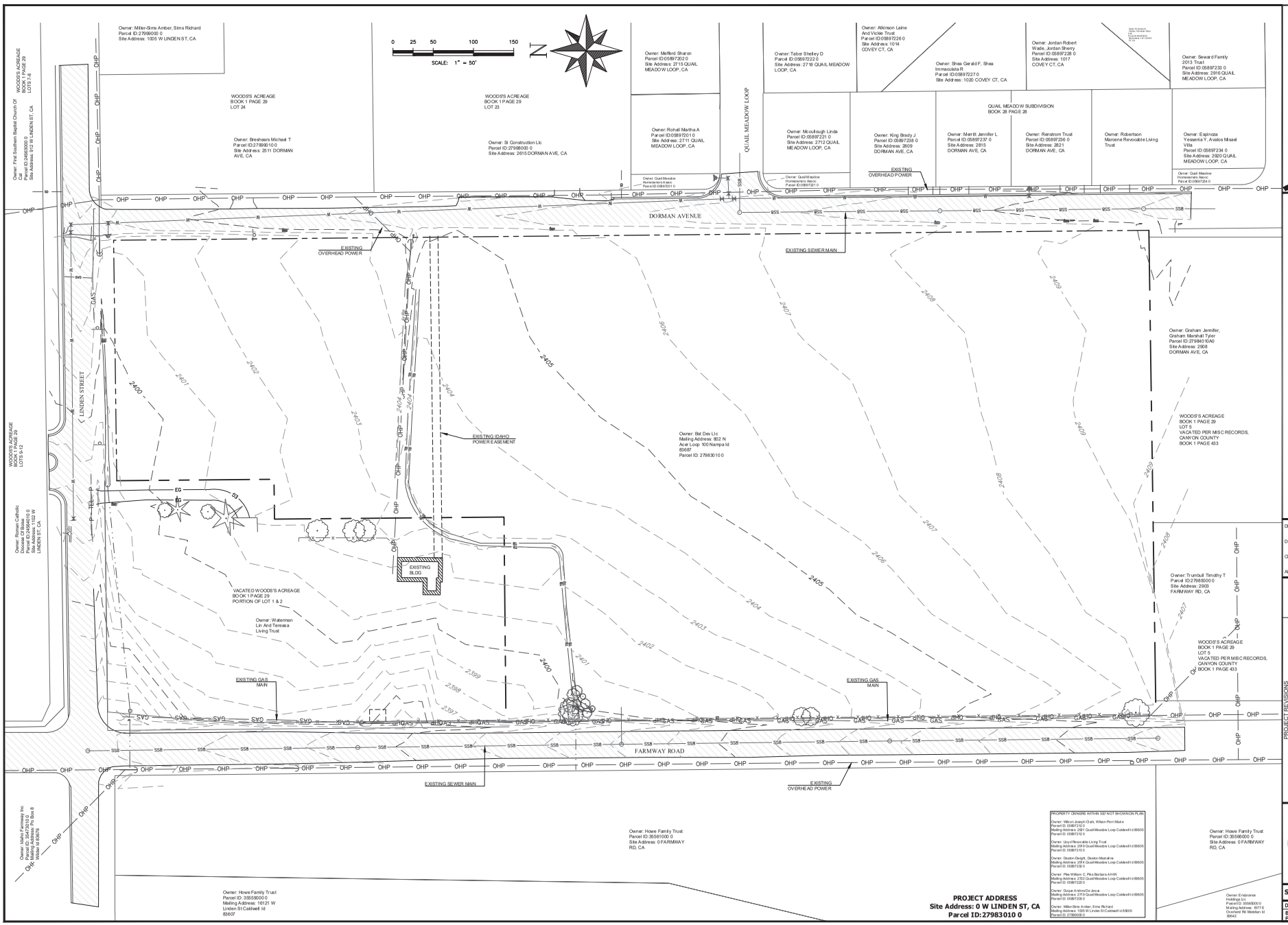
QUAIL MEADOW STREET PLAN VIEW

QUAIL MEADOW STREET PROFILE
HORIZONTAL SCALE: 1" = 40'
VERTICAL SCALE: 1" = 4'

WATERMAIN STREET PLAN VIEW

WATERMAIN STREET PROFILE
HORIZONTAL SCALE: 1" = 40'
VERTICAL SCALE: 1" = 4'

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BRONZE BOW
P.O. BOX 8525
BOISE, ID 83707
JADON@BRONZEBOWLAND.COM

COVINGTON SQUARE

EXISTING FEATURES

DESIGNED	JKS
DRAWN	JKS
CHECKED	KS
APPROVED	KS

PROJECT REVISIONS

NO.	ITEM	DATE

E-FILE NAME: 25005 - EXISTING

PROFESSIONAL ENGINEER LICENSED 19479 STATE OF IDAHO KEITH A. SCHNEIDER

SHEET 6 OF 8

DATE: MARCH 2026
BRONZE BOW PROJECT NO: 25005

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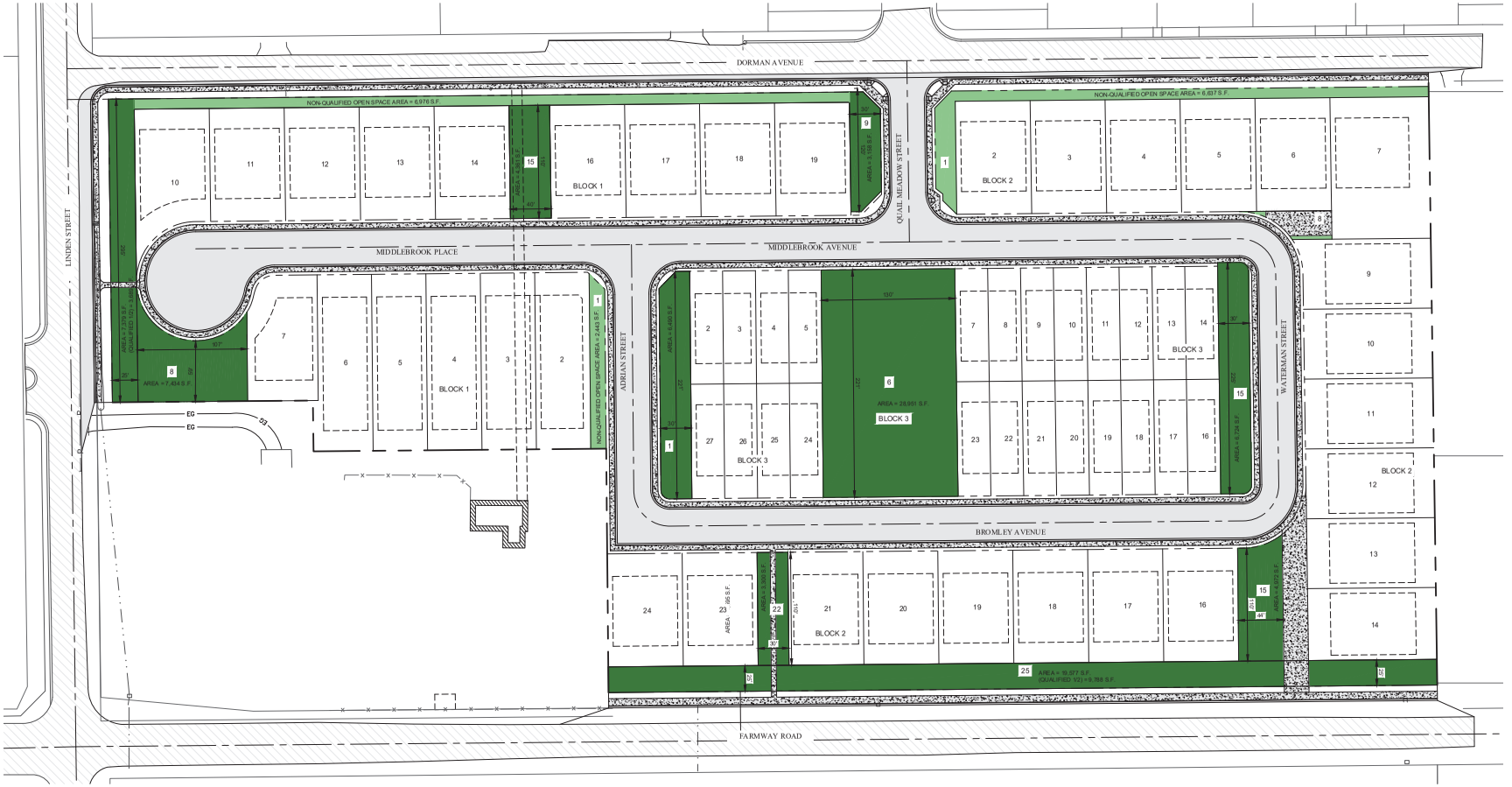
OPEN SPACE				
BLOCK	LOT	AREA (S.F.)	QUALIFIED OR NON-QUALIFIED	PERCENT OF TOTAL SITE
1	1	2,443	NON-QUALIFIED	0.37%
1	8	7,434	QUALIFIED	1.14%
1	9	6,847	QUALIFIED	1.05%
1	15	4,361	QUALIFIED	0.67%
2	1	6,637	NON-QUALIFIED	1.02%
2	15	4,972	QUALIFIED	0.76%
2	22	3,300	QUALIFIED	0.50%
2	25	9,788	QUALIFIED	1.50%
3	1	6,490	QUALIFIED	1.00%
3	6	28,951	QUALIFIED	4.46%
3	14	6,724	QUALIFIED	1.03%
TOTAL QUALIFIED OPEN SPACE = 78,867 S.F (12% OF TOTAL SITE AREA)				

TOTAL QUALIFIED OPEN SPACE
AREA = 78,867 S.F. (1.81 ACRES)

N

0 25 50 100 150

SCALE: 1" = 50'



PROJECT ADDRESS
Site Address: 0 W LINDEN ST, CA
Parcel ID:27983010 0

BRONZE BOW
P.O. BOX 8525
BOISE, ID 83707
JADON@BRONZEBOWLAND.COM

COVINGTON SQUARE

OPEN SPACE EXHIBIT

DESIGNED	JKS
DRAWN	JKS
CHECKED	KS
APPROVED	KS

PROJECT REVISIONS

NO.	ITEM	DATE

FILE NAME: 25005 - OPEN SPA

PROFESSIONAL ENGINEER LICENSED 19479 3/17/26 STATE OF IDAHO KEITH A. SCHNEIDER

SHEET 7 OF 8

DATE: MARCH 2026
BRONZE BOW PROJECT NO: 25005

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COVINGTON SQUARE

PHASING PLAN

DESIGNED KS
DRAWN MK
CHECKED KS
APPROVED KS

PROJECT REVISIONS

NO.	ITEM	DATE

E-FILE NAME: 25005 - OPEN SPA

PROFESSIONAL ENGINEER — KEITH A. SCHREIBER — 19478 — STATE OF IDAHO

SHEET 8 OF 8

DATE: MARCH, 2026
PROJECT NO. 25005

BRONZE BOW
P.O. BOX 8525
BOISE, ID 83707
JADON@BRONZEBOWLAND.COM

C:\USERS\JADON\BRONZE BOW DROPBOX\JADON SCHREIBER\BRONZE BOW LAND\PROJECTS\25005 - COVINGTON SQUARE\CAD\SHEETS\25005 - OPEN SPACE (PP1).DWG





