Regular City Council Meeting
(City Hall - Chambers Room #100)
August 17, 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

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. CrimeStoppers Shred Day and Annual Report

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 Hearing Examiner July 28th, 2026, meeting minutes.
3. Professional Services Agreement Between the City of Caldwell & Horrocks Engineering; Middleton/Lincoln Utility Extension
4. Professional Services Agreement Between the City of Caldwell and Kimley-Horn and Associates, Inc; Mallard Park Frontage Improvements
5. Utility easement for domestic water main line at Box N Lock Storage.
6. Deferral of Public Improvements for 1620 Aviation Way
7. Deferral Agreement of Public Improvements for 2507 Hird Ave
8. Acceptance of Public Utility Easement for 2507 Hird Ave
9. Approve the Appointment of Richard Kim for Parks and Recreation Commission
10. Approve the Findings of Facts and Conclusions of Law for Element Ridge No. 3 Final Plat (SFP26-000012).

11. Approve the Findings of Facts and Conclusions of Law for Hunters Path No. 1 Final Plat (SFP26-000015).
12. Approval of Copier/Printer lease with Kelley Create for the Caldwell Fire Department
13. Approve Resolution Authorizing the Surplus of item in the Police Department
14. Approve the Resolution Authorizing the Ratification of the purchase of Police Department in-vehicle printers and computers
15. Approve the School Resource Office Agreement with Caldwell School District No 132
16. Approve the Fee Waiver for Caldwell School District for use of Brother's Park
17. Approve the Prosecution Services Term Agreement, Canyon County, Canyon County Prosecuting Attorney and City of Caldwell

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. Consider the Approval of an amended Lease Agreement with the Caldwell Night Rodeo
2. Consider the Approval of Fee Resolutions for Fiscal Year 2027
3. Consider Resolution authorizing purchase of a Bucket Truck AT41M for use by the Caldwell Electrical Department
4. Consider the Annexation of The Charles at Karcher Subdivision, Phase 1 into the Caldwell Municipal Irrigation District
5. Consider the Annexation of Sisters Park into the Caldwell Municipal Irrigation District
6. Consider the Annexation of Mallard Park into the Caldwell Municipal Irrigation District
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

September 8, 2026 – Police and Fire Pinnings and Promotions

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

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

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

Memorandum

To:

City Council

Meeting Date:

August 17, 2026

Item Name:

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

Summary Statement:

Recommended Action:

Budget:

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

Attachments:

None

Regular **Item:** 2.a.

Memorandum

To:

City Council

Meeting Date:

August 17, 2026

Item Name:

Approve the Hearing Examiner July 28th, 2026, meeting minutes.

Summary Statement:

Recommended Action:

Budget:

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

Attachments:

1. HE Minutes 7.28.26_signed

HEARING EXAMINER
MEETING MINUTES
Tuesday, July 28th, 2026 @ 1:30 pm
Caldwell City Council Chambers Room, 205 S. 6th Avenue, Caldwell, Idaho

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

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

MEMBERS PRESENT: Angelica Gomez (Administrative Assistant); Katie Wright (Planner III); John Prebonick (City Engineer), Morgan Bessaw (Deputy Director).

CONSENT CALENDAR: Approved the May 26th, June 23rd & July 14th, 2026, Hearing Examiner Meeting Minutes.

OLD BUSINESS:

1. **ACTION ITEM: Public Hearing Quasi-Judicial: Case Number SPP26-000005:** The applicant, Catalyst Development Group, on behalf of Tricon Properties LLC, is requesting approval of a preliminary plat for KCID Commercial Subdivision, a commercial subdivision with 12 lots. The parcel is located within the mixed-use place-type in the Comprehensive Plan. The approximately 8.2 acre development is located on the Southeast corner of the intersection between S. KCID Rd. and Highway 20/26, in Caldwell, Idaho. **This application was continued from July 14th, 2026, Hearing Examiner meeting.**

   Kyle Cooper (Representative) 22503 Lake Life Ln, signed in favor of the application and gave a brief overview of the project by use of a PowerPoint presentation.

   In response to the Hearing Examiner's question, Mr. Cooper stated:
   - The Hearing Examiner is correct that there are going to be 11 commercial lots and 1 of the lots will be for storm drainage.
   - The storm drain will be maintained by the development.
   - The development is meeting parking requirements.
   - He agrees that he knows what three of the building uses will be, the rest are to be determined

   Katie Wright (Planner III) 205 S. 6th Avenue, provided the staff report by outlining its contents by use of a PowerPoint presentation.

   In response to the Hearing Examiner's question, Ms. Wright stated:
   - Parking is calculated by the square footage of buildings, which would be one per every 500 square feet if there are typical retail businesses.
   - Did let the applicant know that an Alternative Methods of Compliance would be the only way to request reductions to the landscaping.
   - Staff cannot determine the required parking at this time as the uses are undecided.
   - Along the south boundary of the development is a 14ft landscape buffer where 20ft. is required.
   - Along the east boundary where the parking abuts next to the pathway is 5ft.
   - Behind parcels D, E, F, and G it is 15.5ft.
   - Along Highway 20/26 the smallest portion called out is 27.5ft.
   - Along KCID Rd. at their entrance the smallest portion is 14.5ft.

   Morgan Bessaw (Deputy Director) 205 S. 6th Avenue, in response to the Hearing Examiner's questions stated she believes it would make sense to submit the Alternative Methods of Compliance now so that way the Hearing Examiner and Council could see it.

In response to an earlier question, Ms. Wright stated that a rough estimate based on the square footage that they are providing would be about 147 parking spaces would be required.

Public Hearing Testimony was opened

Amy Schmidt, 19919 Dorchester Ave, in opposition, stated her concerns are of increased traffic, safety, and noise. She also stated she is concerned with the buffer between the parking spots and her house being insufficient.

Kyle Cooper (Representative) 22503 Lake Life Ln, in the rebuttal stated:

- The parking spaces that are along Ms. Schmidt's fence line will be removed so there is a bigger buffer.
- At the neighborhood meeting there were about 8 or 10 people that attended.
- One neighbor stated his fence was falling apart so they offered to help the neighbor fix his fence.
- He will work with Engineer to make sure all the trees are compliant.
- He will get with his team to work on getting the required spacing between parcels J, K, and L along the south borderline to meet the minimum of 20ft.
- The buffer along 20/26 will be tougher to meet.

Ms. Wright stated she had a couple of comments:

- She wanted to clarify that the Hearing Examiner wants the applicant to just submit the Alternative Method of Compliance application.
- The pathway that is in Delaware park, there is a public access easement that on the plans was called out that was a note on the plat.
- In the original discussion it was discussed that the tree count was not being met but in the latest plan they are meeting the tree count along KCID and it will be corrected in the staff report.

The Hearing Examiner continued the application to Tuesday, August 11th , 2026, to give the applicant enough time to try to revise their plans to meet code and apply for an alternative method of compliance if necessary.

Ms. Durtschi closed the public hearing testimony at 2:08 pm.

NEW BUSINESS: None
ADJOURNMENT

The Hearing Examiner adjourned the meeting at approximately 2:08 pm.

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

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

Ms. Sabrina Durtschi — Date: 8-11-26

ATTEST:

Morgan Bessaw, Deputy Director — Date: 8-11-26

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

Memorandum

To:

City Council

Meeting Date:

August 17, 2026

Item Name:

Professional Services Agreement Between the City of Caldwell & Horrocks Engineering; Middleton/Lincoln Utility Extension

Summary Statement:

The City of Caldwell desires to extend municipal water along Middleton Road north to the proposed roundabout at Lincoln Road, and east and west within the roundabout limits, as well as extend sewer along Lincoln Road east to the proposed roundabout at Middleton Road and south and east within the roundabout limits. Approximately 3220 LF of new water mainline and approximately 2100 LF of new sewer trunk line are anticipated. Said extensions are being designed so these main lines can be constructed prior to the construction of the Middleton/Lincoln roundabout.

Recommended Action:

The Engineering Department has reviewed the attached agreement and recommends approval of the agreement as written.

Budget: Budgeted

Cost: $214,697.00
GL Account: 05840210-87500
Timeline: Upon approval
Department:
Project Manager:

Attachments:

1. PSA Res. - Horrocks_ 8-17-26
2. 2026-07-22 Proposal - Caldwell Middleton Lincoln Utility Extension - APPROVED

RESOLUTION NO. _____

BE IT HEREBY RESOLVED by the Mayor and Council of the City of Caldwell, Idaho, that the Mayor of said City is hereby authorized to execute that certain agreement entitled Scope and Fee Proposal; Middleton/Lincoln Utility Extension by and between the City of Caldwell and Horrocks Engineering and which agreement is for the providing of professional engineering services for master planned sewer and water trunk lines project; and which agreement is attached hereto and made a part hereof as is set forth in full

PASSED BY THE COUNCIL of the City of Caldwell, Idaho this 17th day of August 2026.

APPROVED BY THE MAYOR of the City of Caldwell, Idaho this 17th day of August 2026.

Approved

By_____

Mayor

ATTEST:

By_____

Clerk

Horrocks.

SCOPE AND FEE PROPOSAL

MIDDLETON/LINCOLN UTILITY EXTENSION, CALDWELL, ID

JULY 22, 2026

SCOPE OF SERVICES

Final Civil Engineering and Project Administration Services for the Middleton/Lincoln Utility Extension project in Caldwell, ID.

GENERAL PROJECT DESCRIPTION

The City of Caldwell desires to extend municipal water along Middleton Road north to the proposed roundabout at Lincoln Road, and east and west within the roundabout limits as well as extend municipal sewer along Lincoln Road East to the proposed roundabout at Middleton Road and south and east within the roundabout limits. The waterline will cross under Pioneer Irrigation's Lower Fivemile Drain. Approximately 3220 feet of new waterline and approximately 2100 feet of new sewer main are anticipated. The proposed improvements will connect to the planned Lincoln Road sanitary sewer facilities designed by JUB Engineers, Inc. (JUB). The PROJECT will be coordinated with the proposed roundabout design prepared by DKS Associates, Inc. (DKS). Horrocks proposes the following general items to be included in this proposal:

1. Project Administration
2. Survey
3. Project Design
4. Irrigation/Canal Crossing
5. Bid Support
6. Construction Support
7. Reimbursable Expenses
8. Miscellaneous Services

PROJECT UNDERSTANDING

- It is our understanding that the proposed improvements will connect to the planned Lincoln Road sanitary sewer facilities designed by JUB Engineers, Inc., and that coordination will be required to ensure compatibility with those facilities.
- It is our understanding that utility design will be coordinated with the Middleton Road and Lincoln Road roundabout design prepared by DKS Associates, Inc. Finished grade, ROW and roadway geometry information will be provided by DKS for use in utility design.
- This scope of services is based on City-provided exhibits and layout information, including the sewer/water exhibits shown in Exhibit A. Proposed utility alignments will generally follow these exhibits unless otherwise directed by the City. The scope assumes construction will occur as a single phase and plan set; any additional phasing, plan sets, or deviations from the alignments shown will be considered an additional service.
- It is our understanding that hydraulic modeling and master planning for downstream sanitary sewer facilities are being completed by others, and that resulting design criteria and constraints will be provided for use in utility design.
- It is our understanding that available as-built information, utility records, and subsurface data will be provided by City to support design and bidding. Utility

identification through DIGLINE will be performed, and known utilities will be shown on the plans based on available records and information provided by others.
- Potholing existing utilities is not included in this scope of work. If required, Horrocks can provide this service as requested by the City in writing with an agreed upon scope and fee.
- It is our understanding that environmental documentation, traffic control design, SWPPP report preparation, construction management, and field inspection services are not included in this scope of work unless authorized through a supplemental agreement.
- The project design will be performed in accordance with City of Caldwell standards and the ISPWC.
- The site is not located within a FEMA Special Flood Hazard Area.

CONSULTANT SERVICES

PHASE 1: PROJECT Administration

Consultant will staff and manage a project team to provide project deliverables, monitor budget and schedule, and coordinate with the City on a regular basis.

- Interdisciplinary team collaboration in areas pertinent to design, including emails, phone calls, document sharing and other forms of collaboration throughout all the stages of design.
- Project kick-off meeting with the Client.
- Monthly one-hour coordination meetings with the Client and up to two (2) staff members from the Consultant. Meetings are assumed to be held on TEAMS.
- In-house facilitation of production and team meetings/tasks.
- QA/QC internal review of each project milestone submittal and during the design process.
- Coordination with JUB and DKS.
- Schedule: Project is planned to be bid in fall of 2026 and constructed in winter of 2026/2027.

Notes:
- *Re-occurring monthly TEAMS meetings are included from project kickoff for a duration of six (6) months. Meetings beyond this time frame are not included in this proposal and will be billed as an additional service at T&M rates current at the time of services provided.*
- *Virtual and in-person meetings with jurisdictional agencies other than as noted above are assumed in other phases throughout this proposal and are not included in this phase.*

PHASE 2: SURVEY

Consultant will conduct a topographic survey and collect aerial imagery within project limits to supplement survey and design surfaces to be provided by DKS and JUB.

ROW/boundary work will not be included in this scope. It is assumed that all ROW/boundary, control, and or easements will be provided by DKS or by the city. Horrocks will verify horizontal and vertical design elements and coordinate the roadway design with the proposed utility design extension design.

Topographic Survey

- Prepare necessary field files
- Set site survey control in line with DKS control
- Conduct GPS topo survey of existing utilities and additional infill as needed

- Process GPS data
- Prepare basemap of collected field data and deliver to design team for surface creation

Aerial Imagery

- Set aerial survey control
- Conduct aerial survey for imagery and potential mapping as needed (subject to crop cover conditions at time of survey)
- Process aerial imagery
- Provide stakeholder access to Propeller web portal

Notes:

- *Fieldwork to be completed during ONE (1) mobilization period, anticipated at ONE (1) day. Per diem and mileage to be charged and included in fee.*
- *Survey field crew will have access to the project site for the duration of the fieldwork.*
- *Survey field crew will have permission to operate sUAS/Drone from and over client property. All sUAS/Drone operations will be conducted by a remote pilot under FAA Part 107 rules.*
- *City of Caldwell will have access to aerial imagery via Propeller web portal. Access to expire ONE (1) year from project completion.*
- *Boundary work is not included in this Scope. No effort to resolve right-of-way or parcel boundaries will be made under this scope. Existing and proposed right-of-way will be provided by the roadway design engineer (DKS). Horrocks will verify horizontal and vertical location of proposed roadway design for utility extension design purposes.*
- *Record of Survey, legal description preparation, right-of-way plans, and temporary easements are not included in this scope of work will be considered additional services.*

PHASE 3: Project Design

- Design Development Phase.

  During the design development phase, Horrocks shall prepare the site base map, verify conceptual site layout and prepare preliminary alignment and profile design based on City of Caldwell standards and general local practices. The intent is to

discover any design-related items that would require input from the Client, prior to beginning construction documents.

- Consultant will contact DIGLINE to identify utility companies that may be impacted by the project. Contact (telephone and/or email) will be made with utility companies near the project footprint as provided by DIGLINE. Consultant will work with City staff, DKS and JUB to obtain as-builts and field data to identify and show existing City utilities on the plans.

- Verification of Conceptual Alignment and Profile
  - Review existing and proposed modeling performed by others.
  - Develop technical profile and alignment in CAD to determine feasibility and constructability. Review sewer depths and utility crossing conflicts/constraints.
  - Review existing manholes for size and existing conditions to determine connection feasibility.
  - Prepare one modification of layout based on Client comments.
  - Coordinate with city and DKS for alignment and profile compatibility with roadway/roundabout design. Storm drain design to be provided to Horrocks by DKS. Potential conflicts will be identified and coordinated with roadway design team.
- Develop preliminary, computer-generated 3-D model of utilities for review.

Upon completion of the Design Development phase, and authorization from the Client, Horrocks will prepare construction documents (PS&E) which shall be submitted to the City of Caldwell for QLPE review.

- Construction Documents Package.

  The following design sheets are anticipated:

  - Cover – 1 sheet
  - Notes – 1 sheet
  - Legend – 1 sheet
  - Horizontal Control Sheet of Entire Project – 1 sheet
  - Sewer and Water Mains (Plan and Profile) – 10 sheets
  - Detail Sheets – 3 Sheets
  - Erosion and Sediment Control – 1 sheet

- Permit Processing and Plan Revisions
  - The 90% design submittal will include a set of plans, cost estimate and specifications for review by the City.
  - Submit 90% plans to impacted utility companies and stake holders.
  - Complete final PS&E plans for City of Caldwell approval and QLPE review by city engineer.
  - Assumes up to two plan reviews with the City of Caldwell.

Notes:

- *Final PS&E submittal is anticipated to be in the Fall of 2026.*
- *GIS and specialty computer generated graphics services are not included in this proposal. This can be provided as an additional service, if requested.*
- *Potholing of existing utilities at identified crossings will be performed by either city staff or contractor hired by city.*
- *Previously provided city specifications will be used for bid documents.*
- *Dry utility design and plans (power, phone, cable, gas, etc.) are NOT part of this proposal.*
- *A Stormwater Pollution Prevention Plan (SWPPP) will be prepared by and submitted by the contractor and is NOT included in this proposal.*
- *Gravity irrigation delivery & drainage design or relocations are excluded from this proposal.*
- *Wetland delineation, study, mitigation, and associated items are NOT part of this proposal.*
- *Additional meetings, phone conferences, and/or meeting time beyond that specified within this scope will be billed at time and material rates.*

PHASE 4: IRRIGATION CANAL CROSSING DESIGN AND COORD.

Consultant will review the city agreement (if available) with the required Irrigation/Ditch Company and provide recommendations for permitting and crossing. Consultant will design casing and carrier pipe through irrigation/drainage canal crossing.

- *Complete and submit plans and details for crossing*
    - *Prepare necessary support plans and documents for permit*
    - *Provide updates and revisions based on comments*

Notes:

- *Application and/or processing fees shall be the responsibility of the Client.*
- *License and encroachment agreements/permits will be prepared by City staff.*
- *Meetings and coordination are limited to the hours estimated. Additional meetings and coordination can be performed as approved by the City.*

PHASE 5: BID SUPPORT

Consultant will answer questions during the bid process and provide written responses to the City. Additional effort associated with providing support during the bidding process is not included in this scope of work. If needed, Horrocks is available to provide services during bidding under a future supplemental agreement.

Notes:

- *The consultant role during bidding will be to answer questions during the bidding process*
- *Consultant to provide bid analysis (bid tabulation)*
- *City project manager to bid project on City plan room, coordinate and direct all bid meetings*

PHASE 6: CONSTRUCTION SUPPORT

Construction support will consist of shop drawing submittal review, answering questions and providing record drawings based on contractor working set of plans as they are marked up during construction. Construction management and field inspections are not included in this scope of work.

Notes:

- Contractor will provide a marked up field set of plans at completion of project.
- Construction staking and final survey collection of field data for record drawings are not included in this scope of work.
- Construction engineering and/or field inspections and observation reports are not included in this scope of work.
- Processing contractor pay applications are not included in this scope of work. This service can be included in a future supplemental if desired.

PHASE 7: GEOTECHNICAL REPORT

- Exploratory borings will include 5 borings to a depth of 25 feet and 3 borings to a depth of 15 feet. The borings will be continuously logged and the soils classified by representative of GeoTek.
- See attached geotechnical scope and fee.

PHASE 8: REIMBURSABLE EXPENSES

- Expense reimbursements for document prints/plots, mileage, per diem, materials, Propeller Credits etc.

PHASE 9: MISCELLANEOUS SERVICES ALLOWANCE

- Exhibits, meetings, reviews, plan modifications, agency coordination, etc. of items not foreseen at the time of this proposal and as directed by the Client. Work will not commence without written approval from the Client.

SCOPE FEES

PHASE 1:	**PROJECT ADMINISTRATION**	**$**	**28,021**	**NTE***
PHASE 2:	**SURVEY**	**$**	**23,778**	**NTE***
PHASE 3:	**CONSTRUCTION DOCUMENTS (FINAL CIVIL DESIGN)**	**$**	**90,686**	**NTE***
PHASE 4:	**Irrigation/Canal Crossing**	**$**	**7,000**	**NTE***
PHASE 5:	**BID SUPPORT**	**$**	**4,341**	**NTE***
PHASE 6:	**CONSTRUCTION SUPPORT**	**$**	**10,404**	**NTE***
PHASE 7:	**GEOTECHNICAL REPORT**	**$**	**27,467**	**NTE***
PHASE 8:	**REIMBURSABLE EXPENSES**	**$**	**3,000**	**NTE***
	TOTAL	**$**	**194,697**	
PHASE 9:	**MISCELLANEOUS SERVICES ALLOWANCE**	**$**	**20,000*** **	

LS = Lump Sum; T&M = Time and Material, NTE = Not to Exceed

**Estimated Fee based on the assumed hours listed in the scope. A contract modification will be required for services to continue beyond this amount.*

***Reimbursable expenses shall be billed at T&M plus 10%.*

****Miscellaneous services will be performed on a T&M basis when out of scope work is required. The client will be notified before the budget allotment is reached, so a contract amendment can be processed.*

Notes:

- Any Client requested modifications or alterations, after work has commenced, will be considered additional services. Work will not commence prior to written approval from Client.
- Any required or requested additional services will be billed at the Consultant's T&M rates current to the date of work performed. Exhibit B contains 2026 billing rates.
- The Consultant retains the right to assess Client interest at the rate of one and one-half percent (1.5%) per month, on invoices which are not paid within thirty (30) days from the date of invoice.
- The above proposal must be executed within 30 days, otherwise price adjustments may occur. We look forward to performing this work and can begin immediately upon authorization to proceed.
- The Consultant will stop work in the event any invoices are 60 days outstanding and will not commence work until ALL outstanding invoices are paid in full.
- The above fees have been negotiated for fiscal year 2026. If a phase of the above proposal begins outside of calendar year 2026 both parties agree to 3% per annum increase in fees for each year after 2026.

DESIGN SCHEDULE

The following durations are approximate, based on our current understanding of the project. A refined schedule will be negotiated with the client upon contract approval.

- Design Development Phase – 6 weeks
- Construction Documents for First Submittal – 12 weeks
- Plan Revisions per Client Comments – 2 week turn-around.
- Note: Horrocks has no control over client and agency review timelines.

The individual signing below represents and warrants that he/she has full authority to enter into this Agreement on behalf of Client. By signing below, the Client is acknowledging and agreeing to the attached ***Engineering Services Agreement***.

Sincerely,
Horrocks LLC

Dean Barker, PE
Associate Vice President
Community Infrastructure Idaho State Lead

Accepted by,

_____ _____
Name: Date
Company:

NEEDED ITEMS

The following is a list of currently known items that are necessary to be provided by the Client to facilitate design. Additional items may be required as the design progresses:

1. All application fees
2. Geotechnical reports and addendums, specific to the project site
3. GIS utility data
4. Sewer/Water models for existing and proposed conditions
5. Potholing data at all utility crossings
6. Video of existing trunklines and bypass if available and feasible
7. All CAD files and surface models from JUB sewer design and DKS roadway/roundabout design

ADDITIONAL SERVICES

The following is a list of services specifically excluded from this proposal:

A. Studies, Reports and Models
   1. Water modeling, flow tests/analysis, and calculations
   2. Environmental mitigation or study
   3. Wetland delineation, study, remediation or mitigation
   4. Floodplain or floodway identification and mitigation
   5. Off-site engineering studies, supplemental studies/reports
   6. Structural computation for typical street sections
   7. Sewer capacity studies
   8. Water capacity studies
   9. Traffic studies or modeling
   10. Geotechnical investigation including, but not limited to, bedrock testing.

B. Designs, Plans and Analyses
   1. ALTA survey or associated items not specified in scope.
   2. Landscape and outdoor amenity design.
   3. Irrigation well and/or pump station design
   4. Gravity Irrigation channel design, piping, re-routing, and associated items
   5. Demolition plans not specified in scope above.
   6. Construction Staking

C. Permitting, Easements, Descriptions, Exhibits
   1. Easement vacation
   2. Preparation or filing of utility easements to Canyon County or other authority jurisdiction.
   3. Additional easement dedications except as noted above.
   4. Development agreements or license agreements
   5. Right-of-way permits or other permits not specified in scope.
   6. Color exhibits, models, and renderings not specified in scope.

D. Modifications and Changes
   1. Alignment iterations after initial Client acceptance
   2. Profile plan iterations after initial profile concept is prepared.
   3. Agency-required modifications deemed to alter the design.
   4. Revision of jurisdictional redlines beyond the second set of redlines.

E. Meetings, Applications and Hourly Items
   1. Design review including applications, submittals, and meetings not specified in scope.
   2. Planning application narratives not specified in scope.
   3. Meetings not specified in scope and time at meetings beyond scope.

F. Construction Document Services
   1. Construction observation reports or inspections

If any of the above-listed excluded items become necessary and the scope of such work can be determined, the Engineer will, upon the Client's approval, proceed on a T&M basis.

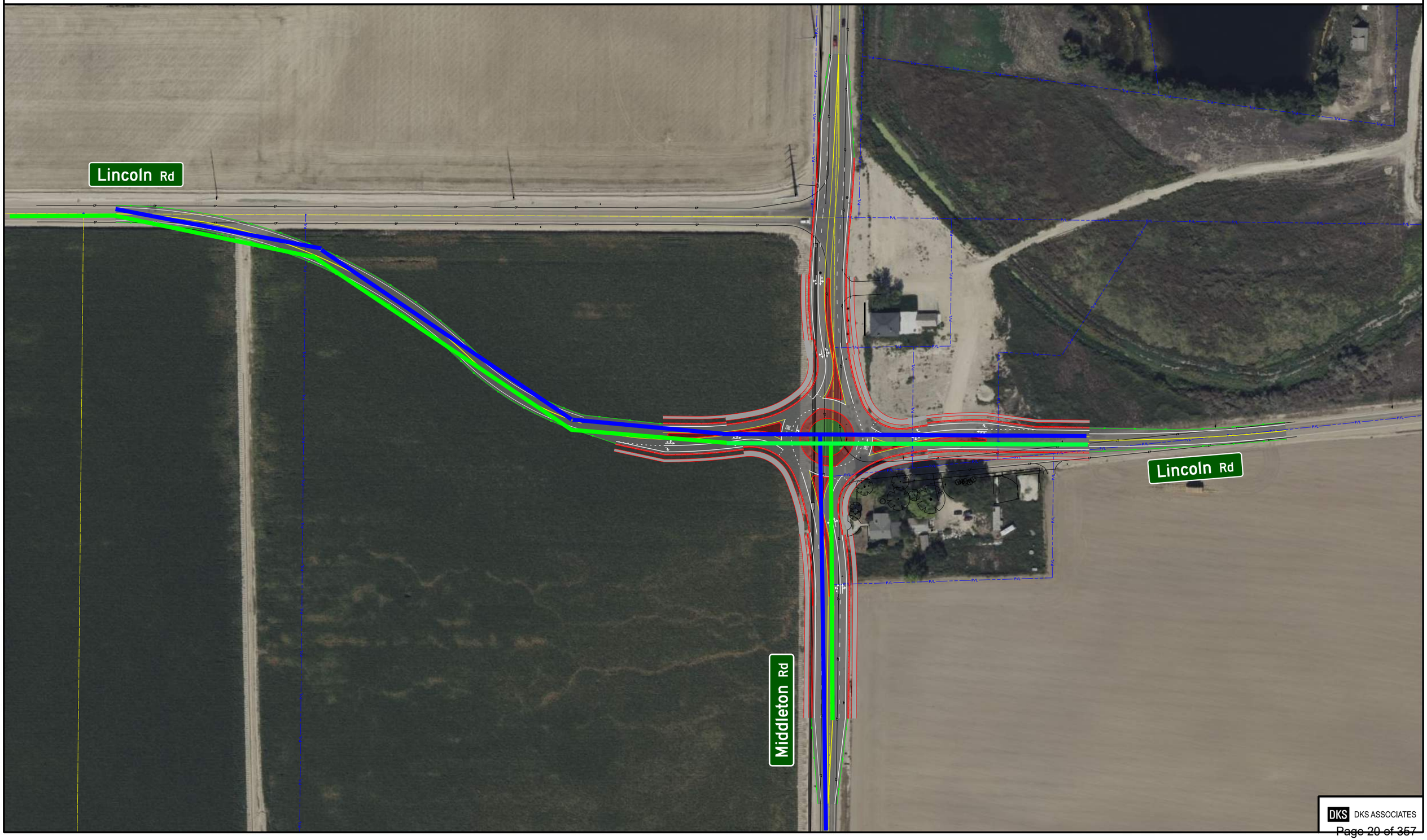
Exhibit "A"

Capital Improvement Plan

July 2025

Middleton Road and Lincoln Road Roundabout

Option A - Shift 15' West of Middleton Road to Provide Setback from SE Structure



DKS ASSOCIATES

Exhibit "B"

Horrocks.

				Sr. Engineer II, P.E.	Engineer III, P.E.	CAD Technician II	Engineer, P.E.	Licensed Surveyor	Surveyor/ROW Technician III	Accounting II	NOT USED
				Dean Barker	Krystal Budke	Aaron Clements	Markus Rocca	Sean Boggs	Rhen Parmenter	Amy Eager	
				$338.00	$237.00	$150.00	$188.00	$223.00	$170.00	$174.00	$0.00
				Hour	Hour	Hour	Hour	Hour	Hour	Hour	Hour
Phase 01: Project Administration				30	52	0	12	7	0	10	0
01	Interdisciplinary team collaboration	23	$ 5,754.00	3	20						
02	Kick-off & Monthly Meetings	27	$ 7,094.00	10	10	0	2	2		3	
03	Coordination with other consultants	45	$ 11,115.00	10	20		10	5			
04	Project Management Reports & Invoicing	16	$ 4,058.00	7	2					7	
	SubTotal	111	$ 28,021.00	$ 10,140.00	$ 12,324.00	$ -	$ 2,256.00	$ 1,561.00	$ -	$ 1,740.00	$ -
Phase 02: Survey				0	0	0	0	45	62	0	0
01	field prep	12	$ 2,464.00					8	4		
02	mobilization (initial)	10	$ 1,700.00						10		
03	Mileage/per diem/lodging	0	$ 1,440.00								
04	site control	2	$ 340.00						2		
05	utility and infill topo	12	$ 2,040.00						12		
06	Verify third-party survey data	16	$ 3,038.00					6	10		
07	mobilization (2nd)	10	$ 1,700.00						10		
08	Mileage/per diem/lodging	0	$ 1,163.00								
09	Aerial control and collect	5	$ 850.00						5		
10	add'l supplemental topo	5	$ 850.00						5		
11	Field support	4	$ 892.00					4			
12	Process aerial and GPS	8	$ 1,784.00					8			
13	Propeller credits	0	$ 600.00								
14	prepare survey basemap	10	$ 2,230.00					10			
15	QA/QC - staff	8	$ 1,572.00					4	4		
16	Coordination with other consultants	5	$ 1,115.00					5			
	SubTotal	107	$ 23,778.00	$ -	$ -	$ -	$ -	$ 10,035.00	$ 10,540.00	$ -	$ -
Phase 03: Project Design				20	70	202	197	0	0	0	0
01	Design Development	95	$ 17,580.00	5	10	40	40				
02	Plans	224	$ 39,132.00	4	20	120	80				
03	Specifications	44	$ 9,062.00	2	10		32				
04	Cost Estimate	21	$ 4,294.00	1	4		16				
05	Permit Processing and Plan Revisions	68	$ 12,358.00	2	10	32	24				
06	QA/QC - staff	37	$ 8,260.00	6	16	10	5				
	SubTotal	489	$ 90,686.00	$ 6,760.00	$ 16,590.00	$ 30,300.00	$ 37,036.00	$ -	$ -	$ -	$ -
Phase 04: Irrigation Canal Crossing Design and Coord.				8	8	16	0	0	0	0	0
01	Irrigation Co. Coord	10	$ 2,572.00	2	8						
02	Crossing details and specs	16	$ 2,400.00			16					
03	City coord. On license agreement	2	$ 676.00	2							
04	QA/QC	4	$ 1,352.00	4							
	SubTotal	32	$ 7,000.00	$ 2,704.00	$ 1,896.00	$ 2,400.00	$ -	$ -	$ -	$ -	$ -
Phase 05: Bid Support				6	5	0	6	0	0	0	0
01	Answer Questions, Addendum Support	10	$ 2,875.00	5	5						
02	Bid Tabulation w/estimate comparison	7	$ 1,466.00	1			6				
	SubTotal	17	$ 4,341.00	$ 2,028.00	$ 1,185.00	$ -	$ 1,128.00	$ -	$ -	$ -	$ -
Phase 06: Construction Support				6	10	25	12	0	0	0	0
01	Answer Field Questions, Review Shop Drawings and Materials Submittals	25	$ 5,842.00	5	8		12				
02	Record Drawings	28	$ 4,562.00	1	2	25					
	SubTotal	53	$ 10,404.00	$ 2,028.00	$ 2,370.00	$ 3,750.00	$ 2,256.00	$ -	$ -	$ -	$ -
Phase 08: Reimbursable expenses				0	0	0	0	0	0	0	0
01	TBD	0	$ -								
	SubTotal	0	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Phase 09: Miscellaneous Services				0	0	0	0	0	0	0	0
01	TBD	0	$ -								
	SubTotal	0	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
	Totals	809	164,230	70	145	243	227	52	62	10	0
	Total Labor			$ 23,660.00	$ 34,365.00	$ 36,450.00	$ 42,676.00	$ 11,596.00	$ 10,540.00	$ 1,740.00	$ -

Direct Labor Charges	$161,027.00				
Mileage Rate	$0.87	# of Miles	0	Billable Mileage Total	$0.00
Expense COST	$3,000.00	Expense Markup %	0%	e with Markup Total	$3,000.00
Geo Tech Expense COST	$24,970.00	Expense Markup %	10%	e with Markup Total	$27,467.00
Consultant COST	$0.00	onsultant Markup %	0%	t with Markup Total	$0.00
Grand Total	**$194,697.00**				
	$ 194,697.00				

ENGINEERING SERVICES AGREEMENT

THIS AGREEMENT, made and entered into **on the date last executed below**, by and between **City of Caldwell**, hereinafter called "CLIENT" and **HORROCKS LLC**, hereinafter referred to as "HORROCKS"; each individually referred to as “PARTY” and collectively as “PARTIES.”

WHEREAS CLIENT recognizes the need for professional and technical services relating to Middleton & Lincoln Utility Extension, hereinafter referred to as “PROJECT.”

WHEREAS CLIENT recognizes HORROCKS as having the necessary ability and experience to perform the services for the PROJECT and that it is properly qualified and licensed for this work, if required, in the state in which the PROJECT is located;

NOW, THEREFORE, CLIENT and HORROCKS agree as follows:

SECTION 1 - PROFESSIONAL SERVICES

1.1 SCOPE OF WORK. It is hereby understood and agreed that HORROCKS will provide services to CLIENT in accordance with the Attachment, Scope of Work.

1.2 ADDITIONAL SERVICES. Engineering services or items which are not specifically listed within the Scope of Work as set forth in this AGREEMENT may be provided by HORROCKS under an extension of this AGREEMENT or under separate agreement with CLIENT. ADDITIONAL SERVICES and compensation must be approved by both CLIENT and HORROCKS in writing prior to work being performed.

1.3 Paragraph intentionally left blank.

1.4 Paragraph intentionally left blank.

SECTION 2 - PROJECT SCHEDULE

2.1 The professional services to be rendered by HORROCKS shall follow the Attachment, Project Schedule (if applicable).

SECTION 3 - PAYMENT TO HORROCKS

3.1 COMPENSATION. For all services and materials pertinent hereto, HORROCKS shall bill CLIENT monthly:

☐ A) Hourly Rates and Units, for the actual hours worked by employees at the specific billing rates for each staff type indicated on the projected employee hours and costs schedule and/or the actual equipment hours and/or units used. Rates are updated annually. (Attachment_____)

☒ B) Hourly Rates and Units to Maximum, for the actual hours worked by employees at the specific billing rates for each staff type indicated on the projected employee hours and costs schedule and/or the actual equipment hours and/or units used, up to a **maximum of $ 214,697___.** Rates are updated annually. (Attachment_____)

☐ C) Cost Plus Fixed Fee, for the actual hours worked by employees at the actual hourly wage rate plus approved, FAR Part 31 overhead rate, plus negotiated fixed fee. Expenses, Equipment hours and/ or units used will be billed at cost.
Total Estimated Costs:_____
Fixed Fee:_____
Total Budget: _____(detail estimate attached if needed)

☐ D) Cost Plus, for the actual hours worked by employees at the actual hourly wage rate plus approved Multiplier (factor to include OH costs and profit). Expenses, Equipment hours and/ or units used will be billed at cost.
Total Estimated Costs:_____
Multiplier:_____
Total Budget: _____

☐ E) Lump Sum, HORROCKS' invoice shall be based on Percent Complete of the PROJECT based on the Scope of Work. (attached). Invoices shall include a statement that briefly describes HORROCKS' progress to justify each Invoice, up to the Total amount of $_____.

3.2 PAYMENT TERMS. CLIENT agrees to make payments within thirty (30) days of HORROCKS' invoices. If CLIENT disputes any portion of an invoice, CLIENT will notify HORROCKS of such disputed items within ten (10) days of invoice date. CLIENT recognizes that late payment of invoices results in extra expenses for HORROCKS. HORROCKS retains the right to assess CLIENT interest at the

rate of one and one-half percent (1.5%) per month (18% per annum) or the maximum legal rate of interest allowable, on invoices which are not paid within forty-five (45) days from the date of invoice. HORROCKS also reserves the right, after seven (7) days prior written notice, to suspend performance of its services under this AGREEMENT until all PAST DUE amounts have been paid in full.

3.3 Paragraph intentionally left blank.

SECTION 4 - MISCELLANEOUS PROVISIONS

4.1 STANDARD OF PERFORMANCE. HORROCKS agrees the services to be provided by it under this AGREEMENT will be performed in a manner consistent with the degree of care and skill ordinarily exercised by members of the same profession, providing the same or similar professional service, in the same or similar locality, at the same or similar time, and under the same or similar circumstances.

4.2 CLIENT-PROVIDED SERVICES AND INFORMATION. CLIENT shall furnish HORROCKS available studies, reports, and other data pertinent to HORROCKS' services; obtain or authorize HORROCKS to obtain or provide additional reports and data as required; furnish to HORROCKS services of others as required for the performance of HORROCKS' services hereunder, and HORROCKS shall be entitled to use and rely upon all information and services provided by CLIENT or others in performing HORROCKS' services under this AGREEMENT.

4.3 CLIENT-PROVIDED ACCESS. CLIENT shall arrange for access to and make all provisions for HORROCKS to enter upon public and/or private property as required for HORROCKS to perform services under this AGREEMENT.

4.4 OWNERSHIP OF WORK PRODUCT/DOCUMENTS.

a. All documents prepared by or on behalf of HORROCKS in connection with any project performed under this AGREEMENT are to be considered instruments of service for the execution of the Project. HORROCKS shall retain any and all intellectual and property rights in these documents, whether or not the Project is completed. Payment to HORROCKS for the Services rendered and pursuant to the payment terms under this AGREEMENT shall be a condition precedent to

CLIENT's right to use any of the documentation prepared by HORROCKS. Such documents may not be used for any other purpose without the prior written agreement of HORROCKS. However, CLIENT shall have a permanent non-exclusive, royalty-free license to use any concept, product or process which is patentable or capable of trademark, produced by or resulting from the Services rendered by HORROCKS in connection with the Project, for the life of said Project.

b. In the event any of HORROCKS' documents are subsequently used, reused and/or modified in any respect without HORROCKS' involvement and oversight, CLIENT hereby agrees to release, indemnify, and hold HORROCKS, its officers, employees, consultants and agents harmless from and against any claims or damages arising from the reuse or modification of said documents.

c. Further, HORROCKS cannot guarantee the authenticity, integrity or completeness of data files supplied in electronic format ("Electronic Files"). CLIENT hereby agrees to release, indemnify and hold HORROCKS, its officers, employees, consultants and agents harmless from and against any claims or damages arising from the use of said Electronic Files. Electronic files will remain the property of HORROCKS, may not to be used for any purpose other than that for which they were transmitted, and are not to be retransmitted to any third party without HORROCKS' prior written consent.

4.5 <u>NON-SOLICITATION:</u>

a. Neither PARTY shall knowingly solicit, recruit, hire or otherwise employ or retain the employees of the other working under this AGREEMENT during the Term of this AGREEMENT and for one (1) year following the termination or expiration of this AGREEMENT without the prior written consent of the other PARTY.

b. However, notwithstanding the above, this Paragraph shall not restrict the right of either PARTY to solicit or recruit generally in the media, and shall not prohibit either PARTY from hiring, without prior written consent, the other PARTY'S employee who answers any advertisement or who otherwise voluntarily applies for hire without having been personally solicited by the hiring PARTY.

c. For a breach of paragraph 4.5 NON-SOLICITATION, an amount equal to twice the base annual salary of the recruited employee at the time of their departure shall be paid by the hiring PARTY to the other PARTY. This compensation shall be based on the damages suffered by the other PARTY as a result of the breach, with the understanding that the amount may be subject to negotiation.

SECTION 5 - LEGAL RELATIONS

5.1 INDEPENDENT CONTRACTOR. HORROCKS and CLIENT agree that HORROCKS is an independent contractor. Nothing contained in this AGREEMENT shall be construed as creating any agency, partnership, joint venture, other form of joint enterprise, employment or fiduciary relationship between the PARTIES. HORROCKS shall be free to render consulting services to others during the term of this AGREEMENT, so long as such activities do not interfere with or diminish HORROCKS' ability to fulfill the obligations established herein to CLIENT.

5.2 LIMITATION OF RIGHTS. The services to be performed by HORROCKS are intended solely for the benefit of CLIENT. Nothing contained herein shall confer any rights upon or create any duties toward any person or persons not a party to this AGREEMENT including, but not limited to, any contractor, subcontractor, supplier, or the agents, officers, employees, insurers, or sureties of any of them.

5.3 SUCCESSORS AND ASSIGNS. CLIENT and HORROCKS, respectively, bind themselves, their partners, successors, and assigns to the covenants of this AGREEMENT. Neither CLIENT nor HORROCKS will assign, sublet, or transfer any interest in this AGREEMENT, or assign any cause of action for alleged breach of this AGREEMENT, without the written consent of the other.

5.4 DELAYS. Neither PARTY is responsible to the other for delay in performance caused by events beyond their control. In the event HORROCKS' services are suspended, delayed, or interrupted for the convenience of CLIENT or delays occur beyond the control of HORROCKS, equitable adjustment(s) in HORROCKS' time of performance, compensation, and/or cost of Subconsultant(s) shall be made.

5.5 DISPUTE RESOLUTION. In the event of a dispute arising out of or relating to this AGREEMENT or the services to be rendered hereunder, with the exception of non-payment issues, CLIENT and HORROCKS agree to attempt to resolve such disputes in the following manner: First, the PARTIES agree to attempt direct negotiations between the appropriate representatives of each PARTY. Second, if such negotiations are not fully successful, the PARTIES agree to attempt to

resolve any remaining disputes by formal nonbinding mediation conducted by the American Arbitration Association or by such other person or organization as the PARTIES may agree upon. Either PARTY may demand mediation by serving a written notice stating the essential nature of the dispute and demanding that the mediation proceed within sixty (60) days of service of notice. Third, if the dispute or issues remain unresolved after the above steps, the PARTIES agree to resolve the dispute by submitting the matter to civil litigation. No action or suit may be commenced unless (1) the mediation does not occur within ninety (90) days after service of notice, (2) the mediation occurs within ninety (90) days after service of notice but does not resolve the dispute, or (3) a statute of limitation would elapse if suit was not filed prior to ninety (90) days after service of notice.

5.6 LIMITED LIABILITY COMPANY PROTECTION. It is intended by the PARTIES to this Agreement that HORROCKS' services in connection with the Project shall not subject HORROCKS' individual employees, officers or directors to any personal legal exposure for the risks associated with this Project. Therefore, and notwithstanding anything to the contrary contained herein, CLIENT agrees that as CLIENT's sole and exclusive remedy, any claim, demand or suit shall be directed and/or asserted only against HORROCKS LLC, a Delaware Limited Liability Company, and not against any of HORROCKS' individual employees, officers or directors.

SECTION 6 CONTRACTOR'S

6.1 CONTRACTOR'S METHODS, PRICES. HORROCKS has no control over the cost of labor, materials, equipment, or other services furnished by others, or over Contractor's methods of determining prices, or other competitive bidding or market conditions, practices, or omissions on the site. Any cost estimates provided by HORROCKS will be made, based on its experience and judgment. HORROCKS cannot and does not guarantee that proposals, bids, or actual PROJECT construction costs will not vary from cost estimates prepared by HORROCKS.

6.2 **Paragraph intentionally left blank.**

6.3 CONTRACTOR'S SAFETY METHODS. HORROCKS shall not be responsible for

the means, methods, techniques, sequences, or procedures of construction selected by contractors or the safety precautions and programs incident to the work of contractors and shall not be responsible for Contractor's failure to carry out work in accordance with the Contract Documents.

SECTION 7 LIMITATION OF LIABILITY

7.1 **Paragraph intentionally left blank.**

7.2 INSURANCE. HORROCKS maintains, at its own expense, workers compensation, commercial general liability, automobile liability, and professional liability insurance policies with limits at or above that which is reasonably required in the industry and will, upon request, furnish certificates of insurance to CLIENT.

7.3 INSURANCE LIMITS. HORROCKS shall maintain insurance coverage with limits at or above the following:

a. **Business Automobile Liability** insurance with limits of &1,000,000 per occurrence.
b. **Worker's Compensation** insurance as required by applicable law.
c. **Commercial General Liability Insurance** limits of $2,000,000.00 combined single limit per occurrence and $2,000,000 aggregate.
d. **Professional Liability (Errors and Omissions) Insurance** with limits of $2,000,000 per claim and $2,000,000 aggregate.
e. **Umbrella or Excess Liability insurance** providing additional limits over the underlying policies.

7.4 INDEMNIFICATION.

HORROCKS agrees, to the extent allowed by law, to indemnify and hold harmless CLIENT, its officers, directors and employees from and against all liability for damages to the extent the damages were caused by HORROCKS' negligent acts, errors or omissions in the performance of professional services under this AGREEMENT.

CLIENT agrees, to the extent allowed by law, to indemnify and hold harmless HORROCKS, its officers, directors, employees, and subconsultants from and

against all liability for damages to the extent the damages were caused by CLIENT's negligent acts, errors or omissions.
Notwithstanding the foregoing agreement to indemnify and hold harmless, the PARTIES expressly agree that HORROCKS has no duty to defend CLIENT from and against any claim, cause of action or proceeding of any kind. Neither PARTY shall be obligated to indemnify the other PARTY in any manner whatsoever for the other PARTY's negligence.

7.5 HAZARDOUS SUBSTANCE INDEMNIFICATION. With respect to claims, damages, losses, and expenses which are related to hazardous waste, pollutants, contaminants, or asbestos on or about project worksite, CLIENT shall, to the extent permitted by law and to the extent HORROCKS is not the cause of such waste, pollutants, contaminants, or asbestos, indemnify and hold harmless HORROCKS and its employees, subconsultants, or agents from and against all such claims against HORROCKS related thereto.

7.6 CONSEQUENTIAL DAMAGES. Notwithstanding any other provision of this Agreement, and to the fullest extent permitted by law, neither CLIENT nor HORROCKS, their respective officers, directors, principals, employees, contractors, or subconsultants shall be liable to the other or shall make any claim for any incidental, indirect or consequential damages arising out of or connected in any way to the PROJECT or to this AGREEMENT. This mutual waiver of consequential damages shall include, but is not limited to, loss of use, loss of profit, loss of business, loss of income, loss of reputation, increased finance costs, loan fees or interest on loans, and any other consequential damages that either PARTY may have incurred from any cause of action including without limitation negligence, strict liability, breach of contract and breach of strict or implied warranty. Both CLIENT and HORROCKS shall require similar waivers of consequential damages protecting all the entities or persons named herein in all contracts and subcontracts with others involved in the PROJECT.

SECTION 8 - TERMINATION OF AGREEMENT

8.1 TERMINATION FOR CAUSE. This AGREEMENT may be terminated in whole or in part by either PARTY if the other PARTY substantially fails to fulfill its obligations under this AGREEMENT, provided that such failure is not due to any

fault of the terminating PARTY; and provided that no such termination may be effected unless the failing PARTY is given (1) not less than thirty (30) days written notice (delivered by certified mail, return receipt required) of intent to terminate, and (2) an opportunity for consultation with the terminating PARTY prior to termination.

8.2 REMEDIES FOR TERMINATION. If this AGREEMENT is terminated in whole or in part by CLIENT for reasons of default by HORROCKS, a negotiated adjustment in the price provided for in this AGREEMENT shall be made, however, no amount shall be allowed for anticipated profit or unperformed services. If this AGREEMENT is terminated in whole or in part by HORROCKS for reasons of default by CLIENT the negotiated adjustment shall include a reasonable profit on that portion of the work performed. The equitable adjustment for any termination shall provide payment to HORROCKS for services rendered and expenses incurred prior to the termination, in addition to termination settlement costs reasonably incurred by HORROCKS relating to obligations and commitments as a result of entering into this AGREEMENT.

8.3 TERM. This AGREEMENT shall commence on the date in the introductory clause, and HORROCKS is authorized to commence performance of the services for the PROJECT as of that date, unless otherwise noted. This AGREEMENT terminates on: 1) the date set forth in Attachment, Project Schedule (if attached) or 2) on December 31,2027, unless terminated earlier pursuant to the terms and conditions of this AGREEMENT. HORROCKS agrees to submit final invoice in a timely manner.

SECTION 9 - ENTIRE AGREEMENT

9.1 ENTIRE AGREEMENT. This Engineering Services AGREEMENT shall remain in effect throughout the duration of the PROJECT. This AGREEMENT, including attachments incorporated herein by reference, represents the entire AGREEMENT and understanding between the parties, and any negotiations, proposals, or oral agreements are intended to be integrated herein and to be superseded by this written AGREEMENT. Any supplement or amendment to this AGREEMENT, to be effective, shall be in writing and signed by CLIENT and HORROCKS.

9.2 SEVERABILITY. If any provision of this AGREEMENT is held invalid or unenforceable, the remaining provisions shall be valid and binding upon the PARTIES. One or more waivers by either PARTY of any provision, term, or condition shall not be construed by the other PARTY as a waiver of any subsequent breach of the same provision, term, or condition.

9.3 SURVIVAL. All limitations of liability, indemnifications, warranties, and representations contained in this AGREEMENT shall survive the completion or termination of this AGREEMENT and shall remain in full force and effect.

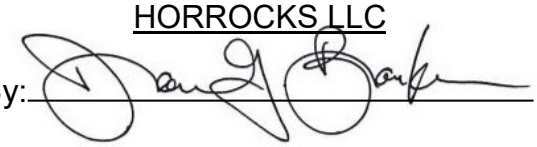
9.4 EXECUTION OF DOCUMENTS. HORROCKS shall not be required to execute any documents subsequent to the signing of this AGREEMENT that in any way might, in the sole judgment of HORROCKS, increase HORROCKS' risk or the availability or cost of its professional or general liability insurance.

SECTION 10 - GOVERNING LAW

10.1 This AGREEMENT is to be governed by and construed in accordance with the laws of the State of Utah.

IN WITNESS WHEREOF, the parties hereto have subscribed their names through their proper offices duly authorized as of the day and year first above written.

SIGNATORY

Name of CLIENT:	Name:
City of Caldwell	HORROCKS LLC
By: _____	By: 
PRINT NAME AND TITLE HERE	Dean Barker, V.P. Idaho State Lead
Address: _____	Address: 2162 W. Grove PKWY, Ste 100 Pleasant Grove, UT 84062
Project Manager:	Project Manager: Dean Barker
PM Email:	PM Email: dean.barker@horrocks.com
PM Phone:	PM Phone:801.388.4659

GeoTek, Inc.
320 East Corporate Drive Suite 300 Meridian, ID 83642-3511
(208) 888-7010 Office (208) 888-7924 Fax www.geotekusa.com

July 17, 2026
Proposal No. P0600826-ID

Horrocks
2775 West Navigator Dr, Suite 210
Meridian, ID 83642

Attention: Dean Barker, P.E.

Subject: Proposal for a Geotechnical Evaluation for "Middleton/Lincoln Utility Extension" - Located at Middleton Rd and Lincoln Rd, Caldwell, Idaho

In accordance with your request, GeoTek, Inc. (GTI) is pleased to submit this proposal to evaluate the geotechnical conditions within the subject property. Our proposal is based upon correspondence with our client, review of site aerial photography, previous experience in the area, a review of geologic maps and available publications in our library.

SITE CONDITIONS AND PROPOSED DEVELOPMENT

It is our understanding that site development would consist of performing typical cut and fill earthwork to attain the desired graded configuration(s) for the construction of a(n) sewer trunkline.

PURPOSE AND SCOPE OF SERVICES

Considering existing site conditions and the conceptual nature of proposed earthwork construction, the following is a preliminary list of geotechnical concerns that will be considered during our site evaluation. These factors will most likely need to be taken into account during site design, project planning and construction.

- Assessment of engineering properties of the onsite soils.

These geotechnical concerns have an impact on site design, construction and the financial aspects of project development. As such, each of these primary geotechnical concerns, along with some secondary concerns (not mentioned) would be considered during our geotechnical evaluation. Based on the information provided to date, evaluation of the site can be separated into three phases; 1) Field Exploration, 2) Laboratory Testing, and 3) Report Preparation. The scope of services and associated costs of the phased work are outlined and discussed in the following sections.

1) Field Exploration:

Field exploration would be performed to generally evaluate the geotechnical conditions and their influence on project design and construction. The purpose of our proposed field study would be to evaluate the nature of earth materials underlying the site and to ascertain their general engineering properties.

We propose to utilize a hollow-stem auger drill rig to advance (8) exploratory borings, (5) borings to a depth of 25 feet and (3) borings to a depth of 15 feet. The borings will be continuously logged and the soils classified by a representative of GeoTek. The termination depth of the borings, at the proposed boring locations, will be determined in the field by a representative of GeoTek based on the underlying soil strata encountered. The costs associated with the proposed field evaluation are projected below.

It is the client's responsibility to have onsite private utilities identified before GeoTek proceeds with the field investigation. GeoTek is not responsible for any damage caused to onsite private utilities if they were not identified and/or brought to GeoTek's attention prior to field investigation. GeoTek will mark our exploration locations and contact Digline, Inc. - Call Before You Dig to identify any public utilities that may be onsite. The costs associated with the proposed field evaluation are projected below.

Field Professional - Utility Locations	5 hrs. x $180/hr.	$	900.00
Drilling	Lump Sum	$	16,150.00
Field Professional	28 hrs. x $180/hr.	$	5,040.00
Traffic Control	Lump Sum	$	2,880.00
	Subtotal	**$**	**24,970.00**

2) Laboratory Testing:

Laboratory testing would be performed on collected soil samples to possibly determine laboratory compaction standards, in-situ moisture and density, soil compressibility and coefficient of consolidation, direct shear strength, material gradation, Atterberg Limits, soil expansion potential, R-Value, and chemical soil analysis. The purpose of laboratory testing would be to determine the chemical and engineering properties of the soil, so that geotechnical recommendations can be provided regarding; site preparation and removals, chemical soil heave, concrete type, conventional/deep foundation design parameters, and floor slab parameters. The estimated cost for laboratory testing phase of site evaluation is outlined below.

Laboratory Technician	16 hrs. x $95/hr.	$	1,520.00
	Subtotal	**$**	**1,520.00**

3) Report Preparation:

Based on the information obtained from the above phases of site evaluation, GTI could initially consult with the client and their other consultant(s) outlining the geotechnical concerns of project design as they interrelate to existing conditions. Based on this interaction between the consulting team and where planning flexibility allows, earthwork grades could be adjusted to minimize the impact of the geotechnical concerns. In addition, GTI would notify the client if any special geologic features are encountered during our field study so that the project surveyors may locate the identified hazards.

Once the above geotechnical services (Phases 1 & 2) are completed, a report will be prepared presenting our findings and conclusions. In addition, this report would provide guidelines to effectively mitigate the geotechnical concern(s) identified by presenting appropriate recommendations for site preparation, earthwork construction, foundation design/construction and development criteria. The estimated cost of report preparation is presented below.

Principal Engineer	0.5 hrs. x $250/hr.	$	125.00
Staff Professional	4 hrs. x $190/hr.	$	760.00
Drafting	8 hrs. x $90/hr.	$	720.00
	Subtotal	**$**	**1,605.00**

TOTAL GEOTECHNICAL EVALUATION = $28095.00

GEOTEK

CLOSURE

This proposal is for the geotechnical services outlined herein only and does not include testing and observation services required prior to or during construction. If requested, these services would be invoiced at our established hourly rates. Current rates are denoted on the enclosed "Work Authorization and Agreement" form. We appreciate the opportunity to submit this proposal for providing geotechnical services associated with the subject project. Enclosed is a "Work Authorization and Agreement" form for the scope of geotechnical services outlined. Should you desire us to proceed, please sign and return the "Work Authorization and Agreement" form to our office.

If GeoTek, Inc. receives a request to proceed (whether verbal, in writing, or in the form of a Work Order or Purchase Order) with any or all of the services described in this proposal prior to receiving a signed copy of the attached Work Authorization and Agreement, and GeoTek, Inc. provides any or all of the services, GeoTek and you expressly agree that the terms of this proposal, the attached fee schedule, and the terms and conditions set forth in the attached Work Authorization and Agreement form shall govern all the services performed, except to the extent such terms are superseded by an executed agreement. We look forward to working with you on this project. If you have any questions, please do not hesitate to contact the undersigned.

Respectfully submitted,
GeoTek, Inc.

Aaron House

Aaron House, EI
Staff Professional

Kyle Miley

Kyle C. Miley, P.E.
Project Engineer

GEOTEK

Memorandum

To:

City Council

Meeting Date:

August 17, 2026

Item Name:

Professional Services Agreement Between the City of Caldwell and Kimley-Horn and Associates, Inc; Mallard Park Frontage Improvements

Summary Statement:

Caldwell has determined the need to widen the roadways adjacent to Mallard Park, make intersection improvements to S. 10th Avenue and Orchard Avenue by adding a westbound right-hand turn lane, add curb, gutter, sidewalk, street lighting, and drainage facilities to both roadways along the park's frontage, and install a new pedestrian crossing on S. 10th Avenue.

Recommended Action:

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

Budget: Budgeted

Cost:	$125,500.00
GL Account:	05840210-87500
Timeline:	Upon approval
Department:	
Project Manager:	

Attachments:

1. PSA Res. - Kimley-Horn_ 8-17-26
2. 20260417 City of Caldwell Mallard Park

RESOLUTION NO. _____

BE IT HEREBY RESOLVED by the Mayor and Council of the City of Caldwell, Idaho, that the Mayor of said City is hereby authorized to execute that certain agreement entitled Scope and Fee Proposal; Middleton/Lincoln Utility Extension by and between the City of Caldwell and Horrocks Engineering and which agreement is for the providing of professional engineering services for master planned sewer and water trunk lines project; and which agreement is attached hereto and made a part hereof as is set forth in full

PASSED BY THE COUNCIL of the City of Caldwell, Idaho this 17th day of August 2026.

APPROVED BY THE MAYOR of the City of Caldwell, Idaho this 17th day of August 2026.

Approved

By_____

Mayor

ATTEST:

By_____

Clerk

Kimley»Horn

April 17, 2026

Mr. TJ Frans
City of Caldwell
205 South 6th Ave
Caldwell, ID 83605

Re: Professional Services Agreement
Mallard Park
Caldwell, Idaho

Dear Mr. Frans,

Kimley-Horn and Associates, Inc. ("Kimley-Horn" or the "Consultant") is pleased to submit this letter agreement (the "Agreement") to the **City of Caldwell** (the "Client") for providing professional civil engineering services for the proposed roadway and intersection project located in Caldwell, Idaho (the "City"). Our Project Understanding, Scope of Services, Schedule, and Fee are outlined below.

PROJECT UNDERSTANDING

Kimley-Horn understands that the Client desires to widen the adjacent roadways to Mallard Park, make intersection improvements to S. 10th Avenue and Orchard Avenue by adding a westbound right turn lane, add curb, gutter, sidewalk, street lighting, and drainage facilities to both roadways along the park's frontage, and install a new pedestrian crossing where best feasible on S 10th Avenue (the "Project") in Caldwell, Idaho.

