



**Regular City Council Meeting
(City Hall - Chambers Room #100)
June 15, 2026
6:00 PM**

**MEETING LOCATION
Caldwell City Hall
205 South 6th Avenue**

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

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

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

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

AGENDA

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.

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. Approve Resolution for the dedication of Water and Storm Drain Facilities for the Canyon County Sheriff's Office project located at 1115 Albany Street
3. Approve a temporary utility easement with Open Door Rentals, LLC for sanitary sewer, domestic water, pressure irrigation main lines for Chestnut Heights Subdivision, Phase No. 2.
4. Approve Resolution accepting a temporary utility easement with Corey Barton for sanitary sewer, domestic water, pressure irrigation main lines for Chestnut Heights Subdivision, Phase No. 2
5. Approve Resolution accepting a Quitclaim deed for Right-of-Way from The Charles and Carol Pintler Family Trust for future development
6. Approve Resolution accepting a temporary license agreement with TPC Enterprise Holdings, LLC by Pacific West Communities, Inc. for landscaping improvements within the right-of-way adjacent to the Prospector Pointe development
7. Approve the execution of the Memorandum of Understanding with the Caldwell School District for use of the Caldwell High School grounds for the 2026 Fourth of July fireworks show
8. Approve the execution of the contract with Homeland Fireworks for the Caldwell 2026 4th of July fireworks show
9. Approve the acceptance of a utility easement for a newly constructed domestic water main line from Vernon G. Dennis and Valena K. Dennis for providing services to Jayhawk Creek Subdivision
10. Consider Resolution approving a request from Zion Ventures, LLC for dedication of Sewer, Water, Pressure Irrigation, Storm Drain and Street Light Facilities in the Jayhawk Creek Subdivision
11. Approve the appointment of Alyssa Dritenbas to the Parks and Recreation Commission for a term to expire on December 31, 2027
12. Approve Resolution accepting a proposal from Dahle Construction in the amount of \$291,547.00 for construction of a 20-inch water main line on E. Homedale Road
13. Approve Resolution accepting Task Order No. 26-02 from Bowen Collins & Associates, Inc., in an amount not to exceed \$50,000, for development review services and water system model updates
14. Consider Resolution approving the request from Iron Eagle Industrial, LLC, for dedication of sewer and water facilities in the Iron Eagle Business Park Development Located at: 5615 Aviation Way, Caldwell, ID
15. Consider request for a fee waiver (50% reduction of field rental fees) from the Canyon County Deputies Association for the benefit softball tournament scheduled for June 20th, and benefiting the Treasure Valley Victims Fund
16. Approve the Findings of Facts and Conclusions of Law for Emery Sky No. 1 Final Plat (SFP25-000012).
17. Approve the Findings of Facts and Conclusions of Law for Element Ridge No. 2 Final Plat (SFP26-000011)
18. Approve the Findings of Facts and Conclusions of Law for Cedars No. 6 Final Plat (SFP25-000030)
19. ~~Approve request for appointment of Dennis Staack to the Planning and Zoning Commission for a term to expire December 31, 2028~~ [Moved to New Business #9 for discussion]
20. Approve Resolution accepting the Mutual Release and Settlement Agreement with SureTech Insurance Company regarding the 21st Avenue Lift Station Sewer Bypass project

Old Business

This section of the agenda is to continue consideration of items that have been previously discussed by the City Council and to formally adopt ordinances and resolutions that were previously approved by the Council. Ordinances and resolutions are formal measures considered by the City Council to implement policy which the Council has considered. Resolutions govern internal matters to establish fees and charges pursuant to existing ordinances. Ordinances are laws which govern general public conduct. Certain

procedures must be followed in the adoption of both ordinances and resolutions; state law often establishes those requirements. All Old Business items listed are considered action items unless otherwise noted.