DORMAN AVENUE





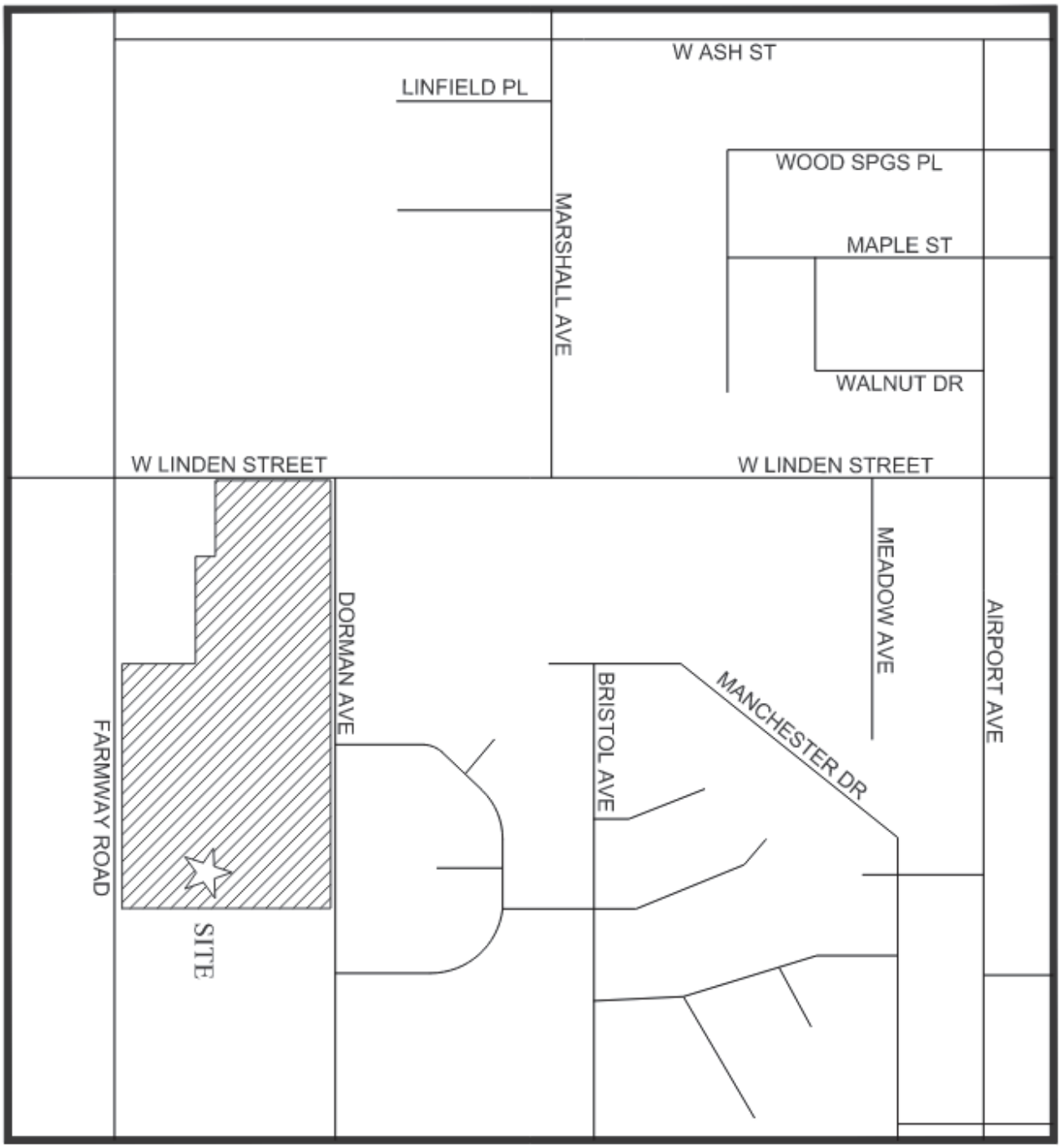


FARMWAY ROAD



EXHIBIT S-1

Vicinity Map



Vicinity Map

Scale: 1"=600'

BRONZE BOW
P.O. BOX 8525 BOISE, ID 83704
JADON@BRONZEBOWLAND.COM

EXHIBIT S-2

Zoning Map

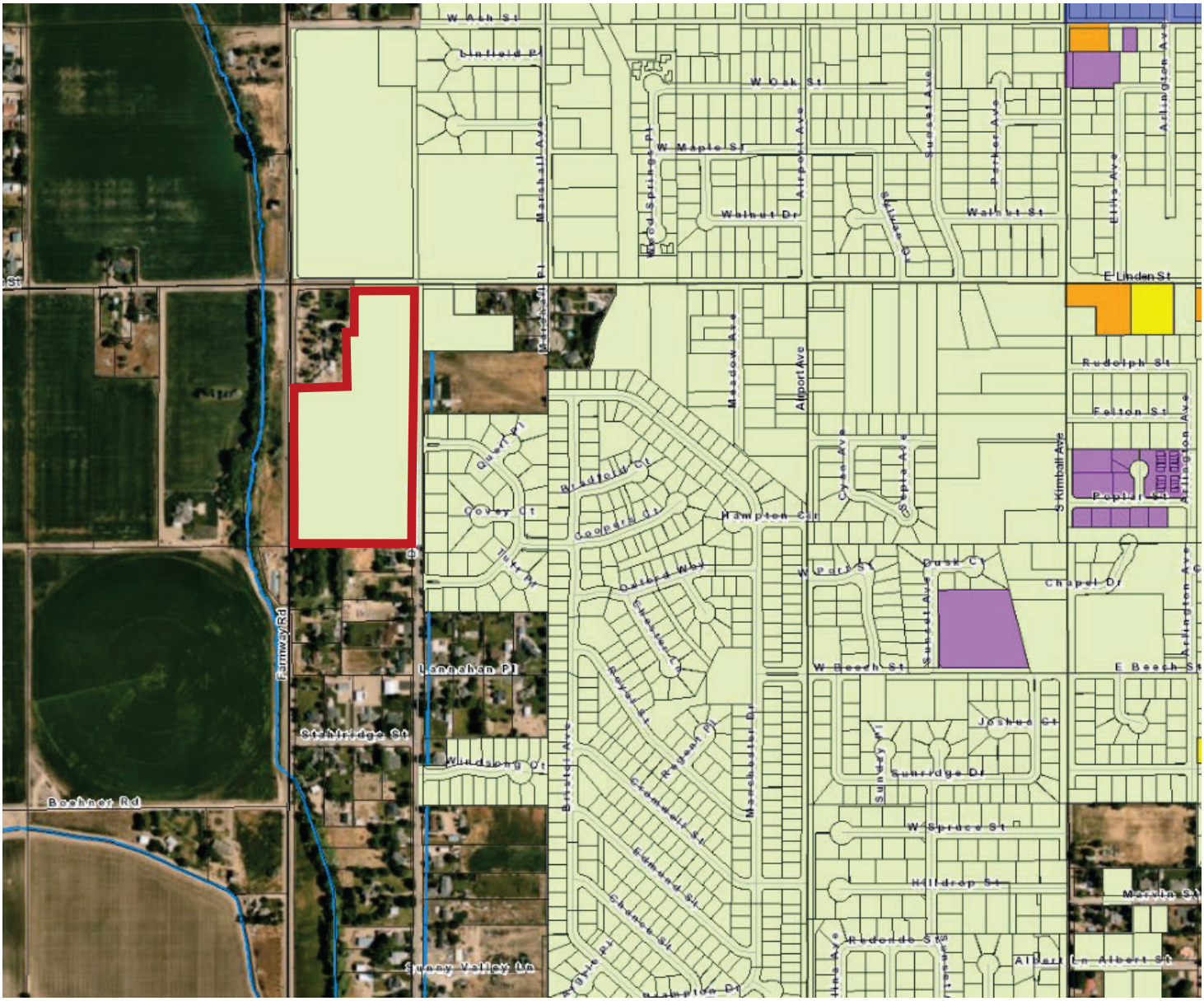


EXHIBIT S-3

Future Land Use Map

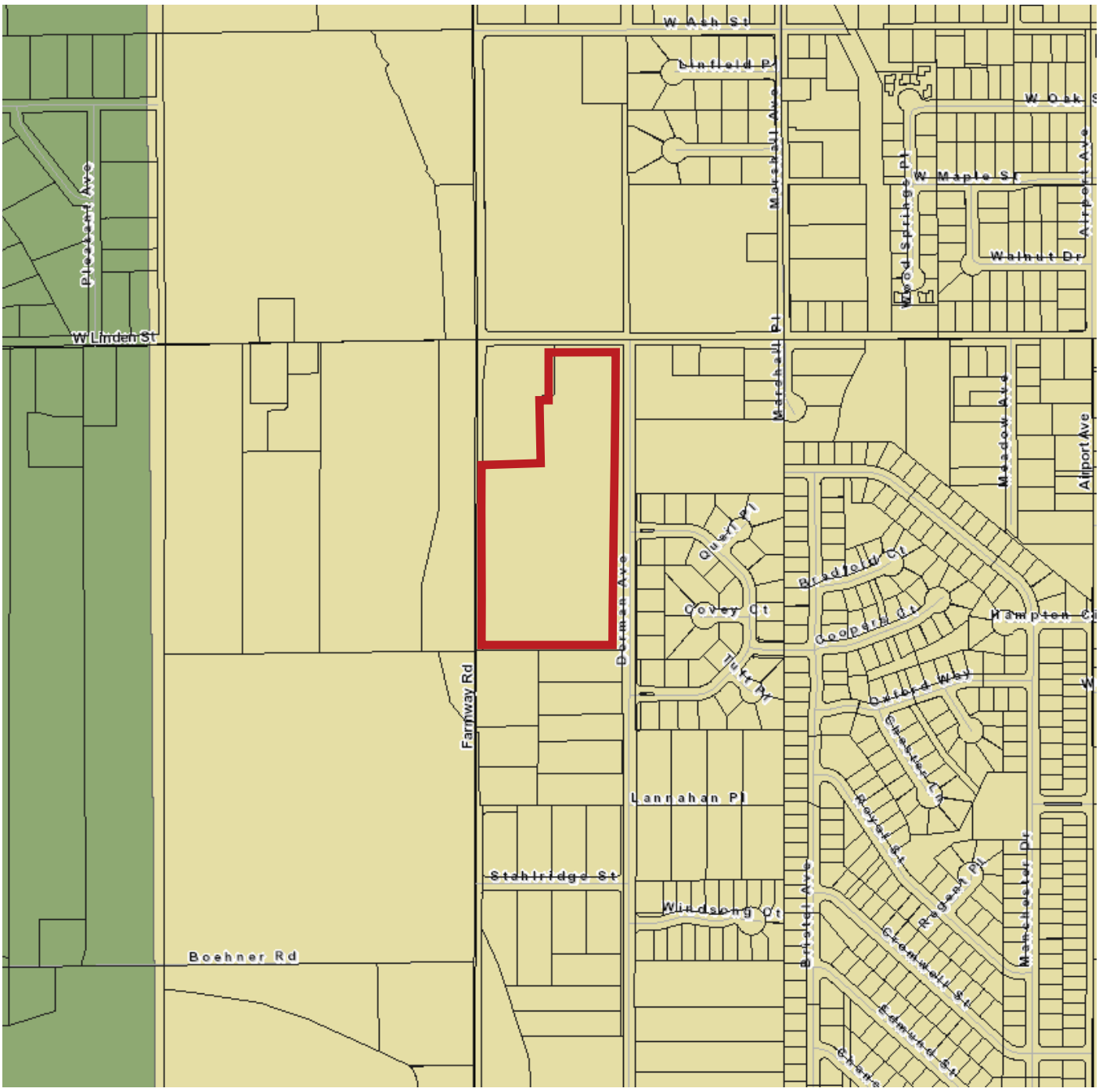


EXHIBIT S-4

Public Agency Memo 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
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
Hilty, Bower, Haws & Seable

EXHIBIT S-5

Draft Development Agreement

June 1, 2026
Covington Square Subdivision Development Agreement
(DEV25-000010 & SPP25-000019)

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 1st day of June, 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 BST DEV LLC, ("Owners").