Based on our experience with similar projects, the following assumptions were relied upon in preparation of this Agreement:

- This proposal is based on previous conversations with City Staff and GIS information to be provided by the City.
- The Consultant will meet with City Staff to submit three rounds construction documents (50%, 99%, and PS&E).
- The City will be the only reviewing agency to ensure the improvements meet their current policies, standards, and specifications, as well as any site specific conditions for the Project.
- A Drainage Study for the Project is anticipated which will include the sizing of the required on-site retention system(s).
- Based upon anticipated site disturbance area, this Project will require a Stormwater Pollution Prevention Plan (SWPPP) in addition to a Notice of Intent (NOI) from the Idaho Department of Environmental Quality (IDEQ) with review by the City. The NOI and any SWPPP or Erosion Control Permits are anticipated to be completed by the Client's Contractor.

The following are the general project processes anticipated for the project:

- Agency Coordination
- Construction Document Review and Approval (50%, 99%, and Plans, Specs, and Estimate (PS&E))
- Construction Phase Services

The Client will retain the services of a Geotechnical Engineer, Environmental Engineer, and other professionals as may be required for the Project (the "Project Team").

Kimley-Horn will rely upon the accuracy and completeness of all documents, surveys, reports, plans and specifications provided by the Client or by others for whom Kimley-Horn is not legally responsible. The Client acknowledges that verifying the accuracy and completeness of such items is not part of Kimley-Horn's scope of services. We assume that items provided by others will be provided to Kimley-Horn in a timely fashion.

This proposal assumes that the standards and practices in effect at the agencies at the time of this proposal will remain in effect throughout the course of development. Design changes made necessary by unexpected interpretations or changes in laws or regulations may entitle the Consultant to reasonable adjustments in schedule and compensation. Appeals, continuances/deferrals, reconsiderations, modifications and time extension requests are not included in the estimation; additional effort will require authorization of additional budget. Tracking the expiration of permits, drafting/review/recording of related agreements is the responsibility of the Client, however Kimley-Horn can assist the Client, as needed as an additional service.

Based upon our Project Understanding, the following is our anticipated Scope of Services.

SCOPE OF SERVICES

Task 1 Surveying

The Consultant, through the use of a qualified Subconsultant, will perform professional surveying services for the Mallard Park roadway improvements fronting W. Orchard Ave and S. 10th Ave in Caldwell, Idaho The Subconsultant will be responsible for surveying the existing roadway features, topography, and right-of-way, defined as follows:

Fieldwork – Control, PLSS, ROW and Boundary

Subconsultant will establish a horizontal and vertical control network for the project through the site as necessary to support survey base mapping efforts. Subconsultant will carefully develop a localized projection to ensure ground distances are maintained throughout the project. The standard datum, NAD83 (2011), and NAVD88 Geoid 18 will be utilized, and all control coordinates will be reported in Idaho State Plane West Zone 1103, with a conversion factor projecting the project to ground. All distances will be reported in ground distances. Three (3) primary control points will be established outside the project corridor.

Field Existing Features and Topographic Survey

Subconsultant will complete a survey of existing features and topography sufficient for 1-ft contours including driveway surfaces, drainage, irrigation, and surface evidence of utilities within the site limits shown in Figure 1 below. Subconsultant will contact 811 and request utility locate marks and maps for the Survey Limits. Subconsultant will then measure the markings and depict them on the base drawing file. Any other visible evidence of utilities (telephone risers, utility poles, water valves, manholes, etc.) will also be measured and depicted on the base drawing. This Scope of Work assumes the utilities owners will respond to our request for on-the-ground utilities markings and in a timely manner. If 811 is unresponsive or if multiple calls and additional effort is required to have utilities located, a supplemental fee may be necessary. Subconsultant may perform some minor utility locate services. In the event gas lines and/or GPR is required, Subconsultant will contract with a private locate services for an additional fee.

Boundary Survey

Subconsultant will search for, recover and survey any existing right-of-way and boundary monumentation that may existence within the right-of-way corridor depicted on Figure 1 below. An estimated 12-15 monuments are expected to be searched for and measured.

The intent of this task is to locate enough existing monumentation to be able to establish the existing right-of- way corridor for depiction purposes only. This scope does not include extending any monument searches beyond the immediate corridor, the setting of new or replacement of any existing monuments, or the preparation and recording of a Record of Survey.

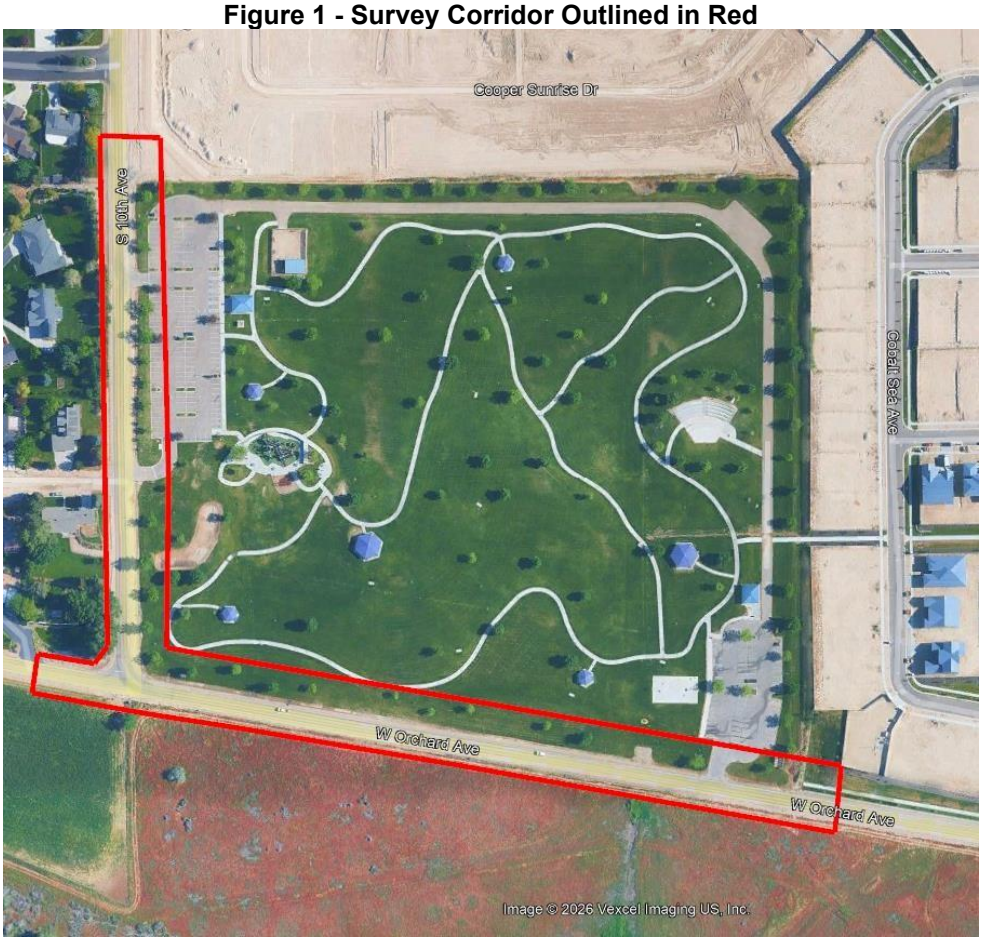
Base Mapping

The collected existing features and topographic information will be processed and compiled to prepare a base map in AutoCAD (Civil3D version 2022) and PDF file formats. The base map will include existing planimetrics, and Digital Terrain Model (DTM).

ASSUMPTIONS/EXCLUSIONS

- No new boundary monumentation will be established and no Record of Survey will be completed and recorded with Canyon County.
- Sufficient right-of-way, centerline and property boundary monumentation exists within the project corridor to permit the development of the existing rights-of-way.
- If material discrepancies are found with the rights-of-way, or if there is insufficient monumentation to establish the rights-of-way, work will be halted. The information will then be discussed with the client, and if necessary, a supplemental agreement will be negotiated.
- No existing easements are expected to be shown under this Scope of Work
- Excludes County/City Recording and Application Fees.
- Any new deeds and any new easements shall be prepared by others.
- Individual trees, 6-inch caliper or larger, within the limits will be surveyed.
- Subconsultant will be responsible for any necessary traffic control during survey services.
- Traffic control for fieldwork shall minimize delays for the travelling public.
- All fieldwork will be performed during daylight hours and in safe and favorable weather conditions.
- Geotech boring survey efforts are excluded.

Figure 1 - Survey Corridor Outlined in Red



Task 2 Schematic Design Phase (50%)

Kimley-Horn will prepare Schematic Design documents to be reviewed by the Client. This task will be limited to preparation of the following on-site construction documents and limited to 50% design documents:

Preliminary Demolition Plan and Existing Conditions
Kimley-Horn will prepare a Preliminary Demolition Plan based on the agreed upon scope and the existing conditions shown on the Topographic Survey provided in Task 1.

Preliminary Site Plan
Kimley-Horn will prepare a preliminary site plan showing the extent of roadway improvements. This plan will show the proposed pavement widening, curb, gutter, sidewalk, storm drainage facilities, lighting locations, pedestrian crossing, and typical sections.

Preliminary Opinion of Probable Cost
Kimley-Horn will provide quantities and an opinion of probable cost based on the Schematic Design set. The Consultant has no control over the cost of labor, materials, equipment, or over the Contractor's methods of determining prices or over competitive bidding or market conditions. Opinions of probable costs provided herein are based on the information known to Consultant at this time and represent only the Consultant's judgment as a design professional familiar with the construction industry. The Consultant cannot and does not guarantee that proposals, bids, or actual construction costs will not vary from its opinions of probable costs.

The above noted plans will be prepared on 22“x34" sheets. This task includes addressing up to one round of reasonable comments from the Client. Meetings and coordination with the Project Team and Client required for this Task will be provided within Task 5.

Task 3 Design Development Phase (99%)

Based on the Schematic Design Phase and Client provided review comments, Kimley-Horn will prepare Design Development Documents for the Project for submittal to the Client prior to proceeding with full PS&E Package. The Design Development package will consist of the following documents:

Cover and Notes
This sheet will consist of a project title, sheet index, legend, basis of bearing note, benchmark data, development team data, site area, client contacts, geotechnical report reference, vicinity map, location map, legal description, utility company contacts, approval blocks, and general notes.

Demolition Plan and Existing Conditions
The Preliminary Demolition Plan and Existing Conditions will be further refined and developed. This plan will show the existing site and identify site features to remain in place or be demolished within the proposed property limits.

Site Plan
Kimley-Horn will further develop the site plan showing the roadway improvements. This plan will show the proposed pavement widening, curb, gutter, sidewalk, storm drainage facilities, lighting locations, pedestrian crossing, typical sections, and utility improvements.

Grading and Drainage Plans
Kimley-Horn will prepare grading and drainage sheets for the Project showing existing contours, proposed contours, proposed spot elevations, and the storm drainage system and facility design as required.

Detail Sheets
Kimley-Horn will prepare detail sheets showing civil details as required for the Project. City standard details will not be shown on these sheets and will be noted by reference only.

Preliminary Opinion of Probable Cost
Kimley-Horn will provide updated quantities and an opinion of probable cost based on the progression of the plan set.

The above noted plans will be prepared on 22“x34" sheets. This task includes addressing up to one round of reasonable comments from the Client. Meetings and coordination with the Project Team and Client required for this Task will be provided within Task 5.

Task 4 Construction Document Phase (PS&E)

Based on the Design Development Phase and Client provided review comments, Kimley-Horn will prepare PS&E Documents for the Project for final submittal to the Client. The PS&E package will consist of the following documents:

Cover and Notes
This sheet will consist of a project title, sheet index, legend, basis of bearing note, benchmark data, development team data, site area, client contacts, geotechnical report reference, vicinity map, location map, legal description, utility company contacts, approval blocks, and general notes.

General Notes
This sheet will reference applicable local, state, and federal technical specifications, and local design standards for civil construction plans for the Project.

Demolition Plan and Existing Conditions
This plan will show the existing site and identify site features to remain in place or be demolished within the proposed property limits.

Site Plan
Kimley-Horn will finalize the site plan showing the roadway improvements. This plan will show the proposed pavement widening, curb, gutter, sidewalk, storm drainage facilities, lighting locations, pedestrian crossing, typical sections, utility improvements including fire hydrant adjustments/extensions/relocations, and landscape repair.

Grading and Drainage Plans
Kimley-Horn will finalize the grading and drainage sheets for the Project showing existing contours, proposed contours, proposed spot elevations, and the storm drainage system and facility design as required. These plans will also include any necessary sod, landscape, and sprinkler repairs.

Street Striping, Signage, and Lighting Plans
Plan will detail the pavement marking, signage, and lighting for the Project.

Detail Sheets
Kimley-Horn will finalize the detail sheets showing civil details as required for the Project. City standard details

will not be shown on these sheets and will be noted by reference only.

Final Opinion of Probable Cost
Kimley-Horn will finalize the quantities and an opinion of probable cost based on the progression of the plan set.

Specifications
Kimley-Horn will prepare and provide a set of technical specifications based on City and ISPWC standards to be used in preparing the bid package for contractors.

The above noted plans will be prepared on 22“x34" sheets. Meetings and coordination with the Project Team and Client required for this Task will be provided within Task 5.

Task 5 Project Meetings, Coordination, and Submittals

As directed by the Client and agreed to by Kimley-Horn, Consultant will perform on-call support and coordination efforts related to the Project. Kimley-Horn will also participate in project meetings with the Client and Project Team, attend meetings with jurisdictional staff, and provide other coordination to support the Project. This task is intended to capture the effort for these meetings, conference calls, and design coordination for this Project. Meetings, whether in person, online or via telephone, will include preparation and travel time. Coordination with the Client, Project Team, and other agencies will be invoiced as a part of this task.

Kimley-Horn will assist with the following as part of this task:

- Coordinate with City staff as part of the review process, including preparation of formal responses to comments and/or memorandums, if necessary.
- Assist with submittals to outside jurisdictions as required.
- Attend project meeting conference calls and Project Team meetings.

The Client and the Project Team will provide Kimley-Horn with PDF files of necessary backup information for submittals.

As the extent of our involvement is unknown at this time, Kimley-Horn will perform this as an on-call, hourly basis per the then-current hourly rate schedule. Actual invoiced amount for time and materials tasks will be based on the effort required to complete the task. An estimated fee has been provided based upon providing up to 30 hours.

Task 6 Drainage Report

Kimley-Horn will prepare a comprehensive Drainage report for the entire Project for all of the proposed intersection and roadway improvements.

Final Drainage Report
Kimley-Horn will prepare a Drainage Report for the proposed Project outlining the drainage requirements for

the improvements. This report will consist of a brief summary of the Project, assumptions, design methodology, figures, tables, and calculations.

Task 7 Bidding Phase Services

Kimley-Horn, after approval from the Client, will assist the Client in obtaining bids and assist in awarding contracts for construction, including the following:

- Kimley-Horn will provide the Client with the electronic files of the Contract Documents in a format suitable for publication of the documents on the Internet. Electronic Files will be provided in PDF format.
- Printing and distribution of drawings and specifications to bidders. (Cost of printing and postage is a reimbursable expense.)
- Schedule and conduct a pre-bid review meeting with the City Project Manager, Field Representative, and other City Staff as necessary. Kimley-Horn will prepare meeting minutes and include in any addendums as needed.
- Review of submittals for approval of alternate methods and/or materials prior to the bid date.
- Issuing of addendum listing alternate materials and/or methods approved above and clarifying drawings and specifications to plan holders prior to bid date.

Task 8 Construction Phase Services

The following effort is anticipated for the Construction Administration Phase. It is our anticipation that the on-site civil work will be completed over a period of no more than three months. As part of Construction Phase, Kimley-Horn will provide the following services:

- Visits to Site and Observation of Construction. In order to observe the progress of the Project, Kimley-Horn will provide one hour on-site construction observation site visits during key civil construction phases. Up to three site visits will be provided for this effort. Such visits and observations by Consultant are not intended to be exhaustive or to extend to every aspect of Contractor's work in progress. Observations are to be limited to spot checking, selective measurement, and similar methods of general observation of the Project based on Consultant's exercise of professional judgment. Based on information obtained during such visits and such observations, Consultant will evaluate whether Contractor's work is generally proceeding in accordance with the Contract Documents, and Consultant will keep Client informed of the general progress of the Project.

- Consultant will not supervise, direct, or have control over Contractor's work, nor shall Consultant have authority to stop the Project or have responsibility for the means, methods, techniques, equipment choice and usage, schedules, or procedures of construction selected by Contractor, for safety programs incident to Contractor's work, or for any failure of Contractor to comply with any laws. Consultant does not guarantee the performance of any Contractor and has no responsibility for Contractor's failure to perform its work in accordance with the Contract Documents.

- OAC Meetings: The Consultant will attend up to three construction progress meetings (OAC) meetings at the request of the Client.

- Clarifications and Interpretations. Kimley-Horn will issue necessary clarifications and interpretations of the Contract Documents to Client as appropriate to the orderly completion of

Contractor's work. Such clarifications and interpretations will be consistent with the intent of the Contract Documents. Consultant will respond to up to ten reasonable and appropriate Contractor requests for information (RFI's) and issue necessary clarifications and interpretations of the Contract Documents to the Client as appropriate to the orderly completion of Contractor's work. Any orders authorizing variations from the Contract Documents will be made by the Architect or Client.

- Change Order Review. Consultant will review and respond to reasonable change order request submitted by the Contractor. Any orders authorizing variations from the Contract Documents will be made by the Architect or Client. Up to three change orders will be reviewed as part of this agreement.

- Shop Drawings and Samples. Kimley-Horn will review and approve or take other appropriate action in respect to Shop Drawings and Samples and other data which Contractor is required to submit, but only for conformance with the information given in the Contract Documents and compatibility with the design concept of the completed Project as a functioning whole as indicated in the Contract Documents. Such review and approvals or other action will not extend to accuracy or completeness of details or construction means or methods. Kimley-Horn is not responsible for any deviations from the Contract Documents not brought to Kimley-Horn's attention in writing by the Contractor. Up to five shop drawings will be reviewed as part of this agreement.

- Substantial Completion. Consultant will, after notice from Contractor that it considers the Project ready for its intended use, in company with Client and Contractor, conduct a punch list site visit to determine if the Work is substantially complete. The Project will be considered substantially complete following satisfactory completion of all items with the exception of those identified on a final punch list.

- Final Notice of Acceptability of the Project. Consultant will conduct a final site visit to determine if the completed Project is generally in accordance with the Contract Documents and the final punch list so that Consultant may recommend final payment to Contractor for the work within our area of responsibility.

ASSUMPTIONS/EXCLUSIONS

Kimley-Horn has made the following assumption of exclusions in the development of our scope of services:

- The Project Understanding.
- This proposal assumes that the standards and practices in effect at the City at the time of this proposal will remain in effect throughout the course of development.
- Extensive efforts exceeding the budgeted time outlined within this proposal.
- Any environmental analysis, remediation, or permitting will be provided by others.
- Any geotechnical analysis and reporting will be provided by others.
- The preparation of any easements, maintenance agreements, easement quitclaims, etc. is not included except as noted.

ADDITIONAL SERVICES

Kimley-Horn may, upon request and authorization from the Client, provide services in addition to those identified herein. Any items requested that are not specifically outlined in the Scope of Services will be considered additional services and may be provided based on a mutually agreed upon scope, fee and schedule as authorized by the Client. Additional services we can provide include, but are not limited to, the following:

- Supplemental project drawings, specifications, and/or exhibits
- Site screen/retaining walls
- Additional drawings, exhibits, or record drawings
- Landscape Architecture beyond sod, landscaping, and sprinkler repairs
- Existing tree inventory, analysis, arborist reports, and tree mitigation plans
- Additional plan view or perspective renderings and graphics
- Hardscape and amenity design and details
- Creek buffers and wetland mitigation
- Traffic Control Plans
- Stormwater Pollution and Prevention Plans and Erosion Control Plans
- Geotechnical Investigations and Infiltration Testing
- Any other Engineering service not specifically listed in the Scope of Services

The list is provided not only to clarify what is included/excluded from our Scope of Services, but to make the Client aware of other project needs that could be met by Kimley-Horn, if requested.

INFORMATION PROVIDED BY CLIENT

We shall be entitled to rely upon the completeness and accuracy of all information provided by the Client or the Client's consultants or representatives. The Client acknowledges that verifying the accuracy and completeness of such items is not part of the Consultant's Scope of Work. The Client shall provide all information requested by Kimley-Horn during the project, including, but not limited to the following:

- Project Schedule
- Phase I Environmental Site Assessment
- Geotechnical Engineering Recommendations Including Infiltration Testing
- Wetlands Assessment
- Application and Permit Fees
- Items Specifically Noted within the Scope of Services

SCHEDULE

Kimley-Horn will provide our services as expeditiously as practicable to meet a schedule to be mutually agreed upon after receipt of this executed agreement and notice to proceed. Additional services will be completed in a timely manner after they are authorized.

FEES AND BILLING

Kimley-Horn will provide the services described within the Scope of Services for the following:

Task No.	Task Description	Fee	Fee Type
Task 1	Surveying	$11,500	LS
Task 2	Schematic Design Phase	$25,000	LS
Task 3	Design Development Phase	$38,000	LS
Task 4	Construction Document Phase	$16,500	LS
Task 5	Project Meetings, Coordination, and Submittals	$9,000	HR
Task 6	Drainage Report	$6,500	LS
Task 7	Bidding Phases Services	$5,000	LS
Task 9	Construction Phases Services	$14,000	LS

Kimley-Horn will perform the Services indicated by a "LS" for the total lump sum labor fee above. In addition to the lump sum labor fee, direct reimbursable expenses such as express delivery services, air travel, and other direct expenses will be billed at 1.15 times cost. All permitting, application, and similar project fees will be paid directly by the Client. Should the Client request Kimley-Horn to advance any such project fees on the Client's behalf, an invoice for such fees, with a fifteen (15%) markup, will be immediately issued to and paid by the Client. Lump sum fees and expenses will be invoiced monthly based upon the overall percentage of services performed. Payment will be due within 25 days of your receipt of the invoice and should include the invoice number and Kimley-Horn project number.

Kimley-Horn will perform the Services indicated by "Hourly" or "HR" above on a labor fee plus expense basis. Labor fee will be billed on an hourly basis according to Kimley-Horn's then-current rates. Fee estimates in this Agreement are for general budgeting purposes only. Actual fees may be less or more than the estimates. Payment will be due within 25 days of Client's receipt of the invoice and should include the invoice number and Kimley-Horn project number.

Direct reimbursable expenses such as express delivery services, air travel, and other direct expenses will be billed at 1.15 times cost. A percentage of labor fee will be added to each invoice to cover certain other expenses such as telecommunications, in-house reproduction, postage, supplies, project related computer time, and local mileage. Administrative time related to the project will be billed hourly. All permitting, application, and similar project fees will be paid directly by the Client. Should the Client request Kimley-Horn to advance any such project fees on the Client's behalf, an invoice for such fees, with a fifteen (15%) markup, will be immediately issued to and paid by the Client.
Fees stated herein assume authorization of all tasks and continuous progression of the Project. If significant stoppages occur or individual task authorization is desired, additional fees may be required to complete the noted scope of services.

Kimley-Horn, in an effort to expedite invoices and reduce paper waste, will submit invoices via email in an Adobe PDF format to TJ Frans at tjfrans@cityofcaldwell.org.

CLOSURE

In addition to the matters set forth herein, our Agreement shall include and be subject to, and only to, the attached Standard Provisions, which are incorporated by reference. As used in the Standard Provisions, "Consultant" shall refer to **Kimley-Horn and Associates, Inc.**, and "Client" shall refer to the **City of Caldwell.**

If you concur in all the foregoing and wish to direct us to proceed with the services, please have the authorized person's execute this Agreement in the spaces provided below. Fees and times stated in this Agreement are valid for sixty (60) days after the date of this letter.

We appreciate the opportunity to provide these services. Please contact me if you have any questions.

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC

By: Timothy P. Nicholson, P.E.
Project Manager/Associate

CITY OF CALDWELL

By:

_____

_____
(Date)

_____
(Print or Type Name)

_____
(Email Address)

Attachment – Standard Provisions

KIMLEY-HORN AND ASSOCIATES, INC.
STANDARD PROVISIONS

1) **Kimley-Horn's Scope of Services and Additional Services.** Kimley-Horn will perform only the services specifically described in this Agreement ("Services"). Any services that are not set forth in the scope of Services described herein will constitute additional services ("Additional Services"). If requested by the Client and agreed to by Kimley-Horn, Kimley-Horn will perform Additional Services, which shall be governed by these provisions. Unless otherwise agreed to in writing, the Client shall pay Kimley-Horn for any Additional Services an amount based upon Kimley-Horn's then-current hourly rates plus an amount to cover certain direct expenses including in-house reproduction, postage, supplies, digital data storage and security, and local mileage. Other direct expenses will be billed at 1.15 times cost.

2) **Client's Responsibilities**. In addition to other responsibilities herein or imposed by law, the Client shall:
   a. Designate in writing a person to act as its representative, such person having complete authority to transmit instructions, receive information, and make or interpret the Client's decisions.
   b. Provide all information and criteria as to the Client's requirements, objectives, and expectations for the Project and all standards of development, design, or construction.
   c. Provide Kimley-Horn all available studies, plans, or other documents pertaining to the Project, such as surveys, engineering data, environmental information, etc., all of which Kimley-Horn may rely upon.
   d. Arrange for access to the site and other property as required for Kimley-Horn to provide its Services.
   e. Review all documents or reports presented by Kimley-Horn and communicate decisions pertaining thereto within a reasonable time so as not to delay Kimley-Horn.
   f. Furnish approvals and permits from governmental authorities having jurisdiction over the Project and approvals and consents from other parties as may be necessary.
   g. Obtain any independent accounting, legal, insurance, cost estimating, and feasibility services required by Client.
   h. Give prompt written notice to Kimley-Horn whenever the Client becomes aware of any development that affects Kimley-Horn's Services or any defect or noncompliance in any aspect of the Project.

3) **Period of Services**. Unless otherwise stated herein, Kimley-Horn will begin work after receipt of a properly executed copy of this Agreement. This Agreement assumes conditions permitting continuous and orderly progress through completion of the Services. Times for performance shall be extended as necessary for delays or suspensions due to circumstances that Kimley-Horn does not control. If such delay or suspension extends for more than six months, Kimley-Horn's compensation shall be renegotiated.

4) **Method of Payment.** Client shall pay Kimley-Horn as follows:
   a. Invoices will be submitted periodically for Services performed and expenses incurred. Payment of each invoice will be due within 25 days of receipt. The Client shall also pay any applicable sales tax. All retainers will be held by Kimley-Horn and applied against the final invoice. Interest will be added to accounts not paid within 25 days at the maximum rate allowed by law. If the Client fails to make any payment due under this or any other agreement within 30 days after Kimley-Horn's transmittal of its invoice, Kimley-Horn may, after giving notice to the Client, suspend services and withhold deliverables until all amounts due are paid.
   b. The Client will remit all payments electronically to:
      Account Name: KIMLEY-HORN AND ASSOCIATES, INC.
      Bank Name and Address: WELLS FARGO BANK, N.A., SAN FRANCISCO, CA 94104
      Account Number: 2073089159554
      ABA#: 121000248
   c. The Client will send the Project number, invoice number and other remittance information by e-mail to payments@kimley-horn.com at the time of payment.
   d. If the Client relies on payment or proceeds from a third party to pay Kimley-Horn and Client does not pay Kimley-Horn's invoice within 60 days of receipt, Kimley-Horn may communicate directly with such third party to secure payment.
   e. If the Client objects to an invoice, it must advise Kimley-Horn in writing giving its reasons within 14 days of receipt of the invoice or the Client's objections will be waived, and the invoice shall conclusively be deemed due and owing. If the Client objects to only a portion of the invoice, payment for all other portions remains due.
   f. If Kimley-Horn initiates legal proceedings to collect payment, it shall recover, in addition to all amounts due, its reasonable attorneys' fees, reasonable experts' fees, and other expenses related to the proceedings.

Such expenses shall include the cost, at Kimley-Horn's normal hourly billing rates, of the time devoted to such proceedings by its employees.

g. The Client agrees that the payment to Kimley-Horn is not subject to any contingency or condition. Kimley-Horn may negotiate payment of any check tendered by the Client, even if the words “in full satisfaction” or words intended to have similar effect appear on the check without such negotiation being an accord and satisfaction of any disputed debt and without prejudicing any right of Kimley-Horn to collect additional amounts from the Client.

5) **Use of Deliverables.** All documents, data, and other deliverables prepared by Kimley-Horn are related exclusively to the Services described in this Agreement and may be used only if the Client has satisfied all of its obligations under this Agreement. They are not intended or represented to be suitable for use or reuse by the Client or others on extensions of this Project or on any other project. Any modifications by the Client to any of Kimley-Horn’s deliverables, or any reuse of the deliverables without written authorization by Kimley-Horn will be at the Client's sole risk and without liability to Kimley-Horn, and the Client shall indemnify, defend and hold Kimley-Horn harmless from all claims, damages, losses and expenses, including but not limited to attorneys' fees, resulting therefrom. Kimley-Horn’s electronic files and source code remain the property of Kimley-Horn and shall be provided to the Client only if expressly provided for in this Agreement. Any electronic files not containing an electronic seal are provided only for the convenience of the Client and use of them is at the Client’s sole risk. In the case of any defects in the electronic files or any discrepancies between them and the hardcopy of the deliverables prepared by Kimley-Horn, the hardcopy shall govern.

6) **Intellectual Property.** Kimley-Horn may use or develop its proprietary software, patents, copyrights, trademarks, trade secrets, and other intellectual property owned by Kimley-Horn or its affiliates (“Intellectual Property”) in the performance of this Agreement. Intellectual Property, for purposes of this section, does not include deliverables specifically created for Client pursuant to the Agreement and use of such deliverables is governed by section 5 of this Agreement. Kimley-Horn maintains all interest in and ownership of its Intellectual Property and conveys no rights in the Intellectual Property to Client, unless otherwise agreed to in writing. Any enhancements of Intellectual Property made during the performance of this Agreement are solely owned by Kimley-Horn and its affiliates. If Kimley-Horn’s Services include providing Client with access to or a license for Kimley-Horn’s (or its affiliates’) proprietary software or technology, Client agrees to the Terms of Service set forth at https://www.khtsinc.com/terms-of-Service/ which terms are incorporated herein by reference.

7) **Opinions of Cost.** Because Kimley-Horn does not control the cost of labor, materials, equipment or services furnished by others, methods of determining prices, or competitive bidding or market conditions, any opinions rendered as to costs, including but not limited to the costs of construction and materials, are made solely based on its judgment as a professional familiar with the industry. Kimley-Horn cannot and does not guarantee that proposals, bids or actual costs will not vary from its opinions of cost. If the Client wishes greater assurance as to the amount of any cost, it shall employ an independent cost estimator. Kimley-Horn's services required to bring costs within any limitation established by the Client will be paid for as Additional Services.

8) **Termination.** The obligation to provide further services under this Agreement may be terminated by either party upon seven days' written notice in the event of substantial failure by the other party to perform in accordance with the terms hereof, or upon thirty days’ written notice for the convenience of the terminating party. Kimley-Horn shall be paid for all services rendered and expenses incurred to the effective date of termination, and other reasonable expenses incurred by Kimley-Horn as a result of such termination.

9) **Standard of Care.** The standard of care applicable to Kimley-Horn’s Services will be the degree of care and skill ordinarily exercised by consultants performing the same or similar services in the same locality at the time the Services are provided. No warranty, express or implied, is made or intended by Kimley-Horn's performance of services, and it is agreed that Kimley-Horn is not a fiduciary with respect to the Client.

10) **LIMITATION OF LIABILITY.** In recognition of the relative risks and benefits of the Project to the Client and Kimley-Horn, the risks are allocated such that, to the fullest extent allowed by law, and notwithstanding any other provisions of this Agreement or the existence of applicable insurance coverage, that the total liability, in the aggregate, of Kimley-Horn and Kimley-Horn's officers, directors, employees, agents, and subconsultants to the Client or to anyone claiming by, through or under the Client, for any and all claims, losses, costs, attorneys’ fees, or damages whatsoever arising out of or in any way related to the services

under this Agreement from any causes, including but not limited to, the negligence, professional errors or omissions, strict liability or breach of contract or any warranty, express or implied, of Kimley-Horn or Kimley-Horn's officers, directors, employees, agents, and subconsultants, shall not exceed twice the total compensation received by Kimley-Horn under this Agreement or $50,000, whichever is greater. An increase to this limitation of liability may be negotiated for additional fee. This Section is intended solely to limit the remedies available to the Client or those claiming by or through the Client, and nothing in this Section shall require the Client to indemnify Kimley-Horn.

11) **Mutual Waiver of Consequential Damages.** In no event shall either party be liable to the other for any consequential, incidental, punitive, or indirect damages including but not limited to loss of income or loss of profits.

12) **Professional Liability Insurance.** Kimley-Horn will maintain a professional liability insurance policy for the Services provided by Kimley-Horn during the course of this Agreement.

13) **Construction Costs.** Under no circumstances shall Kimley-Horn be liable for extra costs or other consequences due to changed or unknown conditions or related to the failure of contractors to perform work in accordance with the plans and specifications. Kimley-Horn shall have no liability whatsoever for any costs arising out of the Client's decision to obtain bids or proceed with construction before Kimley-Horn has issued final, fully approved plans and specifications. The Client acknowledges that all preliminary plans are subject to substantial revision until plans are fully approved and all permits obtained.

14) **Certifications.** All requests for Kimley-Horn to execute certificates, lender consents, or other third-party reliance letters must be submitted to Kimley-Horn at least 14 days prior to the requested date of execution. Kimley-Horn shall not be required to execute certificates, consents, or third-party reliance letters that are inaccurate, that relate to facts of which Kimley-Horn does not have actual knowledge, or that would cause Kimley-Horn to violate applicable rules of professional responsibility.

15) **Dispute Resolution.** All claims arising out of this Agreement or its breach shall be submitted first to mediation in accordance with the American Arbitration Association as a condition precedent to litigation. Any mediation or civil action by Client must be commenced within one year of the accrual of the cause of action asserted but in no event later than allowed by applicable statutes.

16) **Hazardous Substances and Conditions.** Kimley-Horn shall not be a custodian, transporter, handler, arranger, contractor, or remediator with respect to hazardous substances and conditions. Kimley-Horn's Services will be limited to analysis, recommendations, and reporting, including, when agreed to, plans and specifications for isolation, removal, or remediation. Kimley-Horn will notify the Client of unanticipated hazardous substances or conditions of which Kimley-Horn actually becomes aware. Kimley-Horn may stop affected portions of its Services until the hazardous substance or condition is eliminated.

17) **Construction Phase Services.**
   a. If Kimley-Horn prepares construction documents and Kimley-Horn is not retained to make periodic site visits, the Client assumes all responsibility for interpretation of the documents and for construction observation, and the Client waives any claims against Kimley-Horn in any way connected thereto.
   b. Kimley-Horn shall have no responsibility for any contractor's means, methods, techniques, equipment choice and usage, equipment maintenance and inspection, sequence, schedule, safety programs, or safety practices, nor shall Kimley-Horn have any authority or responsibility to stop or direct the work of any contractor. Kimley-Horn's visits will be for the purpose of observing construction and reporting to the Client whether the contractors' work generally conforms to the construction documents prepared by Kimley-Horn. Kimley-Horn neither guarantees the performance of contractors, nor assumes responsibility for any contractor's failure to perform its work in accordance with the contract documents.
   c. Kimley-Horn is not responsible for any duties assigned to it in the construction contract that are not expressly provided for in this Agreement. The Client agrees that each contract with any contractor shall state that the contractor shall be solely responsible for job site safety and its means and methods; that the contractor shall indemnify the Client and Kimley-Horn for all claims and liability arising out of job site accidents; and that the Client and Kimley-Horn shall be made additional insureds under the contractor's general liability insurance policy.

18) **No Third-Party Beneficiaries; Assignment and Subcontracting.** This Agreement gives no rights or benefits to anyone other than the Client and Kimley-Horn, and all duties and responsibilities undertaken

pursuant to this Agreement will be for the sole benefit of the Client and Kimley-Horn. The Client shall not assign or transfer any rights under or interest in this Agreement, or any claim arising out of the performance of services by Kimley-Horn, without the written consent of Kimley-Horn. Kimley-Horn reserves the right to augment its staff with subconsultants as it deems appropriate due to project logistics, schedules, or market conditions. If Kimley-Horn exercises this right, Kimley-Horn will maintain the agreed-upon billing rates for services identified in the contract, regardless of whether the services are provided by in-house employees, contract employees, or independent subconsultants.

19) **Confidentiality.** The Client consents to the use and dissemination by Kimley-Horn of photographs of the Project and to the use by Kimley-Horn of facts, data and information obtained by Kimley-Horn in the performance of its Services. If, however, any facts, data or information are specifically identified in writing by the Client as confidential, Kimley-Horn shall use reasonable care to maintain the confidentiality of that material.

20) **Miscellaneous Provisions.** This Agreement is to be governed by the law of the State where the Project is located. This Agreement contains the entire and fully integrated agreement between the parties and supersedes all prior and contemporaneous negotiations, representations, agreements, or understandings, whether written or oral. Except as provided in Section 1, this Agreement can be supplemented or amended only by a written document executed by both parties. Any conflicting or additional terms on any purchase order issued by the Client shall be void and are hereby expressly rejected by Kimley-Horn. If Client requires Kimley-Horn to register with or use an online vendor portal for payment or any other purpose, any terms included in the registration or use of the online vendor portal that are inconsistent or in addition to these terms shall be void and shall have no effect on Kimley-Horn or this Agreement. Any provision in this Agreement that is unenforceable shall be ineffective to the extent of such unenforceability without invalidating the remaining provisions. The non-enforcement of any provision by either party shall not constitute a waiver of that provision nor shall it affect the enforceability of that provision or of the remainder of this Agreement.

Memorandum

To:

City Council

Meeting Date:

August 17, 2026

Item Name:

Utility easement for domestic water main line at Box N Lock Storage.

Summary Statement:

Acceptance of an easement for (newly constructed) domestic water main line (at: 4204 Muller Dr.) by BVCTR Storage NR, LLC.

BVCTR Storage NR, LLC has agreed to provide an easement for the utilities across a portion of their property to provide said services for Box N Lock Storage, Located at 4204 Muller Dr. (R3527612200). This easement is necessary for the construction, operation and maintenance of said utilities.

The original easement is attached:

1. Utility Easement: Domestic Water Mainline

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. Easement M&R Box N Lock
2. Signed Easement and easement DOC

MEMORANDUM

TO: Caldwell City Council
Meeting Date _August 17, 2026

AGENDA ITEM INFORMATION				
SUBJECT: Utility easement for domestic water main line at Box N Lock Storage.		***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		
COST IMPACT:	$0.00	Parks and Recreation		
FUNDING SOURCE:		Airport		
		Information Systems		
TIMELINE:		Golf Course		
		OTHER:		

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

SUMMARY STATEMENT:

Acceptance of an easement for (newly constructed) domestic water main line (at: 4204 Muller Dr.) by BVCTR Storage NR, LLC.

BVCTR Storage NR, LLC has agreed to provide an easement for the utilities across a portion of their property to provide said services for Box N Lock Storage, Located at 4204 Muller Dr. (R3527612200). This easement is necessary for the construction, operation and maintenance of said utilities.

The original easement is attached:

1. Utility Easement: Domestic Water Mainline

RECOMMENDED ACTION:

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

RESOLUTION NO. _____

A RESOLUTION BY THE CITY OF CALDWELL, IDAHO ACCEPTING A UTILITY EASEMENT BETWEEN THE CITY OF CALDWELL AND BVCTR STORAGE NR, LLC FOR THE PURPOSE OF CONSTRUCTION, OPERATION AND MAINTAINENCE OF DOMESTIC WATER MAIN LINES WHICH IS NECCESARY TO PROVIDE SAID SERVICES TO 4204 MULLER DR. (R3527612200**).**

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

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

PASSED BY COUNCIL of the City of Caldwell, Idaho, this the 17th day of August, 2026.

APPROVED BY THE MAYOR of the City of Caldwell, Idaho, this the 17th day of August, 2026.

Approved By:	**Attest:**
_____	_____
Eric Phillips, Mayor	Kristina Buchan, City Clerk

EASEMENT

THIS INDENTURE, made this 3rd day of August, 2026, between **BVCTR Storage NR, LLC**, am Idaho limited liability company, party of the first part; and **CITY OF CALDWELL**, a municipal corporation, situated in the County of Canyon, State of Idaho, party of the second part; WITNESSETH:

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

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

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

This easement is made subject to the following conditions:

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

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

BVCTR Storage NR, LLC, an Idaho limited liability company

By: BV Executive Management, Inc., an Idaho corporation, the Manager

By: _____
Christian Taylor
Vice President of Real Estate

STATE OF Idaho)
) ss.
County of Bonneville)

On this 3rd day of August, in the year 2026, before me the undersigned, a Notary Public in and for said State personally appeared, Christian Taylor, Vice President of BV Executive Management, Inc. the Idaho corporation that is the Manager of BVCTR Storage NR, LLC.

TANA BARNEY
Notary Public - State of Idaho
Commission Number 63256
My Commission Expires Mar 17, 2032

_____
Notary Public
Residing at Bonneville
My Commission Expires 3.17.32

Reeve & Associates, Inc.

CALDWELL CITY, CANYON COUNTY, IDAHO
JOB NO. 7878-05
3-25-2026

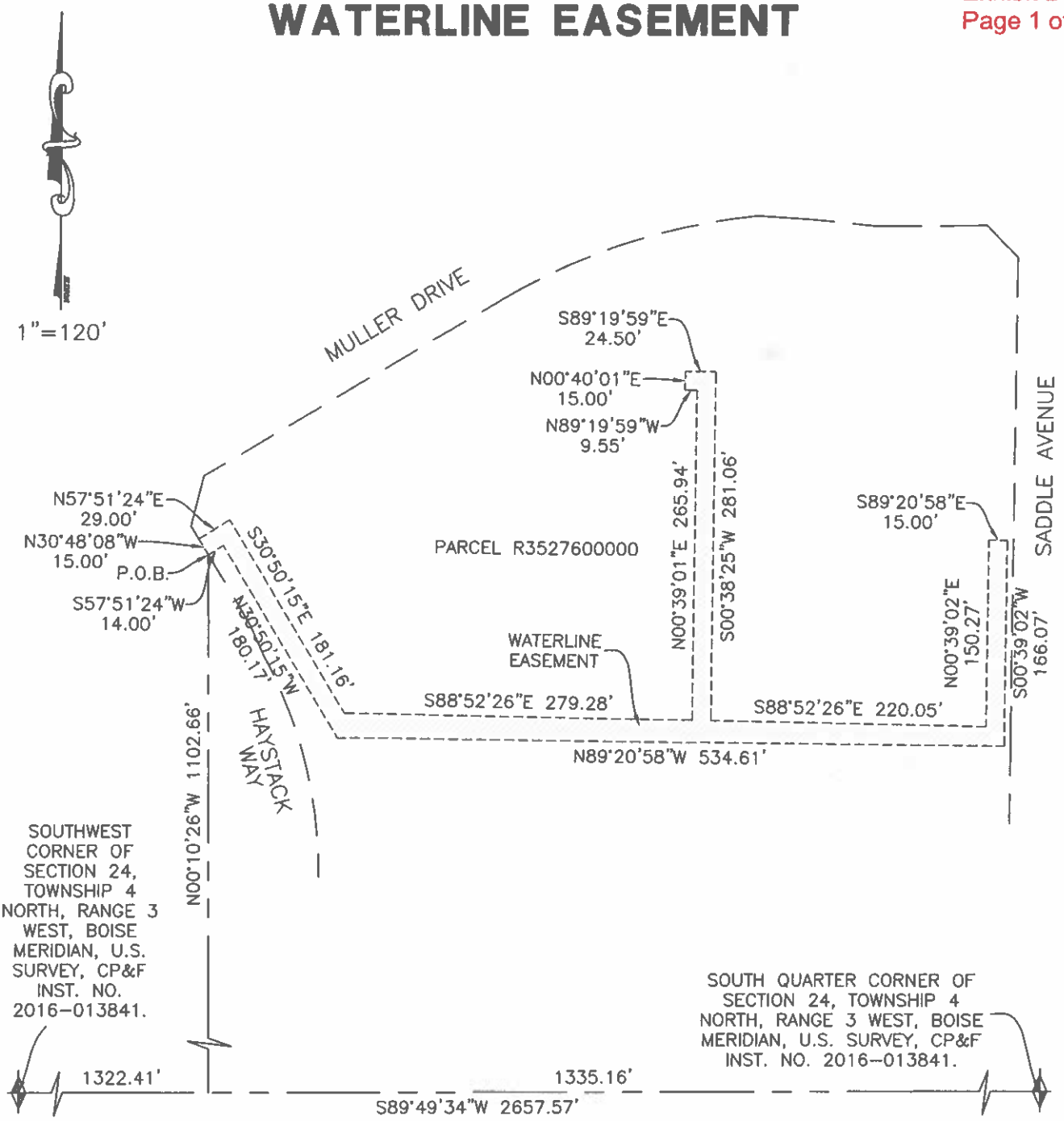
A WATERLINE EASEMENT OF VARYING WIDTH BEING PART OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 4 NORTH, RANGE 3 WEST, BOISE MERIDIAN, CALDWELL CITY, CANYON COUNTY, IDAHO, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF HAYSTACK WAY WHICH LIES ON THE WEST LINE OF THE GRANTOR'S PROPERTY, SAID POINT BEING 1328.73 FEET SOUTH 89°49'34" WEST ALONG THE SECTION LINE AND 1091.80 FEET NORTH 00°10'26" WEST FROM THE SOUTH QUARTER CORNER OF SAID SECTION 24; THENCE NORTH 30°48'08" WEST 15.00 FEET ALONG THE EASTERLY RIGHT-OF-WAY LINE OF HAYSTACK WAY; THENCE NORTH 59°11'52" EAST 29.00 FEET; THENCE SOUTH 30°50'15" EAST 167.86 FEET; THENCE SOUTH 88°52'26" EAST 279.28 FEET; THENCE NORTH 00°39'01" EAST 265.94 FEET; THENCE NORTH 89°19'59" WEST 9.55 FEET; THENCE NORTH 00°40'01" EAST 15.00 FEET; THENCE SOUTH 89°19'59" EAST 24.50 FEET; THENCE SOUTH 00°38'25" WEST 281.06 FEET; THENCE SOUTH 88°52'26" EAST 220.05 FEET; THENCE NORTH 00°39'02" EAST 150.27 FEET; THENCE SOUTH 89°20'58" EAST 15.00 FEET; THENCE SOUTH 00°39'02" WEST 166.07 FEET; THENCE NORTH 89°20'58" WEST 534.61 FEET; THENCE NORTH 30°50'15" WEST 167.22 FEET; THENCE SOUTH 59°11'52" WEST 14.01 FEET TO THE POINT OF BEGINNING.

CONTAINING 18,958 SQUARE FEET OR 0.435 ACRES.

(THE ABOVE LEGAL DESCRIPTION WAS WRITTEN UTILIZING A BOUNDARY AND TOPOGRAPHIC SURVEY PREPARED BY DIAMOND LAND SURVEYING DATED 7-6-23. CONFIRMATION OF INSTALLED WATER LINE WAST PROVIDED BY ARAGON CONSULTING, LLC.)

WATERLINE EASEMENT



Reeve & Associates, Inc.
5160 S 1500 W, RIVERDALE, UTAH 84405
TEL: (801) 621-3100 FAX: (801) 621-2666 www.reeve.co
LAND PLANNERS • CIVIL ENGINEERS • LAND SURVEYORS
TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

Project Info.

Designer: N. ANDERSON
Date: 2-25-2026
Name: WATERLINE EASEMENT
Number: 7878-05
Scale: 1"=120'

Memorandum

To:

City Council

Meeting Date:

August 17, 2026

Item Name:

Deferral of Public Improvements for 1620 Aviation Way

Summary Statement:

The Engineering Department has reviewed the proposed deferral agreement and provides the following comments regarding the agreement:

1. This agreement will allow for the deferral of public improvements including curb, gutter, sidewalk, half street section, asphalt paving, streetlights and storm water drainage facilities for the frontage along 1620 Aviation Way (R0070600000). The full frontage of 1620 Aviation Way consists of 286.9 linear feet +/- on Aviation Way and 187.03 linear feet +/- on Andy Lane. Deferral of said improvements is being proposed because there are no such improvements within 300’ of said property.

Recommended Action:

It is the recommendation of the Engineering Department that Council approves the deferral agreement.

Budget:

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

Attachments:

1. 1620 Aviation Way Bret Jones Deferral Agreement
2. Aviation Way 1620 Deferral Agreement Resolution

AGREEMENT FOR DEFERRAL OF PUBLIC IMPROVEMENT CONSTRUCTION RE: INDIVIDUAL LOT DEVELOPMENT

THIS AGREEMENT is made and entered into this ____ of July 2026, by and between THE CITY OF CALDWELL, a municipal corporation and political subdivision, organized and existing by virtue of the laws of the State of Idaho hereinafter referred to as "City", and BRET JONES, a married person, of Nampa, ID, hereinafter referred to as "OWNER/DEVELOPER".

RECITALS:

A. Chapter 12, Article 17, of the Caldwell City Code governs development standards in the area of streets, alleys, and street lighting, the dedication of right-of-way, water and disposal of sanitary sewage, stormwater, surface water and other drainage, the installation of curbs, gutters and sidewalks, the connection to city sewer and water systems (when available), and other related areas.

B. Owner/Developer/Developers is the Owner/Developer of, and is desirous of annexing property into the City of Caldwell described in **Exhibit "A"** attached hereto and by this reference incorporated herein, in connection with the annexation of said property, which property is located in or near the City of Caldwell, County of Canyon, State of Idaho, and is hereinafter referred to as "real property", and which infrastructure improvements are described in **Exhibit "B"** and hereinafter referred to as the "proposed infrastructure improvements". Owner/Developer development of the property requires the construction of water, sewer, curb, gutter and sidewalks, the construction grading and paving of streets and storm drainage, as is appropriate to the proposed improvement, in accordance with the plans approved by the City of Caldwell Engineer, infrastructure policy, and other applicable laws, ordinances, rules or regulations of the City of Caldwell.

C. Chapter 12, Article 17, of the Caldwell City Code provides for the execution of an agreement with the City, providing for the construction of required infrastructure improvements and the dedication of appropriate right-of-way as a condition of the acceptance of the proposed infrastructure improvements.

D. While Owner/Developer will immediately commence construction, installation, or dedication of the proposed infrastructure improvements described in **Exhibit "B,"** the Owner/Developer desires to defer the construction of certain of the required improvements and provide for a method to insure the construction of the required improvements.

E. As a condition of the allowance of the construction of the proposed improvements upon any of the real property, the City requires that the Owner/Developer construct, or, if deferral is granted, to irrevocably commit to construct the required improvements as set forth on **Exhibit "C,"** attached hereto and by this reference incorporated herein, hereinafter referred to as "required improvements".

F. The parties are desirous of providing for an alternative method by which the construction of the above-stated required improvements shall be financed, if not financed and constructed by the Owner/Developer.

G. Chapter 17 of Title 50 of the Idaho Code provides for the formation of local improvement districts, which is a proper and suitable method for guaranteeing the financing of said required improvements at such time as it is determined by the City of Caldwell Engineer that such improvements must be installed.

I. It is necessary that this Agreement be reduced to writing and be recorded in the Recorder's office of the County of Canyon, State of Idaho, for the purpose of providing notice to any subsequent purchasers of any parcels of the real property of the terms and conditions of this Agreement.

J. It is necessary that this Agreement provide for certain remedies on the part of the City in the event that the Owner/Developer and/or any subsequent purchasers, heirs, executors, administrators, personal representatives, successors and/or assigns should attempt to construct and place any improvements upon the real property without having fully complied with the terms and conditions of this Agreement.

NOW THEREFORE, based upon the above and foregoing considerations and other good and valuable consideration, the parties do hereby agree as follows, to-wit:

1. APPROVAL OF APPLICATION: The City does hereby approve, subject to the terms and conditions of this Agreement, the application of Owner/Developer for the deferral of the construction of the required improvements described in **Exhibit "C"**, attached hereto and by this reference incorporated herein as if set forth at length.

2. NO CONSTRUCTION PRIOR TO COMPLIANCE: No construction of proposed improvements shall be placed upon or within the real property, nor shall the City approve any building permits for the placement thereon of any improvements unless the Owner/Developer has completed the construction of the required improvements set forth in **Exhibit "C"** or complied with all of the requirements prerequisite to deferral of construction of said required improvements, in conformance with the terms of this Agreement.

3. PETITION FOR L.I.D.: This Agreement shall be considered a petition by the Owner/Developer and by his heirs, assigns and successors in interest, pursuant to Idaho Code § 50-1706, for the formation of a Local Improvement District, which boundaries shall be and include the real property described in **Exhibit "A,"** and which petition shall be for the construction of the required improvements set forth herein **Exhibit "C,"** all in accordance with the terms and conditions of Chapter 17, Title 50 of the Idaho Code, or any subsequent recodification and/or amendments to said local improvement district law.

4. COVENANT RUNNING WITH THE LAND: The terms and conditions of this Agreement shall be deemed to be a covenant running with the land, appertaining to and binding upon the real property herein described and binding upon the parties hereto.

5. CITY'S REMEDIES: The City shall be entitled to apply to the District Court of the Third Judicial District in and for the State of Idaho for an injunction upon anyone who would seek

and/or attempt to construct any proposed improvements upon the real property without the terms and conditions of this Agreement having been complied with, and shall have the remedy of specific performance, shall have the right to go upon the real property to remove any improvements that have been constructed upon the real property in violation of this Agreement, shall have the right to off-set the costs incurred by the City in the filing and prosecution of any said action to enforce the terms of this Agreement, and shall recover any costs incurred in the removal of improvements placed upon the real property in violation of this Agreement.

6. BINDING EFFECT: This agreement shall be binding upon the parties hereto and their heirs, executors, administrators, personal representatives, successors and assigns.

7. HEADINGS: The bold paragraph headings are for convenience only and are not a part of this agreement and shall not be used in interpreting or construing this agreement.

8. GOVERNING LAW: This Agreement shall, in all respects, be subject to and governed by the Laws for the State of Idaho.

9. ATTORNEY FEES TO PREVAILING PARTY: In the event action is brought to enforce any of the terms or provisions of this agreement, the prevailing party in any such action shall be entitled to recover from the losing party reasonable attorney fees, together with such other costs as may be authorized by law.

IN WITNESS WHEREOF, the party hereto have set their hand the day and year first above written.

By: _____
Bret Jones, Owner

STATE OF IDAHO)
)ss
County of Canyon)

On this _____day of _____, 2026, before me, the undersigned, a Notary Public in and for said State, personally appeared **Bret Jones** known to me to be the person whose name is subscribed to the within 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 in this certificate first above written.

_____
Notary Public for Idaho
Residing at: _____
My Commission Expires: _____

EXHIBIT "A"

AGREEMENT FOR DEFERRAL OF PUBLIC IMPROVEMENT CONSTRUCTION
RE: INDIVIDUAL LOT DEVELOPMENT
CITY OF CALDWELL
OWNER/DEVELOPER: **BRET JONES**

The property commonly known as 1620 Aviation Way (R0070600000), Caldwell, Canyon County, Idaho, the annexation of which has necessitated the improvements contemplated in this agreement, is/are more particularly described as follows:

A parcel of land being a portion of Lots 26, all of Lot 27 and a portion of right-of-way of City View Tracts (Book 1 of Plats, Page 9) and a portion of the Southeast 1/4 of the Northeast 1/4, situated in the Southeast 1/4 of the Northeast 1/4 of Section 26, Township 4 North, Range 3 West, Boise Meridian, Canyon County, Idaho, and being more particularly described as follows:
BEGINNING at a found aluminum cap marking the East 1/4 corner of said Section 26, which bears S89°48' 45"E a distance of 2,647.53 feet from a found brass cap marking the Center 1/4 corner of said Section 26, thence following the southerly line of said Southeast 1/4 of the Northeast 1/4, N89°48'45"W a distance of 166.88 feet;
Thence leaving said southerly line, N32°47'28"W a distance of 29.80 feet to a found 5/8-inch rebar marking the Southwest corner of a parcel of land as described in Quitclaim Deed per Instrument No. 2023-009679;
Thence following the boundary of said Quitclaim Deed the following two (2) courses:
1. N32°47'28"W a distance of 108.81 feet to a point being witnessed by a found 5/8-inch rebar, which bears N54°37'28"W a distance of 15.00 feet;
2. N54°37'28"W a distance of 128.18 feet to a found 5/8-inch rebar on the northeasterly right-of-way line of Andy Lane;
Thence leaving said Quitclaim Deed boundary, S65°47'31"W a distance of 30.00 feet to the northeasterly right-of-way of Interstate 84;
Thence following said northeasterly right-of-way, N24°12'29"W a distance of 187.03 feet;
Thence leaving said northeasterly right-of-way, N65°47'31"E a distance of 30.00 feet to a found 5/8-inch rebar on said Quitclaim Deed boundary;
Thence following said Quitclaim Deed boundary, N30°03'10"E a distance of 166.85 feet to a found 5/8-inch rebar on the southerly bank of the Canyon Hill Lateral;
Thence leaving said Quitclaim Deed boundary, N50°03'00"E a distance of 49.07 feet to the southerly boundary of Lot 1, Block 1 of Caldwell Commercial Park Subdivision #2 (Book 28 of Plats, Page 23);
Thence following said southerly boundary the following two {2) courses:
1. S39°57'00"E a distance of 54.92 feet;
2. S60°41'00"E a distance of 274.74 feet to the Southeast corner of said Lot 1;
Thence leaving said southerly boundary, S60°4l'00E a distance of 34.26 feet to the easterly line of said Southeast 1/4 of the Northeast 1/4;
Thence following said easterly line, S00°27'00"W a distance of 344.40 feet to the POINT OF BEGINNING.
Said parcel contains 3.459 acres, more or less, and is subject to all existing easements and/or rights-of-way of record or implied.

EXHIBIT "B"

AGREEMENT FOR DEFERRAL OF PUBLIC IMPROVEMENT CONSTRUCTION
RE: INDIVIDUAL LOT DEVELOPMENT
CITY OF CALDWELL
OWNER/DEVELOPER: **BRET JONES**

The following proposed infrastructure improvements, which are required in connection with Owner/Developer annexation of the property described in **Exhibit "A,"** shall be constructed, installed, and/or dedicated, as appropriate, immediately, upon execution and recordation of this Agreement:

1. Dedication of Right-of-Way along both Andy Lane (35' from center of road) and Aviation Way (40' from center of road). Applicant shall provide the legal description and exhibits for such dedication for each.

EXHIBIT "C"

AGREEMENT FOR DEFERRAL OF PUBLIC IMPROVEMENT CONSTRUCTION
RE: INDIVIDUAL LOT DEVELOPMENT
CITY OF CALDWELL
OWNER/DEVELOPER: **BRET JONES**

Construction, installation, and/or dedication of the following required improvements, all of which are required in connection with Owner/Developer annexation of the property described in **Exhibit "A,"** have been approved for temporary deferral in connection with the terms and conditions of this Agreement:

1. Connection to the City Potable Water System.

2. Connection to the City Sanitary Sewer System.

3. Curb, gutter, sidewalk (7' attached or 5' detached), half street section, asphalt paving, 25' landscape buffer along Aviation Way and 10' along Andy Lane, storm water drainage facilities, and street lights to be constructed and installed in accordance with City of Caldwell requirements and standards in place at the time of construction for full property frontage along 1620 Aviation Way (R0070600000). The full frontage of 1620Aviation consists of 344.4 linear feet +/- on Aviation Way and 187.03 linear feet +/- on Andy Lane.

RESOLUTION NO._____

A RESOLUTION BY THE CITY OF CALDWELL, IDAHO ACCEPTING A DEFERRAL AGREEMENT FOR PUBLIC IMPROVEMENT CONSTRUCTION BETWEEN BRET JONES AND THE CITY OF CALDWELL FOR THE PURPOSE OF TEMPORARILY DEFERRING PUBLIC IMPROVEMENT CONSTRUCTION.

Be it resolved that the City of Caldwell, Idaho hereby accepts and approves a "Deferral Agreement" from Bret Jones. This agreement provides the necessary public improvements for the future development of the frontage along 1620 Aviation Way (R0070600000).

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

PASSED BY COUNCIL of the City of Caldwell, Idaho, this the 17th day of August, 2026.

APPROVED BY THE MAYOR of the City of Caldwell, Idaho, this the 17th day of August, 2026.