New Business

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

1. Consider Caldwell Financial Report
2. **ACTION ITEM: Public Hearing (Quasi-Judicial): Case Number DEV26-000001, SPP26-000001, ZON26-000001:** The applicant, Ardurra, on behalf of Land Ex Soterra LLC, is requesting approval of a development agreement modification, a rezone, and approval of a preliminary plat modification for Soterra Subdivision No 2. The applicant proposes to rezone 11.36 acres of the site from C-2 to R-2 to accommodate 51 single family lots. The remaining 4.41 acres would remain as Community Commercial. The entire phase 2 site is designated as Community Commercial within the Future Land Use Map, which is compatible with both R2 and C-2 zoning. The 15.77 acre site (R3258300000 and R3258301100) is located on the southwest corner of the intersection between E. Ustick Rd. and S. Kimball Ave, in Caldwell, Idaho. *This application was recommended for approval at the May 12, 2026, Hearing Examiner meeting.*
3. **ACTION ITEM: Public Hearing:** Consider Bill No. 2 (Ordinance No. 3736) associated with ZON26-000001, with a request to move for its passage by title only and approve the summary for publication.
4. **ACTION ITEM: Public Hearing (Quasi-Judicial): Case Number DEV25-000009, PUD25-000004, SPP25-000013:** The applicant, Eli Benski of Brighton Co., on behalf of the landowner, DWT Investments, is requesting a Development Agreement Modification, Planned Unit Development, and Preliminary Plat for Aviary Heights Subdivision. The subject sites have existing zoning of H-C (Mixed-Use / Regional Commercial), R-2 (Community Residential), and R-1 (Neighborhood Residential), where the current City comprehensive plan future land use map place types are Neighborhood 2, Neighborhood 3, and Mixed Use Center. The applicant is requesting approval of a planned unit development and preliminary plat for Aviary Heights Subdivision, a mixed-use subdivision with 305 single-family detached and attached residential building lots, 11 commercial lots, and two (2) public/quasi-public lots for a future fire station and school lot. The 124.6 acre development is located on the west side of Midland Blvd, south of the Lower Fivemile Drain, generally at the northwest corner of the HWY 20/26 and Midland Blvd intersection. *This application was recommended for approval at the April 14, 2026, Hearing Examiner meeting.*
5. **ACTION ITEM: Public Hearing (Quasi-Judicial and Legislative): Case Number ANN26-000002:** The applicant, Bret and Julia Jones, are requesting annexation of parcel R0070600000 with a zoning designation of M-1, General Industrial. The parcel is designated as employment center in the Comprehensive Plan Future Land Use Map and M-1 is considered a compatible zoning designation. No development is proposed at this time, however, the property is surrounded on multiple sides by the City limits. The 2.66-acre site is addressed as 1620 Aviation Way, and is located on the S west side of Aviation Way, approximately 690 feet north of the intersection with Andy Ln, and 820 feet south of the intersection with Skyway Rd, in Caldwell, Idaho. *This application was recommended for approval at the May 13, 2026, Planning and Zoning Commission meeting.*
6. **ACTION ITEM: Public Hearing:** Consider Bill No. 6 (Ordinance No. 3740) associated with ANN26-000002, with a request to move for its passage by title only and approve the summary for publication.
7. **ACTION ITEM: Public Hearing (Quasi-Judicial and Legislative): Case Number ANN25-000003:** Alexander Goncharov, on behalf of Pavel and Nataliya Goncharov, is requesting annexation of parcel R0069800000 with a zoning designation of M-1 with an associated Development Agreement, which is a compatible zoning district based on the Employment Center place-type designation on the Future Land Use Map. The applicant is proposing to maintain the existing large truck repair and storage use (Equipment Repair & Service – Large) on site. The 3.03-acre parcel is addressed as 1419 Andy Ln, and is located on the East side of Andy Ln., approximately 1,800 feet north of the intersection with Aviation Way. *This application was recommended for approval at the May 13, 2026, Planning and Zoning Commission meeting.*
8. **ACTION ITEM: Public Hearing:** Consider Bill No. 42 (Ordinance No. 3694) associated with ANN25-000003, with a request to move for its passage by title only and approve the summary for publication.
9. [MOVED FROM CONSENT] Approve request for appointment of Dennis Staack to the Planning and Zoning Commission for a term to expire December 31, 2028

Comments

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

1. Council Comments
2. Mayor's Comments

The Caldwell City Council may convene into Executive Session pursuant to Idaho Code 74-206, identifying one or more of the specific paragraphs (a) through (i).

Certain city-related matters may need to be discussed confidentially subject to applicable legal requirements; the council may enter executive session to discuss such matters. The motion to enter executive session must reference the specific statutory section that authorizes the executive session. No final decision or action may be taken in executive session.

Adjournment

Upcoming City Council Meetings/Workshops

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

Any person needing special accommodation to participate in the meeting should contact the City Clerk's Office at 208-455-4656 prior to the meeting. The entire agenda packet and minutes may be viewed on the City of Caldwell's website.

Cualquier persona que necesita arreglos especiales para participar en la reunión debe comunicarse con el Secretario de la Ciudad al 208-455-4656 antes de la reunión.