RECITALS

WHEREAS, the Owner is the owner of record of approximately 14.89 acres of certain real estate identified as Canyon County Parcel No. R2798301000 generally located near the southeast corner of Farmway Road and W. Linden Street, with a site address of 0 W. Linden Street, 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 a previously approved application for Annexation submitted by the previous owner, Greencastle Building LLC, identified as application number ANN-19-02.

WHEREAS, the City and Greencastle Building LLC previously entered into a Annexation 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 July 18, 2019, by the Recorder's Office for Canyon County Idaho as Instrument No. 2019-037945 (the "2019 Agreement); and

WHEREAS, the 2019 Agreement memorialized the approval of the Annexation with initial zoning from AG (Agricultural) in Canyon County to R-1 (Low Density Residential) in the City of Caldwell; and

WHEREAS, the time to commence the development of the Property in accordance with the approval of applications ANN-19-02 and SUB-19P-03 (Covington Square Subdivision) has expired; and

WHEREAS, the current Owners desire to terminate the 2019 Agreement and enter into this new Agreement; and

WHEREAS, the Owner intends that any future development of the subject Property shall be single-family residential; and

WHEREAS, the Property is currently designated as R-1 (Neighborhood Residential) on the City of Caldwell Zoning Map; and

WHEREAS, the Property is currently designated as Neighborhood 2 on the City of Caldwell Comprehensive Land Use Map; and

WHEREAS, the Owner is proposing to develop the site as a single-family residential development consisting of 48 single-family detached residential lots on approximately 14.89 acres of land; and

WHEREAS, the intent of this Development Agreement to protect the rights of Owner'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 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 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

NOW, THEREFORE, for and in consideration of the mutual covenants contained herein, the sufficiency of which is hereby acknowledged, Owner 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

1. All conditions and/or requirements of the original 2019 Agreement for Parcels R2798301000, recorded as Instrument No. 2019-037945, shall become null and void upon recordation of this agreement.
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): DEV25-000010 & SPP25-000019.
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.
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.
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.

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.

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.

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.

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.

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.

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.

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.

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.

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).

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.

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.

ARTICLE III
SITE SPECIFIC CONDITIONS OF DEVELOPMENT

1. If the preliminary plat expires per section 2.14 or 8.16, this DA as well as its associated density shall also expire. Any future use of the site would need to adhere to City of Caldwell Code in effect at the time of development.
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) DEV25-000010 & SPP25-000019.
3. Lots 4-6, Block 1 and Lots 13 & 14, Block 2 shall be restricted to one-story homes in perpetuity.
4. Lots 4-6, Block 1 shall have a minimum rear building setback of 40’ and Lots 13 & 14, Block 2 shall have a minimum rear building setback of 30’.
5. 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.

6. 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.

7. Comply with all City of Caldwell Engineering Department & Mapping Department conditions as shown in **Exhibit F.**

8. Comply with all City of Caldwell Fire Department conditions as shown in **Exhibit G.**

9. Comply with all Canyon Highway District No. 4 conditions as shown in **Exhibit H.**

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

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.

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

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.
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.
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.
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.
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.
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.

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. 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.

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.

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:

BST DEV LLC
PO Box 4067
Boise, Idaho 83711

With a Copy to Owner:

Enclave Partners I LLC
PO Box 4067
Boise, Idaho 83711

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.

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.

13. 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.

14. Effective Date. This Development Agreement shall be effective upon the signing and execution of this agreement by both parties.

15. 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.

16. 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: _____

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
H. Canyon Highway District No. 4 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 H
Canyon Highway District No. 4 Conditions

This space reserved for insertion of documents after City Council final approval

PC – EXHIBITS

Public Comments

Angelica Gomez

From: tdwater@agatemail.com tdwater@agatemail.com <tdwater@agatemail.com>
Sent: Monday, April 6, 2026 4:43 PM
To: PZ; Teresa Yost; City Clerk
Subject: Public Comment RE: Case Number DEV25-000010, SPP-000019
Attachments: CovingtonSquare 2019DA excerpts.pdf

Regarding the Covington Square Subdivision.

The Annexation Agreement for Covington Square entered into on July 19, 2019 states as follows:

Article 11 section 4 : The development, design, and construction of the Covington Square subdivision shall be in substantial compliance with the submitted preliminary plat and site plan (See **Exhibit A-3** which is attached in this email). Any substantial deviations, as determined by the Planning & Zoning Director, from said Case File Exhibit, **shall require City Council Approval, through a public hearing**.

Article 2 section 21: 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.**

Article VI

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 Annexation Agreement shall be binding on the Owner, and their respective heirs, administrators, executors, agents, legal representatives, successors, and assigns.

The Annexation which was predicated on The Development Agreement written in 2019, is attached to the Covington Square plat which specifies 29 lots (see attachment).

According to the annexation agreement, only the City Council can approve an amended plat.

Therefore, the meeting with the Caldwell Hearing Examiner is premature, until the City Council rules that the original Development Agreement can be amended.

Kind regards,
Tereasa Waterman
1215 W. Linden Street
Caldwell, Idaho 83605
208-861-7295

From: Kristina Buchan
To: PZ
Subject: Fw: Covington Square DEV25-00010 SPP25-000019 ZON 25-000008
Date: Tuesday, February 17, 2026 1:55:07 PM
Attachments: Outlook-td2na0ka.png

CALDWELL™
City Clerk Department
Kristina Buchan, MPA, CMC, IdCMC
City Clerk
205 S 6th Ave • Caldwell, Idaho 83605
www.cityofcaldwell.org • (208) 455-4502

From: rugermama phillips <rugerdog22@outlook.com>
Sent: Monday, February 16, 2026 12:10 PM
To: Comments@cityofcaldwell.org <Comments@cityofcaldwell.org>
Subject: Covington Square DEV25-00010 SPP25-000019 ZON 25-000008

Dear Caldwell City Council,

We respectfully submit that we are in opposition of the requested zoning-change. The request for higher density is not cohesive to the entire surrounding neighborhoods. Most of the properties along Dorman (with the exception of Quail Ridge and Windsong subdivisions) are at least one acre in size.

Traffic along Dorman Avenue has already increased due to the road construction on Ustick and Farmway with travelers using Dorman to Ustick even though the road is currently closed. Higher density would significantly impact us and our neighbors.

Please consider keeping the neighborhood low-density residential.

Thank you,

Scott Phillips
4014 Dorman Avenue

April 3, 2026

City of Caldwell
Planning and Zoning Department

RE: Case Number DEV25-000010, SPP25-000019
Applicant Tiffany Llanos on behalf of BST Dev LLC

Greetings:

I am a long-time resident of the City of Caldwell and have lived in my home on Dorman Street for 21 years. I am providing the following comments, questions and concerns regarding the proposed 14.89 acre development at Linden, Dorman and Farmway.

1. Irrigation - Irrigation water supplies are limited and insufficient due to growth in the city. How will the development provide irrigation water to the proposed properties? And how will this affect existing area properties amount of water provided by the city?
2. Single Access – the development proposes one single street access for 59 homes. This creates a risk for access during an emergency. Is there a contingency plan for emergencies? Additionally I am concerned about traffic congestion on Dorman which will also affect access to my home on Dorman.
3. Children – there is no apparent place for the children in the development to play. And there is not a nearby park. The city should require the developer to provide a play area and facilities for children.
4. Bus Access – it is likely the development will have a large number of children. Where will school buses stop, pick up and drop off students? If it is on Dorman Street, that could create an issue with traffic flow and a hazard to the students accessing the school bus services.

Thank you for consideration of my concerns and questions.

Betty Renstrom

Mrs. Betty Renstrom
2821 Dorman Street
Caldwell, ID 83605

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: DEV25-000010, ZON25-000008, SPP25-000019 – Covington Square Sub.

Date: April 3, 2026

The Engineering Department provides the following comments on a request by the applicant, Tiffany Llanos, on behalf of BST Dev LLC, is requesting a development agreement modification to the previously approved development agreement for Wood's Acreage, a rezone from R-1 to R-2, and preliminary plat approval for Covington Square Subdivision, a residential subdivision with 70 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., approximately 275 feet east of the intersection with Farmway Rd., in Caldwell, Idaho.

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. Farmway Rd. is classified as a Principal Arterial roadway. The applicant shall dedicate as public right-of-way a minimum of Fifty-six (56') foot half width right-of-way along the entire Farmway Rd. alignment (per Farmway Corridor Study adopted by the City of Caldwell)
    a. Applicant shall dedicate any necessary right-of-way for the future construction of a northbound righthand turn lane or roundabout on Farmway Rd. at the intersection of Linden St. to be determined at the time of civil plan review.

2. W. Linden St.. 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 W. Linden St. alignment (per City Standard Detail R-810 B).
    a. Applicant shall dedicate any necessary right-of-way along Linden St. for the future construction of a roundabout at the intersection of Farmway Rd. and Linden St. to be determined at time of civil plan review.

3. Dorman Ave. is classified as a residential roadway. The applicant shall dedicate as public right-of-way a minimum of thirty (30') foot half width right-of-way along the entire Dorman Ave. alignment (per Highway District 4)

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 any required right-of-way along all classified roadways within 30 days of written request from the City of Caldwell.

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 roads adjacent to the proposed project including (Farmway Rd., Linden St, and Dorman Ave.) in accordance with all City of Caldwell, and Highway District 4, 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. 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. All private driveways, alleys or internal circulation routes shall fully comply with City of Caldwell standards and be approved by the Caldwell Fire Marshall.