Approved By:	**Attest:**
Eric Phillips, Mayor	Kristina Buchan, City Clerk

Memorandum

To:

City Council

Meeting Date:

August 17, 2026

Item Name:

Deferral Agreement of Public Improvements for 2507 Hird Ave

Summary Statement:

The Engineering Department has reviewed the proposed deferral agreement and provides the following comments regarding the agreement:

This agreement will allow for the deferral of public improvements including curb, gutter, sidewalk, half street section, asphalt paving, streetlights and storm water drainage facilities for the frontage along 2507 Hird Ave (R3468401200). The full frontage of 2507 Hird Ave consists of 76.39 linear feet +/-. Deferral of said improvements is being proposed because there are no such improvements within 300’ of said property.

Recommended Action:

It is the recommendation of the Engineering Department that Council approves the deferral agreement.

Budget:

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

Attachments:

1. Hird Ave 2507 Deferral Agreement Resolution
2. 2507 Hird Ave - Michael Morales Deferral Agreement

RESOLUTION NO._____

A RESOLUTION BY THE CITY OF CALDWELL, IDAHO ACCEPTING A DEFERRAL AGREEMENT FOR PUBLIC IMPROVEMENT CONSTRUCTION BETWEEN MICHAEL MORALES AND THE CITY OF CALDWELL FOR THE PURPOSE OF TEMPORARILY DEFERRING PUBLIC IMPROVEMENT CONSTRUCTION.

Be it resolved that the City of Caldwell, Idaho hereby accepts and approves a "Deferral Agreement" from Michael Morales. This agreement provides the necessary public improvements for the future development of the frontage along 2507 Hird Ave (R3468401200).

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

PASSED BY COUNCIL of the City of Caldwell, Idaho, this the 17th day of August, 2026.

APPROVED BY THE MAYOR of the City of Caldwell, Idaho, this the 17th day of August, 2026.

Approved By:	**Attest:**
_____	_____
Eric Phillips, Mayor	Kristina Buchan, City Clerk

AGREEMENT FOR DEFERRAL OF PUBLIC IMPROVEMENT CONSTRUCTION RE: INDIVIDUAL LOT DEVELOPMENT

THIS AGREEMENT is made and entered into this ____ of July 2026, by and between THE CITY OF CALDWELL, a municipal corporation and political subdivision, organized and existing by virtue of the laws of the State of Idaho hereinafter referred to as "City", and Michael Morales, of Caldwell, ID, hereinafter referred to as "OWNERS/DEVELOPERS".

RECITALS:

A. Chapter 12, Article 17, of the Caldwell City Code governs development standards in the area of streets, alleys, and street lighting, the dedication of right-of-way, water and disposal of sanitary sewage, stormwater, surface water and other drainage, the installation of curbs, gutters and sidewalks, the connection to city sewer and water systems (when available), and other related areas.

B. Owners/Developers is the owner of, and is desirous of placing infrastructure improvements upon a tract of land hereby described in **Exhibit "A"** attached hereto and by this reference incorporated herein, in connection with the development of said property, which property is located in or near the City of Caldwell, County of Canyon, State of Idaho, and is hereinafter referred to as "real property", and which infrastructure improvements are described in **Exhibit "B"** and hereinafter referred to as the "proposed infrastructure improvements". Owners/Developers development of the property requires the construction of water, sewer, curb, gutter and sidewalks, the construction grading and paving of streets and storm drainage, as is appropriate to the proposed improvement, in accordance with the plans approved by the City of Caldwell Engineer, infrastructure policy, and other applicable laws, ordinances, rules or regulations of the City of Caldwell.

C. Chapter 12, Article 17, of the Caldwell City Code provides for the execution of an agreement with the City, providing for the construction of required infrastructure improvements and the dedication of appropriate right-of-way as a condition of the acceptance of the proposed infrastructure improvements.

D. While Owners/Developers will immediately commence construction, installation, or dedication of the proposed infrastructure improvements described in **Exhibit "B,"** the Owners/Developers desires to defer the construction of certain of the required improvements and provide for a method to insure the construction of the required improvements.

E. As a condition of the allowance of the construction of the proposed improvements upon any of the real property, the City requires that the Owners/Developers construct, or, if deferral is granted, to irrevocably commit to construct the required improvements as set forth on **Exhibit "C,"** attached hereto and by this reference incorporated herein, hereinafter referred to as "required improvements".

F. The parties are desirous of providing for an alternative method by which the construction of the above-stated required improvements shall be financed, if not financed and constructed by the Owners/Developers.

G. Chapter 17 of Title 50 of the Idaho Code provides for the formation of local improvement districts, which is a proper and suitable method for guaranteeing the financing of said required improvements at such time as it is determined by the City of Caldwell Engineer that such improvements must be installed.

I. It is necessary that this Agreement be reduced to writing and be recorded in the Recorder's office of the County of Canyon, State of Idaho, for the purpose of providing notice to any subsequent purchasers of any parcels of the real property of the terms and conditions of this Agreement.

J. It is necessary that this Agreement provide for certain remedies on the part of the City in the event that the Owners/Developers and/or any subsequent purchasers, heirs, executors, administrators, personal representatives, successors and/or assigns should attempt to construct and place any improvements upon the real property without having fully complied with the terms and conditions of this Agreement.

NOW THEREFORE, based upon the above and foregoing considerations and other good and valuable consideration, the parties do hereby agree as follows, to-wit:

1. APPROVAL OF APPLICATION: The City does hereby approve, subject to the terms and conditions of this Agreement, the application of Owners/Developers for the deferral of the construction of the required improvements described in **Exhibit "C"**, attached hereto and by this reference incorporated herein as if set forth at length.

2. NO CONSTRUCTION PRIOR TO COMPLIANCE: No construction of proposed improvements shall be placed upon or within the real property, nor shall the City approve any building permits for the placement thereon of any improvements unless the Owners/Developers has completed the construction of the required improvements set forth in **Exhibit "C"** or complied with all of the requirements prerequisite to deferral of construction of said required improvements, in conformance with the terms of this Agreement.

3. PETITION FOR L.I.D.: This Agreement shall be considered a petition by the Owners/Developers and by his heirs, assigns and successors in interest, pursuant to Idaho Code § 50-1706, for the formation of a Local Improvement District, which boundaries shall be and include the real property described in **Exhibit "A,"** and which petition shall be for the construction of the required improvements set forth herein **Exhibit "C,"** all in accordance with the terms and conditions of Chapter 17, Title 50 of the Idaho Code, or any subsequent recodification and/or amendments to said local improvement district law.

4. COVENANT RUNNING WITH THE LAND: The terms and conditions of this Agreement shall be deemed to be a covenant running with the land, appertaining to and binding upon the real property herein described and binding upon the parties hereto.

5. CITY'S REMEDIES: The City shall be entitled to apply to the District Court of the Third Judicial District in and for the State of Idaho for an injunction upon anyone who would seek

and/or attempt to construct any proposed improvements upon the real property without the terms and conditions of this Agreement having been complied with, and shall have the remedy of specific performance, shall have the right to go upon the real property to remove any improvements that have been constructed upon the real property in violation of this Agreement, shall have the right to off-set the costs incurred by the City in the filing and prosecution of any said action to enforce the terms of this Agreement, and shall recover any costs incurred in the removal of improvements placed upon the real property in violation of this Agreement.

6. BINDING EFFECT: This agreement shall be binding upon the parties hereto and their heirs, executors, administrators, personal representatives, successors and assigns.

7. HEADINGS: The bold paragraph headings are for convenience only and are not a part of this agreement and shall not be used in interpreting or construing this agreement.

8. GOVERNING LAW: This Agreement shall, in all respects, be subject to and governed by the Laws for the State of Idaho.

9. ATTORNEY FEES TO PREVAILING PARTY: In the event action is brought to enforce any of the terms or provisions of this agreement, the prevailing party in any such action shall be entitled to recover from the losing party reasonable attorney fees, together with such other costs as may be authorized by law.

IN WITNESS WHEREOF, the party hereto have set their hand the day and year first above written.

By: _____
Michael Morales | Owner

STATE OF IDAHO)
)ss
County of Canyon)

On this _____day of _____, 2026, before me, the undersigned, a Notary Public in and for said State, personally appeared **Michael Morales** known to me to be the person whose name is subscribed to the within 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 in this certificate first above written.

_____
Notary Public for Idaho
Residing at: _____
My Commission Expires: _____

EXHIBIT "A"

AGREEMENT FOR DEFERRAL OF PUBLIC IMPROVEMENT CONSTRUCTION
RE: INDIVIDUAL LOT DEVELOPMENT
CITY OF CALDWELL
OWNERS/DEVELOPERS: **Michael Morales**

The property commonly known as 2507 Hird Ave (R3468401200), Caldwell, Canyon County, Idaho, the development of which has necessitated the improvements contemplated in this agreement, is/are more particularly described as follows:

This parcel is a portion of Government Lot 6 of Section 10 in Township 4 North, Range 3 West of the Boise Meridian, Canyon County, Idaho and is more particularly described as follows:

COMMENCING at the Southwest corner of Government Lot 6, (S ¼ Corner, Section 10), a found GLO brass cap monument;

thence North 89°22'46" East along the South boundary of the Government Lot 6 a distance of 441.23 feet;

thence North 00°29'58" West a distance of 201.83 feet to a 5/8 x 24 inch rebar set with plastic cap stamped P.L.S. 9861662;

thence North 89°30'31" East a distance of 50.00 feet to the **TRUE POINT OF BEGINNING**, a 5/8 x 24 inch rebar set with plastic cap stamped P.L.S. 9861662;

thence North 89°30'31" East a distance of 146.13 feet to a point on the West right of way of Hird Street, a found ½ inch diameter rebar;

thence South 00°24'22" East along said West right of way a distance of 76.39 feet to a 5/8 x 24 inch rebar set with plastic cap stamped P.L.S. 9861662;

thence South 89°22'46" West, parallel with the South boundary of Government Lot 6, a distance of 74.94 feet;

thence North 00°24'22" West, parallel with the West right of way of Hird Street, a distance of 12.83 feet to a 5/8 x 24 inch rebar set with plastic cap stamped P.L.S. 9861662;

thence South 89°22'46" West, parallel with the South boundary of Government Lot 6, a distance of 71.08 feet to a 5/8 x 24 inch rebar set with plastic cap stamped P.L.S. 9861662;

thence North 00°29'58" West a distance of 63.88 feet to the **TRUE POINT OF BEGINNING**, said parcel being 10,270 sq. ft. more or less, and being subject to any and all easements and rights of way of record or implied.

EXHIBIT "B"

AGREEMENT FOR DEFERRAL OF PUBLIC IMPROVEMENT CONSTRUCTION
RE: INDIVIDUAL LOT DEVELOPMENT
CITY OF CALDWELL
OWNERS/DEVELOPERS: **Michael Morales**

The following proposed infrastructure improvements, which are required in connection with Owners/Developers' development of the property described in **Exhibit "A,"** shall be constructed, installed, and/or dedicated, as appropriate, immediately, upon execution and recordation of this Agreement:

1. Connection to the City Potable Water System.

2. Connection to the City Sanitary Sewer System.

EXHIBIT "C"

AGREEMENT FOR DEFERRAL OF PUBLIC IMPROVEMENT CONSTRUCTION
RE: INDIVIDUAL LOT DEVELOPMENT
CITY OF CALDWELL
OWNERS/DEVELOPERS: **Michael Morales**

Construction, installation, and/or dedication of the following required improvements, all of which are required in connection with Owners/Developers' development of the property described in **Exhibit "A,"** have been approved for temporary deferral in connection with the terms and conditions of this Agreement:

1. Curb, gutter, sidewalk, half street section, asphalt paving, street lights and storm water drainage facilities to be constructed in accordance with City of Caldwell requirements and standards in place at the time of construction for full property frontage along 2507 Hird Ave (R3468401100). The full frontage of 2507 Hird Ave consists of 76.39 linear feet +/-.

Memorandum

To:

City Council

Meeting Date:

August 17, 2026

Item Name:

Acceptance of Public Utility Easement for 2507 Hird Ave

Summary Statement:

Acceptance of a public utility easement for 2507 Hird Ave

Michael Morales has agreed to grant a public utility easement for the construction, operation, and maintenance of any future public utilities on his property located at 2507 Hird Ave (Parcel No. R3468401200). The easement extends 10 feet along the frontage of his property.

The original easement is attached:

1. Public Utility Easement

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. Hird Ave 2507 Public Utility Easement Resolution

2. 2507 Hird Ave PUE with Legal and Exhibit

RESOLUTION NO. _____

A RESOLUTION BY THE CITY OF CALDWELL, IDAHO ACCEPTING A PERMANENT UTILITY EASEMENT BETWEEN THE CITY OF CALDWELL AND MICHAEL MORALES FOR THE PURPOSE OF CONSTRUCTION, OPERATION AND MAINTAINENCE OF PUBLIC UTILITIES.

Be it resolved that the City of Caldwell, Idaho hereby accepts and approves an "Easement" between the City of Caldwell and Michael Morales. This easement provides a pathway across a portion of his property necessary to construct, operate, and maintain public utilities.

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 17th day of August 2026.

APPROVED BY THE MAYOR of the City of Caldwell, Idaho, this the 17th day of August 2026.

Approved By:

_____
Eric Phillips, Mayor

Attest:

_____
Kristina Buchan, City Clerk

PERMANENT EASEMENT

THIS INDENTURE, Made this ___ day of _____ 2026, between **MICHAEL MORALES**, a married man, 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 general utilities, 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 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.

_____
By: MICHAEL MORALES, Grantor

Date: _____

STATE OF IDAHO)
) ss.
County of Canyon)

On this ___ day of _____ 2026, before me, the undersigned, a Notary Public in and for said State, personally appeared MICHAEL MORALES, 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:
My Commission Expires:

EXHIBIT A

UTILITY EASEMENT LEGAL DESCRIPTION

A PORTION OF GOVERNMENT LOT 6 OF SECTION 10, T.4N., R.3W., B.M. CITY OF CALDWELL, CANYON COUNTY, IDAHO MORE PARTICULAR DESCRIBED AS FOLLOWS:

COMMENCING AT THE E1/16S CORNER OF SECTION 10;

THENCE S 89°22'46" W, COINCIDENT WITH THE CENTERLINE OF UVALDE STREET, A DISTANCE OF 672.47 FEET;

THENCE LEAVING SAID CENTERLINE, N 00°24'22" W, 125.00 FEET TO A POINT ON THE WEST RIGHT-OF-WAY OF HIRD AVENUE AND THE **POINT OF BEGINNIG;**

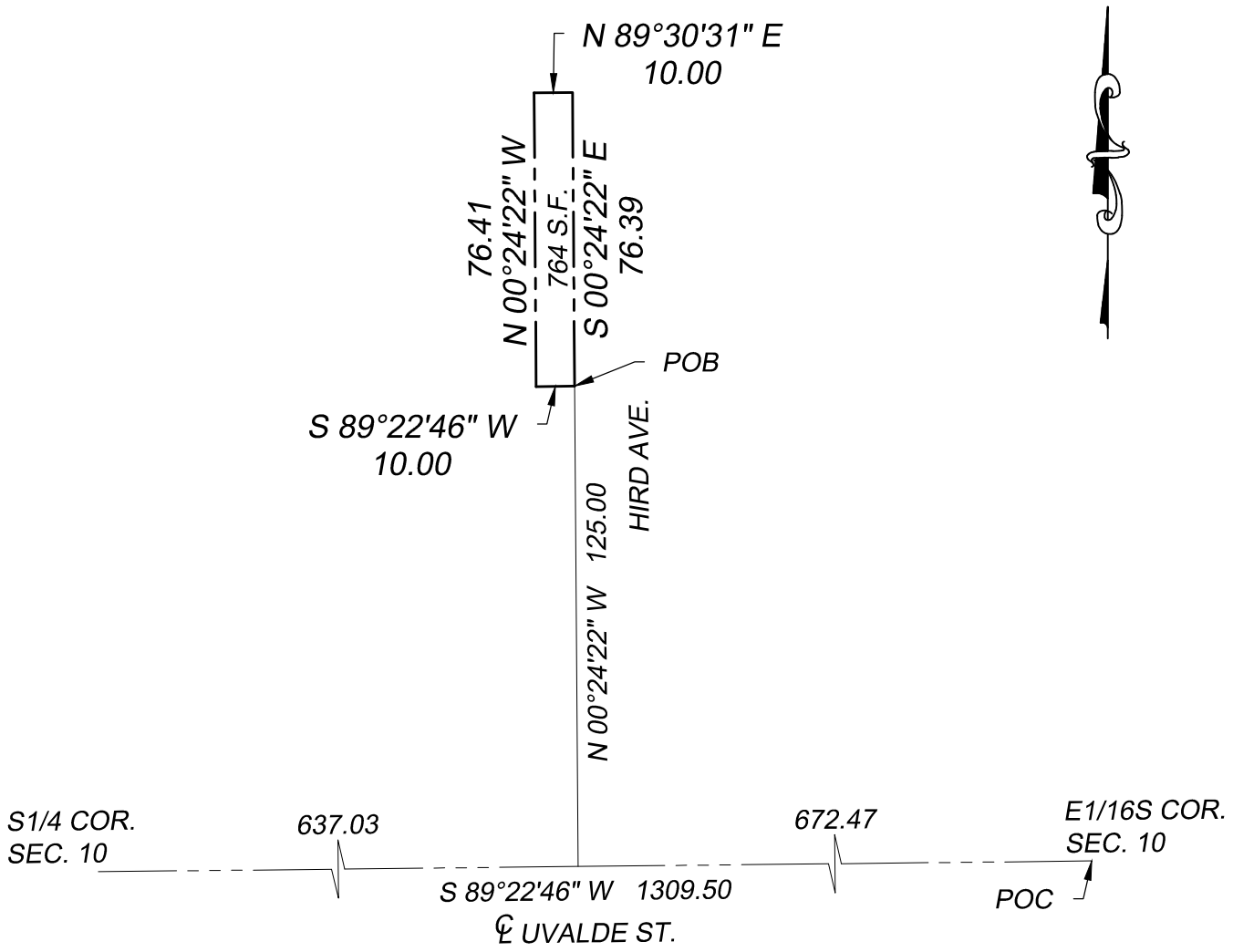
THENCE S 89°22'46" W, PARALLEL WITH SAID CENTERLINE, 10.00 FEET;

THENCE N 00°24'22" W, PARALLE WITH SAID RIGHT-OF-WAY 76.41 FEET;

THENCE N 89°30'31" E, 10.00 FEET TO A POINT ON SAID WEST LINE OF HIRD AVENUE;

THENCE S 00°24'22" E, COINCIDENT WITH SAID WEST LINE, 76.39 FEET TO THE **POINT OF BEGINNING.**

THE ABOVE DESCRIBED CONTAINS 764 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

UTILITY EASEMENT
2507 HIRD AVE.
CALDWELL, ID.

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

I:\Engineering\FJones\Drawings 2026\2507 Hird Ave PUE\2507 Hird Ave PUE.dwg

Memorandum

To:

City Council

Meeting Date:

August 17, 2026

Item Name:

Aporove the Appointment of Richard Kim for Parks and Recreation Commission

Summary Statement:

Recommended Action:

Budget:

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

Attachments:

1. Application
2. Resume
3. Letter of interest

Application
City Council Appointed Committee/Board Positions

	Airport Advisory Board		Design Review Commission
	Audit Committee		Impact Fee Advisory Committee
	Caldwell Housing Authority		Downtown Parking Advisory Board
	Golf Course Board		Historic Preservation Commission
	Library Board of Directors	X	Parks & Recreation Commission
	Planning & Zoning Commission		Senior Citizen Center Commission
	Traffic Commission		Youth Master Plan Committee
	Urban Renewal Agency Commission		Downtown Parking Advisory Board

Name: Richard "Rich" Kim

Home Address: 23775 Beartooth Way

Telephone: (206)422 9222 E-Mail: 208rich@gmail.com

Occupation: Business Contractor

Are you a resident of Caldwell? Yes [X] No [ ]

If not, do you live in Caldwell's area of impact? Yes [ ] No [ ]

Why do you want to become involved? I want to be involved in the growth and development of my city. The city has many needs but not enough citizens that are willing to get involved or do anything about it. Our future is growing!

Do you participate in any local service clubs or organizations? Yes [X] No [ ]

If so, please list: Idahome Jiu Jitsu, Faith Journey Church, Valiance Training, Pushing Dreams

What areas of city government are of most interest to you? Where I am most needed. The question should be where I am best suited to help serve the city of Caldwell with my strengths and passions.

Have you participated in any level of volunteer government in the past? Yes [X] No [ ]

If so, please list: Costco government liaison, City of Kent Asian advisor

Do you understand the time commitment required to serve in this capacity? Yes [X] No [ ]

Signature: [signature] Date: 7/1/2026

Please attach a resume and letter of interest with the application and return to:

City Clerk's Office, City of Caldwell, P.O. Box 1179 (205 South 6th Avenue), Caldwell, ID 83606
Email: cityclerk@cityofcaldwell.org ——— Phone: (208) 455-4502 or 455-4656

RICHARD "RICH" T. KIM

PHONE (206) 422-9222 • 208RICH@GMAIL.COM

EDUCATION

Portland Bible College 9150 NE Fremont ST Portland OR 97220	Associates – Leadership, Humanities, Theology Bachelors - Theology (Expected Graduation: 9/2026)
Indiana Wesleyan University 4201 S Washington ST Marion IN 46953	Bachelors – Business Admin Human Resources (Expected Graduation: 9/2026) Masters – Business Administration (Expected Graduation: 6/2027)

PROFESSIONAL EXPERIENCE

Costco Wholesale

Final Position Held – Northwest Regional Carrier Manager 11/2015 TO 3/2024

- Developed and sustained carrier relationships while managing performance against KPI. (Key Performance Indictor)
- Budgeted, facilitated, & operated a $260 million division of Costco.
- Facilitated Human Resources duties including addressing grievances for union employees, recruitment and selection process, partnered with Executive Vice President's for investigations against Management misconduct
- Assisted with manufacturing of Kirkland Signature products including Costco Delivery Trucks.
- Oversaw QA for vendor products and Kirkland Signature products
- Established and approval for Costco wholesale accounts
- Facilitated multimillion dollar contract negotiations with potential and incumbent carriers
- Served as B2G (Business to Government) liaison for Costco Logistics and Costco Wholesale

Oakley

Position Held – Assistant General Manager 6/2013 TO 2/2015

- Oversaw Monthly and Quarterly assessments of store's financial performance and operating cost.
- Served as the Northwest Standard Issue Ambassador that served to grow relations with local Law Enforcement and Active Military members.
- Assisted with design and development of Standard Issue products.
- Achieved top 3 ranking for lowest shrinkage for the Oakley Corporation.
- Prepared annual budget by reviewing operating cost, store and region sales report, and shrinkage data.

OBJECTIVE

As a highly experienced and knowledgeable Manager I wish to find a position that will help me utilize my customer service, management, and administrative skills.

Richard "Rich" T. Kim
23775 Beartooth Way
Caldwell, ID 83607
(206) 422-9222
208Rich@Gmail.com

City of Caldwell
Office of the Mayor
205 South 6TH Avenue
Caldwell, ID 83606

To Mayor Eric Phillips,

I am writing to express my interest in the vacancy in the Parks and Recreation Commission. As an experienced businessman who served as the Northwest Region Carrier Manager for the third largest retailer in the world, this opportunity allows me to bring forth my experience.

In my most recent capacity I served as the first Northwest Region Carrier Manager for Costco and more importantly the first Asian American to have accomplished this. Being in position has instilled qualities that range from learning and developing American manufacturing operations to budgeting a $260 million-dollar division of Costco that drove over 1 billion in gross profit. I oversaw 17 locations throughout the western half of the United States with over 200 direct reports and partnerships.

The city of Caldwell is not only home to me and my family but it is a place where we have built community and where strangers became family. The people of Caldwell are in an exciting time where growth is booming on every level and citizens are needed to help facilitate this growth. My background has allowed me the opportunity to work with city officials to see hundreds of communities to prosper economically.

Although there are many aspects and strengths that I have acquired over the years, I have listed the key qualities that helped drive my success.

- Communication – Being able to concisely communicate with all types of people through empathy, understanding, flexibility, and discernment.
- Critical Thinking – Being able to analyze multiple outcomes based upon pertinent facts that are presented for the greater good.
- Integrity – Being able to walk in truth and honesty regardless of outcome.
- Faith – Every step that is taken is done with God integrated in it.

Caldwell is in need of citizen leaders to help usher in our growth and more importantly be there are servants to our community. For these reasons, I hope that you find my background suitable to help fill this community void.

Richard "Rich" T. Kim

Regular **Item:** 10.

Memorandum

To:

City Council

Meeting Date:

August 17, 2026

Item Name:

Approve the Findings of Facts and Conclusions of Law for Element Ridge No. 3 Final Plat (SFP26-000012).

Summary Statement:

Recommended Action:

Budget:

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

Attachments:

1. SR_CC_ElementRidgeNo3_2026-08-17

Caldwell Planning & Zoning Department
STAFF REPORT / FINDINGS
Consent Item | City Council | 8/17/2026

Staff Planner: Katie Wright

CASE NO(s): SFP26-000012
Project Name: Element Ridge No. 3

STAFF REVIEW SUMMARY

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

CITY COUNCIL DECISION

City Council APPROVED the final plat at the 8/17/2026 City Council meeting.

PROJECT SUMMARY:

Proposed Land Use Applications:

- Final Plat for Element Ridge Subdivision No. 3 consisting of 24 single family lots on 9.80 acres in the R-1 zone.

Project Name:	Element Ridge No. 3
Applicant:	Cheryl Heath, KM Engineering, LLP
Property Owner:	DRP Greenbough 22, LLC
Parcel ID Number(s):	R3268100000
Property or Project Size:	9.80 acres

DECISION BODY – REQUIRED FINDINGS & APPROVAL CRITERIA

Before the City Council approves any application, the Council must find and conclude the proposed application is compliant with the Caldwell City Code approval criteria as listed under #11 within Section I, Findings of Facts, within this report.

BEFORE THE CALDWELL CITY COUNCIL
CITY OF CALDWELL, CANYON COUNTY, IDAHO

IN THE MATTER OF AN APPLICATION FOR A FINAL PLAT APPROVAL FOR ELEMENT RIDGE NO. 3 CONSISTING OF 24 SINGLE FAMILY LOTS ON 9.8 ACRES IN THE R-1 ZONE.

Property Owner: DRP Greenbough 22, LLC

FINDINGS OF FACT, CONCLUSIONS OF LAW AND DECISION

Case No. SFP26-000012

I. FINDINGS OF FACTS

1. **APPLICANT:** Cheryl Heath, KM Engineering, LLP

2. **PROPERTY OWNER:** DRP Greenbough 22, LLC

3. **APPLICATION REQUEST:** Application for final plat approval of Element Ridge Subdivision No. 3, consisting of 24 single family lots on 9.80 acres in the R-1 zone.

4. **SITE ADDRESS AND LOCATION:** The subject site is located on the SEC of Bear Lane and Moss Street, with a property address of 0 S 10TH AVE, described as a portion of N ½ of the SE ¼ of Section 9, T3N, R3W

5. **ASSESSOR PARCEL NUMBER(S):** R3268100000

6. **PROPERTY SIZE:** Approximately 9.80 acres, more or less

7. **PUBLIC NOTICING:** The planning and zoning department notifies all political subdivisions providing services within the planning jurisdiction, including school districts who will be

impacted by any changes that have been proposed from what was originally approved on the preliminary plat.

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

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

The approval of the annexation and preliminary plat for Element Ridge Subdivision (ANN24-000013/SPP24-000002) was signed by the City Council on 2/18/2025.
The first phase of the development includes 97 single-family residential lots was approved 5/18/2026 and has not yet been recorded.
The second phase of the development which consists of 28.5 acres and includes 93 single-family residential lots was approved 6/15/2026 and has not yet been recorded. This phase consists of 9.8 acres and includes 24 single-family residential lots.

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

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

10. **STAFF REVIEW AND ANALYSIS:**

Residential Type	**# of Lots**				
	PP	**FP No 1**	**FP No 2**	**FP No 3**	**Remaining**
Single-Family Detached	215	~~122~~ 98	93	24	-
Common Lots	35	20 (2 common drives)	11 (2 common drives)	3	n/a

Non-Residential					
	PP	**FP No 1**	**FP No 2**	**FP No 3**	**Remaining**
Open Space Acreage	5.86 AC	4.8 AC	2.0 AC	1.49 AC	2.43 AC over
Amenities Approved	Sports Court Picnic Area	Sports Court Picnic Area	-	-	-

Staff Comment: *Construction drawings and the proposed final plat have been reviewed for conformance with city codes and with the approved preliminary plat. The Planning & 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.*
Phase 1 was approved with 98 buildable lots and the staff report mistakenly called out 122 buildable lots.

11. **CITY COUNCIL DECISION:**

Regarding the request for a final plat approval for Element Ridge Subdivision No. 3, a residential subdivision with 24 single-family lots and 3 common lots in an R-1 (Neighborhood Residential) zone on approximately 9.80 acres on Parcel R3268100000, located in the N ½ of the SE ¼ of Section 9, T3N, R3W, the subject application was placed on the 8/17/2026 City Council consent agenda for consideration.

Based upon the information received and the record of evidence presented, the City Council voted to **APPROVE** the request for final plat approval, subject to the conditions herein. In approving the requests, the City Council concluded the following:

1. The final plat is compliant with city code; and
2. The final plat is in compliance with the approved preliminary plat.

II. CONCLUSIONS OF LAW

1. The City of Caldwell has provided for the processing of Land Use permits authorized by Chapter 65, Title 67, Idaho Code, pursuant to Chapter 10 Zoning Regulations and Chapter 11 Subdivision Regulations.
2. The record includes, but is not limited to all files, application documents, public notices, public comments and testimony, staff reports and memos, presented evidence and exhibits, public hearing written minutes and audio, and the signed Findings of Facts, Conclusions of Law, and Decision.
3. The City Council is authorized to approve, approve with conditions, approve with modifications, or deny final plats in accordance with Section 11-02-03 (2) D of Caldwell City Code.
4. The City Council reviewed and considered all records, evidence, testimony, facts presented, applicable code standards, and approval criteria as specified within Caldwell City Code in making their decision.

III. CONDITIONS OF APPROVAL

NOTE: Any conditions removed by the governing body will be shown in a strikethrough. Any conditions added by the governing body will be shown as underlined.

The approval of the application requests for (SFP26-000012), are subject to the adherence of the following conditions:

A. Site Specific Requirements:

1. All conditions for entitlements associated with (ANN24-000013/SPP24-000002) shall apply.

B. General Requirements:

1. Development of the subject property shall be in conformance with all municipal codes, policies, standards, and regulations of the City of Caldwell, unless specifically stated otherwise in a Development Agreement or in the Order of Decision. **NOTE:** *Failure to identify a code violation during the review of the plans DOES NOT give the applicant the right or permission to violate any codes, policies, standards and/or regulations.*
2. If any term or provision of this decision, to any extent, is held invalid or unenforceable, the remaining terms and provisions hereof shall not be affected thereby, but each such remaining term and provision shall be valid and enforced to the fullest extent permitted by law.
3. Any nuisances existing on the property (weeds, trash, debris, etc) shall be resolved and in compliance with city codes prior to the approval of any construction drawings and/or issuance of building permits.
4. Any changes to the plans and specifications upon which this approval is based, other than those required by the above conditions, will require submittal of an application for modification and approval of that application prior to commencing any change.
5. All improvements and operations shall comply with applicable local, state and federal requirements and procedures whether specifically addressed in the analysis of this application or not.

6. Fencing: Fencing must comply with Caldwell City Code Section 10-02-07.
7. Approval: This approval is for the application(s) specified herein only. Additional permits, licenses and approvals may be necessary.
8. Solid Waste Disposal: All solid waste receptacles utilized during development and/or construction shall be provided by the same company with which the City of Caldwell has an exclusive contract.
9. Business Licensing: All businesses operating within the corporate limits of the city shall obtain a business permit license prior to commencing business operations.

C. Site Design and Development Standards:

1. General: All new construction shall comply with the current dimensional standards (height and setback schedule) in effect at the time the building permit is filed, excluding any deviations approved through a planned unit development, special use permit, and/or development agreement.
2. Stormwater: Strict adherence to the "Caldwell Stormwater Management Manual", as adopted by the city council as well as any subsequent adopted updates, is required. **NOTE:** *Any modifications necessary to the original approved stormwater design where additional stormwater retention or detention facilities are required, or where the approved retention and detention facilities are required to be expanded, still requires adherence to the requirements for minimum open space, landscape buffers, lot sizes and setbacks.*

D. Engineering Department Conditions:

The following items shall be completed prior to the City Engineer signing the final plat. Said items cannot be deferred by posting a financial security:

1. Water System: The final plat cannot be signed until the water system has been constructed, pressure tested and clean water samples received.
2. Sewer System: The final plat cannot be signed until the sewer system has been constructed, pressure tested, CCTV video has been submitted and approved and interim as-builts have been approved by the Engineering Department.
3. Pressurized Irrigation System: The final plat cannot be signed until the pressure irrigation system within the public right-of-way has been constructed and pressure tested.
4. Storm Drain System: The final plat cannot be signed until the storm drain system located within the public right-of-way has been constructed, passed visual inspection, and interim as-builts have been approved by the Engineering Department.
5. All-Weather Surfaces: The final plat cannot be signed until all-weather surfaces are in place, compaction test results have been submitted and approved for roadways and emergency accesses and, if paved, core sample results have been submitted and approved.
6. Street Signs: The final plat cannot be signed until all street signs have been installed to City standards and approved.
7. Construction Security: Construction security (compliant with current City Code requirements) must be provided for all items which are not among the items listed above, and which are not yet completed before the City Engineer can sign the final plat. The City must be in agreement on a construction security amount for those improvements.
8. Final Plat Review: The final plat drawing shall be submitted to the Engineering Department for review prior requesting signatures on the final plat. Adequate review time (no less than 30 days) shall be provided by the

Applicant. Final plats submitted for review must meet all State statutes and City codes, policies, and ordinances.

9. Addressing: In an effort to expedite the addressing process of the final plat, applicants shall submit electronic copies of the final plat, in both PDF and AutoCAD format, to the Engineering and Mapping departments as soon as possible.

E. Fire Department Conditions:

1. All requirements from the Fire Department for access, turnarounds, emergency access, water supply, fire hydrants, etc. shall be met in the development and/or platting of the subject property.
2. Final approval of the location and number of fire hydrants within the development shall be determined by the Fire Marshal and take place by phase at the time of submittal of applicable construction drawings for each phase.

F. Mapping Department Conditions:

1. Approved Subdivision Name. No changes to an approved subdivision name shall occur unless a request is initiated through the filing of an application for a "Subdivision Name Change Request", and subsequently reviewed and approved the Mapping and Planning and Zoning Department, at an administrative staff level. In making application, the application shall file a completed application with the Planning and Zoning Department on forms prescribed by the department accompanied by such data and information necessary to assure the fullest presentation of facts, as determined by the Planning Director.
    a. Subdivision Name Change Requests; Prior to Final Plat Submission: If approved, an amended preliminary plat will need to be submitted to the Planning and Zoning Department with the reflected subdivision name change prior to the approval of construction drawings. All construction drawings and final subdivision plats shall reflect the new approved subdivision name.
    b. Name Change Requests; Prior to Final Plat Recording: If approved, an amended final plat drawings and mylars will need to be submitted to the Planning and Zoning Department with the reflected subdivision name change prior to signature of the final plat.
    c. Name Change Requests; After Final Plat Recording: If approved, an amended final plat drawing indicating the new subdivision name OR an Affidavit of Correction indicating that the plat is otherwise known as "insert the new approved subdivision name", shall be recorded at the county recorder's office. Once the plat or affidavit is recorded, a copy of the recorded plat or affidavit shall be provided to the Planning and Zoning Department.
2. Approved Street Names, Street Layout, Lot and Block Numbering, and Subdivision Phasing Plan. No changes to the original approved street names, street layout and configuration, lot and block numbering, or subdivision phasing plan shall occur without prior approval from the City of Caldwell Mapping Division. Any substantial changes from what was originally approved may require additional public hearings.

G. Landscaping Specific Requirements:

1. Compliance: The applicant shall comply with all landscaping requirements based on Caldwell City Code.
2. Landscape Plan: The Landscape Plan **(Exhibit 1)** represents the approved landscape plan. Any changes to the landscape plan must be submitted to the City for review and approval prior to installation.
3. If the City determines that any such changes require additional public comment due to potential impacts on surrounding property or the community, or that such change is a substantial enough change from the landscape plan presented to the public, a public hearing shall be held on the proposed changes and notice shall be provided as required by the City.

4. Landscape Maintenance: All landscaping and screening devices shall be maintained in an attractive, live, safe and healthy manner, and to meet the specific requirements in the Caldwell City Code.

5. Subdivisions: The homeowner's association is responsible for maintaining all common area landscaping and screening devices within a subdivision, development, and/or the subject property.

6. Street Landscape Buffers: The street landscape buffers shall contain a mixture of sod, trees (deciduous and evergreen), shrubs, lawn, vegetative and non-vegetative ground cover so that the entire buffer area is covered. Plantings shall meet or exceed the minimum plant sizes as follows:

Planting Type	Minimum Size at Time Planting
Evergreen trees	6-foot height minimum
Ornamental trees	2-inch caliper minimum
Shade trees	2-inch caliper minimum
Shrubs & Perennials	10" height and/or spread minimum, depending on plant species

H. Subdivision Specific Requirements:

1. Cluster Mailboxes: The development shall utilize cluster mailboxes for delivery of mail. Individual mailboxes shall not be allowed. A cluster mailbox placement plan shall be submitted to the Planning and Zoning department showing coordination with the United States Postal Services prior to submitting the construction drawings.

2. Subdivision Construction Signage: At the time of development a "rules and regulations" sign shall be posted and maintained at the entryways to the project until it is fully developed and build out is complete. The signs would be intended for subcontractors performing work and should include: a) no dogs; b) no loud music; c) no alcohol or drugs; d) no abusive language; e) disposal of personal trash and site debris; f) daily cleanup of any mud and/or dirt that is deposited from the construction parcel onto streets; g) installation of a temporary construction fence that would keep debris from being blown off site by the wind; h) no burning of construction or other debris on the property.

3. Plat Expirations:

   Final plats must be recorded for a single-phase development or for the first phase of a multi-phase development within twenty-four (24) months of the date of signature on the approving order of decision for the final plat.

4. Phased Subdivisions: The subdivider may file and obtain acceptance of successive final plats for continuous segments of the approved preliminary plat without reapplication for preliminary plat approval, provided that final plats are recorded in successive intervals of not more than two (2) years each, as measured from the date of recordation of the prior phase final plat.

IV. ORDER OF DECISION

The Council, based upon the testimony and evidence in record in this matter and upon findings of fact and conclusions of law set forth herein DOES HEREBY DETERMINE AND DECIDE AS FOLLOWS: the request for a final plat approval for Element Ridge Subdivision No. 3, a residential subdivision with 24 single-family lots and 3 common lots in an R-1 (Neighborhood Residential) zone on approximately 9.80 acres on Parcel

R3268100000, located in the N ½ of the SE ¼ of Section 9, T3N, R3W, is **APPROVED SUBJECT TO THE CONDITIONS OF APPROVAL LISTED HEREIN.**

These Findings of Fact, Conclusions of Law and Decision are for Element Ridge Subdivision No. 3 approved and adopted by the Caldwell City Council on this date, August 17, 2026.

_____ _____

Eric Phillips, Mayor Date of Decision

ATTEST:

_____

Kristina Buchan, City Clerk
City of Caldwell

EXHIBIT 1

Application Documents

- Application
- Narrative
- Vicinity Map
- Final Plat
- Approved Preliminary Plat
- Landscape Plan
- Open Space Exhibit

COMMUNITY DEVELOPMENT DEPARTMENT
Planning & Zoning Division
Caldwell City Hall: 205 S 6th Avenue | Mail: PO Box 1179 Caldwell, ID 83606 |Phone: 208-455-3024
https://www.cityofcaldwell.org/Departments/Community-Development/Building-Safety-Division
Robin Collins, PCED, CBO | Community Development Director & Building Official

Master Land Use Application

This Master Land Use Application and specific land use checklists must be completed, with all required supplemental documents provided, prescreening passed, and fees paid for an application to be considered complete and accepted.

Hearing dates and codes utilized for review are based on the date is "complete and accepted".

Failure to submit all requested items (in legible form) may delay the processing of your application.

APPLICATION LEGEND:

* = Public hearing(s) required
** = May require public hearing
*** = City Council consent agenda
All others are considered Administrative Staff Level Reviews

I. Application Requests (check all that apply)

- ☐ Admin Director Determination
- ☐ Administrative Development Review[2]
- ☐ Alternative Method of Compliance
- ☐ Annexation w/Zoning*
- ☐ Business License (Permit)
- ☐ Certificate of Appropriateness*
- ☐ Comprehensive Plan (Map) Amendment*
- ☐ Comprehensive Plan (Text) Amendment*
- ☐ Deannexation*
- ☐ Design Review**
- ☐ Development Agreement (New)*
- ☐ Development Agreement (Modification)**
- ☐ Development Agreement (Termination)*
- ☐ Home Occupation Permit (New)
- ☐ Home Occupation Permit (Renewal)
- ☐ Lot Line / Boundary Line Adjustment
- ☐ Lot Split (Administrative)
- ☐ Lot Split (Simple)
- ☐ Manufactured Home Community*
- ☐ Mobile Food Unit (Individual)
- ☐ Mobile Food Unit Park / Court
- ☐ Modification to Conditions of Approval**
- ☐ Outdoor Dining Permit
- ☐ Parcel Consolidation
- ☐ Performance Bonding
- ☐ Planned Unit Development (New)*
- ☐ Planned Unit Development (Modification)**
- ☐ Public Art / Mural
- ☐ Rezone* (Zoning Map Amendment)
- ☐ Signs[1]
- ☐ Special Use Permit (New)*
- ☐ Special Use Permit (Modification)**
- ☐ Subdivision (Prelim) Plat*
- ☑ Subdivision (Final) Plat***
- ☐ Subdivision (Short) Plat*
- ☐ Subdivision Plat Modification**
- ☐ Subdivision Plat (Time Extension)
- ☐ Subdivision Plat (Renewal)
- ☐ Temporary Use Permit
- ☐ Traffic Impact Study Review
- ☐ Vacation (Easement)*
- ☐ Vacation (Plat Note) *
- ☐ Vacation (ROW) *
- ☐ Variance*
- ☐ Zoning Ordinance Text Amendment*

Footnotes:

[1]Freestanding, post/pole, or monument signs less than 6' in height. All other signs must be submitted through the building department.

[2] Used when not associated with other land use applications, when revisions to an approved (non-subdivision development) is being proposed, or when the land use schedules indicate the requirement for Administrative Development Review.

II. General Project / Site Information

Project or Development Name: *(for business licensing, use business name)*	Element Ridge Subdivision No. 3
Site Address(s): *Upload separate attached sheet if more than six (6) site addresses*	0 S. 10th Ave., Caldwell, ID
Suite #s:	
Parcel #s:	R3268100000
Total Acres:	+/- 9.80
Prior Use of Property:	Agricultural Land
Proposed Use of Property:	Residential

Current Zoning of Subject Parcel(s): *(check all that apply)*

☐ RS-1	☐ C-1	☐ M-1	☐ D-CC	☐ A-D	☐ Property in County
☐ RS-2	☐ C-2	☐ M-2	☐ C-CB	☐ C-D	
☑ -1	☐ C-3	☐ I-P	☐ T-N	☐ H-D	List County Designation:
☐ R-2	☐ C-4			☐ P-D	
☐ R-3	☐ H-C				

Proposed Zoning of Subject Parcel(s): *(check all that apply)*	☑ No Change ☐ RS-1 ☐ RS-2 ☐ R-1 ☐ R-2 ☐ R-3	☐ C-1 ☐ C-2 ☐ C-3 ☐ C-4 ☐ H-C	☐ M-1 ☐ M-2 ☐ I-P		☐ D-CC ☐ C-CB ☐ T-N	☐ A-D ☐ C-D ☐ H-D ☐ P-D

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

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

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

☐ Yes ☑ No

III. Applicant Information

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

Name:	Cheryl Heath
Company Name: *(if applicable)*	KM Engineering, LLP
Mailing Address:	5725 N. Discovery Way Boise, Idaho 83713

Phone:	208.639.6939	**Email:**	cheath@kmengllp.com
Email Address:	cheath@kmengllp.com		

Applicants Relationship to Property Owner:	☐ Property Owner ☑ Authorized Agent/Representative ☐ Purchaser ☐ Petitioner *(vacation requests only)*

IV. Property Owners' Information *(if different from applicant)*

Name:	DRP Greenbough 22, LLC
Mailing Address:	520 Madison Avenue, 21st Floor New Youk, NY 10022
Phone:	208.593.0910
Email:	c/o nate.burch@lennar.com

V. Contractor / Developer Information *(fill out, if applicable)*

Name:	Nate Burch
Company Name: *(if applicable)*	Lennar
Mailing Address:	408 S. Eagle Road, Ste. 100 Eagle, ID 83616
Phone:	208.593.0910
Email:	nate.burch@lennar.com

VI. Architect Information *(fill out, if applicable)*

Name:	
Company Name: *(if applicable)*	
Mailing Address:	
Phone:	
Email:	

VII. Civil Engineer / Surveyor Information *(fill out, if applicable)*

Name:	Kevin Froehlich, P.E.
Company Name: *(if applicable)*	KM Engineering, LLP
Mailing Address:	5725 N. Discovery Way Boise, ID 83713

Phone:	208.639.6939	**Email:**	kfroehlich@kmengllp.com

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

Name:	Alyssa Yensen, PLA
Company Name: *(if applicable)*	KM Engineering, LLP
Mailing Address:	5725 N. Discovery Way Boise, ID 83713

Phone:	208.639.6939	**Email:**	ayensen@kmengllp.com

IX. Applicant Acknowledgement

☑ By signing this application, I authorize employees/agents of the City to enter onto the property that is the subject of this application during regular business hours. The sole purpose of entry is to make an examination of the property that is necessary to process this application; and

☑ I certify that I am the owner of this property, the owner's authorized agent/representative, or the petitioner (if for a vacation). If acting as an authorized agent or representative, I further certify that I have full power and authority to file this application and to perform, on behalf of the owner, all acts required to enable the jurisdiction to process and review such an application. I will comply with all provisions of the law and ordinance governing this type of application; and

☑ I certify that failure to submit all required documents in compliance with the checklist could result in delayed acceptance, processing, and hearing date timelines; and

☑ I certify that the information furnished by me as part of this application is true and correct to the best of my knowledge.

I certify that I am the:

☐ Property Owner ☑ Authorized Agent / Representative ☐ Petitioner (Vacations Only)

Cheryl Heath - KM Engineering, LLP

Applicant / Applicant's Representative Printed Name

February 18, 2026

Date

Applicant / Applicant's Representative Signature

City of Caldwell
Planning & Zoning Department
621 Cleveland Blvd., Caldwell, ID 83605 | PZ@cityofcaldwell.org | 208-455-3021

FINAL PLAT CHECKLIST

Upon receipt of this application, staff will review the project to confirm that all pre-requisite application type(s) have been submitted, reviewed, and approved. The following items must be submitted for the application to be considered complete.

- *Final plat applications may be submitted concurrently with the submission of civil construction drawings.*
- *Final plat applications are submitted to the Planning and Zoning Department.*
- *Civil construction drawings are submitted to the Engineering Department.*

1. FORMAT AND GENERAL INFORMATION REQUIRED

Applicant	Description	Staff
☑	Caldwell Master Development Application	☐
☑	If the signatory on this application is not the owner of the property, an original notarized statement (affidavit of legal interest) from the owner stating the applicant is authorized to submit this application is required.	☐
☐	Associated Fee(s): as listed on the Development Review Fee Schedule	☐
☑	A completed copy of this checklist (check each box)	☐
☑	Provide a copy of a current title report, or warranty deed for the subject property	☐
☑	Provide a project narrative addressing any conditions of approval or changes from the approved preliminary plat.	☐
☑	One (1) full size copy of the approved preliminary plat (pdf format).	☐
☐ incl. ☑ n/a	One (1) full size copy of an amended preliminary plat in pdf format (if changes from the approved preliminary plat are being proposed)	☐
☑	One (1) full size copy of the final plat (pdf format)	☐
☑	One (1) georeferenced ArcMap-compatible file, such as a zipped shapefile, of the final plat shall be submitted with construction drawings to the engineering department.	☐
☑	The final plat drawing(s) shall be submitted in digital form using .dwg drawing file format and shall be spatially referenced to the Idaho state plane coordinate system - west zone, North American datum (NAD) 83.	☐
☑	One (1) copy of the final plat shall be a reproducible Mylar copy, suitable for blue line reproduction, and shall be submitted to the engineering department.	☐

☑	Provide a copy of the Order of Decision for the preliminary plat	☐
☐ incl. ☑ n/a	Provide a copy of the Development Agreement (if applicable)	☐
☑	General formatting: The final plat shall be drawn to an accurate scale having not more than one hundred feet to an inch (100' = 1") and shall be in a high-resolution format that is clear and legible. All final plats to be offered for recording shall be in accordance with Idaho Code title 50, chapter 13, and city code.	☐
☑	All final plat sheets shall be 24" x 36" with an appropriate, readable scale.	☐
☑	Orient plat so that north is to the top or left-hand side of sheet.	☐
☑	Provide north arrow, graphic scale, and written scale.	☐
☑	Provide a vicinity map in the same orientation of plat showing subject property.	☐

2. FINAL PLAT REQUIRED CONTENT

Applicant	Description	Staff
☑	Designate a title block in the lower, right-hand corner of the plat document. The title block shall contain the name of the subdivision and its location by number, section, township, range and county, date of preparation, and plat type.	☐
☑	Surveyor Information: Plat shall contain the name, address and official seal of the professional land surveyor preparing and stamping the plat.	☐
☑	Include the number of lots for each residential, commercial, and/or industrial type land use; the number of common open space lots; acreage; and the number of dwelling units for each type.	☐
☑	Plat shall include a statement in accordance with Idaho Code section 50-1334 as to the water system being utilized.	☐
☑	For multiple page plats, indicate the sheet number for each page of the plat as: Sheet [#] of [Total #].	☐
☑	Boundaries of the tract to be subdivided fully balanced and closed, showing all bearings and distances, determined by an accurate survey in the field. All dimensions shall be expressed in feet and decimals thereof.	☐
☑	Any excepted parcel(s) within the plat boundaries shall show all bearings and distances, determined by an accurate survey in the field. All dimensions shall be expressed in feet and decimals thereof.	☐
☑	Location and description of cardinal points to which all dimensions, angles, bearings, and similar data on the plat shall be referenced.	☐
☑	Reference by dimension and bearing to a combination of two (2) section corners, quarter section corners, or recorded monuments.	☐
☑	Provide a legend for all abbreviations, graphic symbols, and line types used.	☐

Applicant	Description	Staff
☑	Name, right of way lines, courses; lengths and widths of all public streets, pathways, and utility easements; all linear curves for street centerlines and property lines shall include the following information: (A) Radii. (B) Central angle. (C) Arc length. (D) Points of tangency. (E) Long chord, length and bearing.	☐
☑	All proposed easements for access provided for public services, utilities, or public pathways, and any limitations of the easements, as well as dimensions, bearings, widths, and use indicated. Any existing recorded easements on the subject property shall also be shown with use, width, dimensions, bearings and applicable instrument numbers.	☐
☑	All lots shall be numbered by consecutive numbers throughout the plat. "Exceptions" or areas not designated as a lot shall be so designated, lettered or named and clearly dimensioned. Both square footage and acreage of every lot within the subdivision shall be noted.	☐
☑	Location, dimensions, bearings, radii, arcs and central angles of all sites to be dedicated to the public shall be clearly indicated and the intended use specified.	☐
☑	Certification and signature by the professional land surveyor preparing said plat certifying to the accuracy of the survey and plat and that the monuments described in it have been located as described.	☐
☑	Certification, acknowledgment, and signature by the owner including dedication of all streets, rights of way and any sites for public use, and granting of any existing or proposed easements, including acknowledgment of such.	☐
☑	Certification and signature of the county surveyor verifying that the accuracy of the plat complies with the requirements of Idaho Code.	☐
☑	Signature block for city engineer verifying that final plat complies with Idaho Code, title 50 and with city code.	☐
☑	Signature block for city clerk verifying council approval of said final plat.	☐
☑	Certification and signature of the health department verifying approval of sewer and water facilities as required by Idaho Code, title 50, chapter 13.	☐
☑	Certification of county treasurer as required by Idaho Code, title 50, chapter 13.	☐

3. SITE DATA

Applicant	Description	Staff
☑	Complete the data table below.	☐

Total Acreage of Site:	+/- 9.80	Total Acreage of Any Out-Parcels:	n/a
Residential / Multi-Family Information:			
Total # of Lots:	27	Total # of Dwelling Units:	24
# of Residential Lots	24	# of Single-Family (detached or townhomes):	24
# of Common Lots	3	# of Duplex Dwelling Units:	0
Total Acreage of Common Lots:	3.78	# of Triplex Dwelling Units:	0
Minimum Lot Size:	0.17	# of 4-, 5-, or Six Family Dwelling Units:	0
Maximum Lot Size:	0.27	# of Multi-Family Dwelling Units:	0
Average Lot Size:	0.21	Dwelling Units per Gross Acre:	2.2
Minimum Street Frontage:	52'	Minimum Lot Width:	52'
Commercial / Industrial Information:			
# of Commercial Lots:	0	Total Gross Square Feet of Commercial Buildings:	0
# of Industrial Lots:	0	Total Gross Square Feet of Industrial Buildings:	0

APPLICANT ACKNOWLEDGMENT

By signing below, I acknowledge:

☑ All items on the checklist are included in the submittal package.

☑ All documents are single sided and high-resolution.

☑ All submittal information included within the checklist and the application are, to the best of my knowledge, complete and accurate.

☑ I am aware that my civil construction drawings WILL NOT be approved until all outstanding items have been addressed and the final plat has been heard by City Council.

Cheryl Heath - KM Engineering, LLP

Printed Name

February 18, 2026

Date

Signature

The applicant is the:

☐ Property Owner

☑ Property Owner's Agent/Representative

February 18, 2026
Project No. 25-217

City of Caldwell
Planning and Zoning Department
205 S. 6th Avenue
Caldwell, ID 83605

RE: Element Ridge Subdivision No. 3 – Caldwell, ID
Final Plat Application

Hello:

On behalf of DRP Greenbough 22, LLC., we are pleased to submit the final plat required supplements as requested on the City of Caldwell, Citizenserve Online Portal for Element Ridge Subdivision No. 3. Please accept this letter as the required written narrative regarding the project.

The Element Ridge project is located at the northwest corner of S. 10th Ave. and Airport Ave. with a property address of 0 S. 10th Ave., parcel number R3268100000. The property was annexed and zoned per Case No. ANN24-000013. The Preliminary Plat approval was received on February 18th, 2025 under Case No. SP24-000002.

The third phase of the Element Ridge Subdivision encompasses approximately +/- 9.80 acres and includes 24 buildable residential lots, and 3 common lots, for a total of 27 total lots. Access for this phase is proposed via Moss Street and via stub streets within Element Ridge Subdivision No. 1.

To our knowledge, this final plat is in substantial conformance with the approved preliminary plat and the applicable City ordinances. Should you have questions or require further information in order to process this application, please contact me.