4. No lot/building shall have direct access to/from Farmway Rd., Linden St. or Dorman Ave.

5. 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.

6. 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 Farmway Rd., Linden St. or Dorman Ave.

Outparcels

1. 1215 W. Linden St. (R2798300000)
    a. If the City is able to obtain sufficient right-of-way along the frontage of this out parcel located at the northwest boundary of the development the applicant shall complete the road widening improvements referenced in the Street section, item 1, across the Farmway Rd. and W. Linden St. 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 outparcel.
    b. Applicant shall provide an all weather driveway access internal to the site with sewer, domestic water and pressure irrigation services for future connections.

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, 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.

Water

City of Caldwell Public Works Department has reviewed the recently adopted Caldwell Water Facility Plan System and determined that certain shortfalls exist in water pressure zone 2 south of Interstate 84, zones 3 and 4. While these shortfalls are being remediated, the Engineering Dept. doesn't contest the approval of the Preliminary Plat and the construction of onsite infrastructure, but ***reserves the right to hold any phase of final plat and associated building permits*** *until adequate water is obtained within the affected zone. The Applicant is encouraged to work closely with the Engineering Department to determine potential construction timing and impacts.*

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.

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

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. 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 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

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 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.

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 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 Farmway Rd., Linden St. or Dorman Ave.

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.

Memorandum

To: Joe Dodson, Principal Planner
Caldwell P & Z Department

From: Trevor Farris, GIS Technician
Dave Marston, Mapping Superintendent

Re: DEV25-000010, ZON25-000008, SPP25-000019 – Covington Square Subdivision

Date: March 19, 2026.

The Mapping Department provides the following comments on a request by Tiffany Llanos, on behalf of BST Dev LLC, is requesting a development agreement modification to the previously approved development agreement for Wood's Acreage, a rezone from R-1 to R-2, and preliminary plat approval for Covington Square Subdivision, a residential subdivision with 70 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., approximately 275 feet east of the intersection with Farmway Rd., in Caldwell, Idaho.

Address Number

1. Please contact the Mapping Department prior to permitting for addressing.

Street Names

1. Approved.

Lots & Blocks

1. Please identify if the lot in the southwest of Adrian St & Bromley Ave is intended to be ROW. If it is ROW, it does not need a lot number & lot & blocks are approved.

Subdivision / Development Name

1. Approved.

Other comments:

1. Any changes to street names, lots, blocks, or phase lines shall be approved by the Mapping Department prior to construction drawing approval for the phase where changes are intended.

Date 3/4/2026

Caldwell City – Planning and Zoning
Re: Case Number: DEV25-000010, ZON25-000008, SPP25-000019

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: Station 12 724 E Ustick Rd. Caldwell	12
Closest fire station (in miles) to site:	2.2 Miles
Approximate response time to site:	
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.

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. 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)

8. Fire apparatus access roads shall not exceed 10 percent in grade. (IFC D103.2)

9. 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)

10. Access gates shall comply with requirements of the IFC. If gates are electronically operated, they shall be equipped with an automatic opening mechanism activated by the Opticom or eKnox System.

11. Approved secondary access roads shall be provided per section D106 of the 2018 IFC.

12. 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.

13. **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.

14. 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.

15. When bollards are required they should be MaxiForce Collapsible Bollards

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,



Joseph Bongiorno
Fire Prevention Office
Caldwell Rural Fire Protection District
jbongiorno@cityofcaldwell.org

HIGHWAY DISTRICT No.4
15435 HIGHWAY 44
CALDWELL, IDAHO 83607

TELEPHONE 208.454.8135
FAX 208.454.2008

March 9, 2026

City of Caldwell Planning & Zoning Commission
621 Cleveland Blvd
Caldwell, Idaho 83605
Attention: Joe Dodson, Principal Planner

RE: SPP2500008 Covington Square Subdivision
Rezone and Preliminary Plat
Farmway Rd at Linden Rd- Parcel R27983010

Dear Commissioners:

Highway District No. 4 (HD4) has reviewed the application for preliminary plat and annexation of Covington Square Subdivision, located at the southeast corner of Farmway Road and Linden Rd. HD4 provides the following comments on the proposed development:

1. By agreement with the City, (Exchange Maintenance Agreement, 2008) HD4 operates and maintains Farmway Road between SH 55 and SH 19, adjacent to the west boundary of the subject property. Under this agreement, HD4 is responsible for access permitting and utility permitting along the corridor, and is provided opportunity to review and comment on development plans as they may impact the operation and maintenance of the highway. HD4 operates and maintains Dorman Avenue along the east boundary of the subject property. Linden Road along the north boundary of the subject property is operated and maintained by the City under the 2008 Exchange Maintenance Agreement.

2. The subject property appears to consist of Lots 1-4 of Woods Acreage Subdivision (1895) less approximately 3 acres containing the historic farmstead at the northwest corner of the property.

3. The street section for Farmway Rd should be consistent with the Farmway Rd Corridor Plan adopted by the City and HD4 in 2022. This includes a 56-foot half-width right-of-way, including 35-feet roadway improvements to back of curb; an 8-foot landscape and drainage swale, a 10-foot shared use pathway, and a 3-foot utility corridor. No direct lot access to Farmway Rd is permitted.

4. Linden Rd adjacent to the subject property is a minor arterial classification as shown on the Functional Classification map adopted by CHD4 (Canyon County, 2012). An additional 25-feet, measured from the section line, should be dedicated with the plat of the subdivision within 600-feet of the Farmway Rd/Linden Rd intersection to accommodate future intersection improvements and provide a 50-foot half-width right-of-way. Elsewhere along the Linden Rd frontage, an additional 15-feet should be dedicated to provide a 40-foot half-width to match existing right-of-way widths to the east on Linden Rd. No direct lot access to Linden Rd is permitted.

5. Dorman Avenue along the east boundary of the subject property is classified as a local road on the adopted Functional Classification map, but is evolving to function as a minor collector as it will serve numerous subdivision's local road access' along its length. HD4 standards for a local road are a 30-foot half-width, measured from road centerline. The City's standard collector road section (Std Dwg R-810C) will fit into the 30-foot local road right-of-way, including the attached 7-foot sidewalk. The City may require a wider right-of-way for Dorman Ave, but HD4 does not recommend requiring less than an additional 5-feet of right-of-way along the Dorman Ave frontage, for a minimum total half-width of 30-feet. No direct lot access to Dorman Ave is recommended.

6. Future improvements to the Farmway/Linden intersection are likely to restrict access to the outparcel at 1215 Linden Rd to right-in-right-out movements onto Farmway Rd (by variance only) and onto Linden Rd due to the limited available frontage and proximity to the intersection. HD4 recommends providing public road or easement access to Dorman Ave for the benefit of the outparcel if left turn movements onto Linden Rd are desirable for that parcel in the future.

Highway District appreciates the opportunity to review this annexation and subdivision proposal, and requests that the Commission consider these comments in their deliberations. Please feel free to contact me with any questions on these comments.

Sincerely,



Chris Hopper, P.E.
District Engineer

CC: Hallie Hart, P.E. Caldwell City Engineer
File: Farmway Rd_Dorman Ave- Covington Square Subdivision

CALDWELL SCHOOL DISTRICT #132

1502 Fillmore St.
CALDWELL, IDAHO 83605
(208) 455-3300 *FAX (208) 455-3302
www.caldwellschools.org

To: Caldwell Planning and Zoning Staff and Commission Members

From: Paul Webster, Community Schools Coordinator
cc: Dr. Shalene French, Superintendent and Tabitha Bruegeman, Principal Wilson Elementary School

Date: March 3, 2026

Subject: Public Input - Covington Square Subdivision - CASE NO(s): DEV25-000010, ZON25-000008, SPP25-000019

The proposed Covington Square Subdivision is in the Caldwell School District (CSD), and it seems likely that it will house families with kids, positively impacting our district, our schools, and our community.

This development is zoned for Wilson Elementary, Jefferson Middle School (5th-6th), Syringa Middle School (7th-8th), and Caldwell High School. Covington Square is set to include 70 single-family units. Our district does have the capacity to accommodate the expected increase in school-age children, but we would appreciate updates for adjustments in staffing, school zones, and transportation.

Although within the 1.5-mile walking zone for Wilson Elementary, Linden St is currently unsafe for school routes due to inconsistent sidewalks. The district may need to bus students. Linden St, from Farmway to Indiana Ave, is a priority for sidewalks in the 2040 Bike and Pedestrian Master Plan. While the development includes sidewalks, a safer route on Linden would benefit walkers and bikers beyond this development. It is a main artery to Wilson Elementary, Syringa Middle School, Caldwell High School, and many other places.

We consistently advocate to create housing and employment opportunities for Caldwell families. It's crucial to have spaces for families outside their homes, like parks and recreation centers. The development supports this by providing housing for families with children and may be considered "infill," optimizing underutilized areas and reducing sprawl west of Farmway Rd.

While this additional housing inventory is welcome, we do encourage planners and developers to look for opportunities in this area for public spaces that would benefit kids and families. We also encourage opportunities to add grocery stores and other amenities to this area.

Thanks for continuing to seek opportunities for the kids and families in Caldwell. Feel free to reach out if we can help with more information.

For Kids and Families

Paul Webster, Community School Coordinator
pwebster@caldwellschools.org - 208-455-3345 x1711

Board of Trustees:
Travis Manning **Chair –** Marisela Pesina **Vice Chair**
Manuel Godina – **Treasurer** - Andrew Butler – **Trustee –** Trish Robertson **- Trustee**

PH- EXHIBITS

Public Hearing Late Exhibits

This includes materials and documents submitted during the hearing as late exhibits

CALDWELL SCHOOL DISTRICT #132

1502 Fillmore St.
CALDWELL, IDAHO 83605
(208) 455-3300 *FAX (208) 455-3302
www.caldwellschools.org

To: Caldwell Planning and Zoning Staff and Commission Members

From: Paul Webster, Community Schools Coordinator
cc: Dr. Shalene French, Superintendent and Tabitha Bruegeman, Principal Wilson Elementary School

Date: April 27, 2026

Subject: Public Input - Covington Square Subdivision - CASE NO(s): DEV25-000010, SPP25-000019

This statement is revised slightly to reflect changes in the developers plans since our public input shared on March 3rd, 2026. The proposed Covington Square Subdivision is in the Caldwell School District (CSD), and it seems likely that it will house families with kids, positively impacting our district, our schools, and our community.

This development is zoned for Wilson Elementary, Jefferson Middle School (5th-6th), Syringa Middle School (7th-8th), and Caldwell High School. Covington Square is set to include 59 single-family units. Our district does have the capacity to accommodate the expected increase in school-age children, but we would appreciate updates, as the development proceeds, allowing us to plan for staffing, school zones, and transportation.