Sincerely,
KM Engineering, LLP

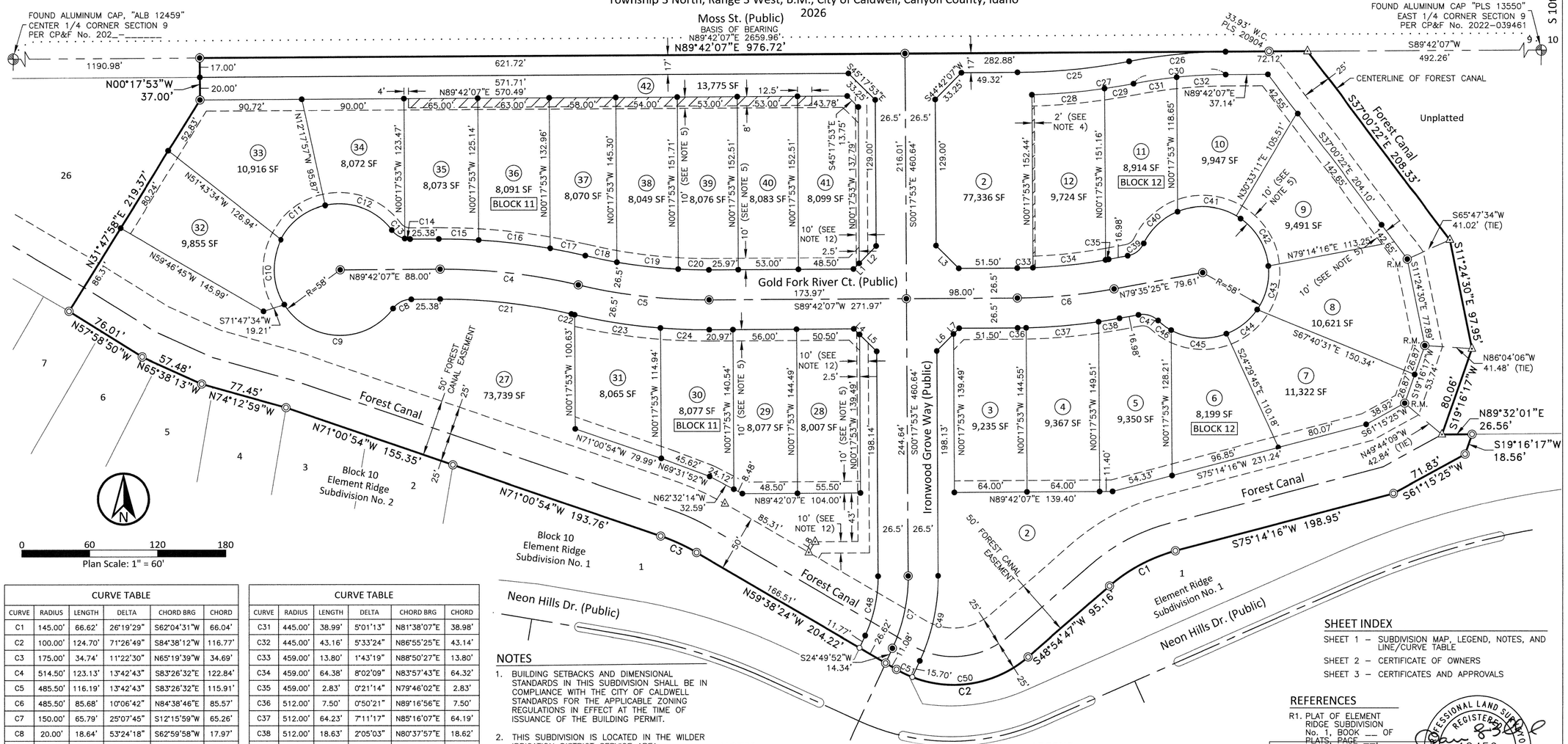
Cheryl Heath
Plat Routing Manager

cc: DRP Greenbough 22, LLC

PLAT OF

Element Ridge Subdivision No. 3

Situated in a portion of the North 1/2 of the Southeast 1/4 of Section 9,
Township 3 North, Range 3 West, B.M., City of Caldwell, Canyon County, Idaho
2026



CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BRG	CHORD
C1	145.00'	66.62'	26°19'29"	S62°04'31"W	66.04'
C2	100.00'	124.70'	71°26'49"	S84°38'12"W	116.77'
C3	175.00'	34.74'	11°22'30"	N65°19'39"W	34.69'
C4	514.50'	123.13'	13°42'43"	S83°26'32"E	122.84'
C5	485.50'	116.19'	13°42'43"	S83°26'32"E	115.91'
C6	485.50'	85.68'	10°06'42"	N84°38'46"E	85.57'
C7	150.00'	65.79'	25°07'45"	S12°15'59"W	65.26'
C8	20.00'	18.64'	53°24'18"	S62°59'58"W	17.97'
C9	58.00'	113.12'	111°44'35"	N87°49'54"W	96.02'
C10	58.00'	59.69'	58°58'12"	N02°28'30"W	57.09'
C11	58.00'	51.31'	50°41'26"	N52°21'19"E	49.66'
C12	58.00'	66.21'	65°24'23"	S69°35'46"E	62.67'
C13	20.00'	13.98'	40°03'08"	S56°55'09"E	13.70'
C14	20.00'	4.66'	13°21'11"	S83°37'18"E	4.65'
C15	541.00'	35.03'	3°42'36"	S88°26'35"E	35.02'
C16	541.00'	63.52'	6°43'38"	S83°13'29"E	63.48'
C17	541.00'	30.92'	3°16'29"	S78°13'25"E	30.92'
C18	459.00'	28.39'	3°32'36"	S78°21'28"E	28.38'
C19	459.00'	54.41'	6°47'31"	S83°31'32"E	54.38'
C20	459.00'	27.05'	3°22'36"	S88°36'35"E	27.05'
C21	488.00'	116.79'	13°42'43"	S83°26'32"E	116.51'
C22	512.00'	2.91'	0°19'33"	S76°44'57"E	2.91'
C23	512.00'	76.53'	8°33'53"	S81°11'39"E	76.46'
C24	512.00'	43.09'	4°49'17"	S87°53'14"E	43.07'
C25	535.00'	98.76'	10°34'37"	N84°24'49"E	98.62'
C26	465.00'	85.84'	10°34'36"	N84°24'25"E	85.72'
C27	555.00'	89.99'	9°17'24"	N83°46'12"E	89.89'
C28	555.00'	64.24'	6°37'56"	N85°05'56"E	64.21'
C29	555.00'	25.74'	2°39'28"	N80°27'14"E	25.74'
C30	445.00'	82.15'	10°34'37"	N84°24'49"E	82.03'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BRG	CHORD
C31	445.00'	38.99'	5°01'13"	N81°38'07"E	38.98'
C32	445.00'	43.16'	5°33'24"	N86°55'25"E	43.14'
C33	459.00'	13.80'	1°43'19"	N88°50'27"E	13.80'
C34	459.00'	64.38'	8°02'09"	N83°57'43"E	64.32'
C35	459.00'	2.83'	0°21'14"	N79°46'02"E	2.83'
C36	512.00'	7.50'	0°50'21"	N89°16'56"E	7.50'
C37	512.00'	64.23'	7°11'17"	N85°16'07"E	64.19'
C38	512.00'	18.63'	2°05'03"	N80°37'57"E	18.62'
C39	20.00'	18.64'	53°24'18"	N52°53'16"E	17.97'
C40	58.00'	41.93'	41°25'24"	N46°53'48"E	41.03'
C41	58.00'	53.60'	52°56'40"	S85°55'10"E	51.71'
C42	58.00'	54.43'	53°45'57"	S32°33'51"E	52.45'
C43	58.00'	40.63'	40°08'16"	S14°23'15"W	39.81'
C44	58.00'	34.96'	34°32'02"	S51°43'24"W	34.43'
C45	58.00'	50.31'	49°42'03"	N86°09'33"W	48.75'
C46	58.00'	14.48'	14°18'15"	N54°09'24"W	14.44'
C47	20.00'	18.64'	53°24'18"	N73°42'26"W	17.97'
C48	123.50'	54.17'	25°07'45"	S12°15'59"W	53.73'
C49	176.50'	77.41'	25°07'45"	S12°15'59"W	76.79'
C50	100.00'	109.21'	62°34'28"	S80°12'01"W	103.87'
C51	100.00'	15.49'	8°52'22"	N64°04'35"W	15.47'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N44°42'07"E	7.07
L2	N44°42'07"E	21.21
L3	N45°17'53"W	28.28
L4	S45°17'53"E	7.07

LINE TABLE		
LINE	BEARING	DISTANCE
L5	S45°17'53"E	21.21
L6	N44°42'07"E	21.21
L7	N44°42'07"E	7.07
L8	N31°18'40"E	10.96

NOTES

1. BUILDING SETBACKS AND DIMENSIONAL STANDARDS IN THIS SUBDIVISION SHALL BE IN COMPLIANCE WITH THE CITY OF CALDWELL STANDARDS FOR THE APPLICABLE ZONING REGULATIONS IN EFFECT AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT.
2. THIS SUBDIVISION IS LOCATED IN THE WILDER IRRIGATION DISTRICT SERVICE AREA (208-459-3421). IRRIGATION WATER WILL BE PROVIDED TO ALL LOTS THROUGH A PRESSURE IRRIGATION DELIVERY SYSTEM WHICH HAS BEEN APPROVED PURSUANT TO SECTION 31-3805(4), IDAHO CODE. THE PURCHASER OF EACH LOT SHALL REMAIN SUBJECT TO ALL ASSESSMENTS LEVIED BY PIONEER IRRIGATION DISTRICT. ALL UNPAID WILDER IRRIGATION DISTRICT ASSESSMENTS ARE A LIEN ON THE LAND.
3. LOTS 27 AND 42, BLOCK 11 AND LOT 2, BLOCK 12 ARE COMMON LOTS AND SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION, OR ASSIGNS. THESE COMMON LOTS ARE SUBJECT TO BLANKET EASEMENTS FOR PUBLIC UTILITIES, IRRIGATION AND DRAINAGE.
4. LOT 42, BLOCK 11 AND LOT 2, BLOCK 12 ARE COMMON LOTS AND ARE SUBJECT TO BLANKET EASEMENTS FOR STORM WATER MANAGEMENT. LOTS 37-41, BLOCK 11 AND LOT 12, BLOCK 12 ARE SUBJECT TO A CITY OF CALDWELL STORM WATER RETENTION EASEMENT AS SHOWN HEREON.
5. UNLESS OTHERWISE SHOWN HEREON, REAR LOT LINES CONTAIN A 10.00 FOOT WIDE PERMANENT EASEMENT FOR PUBLIC UTILITIES AND LOT DRAINAGE. ALL FRONT LOT LINES COMMON TO THE PUBLIC RIGHT-OF-WAYS CONTAIN A 10.00 FOOT WIDE PERMANENT EASEMENT FOR PUBLIC UTILITIES AND STREET LIGHTS. THIS EASEMENT SHALL NOT PRECLUDE THE CONSTRUCTION OF DRIVEWAYS AND SIDEWALKS TO EACH LOT.

NOTES

6. THIS SUBDIVISION IS SUBJECT TO THE COVENANTS, CONDITIONS AND RESTRICTIONS THAT ARE FILED FOR RECORD AT THE CANYON COUNTY RECORDER'S OFFICE, AND MAY BE AMENDED FROM TIME TO TIME WITH CITY APPROVAL.
7. ANY RE-SUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE REGULATIONS IN EFFECT AT THE TIME OF THE RE-SUBDIVISION.
8. NO LOT SHALL HAVE DIRECT ACCESS TO/FROM MOSS ST.
9. THIS DEVELOPMENT RECOGNIZES SECTION 22-4503 OF THE IDAHO CODE, RIGHT TO FARM ACT, WHICH STATES: "NO AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC, BY ANY CHANGED CONDITIONS IN OR ABOUT THE SURROUNDING NONAGRICULTURAL ACTIVITIES AFTER IT HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR, WHEN THE OPERATION, FACILITY OR EXPANSION WAS NOT A NUISANCE AT THE TIME IT BEGAN OR WAS CONSTRUCTED. THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHEN A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF AN AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF".
10. AT THE TIME OF PLATTING, NO EXISTING INTERSTATE NATURAL GAS TRANSMISSION PIPELINE OR INTERSTATE PETROLEUM PRODUCTS PIPELINE, AS RECOGNIZED BY THE PIPELINE AND HAZARDOUS MATERIALS SAFETY ADMINISTRATION WAS DETERMINED TO BE WITHIN 1,000 FEET OF THIS SUBDIVISION.
11. ALTHOUGH SUBJECT TO CHANGE, THE LOTS IN THIS PLAT DO NOT LIE WITHIN A REGULATORY FLOODWAY.
12. LOTS 27, 28, 41, AND 42, BLOCK 11 ARE SUBJECT TO A GRAVITY IRRIGATION EASEMENT.

LEGEND

- FOUND ALUMINUM CAP, AS NOTED
- FOUND 5/8" REBAR WITH PLASTIC CAP, MARKED AS NOTED
- FOUND 1/2" REBAR WITH PLASTIC CAP MARKED "ALB 12459"
- SET 5/8" REBAR WITH PLASTIC CAP MARKED "ALB 12459"
- SET 1/2" REBAR WITH PLASTIC CAP MARKED "ALB 12459"
- CALCULATED POINT
- (3) LOT NUMBER
- 2 EXISTING LOT NUMBER
- SUBDIVISION BOUNDARY LINE
- LOT LINE
- SECTION LINE
- ADJACENT PROPERTY LINE
- CENTERLINE
- EASEMENT LINE AS NOTED
- W.C. WITNESS CORNER
- R.M. REFERENCE MONUMENT
- STORM WATER RETENTION EASEMENT SEE NOTE 4

SHEET INDEX

SHEET 1 – SUBDIVISION MAP, LEGEND, NOTES, AND LINE/CURVE TABLE
SHEET 2 – CERTIFICATE OF OWNERS
SHEET 3 – CERTIFICATES AND APPROVALS

REFERENCES

R1. PLAT OF ELEMENT RIDGE SUBDIVISION No. 1, BOOK __ OF PLATS, PAGE ___, RECORDS OF CANYON COUNTY, IDAHO.

R2. PLAT OF ELEMENT RIDGE SUBDIVISION No. 2, BOOK __ OF PLATS, PAGE ___, RECORDS OF CANYON COUNTY, IDAHO.

SURVEY NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO SUBDIVIDE LOT 2, BLOCK 12 OF ELEMENT RIDGE SUBDIVISION No. 2 AS SHOWN IN BOOK __ OF PLATS AT PAGE ___, RECORDS OF CANYON COUNTY, IDAHO. THE BOUNDARY WAS ESTABLISHED BY HOLDING THE RECORD BEARINGS AND DISTANCES AS SHOWN ON THE PLAT OF ELEMENT RIDGE SUBDIVISION No. 2 AND THE MONUMENTS FOUND AND ACCEPTED AS SHOWN HEREON. THE SURVEY WAS PERFORMED IN CONFORMANCE WITH THE REFERENCES LISTED HEREON. ALL PROPERTY CORNERS WHERE MONUMENTS OF RECORD WERE NOT FOUND WERE SET/RESET AS SHOWN HEREON.

PROFESSIONAL LAND SURVEYOR
REGISTERED
12459
STATE OF IDAHO
AARON L. BALLARD
6-16-2026

City of Caldwell
APPROVED FOR CONSTRUCTION

These plans and specifications have been reviewed for compliance with City Ordinances and Standards. This review does not relieve the owner, engineer, or contractor of the responsibility to design and/or construct these facilities in compliance with all other applicable federal, State, and local laws, rules, regulations, codes, ordinances, standards, development agreements, and conditions. Inconsistencies not isolated by City staff shall not be construed as approved unless specifically noted. Any variance granted by City Council as a variance, the City retains the right to enforce provisions of such ordinances and policies even if inconsistencies in the plans or in the provisions of these approved plans will require a resubmittal for a full review and approval.

SURVEYS AND DEEDS LISTED IN THE REFERENCES HEREON AND A FIELD SURVEY OF EXISTING MONUMENTATION. MONUMENTATION RECOVERED WAS FOUND TO BE REASONABLY CONSISTENT WITH RECORD DATA.

Name: Matthew Dobson

Developer
Lennar Homes

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

JOB NO. 25-217	SHEET 1 OF 3

PLAT OF

Element Ridge Subdivision No. 3

CERTIFICATE OF OWNERS

KNOW ALL MEN/WOMEN BY THESE PRESENTS: THAT THE UNDERSIGNED IS THE OWNER OF THE REAL PROPERTY HEREAFTER DESCRIBED.

A PARCEL OF LAND SITUATED IN A PORTION OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 9, TOWNSHIP 3 NORTH, RANGE 3 WEST, BOISE MERIDIAN, CITY OF CALDWELL, CANYON COUNTY, IDAHO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PARCEL OF LAND SITUATED IN A PORTION OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 9, TOWNSHIP 3 NORTH, RANGE 3 WEST, BOISE MERIDIAN, CITY OF CALDWELL, CANYON COUNTY, IDAHO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN ALUMINUM CAP MARKING THE EAST 1/4 CORNER OF SAID SECTION 9, WHICH BEARS N89°42'07"E A DISTANCE OF 2,659.96 FEET FROM AND ALUMINUM CAP MARKING THE CENTER 1/4 CORNER OF SAID SECTION 9;
THENCE FOLLOWING THE NORTHERLY LINE OF SAID NORTH 1/2 OF THE SOUTHEAST 1/4, S89°42'07"W A DISTANCE OF 492.26 FEET TO A POINT ON THE CENTERLINE OF SAID FOREST CANAL BEING WITNESSED BY A 5/8-INCH REBAR WHICH BEARS S89°42'07"W A DISTANCE OF 33.93 FEET FROM SAID POINT AND BEING THE POINT OF BEGINNING.

THENCE FOLLOWING SAID CENTERLINE THE FOLLOWING THREE (3) COURSES:
1. S37°00'22"E A DISTANCE OF 208.33 FEET TO A POINT BEING REFERENCED BY A 5/8-INCH REBAR WHICH BEARS S65°47'34"W A DISTANCE OF 41.02 FEET FROM SAID POINT;
2. S11°24'30"E A DISTANCE OF 97.95 FEET TO A POINT BEING REFERENCED BY A 5/8-INCH REBAR WHICH BEARS N86°04'06"W A DISTANCE OF 41.48 FEET FROM SAID POINT;
3. S19°16'17"W A DISTANCE OF 80.06 FEET TO A POINT BEING REFERENCED BY A 5/8-INCH REBAR WHICH BEARS N49°44'09"W A DISTANCE OF 42.84 FEET FROM SAID POINT;

THENCE LEAVING SAID CENTERLINE, N89°32'01"E A DISTANCE OF 26.56 FEET TO A 5/8-INCH REBAR ON THE SUBDIVISION BOUNDARY OF ELEMENT RIDGE SUBDIVISION No. 1 (BOOK ___ OF PLATS, PAGE ___, RECORDS OF CANYON COUNTY, IDAHO);
THENCE FOLLOWING SAID SUBDIVISION BOUNDARY FOLLOWING NINE (9) COURSES:
1. S19°16'17"W A DISTANCE OF 18.56 FEET TO A 5/8-INCH REBAR;
2. S61°15'25"W A DISTANCE OF 71.83 FEET TO A 5/8-INCH REBAR;
3. S75°14'16"W A DISTANCE OF 198.95 FEET TO A 5/8-INCH REBAR;
4. 66.62 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 145.00 FEET, A DELTA ANGLE OF 26°19'29", A CHORD BEARING OF S62°04'13"W, AND A CHORD DISTANCE OF 66.04 FEET TO A 5/8-INCH REBAR;
5. S48°54'47"W A DISTANCE OF 95.16 FEET TO A FOUND 5/8-INCH REBAR;
6. 127.70 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 100.00 FEET, A DELTA ANGLE OF 71°26'49", A CHORD BEARING OF S84°38'12"W, AND A CHORD DISTANCE OF 116.77 FEET TO A 5/8-INCH REBAR;
7. N59°38'24"W A DISTANCE OF 204.22 FEET TO A 5/8-INCH REBAR;
8. 34.74 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 175.00 FEET, A DELTA ANGLE OF 11°22'30", A CHORD BEARING OF N65°19'39"W, AND A CHORD DISTANCE OF 34.69 FEET TO A 5/8-INCH REBAR;
9. N71°00'54"W A DISTANCE OF 193.76 FEET TO A 5/8-INCH REBAR MARKING THE BOUNDARY OF ELEMENT RIDGE SUBDIVISION No. 2 (BOOK ___ OF PLATS, PAGE ___, RECORDS OF CANYON COUNTY, IDAHO);

THENCE LEAVING SAID SUBDIVISION BOUNDARY OF ELEMENT RIDGE SUBDIVISION No. 1 AND FOLLOWING SAID SUBDIVISION BOUNDARY OF ELEMENT RIDGE SUBDIVISION No. 2 THE FOLLOWING SIX (6) COURSES:
1. N71°00'54"W A DISTANCE OF 155.35 FEET TO A 5/8-INCH REBAR;
2. N74°12'59"W A DISTANCE OF 77.45 FEET TO A 5/8-INCH REBAR;
3. N65°38'13"W A DISTANCE OF 57.48 FEET TO A 5/8-INCH REBAR;
4. N57°58'50"W A DISTANCE OF 76.01 FEET TO A 5/8-INCH REBAR;
5. N31°47'58"E A DISTANCE OF 219.37 FEET TO A 5/8-INCH REBAR;
6. THENCE N00°17'53"W A DISTANCE OF 37.00 FEET TO A 5/8-INCH REBAR ON THE NORTHERLY LINE OF SAID NORTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 9;

THENCE LEAVING SAID SUBDIVISION BOUNDARY AND FOLLOWING SAID NORTHERLY LINE, N89°42'07"E A DISTANCE OF 976.72 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 10.895 ACRES, MORE OR LESS.

IT IS THE INTENTION OF THE UNDERSIGNED TO HEREBY INCLUDE SAID LAND IN THIS PLAT. THE EASEMENTS SHOWN ON THIS PLAT ARE NOT DEDICATED TO THE PUBLIC BUT THE RIGHTS TO USE SAID EASEMENTS ARE HEREBY PERPETUALLY RESERVED FOR PUBLIC UTILITIES AND SUCH OTHER USES AS SHOWN ON THIS PLAT. NO STRUCTURES OTHER THAN FOR SUCH UTILITY AND OTHER DESIGNATED PUBLIC USES ARE TO BE ERECTED WITHIN THE LIMITS OF SAID EASEMENTS UNLESS NOTED OTHERWISE ON THIS PLAT. THE UNDERSIGNED, BY THESE PRESENTS, DEDICATES TO THE PUBLIC ALL PUBLIC STREETS AS SHOWN ON THIS PLAT. ALL LOTS WITHIN THIS PLAT WILL RECEIVE WATER SERVICE FROM THE CITY OF CALDWELL AND SAID CITY HAS AGREED IN WRITING TO SERVE ALL OF THESE LOTS.

THE OWNER(S) HEREBY CERTIFY THAT SURFACE WATER FOR IRRIGATION IS REASONABLY AVAILABLE, PER SECTION 67-6537, IDAHO CODE, AND THAT THEY ARE IN COMPLIANCE WITH SECTION 31-3805, IDAHO CODE.

CERTIFICATE OF SURVEYOR

I, AARON BALLARD, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR LICENSED BY THE STATE OF IDAHO, AND THAT THIS PLAT AS DESCRIBED IN THE "CERTIFICATE OF OWNERS" AND AS SHOWN ON THE ATTACHED PLAT, WAS DRAWN FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECT SUPERVISION AND ACCURATELY REPRESENTS THE POINTS PLATTED THEREON, AND IS IN CONFORMITY WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.

AARON, P.L.S. 12459

City of Caldwell
APPROVED FOR CONSTRUCTION

These plans and/or specifications have been reviewed for compliance with the City of Caldwell specifications. This review does not relieve the owner, engineer, or contractor of the responsibility to design and/or construct these facilities in compliance with all current applicable federal, state, and local laws, rules, regulations, ordinances, orders of decisions, development agreements, and specifications. Inconsistencies not brought to our attention shall not be construed as approved unless specifically stated in writing. Approval granted by City of Caldwell may vary or be revoked, and the right to enforce provisions of said documents may be waived, when it is discovered that errors are contained therein or if field conditions are received by the City. Any revisions of these approved plans will require a resubmittal for a full review and approval.

12459 STATE OF IDAHO AARON L. BALLARD

Name: Martin Gerken
Date: 6.16.2022
Developer
Lennar Homes

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

JOB NO. 25-217	SHEET 2 OF 3

PLAT OF

Element Ridge Subdivision No. 3

CERTIFICATE AND APPROVAL OF COUNTY SURVEYOR

I, THE UNDERSIGNED, PROFESSIONAL LAND SURVEYOR FOR CANYON COUNTY, IDAHO, DO HEREBY CERTIFY THAT I HAVE CHECKED THIS PLAT AND THAT IT COMPLIES WITH THE STATE OF IDAHO CODE, TITLE 50, CHAPTER 13, RELATING TO PLATS AND SURVEYS.

_____

CANYON COUNTY SURVEYOR UNDER I.C. 50-1305

DATE: _____

APPROVAL OF CITY ENGINEER

I, THE UNDERSIGNED, CITY ENGINEER IN AND FOR THE CITY OF CALDWELL, CANYON COUNTY, IDAHO, HEREBY APPROVE THIS PLAT.

_____

CITY OF CALDWELL ENGINEER

DATE _____

HEALTH CERTIFICATE

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13 HAVE BEEN SATISFIED BASED ON A REVIEW BY A QUALIFIED LICENSED PROFESSIONAL ENGINEER (QLPE) REPRESENTING THE CITY OF CALDWELL, AND THE QLPE APPROVAL OF THE DESIGN PLANS AND SPECIFICATIONS AND THE CONDITIONS IMPOSED ON THE DEVELOPER FOR CONTINUED SATISFACTION OF THE SANITARY RESTRICTIONS. BUYER IS CAUTIONED THAT AT THE TIME OF THIS APPROVAL, NO DRINKING WATER EXTENSIONS OR SEWER EXTENSIONS WERE CONSTRUCTED. BUILDING CONSTRUCTION CAN BE ALLOWED WITH APPROPRIATE BUILDING PERMITS IF DRINKING WATER EXTENSIONS OR SEWER EXTENSIONS HAVE SINCE BEEN CONSTRUCTED OR IF THE DEVELOPER IS SIMULTANEOUSLY CONSTRUCTING THOSE FACILITIES. IF THE DEVELOPER FAILS TO CONSTRUCT FACILITIES THEN THE SANITARY RESTRICTIONS MAY BE REIMPOSED, IN ACCORDANCE WITH SECTION 50-1326, IDAHO CODE, BY THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL, AND NO CONSTRUCTION OF ANY BUILDING OR SHELTER REQUIRING DRINKING WATER OR SEWER/SEPTIC FACILITIES SHALL BE ALLOWED.

_____

HEALTH DISTRICT SIGNATURE

DATE _____

APPROVAL OF CITY COUNCIL

I, THE UNDERSIGNED, CITY CLERK IN AND FOR THE CITY OF CALDWELL, CANYON COUNTY, IDAHO, HEREBY CERTIFY THAT AT A REGULAR MEETING OF THE CITY COUNCIL HELD ON THE _____ DAY OF _____, 20___, THIS PLAT WAS ACCEPTED AND APPROVED.

_____

CITY CLERK, CALDWELL, IDAHO

DATE _____

CERTIFICATE OF THE COUNTY TREASURER

I, THE UNDERSIGNED, COUNTY TREASURER IN AND FOR THE COUNTY OF CANYON, IDAHO, PER THE REQUIREMENTS OF IDAHO STATE CODE, TITLE 50, CHAPTER 13, SECTION 50-1308, DO HEREBY CERTIFY THAT ANY AND ALL CURRENT AND/OR DELINQUENT COUNTY PROPERTY TAXES FOR THE PROPERTY INCLUDED IN THIS SUBDIVISION PLAT HAVE BEEN PAID IN FULL.
THIS CERTIFICATION IS VALID FOR THE NEXT THIRTY (30) DAYS ONLY.

_____

CANYON COUNTY TREASURER

DATE _____

City of Caldwell
APPROVED FOR CONSTRUCTION

These plans and/or specifications have been reviewed for compliance with the City of Caldwell specifications. This review does not relieve the owner, engineer, or contractor of the responsibility to design and/or construct these facilities in compliance with all current applicable federal, state, and local laws, rules, regulations, ordinances, orders of decisions, development agreements, or specifications. Inconsistencies not isolated by City staff shall not be construed as approved unless specifically addressed as a variance and granted by City Council as a variance. The City retains the right to enforce provisions of said document and policies even if inconsistencies are not noted by the City. Any revisions of these approved plans will require a resubmittal for a full review and approval.

Name: Martin Gergen

PROFESSIONAL LAND SURVEYOR
REGISTERED
12459
STATE OF IDAHO
AARON L. BALLARD

6·16·2026

Developer
Lennar Homes

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

JOB NO. 25-217	SHEET 3 OF 3

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L:\2023\43450_CAD SHEET\SPREL_VINAHY_PLAT\P0.00 COVER.DWG, 8/15/2024

SITE DATA

OWNER
ELEMENT RIDGE LLC
339 W 13490 S
DRAPER, UT 84020
PH: (801) 558-7378

ENGINEER
ARDURRA INC
332 N BROADMORE WAY
NAMPA, ID 83687
PH: (208) 442-6300

SURVEYOR
ARDURRA INC.
332 N BROADMORE WAY
NAMPA, ID 83687
PH: (208) 442-6300

PARCEL
R3268100000
0 S 10TH AVE
CALDWELL, ID 83630

ROADWAY JURISDICTION
CITY OF CALDWELL

SEWER & WATER DISTRICT
CITY OF CALDWELL

FIRE DISTRICT
CALDWELL RURAL FIRE DEPARTMENT

SCHOOL DISTRICT
VALLIVUE SCHOOL DISTRICT #139

ZONING
EXISTING:
- COUNTY

PROPOSED:
- LOW DENSITY RESIDENTIAL (R-1)

IRRIGATION DISTRICT
WILDER IRRIGATION DISTRICT (BOISE PROJECT BOARD OF CONTROL)

NOTES

1. BUILDING SETBACK AND DIMENSION STANDARDS SHALL BE IN COMPLIANCE WITH THE APPLICABLE ZONING REGULATIONS OF THE CITY OF CALDWELL, UNLESS OTHERWISE SPECIFIED.
2. A GENERAL UTILITY EASEMENT OF 10 FEET WILL EXIST ALONG ALL FRONT AND REAR LOT LINES PER CITY OF CALDWELL SUBDIVISION CONSTRUCTION REQUIREMENTS.
3. THERE ARE NO KNOWN FLOOD PLAINS OR FLOODWAYS IN THE PROJECT AREA.
4. DIRECT LOT ACCESS TO S 10TH AVE, DAVID ST, MOSS ST, AND BEAR LN IS PROHIBITED.
5. PRESSURE IRRIGATION SERVICES WILL BE PROVIDED TO ALL IRRIGABLE AREAS. THE SYSTEM WILL BE OWNED AND MAINTAINED BY THE CALDWELL MUNICIPAL IRRIGATION DISTRICT.
6. POTABLE WATER WILL BE SUPPLIED BY CITY OF CALDWELL.
7. SEWER WILL BE PROVIDED BY CITY OF CALDWELL. A TEMPORARY LIFT STATION WILL BE CONSTRUCTED IN LOT 3C, BLOCK 5. A GRAVITY CONNECTION WILL BE CONSTRUCTED TO THE NORTH WHEN A STUB IS AVAILABLE.
8. STORMWATER TO BE DIRECTED THROUGH A SERIES OF INLETS, PIPES, AND MANHOLES TO ONSITE STORM DRAIN RETENTION BASINS AND SEEPAGE BEDS.
9. THE FOREST CANAL TO REMAIN AN OPEN DITCH WITH ONE INTERNAL ROAD AND UTILITY CROSSING, AND TWO ROAD CROSSING ON MOSS ST.
10. DESIGN INFORMATION SHOWN HEREIN IS PRELIMINARY AND SUBJECT TO CHANGE BASED ON FINAL DESIGN AND AGENCY COMMENT.
11. THE CITY AND THE OWNER ARE CURRENTLY IN NEGOTIATIONS FOR AN EXCHANGE OF LOT 23, BLOCK 8. THE CITY IS EVALUATING THIS LOCATION FOR A POTENTIAL CITY WATER STORAGE TANK FOR BENEFIT OF CITY WATER ZONE 2 AND PLANNED MUNICIPAL WELL FOR BENEFIT OF WATER ZONE 4.

PRELIMINARY PLAT FOR ELEMENT RIDGE SUBDIVISION

A PORTION OF THE SE 1/4 OF SECTION 09
TOWNSHIP 3 NORTH, RANGE 3 WEST, BOISE MERIDIAN
CALDWELL, IDAHO
2024

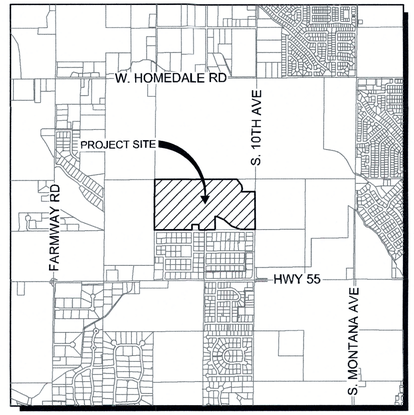
0 75 150 300 450

SHEET INDEX

P0.00	COVER
P1.00	LOT DIMENSIONS
P1.01	LOT DIMENSIONS
P2.00	SITE PLAN
P2.01	SITE PLAN
P2.02	OFF SITE SEWER AND ROAD SECTIONS
P3.00	EXISTING CONDITIONS
P4.00	PHASING MAP

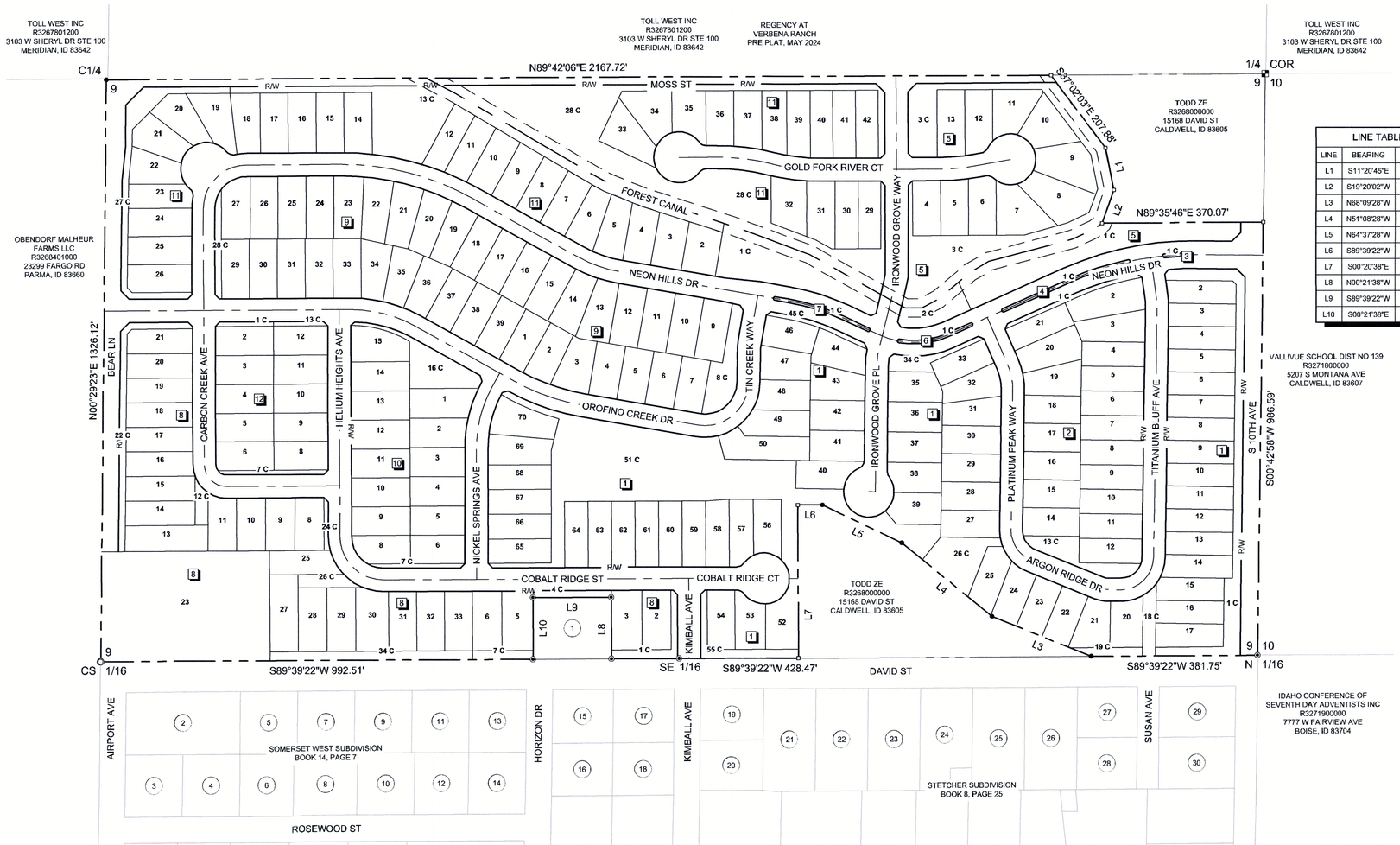
LEGEND

- SUBDIVISION BOUNDARY
- R/W — ROAD RIGHT-OF-WAY
- PROPOSED EASEMENT
- SEW — PROPOSED SEWER MAIN
- W — PROPOSED WATER MAIN
- PI — PROPOSED PRESSURE IRRIGATION MAIN
- IR — PROPOSED GRAVITY IRRIGATION MAIN
- PS — PROPOSED PRESSURE SEWER MAIN
- 1 — LOT NUMBER
- [1] — BLOCK NUMBER
- FOUND ALUMINUM CAP MONUMENT
- FOUND BRASS CAP MONUMENT
- FOUND 5/8" REBAR MONUMENT
- FOUND 1/2" REBAR MONUMENT
- PROPOSED SEWER MANHOLE
- 2390 — EXISTING MAJOR CONTOUR
- 2385 — EXISTING MINOR CONTOUR



VICINITY MAP
SCALE: 1" = 2,000'

PROFESSIONAL LAND SURVEYOR LICENSED 13765 STATE OF IDAHO ROB O'MALLEY — 8/15/24
ROB O'MALLEY
IDAHO NO. 13765
PERTAINS ONLY TO THE BOUNDARY SURVEY



LINE TABLE

LINE	BEARING	DISTANCE
L1	S11°20'45"E	97.95'
L2	S19°20'02"W	80.06'
L3	N68°09'28"W	245.05'
L4	N51°08'28"W	266.27'
L5	N64°37'28"W	201.80'
L6	S89°39'22"W	57.00'
L7	S00°20'38"E	348.41'
L8	N00°21'38"W	140.00'
L9	S89°39'22"W	180.00'
L10	S00°21'38"E	140.00'

SURROUNDING PROPERTY OWNERS (300')

KEYNOTE	PARCEL	NAME	ADDRESS
1	R3267901000	TINNEY DAVID and DIANE FAMILY TRUST	15308 DAVID ST CALDWELL ID 83605
2	R2669400000	WOODHEAD TERRY G	15465 DAVID ST CALDWELL ID 83607
3	R2670700000	HODGES JARED	14482 ROSEWOOD ST CALDWELL ID 83607
4	R2670600000	PAXTON BEVERLY S	15488 ROSEWOOD ST CALDWELL ID 83607
5	R2669600000	ENGLISH MAX R LIFE ESTATE	15423 DAVID ST CALDWELL ID 83607
6	R2670500000	CLAUNTS LEONARD E	15424 ROSEWOOD ST CALDWELL ID 83607
7	R2669700000	HOOVER PETER J	15405 DAVID ST CALDWELL ID 83607
8	R2670400000	LENAHAN MICHAEL A	15400 ROSEWOOD ST CALDWELL ID 83607
9	R2669800000	STUMP ROY PHILLIP JR	15373 DAVID ST CALDWELL ID 83607
10	R2670300000	GILLETTE GILBERT A	15378 ROSEWOOD ST CALDWELL ID 83607
11	R2669900000	PATE JEFF	15353 DAVID ST CALDWELL ID 83607
12	R2670200000	NELSON GERALD DALE	15356 ROSEWOOD ST CALDWELL ID 83607
13	R2670000000	MARTINDALE TYLER	15335 DAVID ST CALDWELL ID 83607
14	R2670100000	LEAVITT MICHAEL CHADE	15332 ROSEWOOD ST CALDWELL ID 83607
15	R2665300000	TAIARIOI GORDON	16226 HORIZON DR CALDWELL ID 83607
16	R2665200000	YOUNG DONNA M	16202 HORIZON DR CALDWELL ID 83607
17	R2665400000	CARICO BRADLEY T	16227 KIMBALL AVE CALDWELL ID 83607
18	R2665500000	JONES JOHN W	16207 KIMBALL AVE CALDWELL ID 83607
19	R2690500000	CHEVERTON BRIANA MICHELLE	15229 DAVID ST CALDWELL ID 83607
20	R2690600000	GONZALEZ PATRICIA	16206 KIMBALL AVE CALDWELL ID 83607
21	R2690400000	CLIMER LAWRENCE R	15209 DAVID ST CALDWELL ID 83607
22	R2690300000	JEFFERY FAMILY TRUST	15179 DAVID ST CALDWELL ID 83607
23	R2690200000	TUTTLE JON P	15155 DAVID ST CALDWELL ID 83607
24	R2690000000	WINDLEY KENNETH	15135 DAVID ST CALDWELL ID 83607
25	R2689900000	LEWIS LENNOX E	15121 DAVID ST CALDWELL ID 83607
26	R2689800000	EGUIA JANAE	15095 DAVID ST CALDWELL ID 83607
27	R2689600000	AKAGI SHIRLEY J	15073 DAVID ST CALDWELL ID 83607
28	R2689700000	ASHTON BRIAN DEAN	16205 SUSAN AVE CALDWELL ID 83607
29	R2689500000	HAFEN THANE	16227 S 10TH AVE CALDWELL ID 83607
30	R2689400000	FELLER EDWARD R	16205 S 10TH AVE CALDWELL ID 83607

AREA AND LOT SUMMARY

TOTAL AREA	±74.41 AC	±3,241,131 SF	
TOTAL RIGHT OF WAY	±16.39 AC	±713,726 SF	22.0%
TOTAL RESIDENTIAL AREA	±42.80 AC	±1,864,458 SF	57.3%
TOTAL OPEN SPACE	±12.81 AC	±557,869 SF	17.4%
TOTAL QUALIFYING OPEN SPACE	±5.86 AC	±255,257 SF	7.9%
TOTAL NUMBER OF LOTS	252		
TOTAL NUMBER OF RESIDENTIAL LOTS	215		
TOTAL NUMBER OF COMMON LOTS	33		
TOTAL NUMBER OF SHARED DRIVEWAY LOTS	3		
MINIMUM LOT SIZE	±0.18 AC	±8,000 SF	
MAXIMUM LOT SIZE	±0.27 AC	±11,956 SF	
AVERAGE RESIDENTIAL LOT SIZE (R-1)	±0.20 AC	±8,638 SF	
PROPOSED RESIDENTIAL DENSITY (R-1)	2.89 DU/AC		

PROFESSIONAL ENGINEER LICENSED Jerry D. Lyle 23296 8/15/2024 STATE OF IDAHO JERRY D. LYLE

BORDER SIZE	22"x34"
DESIGNED	J. PITCHER
DRAWN	J. PITCHER
CHECKED	J. LYLE
APPROVED	J. LYLE

REVISIONS

NO.	DESCRIPTION	DATE

ARDURRA
COLLABORATE. INNOVATE. CREATE.
332 N. BROADMORE WAY
NAMPA, IDAHO 83687
208-442-6300 | WWW.ARDURRA.COM

PRELIMINARY PLAT FOR
ELEMENT RIDGE SUBDIVISION
COVER

ATTENTION: 0 1/2 1
IF THIS BAR DOES NOT MEASURE 1" ON 22x34 SHEET or 1/2" ON 11x17 SHEET, THEN DRAWING IS NOT TO SCALE

DATE: August 15, 2024
PROJECT: 230434
SHEET: P0.00

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L:\230434\05_CAD\SHEETS\PRELIM\MAP P_A1P1P 100 LOT DIMENSIONS JWC 8 15 2024

S00°42'58"W 986.59'

S 10TH AVE

40' ROW DEDICATION

860'

OUTPARCEL
(NOT A PART)

N85°39'46"E 370.07'

S89°39'22"W 381.75'

TITANIUM BLUFF AVE — R=310' — 53' ROW

NEON HILLS DR

ARGON RIDGE DR — R=375'

PLATINUM PEAK WAY — R=150' — 53' ROW

PHASE 1

PHASE 2

PHASE 6

THROUGH ACCESS TO DAVID ST TO BE RESTRICTED TO EMERGENCY ACCESS ONLY

70' EX. ROW

DAVID ST

L1

S37°02'03"E 207.88'

17' ROW DEDICATION

58' ROW

FOREST CANAL

42' IRRIGATION EASEMENT

54.5' ROW DEDICATION BY VERBENA RANCH

53' ROW — R=500'

IRONWOOD GROVE WAY — R=150'

IRONWOOD GROVE PL — R=150'

58' ROW

N89°42'06"E 2167.72'

MOSS ST

GOLD FORK RIVER CT — R=500'

TIN CREEK WAY — R=150' — 53' ROW — R=100'

COBALT RIDGE CT — 58' ROW

L2 L3 L4 L5 L6 L7

S89°39'22"W 428.47'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S11°20'45"E	97.95'
L2	S19°20'02"W	80.06'
L3	N68°09'28"W	245.05'
L4	N51°08'28"W	266.27'
L5	N64°37'28"W	201.80'
L6	S89°39'22"W	57.00'
L7	S00°20'38"E	348.41'

0 40 80 160 240

VICINITY MAP
SCALE: 1"=1000'

PROFESSIONAL ENGINEER
LICENSED
23296
8/15/2024
STATE OF IDAHO
JERRY D. LYLE

BORDER SIZE	22"x34"
DESIGNED	J. PITCHER
DRAWN	J. PITCHER
CHECKED	J. LYLE
APPROVED	J. LYLE

NO.	DESCRIPTION	DATE
	REVISIONS	

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NAMPA, IDAHO 83687
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PRELIMINARY PLAT FOR
ELEMENT RIDGE SUBDIVISION
LOT DIMENSIONS

ATTENTION:
0 1/2 1
IF THIS BAR DOES NOT MEASURE 1" ON 22x34 SHEET or 1/2" ON 11x17 SHEET, THEN DRAWING IS NOT TO SCALE

DATE: August 15, 2024
PROJECT: 230434
SHEET: P1.00

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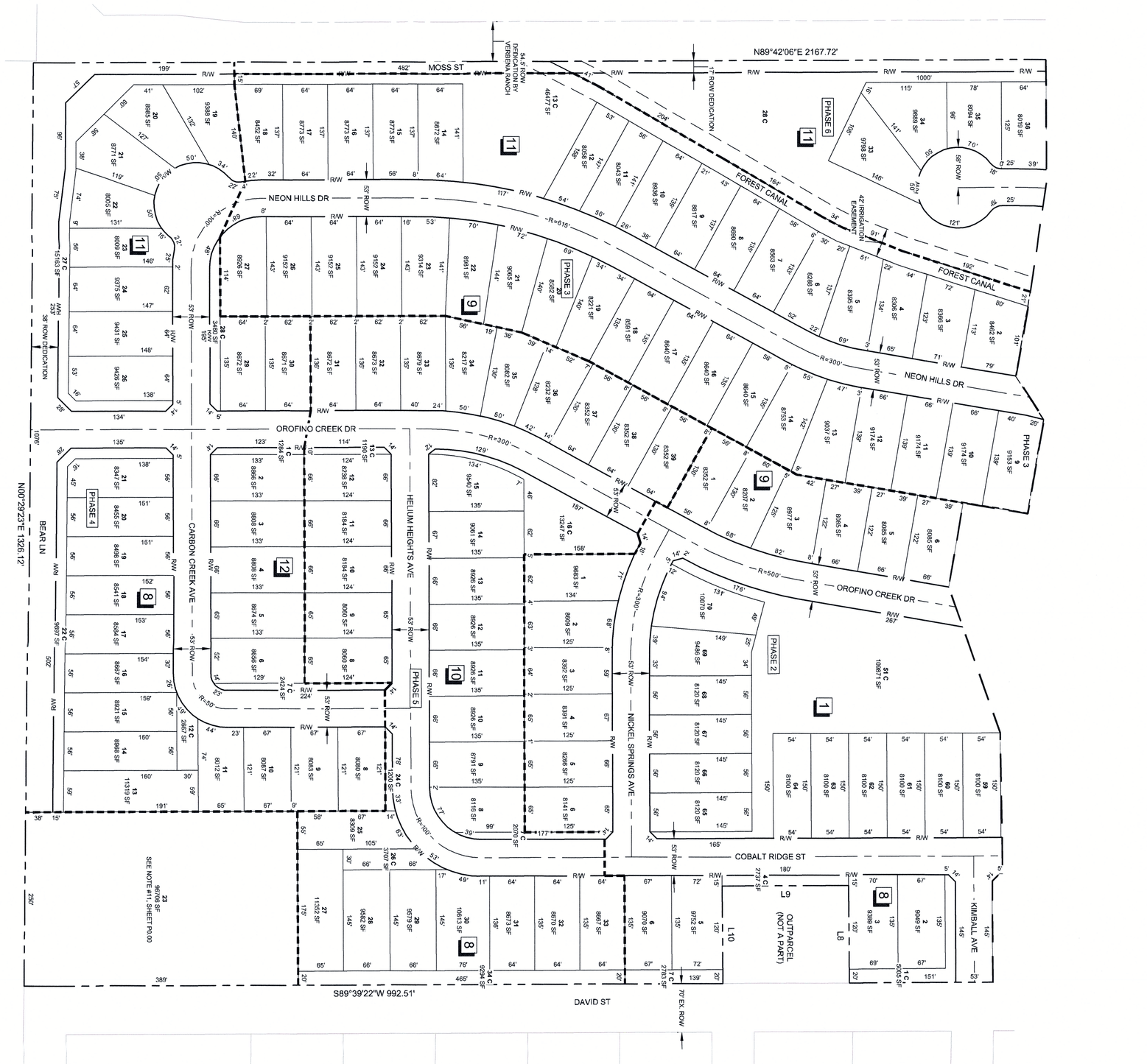
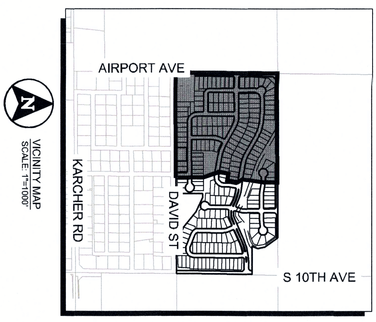


LINE TABLE		
L8	N00°21'18"W	140.00'
L9	S89°39'22"W	180.00'
L10	S00°21'18"E	140.00'

0 40 80 160 240



PRELIMINARY PLAT FOR

ELEMENT RIDGE SUBDIVISION

LOT DIMENSIONS

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COLLABORATE. INNOVATE. CREATE.
332 N. BROADMORE WAY
NAMPA, IDAHO 83687
208-442-6300 | WWW.ARDURRA.COM

REVISIONS			
NO.	DESCRIPTION	DATE	BORDER SIZE
.	.	.	22"x34"
.	.	.	DESIGNED
.	.	.	J. PITCHER
.	.	.	DRAWN
.	.	.	J. PITCHER
.	.	.	CHECKED
.	.	.	J. LYLE
.	.	.	APPROVED
.	.	.	J. LYLE

PROFESSIONAL ENGINEER LICENSED IN THE STATE OF IDAHO 23296 8/15/2024 JEREMY D. LYLE

ATTENTION: IF THIS BAR DOES NOT MEASURE 1" X 1" ON YOUR PLOT, THEN DRAWING IS NOT TO SCALE

0 1

DATE: August 15, 2024
PROJECT: 230434
SHEET: P1.01

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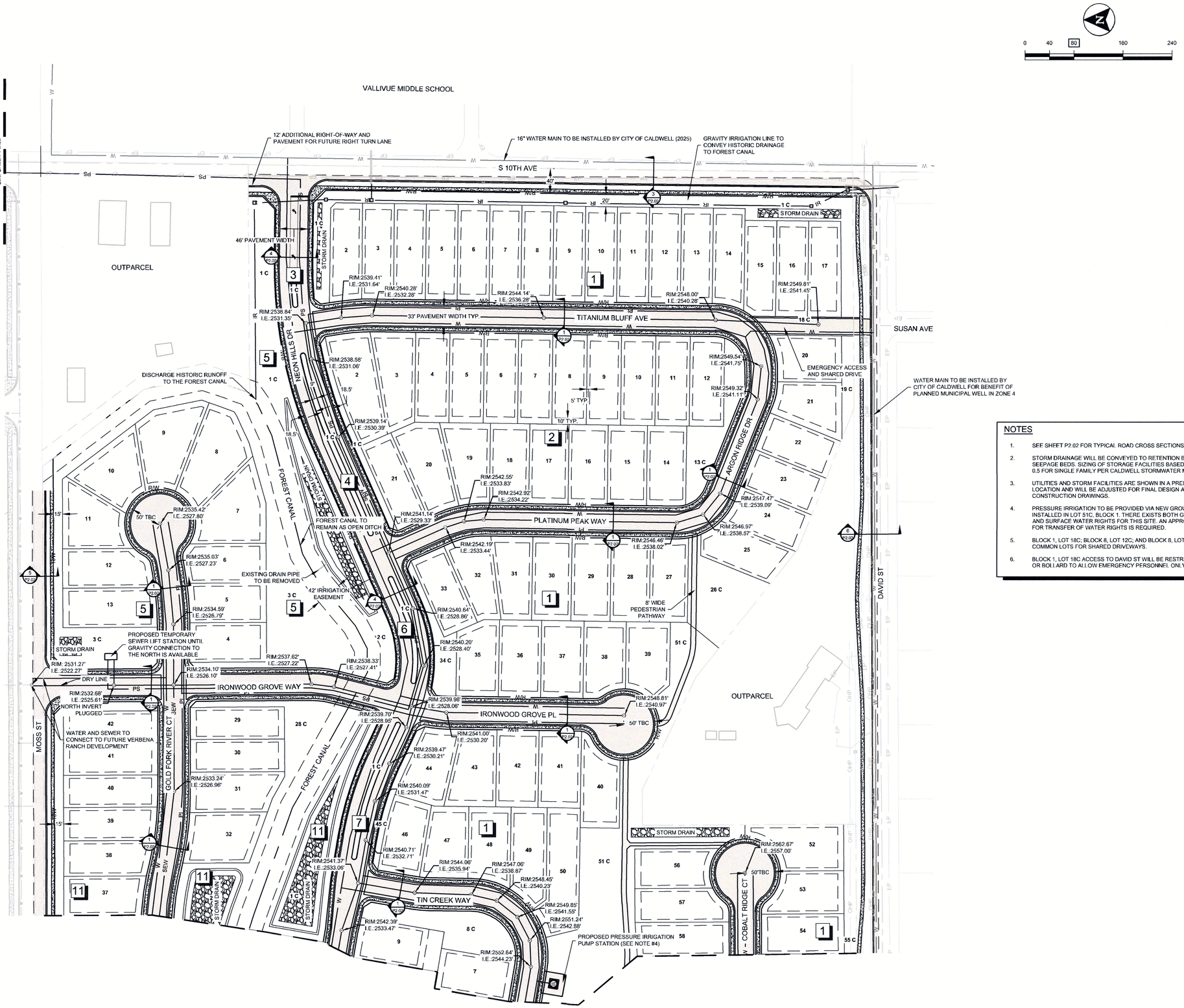

NOTES

1. SEE SHEET P2.02 FOR TYPICAL ROAD CROSS SECTIONS.
2. STORM DRAINAGE WILL BE CONVEYED TO RETENTION BASINS AND SEEPAGE BEDS. SIZING OF STORAGE FACILITIES BASED ON A C VALUE OF 0.5 FOR SINGLE FAMILY PER CALDWELL STORMWATER MANUAL.
3. UTILITIES AND STORM FACILITIES ARE SHOWN IN A PRELIMINARY LOCATION AND WILL BE ADJUSTED FOR FINAL DESIGN AND CONSTRUCTION DRAWINGS.
4. PRESSURE IRRIGATION TO BE PROVIDED VIA NEW GROUNDWATER WELL INSTALLED IN LOT 51C, BLOCK 1. THERE EXISTS BOTH GROUNDWATER AND SURFACE WATER RIGHTS FOR THIS SITE. AN APPROVAL BY IDWR FOR TRANSFER OF WATER RIGHTS IS REQUIRED.
5. BLOCK 1, LOT 18C; BLOCK 8, LOT 12C; AND BLOCK 8, LOT 26C ARE COMMON LOTS FOR SHARED DRIVEWAYS.
6. BLOCK 1, LOT 18C ACCESS TO DAVID ST WILL BE RESTRICTED BY GATE OR BOLLARD TO ALLOW EMERGENCY PERSONNEL ONLY.

PROFESSIONAL ENGINEER LICENSED Jerry D. Lyle 23296 8/15/2024 STATE OF IDAHO JERRY D. LYLE

BORDER SIZE	2"x 34"
DESIGNED	J. PITCHER
DRAWN	J. PITCHER
CHECKED	J. LYLE
APPROVED	J. LYLE

NO.	DESCRIPTION	DATE

REVISIONS

ARDURRA
COLLABORATE. INNOVATE. CREATE.
332 N. BROADMORE WAY
NAMPA, IDAHO 83687
208-442-5300 | WWW.ARDURRA.COM

PRELIMINARY PLAT FOR ELEMENT RIDGE SUBDIVISION SITE PLAN

ATTENTION: 0 1/2 1
IF THIS BAR DOES NOT MEASURE 1" ON 22x34 SHEET or 1/2" ON 11x17 SHEET, THEN DRAWING IS NOT TO SCALE

DATE: August 14, 2024
PROJECT: 230434
SHEET: P2.00

L:\230434\03_CAD\SHEETS\PRELIM\NAVY_P_ATP\2.00 SITE PLAN.DWG, 8/15/2024

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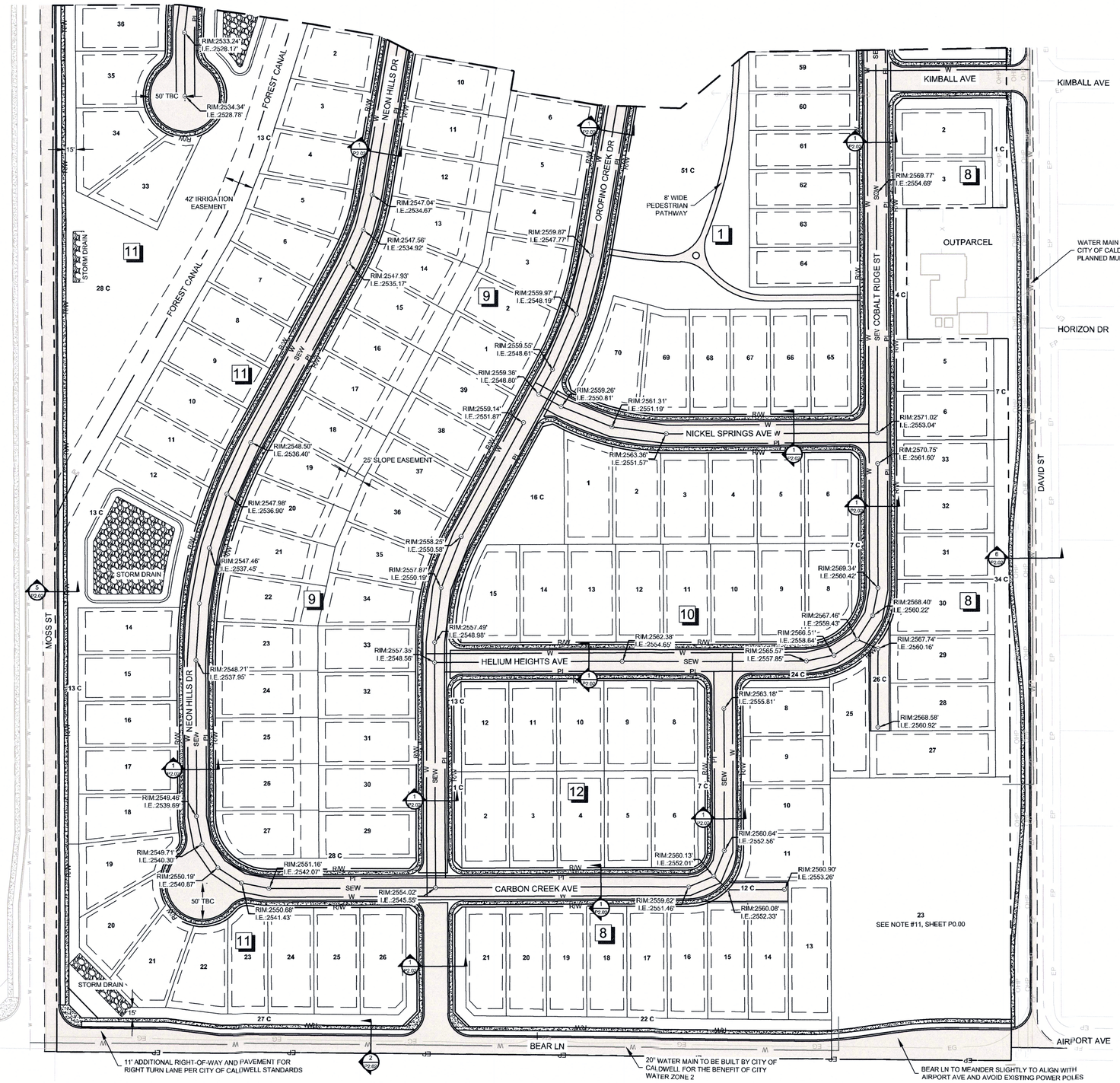

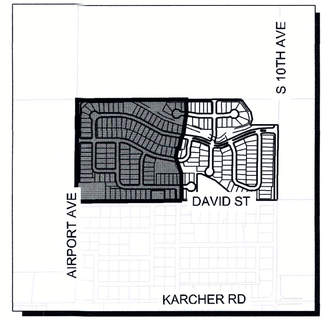

VICINITY MAP
SCALE: 1"=1000'

0 40 80 160 240

NOTES

1. SEE SHEET P2.02 FOR TYPICAL ROAD CROSS SECTIONS.
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PROFESSIONAL ENGINEER LICENSED 23296 8/15/2024 STATE OF IDAHO JERRY D. LYLE

BORDER SIZE	22"x34"
DESIGNED	J. PITCHER
DRAWN	J. PITCHER
CHECKED	J. LYLE
APPROVED	J. LYLE

NO.	DESCRIPTION	DATE
-	-	-

ARDURRA
COLLABORATE. INNOVATE. CREATE.
332 N. BROADMORE WAY
NAMPA, IDAHO 83687
208-442-8300 | WWW.ARDURRA.COM

PRELIMINARY PLAT FOR ELEMENT RIDGE SUBDIVISION
SITE PLAN

ATTENTION: 0 1/2 1
IF THIS BAR DOES NOT MEASURE 1" ON 22x34 SHEET or 1/2" ON 11x17 SHEET, THEN DRAWING IS NOT TO SCALE

DATE: August 14, 2024
PROJECT: 230434
SHEET: P2.01

L:\230434\03_CAD\SHEET\SPREL_WINKNY_PLAT\P2.03 SITE PLAN.DWG, 8/15/2024

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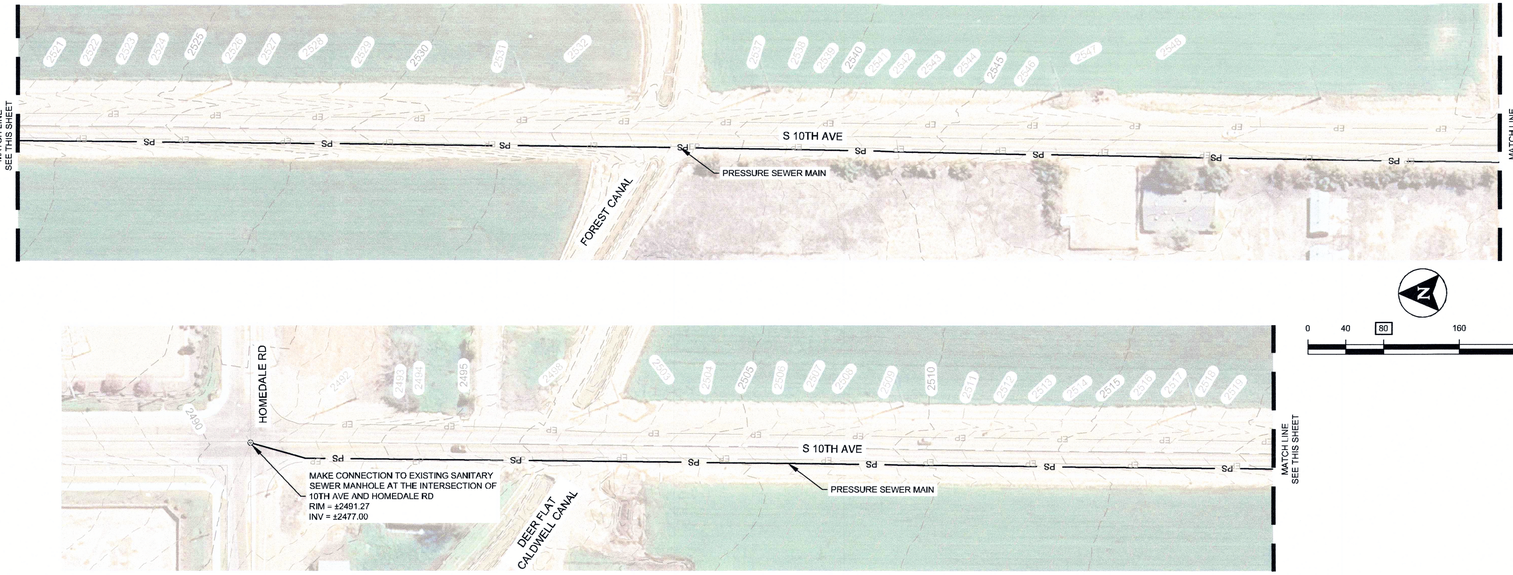
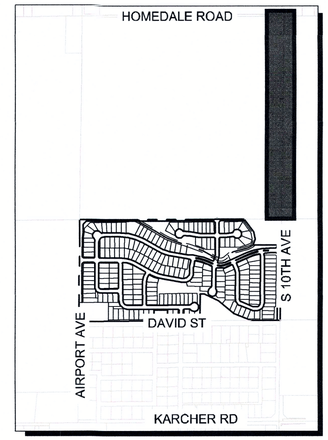
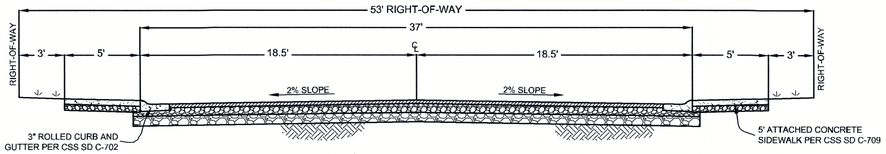
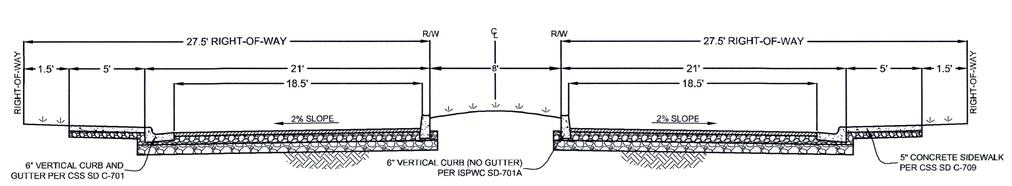




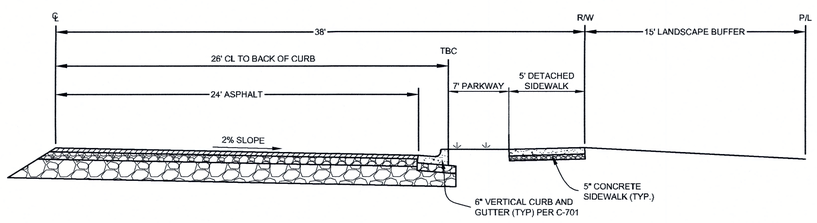
VICINITY MAP
SCALE: 1"=1000'



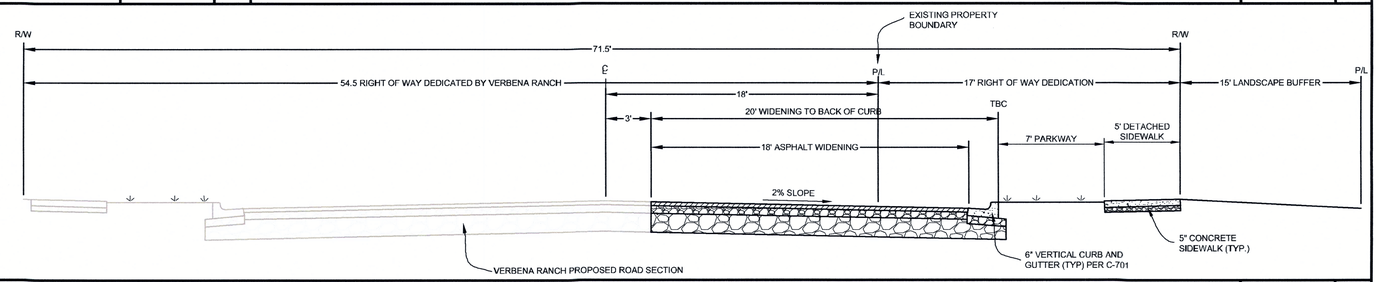
RESIDENTIAL STREET SECTION | N.T.S. | 1



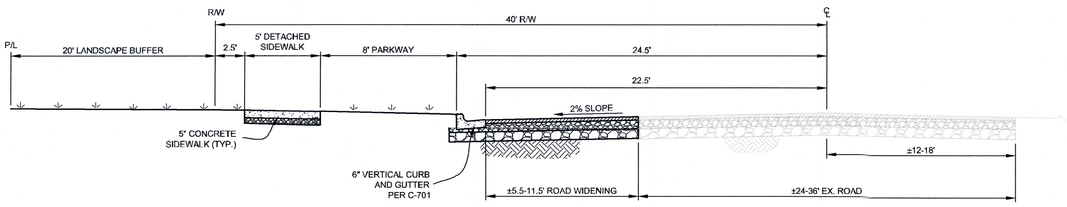
RESIDENTIAL STREET SECTION WITH MEDIAN | N.T.S. | 4



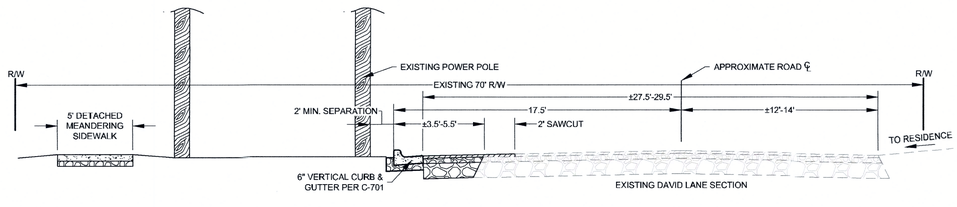
BEAR LN HALF STREET SECTION | N.T.S. | 2



MOSS ST WIDENING STREET SECTION | N.T.S. | 5



S 10TH AVE WIDENING STREET SECTION | N.T.S. | 3



DAVID ST WIDENING STREET SECTION | N.T.S. | 6

PROFESSIONAL ENGINEER
LICENSED
JERRY D. LYLE
23296
8/15/2024
STATE OF IDAHO

BORDER SIZE: 22"x34"	DESIGNED	DRAWN	CHECKED	APPROVED
	J. PITCHER	J. PITCHER	J. LYLE	J. LYLE

NO.	DESCRIPTION	DATE
.	.	.

ARDURRA
COLLABORATE. INNOVATE. CREATE.
332 N. BROADMORE WAY
NAMPA, IDAHO 83687
208-442-8300 | WWW.ARDURRA.COM

PRELIMINARY PLAT FOR

ELEMENT RIDGE SUBDIVISION

OFF SITE SEWER AND ROAD SECTIONS

ATTENTION:
0 1/2 1
IF THIS BAR DOES NOT MEASURE 1" ON 22x34 SHEET or 1/2" ON 11x17 SHEET, THEN DRAWING IS NOT TO SCALE

DATE: August 14, 2024
PROJECT: 230434
SHEET: P2.02

L:\2023\23-0434_CAD\SHEETS\PRELIM\RAW\Y_P-LTP12.10 SITE PLAN.DWG, 8/15/2024

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L:\23043493_CAD\SHEETS\PRELIMINARY\P_PLAT\P3.00 EXISTING CONDITIONS.DWG, 8/15/2024

LEGEND

SUBDIVISION BOUNDARY		EXISTING POWER POLE	
SECTION LINE		EXISTING GUY WIRE	
CANAL CENTERLINE		ELECTRICAL JUNCTION BOX	
EP	EXISTING EDGE OF PAVEMENT		EXISTING WATER WELL
EG	EXISTING EDGE OF GRAVEL		WATERWAY FLOW DRECTION
OHP	EXISTING OVERHEAD POWER		EXISTING FLOW DIRECTION
2580	EXISTING MAJOR CONTOUR	X X X	EXISTING FENCE
2582	EXISTING MINOR CONTOUR	W	EXISTING WATER LINE

0 50 100 200 300

EXISTING WEIR STRUCTURE
FOREST CANAL
42' IRRIGATION EASEMENT TO REMAIN
EXISTING DRAINAGE DITCH TO THE NORTH
NOT A PART
OPEN DITCH FOREST CANAL TO REMAIN
APPROXIMATE HISTORICAL DISCHARGE POINT
EXISTING CULVERT TO BE REMOVED AND REPLACED
34.5' EXISTING PAVEMENT WIDTH
S 10TH AVE
EXISTING DRAINAGE DITCH ALONG 10TH AVE TO BE REROUTED
PRIVATE IRRIGATION DITCH TO BE REMOVED
EXISTING IRRIGATION WELL TO BE CAPPED AND ABANDONED
NOT A PART
PRIVATE IRRIGATION DITCH TO BE REMOVED
OVERHEAD POWER LINES AND POLES ALONG DAVID ST TO REMAIN
EXISTING CULVERT TO BE REMOVED AND REPLACED
30' EXISTING PAVEMENT WIDTH
EXISTING RESIDENTIAL DRIVEWAY TO BE INCORPORATED IN DAVID ST IMPROVEMENTS
DAVID ST
EXISTING RESIDENTIAL DRIVEWAY TO BE INCORPORATED IN DAVID ST IMPROVEMENTS
AIRPORT AVE
HORIZON DR
KIMBALL AVE
SUSAN AVE

PROFESSIONAL ENGINEER LICENSED Jerry Lyle 23296 8/15/2024 STATE OF IDAHO JERRY D. LYLE

BORDER SIZE	22"x34"
DESIGNED	J. PITCHER
DRAWN	J. PITCHER
CHECKED	J. LYLE
APPROVED	J. LYLE

NO.	DESCRIPTION	DATE
	REVISIONS	

ARDURRA
332 N. BROADMORE WAY
NAMPA, IDAHO 83687
208-442-8300 | WWW.ARDURRA.COM

PRELIMINARY PLAT FOR
ELEMENT RIDGE SUBDIVISION
EXISTING CONDITIONS

ATTENTION: 0 1/2 1
IF THIS BAR DOES NOT MEASURE 1" ON 22x34 SHEET or 1/2" ON 11x17 SHEET, THEN DRAWING IS NOT TO SCALE

DATE:	August 15, 2024
PROJECT:	230434
SHEET:	P3.00

L:\23043\03_CAD\SHEETS\PRELIMINARY_PLAT\P4.00 PHASING MAP.DWG, 8/15/2024

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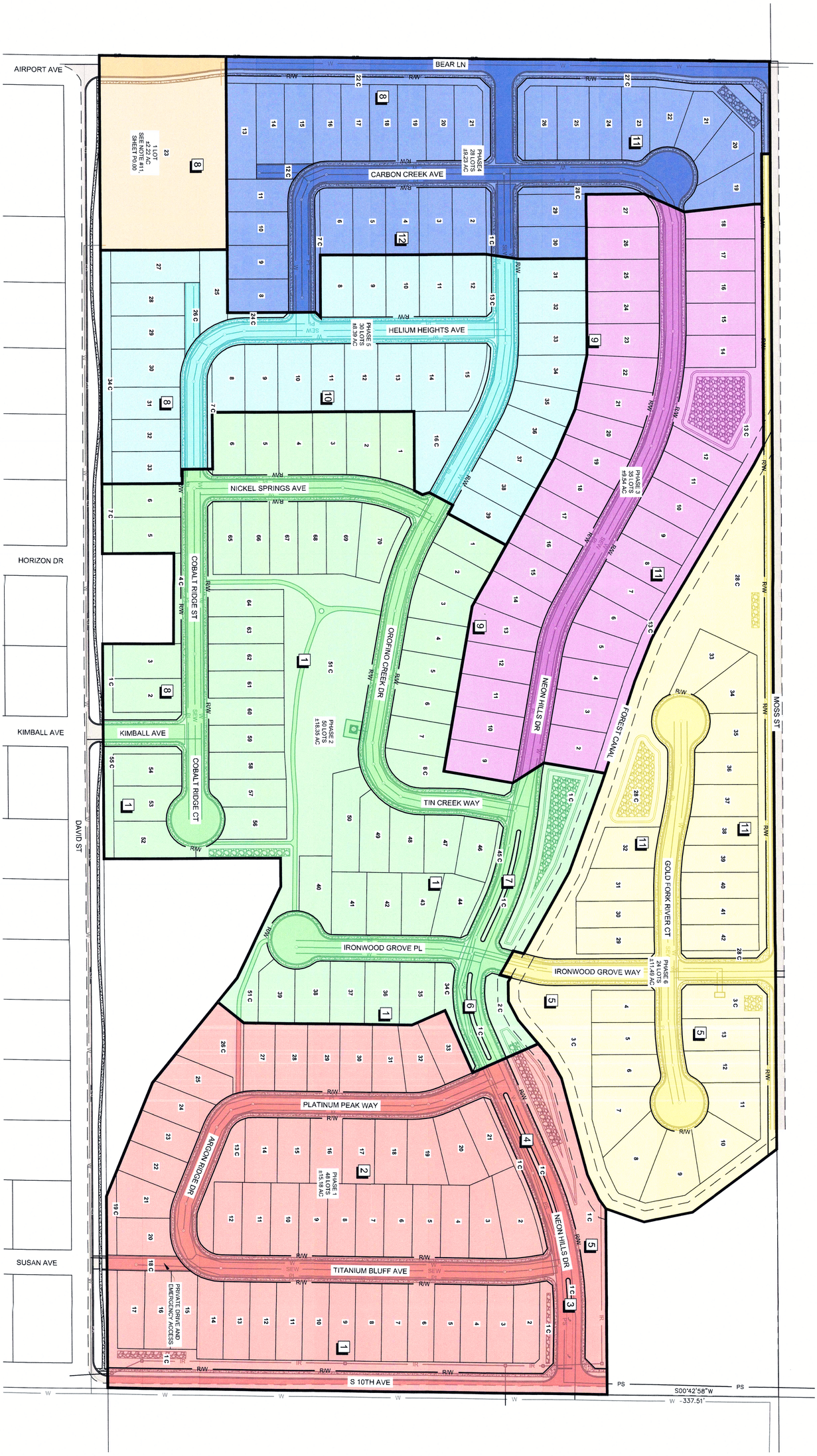

PRELIMINARY PLAT FOR

ELEMENT RIDGE SUBDIVISION

PHASING MAP

ARDURRA
332 N. BROADMORE WAY
NAMPA, IDAHO 83687
208-442-6300 | WWW.ARDURRA.COM

REVISIONS			
NO.	DESCRIPTION	DATE	
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BORDER SIZE	22"x34"
DESIGNED	J. PITCHER
DRAWN	J. PITCHER
CHECKED	J. LYLE
APPROVED	J. LYLE

IF THIS BAR DOES NOT MEASURE 1" ON 22X34 SHEET, THEN DRAWING IS NOT TO SCALE

ATTENTION 1/2

DATE: July 31, 2024
PROJECT: 23043
SHEET: P4.00

LANDSCAPE COVER

0 70 140 210

Plan Scale: 1" = 70'

LANDSCAPE CONSULTANT

KM ENGINEERING, LLP
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE: (208) 639-6939
FAX: (208) 639-6930
CONTACT: ALYSSA YENSEN, PLA
EMAIL: ayensen@kmengllp.com

STREET CALCULATIONS

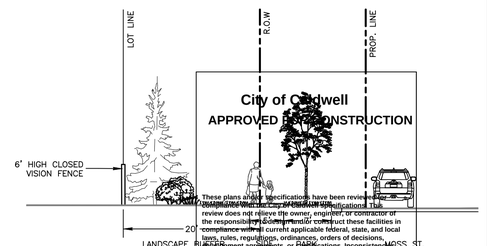
10' LOCAL LANDSCAPE BUFFER: (1) CLASS II TREE / 35 LF OR (1) CLASS I / 25 LF; NOT REQUIRED FOR INTERNAL STREETS
20' COLLECTOR LANDSCAPE BUFFER: (1) CLASS II TREE / 35 LF OR (1) CLASS I / 25 LF; (1) SHRUB / 7 LF
25' MINOR ARTERIAL LANDSCAPE BUFFER: (1) CLASS II TREE / 35 LF OR (1) CLASS I / 25 LF; (1) SHRUB / 7 LF; 3:1 LANDSCAPE BERM MIN. 2' HIGH
35' HWY 20/26 LANDSCAPE BUFFER: (1) CLASS II OR II TREE / 35 LF, (1) SHRUB / 7 LF, AND (1) BOULDER / 75 LF, 3:1 LANDSCAPE BERM OR 3' WALL @ MIN. 30% OF LF

STREET NAME	BUFFER WIDTH (FT)	LF	NUMBER OF DRIVES WIDTH PER PLAN	LF – DRIVES	SHRUBS		TREES	
					REQ.	PROVIDED	REQ.	PROVIDED
MOSS ST. (COLLECTOR)	25	1,010	1	975	139	144	28	28
GOLD FORK RIVER CT.	10	1,195	24	355	0	52	10	10
IRONWOOD GROVE WAY	10	905	1	870	0	116	25	25
TOTAL STREET TREES							63	63
MITIGATION REQUIREMENTS								
THERE ARE NO HEALTHY TREES > 4" CAL. PROPOSED FOR REMOVAL								
TOTAL TREES							63	75

PLANT SCHEDULE (SEE L3.0 FOR FULL PLANT SCHEDULE)

SYMBOL	BOTANICAL / COMMON NAME	SIZE	MATURE HXW	CLASS
DECIDUOUS TREES				
	ACER TRUNCATUM 'PACIFIC SUNSET' TM PACIFIC SUNSET MAPLE	2" CAL. B&B	35'X30'	CLASS II
	BETULA NIGRA 'DURAHEAT' DURAHEAT RIVER BIRCH MULI-TRUNK	2" CAL. B&B CLUMP	35'X30'	CLASS II
	CARPINUS BETULUS EUROPEAN HORNBEAM	2" CAL. B&B	50'X40'	CLASS II
	GLEDITSIA TRIACANTHOS 'IMPERIAL' IMPERIAL HONEYLOCUST	2" CAL. B&B	40'X35'	CLASS II
EVERGREEN TREES				
	PICEA GLAUCA 'DENSATA' BLACK HILLS WHITE SPRUCE	6'-8' B&B	30'X15'	
	PICEA PUNGENS 'HOOPSII' HOOPSI BLUE SPRUCE	6'-8' B&B	35'X15'	

SYMBOL	BOTANICAL / COMMON NAME	CONT	MATURE H X W	CLASS
SOD/SEED				
	NO MOW LAWN SEED MIX HIGH COUNTRY GARDENS, PRAIRIE NURSERY OR APPROVED EQUAL SPECIALLY BLENDED MIX OF (6) DIFFERENT DWARF FINE FESCUE GRASS VARIETIES INSTALL AT MIN. OF 5 LBS PER 1000 SQUARE FEET	SEED		
	TURF SOD RHIZOMATOUS RHIZOMATOUS TALL FESCUE	SOD		



A COLLECTOR LANDSCAPE BUFFER - MOSS ST.
NTS

City of Caldwell
APPROVED FOR CONSTRUCTION

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Name: Martin Gergen

STATE OF IDAHO
ALYSSA YENSEN
LA-16577
06.16.26
LICENSED LANDSCAPE ARCHITECT

REVISIONS

NO.	ITEM	DATE
1	CITY COMMENTS	05/13/26
2	CITY COMMENTS	06/16/26

ELEMENT RIDGE SUBDIVISION NO. 3
CALDWELL, IDAHO

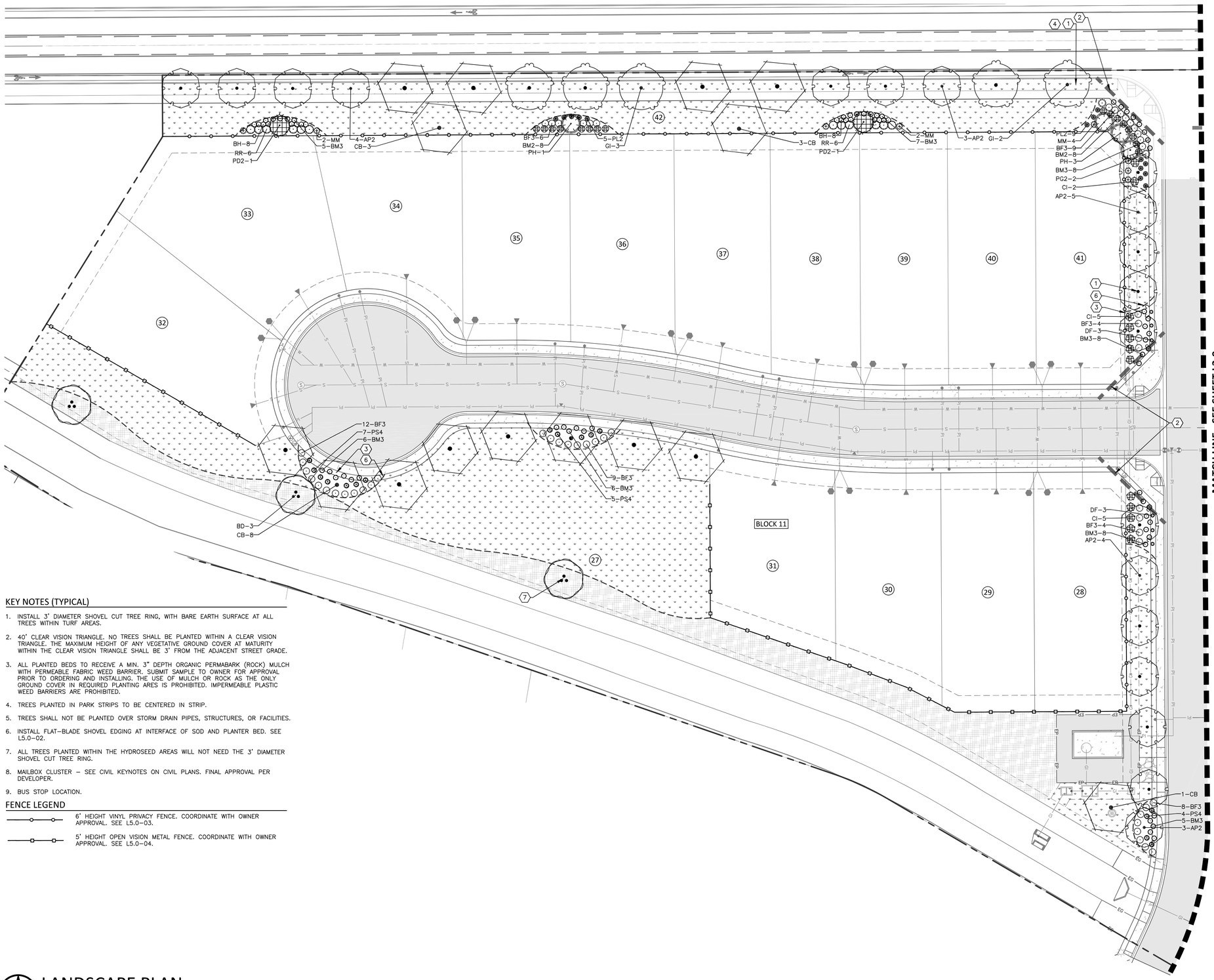
CONSTRUCTION PLAN SET
LANDSCAPE COVER

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

DESIGN BY:	BL
DRAWN BY:	BL
CHECKED BY:	AY
DATE:	01.08.26
PROJECT:	25-217

SHEET NO.
L1.0

P:\25-217\LANDSCAPE\CAD\CONSTRUCTION PLANS\25-217 L1.0 CD LANDSCAPE PLAN.DWG, BROOKE LOVELACE, 6/15/2026, CANON IPF755 (BW).PC3, ----



KEY NOTES (TYPICAL)

1. INSTALL 3' DIAMETER SHOVEL CUT TREE RING, WITH BARE EARTH SURFACE AT ALL TREES WITHIN TURF AREAS.
2. 40' CLEAR VISION TRIANGLE. NO TREES SHALL BE PLANTED WITHIN A CLEAR VISION TRIANGLE. THE MAXIMUM HEIGHT OF ANY VEGETATIVE GROUND COVER AT MATURITY WITHIN THE CLEAR VISION TRIANGLE SHALL BE 3' FROM THE ADJACENT STREET GRADE.
3. ALL PLANTED BEDS TO RECEIVE A MIN. 3" DEPTH ORGANIC PERMABARK (ROCK) MULCH WITH PERMEABLE FABRIC WEED BARRIER. SUBMIT SAMPLE TO OWNER FOR APPROVAL PRIOR TO ORDERING AND INSTALLING. THE USE OF MULCH OR ROCK AS THE ONLY GROUND COVER IN REQUIRED PLANTING ARES IS PROHIBITED. IMPERMEABLE PLASTIC WEED BARRIERS ARE PROHIBITED.
4. TREES PLANTED IN PARK STRIPS TO BE CENTERED IN STRIP.
5. TREES SHALL NOT BE PLANTED OVER STORM DRAIN PIPES, STRUCTURES, OR FACILITIES.
6. INSTALL FLAT–BLADE SHOVEL EDGING AT INTERFACE OF SOD AND PLANTER BED. SEE L5.0–02.
7. ALL TREES PLANTED WITHIN THE HYDROSEED AREAS WILL NOT NEED THE 3' DIAMETER SHOVEL CUT TREE RING.
8. MAILBOX CLUSTER – SEE CIVIL KEYNOTES ON CIVIL PLANS. FINAL APPROVAL PER DEVELOPER.
9. BUS STOP LOCATION.

FENCE LEGEND

6' HEIGHT VINYL PRIVACY FENCE. COORDINATE WITH OWNER APPROVAL. SEE L5.0–03.

5' HEIGHT OPEN VISION METAL FENCE. COORDINATE WITH OWNER APPROVAL. SEE L5.0–04.

LANDSCAPE PLAN

0 30 60 90

Plan Scale: 1" = 30'

PLANT SCHEDULE (SEE L3.0 FOR FULL PLANT SCHEDULE)

SYMBOL	CODE	BOTANICAL / COMMON NAME
DECIDUOUS TREES		
	AP2	ACER TRUNCATUM 'PACIFIC SUNSET' TM PACIFIC SUNSET MAPLE
	BD	BETULA NIGRA 'DURAHEAT' DURAHEAT RIVER BIRCH MULI–TRUNK
	CB	CARPINUS BETULUS EUROPEAN HORNBEAM
	GI	GLEDITSIA TRIACANTHOS 'IMPERIAL' IMPERIAL HONEYLOCUST
EVERGREEN TREES		
	PD2	PICEA GLAUCA 'DENSATA' BLACK HILLS WHITE SPRUCE
	PH	PICEA PUNGENS 'HOOPSII' HOOPSI BLUE SPRUCE
SHRUBS		
	BH	BERBERIS THUNBERGII SUNJOY GOLD PILLAR BARBERRY
	BM3	BUDDLEIA X 'SMNBDBT' PUGSTER BLUE DWARF BUTTERFLY BUSH
	BM2	BUDDLEJA X 'MISS MOLLY' MISS MOLLY BUTTERFLY BUSH
	BF3	BUXUS MICROPHYLLA VAR. JAPONICA 'WINTER GEM' WINTER GEM BOXWOOD
	CI	CORNUS ALBA 'IVORY HALO' TM TATARIAN DOGWOOD
	PS4	PHYSOCARPUS OPULIFOLIUS 'DONNA MAY' LITTLE DEVIL NINEBARK
	PG2	PICEA PUNGENS 'GLOBOSA' DWARF GLOBE BLUE SPRUCE
	RR	RHODODENDRON X 'RAMAPO' RAMAPO RHODODENDRON
GRASSES		
	MM	MISCANTHUS SINENSIS 'MORNING LIGHT' EULALIA GRASS
	PL2	PENNISETUM ALOPECUROIDES 'BURGUNDY BUNN BURGUNDY BUNNY FOUNTAIN GRASS
PERENNIALS		
	DF	DIANTHUS X 'KOND1060K3' PPAF MOUNTAIN FROST PINK TWINKLE DIANTHUS

SYMBOL	BOTANICAL / COMMON NAME
SOD/SEED	
	NO MOW LAWN SEED MIX HIGH COUNTRY GARDENS, PRAIRIE NURSERY OR APPROVED EQUAL SPECIALLY BLENDED MIX OF (6) DIFFERENT DWARF FINE FESCUE GRASS VARIETIES INSTALL AT MIN. OF 5 LBS PER 1000 SQUARE FEET TURF SOD RHIZOMATOUS RHIZOMATOUS TALL FESCUE

City of Caldwell
APPROVED FOR CONSTRUCTION

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Name: **Martin Gergen**

STATE OF IDAHO
ALYSSA YENSEN
LA-16577
06.16.26
LICENSED LANDSCAPE ARCHITECT

REVISIONS

NO.	ITEM	DATE
1	CITY COMMENTS	05/13/26
2	CITY COMMENTS	06/16/26

ELEMENT RIDGE SUBDIVISION NO. 3
CALDWELL, IDAHO

CONSTRUCTION PLAN SET
LANDSCAPE PLAN

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

DESIGN BY:	BL
DRAWN BY:	BL
CHECKED BY:	AY
DATE:	01.08.26
PROJECT:	25-217

SHEET NO.
L2.0

P:\25-217\LANDSCAPE\CAD\CONSTRUCTION PLANS\25-217 L1.0 CD LANDSCAPE PLAN.DWG, BROOKE LOVELACE, 6/15/2026, CANON IPF755 (BW).PC3, —

LANDSCAPE PLAN

0 30 60 90

Plan Scale: 1" = 30'

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	MATURE HXW	CLASS	QTY
DECIDUOUS TREES						
	AP2	ACER TRUNCATUM 'PACIFIC SUNSET' TM PACIFIC SUNSET MAPLE	2" CAL. B&B	35'X30'	CLASS II	30
	BD	BETULA NIGRA 'DURAHEAT' DURAHEAT RIVER BIRCH MULI–TRUNK	2" CAL. B&B CLUMP	35'X30'	CLASS II	4
	CB	CARPINUS BETULUS EUROPEAN HORNBEAM	2" CAL. B&B	50'X40'	CLASS II	24
	GI	GLEDITSIA TRIACANTHOS 'IMPERIAL' IMPERIAL HONEYLOCUST	2" CAL. B&B	40'X35'	CLASS II	9
EVERGREEN TREES						
	PD2	PICEA GLAUCA 'DENSATA' BLACK HILLS WHITE SPRUCE	6'–8' B&B	30'X15'		3
	PH	PICEA PUNGENS 'HOOPSII' HOOPSI BLUE SPRUCE	6'–8' B&B	35'X15'		5
SHRUBS						
	BH	BERBERIS THUNBERGII SUNJOY GOLD PILLAR BARBERRY	2 GAL.	4'X3'		24
	BM3	BUDDLEIA X 'SMNBDBT' PUGSTER BLUE DWARF BUTTERFLY BUSH	2 GAL.	2'X3'		87
	BM2	BUDDLEJA X 'MISS MOLLY' MISS MOLLY BUTTERFLY BUSH	2 GAL.	4'X5'		31
	BF3	BUXUS MICROPHYLLA VAR. JAPONICA 'WINTER GEM' WINTER GEM BOXWOOD	2 GAL.	4'X4'		78
	CI	CORNUS ALBA 'IVORY HALO' TM TATARIAN DOGWOOD	2 GAL.	6'X6'		17
	PS4	PHYSOCARPUS OPULIFOLIUS 'DONNA MAY' LITTLE DEVIL NINEBARK	2 GAL.	3'X3'		22
	PG2	PICEA PUNGENS 'GLOBOSA' DWARF GLOBE BLUE SPRUCE	2 GAL.	4'X5'		4
	RR	RHODODENDRON X 'RAMAPO' RAMAPO RHODODENDRON	2 GAL.	3'X6'		18
GRASSES						
	MM	MISCANTHUS SINENSIS 'MORNING LIGHT' EULALIA GRASS	2 GAL.	5'X4'		10
	PL2	PENNISETUM ALOPECUROIDES 'BURGUNDY BUNNY' BURGUNDY BUNNY FOUNTAIN GRASS	2 GAL.	2'X3'		19
PERENNIALS						
	DF	DIANTHUS X 'KOND1060K3' PPAF MOUNTAIN FROST PINK TWINKLE DIANTHUS	1 GAL.	.5'X1'		19

SYMBOL	BOTANICAL / COMMON NAME	CONT	MATURE H X W	CLASS	QTY
SOD/SEED					
	NO MOW LAWN SEED MIX HIGH COUNTRY GARDENS, PRAIRIE NURSERY OR APPROVED EQUAL SPECIALLY BLENDED MIX OF (6) DIFFERENT DWARF FINE FESCUE GRASS VARIETIES INSTALL AT MIN. OF 5 LBS PER 1000 SQUARE FEET	SEED			25,885 SF
	TURF SOD RHIZOMATOUS RHIZOMATOUS TALL FESCUE	SOD			71,387 SF

KEY NOTES (TYPICAL)

1. INSTALL 3' DIAMETER SHOVEL CUT TREE RING, WITH BARE EARTH SURFACE AT ALL TREES WITHIN TURF AREAS.
2. 40' CLEAR VISION TRIANGLE. NO TREES SHALL BE PLANTED WITHIN A CLEAR VISION TRIANGLE. THE MAXIMUM HEIGHT OF ANY VEGETATIVE GROUND COVER AT MATURITY WITHIN THE CLEAR VISION TRIANGLE SHALL BE 3' FROM THE ADJACENT STREET GRADE.
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9. BUS STOP LOCATION.

FENCE LEGEND

6' HEIGHT VINYL PRIVACY FENCE. COORDINATE WITH OWNER APPROVAL. SEE L5.0–03.

5' HEIGHT OPEN VISION METAL FENCE. COORDINATE WITH OWNER APPROVAL. SEE L5.0–04.

City of Caldwell
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Name: **Martin Gergen**

STATE OF IDAHO
ALYSSA YENSEN
LA-16577
06.16.26
LICENSED LANDSCAPE ARCHITECT

REVISIONS

NO.	ITEM	DATE
1	CITY COMMENTS	05/13/26
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ELEMENT RIDGE SUBDIVISION NO. 3
CALDWELL, IDAHO

CONSTRUCTION PLAN SET
LANDSCAPE PLAN

km ENGINEERING
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE (208) 639-6939
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DESIGN BY:	BL
DRAWN BY:	BL
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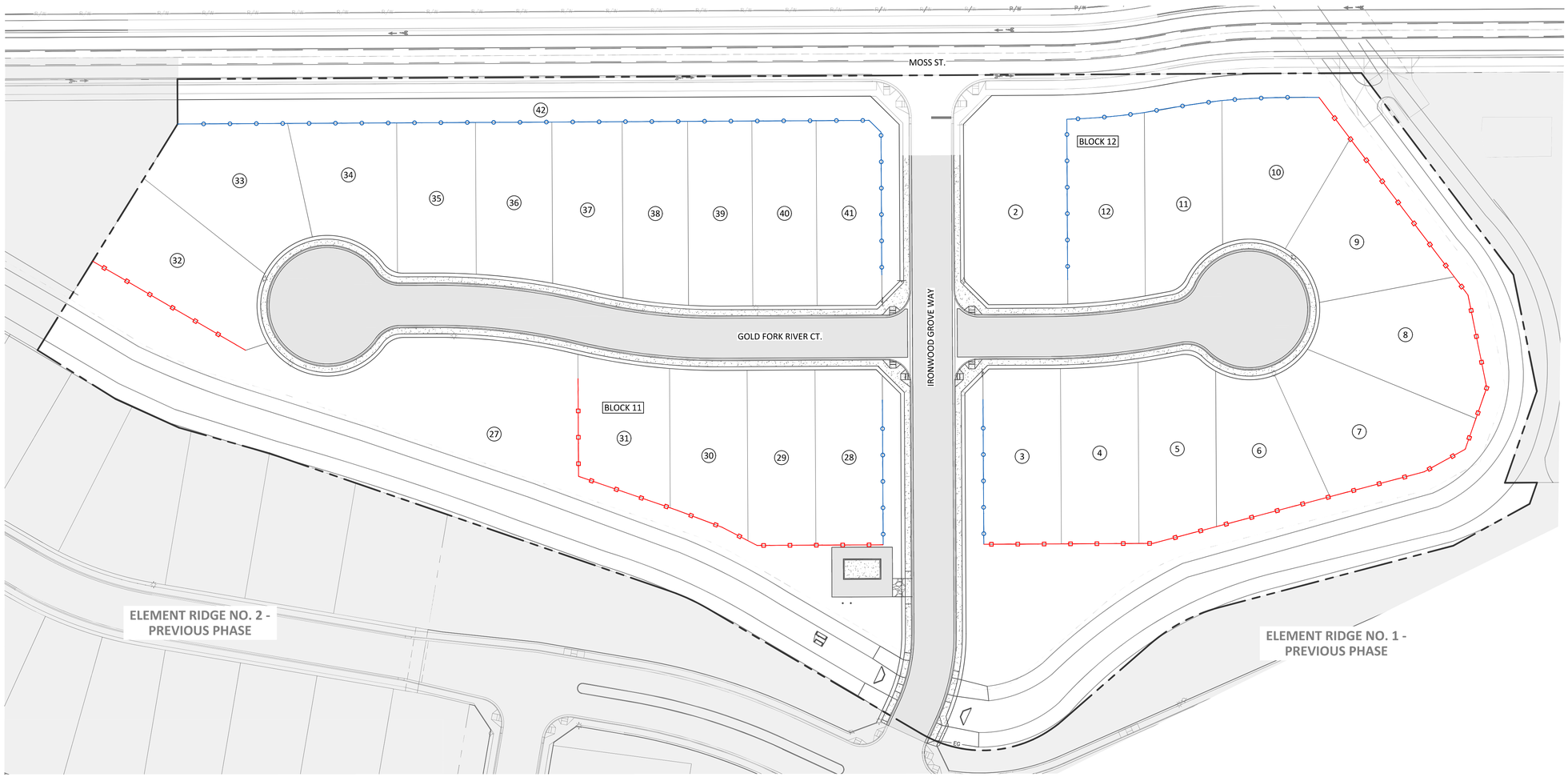
DATE:	01.08.26
PROJECT:	25-217

SHEET NO.
L3.0

P:\25-217\LANDSCAPE\CAD\CONSTRUCTION PLANS\25-217 L1.0 CD1 LANDSCAPE PLAN DWG, BROOKE LOVELACE, 6/15/2026, CANON IPF755 (BW).PC3, ----



FENCE PLAN

0 50 100 150

Plan Scale: 1" = 50'

FENCE LEGEND

6' HEIGHT VINYL PRIVACY FENCE. COORDINATE WITH OWNER APPROVAL. SEE L5.0–03.

5' HEIGHT OPEN VISION METAL FENCE. COORDINATE WITH OWNER APPROVAL. SEE L5.0–04.

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ALYSSA YENSEN
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LA-16577
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REVISIONS

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ELEMENT RIDGE SUBDIVISION NO. 3
CALDWELL, IDAHO

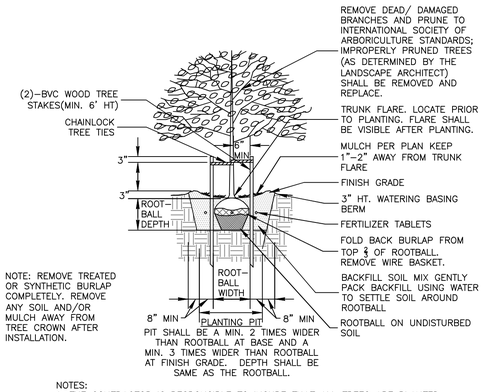
CONSTRUCTION PLAN SET
FENCE PLAN

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

DESIGN BY:	BL
DRAWN BY:	BL
CHECKED BY:	AY
DATE:	01.08.26
PROJECT:	25-217

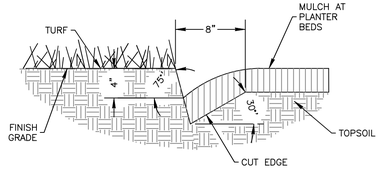
SHEET NO.
L4.0

P:\25-217\LANDSCAPE\CAD\CONSTRUCTION PLANS\25-217-11 CO LANDSCAPE PLAN.DWG, BROOKE LOVELACE, 6/15/2026, CANON IPF755 (BW).PC3, —

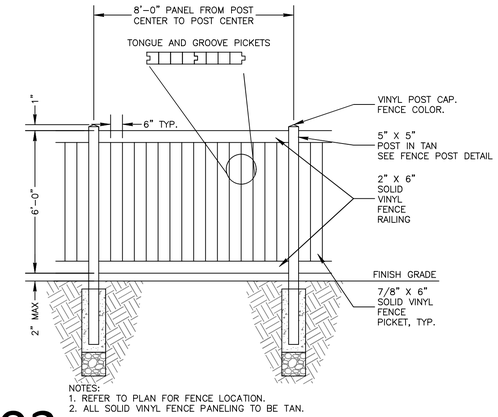


NOTES:
1. THE CONTRACTOR IS RESPONSIBLE TO INSURE THAT ALL TREES ARE PLANTED STRAIGHT AND THAT THEY REMAIN STRAIGHT FOR A MINIMUM OF 1 YEAR. ALL STAKING SHALL BE REMOVED AT THE END OF THE ONE YEAR WARRANTY PERIOD.

01 DECIDUOUS TREE PLANTING AND STAKING DETAIL
NTS

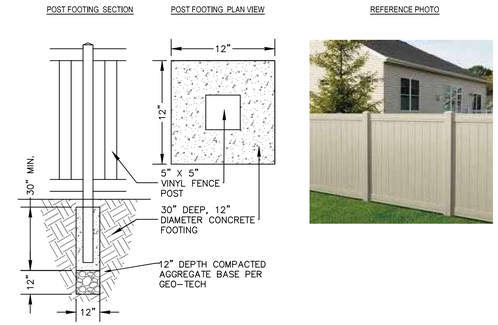


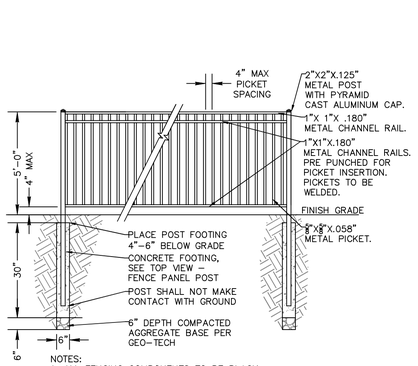
02 SHOVEL CUT EDGE
NTS



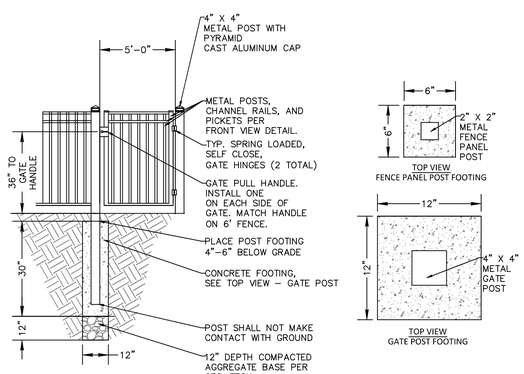
NOTES:
1. REFER TO PLAN FOR FENCE LOCATION.
2. ALL SOLID VINYL FENCE PANELING TO BE TAN.

03 6' VINYL FENCE AND POST
NTS





NOTES:
1. ALL FENCING COMPONENTS TO BE BLACK.
2. ALL WELDS TO BE ALUMINUM.



04 5' METAL FENCE
NTS

GENERAL IRRIGATION NOTES

1. NO GUARANTEE IS MADE THAT ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN, OR SHOWN CORRECTLY. CONTRACTOR SHALL VERIFY LOCATION OF ALL UTILITIES PRIOR TO INITIATION OF ANY DEMOLITION OR CONSTRUCTION OPERATIONS. ANY DAMAGE TO EXISTING UTILITIES SHALL BE CONTRACTOR'S RESPONSIBILITY.
2. THE CONTRACTOR IS RESPONSIBLE TO FURNISH AND INSTALL A COMPLETE IRRIGATION SYSTEM WHICH PROVIDES ADEQUATE WATER COVERAGE TO ALL LAWN AND PLANTING AREAS. THE WORK SHALL CONSIST OF PROVIDING AND INSTALLING ALL MATERIALS NECESSARY FOR A COMPLETE SYSTEM INCLUDING POINT OF CONNECTION, PIPE, VALVES, FITTINGS, HEADS, AUTOMATIC CONTROLS, AND ALL ASSOCIATED LABOR. THE CONTRACTOR SHALL FURNISH THE ARCHITECT WITH A SHOP DRAWING SHOWING THE DESIGN LAYOUT, PIPE SIZE AND TYPE, VALVE LOCATIONS AND TYPE, HEAD LOCATIONS AND TYPE, CONTROLLER LOCATION AND TYPE, WIRE SIZING, ETC... FOR APPROVAL PRIOR TO CONSTRUCTION.
3. CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS AND FEES REQUIRED FOR THIS WORK
4. ALL MATERIALS SHALL BE NEW AND WITHOUT FLAWS OR DEFECTS.
5. INSTALLATION SHALL COMPLY WITH ALL NATIONAL, STATE, AND LOCAL LAWS AND ORDINANCES.
6. POINT OF CONNECTION: COMPLY WITH REQUIREMENTS OF UTILITY SUPPLYING WATER FOR PREVENTION OF BACKFLOW AND BACK–SIPHONAGE
7. COVERAGE; THE IRRIGATION SYSTEM SHALL BE DESIGNED TO PROVIDE ONE HUNDRED PERCENT (100%) COVERAGE WITH HEAD TO HEAD SPACING OR TRIANGULAR SPACING AS APPROPRIATE.
8. MATCHED PRECIPITATION RATES: SPRINKLER HEADS SHALL HAVE MATCHED PRECIPITATION RATES WITHIN EACH CONTROL VALVE.
9. IRRIGATION DISTRICTS: SPRINKLER HEADS IRRIGATING LAWN OR OTHER HIGH WATER DEMAND AREAS SHALL BE CIRCUITED SO THAT THEY ARE ON SEPARATE ZONES FROM THOSE IRRIGATING TREES, SHRUBS, OR OTHER REDUCED WATER DEMAND AREAS.
10. OVERSPRAY: SPRINKLER HEADS SHALL BE ADJUSTED TO REDUCE OVERSPRAY ONTO IMPERVIOUS SURFACES SUCH AS STREETS, SIDEWALKS, DRIVEWAYS, AND PARKING AREAS.
11. PRIOR TO COMMENCING WORK, CONTRACTOR TO CONFIRM PSI IS ADEQUATE TO FURNISH AND INSTALL A COMPLETE IRRIGATION SYSTEM WHICH PROVIDES ADEQUATE WATER COVERAGE TO ALL LAWN AND PLANTING AREAS. SHOULD THE PSI BE LESS THAN ADEQUATE, NOTIFY THE ARCHITECT IMMEDIATELY. IN THE EVENT THAT THE ARCHITECT IS NOT NOTIFIED PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY NECESSARY REVISIONS.
12. WHERE APPLICABLE, LABEL ALL IRRIGATION RISERS, FAUCETS, VALVE BOXES, AND VAULTS WITH DURABLE TAGS CARRYING THE WARNING "DANGER–UNSAFE WATER OR NON–POTABLE WATER."
13. INSTALL ALL PIPING AND VALVES IN PLANTING AREAS WHERE POSSIBLE, AND LOCATE ELECTRIC CONTROL AND QUICK COUPLING VALVES IN GROUND COVER/SHRUB AREAS, 6" TO 12" AWAY FROM EDGE OF PAVEMENT FOR EASE OF ACCESS.
14. PROVIDE UNDERGROUND IRRIGATION SYSTEM AS A COMPLETE UNIT PRODUCED BY A SINGLE ACCEPTABLE MANUFACTURER, INCLUDING HEADS, VALVES, CONTROLS, AND ACCESSORIES.
15. A MIN. OF 4" POP–UPS ARE TO BE USED IN ALL LAWN AREAS. DRIP IRRIGATION TO BE USED IN ALL PLANTER BEDS.
16. THE IRRIGATION CONTRACTOR IS RESPONSIBLE TO SIZE CIRCUIT PIPING. WATER VELOCITY IN ALL PIPES SHALL NOT EXCEED FIVE FEET PER SECOND. MINIMUM PIPE SIZE TO BE 1".
17. CONTRACTOR IS RESPONSIBLE FOR INSTALLING SLEEVES UNDER ALL ROADWAY, PARKING, AND WALKWAY SURFACES. EXTEND 6" MINIMUM BEYOND SURFACE EDGE. IDENTIFY ENDPOINTS OF SLEEVING.
18. ALL IRRIGATION HEADS LOCATED ADJACENT TO ROAD SURFACES NOT PROTECTED BY A VERTICAL CONCRETE CURB SHALL BE PLACED 18" FROM THE EDGE OF THE ROAD SURFACE.
19. WHERE APPLICABLE, CONTRACTOR IS RESPONSIBLE TO PROVIDE 120 VOLT POWER AND ALL REQUIRED CIRCUITS FROM THE ELECTRICAL PANEL TO THE IRRIGATION CONTROLLER. SIZE WIRE AND CONDUIT AS REQUIRED.
20. CONTRACTOR IS RESPONSIBLE TO REPAIR ALL EXISTING IRRIGATION COMPONENTS DAMAGED AS A RESULT OF NEW CONSTRUCTION, INCLUDING ADJACENT PROPERTIES. REPAIR INCLUDES BUT IS NOT LIMITED TO PIPING, VALVES, HEADS, DRIP COMPONENTS, CONTROL WIRES AND EQUIPMENT, AND SLEEVES. IF APPLICABLE, IRRIGATION CONTRACTOR SHALL ENSURE THAT THE EXISTING IRRIGATION SYSTEM REMAINS OPERABLE DURING CONSTRUCTION AND THAT FOLLOWING CONSTRUCTION, THE EXISTING IRRIGATION SYSTEM OPERATES AS GOOD, OR BETTER THAN EXISTED PRIOR TO THIS PROJECT.
21. CONTRACTOR SHALL REPLACE, AT NO ADDITIONAL COST TO THE OWNER, PLANT MATERIALS DAMAGED DURING EXECUTION OF THIS PROJECT OR DAMAGED DUE TO THE CONTRACTORS FAILURE TO MAINTAIN OPERATION OF THE EXISTING SYSTEM DURING THE COARSE OF CONSTRUCTION.
22. LANDSCAPE ARCHITECT IS NOT RESPONSIBLE FOR DISCREPANCIES BETWEEN DESIGN DRAWINGS AND ACTUAL SITE CHARACTERISTICS. CONTRACTOR SHALL FIELD VERIFY ALL INFORMATION PROVIDED ON DRAWINGS. CONTRACTOR SHALL STOP CONSTRUCTION AND CONTACT THE OWNER IMMEDIATELY FOR FURTHER DIRECTION IF DISCREPANCIES OCCUR.
23. UPON COMPLETION, AND PRIOR TO FINAL PAYMENT, THE IRRIGATION CONTRACTOR SHALL PROVIDE A NEAT AND LEGIBLE AS–CONSTRUCTED IRRIGATION PLAN, AN OPERATION AND MAINTENANCE MANUAL, AND UP TO (8) HOURS OF ORIENTATION AND/OR TRAINING FOR THE OWNERS MAINTENANCE AND OPERATIONS STAFF.
24. THE ENTIRE SYSTEM SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FROM THE DATE OF IT'S ACCEPTANCE. REPAIR OR REPLACEMENT OF ANY DEFECTS OCCURRING WITHIN THAT YEAR SHALL BE COMPLETED PROMPTLY BY THE IRRIGATION CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
25. CONTRACTOR SHALL PROVIDE, AT NO ADDITIONAL COST TO THE OWNER, SPRING START UP AND WINTERIZATION DURING THE GUARANTEE PERIOD.

GENERAL LANDSCAPE NOTES

1. VERIFICATION OF TOTAL LANDSCAPE MATERIAL QUANTITIES AS SHOWN ON THIS LANDSCAPE PLAN AND IN THE PLANT SCHEDULE SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR. IF QUANTITIES LISTED DO NOT CORRELATE WITH WHAT IS SHOWN ON THE PLAN, THE QUANTITIES SHOWN ON THE PLAN SHALL GOVERN. THIS INCLUDES, BUT IS NOT LIMITED TO TREE, SHRUB, ROCK, TOPSOIL, MULCH, SEED OR SOD, EDGING, AND DRIP LINE QUANTITIES.
2. IMMEDIATELY AFTER AWARD OF CONTRACT, NOTIFY THE LANDSCAPE ARCHITECT OF AVAILABLY OF SPECIFIED PLANT MATERIAL FROM COMMERCIAL NURSERIES. IF A SPECIFIED PLANT IS NOT AVAILABLE, THE LANDSCAPE ARCHITECT WILL PROVIDE ALTERNATE PLANT MATERIAL SELECTIONS. SUCH CHANGES SHALL NOT ALTER THE ORIGINAL BID PRICE UNLESS A CREDIT IS DUE TO THE OWNER.
3. CONTRACTOR SHALL LOCATE AND IDENTIFY EXISTING UNDERGROUND AND OVERHEAD UTILITIES WITHIN CONTRACT WORK AREAS PRIOR TO CONSTRUCTION. CONTACT DIG LINE, INC. @ 1.800.342.1855. PROVIDE ADEQUATE MEANS OF PROTECTION OF UTILITIES AND SERVICES DESIGNATED TO REMAIN. REPAIR UTILITIES DAMAGED DURING SITE WORK OPERATIONS AT CONTRACTOR'S EXPENSE.
4. PROVIDE REQUIRED SOIL EROSION CONTROL MEASURES THROUGHOUT THE DURATION OF THE CONTRACT PERIOD. SHOULD THERE BE EXISTING SOIL EROSION CONDITIONS THAT REQUIRE MITIGATION, NOTIFY THE RESPONSIBLE PERSON IMMEDIATELY. FAILURE TO NOTIFY THE RESPONSIBLE PERSON IMPLIES ACCEPTANCE OF THE SITE IN ITS EXISTING CONDITION.
5. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR PREPARING ALL PLANTED AREAS. ALL DELETERIOUS MATERIAL SUCH AS ROCK, TRASH, CONSTRUCTION DEBRIS, AGGREGATE BASE MATERIAL, ASPHALT, ETC., SHALL BE REMOVED PRIOR TO ANY FILL OPERATIONS. FINISH GRADES TO BE SMOOTH AND EVEN. GRADIENTS TO REMOVE LOW AND HIGH POINTS AND TO PROVIDE POSITIVE DRAINAGE.
6. FILL ALL PLANTING AREAS WITH CLEAN EARTHEN FILL, AS PER SPECIFICATIONS. SOIL SHALL BE FREE OF HEAVY, STIFF CLAY AND ANY DELETERIOUS MATERIAL OVER ONE INCH IN SIZE. REUSE EXISTING SURFACE TOPSOIL IF AVAILABLE.
7. TOPSOIL SHALL BE A LOOSE, FRIABLE, SANDY LOAM, CLEAN AND FREE OF TOXIC MATERIALS, NOXIOUS WEEDS, WEED SEEDS, ROCKS, GRASS, OR OTHER FOREIGN MATERIALS AND A PH OF 5.5 TO 7.0. IF ON–SITE TOPSOIL DOES NOT MEET THESE MINIMUM STANDARDS, CONTRACTORS ARE RESPONSIBLE TO EITHER: PROVIDE APPROVED IMPORTED TOPSOIL OR, AMEND THE ON–SITE TOPSOIL.
8. TOPSOIL DEPTHS SHALL BE AS FOLLOWS (WHERE APPLICABLE): LAWN AREAS–6" MIN.; PLANTER BEDS – 12" MIN.; CURB ISLANDS – 18" MIN.ALL PLANTING BEDS SHALL BE TREATED WITH A PRE–EMERGENT HERBICIDE.
9. FINISH GRADES FOR LANDSCAPE AREAS TO BE SMOOTH AND EVEN GRADIENTS WITH POSITIVE DRAINAGE IN ACCORDANCE WITH SITE GRADING PLAN. SLOPES FOR TURF AREAS SHALL NOT EXCEED 3:1.
10. PRE–EMERGENT HERBICIDE SHALL BE APPLIED PER MANUFACTURER'S RECOMMENDATIONS AND SHALL OCCUR AFTER TOPSOIL PLACEMENT AND PRIOR TO INSTALLATION OF PLANT MATERIALS AND MULCH.
11. ALL PLANT MATERIAL SHALL CONFORM TO THE AMERICAN NURSERYMAN STANDARDS FOR TYPE AND SIZE SHOWN. PLANTS WILL BE REJECTED IF NOT IN HEALTHY GROWING CONDITION.
12. ALL WRAPPING MATERIAL SHALL BE CUT AND REMOVED FROM AROUND THE UPPER PORTION OF THE ROOT BALL. METAL BASKET WIRES AND BURLAP SHALL BE PULLED BACK AND TUCKED UNDER THE EDGES OF THE SAUCER RINGS ON ALL TREES AND LARGE SHRUBS. ALL SYNTHETIC BURLAP SHALL BE REMOVED FROM ROOT BALLS PRIOR TO BACKFILLING.
13. ALL PLANT MATERIAL SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR BEGINNING AT THE DATE OF ACCEPTANCE BY OWNER. REPLACE ALL PLANT MATERIAL FOUND DEAD OR NOT IN HEALTHY CONDITION IMMEDIATELY WITH COMPARABLE SIZE AND SPECIES AT NO COST TO THE OWNER.
14. FERTILIZE ALL TREES AND SHRUBS WITH AGRIFORM PLANTING TABLETS. QUANTITY PER MANUFACTURER'S RECOMMENDATIONS.
15. CONTRACTOR'S MAINTENANCE SHALL INCLUDE:

- PRUNING, CULTIVATING, WEEDING, WATERING, AND APPLICATION OF APPROPRIATE INSECTICIDES AND FUNGICIDES NECESSARY TO MAINTAIN PLANTS FREE OF INSECTS AND DISEASE UNTIL FINAL ACCEPTANCE BY OWNER.
- RE–SET SETTLED PLANTS TO A PROPER GRADE AND POSITION.
- RESTORE PLANTING SAUCER AND ADJACENT MATERIAL AND REMOVE AND REPLACE DEAD PLANTS.
- TIGHTEN AND REPAIR GUYS AND STAKES AS REQUIRED ONLY IF ORIGINALLY NEEDED.
- CORRECT DEFECTIVE WORK AS SOON AS POSSIBLE AFTER DEFICIENCIES BECOMES APPARENT AND WEATHER AND SEASON PERMIT.

City of Caldwell
APPROVED FOR CONSTRUCTION

These plans and/or specifications have been reviewed for compliance with the City of Caldwell specifications. This review does not relieve the owner, engineer, or contractor of the responsibility to design and/or construct these facilities in compliance with all current applicable federal, state, and local laws, rules, regulations, ordinances, orders of decisions, development agreements, or specifications. Inconsistencies not isolated by City staff shall not be construed as approved unless specifically addressed as a variance and granted by City Council as a variance. The City retains the right to enforce provisions of said document and policies even if inconsistencies are not noted by the City. Any revisions of these approved plans will require a resubmittal for a full review and approval.