Although within the 1.5-mile walking zone for Wilson Elementary, Linden St is currently unsafe for school routes due to inconsistent sidewalks. The district may need to bus students. Linden St, from Farmway to Indiana Ave, is a priority for sidewalks in the 2040 Bike and Pedestrian Master Plan. While the development includes sidewalks, a safer route further along Linden would benefit walkers and bikers beyond this development. It is a main artery to Wilson Elementary, Syringa Middle School, Caldwell High School, and many other places.

We consistently advocate to create housing and employment opportunities for Caldwell families. It's crucial to have spaces for families outside their homes, like parks and recreation centers. The development supports this by providing housing for families with children and may be considered "infill," optimizing underutilized areas and reducing sprawl west of Farmway Rd.

While this additional housing inventory is welcome, we do encourage planners and developers to look for opportunities in this area for public spaces that would benefit kids and families. We also encourage opportunities to add grocery stores and other amenities to this area.

Thanks for continuing to seek opportunities for the kids and families in Caldwell. Feel free to reach out if we can help with more information.

For Kids and Families

Paul Webster, Community School Coordinator
pwebster@caldwellschools.org - 208-455-3345 x1711



Board of Trustees:
Travis Manning **Chair** – Marisela Pesina **Vice Chair**
Manuel Godina – **Treasurer** - Andrew Butler – **Trustee** – Trish Robertson **- Trustee**

Hearing Examiner Comments for Covington Square - Tereasa Waterman, 1215 W Linden Street, Caldwell, ID, April 28, 2026

Thank you for allowing the time today to submit my comments. For the record, I oppose the current proposal submitted by the developer. Although the developer has modified his original plat proposal from R-2 to R-1 and 68 houses to 59 houses, it's important to note that the current designation is R-1 low density with a maximum of 29 lots. This is the agreement the City of Caldwell and this neighborhood agreed upon in 2019. Today the developer is asking our neighborhood and the city to give approval so he can build an additional 30 houses.

The current Development agreement for Covington Square, **Exhibit A** - consists of 29 lots, which are approximately 1/3 acre or larger. As you can observe from Exhibit A, the 2019 agreement of 29 large lots, melds with our neighborhood. Dorman Street, Marshall Way, and Linden Street, is a low density community. Many of these homes are 1 to 3 acre lots.

Our property, as well as the 2 properties at the end of the field, were guaranteed in the 2019 Development Agreement a low density neighborhood with a minimum 1/3 acre lots, which would provide a natural buffer zone between our lots and the houses to be built next to our properties. The current proposal the developer has submitted, takes away the buffer zone, and takes away the low density housing provided to us, and our neighbors, in the original agreement.

In **Exhibit B**, the plat submitted to the City of Caldwell in December 2025, did provide a buffer between our property and the proposed subdivision. If you compare that plat to the plat he is bringing before this hearing today **(Exhibit C),** you will see he has moved that line back, removing the buffer that was guaranteed us in the original Development Agreement. It appears the line was moved back to accommodate larger units. This was done, in my opinion, to recoup money the developers were forgoing when they reduced the houses from 68 to 59. They also added an additional 2 townhomes to the current preliminary plat.

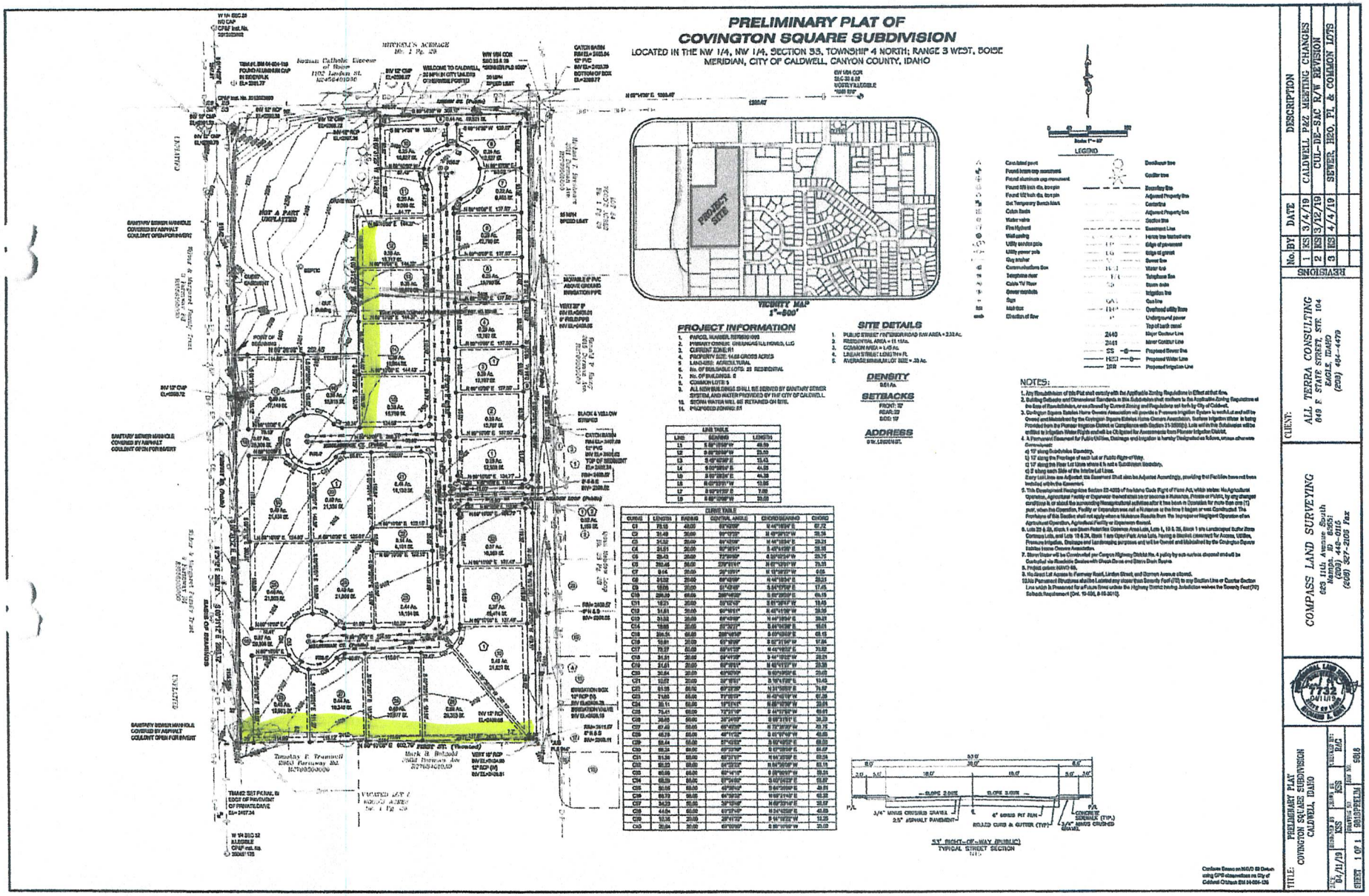
The developer, reached out to us several weeks ago, which we appreciated, asking for our support for his new 59 lot proposal. We let him know the concerns we just shared with you. After discussing our concerns with his investors, the developers were **unwilling** to move the property line back to the December 2025 preliminary proposal. They were **unwilling** to commit to guaranteeing single level homes next to our neighbor's properties at the end of the field, and they are **unwilling** to enter into a legally binding agreement which would assure our legal interests in the event that the property were sold. The only item the developer agreed to, was to assure us that 2 of the units, next to the east end of our home, would be single level.

Conversely, the developer is asking that we, and our neighbors **give up** the buffer zone that was legally agreed upon in the 2019 Development Agreement. He is asking that **we give up** on the agreed upon 29 lots that were 1/3 acre or larger, in the 2019 Development Agreement, and he is asking that we trust him. That if the City of Caldwell chooses to approve his 59 houses, that he will not sell the property to one of his LLC's or another developer, allowing the developer to come back to the city at a later date with an even greater density request.

For these reasons, I am asking you to deny the proposed preliminary plat design submitted today.

1/3 acre lots with set backs

Exhibit A - Current Development Agreement



Covington plat submitted to city in August 2025 application for plat modification. Note grassy area along our lot which was deleted from other plats.



Modified Covington tentative plat with 59 houses - March 2026

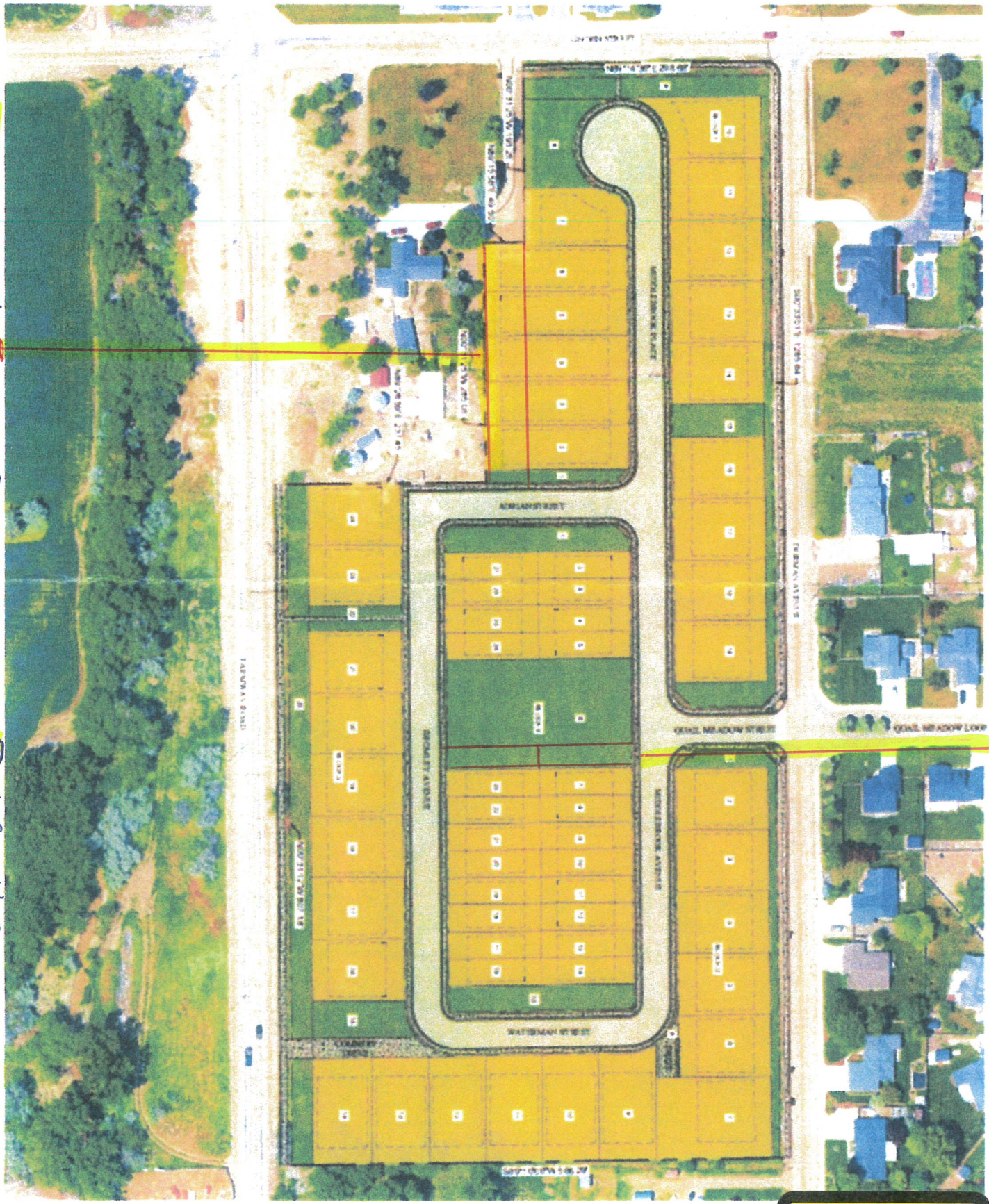


EXHIBIT
tabbies
1001


DORMAN

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 27, 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 **$3,599,806.05 for the period ending May 26, 2026,** and net payroll of **$858,966.15 for pay period ending May 16, 2026.**

I move that accounts payable in the amount of **$3,599,806.05** represented by check numbers **193500** through **193851** and electronic payments and payroll for the amount of **$858,966.15** represented by check numbers **40809** through **40832** and direct deposits be accepted, payments approved, and vouchers filed in the office of the City Clerk.

Bank Reconciliation

Checks by Date

User: ecarter
Printed: 05/26/2026 - 11:17AM
Cleared and Not Cleared Checks

Check No	Check Date	Name	Comment	Module	Clear Date	Amount
0	5/5/2026	AUTO DEBIT ONLY US Bank PCard	AP			58,207.74
0	5/6/2026	HRA VEBA Trust	AP			11,065.44
0	5/6/2026	Pepsi-Cola	AP			1,975.94
0	5/12/2026	HRA VEBA Trust	AP			27,367.13
193500	5/13/2026	Acushnet Company	AP			316.04
193501	5/13/2026	Adobe Inc	AP			929.90
193502	5/13/2026	Air Supply and Pump LLC	AP			858.00
193503	5/13/2026	Airgas USA LLC	AP			379.96
193504	5/13/2026	AME Electric Inc	AP			7,930.00
193505	5/13/2026	Arnold Machinery Co	AP			209.87
193506	5/13/2026	AT T Mobility - CC	AP			38.78
193507	5/13/2026	Automatic Ice Company	AP			365.00
193508	5/13/2026	Natalie Balls	AP			215.16
193509	5/13/2026	Colleen Barrett	AP			47.56
193510	5/13/2026	Justin Barroso	AP			171.56
193511	5/13/2026	Kiara Benitez	AP			120.97
193512	5/13/2026	Board Tronics	AP			1,192.95
193513	5/13/2026	Bound Tree Medical LLC	AP			479.97
193514	5/13/2026	Bowen Collins and Associates Inc	AP			7,396.75
193515	5/13/2026	Jenna or Gregory Brandner	AP			12.23
193516	5/13/2026	Jordan or Christopher Brown	AP			114.17
193517	5/13/2026	Timothy Bryce	AP			95.94
193518	5/13/2026	Burks Tractor LLC	AP			52.69
193519	5/13/2026	Caldwell Auto Supply	AP			625.89
193520	5/13/2026	Caldwell Floral	AP			79.98
193521	5/13/2026	Caldwell True Value	AP			161.84
193522	5/13/2026	Steven or Conni Call	AP			66.26
193523	5/13/2026	Prosecuting Attorneys Office Canyon Cou	AP			29,203.00
193524	5/13/2026	Canyon County Solid Waste	AP			3,249.25
193525	5/13/2026	Thomas Carlsen	AP			301.00
193526	5/13/2026	David Rigby CAVU LLC	AP			626.10
193527	5/13/2026	Central Leader Services LLC	AP			18,500.00
193528	5/13/2026	CenturyLink	AP			2,990.26
193529	5/13/2026	Kelvin Cervantes	AP			199.01
193530	5/13/2026	Emma Chaidez	AP			128.56
193531	5/13/2026	Christensen Inc	AP			1,118.48
193532	5/13/2026	City of Boise	AP			644.91
193533	5/13/2026	City Of Caldwell Police Dept	AP			94.09
193534	5/13/2026	Code 4 Abatement LLC	AP			775.00
193535	5/13/2026	William Cook	AP			128.79
193536	5/13/2026	Jonathan Corliss	AP			180.45
193537	5/13/2026	Karrie Crumley or Bryce Fox	AP			102.82
193538	5/13/2026	Cutting Edge Services LLC	AP			2,602.30
193539	5/13/2026	DATABLAZE	AP			79.90
193540	5/13/2026	DEX Imaging LLC	AP			425.78
193541	5/13/2026	DIRECTV Entertainment Holdings LLC	AP			169.39
193542	5/13/2026	Kyle Duff	AP			110.57
193543	5/13/2026	David or Judith Duffield	AP			13.59
193544	5/13/2026	Dye-Namic Duo LLC	AP			1,199.00
193545	5/13/2026	David or Frances Eicholtz	AP			152.46
193546	5/13/2026	Ennis Flint Inc	AP			11,997.56
193547	5/13/2026	Enterprise FM Trust	AP			94,139.42
193548	5/13/2026	Enterprise Mobility	AP			359.97
193549	5/13/2026	Jose Estrada	AP			178.68
193550	5/13/2026	Experian	AP			50.00
193551	5/13/2026	Express Employment Professionals	AP			3,794.40

193552	5/13/2026	Fairbank Equipment Inc	AP	35.06
193553	5/13/2026	FarrWest Enviromental Supply Inc	AP	184.67
193554	5/13/2026	Ferguson Waterworks	AP	44.96
193555	5/13/2026	John or Tara Figgins	AP	86.18
193556	5/13/2026	Franklin Building Supply	AP	1,771.56
193557	5/13/2026	Ben Fredrickson	AP	11.50
193558	5/13/2026	Gold Nest Property Management	AP	188.64
193559	5/13/2026	Herb Griffin	AP	178.50
193560	5/13/2026	Jacob Hall	AP	132.24
193561	5/13/2026	Beau Hammond	AP	242.90
193562	5/13/2026	Lynette Hansel	AP	84.84
193563	5/13/2026	Hansen Drilling	AP	1,325.59
193564	5/13/2026	HC Company	AP	309.47
193565	5/13/2026	HD Fowler Company	AP	5,120.54
193566	5/13/2026	Hilty Bower Haws and Seable PLLC	AP	15,652.50
193567	5/13/2026	Home Depot Credit Services	AP	549.35
193568	5/13/2026	Mara Homer	AP	78.91
193569	5/13/2026	Justin Hughes	AP	170.00
193570	5/13/2026	Alanna Hunter	AP	85.82
193571	5/13/2026	Idaho Asphalt Supply	AP	438.82
193572	5/13/2026	Idaho Irrigation Supply LLC	AP	313.58
193573	5/13/2026	Idaho Materials and Construction	AP	219.51
193574	5/13/2026	Idaho Springs LLC	AP	36.00
193575	5/13/2026	Idaho State Police	AP	1,600.00
193576	5/13/2026	Innovative Wealth Group	AP	78.36
193577	5/13/2026	Interactive Data LLC	AP	526.50
193578	5/13/2026	Diana or Roger Jachim	AP	22.92
193579	5/13/2026	Jayker Re Wholesale Nursery Inc	AP	1,959.32
193580	5/13/2026	Jeff L or Lisa G Johnson	AP	106.62
193581	5/13/2026	Karen Dash Consulting LLC	AP	3,264.00
193582	5/13/2026	Jessica or CJ Kassotis	AP	76.33
193583	5/13/2026	Kendall Dealership Holdings LLC	AP	378.97
193584	5/13/2026	Ashley Lancaster or Justin Freeman	AP	202.26
193585	5/13/2026	Alyssa or Stephen Larson	AP	200.86
193586	5/13/2026	James Lindeman	AP	120.74
193587	5/13/2026	Local Highway Tech Assist Coun	AP	180.00
193588	5/13/2026	Heather Martell	AP	78.42
193589	5/13/2026	Octavio Martin Del Campo - Ramirez	AP	70.88
193590	5/13/2026	Rinaldi Mazariegos Rodas	AP	184.40
193591	5/13/2026	Linda or Todd McDougal	AP	98.61
193592	5/13/2026	MetroQuip Inc	AP	1,426.20
193593	5/13/2026	Moreno and Nelson Construction Corp	AP	31,933.40
193594	5/13/2026	Devin or Kalynn Morrison	AP	12.52
193595	5/13/2026	Jacob Nidiffer	AP	294.41
193596	5/13/2026	Jacob Norman	AP	81.31
193597	5/13/2026	Northwest Auto Detail	AP	200.00
193598	5/13/2026	Northwest Equipment Sales Inc	AP	88.57
193599	5/13/2026	NRS	AP	8,905.72
193600	5/13/2026	Orion Integration Group	AP	23,080.38
193601	5/13/2026	Lilibeth Ortega	AP	92.17
193602	5/13/2026	Overhead Door Company	AP	187.50
193603	5/13/2026	Isaias Perez Roblero	AP	13.83
193604	5/13/2026	Personnel Plus	AP	22,144.50
193605	5/13/2026	Eric Phillips	AP	564.00
193606	5/13/2026	Ray Allen Manufacturing LLC	AP	167.95
193607	5/13/2026	Reading Truck Equipment LLC	AP	2,813.14
193608	5/13/2026	Red Point Property Management	AP	369.13
193609	5/13/2026	Rider Restrooms LLC	AP	500.00
193610	5/13/2026	Robinson Repair	AP	7,252.87
193611	5/13/2026	Brian Rowe	AP	214.03
193612	5/13/2026	Euini Junior Rupp	AP	142.13
193613	5/13/2026	Safeguard	AP	733.98
193614	5/13/2026	Skar Sato	AP	84.96
193615	5/13/2026	Joy Shabansky	AP	91.77
193616	5/13/2026	Shamrock Foods Company	AP	1,573.43
193617	5/13/2026	Ship It LLC	AP	170.00
193618	5/13/2026	Ship It LLC	AP	27.47
193619	5/13/2026	Allie Shipp	AP	14.86