Name: Martin Gergen

STATE OF IDAHO
ALYSSA YENSEN
LA-16577
06.16.26
LICENSED LANDSCAPE ARCHITECT

REVISIONS

NO.	ITEM	DATE
1	CITY COMMENTS	05/13/26
2	CITY COMMENTS	06/16/26

ELEMENT RIDGE SUBDIVISION NO. 3
CALDWELL, IDAHO

CONSTRUCTION PLAN SET
LANDSCAPE NOTES & DETAILS

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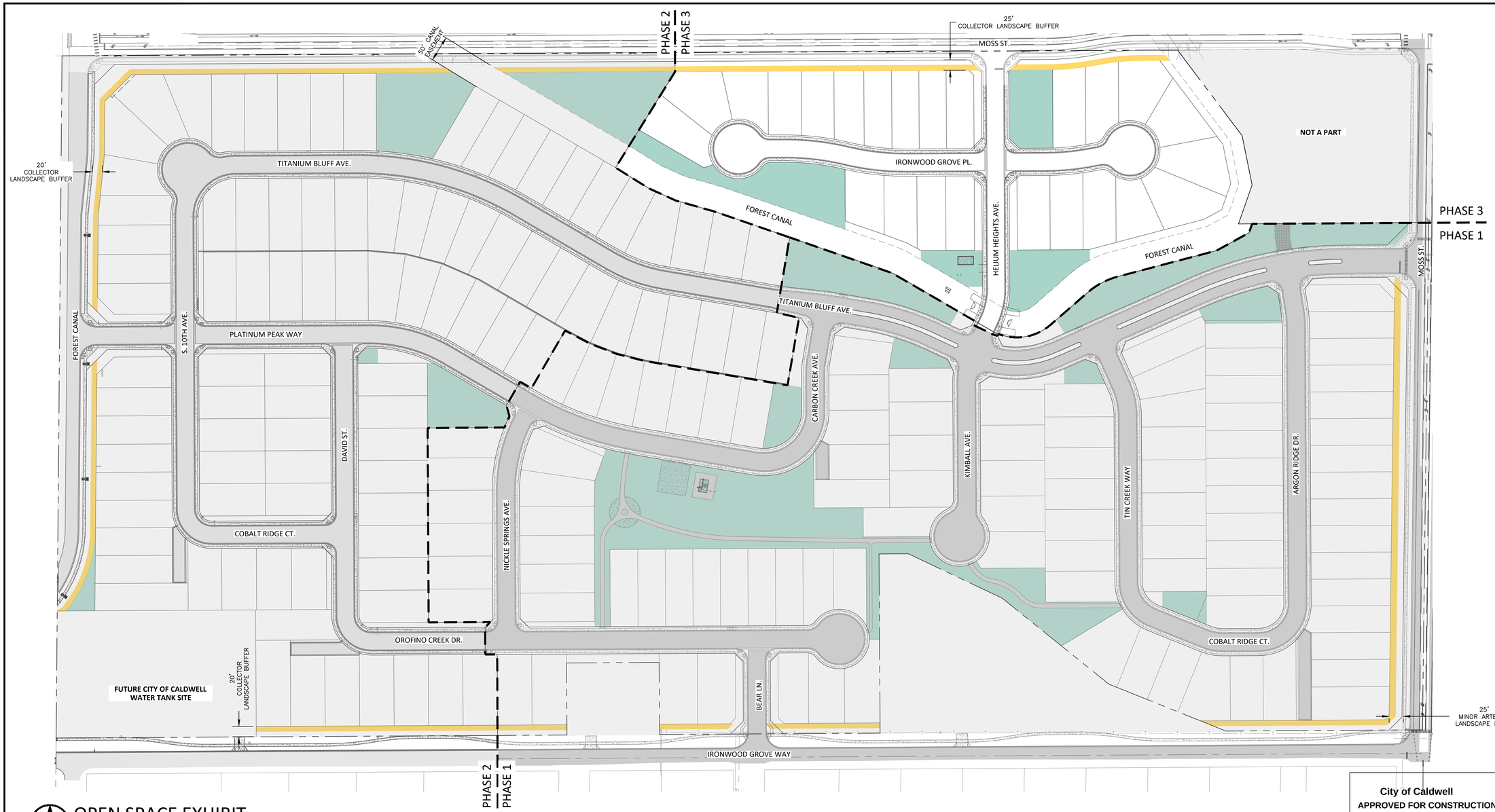
BOISE, IDAHO 83713
PHONE (208) 639-6939
kmenglip.com

DESIGN BY:	BL
DRAWN BY:	BL
CHECKED BY:	AY
DATE:	01.08.26
PROJECT:	25-217

SHEET NO.
L5.0

P:\25-217\LANDSCAPE\CAD\CONSTRUCTION PLANS\25-117-1.0 CD LANDSCAPE PLAN.DWG, BROOKE LOVELACE, 6/15/2026, CANON IPF725 (RW) PC3, ----



OPEN SPACE EXHIBIT

0 100 200 300

Plan Scale: 1" = 100'

QUALIFIED OPEN SPACE SEE CALDWELL CODE SECTION 10-02-09-4 FOR MORE INFORMATION

- OPEN PARK AREAS OF AT LEAST ONE THOUSAND FIVE HUNDRED (1,500) SQUARE FEET IN SIZE
- COMMUNITY GARDENS
- PONDS OR WATER FEATURES
- PLAZAS
- ADDITIONS TO A PUBLIC PARK OR OTHER PUBLIC OPEN SPACE ARE
- CLUBHOUSE, FITNESS FACILITIES, ENCLOSED BIKE STORAGE, PICNIC AREAS, SWIMMING POOL, PLAY AREAS, OTHER GENERAL RECREATIONAL/AMENITY FACILITIES
- BUFFERS BETWEEN DIFFERING LAND USES
- 50% OF LANDSCAPE BUFFER WITH PATHWAY
- ALL PATHWAYS AND ASSOCIATED LANDSCAPING (IF CONSTRUCTED TO MINIMUM CITY STANDARDS)
- STORMWATER RETENTION/DETENTION AREAS (SEE CODE FOR MORE DETAILS)
- NOT STREET RIGHT-OF-WAY AREAS, AREAS DEDICATED FOR FUTURE RIGHT-OF-WAY PURPOSES, OR ISLANDS/MEDIANS/ROUNDABOUTS IN THE RIGHT-OF-WAY
- NOT IRREGULARLY SHAPED, DISCONNECTED, OR ISOLATED LANDSCAPE AREAS THAT ARE LESS THAN 30' WIDE AT ANY DIMENSIONAL POINT
- NOT RIPARIAN, WETLAND, AND WILDLIFE AREAS (AS DETERMINED BY THE APPROPRIATE JURISDICTIONAL AGENCY); FLOODWAY AREAS; OR PUBLIC UTILITY, DRAINAGE, AND IRRIGATION EASEMENTS

OPEN SPACE LEGEND

	QUALIFIED OPEN SPACE
	QUALIFIED OPEN SPACE - 50% LANDSCAPE BUFFERS

OPEN SPACE DATA (ALL PHASES)

SITE DATA AND CALCULATIONS	ACREAGE	% OF SITE
TOTAL SITE AREA	±74.40AC.	100%
QUALIFIED OPEN SPACE	±7.19 AC.	10%
50% OF LANDSCAPE BUFFERS	±1.19 AC.	2%
CALCULATION TOTALS	**ACREAGE**	**% OF SITE**
REQUIRED: QUALIFIED OPEN SPACE	**±2.45 AC.**	**8%**
PROVIDED: QUALIFIED OPEN SPACE	**±8.38 AC.**	**12%**

OPEN SPACE DATA (PHASE 3)

SITE DATA AND CALCULATIONS	ACREAGE	% OF SITE
TOTAL SITE AREA	±10.89AC.	100%
QUALIFIED OPEN SPACE	±1.29 AC.	12%
50% OF LANDSCAPE BUFFERS	±0.20 AC.	2%
CALCULATION TOTALS	**ACREAGE**	**% OF SITE**
PROVIDED: QUALIFIED OPEN SPACE	**±1.49 AC.**	**14%**

City of Caldwell
APPROVED FOR CONSTRUCTION

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Name: Martin Gergen

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EMAIL: ayensen@kmengllp.com

STATE OF IDAHO
ALYSSA YENSEN
LICENSED LANDSCAPE ARCHITECT
LA-16577
06.16.26

REVISIONS

NO.	ITEM	DATE
1	CITY COMMENTS	05/13/26
2	CITY COMMENTS	06/16/26

ELEMENT RIDGE SUBDIVISION
CALDWELL, IDAHO

OPEN SPACE EXHIBIT

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DESIGN BY:	BL
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SHEET NO.
EX1.0

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Regular **Item:** 11.

Memorandum

To:

City Council

Meeting Date:

August 17, 2026

Item Name:

Approve the Findings of Facts and Conclusions of Law for Hunters Path No. 1 Final Plat (SFP26-000015).

Summary Statement:

Recommended Action:

Budget:

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

Attachments:

1. SR_CC_FP Hunters Path No. 1 2026-08-17

Caldwell Planning & Zoning Department

STAFF REPORT / FINDINGS

Consent Item | City Council | 8/17/2026

Staff Planner: Garline Davis

CASE NO(s): SFP26-000015
Project Name: Hunters Path 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.

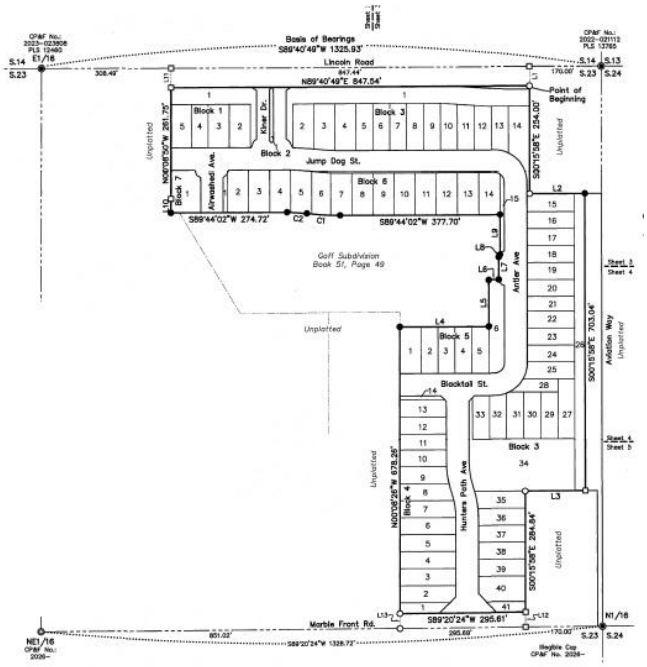
CITY COUNCIL DECISION
This will be updated to reflect the city council decision after the meeting and prior to signature. City Council APPROVED / DENIED the final plat at the 8/17/2026 City Council meeting.

PROJECT SUMMARY:

Proposed Land Use Applications:

- Final Plat for Hunters Path Subdivision No. 1 consisting of 67 single-family residential lots and 16 common lots on approximately 13.40 acres in the R-2 zoning district.

Project Name:	Hunters Path Subdivision No. 1
Applicant:	Sabrina Durtschi
Property Owner:	Cantlon Holdings LLC and Boise Valley Land Holdings LLC
Parcel ID Number(s):	R3512010100 and R3512010200 (this phase)
Property or Project Size:	13.40 acres (this phase)



DECISION BODY – REQUIRED FINDINGS & APPROVAL CRITERIA

Before the City Council approves any application, the Council must find and conclude the proposed application is compliant with the Caldwell City Code approval criteria as listed under #11 within Section I, Findings of Facts, within this report.

BEFORE THE CALDWELL CITY COUNCIL
CITY OF CALDWELL, CANYON COUNTY, IDAHO

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 HUNTERS PATH SUBDIVISION NO. 1 CONSISTING OF 67 SINGLE-FAMILY RESIDENTIAL LOTS AND 16 COMMON LOTS ON APPROXIMATELY 13.40 ACRES IN THE R-2 ZONING DISTRICT.	**FINDINGS OF FACT, CONCLUSIONS OF LAW AND DECISION**
Property Owner: Cantlon Holdings LLC and Boise Valley Land Holdings LLC	Case No. SFP26-000015

I. FINDINGS OF FACTS

1. **APPLICANT:** Sabrina Durtschi

2. **PROPERTY OWNER:** Cantlon Holdings LLC and Boise Valley Land Holdings LLC

3. **APPLICATION REQUEST:** Application for final plat approval of Hunters Path Subdivision No. 1 consisting of 67 single-family residential lots and 16 common lots on approximately 13.40 acres in the R-2 zoning district.

4. **SITE ADDRESS AND LOCATION:** The subject site is located on the SEC of Ustick Road and Florida Avenue, with a property address of XXXXXXXXXXXXXXX, described as a portion of Lot 5, Block 1 of East Caldwell Urban Renewal, Phase 1 (W ½ NE ¼ of Section 25, T4N, R3W, BM).

5. **ASSESSOR PARCEL NUMBER(S):** R3512010100 and R3512010200 (this phase)

6. **PROPERTY SIZE:** 13.40 acres (this phase)

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 Hunters Path Subdivision (SPP25-000007) was signed by the City Council on 9/3/2025.
This phase consists of 13.40 acres and includes 67 single-family residential lots.

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

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

10. **STAFF REVIEW AND ANALYSIS:**

Residential Type	**# of Lots**				
	PP	FP No 1	FP No 2	FP No 3	Remaining
Single-Family Detached	125	67			58
Common Lots	26	16			10

Non-Residential					
	PP	FP No 1	FP No 2	FP No 3	Remaining
Commercial Acreage	N/A	N/A			N/A
Open Space Acreage	2.8 ac (11.74%)	1.8 ac			1 ac
Amenities Approved	Pathways, shade structure, wildflower garden with seating, a multi-use lawn area, and multiple play areas with playground structures and nature play areas.	Pathways with benches, trash receptacles and lights. Picnic shelter with table. Play area with playground.			

Staff Comment: *Construction drawings (CD26-000012) and the proposed final plat have been reviewed for conformance with city codes and with the approved preliminary plat. The Planning & Zoning Division, in consultation with the Engineering Department, have determined the final plat is compliant with city code, as well as with the approved preliminary plat.*

11. **CITY COUNCIL DECISION:**

Regarding the request for a final plat approval for Hunters Path Subdivision No. 1, a residential subdivision with 67 single-family lots and 16 common lots in an R-2 (Community Residential) zone on approximately 13.40 acres on Parcels R3512010100 and R3512010200, located in the NE ¼ of Section 23, T4N, R3W, the subject application was placed on the 8/17/2026 City Council consent agenda for consideration.

Based upon the information received and the record of evidence presented, the City Council voted to **APPROVE** the request for final plat approval, subject to the conditions herein. In approving the requests, the City Council concluded the following:

1. The final plat is compliant with city code; and
2. The final plat is in compliance with the approved preliminary plat.

II. CONCLUSIONS OF LAW

1. The City of Caldwell has provided for the processing of Land Use permits authorized by Chapter 65, Title 67, Idaho Code, pursuant to Chapter 10 Zoning Regulations and Chapter 11 Subdivision Regulations.
2. The record includes, but is not limited to all files, application documents, public notices, public comments and testimony, staff reports and memos, presented evidence and exhibits, public hearing written minutes and audio, and the signed Findings of Facts, Conclusions of Law, and Decision.
3. The City Council is authorized to approve, approve with conditions, approve with modifications, or deny final plats in accordance with Section 11-02-03 (2) D of Caldwell City Code.
4. The City Council reviewed and considered all records, evidence, testimony, facts presented, applicable code standards, and approval criteria as specified within Caldwell City Code in making their decision.

III. CONDITIONS OF APPROVAL

NOTE: Any conditions removed by the governing body will be shown in a strikethrough. Any conditions added by the governing body will be shown as underlined.

The approval of the application requests for (SFP26-000015), are subject to the adherence of the following conditions:

A. Site Specific Requirements:

1. All conditions for entitlements associated with (ANN25-000007/SPP25-000007) shall apply.

B. General Requirements:

1. Development of the subject property shall be in conformance with all municipal codes, policies, standards, and regulations of the City of Caldwell, unless specifically stated otherwise in a Development Agreement or in the Order of Decision. **NOTE:** *Failure to identify a code violation during the review of the plans DOES NOT give the applicant the right or permission to violate any codes, policies, standards and/or regulations.*

2. If any term or provision of this decision, to any extent, is held invalid or unenforceable, the remaining terms and provisions hereof shall not be affected thereby, but each such remaining term and provision shall be valid and enforced to the fullest extent permitted by law.
3. Any nuisances existing on the property (weeds, trash, debris, etc) shall be resolved and in compliance with city codes prior to the approval of any construction drawings and/or issuance of building permits.
4. Any changes to the plans and specifications upon which this approval is based, other than those required by the above conditions, will require submittal of an application for modification and approval of that application prior to commencing any change.
5. All improvements and operations shall comply with applicable local, state and federal requirements and procedures whether specifically addressed in the analysis of this application or not.
6. Fencing: Fencing must comply with Caldwell City Code Section 10-02-07.
7. Approval: This approval is for the application(s) specified herein only. Additional permits, licenses and approvals may be necessary.
8. Solid Waste Disposal: All solid waste receptacles utilized during development and/or construction shall be provided by the same company with which the City of Caldwell has an exclusive contract.
9. Business Licensing: All businesses operating within the corporate limits of the city shall obtain a business permit license prior to commencing business operations.

C. Site Design and Development Standards:

1. General: All new construction shall comply with the current dimensional standards (height and setback schedule) in effect at the time the building permit is filed, excluding any deviations approved through a planned unit development, special use permit, and/or development agreement.
2. Stormwater: Strict adherence to the "Caldwell Stormwater Management Manual", as adopted by the city council as well as any subsequent adopted updates, is required. **NOTE:** *Any modifications necessary to the original approved stormwater design where additional stormwater retention or detention facilities are required, or where the approved retention and detention facilities are required to be expanded, still requires adherence to the requirements for minimum open space, landscape buffers, lot sizes and setbacks.*

D. Engineering Department Conditions:

The following items shall be completed prior to the City Engineer signing the final plat. Said items cannot be deferred by posting a financial security:

1. Water System: The final plat cannot be signed until the water system has been constructed, pressure tested and clean water samples received.
2. Sewer System: The final plat cannot be signed until the sewer system has been constructed, pressure tested, CCTV video has been submitted and approved and interim as-builts have been approved by the Engineering Department.
3. Pressurized Irrigation System: The final plat cannot be signed until the pressure irrigation system within the public right-of-way has been constructed and pressure tested.
4. Storm Drain System: The final plat cannot be signed until the storm drain system located within the public right-of-way has been constructed, passed visual inspection, and interim as-builts have been approved by the Engineering Department.

5. All-Weather Surfaces: The final plat cannot be signed until all-weather surfaces are in place, compaction test results have been submitted and approved for roadways and emergency accesses and, if paved, core sample results have been submitted and approved.

6. Street Signs: The final plat cannot be signed until all street signs have been installed to City standards and approved.

7. Construction Security: Construction security (compliant with current City Code requirements) must be provided for all items which are not among the items listed above, and which are not yet completed before the City Engineer can sign the final plat. The City must be in agreement on a construction security amount for those improvements.

8. Final Plat Review: The final plat drawing shall be submitted to the Engineering Department for review prior requesting signatures on the final plat. Adequate review time (no less than 30 days) shall be provided by the Applicant. Final plats submitted for review must meet all State statutes and City codes, policies, and ordinances.

9. Addressing: In an effort to expedite the addressing process of the final plat, applicants shall submit electronic copies of the final plat, in both PDF and AutoCAD format, to the Engineering and Mapping departments as soon as possible.

E. Fire Department Conditions:

1. All requirements from the Fire Department for access, turnarounds, emergency access, water supply, fire hydrants, etc. shall be met in the development and/or platting of the subject property.

2. Final approval of the location and number of fire hydrants within the development shall be determined by the Fire Marshal and take place by phase at the time of submittal of applicable construction drawings for each phase.

F. Mapping Department Conditions:

1. Approved Subdivision Name. No changes to an approved subdivision name shall occur unless a request is initiated through the filing of an application for a "Subdivision Name Change Request", and subsequently reviewed and approved the Mapping and Planning and Zoning Department, at an administrative staff level. In making application, the application shall file a completed application with the Planning and Zoning Department on forms prescribed by the department accompanied by such data and information necessary to assure the fullest presentation of facts, as determined by the Planning Director.

    a. Subdivision Name Change Requests; Prior to Final Plat Submission: If approved, an amended preliminary plat will need to be submitted to the Planning and Zoning Department with the reflected subdivision name change prior to the approval of construction drawings. All construction drawings and final subdivision plats shall reflect the new approved subdivision name.

    b. Name Change Requests; Prior to Final Plat Recording: If approved, an amended final plat drawings and mylars will need to be submitted to the Planning and Zoning Department with the reflected subdivision name change prior to signature of the final plat.

    c. Name Change Requests; After Final Plat Recording: If approved, an amended final plat drawing indicating the new subdivision name OR an Affidavit of Correction indicating that the plat is otherwise known as "insert the new approved subdivision name", shall be recorded at the county recorder's office. Once the plat or affidavit is recorded, a copy of the recorded plat or affidavit shall be provided to the Planning and Zoning Department.

2. Approved Street Names, Street Layout, Lot and Block Numbering, and Subdivision Phasing Plan. No changes to the original approved street names, street layout and configuration, lot and block numbering, or

subdivision phasing plan shall occur without prior approval from the City of Caldwell Mapping Division. Any substantial changes from what was originally approved may require additional public hearings.

G. Landscaping Specific Requirements:

1. Compliance: The applicant shall comply with all landscaping requirements based on Caldwell City Code.
2. Landscape Plan: The Landscape Plan **(Exhibit 1)** represents the approved landscape plan. Any changes to the landscape plan must be submitted to the City for review and approval prior to installation.
3. If the City determines that any such changes require additional public comment due to potential impacts on surrounding property or the community, or that such change is a substantial enough change from the landscape plan presented to the public, a public hearing shall be held on the proposed changes and notice shall be provided as required by the City.
4. Landscape Maintenance: All landscaping and screening devices shall be maintained in an attractive, live, safe and healthy manner, and to meet the specific requirements in the Caldwell City Code.
5. Subdivisions: The homeowner's association is responsible for maintaining all common area landscaping and screening devices within a subdivision, development, and/or the subject property.
6. Street Landscape Buffers: The street landscape buffers shall contain a mixture of sod, trees (deciduous and evergreen), shrubs, lawn, vegetative and non-vegetative ground cover so that the entire buffer area is covered. Plantings shall meet or exceed the minimum plant sizes as follows:

Planting Type	Minimum Size at Time Planting
Evergreen trees	6-foot height minimum
Ornamental trees	2-inch caliper minimum
Shade trees	2-inch caliper minimum
Shrubs & Perennials	10" height and/or spread minimum, depending on plant species

H. Subdivision Specific Requirements:

1. Cluster Mailboxes: The development shall utilize cluster mailboxes for delivery of mail. Individual mailboxes shall not be allowed. A cluster mailbox placement plan shall be submitted to the Planning and Zoning department showing coordination with the United States Postal Services prior to submitting the construction drawings.
2. Subdivision Construction Signage: At the time of development a "rules and regulations" sign shall be posted and maintained at the entryways to the project until it is fully developed and build out is complete. The signs would be intended for subcontractors performing work and should include: a) no dogs; b) no loud music; c) no alcohol or drugs; d) no abusive language; e) disposal of personal trash and site debris; f) daily cleanup of any mud and/or dirt that is deposited from the construction parcel onto streets; g) installation of a temporary construction fence that would keep debris from being blown off site by the wind; h) no burning of construction or other debris on the property.
3. Plat Expirations:

   Final plats must be recorded for a single-phase development or for the first phase of a multi-phase development within twenty-four (24) months of the date of signature on the approving order of decision for

the final plat.

4. Phased Subdivisions: The subdivider may file and obtain acceptance of successive final plats for continuous segments of the approved preliminary plat without reapplication for preliminary plat approval, provided that final plats are recorded in successive intervals of not more than two (2) years each, as measured from the date

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 Hunters Path Subdivision No. 1, a residential subdivision with 67 single-family lots and 16 common lots in an R-2 (Community Residential) zone on approximately 13.40 acres on Parcels R3512010100 and R3512010200, located in the NE ¼ of Section 23, T4N, R3W, is **APPROVED SUBJECT TO THE CONDITIONS OF APPROVAL LISTED HEREIN.**

These Findings of Fact, Conclusions of Law and Decision are for Hunters Path Subdivision No. 1 approved and adopted by the Caldwell City Council on this date, Click or tap here to enter text.

_____ _____

Eric Phillips, Mayor Date of Decision

ATTEST:

_____

Kristina Buchan, City Clerk
City of Caldwell

EXHIBIT 1

Application Documents

- Application
- Narrative
- Vicinity Map
- Final Plat
- Approved Preliminary Plat
- Landscape Plan
- Open Space Exhibit
- Fencing Exhibit

City of Caldwell
Planning & Zoning Department
621 Cleveland Blvd., Caldwell, ID 83605 | PZ@cityofcaldwell.org | 208-455-3021

FINAL PLAT CHECKLIST

Upon receipt of this application, staff will review the project to confirm that all pre-requisite application type(s) have been submitted, reviewed, and approved. The following items must be submitted for the application to be considered complete.

- *Final plat applications may be submitted concurrently with the submission of civil construction drawings.*
- *Final plat applications are submitted to the Planning and Zoning Department.*
- *Civil construction drawings are submitted to the Engineering Department.*

1. FORMAT AND GENERAL INFORMATION REQUIRED

Applicant	Description	Staff
☑	Caldwell Master Development Application	☐
☑	If the signatory on this application is not the owner of the property, an original notarized statement (affidavit of legal interest) from the owner stating the applicant is authorized to submit this application is required.	☐
☑	Associated Fee(s): as listed on the Development Review Fee Schedule	☐
☑	A completed copy of this checklist (check each box)	☐
☑	Provide a copy of a current title report, or warranty deed for the subject property	☐
☑	Provide a project narrative addressing any conditions of approval or changes from the approved preliminary plat.	☐
☑	One (1) full size copy of the approved preliminary plat (pdf format).	☐
☐ incl. ☑ n/a	One (1) full size copy of an amended preliminary plat in pdf format (if changes from the approved preliminary plat are being proposed)	☐
☑	One (1) full size copy of the final plat (pdf format)	☐
☑	One (1) georeferenced ArcMap-compatible file, such as a zipped shapefile, of the final plat shall be submitted with construction drawings to the engineering department.	☐
☑	The final plat drawing(s) shall be submitted in digital form using .dwg drawing file format and shall be spatially referenced to the Idaho state plane coordinate system - west zone, North American datum (NAD) 83.	☐
☑	One (1) copy of the final plat shall be a reproducible Mylar copy, suitable for blue line reproduction, and shall be submitted to the engineering department.	☐

☑	Provide a copy of the Order of Decision for the preliminary plat	☐
☐ incl. ☑ n/a	Provide a copy of the Development Agreement (if applicable)	☐
☑	General formatting: The final plat shall be drawn to an accurate scale having not more than one hundred feet to an inch (100' = 1") and shall be in a high-resolution format that is clear and legible. All final plats to be offered for recording shall be in accordance with Idaho Code title 50, chapter 13, and city code.	☐
☑	All final plat sheets shall be 24" x 36" with an appropriate, readable scale.	☐
	☑ Orient plat so that north is to the top or left-hand side of sheet.	☐
	☑ Provide north arrow, graphic scale, and written scale.	☐
	☑ Provide a vicinity map in the same orientation of plat showing subject property.	☐

2. FINAL PLAT REQUIRED CONTENT

Applicant	Description	Staff
☑	Designate a title block in the lower, right-hand corner of the plat document. The title block shall contain the name of the subdivision and its location by number, section, township, range and county, date of preparation, and plat type.	☐
☑	Surveyor Information: Plat shall contain the name, address and official seal of the professional land surveyor preparing and stamping the plat.	☐
☑	Include the number of lots for each residential, commercial, and/or industrial type land use; the number of common open space lots; acreage; and the number of dwelling units for each type.	☐
☑	Plat shall include a statement in accordance with Idaho Code section 50-1334 as to the water system being utilized.	☐
☑	For multiple page plats, indicate the sheet number for each page of the plat as: Sheet [#] of [Total #].	☐
☑	Boundaries of the tract to be subdivided fully balanced and closed, showing all bearings and distances, determined by an accurate survey in the field. All dimensions shall be expressed in feet and decimals thereof.	☐
☑	Any excepted parcel(s) within the plat boundaries shall show all bearings and distances, determined by an accurate survey in the field. All dimensions shall be expressed in feet and decimals thereof.	☐
☑	Location and description of cardinal points to which all dimensions, angles, bearings, and similar data on the plat shall be referenced.	☐
☑	Reference by dimension and bearing to a combination of two (2) section corners, quarter section corners, or recorded monuments.	☐
☑	Provide a legend for all abbreviations, graphic symbols, and line types used.	☐

Applicant	Description	Staff
☑	Name, right of way lines, courses; lengths and widths of all public streets, pathways, and utility easements; all linear curves for street centerlines and property lines shall include the following information: (A) Radii. (B) Central angle. (C) Arc length. (D) Points of tangency. (E) Long chord, length and bearing.	☐
☑	All proposed easements for access provided for public services, utilities, or public pathways, and any limitations of the easements, as well as dimensions, bearings, widths, and use indicated. Any existing recorded easements on the subject property shall also be shown with use, width, dimensions, bearings and applicable instrument numbers.	☐
☑	All lots shall be numbered by consecutive numbers throughout the plat. "Exceptions" or areas not designated as a lot shall be so designated, lettered or named and clearly dimensioned. Both square footage and acreage of every lot within the subdivision shall be noted.	☐
☑	Location, dimensions, bearings, radii, arcs and central angles of all sites to be dedicated to the public shall be clearly indicated and the intended use specified.	☐
☑	Certification and signature by the professional land surveyor preparing said plat certifying to the accuracy of the survey and plat and that the monuments described in it have been located as described.	☐
☑	Certification, acknowledgment, and signature by the owner including dedication of all streets, rights of way and any sites for public use, and granting of any existing or proposed easements, including acknowledgment of such.	☐
☑	Certification and signature of the county surveyor verifying that the accuracy of the plat complies with the requirements of Idaho Code.	☐
☑	Signature block for city engineer verifying that final plat complies with Idaho Code, title 50 and with city code.	☐
☑	Signature block for city clerk verifying council approval of said final plat.	☐
☑	Certification and signature of the health department verifying approval of sewer and water facilities as required by Idaho Code, title 50, chapter 13.	☐
☑	Certification of county treasurer as required by Idaho Code, title 50, chapter 13.	☐

3. SITE DATA

Applicant	Description	Staff
☑	Complete the data table below.	☐

Total Acreage of Site:	13.40 acres	Total Acreage of Any Out-Parcels:	
Residential / Multi-Family Information:			
Total # of Lots:	71	Total # of Dwelling Units:	71
# of Residential Lots	71	# of Single-Family (detached or townhomes):	71
# of Common Lots	15	# of Duplex Dwelling Units:	
Total Acreage of Common Lots:	13.2 acres	# of Triplex Dwelling Units:	
Minimum Lot Size:	4,365 s.f	# of 4-, 5-, or Six Family Dwelling Units:	
Maximum Lot Size:	9,205 s.f.	# of Multi-Family Dwelling Units:	
Average Lot Size:	5,044 s.f.	Dwelling Units per Gross Acre:	
Minimum Street Frontage:	40'	Minimum Lot Width:	
Commercial / Industrial Information:			
# of Commercial Lots:		Total Gross Square Feet of Commercial Buildings:	
# of Industrial Lots:		Total Gross Square Feet of Industrial Buildings:	

APPLICANT ACKNOWLEDGMENT

By signing below, I acknowledge:

☑ All items on the checklist are included in the submittal package.

☑ All documents are single sided and high-resolution.

☑ All submittal information included within the checklist and the application are, to the best of my knowledge, complete and accurate.

☑ I am aware that my civil construction drawings WILL NOT be approved until all outstanding items have been addressed and the final plat has been heard by City Council.

Sabrina Durtschi

Printed Name

2-21-26

Date

Sabrina Durtschi

Signature

The applicant is the:

☐ Property Owner

☑ Property Owner's Agent/Representative

City of Caldwell

Community Development Department – Planning & Zoning Division

MASTER LAND USE APPLICATION

Please note that any land use action below marked with an asterisk (*) will require public hearing. Land use actions below marked with two asterisks (**) may require public hearing depending on the scope of project.

APPLICATION REQUESTS

Note: Please check all that apply.

- ☐ Director Determination
- ☐ Administrative Development Review[2]
- ☐ Alternative Method of Compliance
- ☐ *Annexation w/ Zoning
- ☐ Business License (Business Permit)
- ☐ *Certificate of Appropriateness
- ☐ *Comprehensive Plan Amendment
  - ☐ Text
  - ☐ Map
- ☐ *Deannexation
- ☐ **Design Review
- ☐ Development Agreement
  - ☐ *New
  - ☐ **Modification
  - ☐ *Termination
- ☐ Home Occupation Permit
  - ☐ New
  - ☐ Renewal
- ☐ Lot Line Adjustment
- ☐ Lot Split
  - ☐ Administrative
  - ☐ Simple
- ☐ *Manufactured Home Community
- ☐ Mobile Food Unit (Individual)
- ☐ Mobile Food Unit Park / Court
- ☐ Outdoor Dining Permit
- ☐ Parcel Consolidation
- ☐ Performance Bonding
- ☐ Planned Unit Development (PUD)
  - ☐ *New
  - ☐ **Modification
- ☐ Public Art / Murals
- ☐ *Rezone (Zoning Map Amendment)
- ☐ Signs[1]
- ☐ Special Use Permit (SUP)
  - ☐ *New
  - ☐ **Modification
  - ☐ Time Extension
- ☒ Subdivision Plats
  - ☐ *Preliminary Plat
  - ☒ Final Plat
  - ☐ *Short Plat (Regular)
  - ☐ *Short Plat (Condo)
  - ☐ **Plat Modification
  - ☐ Time Extension
  - ☐ Renewal
- ☐ Temporary Use Permit
  - ☐ New ☐ Renewal
  - ☐ Construction Trailer
  - ☐ Model Home Sales Office
  - ☐ Storage Containers / Pods
  - ☐ Temporary Housing
  - ☐ Transient Merchant
- ☐ Traffic Impact Study Review
- ☐ Vacation of Easement and/or Right-of-way
- ☐ *Variance
- ☐ *Zoning Ordinance Text Amendment
- ☐ Other, Pleases Describe:

_____

_____

_____

[1]Freestanding, post/pole, or monument signs less than 6' in height. All other signs must be submitted through the building department.

[2] Used when not associated with other land use applications, when revisions to an approved (non-subdivision development) is being proposed, or when the land use schedules or specific use provisions of the Code indicate the requirement for Administrative Development Review.

City of Caldwell

Community Development Department – Planning & Zoning Division

MASTER LAND USE APPLICATION

PROJECT and SITE/PROPERTY INFORMATION

Project or Business Name: Hunters Path No. 1 Subdivision

Site Address (s):	**Suite #:**

Parcel #(s): R3512010100, R3512010000, R3512010200

Total Acres: 13.40

General Location of Site:

he subject site is located approximately 360 feet northwest of the intersection of Marble Front Road and

Current Zoning of Parcel(s): *(Check all that apply)*	☐ RS-1 ☐ RS-2 ☐ R-1 ☒ R-2 ☐ R-3 ☐ C-1 ☐ C-2 ☐ C-3 ☐ C-4 ☐ C-C ☐ DCB ☐ M-1 ☐ M-2 ☐ I-P ☐ A-D ☐ C-D ☐ H-D ☐ P-D ☐ T-N ☐ H-C ☐ Property currently In County Please list the current county zoning designation: _____
Overlay Districts: *(Check all that apply)*	☐ APO-1 ☐ APO-2 ☐ Indian Creek Corridor Overlay ☐ Downtown Local Historic Area ☐ Steunenberg Historic District ☐ Floodplain Overlay ☐ None
City of Caldwell Comprehensive Plan Designation of Parcel(s): *(Check all that apply)*	☐ Neighborhood 1 ☒ Neighborhood 2 ☐ Neighborhood 3 ☐ Urban Neighborhood ☐ Community Center ☐ Mixed Use Center ☐ Downtown ☐ Employment Center ☐ Special Purpose
Are parcels located within an Area Hub as indicated on the City of Caldwell Comprehensive Plan?	☒ Yes ☐ No

City of Caldwell

Community Development Department – Planning & Zoning Division

MASTER LAND USE APPLICATION

Description of Proposed Project / Request:

Final Plat Application for Hunters Path No. 1 Subdivision

APPLICANT INFORMATION:	
Name:	Sabrina Durtschi
Company Name (if applicable):	SD Land Consulting
☐ Property Owner ☒ Authorized Agent ☐ Purchaser ☐ Petitioner (Vacations only)	
Mailing Address:	5179 S Boven Ave, Boise, Idaho 83716
Phone:	208-250-6161
Email:	sdlandconsulting@outlook.com

PROPERTY OWNERS' INFORMATION *(If an LLC, please provide documentation of being an authorized signer)*	
☐ Not Applicable	
Name:	Cantlon Holdings LLC
Mailing Address:	898 W Stafford Drive
Phone:	(208) 867-3751
Email:	ryan@idaholandbrokerage.com

City of Caldwell

Community Development Department – Planning & Zoning Division

MASTER LAND USE APPLICATION

DESIGNATED CONTACT PERSON

(Who will receive and disseminate all correspondence from the city)

Same as:

☒ Applicant ☐ Property Owner ☐ Other

Name:

Company Name (if applicable):

Mailing Address:

Phone:

Email:

CONTRACTOR / DEVELOPER INFORMATION

☒ Not Applicable

Name:

Company Name (if applicable):

Mailing Address:

Phone:

Email:

ARCHITECT INFORMATION

☒ Not Applicable

Name:

Company Name (if applicable):

Mailing Address:

Phone:

Email:

City of Caldwell

Community Development Department – Planning & Zoning Division

MASTER LAND USE APPLICATION

ENGINEER / SURVEYOR INFORMATION

☐ Not Applicable

Name:	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

LANDSCAPE ARCHITECT INFORMATION

☐ Not Applicable

Name:	Emily Voges
Company Name (if applicable):	Plantas Architecture
Mailing Address:	
Phone:	818-983-5347
Email:	emily@plantasarh.com

City of Caldwell

Community Development Department – Planning & Zoning Division

MASTER LAND USE APPLICATION

ACKNOWLEDGEMENTS

☒ By signing this application, I authorize employees/agents of the City to enter onto the property that is the subject of this application during regular business hours. The sole purpose of entry is to make an examination of the property that is necessary to process this application.

☒ I certify that I am the owner of this property, the owner's authorized agent, or the petitioner (if for a vacation). If acting as an authorized agent, I further certify that I have full power and authority to file this application and to perform, on behalf of the owner, all acts required to enable the jurisdiction to process and review such an application. I will comply with all provisions of the law and ordinance governing this type of application.

☒ I certify that the information furnished by me as part of this application is true and correct to the best of my knowledge.

I am the: ☐ Property Owner ☒ Authorized Agent ☐ Petitioner (Vacations Only)

Applicant Signature: *Sabrina Durtschi* _____ Date: 2-21-26

Printed Name: Sabrina Durtschi _____

City of Caldwell

Community Development Department – Planning & Zoning Division

MASTER LAND USE APPLICATION

Online Application Submittal Instructions

The City of Caldwell Planning and Zoning Department utilizes an online application portal for submission of all applications, documents, plans, and payment of fees.

Step 1:

- Log in or create an account in Citizenserve (Citizenserve Users Guide)
- Select your permit and/or application type and enter in all required information.

Step 2

- Pay fees online via Citizenserve. You will receive an email from Citizenserve directing you to make a payment once staff have reviewed your application.

Drawing Submittal Instructions:

1. All plan sheets must be uploaded in PDF format only (no CAD, JPEG, TIFF, PNG, etc.)
2. All plan sheets must be to scale.
3. All plan sheets must be uploaded to Citizenserve.
4. All applications, checklists, calculations, reports, drawings, plans, and other supporting documents must be uploaded as single-sided pdf's and must be legible and in a high-definition format.
5. All documents and plans must follow the "Naming Schematic" as listed on the attached document.

February 21, 2026

City of Caldwell
Planning and Zoning
411 Blaine Street
Caldwell Idaho, 83605

RE: Hunters Path No. 1 – Final Plat Application

Dear Planning Staff,

On behalf of Cantlon Holdings LLC and Boise Valley Land Holdings LLC, please accept this final plat application for Hunters Path No. 1 Subdivision**.** The subject site is located approximately 360 feet northwest of the intersection of Marble Front Road and Aviation Way. This phase consists of 13.40 acres.

The final plat proposes a total of 71 residential lots and 15 common lots.

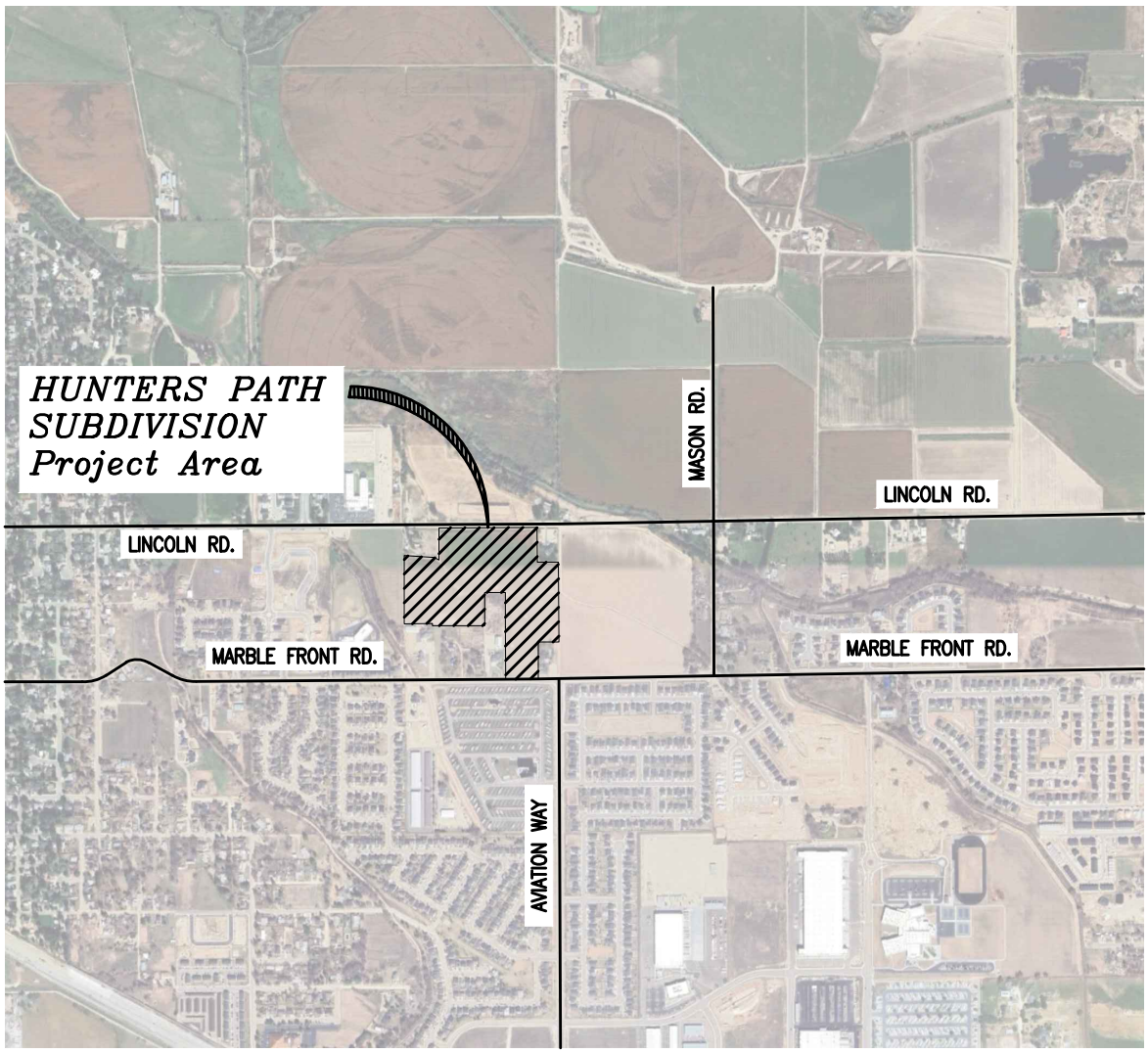
The site is in conformance with the approved preliminary plat (SPP25-07) and will meet all conditions of approval prior to recording of the final plat.

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

Sincerely,

Sabrina Durtschi

Sabrina Durtschi



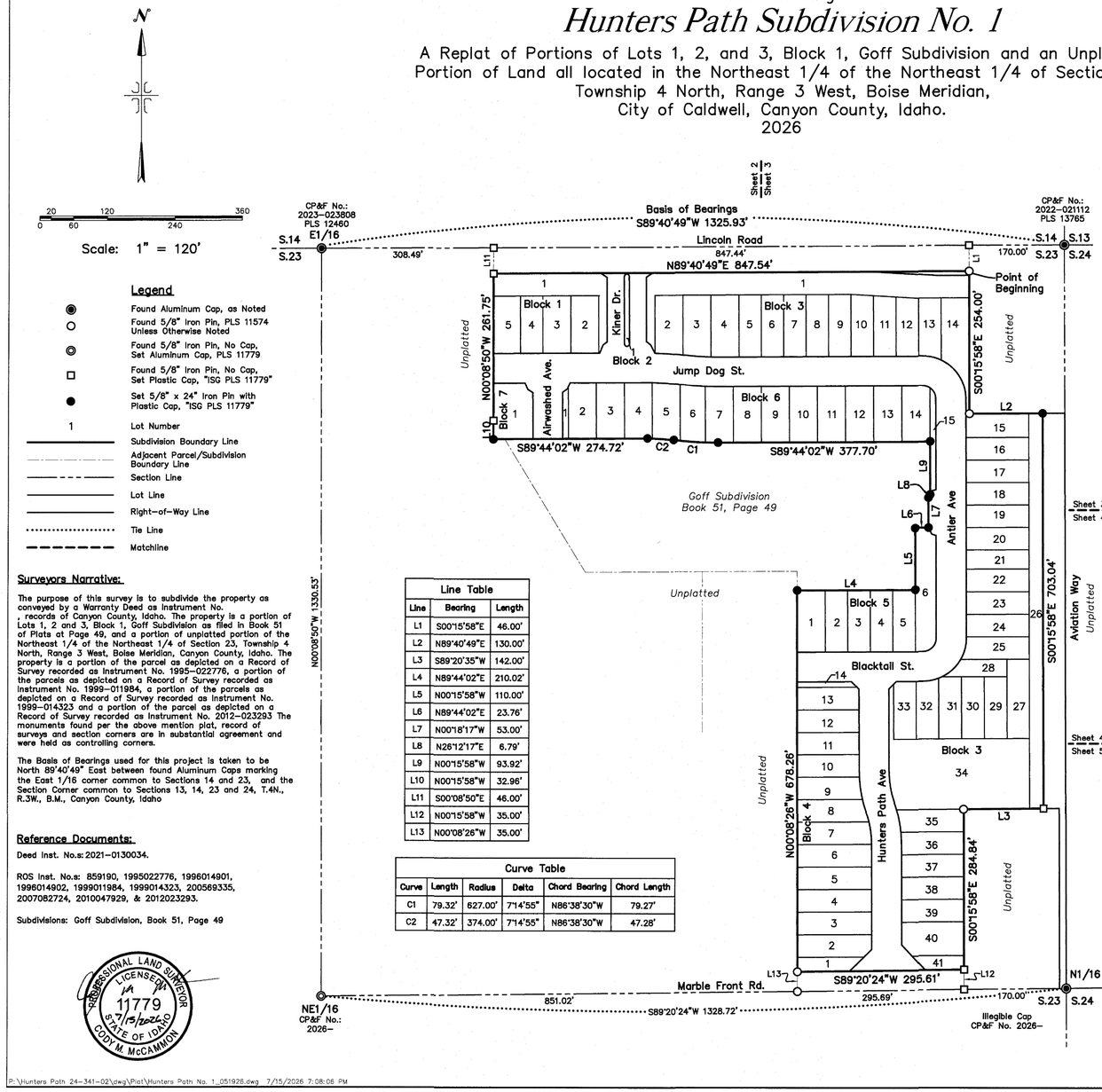
- VICINITY MAP -

"NTS"

Plat Showing

Hunters Path Subdivision No. 1

A Replat of Portions of Lots 1, 2, and 3, Block 1, Goff Subdivision and an Unplatted Portion of Land all located in the Northeast 1/4 of the Northeast 1/4 of Section 23, Township 4 North, Range 3 West, Boise Meridian, City of Caldwell, Canyon County, Idaho.
2026



Line Table		
Line	Bearing	Length
L1	S00°15'58"E	46.00'
L2	N89°40'49"E	130.00'
L3	S89°20'35"W	142.00'
L4	N89°44'02"E	210.02'
L5	N00°15'58"W	110.00'
L6	N89°44'02"E	23.76'
L7	N00°18'17"W	53.00'
L8	N26°12'17"E	6.79'
L9	N00°15'58"W	93.92'
L10	N00°15'58"W	32.96'
L11	S00°08'50"E	46.00'
L12	N00°15'58"W	35.00'
L13	N00°08'26"W	35.00'

Curve Table					
Curve	Length	Radius	Delta	Chord Bearing	Chord Length
C1	79.32'	627.00'	7°14'55"	N86°38'30"W	79.27'
C2	47.32'	374.00'	7°14'55"	N86°38'30"W	47.28'

Surveyors Narrative:

The purpose of this survey is to subdivide the property as conveyed by a Warranty Deed as Instrument No. , records of Canyon County, Idaho. The property is a portion of Lots 1, 2 and 3, Block 1, Goff Subdivision as filed in Book 51 of Plats at Page 49, and a portion of unplatted portion of the Northeast 1/4 of the Northeast 1/4 of Section 23, Township 4 North, Range 3 West, Boise Meridian, Canyon County, Idaho. The property is a portion of the parcel as depicted on a Record of Survey recorded as Instrument No. 1995-022776, a portion of the parcels as depicted on a Record of Survey recorded as Instrument No. 1999-011984, a portion of the parcels as depicted on a Record of Survey recorded as Instrument No. 1999-014323 and a portion of the parcel as depicted on a Record of Survey recorded as Instrument No. 2012-023293 The monuments found per the above mention plat, record of surveys and section corners are in substantial agreement and were held as controlling corners.

The Basis of Bearings used for this project is taken to be North 89°40'49" East between found Aluminum Caps marking the East 1/16 corner common to Sections 14 and 23, and the Section Corner common to Sections 13, 14, 23 and 24, T.4N., R.3W., B.M., Canyon County, Idaho

Reference Documents:

Deed Inst. No.s: 2021-0130034.

ROS Inst. No.s: 859190, 1995022776, 1996014901, 1996014902, 1999011984, 1999014323, 200569335, 2007082724, 2010047929, & 2012023293.

Subdivisions: Goff Subdivision, Book 51, Page 49

PROFESSIONAL LAND SURVEYOR LICENSED 11779 7/15/2026 STATE OF IDAHO CODY M. McCAMMON

Notes

1. Unless otherwise shown and dimensioned, A ten (10) foot wide permanent public utilities, property drainage and pressure irrigation easement is hereby designated on all lots adjacent to a public right-of-way and rear lot lines. The herein above easements shall serve as the relocated unutilized public utilities and property drainage easements of Goff Subdivision, for the uses and users thereon prescribed.
2. A ten (10) foot wide gravity irrigation easement is hereby designated as shown and dimensioned.
3. This development recognizes Section 22-4503 of Idaho Code, Right to Farm Act, which states, "No agricultural operation, agricultural facility or expansion thereof shall be or become a nuisance, private or public, by any changed conditions in or about the surrounding nonagricultural activities after it has been in operation for more than one (1) year, when the operation, facility or expansion was not a nuisance at the time it began or was constructed. The provisions of this section shall not apply when a nuisance results from the improper or negligent operation of an agricultural operation, agricultural facility or expansion thereof."
4. The lands included in this plat This subdivision is located in the Pioneer Irrigation District service area and irrigation water will be provided to all lots through a Caldwell Municipal Irrigation District (Phone Number: 208-455-3070) pressure irrigation delivery system which has been approved pursuant to Section 31-3805(4), Idaho Code.The purchaser or each lot shall remain subject to all assessments levied by the Caldwell Municipal Irrigation District. All unpaid irrigation entity assessments are a lien on the land.
5. Any re-subdivision of this plat shall comply with the applicable regulations in effect at the time of the re-subdivision.
6. Building setbacks and dimensional standards in this subdivision shall be in compliance with the applicable zoning regulations of the City of Caldwell.
7. All lot, parcel, and tract sizes shall meet dimensional standards established in the applicable zoning ordinance or as specifically approved.
8. Direct lot or parcel access to Lincoln Road and Marble Front Road is prohibited unless specifically approved by City of Caldwell.
9. The availability of building permits for this development may be limited pursuant to Caldwell City Code 11-04-07(1) which limits the number of building permits that may be issued prior to final completion of the development. Applicant shall disclose to lot purchasers whether the issuance of building permits is in fact restricted by Caldwell City Code 11-04-07(1)(1) and lot purchasers are encouraged to contact the Caldwell City Building Department prior to closing.
10. Lots 1 and 5, Block 1, Lot 1, Block 2, Lots 1, 21, 26, 28, 34, and 41, Block 3, Lots 1 and 14, Block 4, Lot 6, Block 5, Lots 1, 6, and 15, Block 6 and Lot 1, Block 7 are designated as common area lots which shall be owned and maintained by the Hunters Path Homeowners' Association or its assigns, and are reserved for use as stated within the restrictive covenants for the subdivision. A blanket easement for public utilities, property drainage and pressure irrigation is hereby designated co-located with Lots 28 and 41, Block 3, Lots 1 and 14, Block 4 and Lots 1 and 15, Block 6. A blanket easement for the purpose of storm water retention facilities is hereby designated co-located with Lots 1 and 5, Block 1, Lot 34, Block 3, Lot 1, Block 4 and Lot 1, Block 7.
11. A blanket easement for perpetual common ingress/egress easement is hereby designated co-located with Lot 28, Block 3 for the benefit of Lots 27, and 29-31, Block 3.
12. A blanket easement for public access and public pathway is hereby designated co-located with Lot 21, Block 3 to be maintained by the Hunters Path Homeowners' Association.
13. Portions of Lot 1, Block 1, and Lot 1, Block 3 are subject to a thirty (30) foot wide in favor of Pioneer Irrigation District for purposes of access, operation, maintenance and replacement of the Horton Lateral. Said easement shall remain free of all obstruction, including, without limitation, fences, pathways, landscaping, and other improvements, unless specifically approve by Pioneer Irrigation District, or its successors, in writing. Said easement is further subject to the terms, conditions, and restrictions set forth in the License Agreement for Hunters Path Subdivision. See Instrument No. 2026- , records of Canyon County, Idaho.
14. The unutilized public utilities and property drainage easements as shown on the plat of Goff Subdivision are hereby replatted pursuant to I.C. 50-1306A.
15. All lots within this subdivision are subject to the Covenants, Conditions and Restrictions for Hunters Path Subdivision to be filed and recorded in conjunction with this plat, and as amended and supplemented from time to time.
16. A fifteen (15) foot wide landscape easement is hereby designated on Lot 1, Block 1, Lots 1 and 41, Block 3, Lot 1, Block 4 as shown and dimensioned, and shall be maintained by the Hunters Path Homeowners' Association.

Book Page

Job No. 24-341
Sheet 1 of 7

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

City of Caldwell
APPROVED FOR CONSTRUCTION

These plans and/or specifications have been reviewed for compliance with the City of Caldwell specifications. This review does not relieve the owner, engineer, or contractor of the responsibility to design and/or construct these facilities in compliance with all current applicable federal, state, and local laws, rules, regulations, ordinances, orders of decisions, development agreements, or specifications. Inconsistencies not isolated by City staff shall not be construed as approved unless specifically addressed as a variance and granted by City Council as a variance. The City retains the right to enforce provisions of said document and policies even if inconsistencies are not noted by the City. Any revisions of these approved plans will require a resubmittal for a full review and approval.

Name: Martin Gergen

UPLAND ENGINEERS
P.O. BOX 130316 BOISE, ID 83713
INFO@UPLANDENGINEERS.COM

CONSTRUCTION DRAWINGS FOR
HUNTER'S PATH SUBDIVISION NO.1
FINAL PLAT SHEET 1

REVISIONS

NUMBER	DESCRIPTION	DATE

DESIGNER: MVH
DRAFTER: LJH
REVIEWER: ZC
DATE: 7/16/2026
PROJECT #: 250014
SHEET: C1.0

P:\250014\2 CAD\SHEETS\CONSTRUCTION DRAWINGS NO.1\250014-C01 FINAL PLAT.DWG

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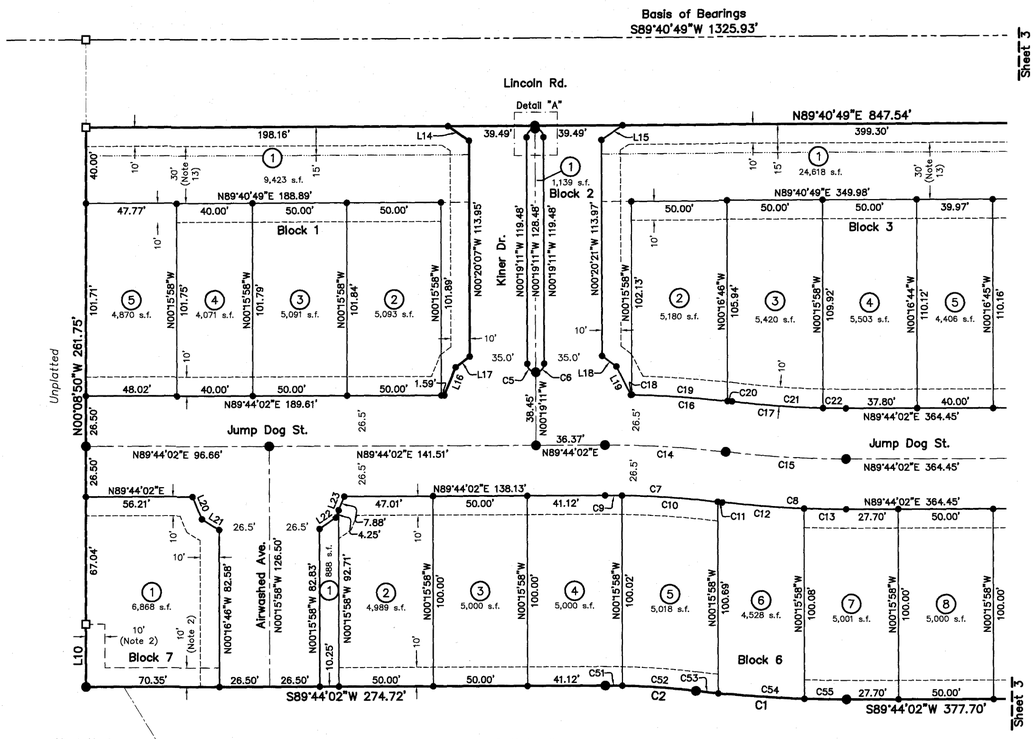
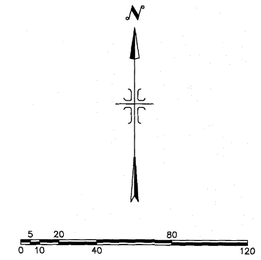
Hunters Path Subdivision No. 1

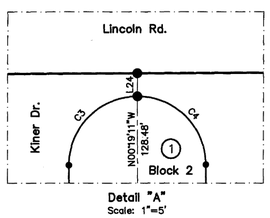




Scale: 1" = 40'

Legend

- Subdivision Boundary Line
- Adjacent Parcel/Subdivision Boundary Line
- Section Line
- Lot Line
- Right-of-Way Line
- Centerline
- Easement Line (Note 1)
- Easement Line, as Noted
- Landscape Easement (Note 15)
- Matchline
- Detail Line
- Found 5/8" Iron Pin with No Cap, Reset with Plastic Cap, "ISG PLS 11779"
- Set 1/2" x 24" Iron Pin with Plastic Cap, "ISG PLS 11779"
- Set 5/8" x 24" Iron Pin with Plastic Cap, "ISG PLS 11779"
- s.f. Square Feet
- (1) Lot Number



See Sheet 1 for Notes.
See Sheet 5 for Line & Curve Tables.