193620	5/13/2026	Sawyer Shippy	AP	123.11
193621	5/13/2026	Matt Shupe	AP	442.00
193622	5/13/2026	Jesse Simonis	AP	108.10
193623	5/13/2026	Simplot Partners	AP	4,452.00
193624	5/13/2026	Kaylie Sisco or Kass Hoffman	AP	100.00
193625	5/13/2026	Dorothy Sizeland	AP	110.67
193626	5/13/2026	Smiths Lawn Mower Sales and Service	AP	108.80
193627	5/13/2026	Standard Plumbing Supply	AP	20.39
193628	5/13/2026	M.C. Stanley	AP	230.00
193629	5/13/2026	Star Fire Protection District	AP	6,154.07
193630	5/13/2026	Stark Landscape Inc	AP	2,895.00
193631	5/13/2026	Stein Distributing Company Inc	AP	427.37
193632	5/13/2026	Michelle or Justin Stradling	AP	96.64
193633	5/13/2026	Sunbelt Rentals	AP	36.05
193634	5/13/2026	TaylorMade	AP	3,456.94
193635	5/13/2026	Cesar Tellez	AP	96.46
193636	5/13/2026	Ryan Thayer	AP	128.57
193637	5/13/2026	Erin Lee Ann Thornbrugh	AP	200.00
193638	5/13/2026	Judith Titus	AP	6.41
193639	5/13/2026	TOLL SOUTHWEST LLC	AP	71.25
193640	5/13/2026	Topcon Solutions Inc.	AP	2,096.06
193641	5/13/2026	Treasure Valley Community College	AP	450.00
193642	5/13/2026	Uniforms 2 Gear	AP	413.71
193643	5/13/2026	United Parcel Service Inc	AP	6.34
193644	5/13/2026	United Site Services A Company Inc	AP	161.50
193645	5/13/2026	Matiana Valdes	AP	67.59
193646	5/13/2026	Valley ViewTowing Inc	AP	75.00
193647	5/13/2026	Vial Fotheringham LLP	AP	1,500.00
193648	5/13/2026	Dennis or Deanna Want	AP	83.63
193649	5/13/2026	West Tech Boiler Works Inc	AP	1,125.00
193650	5/13/2026	Western Records Destruction	AP	52.00
193651	5/13/2026	Western States Equipment Co	AP	1,926.82
193652	5/13/2026	Michael or Nancy Wheaton	AP	144.83
193653	5/13/2026	Wilson Electric	AP	25,424.13
193654	5/13/2026	Windshield Doctor	AP	700.00
193655	5/13/2026	Jason Winfrey or Kelsy Romney	AP	121.89
193656	5/13/2026	Woodys Outdoor Power	AP	399.33
193657	5/13/2026	Xerox Corporation	AP	705.21
193658	5/13/2026	Xylem Water Solutions USA Inc	AP	4,026.88
193659	5/13/2026	Jacob Yoneda	AP	144.22
9992199	5/13/2026	Analytical Laboratories Inc	AP	2,268.00
9992200	5/13/2026	C R Higer Plumbing Inc	AP	237.15
9992201	5/13/2026	CDW Government Inc	AP	899.80
9992202	5/13/2026	Cintas Corporation No 3	AP	1,018.00
9992203	5/13/2026	Crane Alarm Service	AP	667.50
9992204	5/13/2026	D and B Supply Company	AP	787.44
9992205	5/13/2026	Hughes Fire Equipment Inc	AP	1,139.15
9992206	5/13/2026	Idaho Press Tribune	AP	128.46
9992207	5/13/2026	Interwest Supply	AP	16.20
9992208	5/13/2026	L N Curtis and Sons	AP	194.36
9992209	5/13/2026	LN Curtis and Sons	AP	27.70
9992210	5/13/2026	Motion Industries	AP	2,322.94
9992211	5/13/2026	Norco Inc	AP	257.70
9992212	5/13/2026	Potters Industries LLC	AP	26,630.40
9992213	5/13/2026	Priest Electric	AP	1,423.00
9992214	5/13/2026	RMT Equipment	AP	382.22
9992215	5/13/2026	Specialty Construction Supply	AP	9,300.00
9992216	5/13/2026	ULine	AP	56.10
9992217	5/13/2026	White Cloud Communications Boise Inc	AP	208.60
0	5/19/2026	Idaho Sales Tax Division	AP	15,269.37
193660	5/20/2026	120 Water Inc	AP	2,026.06
193661	5/20/2026	Ace Property Management	AP	7.26
193662	5/20/2026	Acushnet Company	AP	1,388.25
193663	5/20/2026	Ada County Sheriffs Department	AP	1,080.00
193664	5/20/2026	Air Comfort	AP	974.00
193665	5/20/2026	Alignment Specialists Northwest LLC	AP	315.00
193666	5/20/2026	All Valley Appliance Repair LLP	AP	256.63
193667	5/20/2026	Alliance Testing and Inspection LLC	AP	278.75

193668	5/20/2026	ALTA Language Services Inc	AP	69.00
193669	5/20/2026	AME Electric Inc	AP	25,210.00
193670	5/20/2026	Ernest or Sheila Anderson	AP	161.51
193671	5/20/2026	ASC Inc	AP	720.00
193672	5/20/2026	AT T Mobility - CC	AP	2,849.94
193673	5/20/2026	Autozone Inc	AP	87.28
193674	5/20/2026	Markas Balderas	AP	196.70
193675	5/20/2026	Andrea Barnes or Adam Fletcher	AP	118.69
193676	5/20/2026	Beacon Home Services Inc	AP	14,328.34
193677	5/20/2026	Morgan Bessaw	AP	422.80
193678	5/20/2026	Boise Peterbilt Inc Caldwell Peterbilt	AP	1,180.60
193679	5/20/2026	Boulder Creek Landscape LLC	AP	2,632.50
193680	5/20/2026	Bound Tree Medical LLC	AP	1,854.95
193681	5/20/2026	Bowen Collins and Associates Inc	AP	1,250.50
193682	5/20/2026	Kalvin or Kiri Bunn	AP	110.81
193683	5/20/2026	ByteSpeed LLC	AP	1,700.00
193684	5/20/2026	Cafferty's Cyclery	AP	78.36
193685	5/20/2026	Caldwell Auto Supply	AP	458.11
193686	5/20/2026	Caldwell True Value	AP	125.52
193687	5/20/2026	Nicolas Calzaretta	AP	106.32
193688	5/20/2026	Canyon County Ambulance District	AP	3,561.19
193689	5/20/2026	Canyon County Fleet	AP	350.22

193690	5/20/2026	Canyon County Solid Waste	AP	4,849.00
193691	5/20/2026	Daniel or Israel Cardenas	AP	80.36
193692	5/20/2026	Martha or Martha Castellanos	AP	176.87
193693	5/20/2026	Central Leader Services LLC	AP	27,750.00
193694	5/20/2026	CenturyLink	AP	288.68
193695	5/20/2026	CHALLENGER DEVELOPMENT INC	AP	125.90
193696	5/20/2026	Christensen Inc	AP	3,992.67
193697	5/20/2026	City of Boise	AP	491.76
193698	5/20/2026	Cloud Home Property Management	AP	82.04
193699	5/20/2026	Commercial Tire	AP	2,255.15
193700	5/20/2026	Core and Main LP	AP	8,615.34
193701	5/20/2026	Kayla or Joshua Crossland	AP	12.86
193702	5/20/2026	Brenda Cruz	AP	114.15
193703	5/20/2026	Cutting Edge Services LLC	AP	446.85
193704	5/20/2026	Digital Threads LLC	AP	60.00
193705	5/20/2026	DigLine	AP	2,925.00
193706	5/20/2026	Elia or Tyrel Dixon	AP	83.91
193707	5/20/2026	LU ANN DOCKSTADER	AP	82.41
193708	5/20/2026	Dr Pipeline LLC	AP	3,150.00
193709	5/20/2026	DrugFree Idaho	AP	2,565.00
193710	5/20/2026	Sabrina Durtschi	AP	349.98
193711	5/20/2026	Emergency Responders Health	AP	6,077.00
193712	5/20/2026	Ennis Flint Inc	AP	43,275.00
193713	5/20/2026	ERS Emergency Responder Services Inc	AP	191.10
193714	5/20/2026	S Erskine	AP	69.80
193715	5/20/2026	Fairbank Equipment Inc	AP	1,152.07
193716	5/20/2026	FarrWest Enviromental Supply Inc	AP	5,555.44
193717	5/20/2026	Ferguson Waterworks	AP	2,623.65
193718	5/20/2026	Fishers Technology	AP	32.34
193719	5/20/2026	FlagShooter Inc	AP	1,322.00
193720	5/20/2026	Kenneth Forbes	AP	150.24
193721	5/20/2026	Cynthia Frazier	AP	14.25
193722	5/20/2026	Freedom Beverage Distributing Corp	AP	377.00
193723	5/20/2026	Kellie George	AP	104.10
193724	5/20/2026	Mark Gepner	AP	532.00
193725	5/20/2026	Grainger	AP	18.70
193726	5/20/2026	Jackie Groom	AP	109.40
193727	5/20/2026	Gym Outfitters	AP	134.00
193728	5/20/2026	Richard Hammond	AP	77.79
193729	5/20/2026	Andre or Andrea Haning	AP	62.85
193730	5/20/2026	Dallin or Jennifer Harris	AP	135.22
193731	5/20/2026	HD Fowler Company	AP	47,498.11
193732	5/20/2026	Hannah Hendrickson	AP	105.80
193733	5/20/2026	Pamela or Chad Holbrook	AP	148.86
193734	5/20/2026	Home Depot Credit Services	AP	1,578.76
193735	5/20/2026	Keith or Cheryl Honeycutt	AP	21.72
193736	5/20/2026	Kenna Hopkins	AP	117.30
193737	5/20/2026	Eloy Huitron Ruiz or Maria De La Pueda	AP	186.78
193738	5/20/2026	Idaho Asphalt Supply	AP	232.88
193739	5/20/2026	Idaho Irrigation Supply LLC	AP	564.17
193740	5/20/2026	Idaho Premier Property Management	AP	72.25
193741	5/20/2026	Idaho State Insurance Fund	AP	213,143.00
193742	5/20/2026	Idaho Traffic Control	AP	8,400.00
193743	5/20/2026	Instrument Technologies Inc	AP	675.70
193744	5/20/2026	Integrity Pump Solutions Inc	AP	7,689.00
193745	5/20/2026	International Code Council	AP	127.50