PROFESSIONAL LAND SURVEYOR LICENSED IDAHO 11779 7/15/2026 STATE OF IDAHO CODY M. McCAMMON

Job No. 24-341
Sheet 2 of 7

Book Page

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CONSTRUCTION DRAWINGS FOR
HUNTER'S PATH SUBDIVISION NO.1
FINAL PLAT SHEET 2

REVISIONS

NUMBER	DESCRIPTION	DATE

DESIGNER: MVH
DRAFTER: LJH
REVIEWER: ZC
DATE: 7/16/2026
PROJECT #: 250014
SHEET: C1.1

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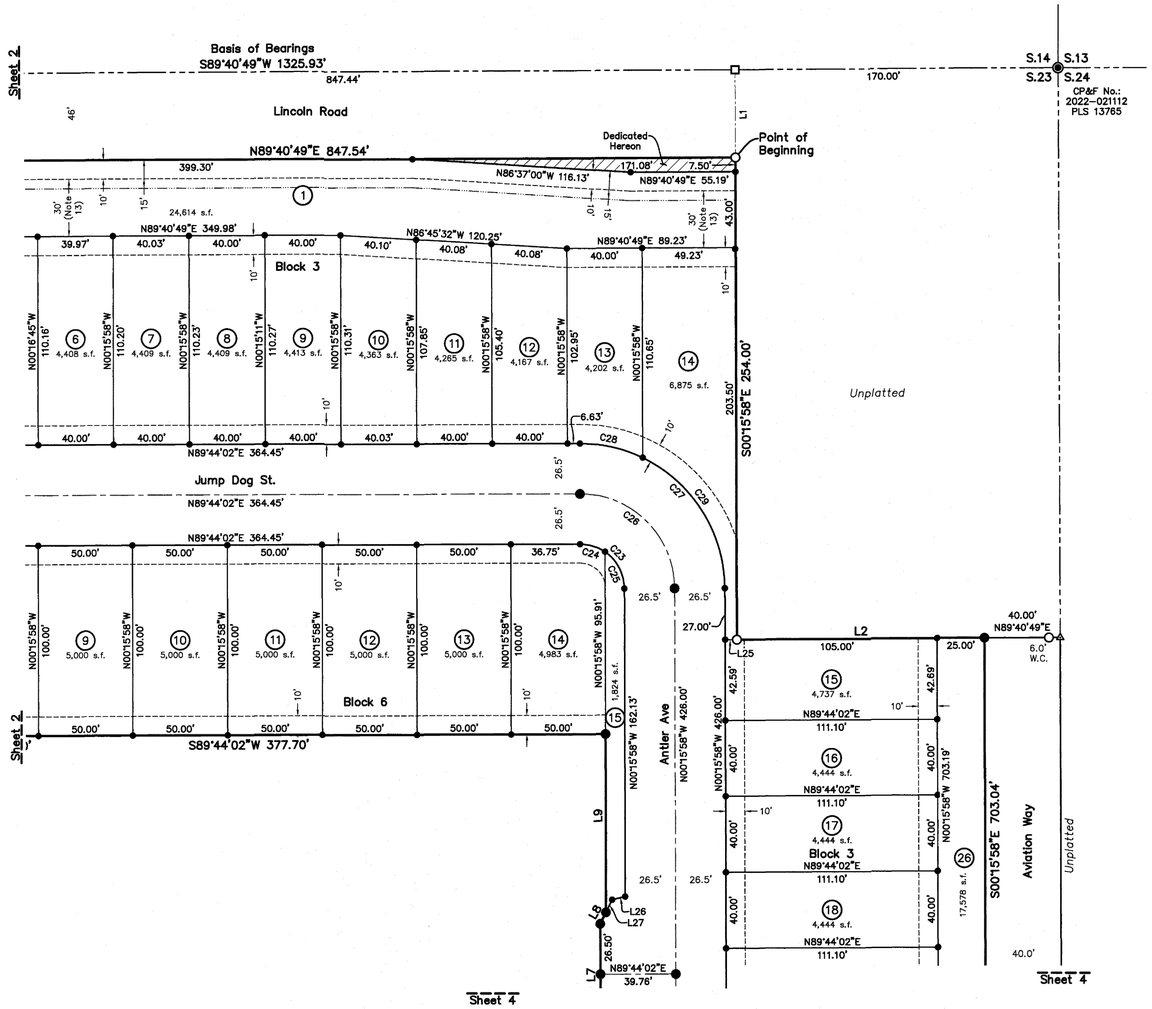
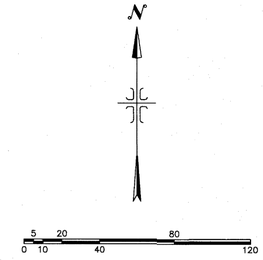
Hunters Path Subdivision No. 1





Legend

- Subdivision Boundary Line
- Adjacent Parcel/Subdivision Boundary Line
- Section Line
- Lot Line
- Right-of-Way Line
- Centerline
- Easement Line (Note 1)
- Easement Line, as Noted
- Landscape Easement (Note 15)
- Matchline
- Found Aluminum Cap, as Noted
- Found 5/8" Iron Pin, PLS 11574, Unless Otherwise Noted
- Found 5/8" Iron Pin with No Cap, Reset with Plastic Cap, "ISG PLS 11779"
- Set 1/2" x 24" Iron Pin with Plastic Cap, "ISG PLS 11779"
- Set 5/8" x 24" Iron Pin with Plastic Cap, "ISG PLS 11779"
- Calculated Point, Nothing Found or Set
- s.f. Square Feet
- (1) Lot Number

See Sheet 1 for Notes.
See Sheet 5 for Line & Curve Tables.

PROFESSIONAL LAND SURVEYOR LICENSED 11779 7/15/2026 STATE OF IDAHO CODY M. McCAMMON

Book Page

Job No. 24-341
Sheet 3 of 7

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City of Caldwell
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CONSTRUCTION DRAWINGS FOR
HUNTER'S PATH SUBDIVISION NO.1
FINAL PLAT SHEET 3

REVISIONS

NUMBER	DESCRIPTION	DATE

DESIGNER: MVH
DRAFTER: LJH
REVIEWER: ZC
DATE: 7/16/2026
PROJECT #: 250014
SHEET: C1.2

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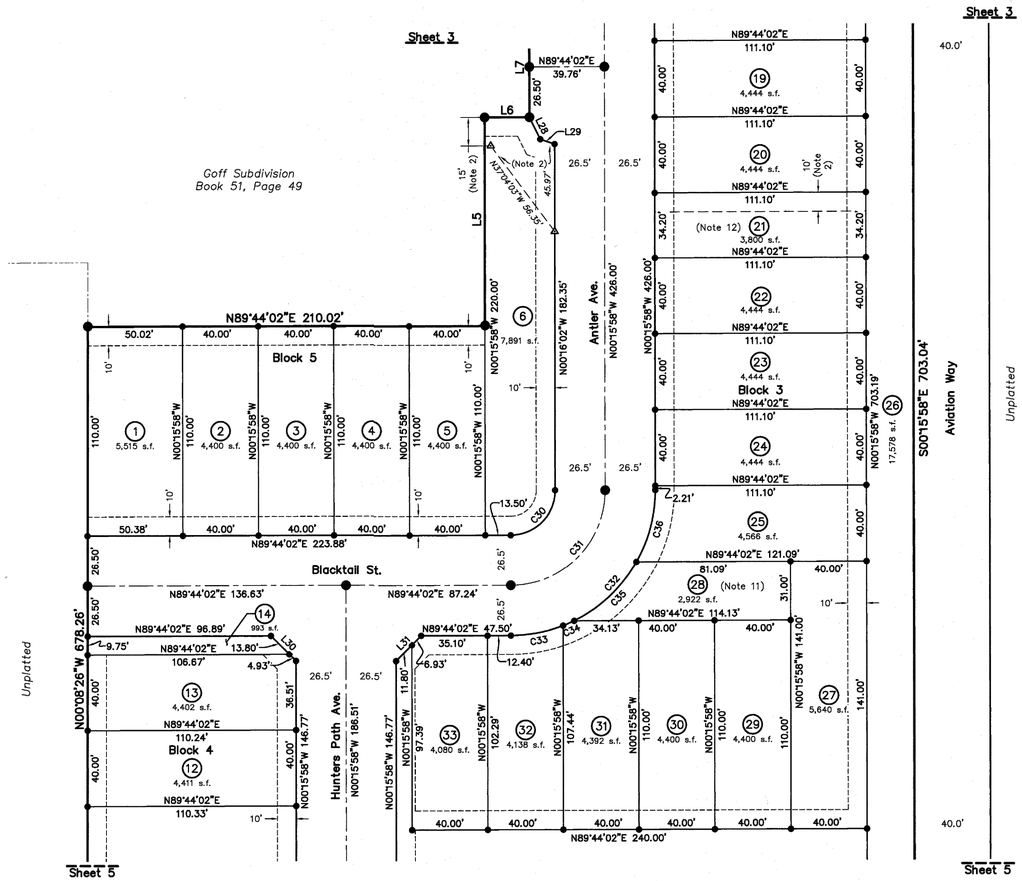
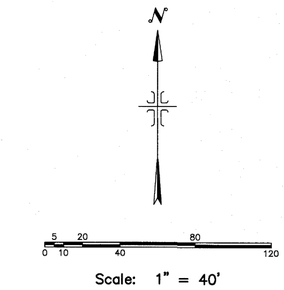
Hunters Path Subdivision No. 1





Legend

- Subdivision Boundary Line
- Adjacent Parcel/Subdivision Boundary Line
- Section Line
- Lot Line
- Right-of-Way Line
- Centerline
- Easement Line (Note 1)
- Easement Line, as Noted
- Matchline
- Set 1/2" x 24" Iron Pin with Plastic Cap, "ISG PLS 11779"
- Set 5/8" x 24" Iron Pin with Plastic Cap, "ISG PLS 11779"
- Calculated Point, Nothing Found or Set
- s.f. — Square Feet
- *100.00'* — Easement Dimension
- (1) — Lot Number

PROFESSIONAL LAND SURVEYOR LICENSED 11779 STATE OF IDAHO CODY M. McCAMMON 7/15/2026

Book Page

Job No. 24-341
Sheet 4 of 7

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CONSTRUCTION DRAWINGS FOR

HUNTER'S PATH SUBDIVISION NO.1

FINAL PLAT SHEET 4

REVISIONS NUMBER	DESCRIPTION	DATE

DESIGNER: MVH
DRAFTER: LJH
REVIEWER: ZC
DATE: 7/16/2026
PROJECT #: 250014
SHEET: C1.3

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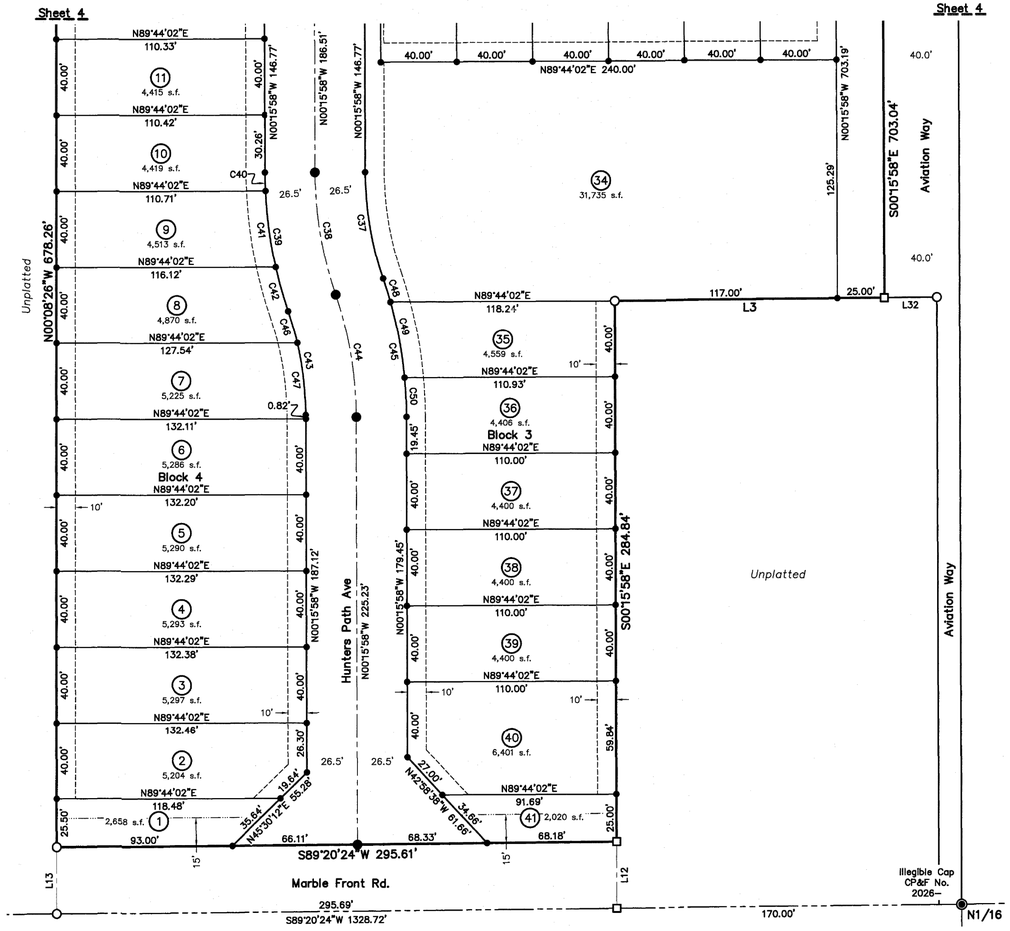
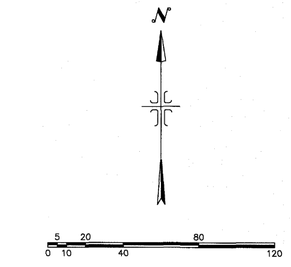
Hunters Path Subdivision No. 1

Curve Table					
Curve	Length	Radius	Delta	Chord Bearing	Chord Length
C1	79.32'	627.00'	7°14'55"	N86°38'30"W	79.27'
C2	47.32'	374.00'	7°14'55"	N86°38'30"W	47.28'
C3	7.07'	4.50'	90°00'00"	S44°40'49"W	6.36'
C4	7.07'	4.50'	90°00'00"	N45°19'11"W	6.36'
C5	7.05'	4.50'	89°47'46"	S45°13'04"E	6.35'
C6	7.08'	4.50'	90°12'14"	N44°46'56"E	6.38'
C7	59.97'	474.00'	7°14'55"	N86°38'30"W	59.93'
C8	66.67'	527.00'	7°14'55"	S86°38'30"E	66.63'
C9	8.88'	474.00'	1°04'23"	N89°43'48"W	8.88'
C10	50.15'	474.00'	6°03'44"	N86°09'43"W	50.13'
C11	0.94'	474.00'	0°06'48"	N83°04'27"W	0.94'
C12	44.37'	527.00'	4°49'26"	S85°25'45"E	44.36'
C13	22.30'	527.00'	2°25'29"	S89°03'13"E	22.30'
C14	63.32'	500.50'	7°14'55"	N86°38'30"W	63.28'
C15	63.32'	500.50'	7°14'55"	S86°38'30"E	63.28'
C16	52.98'	509.11'	5°57'46"	N85°51'29"W	52.96'
C17	59.97'	474.00'	7°14'55"	S86°38'30"E	59.93'
C18	0.43'	509.11'	0°02'55"	N88°48'54"W	0.43'
C19	50.13'	543.87'	5°16'53"	N85°57'47"W	50.12'
C20	2.42'	527.00'	0°15'45"	N83°08'55"W	2.42'
C21	47.76'	474.00'	5°46'24"	S85°54'15"E	47.74'
C22	12.20'	474.00'	1°28'31"	S89°31'42"E	12.20'
C23	36.91'	23.50'	90°00'00"	N45°15'58"W	33.23'
C24	14.08'	23.50'	34°19'16"	N73°06'20"W	13.87'
C25	22.84'	23.50'	55°40'44"	N28°06'20"W	21.95'
C26	78.54'	50.00'	90°00'00"	N45°15'58"W	70.71'
C27	120.17'	76.50'	90°00'00"	N45°15'58"W	108.19'
C28	34.53'	76.50'	25°51'39"	N77°20'08"W	34.24'
C29	85.64'	76.50'	64°08'21"	N32°20'08"W	81.24'
C30	36.91'	23.50'	90°00'00"	N44°44'02"E	33.23'
C31	78.54'	50.00'	90°00'00"	N44°44'02"E	70.71'
C32	120.17'	76.50'	90°00'00"	N44°44'02"E	108.19'
C33	28.24'	76.50'	21°08'54"	N79°09'35"E	28.08'
C34	6.40'	76.50'	4°47'48"	N66°11'14"E	6.40'
C35	46.00'	76.50'	34°27'07"	N46°33'46"E	45.31'
C36	39.52'	76.50'	29°36'10"	N14°32'07"E	39.09'
C37	56.93'	173.50'	18°48'06"	S09°40'01"E	56.68'
C38	65.63'	200.00'	18°48'06"	S09°40'01"E	65.34'
C39	74.33'	226.50'	18°48'06"	S09°40'01"E	73.99'
C40	9.75'	226.50'	2°27'55"	S01°29'55"E	9.74'
C41	40.41'	226.50'	10°13'16"	S07°50'30"E	40.35'
C42	24.18'	226.50'	6°06'56"	S16°00'36"E	24.16'
C43	56.93'	173.50'	18°48'06"	N09°40'01"W	56.68'
C44	65.63'	200.00'	18°48'06"	N09°40'01"W	65.34'
C45	74.33'	226.50'	18°48'06"	N09°40'01"W	73.99'
C46	17.42'	173.50'	5°45'08"	N16°11'30"W	17.41'
C47	39.52'	173.50'	13°02'59"	N06°47'27"W	39.43'
C48	13.03'	226.50'	3°17'49"	N17°25'09"W	13.03'
C49	40.72'	226.50'	10°17'59"	N10°37'15"W	40.66'
C50	20.58'	226.50'	5°12'17"	N02°52'06"W	20.57'
C51	8.88'	374.00'	1°21'36"	N89°35'10"W	8.88'
C52	38.44'	374.00'	5°53'19"	N85°57'42"W	38.42'
C53	11.77'	627.00'	1°04'31"	S83°33'18"E	11.77'
C54	45.25'	627.00'	4°08'07"	S86°09'38"E	45.24'
C55	22.30'	627.00'	2°02'17"	S89°14'49"E	22.30'





Legend

- Subdivision Boundary Line
- Adjacent Parcel/Subdivision Boundary Line
- Section Line
- Lot Line
- Right–of–Way Line
- Centerline
- Easement Line (Note 1)
- Landscape Easement (Note 15)
- Matchline
- Found Aluminum Cap, as Noted
- Found 5/8" Iron Pin, PLS 11574, Unless Otherwise Noted
- Found 5/8" Iron Pin with No Cap, Reset with Plastic Cap, "ISG PLS 11779"
- Set 1/2" x 24" Iron Pin with Plastic Cap, "ISG PLS 11779"
- Set 5/8" x 24" Iron Pin with Plastic Cap, "ISG PLS 11779"
- s.f. Square Feet
- (1) Lot Number

Line Table		
Line	Bearing	Length
L1	S00°15'58"E	46.00'
L2	N89°40'49"E	130.00'
L3	S89°20'35"W	142.00'
L4	N89°44'02"E	210.02'
L5	N00°15'58"W	110.00'
L6	N89°44'02"E	23.76'
L7	N00°18'17"W	53.00'
L8	N26°12'17"E	6.79'
L9	N00°15'58"W	93.92'
L10	N00°15'58"W	32.96'
L11	S00°08'50"E	46.00'
L12	N00°15'58"W	35.00'
L13	N00°08'26"W	35.00'
L14	N55°59'48"W	13.57'
L15	S55°21'26"W	13.59'
L16	N21°43'57"E	15.90'

Line Table		
Line	Bearing	Length
L17	S53°21'34"W	9.38'
L18	N53°48'41"W	9.34'
L19	S27°06'18"E	16.72'
L20	S22°51'01"E	12.82'
L21	N58°37'01"W	10.64'
L22	S55°09'27"W	10.49'
L23	S22°03'37"W	12.12'
L24	N00°19'11"W	1.50'
L25	S89°40'49"W	6.10'
L26	N76°16'33"E	7.15'
L27	N26°12'17"E	7.40'
L28	S26°24'59"E	12.91'
L29	S71°32'58"E	7.97'
L30	S45°15'58"E	18.73'
L31	S44°44'02"W	18.73'
L32	N89°20'35"E	28.00'

See Sheet 1 for Notes.

PROFESSIONAL LAND SURVEYOR LICENSED IN IDAHO 11779 7/15/2026 STATE OF IDAHO CODY M. McCAMMON

Book Page

Job No. 24–341
Sheet 5 of 7

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

City of Caldwell
APPROVED FOR CONSTRUCTION

These plans and/or specifications have been reviewed for compliance with the City of Caldwell specifications. This review does not relieve the owner, engineer, or contractor of the responsibility to design and/or construct these facilities in compliance with all current applicable federal, state, and local laws, rules, regulations, ordinances, orders of decisions, development agreements, or specifications. Inconsistencies not isolated by City staff shall not be construed as approved unless specifically addressed as a variance and granted by City Council as a variance. The City retains the right to enforce provisions of said document and policies even if inconsistencies are not noted by the City. Any revisions of these approved plans will require a resubmittal for a full review and approval.

Name: Martin Gergen

UPLAND ENGINEERS
P.O. BOX 130316 BOISE, ID 83713
INFO@UPLANDENGINEERS.COM

CONSTRUCTION DRAWINGS FOR
HUNTER'S PATH SUBDIVISION NO.1
FINAL PLAT SHEET 5

REVISIONS
NUMBER | DESCRIPTION | DATE

DESIGNER: MVH
DRAFTER: LJH
REVIEWER: ZC
DATE: 7/16/2026
PROJECT #: 250014
SHEET: C1.4

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Hunters Path Subdivision No. 1

Certificate Of Owners

Know all men by these presents: that Cantlon Holdings, LLC, an Idaho Limited Liability Company and Boise Valley Land Holdings, LLC, an Idaho Limited Liability Company, the owners of the Property described as follows:

A replat of portions of Lots 1, 2 and 3, Block 1, Goff Subdivision as filed in Book 51 of Plats at Page 49, records of Canyon County, Idaho and an unplatted portion of land all located in the Northeast 1/4 of the Northeast 1/4 of Section 23, Township 4 North, Range 3 West, Boise Meridian, Canyon County, Idaho, more particularly described as follows:

Commencing at the Section corner common to Sections 13, 14, 23 and 24, T.4N., R.3W., B.M., from which the East 1/16 corner common to said Sections 14 and 23 bears South 89°40'49" West, 1,325.93 feet; thence on the north boundary line of said Section 23, South 89°40'49" West, 170.00 feet to the exterior boundary line of said Goff Subdivision; thence leaving said north boundary line on said exterior boundary line, South 00°15'58" East, 46.00 feet to the POINT OF BEGINNING;

thence continuing on said exterior boundary line the following two (2) courses and distances:

South 00°15'58" East, 254.00 feet;

North 89°40'49" East, 130.00 feet to the west right-of-way line of Aviation Way;

thence leaving said exterior boundary line on said west right-of-way line, South 00°15'58" East, 703.04 feet to the exterior boundary line of said Goff Subdivision;

thence leaving said west right-of-way line on said exterior boundary line the following two (2) courses and distances:

South 89°20'35" West, 142.00 feet;

South 00°15'58" East, 284.84 feet to the north right-of-way line of Marble Front Road;

thence leaving said exterior boundary line on said north right-of-way line, South 89°20'24" West, 295.61 feet to the exterior boundary line of said Goff Subdivision;

thence leaving said north right-of-way line on said exterior boundary line, North 00°08'26" West, 678.26 feet;

thence leaving said exterior boundary line, North 89°44'02" East, 210.02 feet;

thence North 00°15'58" West, 110.00 feet;

thence North 89°44'02" East, 23.76 feet;

thence North 00°18'17" West, 53.00 feet;

thence North 26°12'17" East, 6.79 feet;

thence North 00°15'58" West, 93.92 feet;

thence South 89°44'02" West, 377.70 feet;

thence 79.32 feet on the arc of a curve to the right having a radius of 627.00 feet, a central angle of 07°14'55", and a long chord which bears North 86°38'30" West, 79.27 feet;

thence 47.32 feet on the arc of a reverse curve to the left having a radius of 374.00 feet, a central angle of 07°14'55", and a long chord which bears North 86°38'30" West, 47.28 feet;

thence South 89°44'02" West, 274.72 feet;

thence North 00°15'58" West, 32.96 feet to the exterior boundary line of said Goff Subdivision;

thence on said exterior boundary line, North 00°08'50" West, 261.75 feet to the south right-of-way line of Lincoln Road;

thence leaving said exterior boundary line on said south right-of-way line, North 89°40'49" East, 847.54 feet to the POINT OF BEGINNING.

Containing 13.120 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 the City of Caldwell has agreed in writing to serve all the lots in this Subdivision. Cantlon Holdings LLC and Boise Valley Land Holdings, LLC hereby certify that surface water for irrigation is reasonably available, per Idaho Code 67-6537, and that they are in compliance with Idaho Code 31-3805.

Cantlon Holdings LLC, an Idaho Limited Liability Company

_____

Ryan J. Cantlon, Member

Boise Valley Land Holdings, LLC, an Idaho Limited Liability Company

_____

Michael P. Riggs, Member

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Acknowledgment

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

This record was acknowledged before me on this_____day of_____, 2026, by Ryan J. Cantlon, as a Member of Cantlon Holdings LLC, an Idaho Limited Liability Company.

In witness whereof, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

_____ My Commission Expires: _____
Signature of Notary Public

Acknowledgment

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

This record was acknowledged before me on this_____day of_____, 2026, by Michael P. Riggs, as a Member of Boise Valley Land Holdings, LLC, an Idaho Limited Liability Company.

In witness whereof, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

_____ My Commission Expires: _____
Signature of Notary Public

Certificate of Surveyor

I, Cody M. McCammon, do hereby certify that I am a Professional Land Surveyor licensed by the State of Idaho, and that this plat as described in the "Certificate of Owners" is drawn from an actual survey made on the ground under my direct supervision and accurately represents the points platted thereon, and is in conformity with the State of Idaho Code relating to plats and surveys.

PROFESSIONAL LAND SURVEYOR — LICENSED — 11779 — 3/1/2026 — STATE OF IDAHO — CODY M. McCAMMON

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

Book Page

Job No. 24-341
Sheet 6 of 7

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

City of Caldwell
APPROVED FOR CONSTRUCTION

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Name: Martin Gergen

UPLAND ENGINEERS
P.O. BOX 130316 BOISE, ID 83713
INFO@UPLANDENGINEERS.COM

CONSTRUCTION DRAWINGS FOR
HUNTER'S PATH SUBDIVISION NO.1
FINAL PLAT SHEET 6

REVISIONS

NUMBER	DESCRIPTION	DATE

DESIGNER: MVH
DRAFTER: LJH
REVIEWER: ZC
DATE: 7/16/2026
PROJECT #: 250014
SHEET: C1.5

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Hunters Path 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 continued satisfaction of the sanitary restrictions. Buyer is cautioned that at the time of this approval, no drinking water extensions or sewer extensions were constructed. Building construction can be allowed with appropriate building permits if drinking water extensions or sewer extensions have since been constructed or if the developer is simultaneously constructing those facilities. If the developer fails to construct facilities, then sanitary restrictions may be reimposed, in accordance with Section 50–1326, Idaho Code, by the issuance of a Certificate of Disapproval, and no construction of any building or shelter requiring drinking water or sewer/septic facilities shall be allowed.

District Health Department, REHS Date

Approval of City Engineer

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

City of Caldwell Engineer, P.E. 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

Certificate Of County Surveyor

I, the undersigned, Professional Land Surveyor, for Canyon County, Idaho, do hereby certify that I have examined this plat and that it complies with the requirements of Idaho State Code, relating to plats and surveys.

Canyon County Surveyor, Under IC 50–1305, 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
LICENSED IN
11779
7/1/2026
STATE OF IDAHO
CODY M. McCAMMON

Book Page

Job No. 24–341
Sheet 7 of 7

IDAHO SURVEY GROUP, LLC
9939 W. EMERALD ST.
BOISE, IDAHO 83704
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Name: **Martin Gergen**

UPLAND ENGINEERS
P.O. BOX 130316 BOISE, ID 83713
INFO@UPLANDENGINEERS.COM

CONSTRUCTION DRAWINGS FOR
HUNTER'S PATH SUBDIVISION NO.1
FINAL PLAT SHEET 7

REVISIONS

NUMBER	DESCRIPTION	DATE

DESIGNER: MVH
DRAFTER: LJH
REVIEWER: ZC
DATE: 7/16/2026
PROJECT #: 250014
SHEET: C1.6

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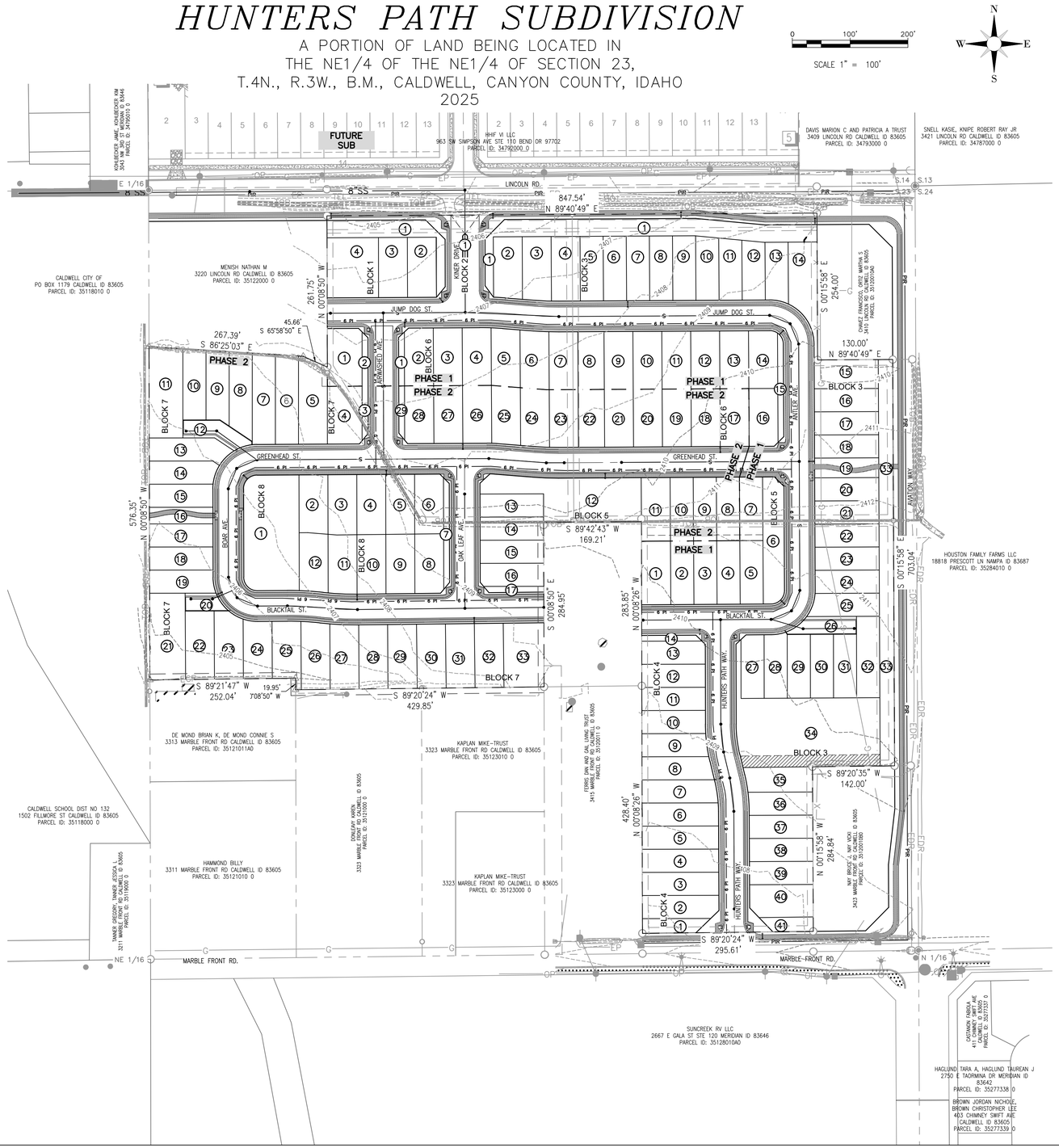
PRELIMINARY PLAT SHOWING

HUNTERS PATH SUBDIVISION

A PORTION OF LAND BEING LOCATED IN
THE NE1/4 OF THE NE1/4 OF SECTION 23,
T.4N., R.3W., B.M., CALDWELL, CANYON COUNTY, IDAHO
2025



DEVELOPERS

CANTLON HOLDINGS, LLC.
RYAN CANTLON
898 W STAFFORD DR, EAGLE, ID 83616
208-867-3751
RYAN@IDAHOLANDBROKERAGE.COM

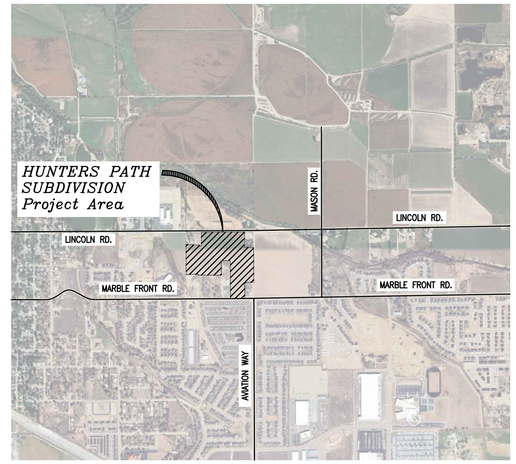
BOISE VALLEY LAND HOLDINGS, LLC
MICHAEL RIGOS
P.O. BOX 550, MERIDIAN IDAHO 83680
208-860-0064
MICHAELGOFAST@YAHOO.COM

SURVEYOR

IDAHO SURVEY GROUP
CODY McCAMMON
9955 W. EMERALD ST.
BOISE, ID 83704
(208) 846-8570
CODYM@IDAHOSURVEY.COM

ENGINEER

CK-ENGINEERING
JEREMY FOSTER
1300 E. STATE ST, SUITE 102
EAGLE, ID 83616
(208) 639-1992
JEREMY@CK-ENGINEERS.COM



- VICINITY MAP -
"NTS"

- LEGEND -

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

NOTES:

1. NO DIRECT LOT ACCESS SHALL BE ALLOWED ONTO LINCOLN ROAD, AVIATION WAY, AND MARBLE FRONT RD.
2. LOT 32 BLOCK 3 SHALL CONTAIN A 20' WIDE CROSS ACCESS EASEMENT TO THE PARCEL ON THE CORNER OF MARBLE FRONT AND AVIATION.
3. ALL LOTS SHALL HAVE SEWER SERVICE PROVIDED BY THE CITY OF CALDWELL.
4. ALL LOTS SHALL HAVE DOMESTIC WATER PROVIDED BY THE CITY OF CALDWELL.
5. THE DEVELOPER WILL COMPLY WITH IDAHO CODE 31-3805 BY PROVIDING PRESSURE IRRIGATION TO ALL LOT PER THE CITY OF CALDWELL STANDARDS.
6. MINIMUM BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH THE ZONING ORDINANCE AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT.
7. 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.
8. 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".
9. LOT 1, AND 4 BLOCK 1, LOT 1, BLOCK 2, LOTS 1, 19, 26, 33, 34, & 41 BLOCK 3, LOT 1 AND 14 BLOCK 4, LOT 6, 12 AND 17 BLOCK 5, LOT 1, 8, 15, 22 AND 29 BLOCK 6, LOT 2, 3, 12, 16 & 20 BLOCK 7, LOT 1, & 7 BLOCK 8 ARE COMMON LOTS TO BE OWNED AND MAINTAINED BY THE HUNTERS PATH SUBDIVISION HOMEOWNERS ASSOCIATION.

PRELIMINARY DEVELOPMENT FEATURES

ZONING	R2
TOTAL ACRES	23.864 AC
TOTAL LOTS	151
SINGLE FAMILY LOTS	125
RESIDENTIAL GROSS DENSITY	5.238 UNITS/ACRE
COMMON/OPEN SPACE LOTS	26
AREA OF SITE FOR R.O.W.	5.625 ACRES
OPEN SPACE	164,576 SF OR 3.778 AC
PERCENTAGE OF OPEN SPACE	15.83%
RESIDENTIAL NET DENSITY	8.644 UNITS/ACRE
MINIMUM RESIDENTIAL LOT SIZE	4,365 SF
AVERAGE RES BLDG. LOT SIZE	5,044 SF
MAXIMUM RESIDENTIAL LOT SIZE	9,205 SF
QUALIFIED OPEN SPACE	122,091 SF OR 2.80 AC OR 11.74%

- BENCHMARKS -

-NAVD 1988-

S.14 | S.13
S.23 | S.24

NORTHING: 34057.556'
EASTING: 5998.122
ELEVATION: 2410.50'

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

REVISIONS:

HUNTERS PATH SUBDIVISION
CALDWELL, CANYON COUNTY, ID

PRELIMINARY PLAT

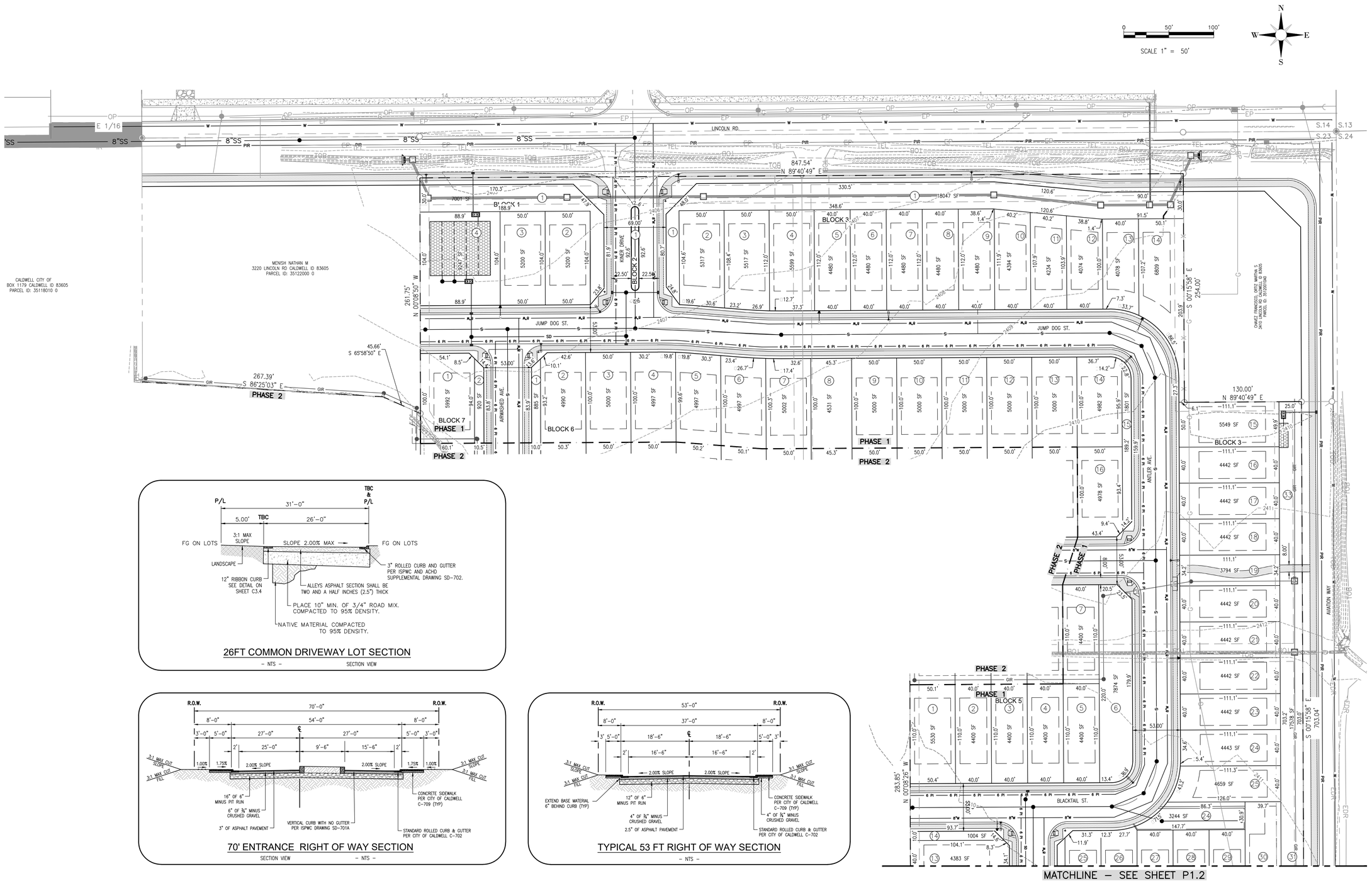
CK ENGINEERING
1300 E. STATE ST., SUITE 102
EAGLE, ID 83616
PHONE 208-639-1992

DRAWN BY: DRS
CHECKED BY: JSF
DATE: 08/25/25
FILE: HUNTERS PATH_PRE PLAT.DWG
DIR: S:\JOB LIBRARY\CALDWELL\HUNTERS PATH - CALDWELL\CAD\PP PLAT

PROFESSIONAL ENGINEER
LICENSED
22356
08/25/25
STATE OF IDAHO
JEREMY S. FOSTER

SHEET
P1.0

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



26FT COMMON DRIVEWAY LOT SECTION

– NTS – SECTION VIEW

70' ENTRANCE RIGHT OF WAY SECTION

SECTION VIEW – NTS –

TYPICAL 53 FT RIGHT OF WAY SECTION

– NTS –

REVISIONS:

HUNTERS PATH SUBDIVISION
CALDWELL, CANYON COUNTY, ID

PRELIMINARY PLAT
PHASE – 1
(1 OF 2)

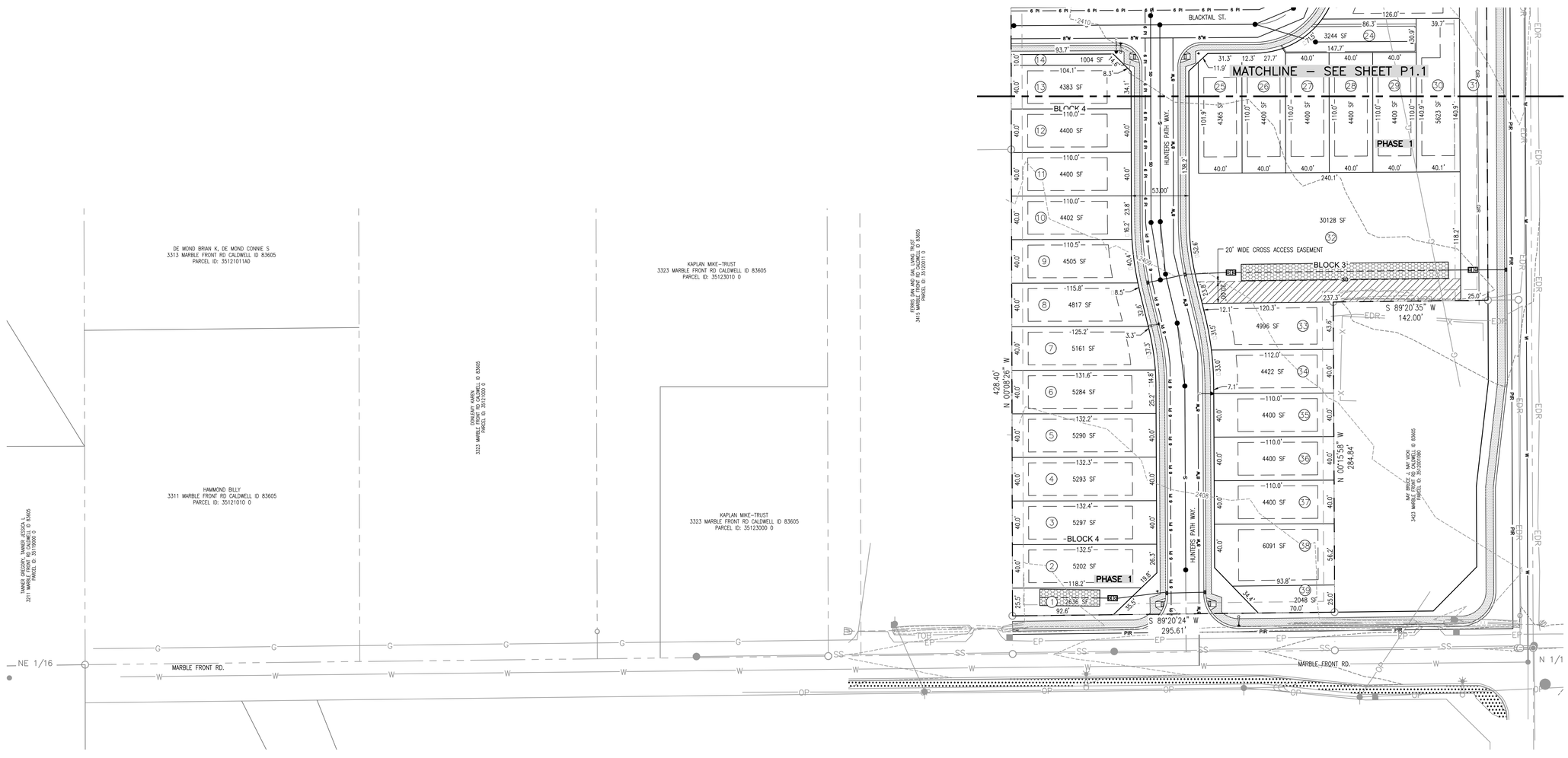
CK ENGINEERING
1300 E. STATE ST. SUITE 102
EAGLE, ID 83616
PHONE 208-639-1992

DRAWN BY: DBS
CHECKED BY: JSF
DATE: 08/25/25
FILE: HUNTERS PATH_PRE PLAT.DWG
DIR: S:\US LAND CONSULTING\HUNTERS PATH – CALDWELL\CK-ENG\SV-PLAT

PROFESSIONAL ENGINEER LICENSED 22356 08/25/25 STATE OF IDAHO JEREMY S. FOSTER

SHEET
P1.1

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



REVISIONS:

HUNTERS PATH SUBDIVISION
CALDWELL, CANYON COUNTY, ID

PRELIMINARY PLAT
PHASE - 1
(2 OF 2)

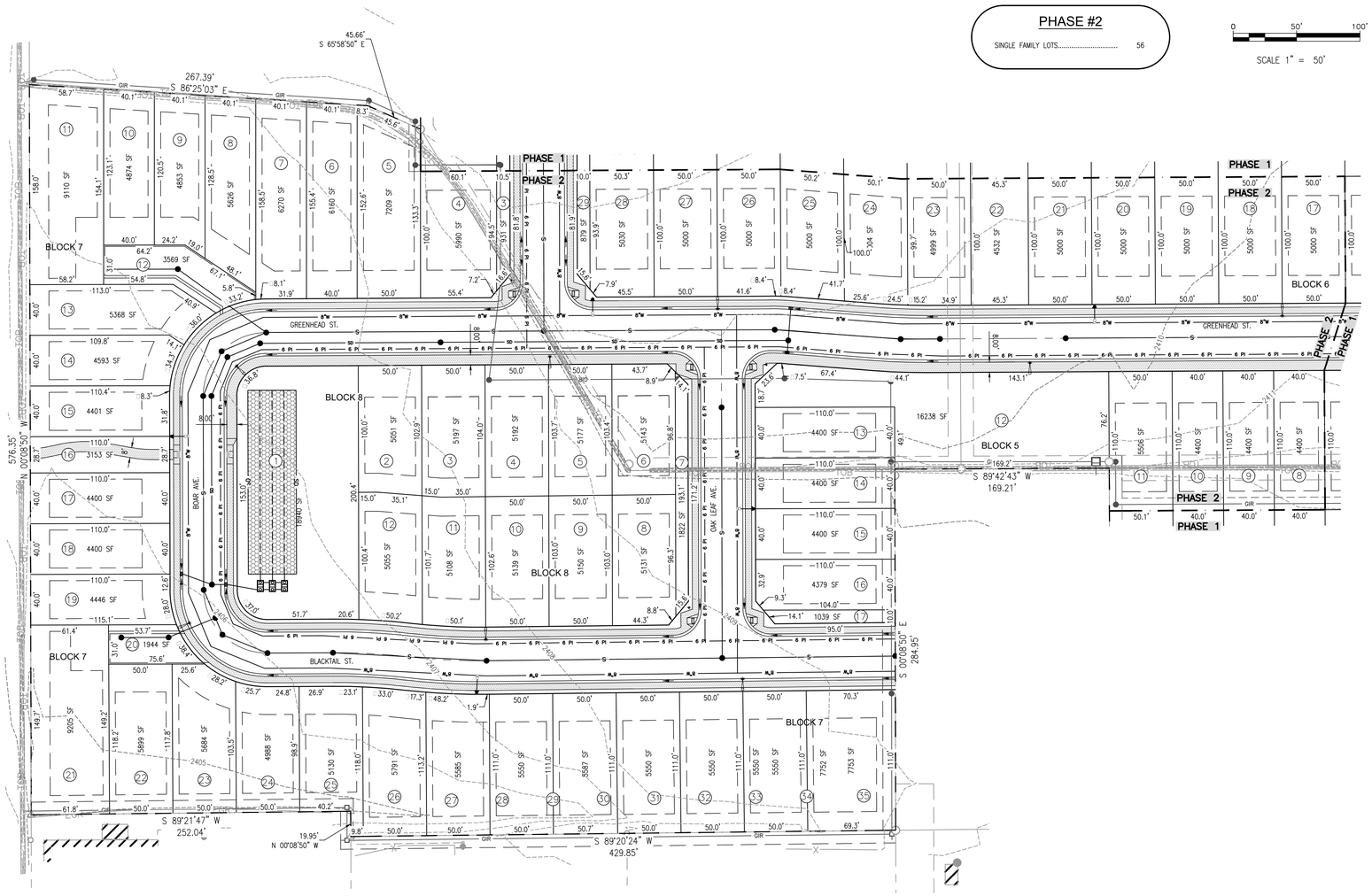
CK ENGINEERING
1300 E. STATE ST., SUITE 102
EAGLE, ID 83616
PHONE 208-639-1992

DRAWN BY: DRS
CHECKED BY: JSF
DATE: 08/25/25
FILE: HUNTERS PATH_PRE PLAT.DWG
DIR: X:\US LAND DEVELOPMENT\HUNTERS PATH – CALDWELL\CK-DWGS\P-PLAT

PROFESSIONAL ENGINEER
LICENSED
22356
08/25/25
STATE OF IDAHO
JEREMY S. FOSTER

SHEET
P1.2

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



REVISIONS:

HUNTERS PATH SUBDIVISION
CALDWELL, CANYON COUNTY, ID

PRELIMINARY PLAT
PHASE - 2
(1 OF 1)

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

DRAWN BY: DRS
CHECKED BY: JSF
DATE: 08/25/25
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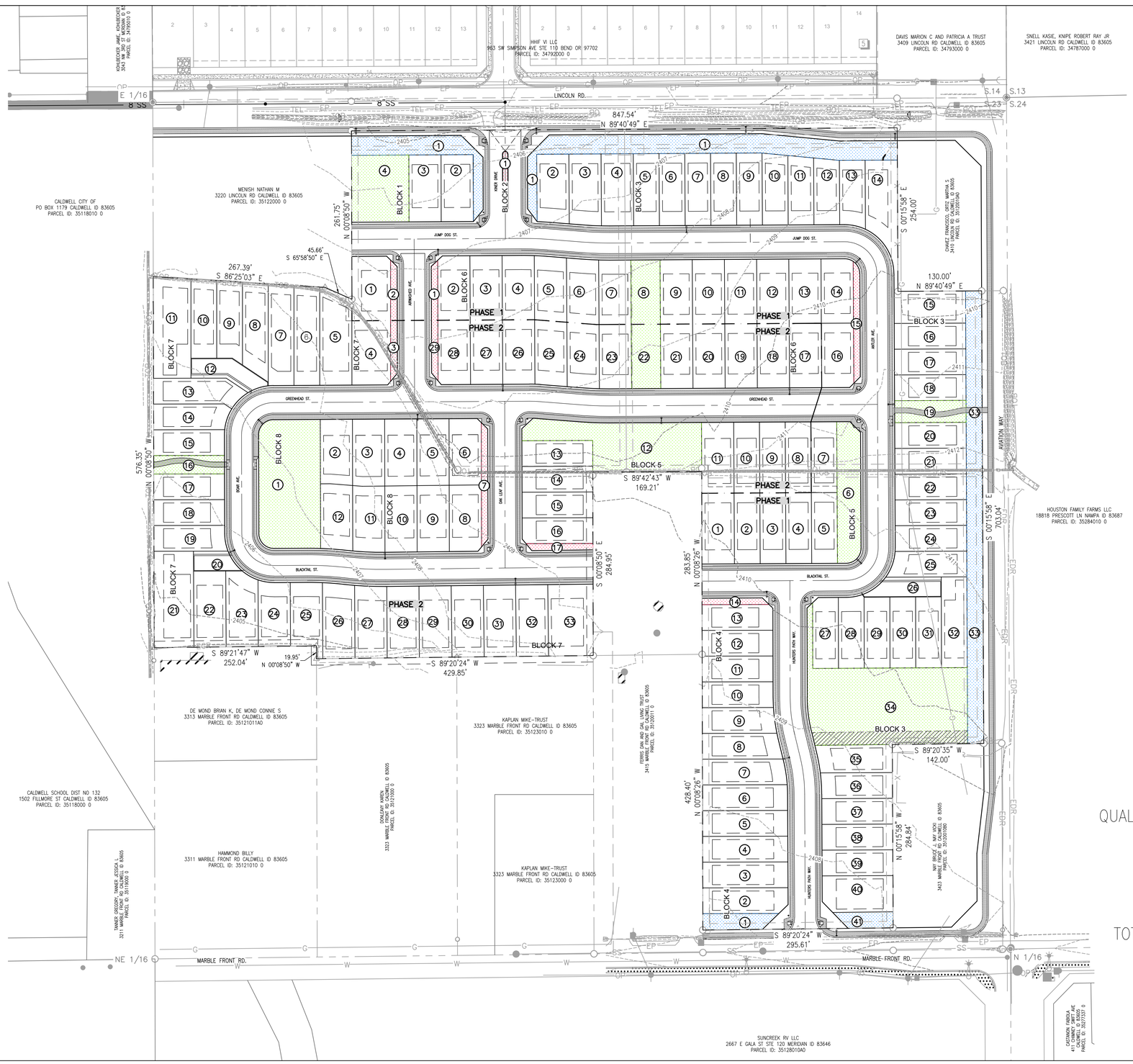
PROFESSIONAL ENGINEER
LICENSED
22356
08/25/25
STATE OF IDAHO
JEREMY S. FOSTER

SHEET
P1.3



= QUALIFIED OPEN SPACE:

= 50% QUALIFIED OPEN SPACE:

= UNQUALIFIED OPEN SPACE:

QUALIFIED OPEN SPACE LOTS

BLOCK 1:

- LOT 1: (@50%) – 3,500 SQFT
- LOT 4: 9,247 SQFT

BLOCK 3:

- LOT 1: (@50%) – 9,023 SQFT
- LOT 19: 3,794 SQFT
- LOT 31: (@50%) – 8,789 SQFT
- LOT 34: 30,128 SQFT
- LOT 41: (@50%) – 1,024 SQFT

BLOCK 4:

- LOT 1: (@50%) – 1,318 SQFT

BLOCK 5:

- LOT 6: 7,874 SQFT
- LOT 12: 16,238 SQFT

BLOCK 6:

- LOT 8: 4,531 SQFT
- LOT 22: 4,532 SQFT

BLOCK 7:

- LOT 16: 3,153 SQFT

BLOCK 8:

- LOT 1: 18,940 SQFT

TOTAL = 122,091 SQFT

QUALIFIED OPEN SPACE PROVIDED – 122,091 SF = 2.803 AC

TOTAL SITE – 23.8636 ACRES

PERCENTAGE QUALIFIED OPEN SPACE – 11.74%

TOTAL OPEN SPACE PROVIDED – 164,576 SF = 3.778 AC

PERCENTAGE TOTAL OPEN SPACE – 15.83%

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

REVISIONS:

HUNTERS PATH SUBDIVISION
CALDWELL, CANYON COUNTY, ID

PRELIMINARY PLAT
OPEN SPACE

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

DRAWN BY: DRS
CHECKED BY: JSF
DATE: 08/25/25
FILE: HUNTERS PATH_PRE PLAT.DWG
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PROFESSIONAL ENGINEER
LICENSED
22356
08/25/25
STATE OF IDAHO
JEREMY S. FOSTER

SHEET
P1.4

LANDSCAPE REQUIREMENTS:

CODE REQUIREMENTS PER CALDWELL, ID

PATHWAY LANDSCAPING STANDARDS:

* COMMUNITY PATHWAY 8' MIN: 15 SHRUBS/100 LF, CLASS I AND II TREES 1/40LF, NO EVERGREENS OR CLASS III TREES
* NEIGHBORHOOD PATHWAY 5' MIN: 25 SHRUBS/100 LF, NO EVERGREENS, CLASS I AND II TREES 1/40LF.
* ADDITIONAL TREES SHOWN IN STREET BUFFER CALCULATIONS.

COMMUNITY PATHWAY	TREES/SHRUBS REQUIRED	TREES/SHRUBS PROVIDED
LOT 6 BLOCK 5 - 77'	2/12	2/12
LOT 21 BLOCK 3 - 136'	3/20	3/20

NEIGHBORHOOD PATHWAY	TREES/SHRUBS REQUIRED	TREES/SHRUBS PROVIDED
LOT 6 BLOCK 6 - 103'	3/26	3/26
LOT 34 BLOCK 3 - 302'	8/76	8/76
LOT 5 BLOCK 1 - 159'	4/40	4/40

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.
* A MINIMUM DENSITY OF ONE (1) TREE PER TWENTY-FIVE (25) LINEAR FEET FOR CLASS I TREES; A MINIMUM DENSITY OF ONE (1) TREE PER THIRTY-FIVE (35) LINEAR FEET FOR CLASS II TREES IS REQUIRED.
* CLASS III TREES ARE PROHIBITED WITHIN STREET BUFFERS.
* NO MORE THAN 50% OF REQ. TREES SHALL BE CLASS I TREES.
* 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.
* 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
LINCOLN RD. (MINOR ARTERIAL) - 794	23 TREES/ 199 SHRUBS	33 DECID/ 20 EVRGRN /215 SHRUBS
•• LAWN SF: 7,215 = 22%		
•• PLANTER BED SF: 24,918 = 82%		
•• 2% CARPINUS ' FRANS FONTAINE' / CLASS II		
•• 11% CELTIS OCCIDENTALIS / CLASS II		
•• 22% LIRIODENDRON 'EMERALD CITY' / CLASS II		
•• 22% ULMUS 'PRINCETON' / CLASS II		
•• 11% CEDRUS 'AUREA PENDULA' / EVERGREEN		
•• 8% PICEA 'DENSATA' / EVERGREEN		
•• 20% PICEA 'BABY BLUE EYES' / EVERGREEN		
•• 4% CERCIS CANADENSIS / CLASS I		
AVIATION WAY (MINOR ARTERIAL) - 703	20 TREES/ 176 SHRUBS	26 DECID/ 16 EVRGRN/ 183 SHRUBS
•• LAWN SF: 6,395 SF= 38%		
•• PLANTER BED SF: 10,351 SF = 62%		
•• 17% CELTIS OCCIDENTALIS / CLASS II		
•• 21% ULMUS 'PRINCETON' / CLASS II		
•• 10% CEDRUS 'AUREA PENDULA' / EVERGREEN		
•• 14% PICEA 'DENSATA' / EVERGREEN		
•• 14% PICEA 'BABY BLUE EYES' / EVERGREEN		
•• 10% CERCIS CANADENSIS / CLASS I		
•• 14% PRUNUS 'NEWPORT' / CLASS I		
MARBLE FRONT RD.(COLLECTOR) - 259	7 TREES/ 65 SHRUBS	4 DECID/ 5 EVRGRN/ 74 SHRUBS
•• LAWN SF: 2,186 SF: 31%		
•• PLANTER BED SF: 4,790 = 69%		
•• 44% CARPINUS ' FRANS FONTAINE' / CLASS II		
•• 12% CEDRUS 'AUREA PENDULA' / EVERGREEN		
•• 22% PICEA 'DENSATA' / EVERGREEN		
•• 22% PICEA 'BABY BLUE EYES' / EVERGREEN		

COMMON OPEN SPACE:

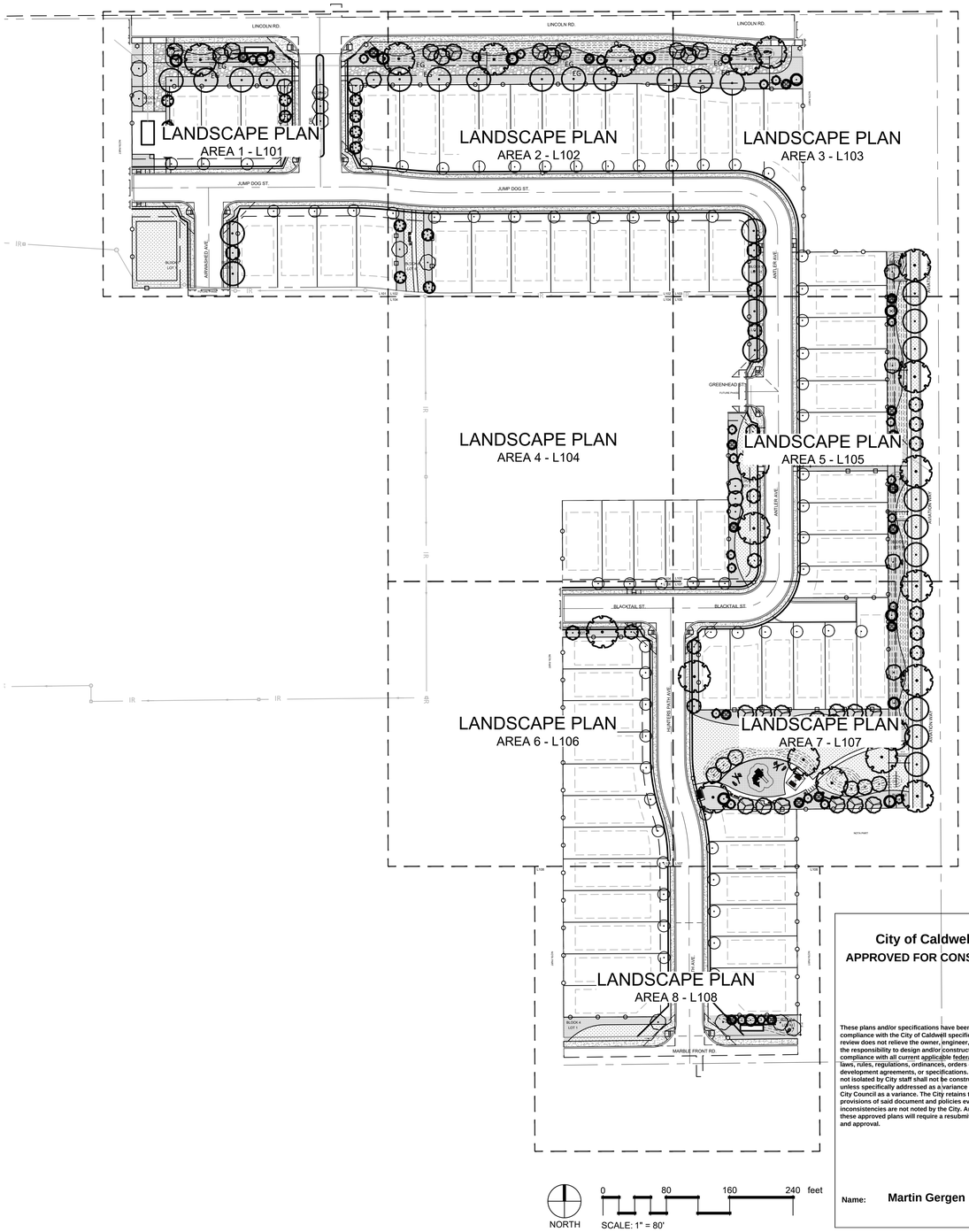
* (1) TREE PER EVERY 5,000 SQUARE FEET OF AREA SHALL BE REQUIRED. AT LEAST 50% OF THE REQUIRED TREES SHALL BE CLASS II OR CLASS III TREES TO SUPPLY SHADE FOR USERS.
* ADDITIONAL TREES SHOWN IN STREET BUFFER CALCULATIONS.