193746	5/20/2026	Interstate Batteries	AP	121.80
193747	5/20/2026	Ironclad Fitness Outlet	AP	95.98
193748	5/20/2026	Jace Hvac LLC	AP	405.00
193749	5/20/2026	Char Jackson	AP	26.60
193750	5/20/2026	Jacobs Engineering Group Inc	AP	2,190.00
193751	5/20/2026	Jake Volk Repair LLC	AP	2,722.68
193752	5/20/2026	Greg Jensen	AP	71.66
193753	5/20/2026	Edward or Elisa Jones	AP	53.36
193754	5/20/2026	Rennie Jones or Laura Rodriguez	AP	99.55
193755	5/20/2026	Jessica or CJ Kassotis	AP	119.09
193756	5/20/2026	Kendall Ford of Meridian	AP	282.00
193757	5/20/2026	Kenworth Sales Company	AP	230.14
193758	5/20/2026	KIE Supply Corp **	AP	74.83
193759	5/20/2026	Brady or Krista King	AP	96.68
193760	5/20/2026	Spencer King	AP	431.60
193761	5/20/2026	Lawn Master LLC	AP	2,963.83
193762	5/20/2026	Levata US LLC	AP	648.00
193763	5/20/2026	Level 3 Communications LLC	AP	651.86
193764	5/20/2026	LuckyDog Recreation	AP	1,262.00
193765	5/20/2026	Matthew Macho	AP	75.22
193766	5/20/2026	Mascon Supply LLC	AP	165.04
193767	5/20/2026	Casey or Tessie Mattivi	AP	172.60
193768	5/20/2026	MedVet Idaho LLC	AP	116.95
193769	5/20/2026	MetroQuip Inc	AP	567,569.98
193770	5/20/2026	Mizuno USA Inc	AP	931.00
193771	5/20/2026	Nampa Fire Dept	AP	1,300.00
193772	5/20/2026	Phil Neff	AP	87.62
193773	5/20/2026	Nelson Tire LLC	AP	247.62
193774	5/20/2026	Bryce or Lorelle Newland	AP	183.12
193775	5/20/2026	Raelynn North	AP	102.00
193776	5/20/2026	Northwest Land Services LLC	AP	1,650.00
193777	5/20/2026	Northwest Scientific Inc	AP	1,899.73
193778	5/20/2026	Veronica Ontiveros	AP	125.46
193779	5/20/2026	Overhead Door Company	AP	125.00
193780	5/20/2026	Oxarc Inc	AP	2,117.42
193781	5/20/2026	Pacific Backflow LLC	AP	830.00
193782	5/20/2026	Patriot Epoxy and More LLC	AP	7,575.00
193783	5/20/2026	Maria or Juan Paz	AP	99.51
193784	5/20/2026	Pelzer Golf Supplies	AP	353.50
193785	5/20/2026	Jordan or Sadaf Pierce	AP	77.60
193786	5/20/2026	Quadient Finance USA Inc	AP	3,500.00
193787	5/20/2026	Quadient Leasing USA Inc	AP	351.82
193788	5/20/2026	Quality Control Services Inc	AP	2,795.36
193789	5/20/2026	Rambo Sand and Gravel Co	AP	5,769.39
193790	5/20/2026	RDK Corporation	AP	340.00
193791	5/20/2026	Republic Services	AP	468.04
193792	5/20/2026	Republic Services	AP	703,989.12
193793	5/20/2026	Sarah Rivera	AP	177.93
193794	5/20/2026	Rose Six LLC	AP	37.55
193795	5/20/2026	SAMG occupational Med Emerald	AP	400.00
193796	5/20/2026	Hannah Sampson or Richard Greene	AP	72.40
193797	5/20/2026	Alec L Sarrazolla	AP	250.00
193798	5/20/2026	Fred Schilling	AP	750.00
193799	5/20/2026	Shamrock Foods Company	AP	361.98
193800	5/20/2026	Linda Shiels	AP	166.71
193801	5/20/2026	Ship It LLC	AP	194.00

193802	5/20/2026	Ship It LLC	AP	101.98
193803	5/20/2026	Silver Creek Supply	AP	44.88
193804	5/20/2026	Simplot Partners	AP	1,630.40
193805	5/20/2026	Samantha Skogrand or Anthony Diaz	AP	66.19
193806	5/20/2026	Smarsh Inc	AP	42.95
193807	5/20/2026	Smiths Lawn Mower Sales and Service	AP	77.89
193808	5/20/2026	Sparklight	AP	2,530.45
193809	5/20/2026	Jason St George	AP	16.96
193810	5/20/2026	Standard Plumbing Supply	AP	821.95
193811	5/20/2026	Star Fire Protection District	AP	142.80
193812	5/20/2026	Stark Landscape Inc	AP	188.00
193813	5/20/2026	Stitch It Screen Printing and Embroidery	AP	895.50
193814	5/20/2026	Karl or Jane Stucki	AP	29.66
193815	5/20/2026	T2 Systems Inc	AP	275.16
193816	5/20/2026	Tacoma Screw Products Inc	AP	808.57
193817	5/20/2026	The Odom Corporation	AP	586.68
193818	5/20/2026	Erin Lee Ann Thornbrugh	AP	200.00
193819	5/20/2026	Timber Creek Recycling LLC	AP	7,382.90
193820	5/20/2026	Top Gun Pest Control	AP	328.00
193821	5/20/2026	Turf Equipment and Irrigation	AP	118.47
193822	5/20/2026	Tyler Technologies Inc	AP	1,240.00
193823	5/20/2026	Uniforms 2 Gear	AP	402.76
193824	5/20/2026	United Site Services A Company Inc	AP	40.00
193825	5/20/2026	Upson Company	AP	561.65
193826	5/20/2026	Valley Finish Inc	AP	11,253.17
193827	5/20/2026	Valley ViewTowing Inc	AP	165.00
193828	5/20/2026	Valli Information Systems	AP	20,113.49
193829	5/20/2026	Verizon Wireless	AP	331.60
193830	5/20/2026	West Coast Paper	AP	713.83
193831	5/20/2026	Western Records Destruction	AP	192.00
193832	5/20/2026	Western States Equipment Co	AP	5,404.88
193833	5/20/2026	Western Systems Inc	AP	28,737.36
193834	5/20/2026	Xerox Corporation	AP	242.98
193835	5/20/2026	Xylem Water Solutions USA Inc	AP	60,624.84
193836	5/20/2026	Canyon Ditch Company	AP	3,440.00
193837	5/20/2026	City Of Caldwell Finance	AP	100.00
9992218	5/20/2026	Analytical Laboratories Inc	AP	5,230.00
9992219	5/20/2026	C R Higer Plumbing Inc	AP	465.65
9992220	5/20/2026	Cintas Corporation No 3	AP	968.75
9992221	5/20/2026	Crane Alarm Service	AP	1,500.00
9992222	5/20/2026	D and B Supply Company	AP	1,862.90
9992223	5/20/2026	DuBois Chemicals Inc	AP	4,461.20
9992224	5/20/2026	Fire Extinguisher Co Inc	AP	339.00
9992225	5/20/2026	Gem State Paper and Supply Co	AP	3,957.04
9992226	5/20/2026	Gordon Truck Centers Inc	AP	1,972.85
9992227	5/20/2026	Integrity Inspection Solutions Inc	AP	676.80
9992228	5/20/2026	Interwest Supply	AP	1,192.45
9992229	5/20/2026	L N Curtis and Sons	AP	4,928.91
9992230	5/20/2026	LN Curtis and Sons	AP	34.98
9992231	5/20/2026	Norco Inc	AP	26.70
9992232	5/20/2026	Quality Trailer Works Inc	AP	595.95
9992233	5/20/2026	Rocky Mountain Steel	AP	23.18
9992234	5/20/2026	Traffic Safety Supply Co	AP	907.36
9992235	5/20/2026	ULine	AP	146.69
0	5/22/2026	Caldwell Flex Plan	AP	10,237.95
0	5/22/2026	Caldwell Health Care Pl Trust	AP	287,212.98

0	5/22/2026	EFTPS IRS withdraw DO NOT CASH	AP		258,005.91
0	5/22/2026	Idaho State Tax Commission	AP		40,375.84
0	5/22/2026	PERSI Fire Voluntary Retiremnt	AP		23,090.59
0	5/22/2026	PERSI Voluntary Retirement	AP		37,651.00
0	5/22/2026	PERSI Voluntary Retirement Con	AP		11,641.24
0	5/22/2026	Public Employee Fire Retirement	AP		76,226.45
0	5/22/2026	Public Employee Fire Retirement	AP		22,558.30
0	5/22/2026	Public Employee Retirement	AP		204,298.31
0	5/22/2026	Washington State Support Registry	AP		270.34
193838	5/22/2026	American Family Life Assurance	AP		586.91
193839	5/22/2026	Business Planning Concepts Inc	AP		224.00
193840	5/22/2026	Caldwell Fraternal Order of Police Lodge	AP		1,820.00
193841	5/22/2026	Canyon County Sheriff Garnishments Civ	AP		1,234.56
193842	5/22/2026	City Of Caldwell Treasurer	AP		2.50
193843	5/22/2026	Colonial Life and Accident Insurance Cor	AP		2,659.26
193844	5/22/2026	Idaho Child Support Receipting	AP		723.92
193845	5/22/2026	Int l Firefighters LAFF 1821	AP		3,957.67
193846	5/22/2026	Montana CSSD	AP		299.76
193847	5/22/2026	Nationwide Retirement Solutions	AP		13,158.26
193848	5/22/2026	Northwest Firefighters Benefits Trust	AP		79,924.28
193849	5/22/2026	Ohio Child Support Payment Central	AP		235.38
193850	5/22/2026	United Heritage Life Insurance Company	AP		3,281.07
193851	5/22/2026	Willamette Dental Group	AP		2,332.80

Total Check Count: 405

Total Check Amount: 3,599,806.05

Payroll report by: Destiny
Payroll ending: 5/16/2026
Paid on: 5/22/2026

Check numbers: 40809-40832
Total net checks: $ 858,966.15
# of Employees: 465

Fund Name	Fund #	Salary	Benefits	Total
General	01	$ 941,471.63	$ 425,823.46	1,367,295.09
Events Center	03	6,776.32	3,841.21	10,617.53
Library	04	37,045.11	18,862.01	55,907.12
Street	05	58,057.34	26,677.84	84,735.18
Airport	06	11,749.60	5,688.59	17,438.19
Parks & Recreation	08	47,616.19	21,763.19	69,379.38
CDBG	10	2,229.00	853.34	3,082.34
ARPA Grant Funds	11	-	-	-
Cemetery	20	8,143.90	3,719.46	11,863.36
Economic Development	28	10,196.00	4,833.36	15,029.36
Golf	60	16,952.33	7,297.16	24,249.49
Water	70	87,554.31	41,881.14	129,435.45
Sewer	72	74,058.85	30,745.33	104,804.18
Electrical	75	15,327.99	7,329.75	22,657.74
Irrigation	76	16,683.97	7,797.05	24,481.02
TOTAL		**$ 1,333,862.54**	**$ 607,112.89**	**$ 1,940,975.43**

2 Batches

Balancing
Fund 02 $ 1,924,433.32
Total $ 1,940,975.43

Grand Total $3,865,408.75
GL Grand Total 3,865,408.75

Off 0.00

Accounts Payable Report

check #'s	$ Amount	Date
electronic check	$ 58,207.74	5/5/2026
electronic check	$ 1,975.94	5/6/2026
electronic check	$ 11,065.44	5/6/2026
electronic check	$ 27,367.13	5/12/2026
193500-193659	$ 393,854.74	5/13/2026
9992199-9992217	$ 47,964.72	5/13/2026
electronic check	$ 15,269.37	5/19/2026
193660-193836	$ 1,932,701.28	5/20/2026
9992218-9992235	$ 29,290.41	5/20/2026
193837	$ 100.00	5/20/2026
193838-193851	$ 110,440.37	5/22/2026
electronic check	$ 971,568.91	5/22/2026
Total:	$ 3,599,806.05	