OPEN SPACE- SQUARE FOOTAGE (SQ.FT.)	TREES REQUIRED	TREES PROVIDED
LOT 1 BLOCK 1 - 5,540 LINCOLN AVE.	1	1
LOT 1 BLOCK 3 - 16,468 LINCOLN AVE.	3	3
LOT 5 BLOCK 1 - 1,919	1	1
LOT 21 BLOCK 3 - 3,796	1	1
LOT 34 BLOCK 3 - 30,900	6	6
LOT 6 BLOCK 5 - 7,886	2	2
LOT 6 BLOCK 6 - 4,480	1	1
LOT 1 BLOCK 7 - 6,860	1	1
LOT 33 BLOCK 3 - 18,723 AVIATION WAY	4	4
LOT 41 BLOCK 3 - 2,020 MARBLE FRONT RD.	1	1
LOT 1 BLOCK 4 - 2,654 MARBLE FRONT RD.	1	1

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:



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STATE OF IDAHO · EMILY M VOGES · LA-16892 · 07.22.26 · LICENSED LANDSCAPE ARCHITECT

HUNTERS PATH PHASE 1

CALDWELL, ID 83686

Revision No:	Date:	Desc:
1	05.13.26	City Comments
2	07.22.26	City Comments
	07.22.26	
Drawn By:	EV	

Drawing Title:

LANDSCAPE PLAN - OVERALL

Drawing No:

L100

LANDSCAPE MATERIALS LEGEND:

- PLAYGROUND MULCH - WOOD CHIPS
- SOD LAWN - SEE NOTE 6/L150
- PLANTER BED - SEE NOTE 5/150
- 6' VINYL PRIVACY FENCE, CEDAR WOOD COLOR PANELS SEE DETAIL 1/EX.1.1
- 4' WROUGHT IRON FENCE, BLACK PICKETS, SEE DETAIL 2/EX.1.1
- LOT TREE - PER BUILDER, SHOWN FOR REFERENCE ONLY, EXACT PLACEMENT TBD
  LOT TREE TO BE ANY CLASS II TREE LISTED BELOW:
  - PYRUS CALLERYANA 'REDSPIRE' - REDSPIRE CALLERY PEAR
  - ACER MIYABEI - MIYABE'S MAPLE
  - TILIA CORDATA ' GREENSPIRE' - GREENSPIRE LINDEN
  - NYSSA SYLVATICA - BLACK GUM
- LANDSCAPE BOULDERS, WEISER BROWN WITH WEATHERED SIDE UP. SEE DETAIL 3/L150.

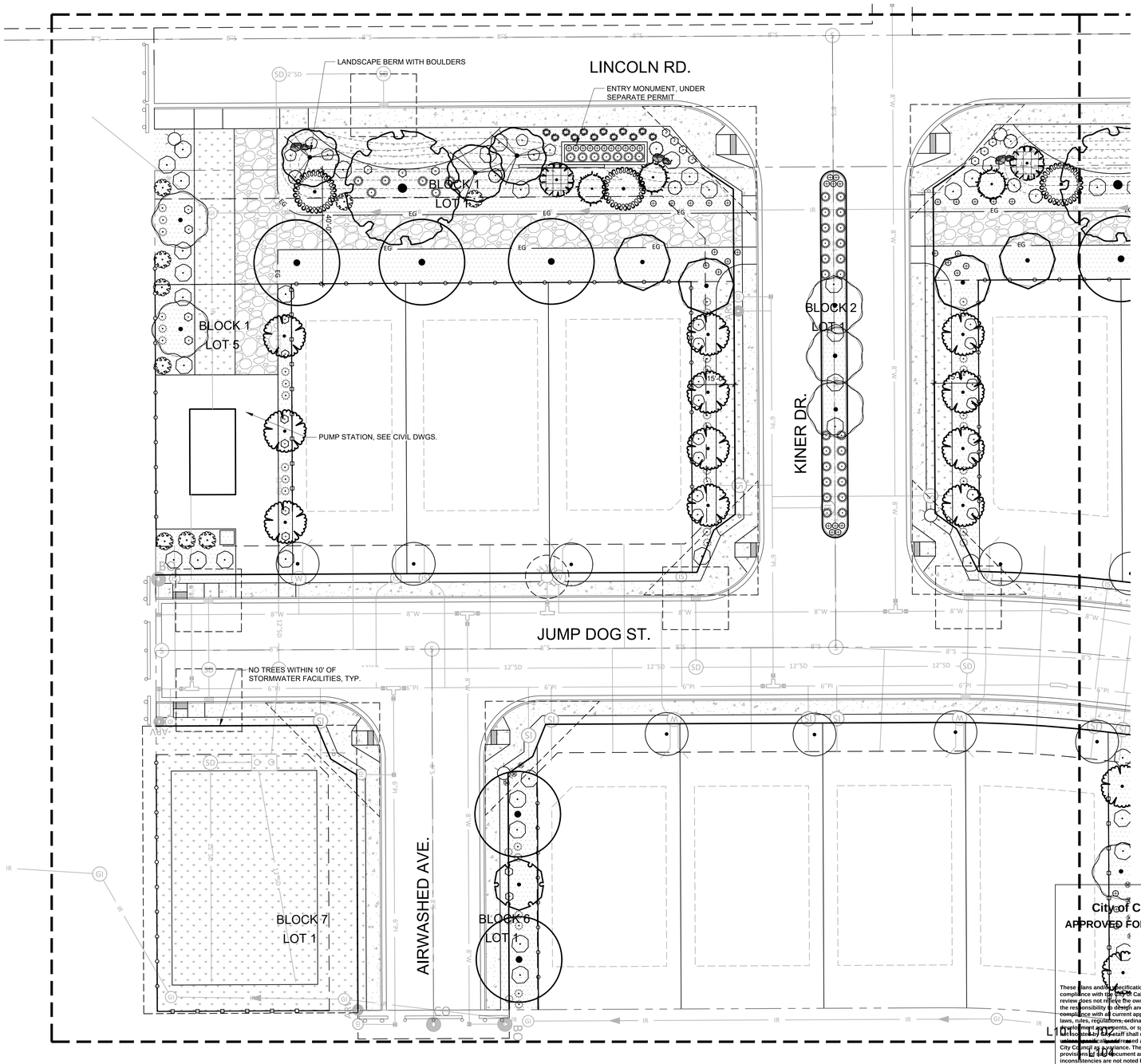
PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	SIZE	QTY
TREES					
	CB	Carpinus betulus `Frans Fontaine` 30` - 40` H & 20`- 30` W CLASS II	Frans Fontaine European Hornbeam	2" Cal.	13
	CEL OCC	Celtis occidentalis 45` - 60` H & 40-60` W, CLASS II	Common Hackberry	2" Cal.	21
	LT	Liriodendron tulipifera `Emerald City` TM 50-65' H & 25-35' W, CLASS II	Emerald City Tulip Tree	2" Cal.	24
	ULM PRI	Ulmus americana `Princeton` 50-70' H x 30-50' W, CLASS II	Princeton American Elm	2" Cal.	27
EVERGREEN TREE					
	CG	Cedrus deodara 'Aurea Pendula' 25 - 35' H & 15' W	Golden Weeping Deodar Cedar	6` Ht.	13
	PD2	Picea glauca `Densata` 20-40` H & 10-15` W	Black Hills Spruce	6` Ht.	17
	PB	Picea pungens `Baby Blue Eyes` 15`-20` H & 10-15` W	Baby Blue Eyes Spruce	8` Ht.	28
ORNAMENTAL TREE					
	AR	Amelanchier x grandiflora `Robin Hill` 25` H & 15`-18` W, CLASS I	Robin Hill Serviceberry	2" Cal.	19
	CE	Cercis canadensis 20' - 30' H & 25' - 35' W	Eastern Redbud	2" Cal.	20
	PT	Prunus cerasifera `Newport` 15-20' H & W, CLASS I	Newport Plum	2" Cal.	17
SHRUBS					
	BER CRI	Berberis thunbergii `Crimson Pygmy`	Crimson Pygmy Barberry	5 gal	132
	CAK	Calamagrostis x acutiflora `Karl Foerster` 5'h x 3'w	Feather Reed Grass	2 gal	115
	HSB	Helictotrichon sempervirens `Blue Oats` 3' h x 3'w	Blue Oat Grass	2 gal	45
	JHW	Juniperus horizontalis `Wiltonii` 6"h x 8`w	Blue Rug Juniper	5 gal	28
	JSM	Juniperus scopulorum `Medora` 10`h x 3`w	Medora Juniper	5 gal	15
	MOC	Monardella odoratissima 10"h x 24"w	Mountain Coyote Mint	2 gal	121
	PAK	Pennisetum alopecuroides `Karlay Rose` 42"h x 42"w	Karley Rose Fountain Grass	2 gal	74
	PDH	Penstemon digitalis 'Husker Red' 30"h x 18"w	Husker Red Beardtongue	2 gal	33
	PAR	Perovskia abrotanoides 4'h x 4'w	Russian Sage	5 gal	30
	PX	Philadelphus x virginalis 7`h x 6`w	Mock Orange	5 gal	59
	PMM	Pinus mugo `Mops` 4'h x 4'w	Mops Mugo Pine	5 gal	12
	RAG	Rhus aromatica `Gro-Low` 18"h x 6`w, Drought Tolerant	Gro-Low Fragrant Sumac	5 gal	156
	RG	Rudbeckia fulgida sullivantii `Goldsturm` 3'h X 3'w	Black-eyed Susan	2 gal	86
	SNB	Sambucus nigra `Black Tower 7'h x 4'w	Black Tower Sambucus	5 gal	18

GENERAL NOTES:

**ALL RESIDENTIAL LOTS TO HAVE TREES INSTALLED BY LOT OWNER/ LOT BUILDER AT TIME HOMES ARE BUILT ON EACH LOT.

LANDSCAPE PLAN - AREA 1:



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HUNTERS PATH PHASE 1

CALDWELL, ID 83686

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1	05.13.26	City Comments
2	07.22.26	City Comments
	07.22.26	
Drawn By:	EV	

Drawing Title:

LANDSCAPE PLAN - AREA 1

Drawing No:

L101

LANDSCAPE MATERIALS LEGEND:

PLAYGROUND MULCH - WOOD CHIPS

SOD LAWN - SEE NOTE 6/L150

PLANTER BED - SEE NOTE 5/150

6' VINYL PRIVACY FENCE, CEDAR WOOD COLOR PANELS SEE DETAIL 1/EX.1.1

4' WROUGHT IRON FENCE, BLACK PICKETS, SEE DETAIL 2/EX.1.1

LOT TREE - PER BUILDER, SHOWN FOR REFERENCE ONLY, EXACT PLACEMENT TBD
LOT TREE TO BE ANY CLASS II TREE LISTED BELOW:

- PYRUS CALLERYANA 'REDSPIRE' - REDSPIRE CALLERY PEAR
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LANDSCAPE BOULDERS, WEISER BROWN WITH WEATHERED SIDE UP. SEE DETAIL 3/L150.

PLANT SCHEDULE

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TREES					
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	CE	Cercis canadensis 20' - 30' H & 25' - 35' W	Eastern Redbud	2" Cal.	20
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SHRUBS					
	BER CRI	Berberis thunbergii `Crimson Pygmy`	Crimson Pygmy Barberry	5 gal	132
	CAK	Calamagrostis x acutiflora `Karl Foerster` 5'h x 3'w	Feather Reed Grass	2 gal	115
	HSB	Helictotrichon sempervirens `Blue Oats` 3' h x 3'w	Blue Oat Grass	2 gal	45
	JHW	Juniperus horizontalis `Wiltonii` 6"h x 8`w	Blue Rug Juniper	5 gal	28
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	MOC	Monardella odoratissima 10"h x 24"w	Mountain Coyote Mint	2 gal	121
	PAK	Pennisetum alopecuroides `Karlay Rose` 42"h x 42"w	Karley Rose Fountain Grass	2 gal	74
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	PAR	Perovskia abrotanoides 4'h x 4'w	Russian Sage	5 gal	30
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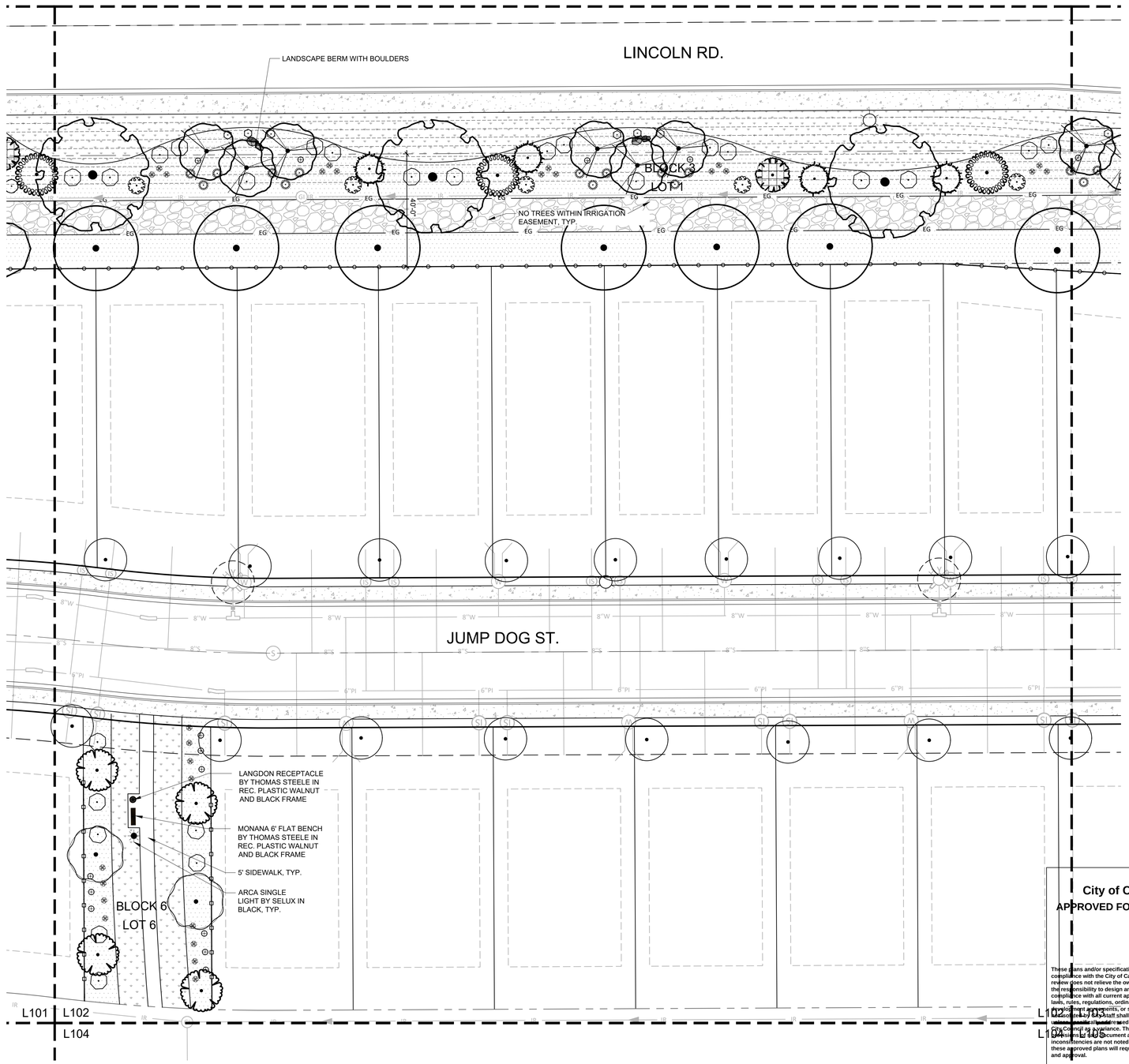
GENERAL NOTES:

**ALL RESIDENTIAL LOTS TO HAVE TREES INSTALLED BY LOT OWNER/ LOT BUILDER AT TIME HOMES ARE BUILT ON EACH LOT.

LANDSCAPE PLAN - AREA 2:



NORTH

SCALE: 1" = 20'

0 20 40 60 feet

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HUNTERS PATH PHASE 1

CALDWELL, ID 83686

Revision No:	Date:	Desc:
1	05.13.26	City Comments
2	07.22.26	City Comments
	07.22.26	
Drawn By:	EV	

Drawing Title:

LANDSCAPE PLAN - AREA 2

Drawing No:

L102

LANDSCAPE MATERIALS LEGEND:

PLAYGROUND MULCH - WOOD CHIPS

SOD LAWN - SEE NOTE 6/L150

PLANTER BED - SEE NOTE 5/150

6' VINYL PRIVACY FENCE, CEDAR WOOD COLOR PANELS SEE DETAIL 1/EX.1.1

4' WROUGHT IRON FENCE, BLACK PICKETS, SEE DETAIL 2/EX.1.1

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LANDSCAPE BOULDERS, WEISER BROWN WITH WEATHERED SIDE UP. SEE DETAIL 3/L150.

PLANT SCHEDULE

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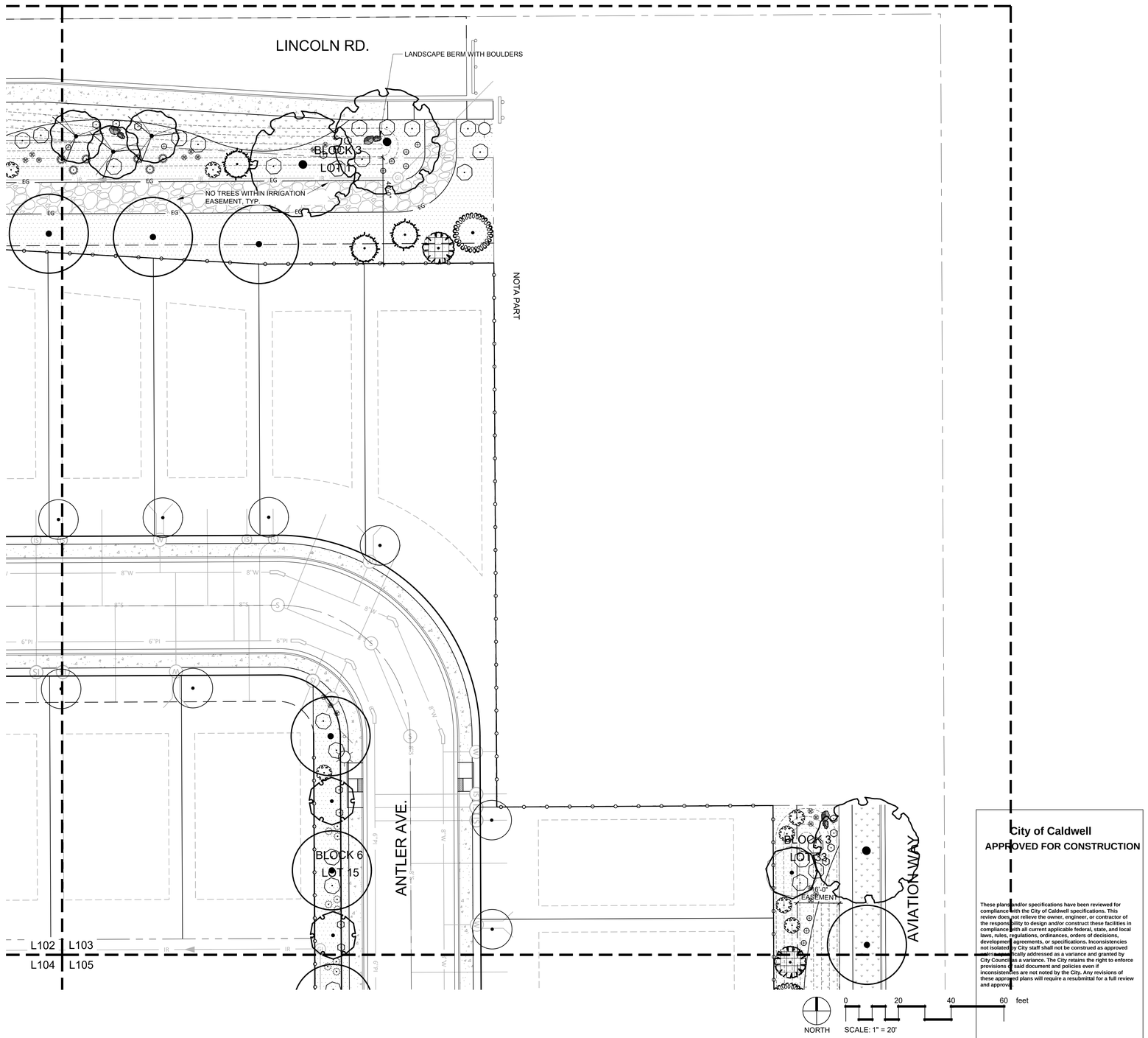

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HUNTERS PATH
PHASE 1
CALDWELL, ID 83686

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1	05.13.26	City Comments
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	07.22.26	
Drawn By:	EV	

Drawing Title:
LANDSCAPE PLAN - AREA 3

Drawing No:
L103

LANDSCAPE MATERIALS LEGEND:

PLAYGROUND MULCH - WOOD CHIPS

SOD LAWN - SEE NOTE 6/L150

PLANTER BED - SEE NOTE 5/150

6' VINYL PRIVACY FENCE, CEDAR WOOD COLOR PANELS SEE DETAIL 1/EX.1.1

4' WROUGHT IRON FENCE, BLACK PICKETS, SEE DETAIL 2/EX.1.1

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LANDSCAPE BOULDERS, WEISER BROWN WITH WEATHERED SIDE UP. SEE DETAIL 3/L150.

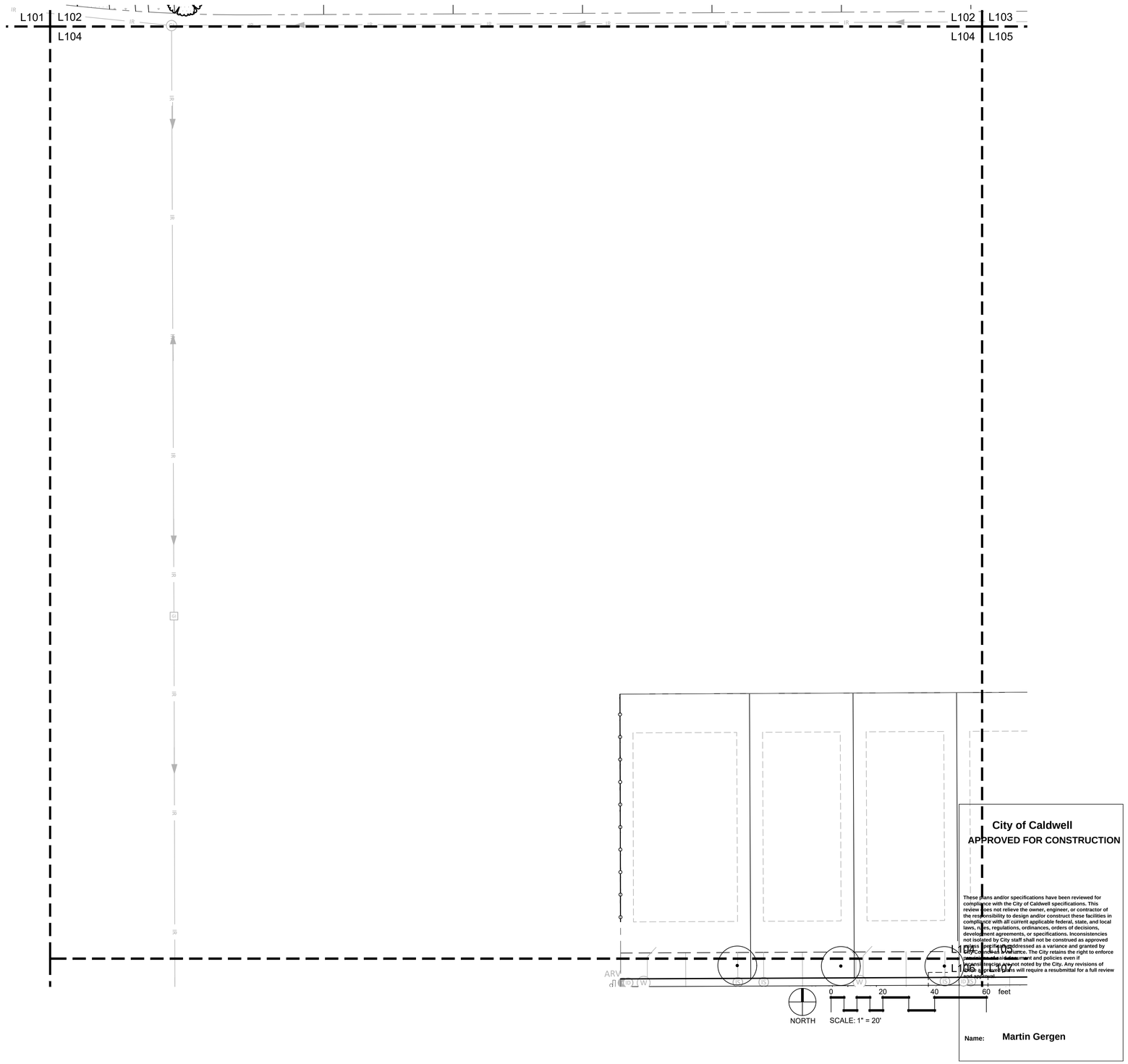
PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	SIZE	QTY
TREES					
	CB	Carpinus betulus `Frans Fontaine` 30` - 40` H & 20`- 30` W CLASS II	Frans Fontaine European Hornbeam	2" Cal.	13
	CEL OCC	Celtis occidentalis 45' - 60` H & 40-60` W, CLASS II	Common Hackberry	2" Cal.	21
	LT	Liriodendron tulipifera `Emerald City` TM 50-65' H & 25-35' W, CLASS II	Emerald City Tulip Tree	2" Cal.	24
	ULM PRI	Ulmus americana `Princeton` 50-70' H x 30-50` W, CLASS II	Princeton American Elm	2" Cal.	27
EVERGREEN TREE					
	CG	Cedrus deodara 'Aurea Pendula' 25 - 35' H & 15' W	Golden Weeping Deodar Cedar	6` Ht.	13
	PD2	Picea glauca `Densata` 20-40` H & 10-15` W	Black Hills Spruce	6` Ht.	17
	PB	Picea pungens `Baby Blue Eyes` 15`-20` H & 10-15` W	Baby Blue Eyes Spruce	8` Ht.	28
ORNAMENTAL TREE					
	AR	Amelanchier x grandiflora `Robin Hill` 25' H & 15'-18' W, CLASS I	Robin Hill Serviceberry	2" Cal.	19
	CE	Cercis canadensis 20' - 30' H & 25' - 35' W	Eastern Redbud	2" Cal.	20
	PT	Prunus cerasifera `Newport` 15-20' H & W, CLASS I	Newport Plum	2" Cal.	17
SHRUBS					
	BER CRI	Berberis thunbergii `Crimson Pygmy`	Crimson Pygmy Barberry	5 gal	132
	CAK	Calamagrostis x acutiflora `Karl Foerster` 5'h x 3'w	Feather Reed Grass	2 gal	115
	HSB	Helictotrichon sempervirens `Blue Oats` 3' h x 3'w	Blue Oat Grass	2 gal	45
	JHW	Juniperus horizontalis `Wiltonii` 6"h x 8`w	Blue Rug Juniper	5 gal	28
	JSM	Juniperus scopulorum `Medora` 10`h x 3`w	Medora Juniper	5 gal	15
	MOC	Monardella odoratissima 10"h x 24"w	Mountain Coyote Mint	2 gal	121
	PAK	Pennisetum alopecuroides `Karlay Rose` 42"h x 42"w	Karley Rose Fountain Grass	2 gal	74
	PDH	Penstemon digitalis 'Husker Red' 30"h x 18"w	Husker Red Beardtongue	2 gal	33
	PAR	Perovskia abrotanoides 4'h x 4'w	Russian Sage	5 gal	30
	PX	Philadelphus x virginalis 7`h x 6`w	Mock Orange	5 gal	59
	PMM	Pinus mugo `Mops` 4'h x 4'w	Mops Mugo Pine	5 gal	12
	RAG	Rhus aromatica `Gro-Low` 18"h x 6`w, Drought Tolerant	Gro-Low Fragrant Sumac	5 gal	156
	RG	Rudbeckia fulgida sullivantii `Goldsturm` 3'h X 3'w	Black-eyed Susan	2 gal	86
	SNB	Sambucus nigra `Black Tower 7'h x 4'w	Black Tower Sambucus	5 gal	18

GENERAL NOTES:

**ALL RESIDENTIAL LOTS TO HAVE TREES INSTALLED BY LOT OWNER/ LOT BUILDER AT TIME HOMES ARE BUILT ON EACH LOT.

LANDSCAPE PLAN - AREA 4:



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Name: **Martin Gergen**

plantas ARCHITECTURES

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STATE OF IDAHO
EMILY M VOGES
LA-16892
07.22.26
LICENSED LANDSCAPE ARCHITECT

HUNTERS PATH PHASE 1

CALDWELL, ID 83686

Revision No:	Date:	Desc:
1	05.13.26	City Comments
2	07.22.26	City Comments
	07.22.26	

Drawn By: EV

Drawing Title:

LANDSCAPE PLAN - AREA 4

Drawing No:

L104

LANDSCAPE MATERIALS LEGEND:

- PLAYGROUND MULCH - WOOD CHIPS
- SOD LAWN - SEE NOTE 6/L150
- PLANTER BED - SEE NOTE 5/150
- 6' VINYL PRIVACY FENCE, CEDAR WOOD COLOR PANELS SEE DETAIL 1/EX.1.1
- 4' WROUGHT IRON FENCE, BLACK PICKETS, SEE DETAIL 2/EX.1.1
- LOT TREE - PER BUILDER, SHOWN FOR REFERENCE ONLY, EXACT PLACEMENT TBD
  LOT TREE TO BE ANY CLASS II TREE LISTED BELOW:
  - PYRUS CALLERYANA 'REDSPIRE' - REDSPIRE CALLERY PEAR
  - ACER MIYABEI - MIYABE'S MAPLE
  - TILIA CORDATA ' GREENSPIRE' - GREENSPIRE LINDEN
  - NYSSA SYLVATICA - BLACK GUM
- LANDSCAPE BOULDERS, WEISER BROWN WITH WEATHERED SIDE UP. SEE DETAIL 3/L150.

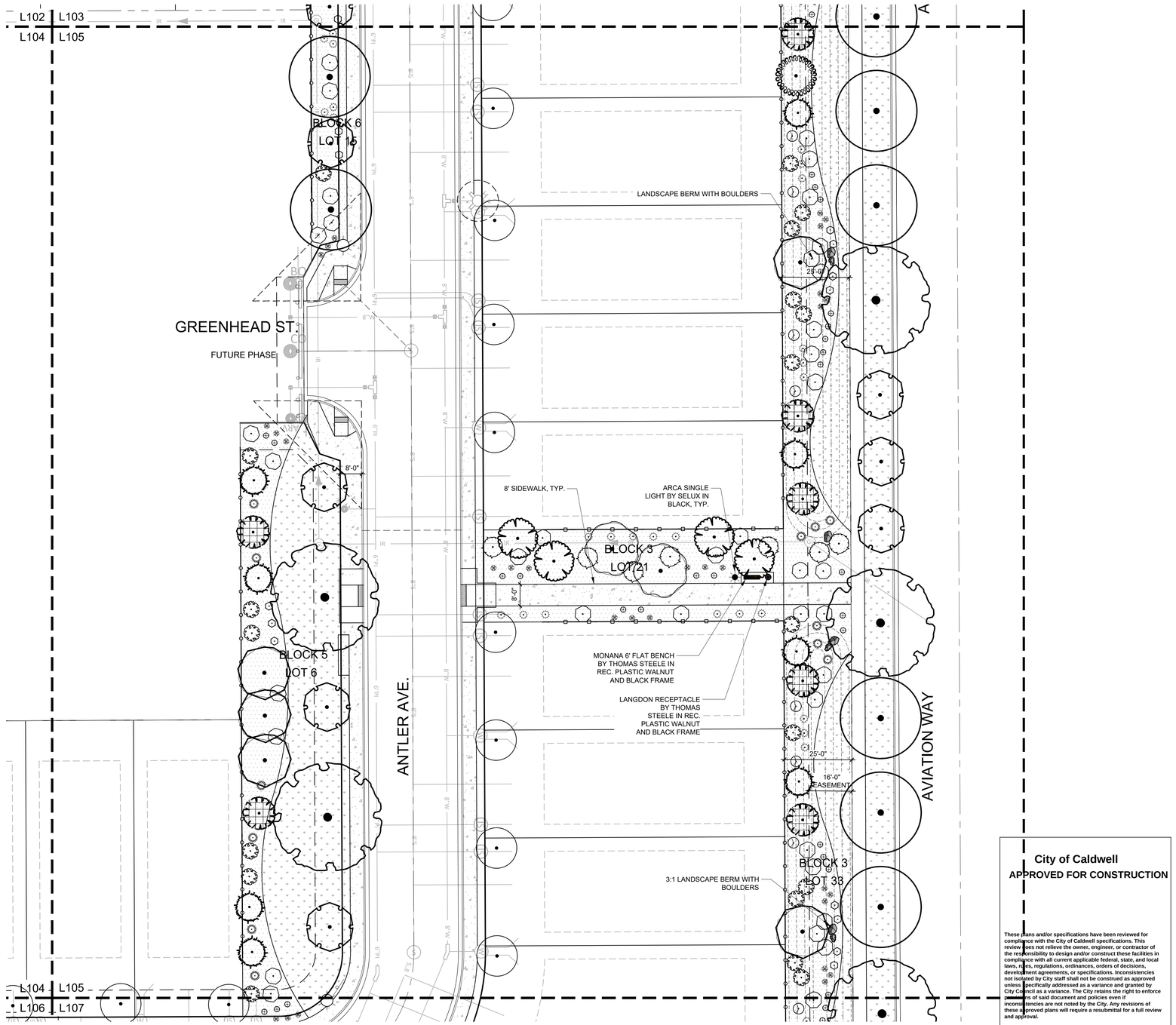
PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	SIZE	QTY
TREES					
	CB	Carpinus betulus `Frans Fontaine` 30` - 40` H & 20`- 30` W CLASS II	Frans Fontaine European Hornbeam	2" Cal.	13
	CEL OCC	Celtis occidentalis 45' - 60` H & 40-60` W, CLASS II	Common Hackberry	2" Cal.	21
	LT	Liriodendron tulipifera `Emerald City` TM 50-65' H & 25-35' W, CLASS II	Emerald City Tulip Tree	2" Cal.	24
	ULM PRI	Ulmus americana `Princeton` 50-70` H x 30-50` W, CLASS II	Princeton American Elm	2" Cal.	27
EVERGREEN TREE					
	CG	Cedrus deodara 'Aurea Pendula' 25 - 35' H & 15' W	Golden Weeping Deodar Cedar	6` Ht.	13
	PD2	Picea glauca `Densata` 20-40` H & 10-15` W	Black Hills Spruce	6` Ht.	17
	PB	Picea pungens `Baby Blue Eyes` 15`-20` H & 10-15` W	Baby Blue Eyes Spruce	8` Ht.	28
ORNAMENTAL TREE					
	AR	Amelanchier x grandiflora `Robin Hill` 25' H & 15'-18' W, CLASS I	Robin Hill Serviceberry	2" Cal.	19
	CE	Cercis canadensis 20' - 30' H & 25' - 35' W	Eastern Redbud	2" Cal.	20
	PT	Prunus cerasifera `Newport` 15-20` H & W, CLASS I	Newport Plum	2" Cal.	17
SHRUBS					
	BER CRI	Berberis thunbergii `Crimson Pygmy`	Crimson Pygmy Barberry	5 gal	132
	CAK	Calamagrostis x acutiflora `Karl Foerster` 5'h x 3'w	Feather Reed Grass	2 gal	115
	HSB	Helictotrichon sempervirens `Blue Oats` 3' h x 3'w	Blue Oat Grass	2 gal	45
	JHW	Juniperus horizontalis `Wiltonii` 6"h x 8`w	Blue Rug Juniper	5 gal	28
	JSM	Juniperus scopulorum `Medora` 10`h x 3`w	Medora Juniper	5 gal	15
	MOC	Monardella odoratissima 10"h x 24"w	Mountain Coyote Mint	2 gal	121
	PAK	Pennisetum alopecuroides `Karlay Rose` 42"h x 42"w	Karley Rose Fountain Grass	2 gal	74
	PDH	Penstemon digitalis 'Husker Red' 30"h x 18"w	Husker Red Beardtongue	2 gal	33
	PAR	Perovskia abrotanoides 4'h x 4'w	Russian Sage	5 gal	30
	PX	Philadelphus x virginalis 7`h x 6`w	Mock Orange	5 gal	59
	PMM	Pinus mugo `Mops` 4'h x 4'w	Mops Mugo Pine	5 gal	12
	RAG	Rhus aromatica `Gro-Low` 18"h x 6`w, Drought Tolerant	Gro-Low Fragrant Sumac	5 gal	156
	RG	Rudbeckia fulgida sullivantii `Goldsturm` 3'h X 3'w	Black-eyed Susan	2 gal	86
	SNB	Sambucus nigra `Black Tower 7'h x 4'w	Black Tower Sambucus	5 gal	18

GENERAL NOTES:

**ALL RESIDENTIAL LOTS TO HAVE TREES INSTALLED BY LOT OWNER/ LOT BUILDER AT TIME HOMES ARE BUILT ON EACH LOT.

LANDSCAPE PLAN - AREA 5:



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STATE OF IDAHO · EMILY M VOGES · LA-16892 · 07.22.26 · LICENSED LANDSCAPE ARCHITECT

HUNTERS PATH PHASE 1
CALDWELL, ID 83686

Revision No:	Date:	Desc:
1	05.13.26	City Comments
2	07.22.26	City Comments
	07.22.26	
Drawn By:	EV	

Drawing Title:

LANDSCAPE PLAN - AREA 5

Drawing No:

L105

LANDSCAPE MATERIALS LEGEND:

PLAYGROUND MULCH - WOOD CHIPS

SOD LAWN - SEE NOTE 6/L150

PLANTER BED - SEE NOTE 5/150

6' VINYL PRIVACY FENCE, CEDAR WOOD COLOR PANELS SEE DETAIL 1/EX.1.1

4' WROUGHT IRON FENCE, BLACK PICKETS, SEE DETAIL 2/EX.1.1

LOT TREE - PER BUILDER, SHOWN FOR REFERENCE ONLY, EXACT PLACEMENT TBD
LOT TREE TO BE ANY CLASS II TREE LISTED BELOW:

- PYRUS CALLERYANA 'REDSPIRE' - REDSPIRE CALLERY PEAR
- ACER MIYABEI - MIYABE'S MAPLE
- TILIA CORDATA ' GREENSPIRE' - GREENSPIRE LINDEN
- NYSSA SYLVATICA - BLACK GUM

LANDSCAPE BOULDERS, WEISER BROWN WITH WEATHERED SIDE UP. SEE DETAIL 3/L150.

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	SIZE	QTY
TREES					
	CB	Carpinus betulus `Frans Fontaine` 30` - 40` H & 20`- 30` W CLASS II	Frans Fontaine European Hornbeam	2" Cal.	13
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	ULM PRI	Ulmus americana `Princeton` 50-70' H x 30-50` W, CLASS II	Princeton American Elm	2" Cal.	27
EVERGREEN TREE					
	CG	Cedrus deodara 'Aurea Pendula' 25 - 35' H & 15' W	Golden Weeping Deodar Cedar	6` Ht.	13
	PD2	Picea glauca `Densata` 20-40` H & 10-15` W	Black Hills Spruce	6` Ht.	17
	PB	Picea pungens `Baby Blue Eyes` 15`-20` H & 10-15` W	Baby Blue Eyes Spruce	8` Ht.	28
ORNAMENTAL TREE					
	AR	Amelanchier x grandiflora `Robin Hill` 25` H & 15`-18` W, CLASS I	Robin Hill Serviceberry	2" Cal.	19
	CE	Cercis canadensis 20' - 30' H & 25' - 35' W	Eastern Redbud	2" Cal.	20
	PT	Prunus cerasifera `Newport` 15-20` H & W, CLASS I	Newport Plum	2" Cal.	17
SHRUBS					
	BER CRI	Berberis thunbergii `Crimson Pygmy`	Crimson Pygmy Barberry	5 gal	132
	CAK	Calamagrostis x acutiflora `Karl Foerster` 5'h x 3'w	Feather Reed Grass	2 gal	115
	HSB	Helictotrichon sempervirens `Blue Oats` 3' h x 3'w	Blue Oat Grass	2 gal	45
	JHW	Juniperus horizontalis `Wiltonii` 6"h x 8`w	Blue Rug Juniper	5 gal	28
	JSM	Juniperus scopulorum `Medora` 10`h x 3`w	Medora Juniper	5 gal	15
	MOC	Monardella odoratissima 10"h x 24"w	Mountain Coyote Mint	2 gal	121
	PAK	Pennisetum alopecuroides `Karlay Rose` 42"h x 42"w	Karley Rose Fountain Grass	2 gal	74
	PDH	Penstemon digitalis 'Husker Red' 30"h x 18"w	Husker Red Beardtongue	2 gal	33
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	PX	Philadelphus x virginalis 7`h x 6`w	Mock Orange	5 gal	59
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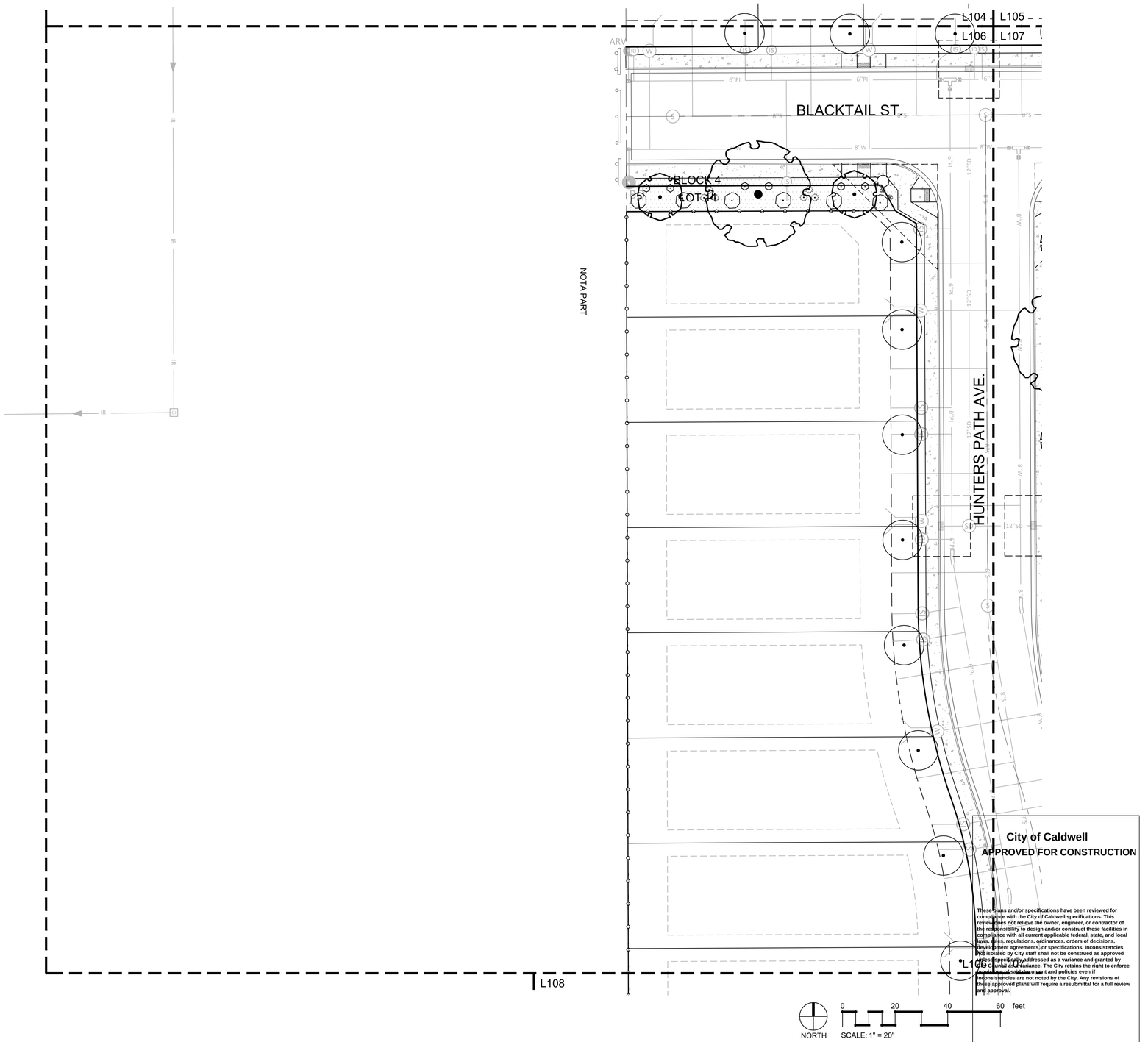
	RAG	Rhus aromatica `Gro-Low` 18"h x 6`w, Drought Tolerant	Gro-Low Fragrant Sumac	5 gal	156
	RG	Rudbeckia fulgida sullivantii `Goldsturm` 3'h X 3'w	Black-eyed Susan	2 gal	86
	SNB	Sambucus nigra `Black Tower 7'h x 4'w	Black Tower Sambucus	5 gal	18

GENERAL NOTES:

**ALL RESIDENTIAL LOTS TO HAVE TREES INSTALLED BY LOT OWNER/ LOT BUILDER AT TIME HOMES ARE BUILT ON EACH LOT.

LANDSCAPE PLAN - AREA 6:



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STATE OF IDAHO
EMILY M VOGES
LA-16892
07.22.26
LICENSED LANDSCAPE ARCHITECT

HUNTERS PATH PHASE 1
CALDWELL, ID 83686

Revision No:	Date:	Desc:
1	05.13.26	City Comments
2	07.22.26	City Comments
	07.22.26	
Drawn By:	EV	

Drawing Title:

LANDSCAPE PLAN - AREA 6

Drawing No:

L106

LANDSCAPE MATERIALS LEGEND:

- PLAYGROUND MULCH - WOOD CHIPS
- SOD LAWN - SEE NOTE 6/L150
- PLANTER BED - SEE NOTE 5/150
- 6' VINYL PRIVACY FENCE, CEDAR WOOD COLOR PANELS SEE DETAIL 1/EX.1.1
- 4' WROUGHT IRON FENCE, BLACK PICKETS, SEE DETAIL 2/EX.1.1
- LOT TREE - PER BUILDER, SHOWN FOR REFERENCE ONLY, EXACT PLACEMENT TBD
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- LANDSCAPE BOULDERS, WEISER BROWN WITH WEATHERED SIDE UP. SEE DETAIL 3/L150.

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	SIZE	QTY
TREES					
	CB	Carpinus betulus `Frans Fontaine` 30` - 40` H & 20`- 30` W CLASS II	Frans Fontaine European Hornbeam	2" Cal.	13
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	ULM PRI	Ulmus americana `Princeton` 50-70' H x 30-50' W, CLASS II	Princeton American Elm	2" Cal.	27
EVERGREEN TREE					
	CG	Cedrus deodara 'Aurea Pendula' 25 - 35' H & 15' W	Golden Weeping Deodar Cedar	6` Ht.	13
	PD2	Picea glauca `Densata` 20-40` H & 10-15` W	Black Hills Spruce	6` Ht.	17
	PB	Picea pungens `Baby Blue Eyes` 15`-20` H & 10-15` W	Baby Blue Eyes Spruce	8` Ht.	28
ORNAMENTAL TREE					
	AR	Amelanchier x grandiflora `Robin Hill` 25' H & 15'-18' W, CLASS I	Robin Hill Serviceberry	2" Cal.	19
	CE	Cercis canadensis 20' - 30' H & 25' - 35' W	Eastern Redbud	2" Cal.	20
	PT	Prunus cerasifera `Newport` 15-20' H & W, CLASS I	Newport Plum	2" Cal.	17
SHRUBS					
	BER CRI	Berberis thunbergii `Crimson Pygmy`	Crimson Pygmy Barberry	5 gal	132
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	RAG	Rhus aromatica `Gro-Low` 18"h x 6`w, Drought Tolerant	Gro-Low Fragrant Sumac	5 gal	156
	RG	Rudbeckia fulgida sullivantii `Goldsturm` 3'h X 3'w	Black-eyed Susan	2 gal	86
	SNB	Sambucus nigra `Black Tower 7'h x 4'w	Black Tower Sambucus	5 gal	18

GENERAL NOTES:

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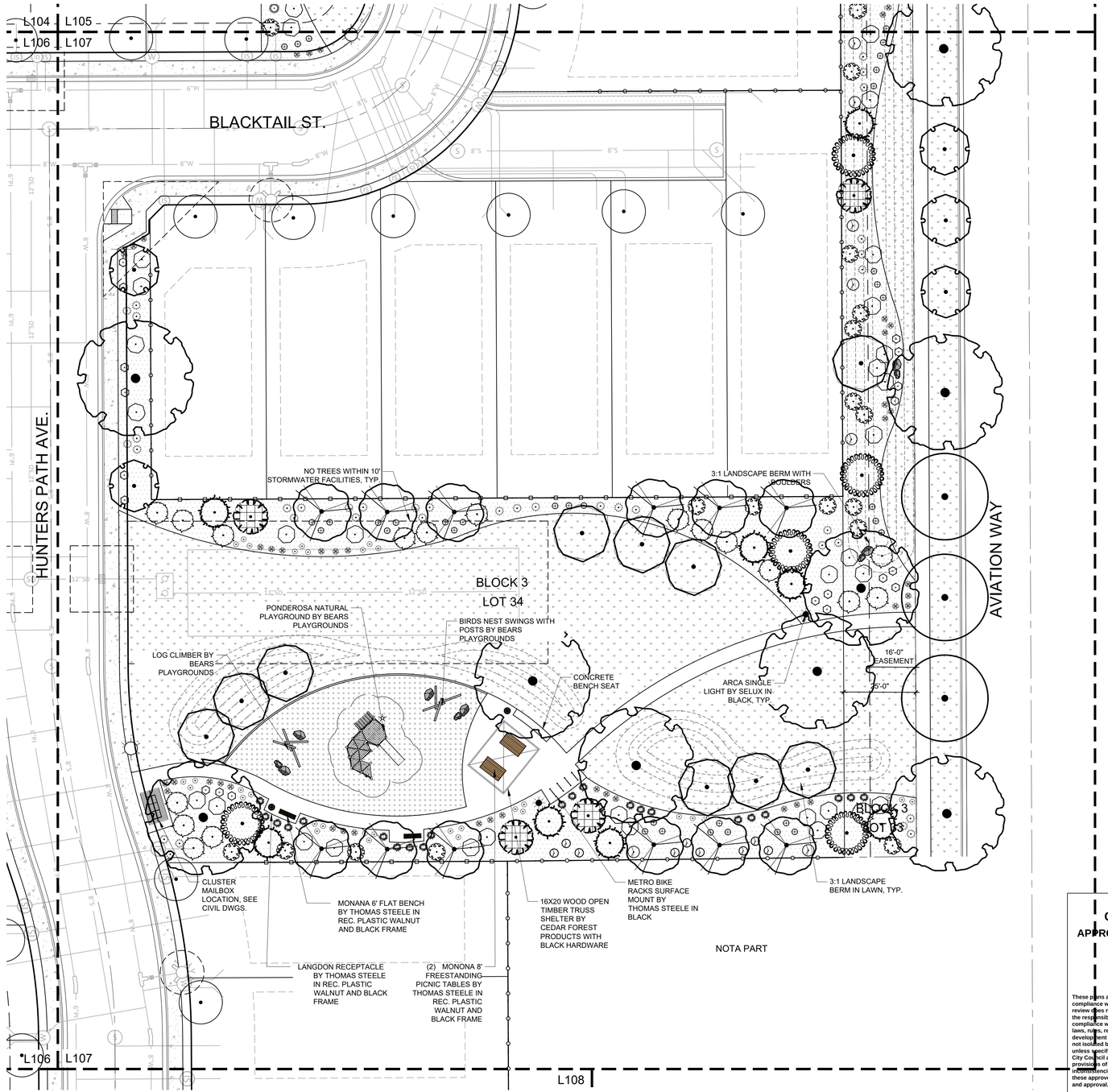
LANDSCAPE PLAN - AREA 7:



NORTH

0 20 40 60 feet

SCALE: 1" = 20'

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HUNTERS PATH PHASE 1

CALDWELL, ID 83686

Revision No:	Date:	Desc:
1	05.13.26	City Comments
2	07.22.26	City Comments
	07.22.26	
Drawn By:	EV	

Drawing Title:

LANDSCAPE PLAN - AREA 7

Drawing No:

L107

LANDSCAPE MATERIALS LEGEND:

- PLAYGROUND MULCH - WOOD CHIPS
- SOD LAWN - SEE NOTE 6/L150
- PLANTER BED - SEE NOTE 5/150
- 6' VINYL PRIVACY FENCE, CEDAR WOOD COLOR PANELS SEE DETAIL 1/EX.1.1
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PLANT SCHEDULE

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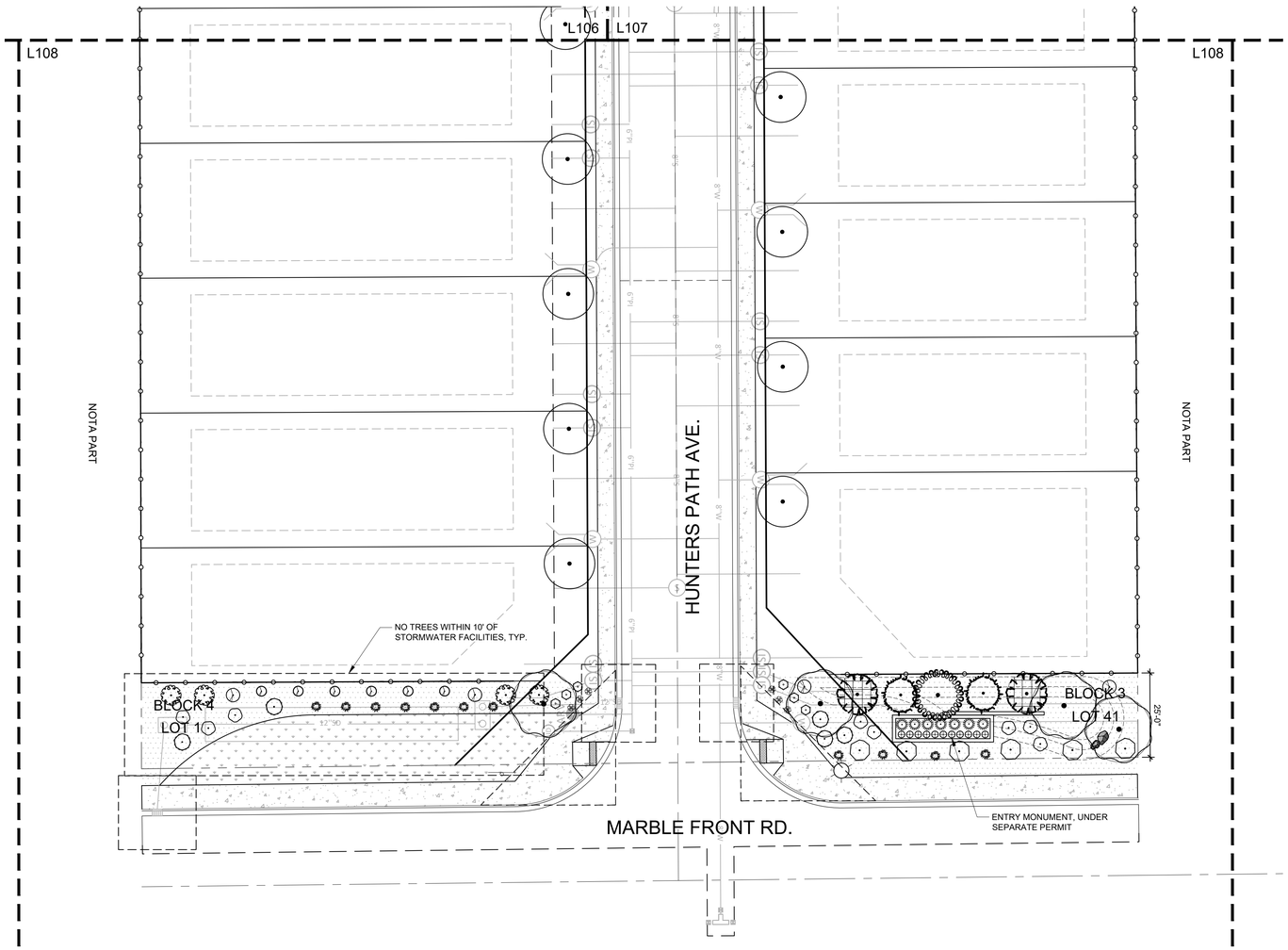
	MOC	Monardella odoratissima 10"h x 24"w	Mountain Coyote Mint	2 gal	121
	PAK	Pennisetum alopecuroides `Karlay Rose` 42"h x 42"w	Karley Rose Fountain Grass	2 gal	74
	PDH	Penstemon digitalis 'Husker Red' 30"h x 18"w	Husker Red Beardtongue	2 gal	33
	PAR	Perovskia abrotanoides 4'h x 4'w	Russian Sage	5 gal	30
	PX	Philadelphus x virginalis 7`h x 6`w	Mock Orange	5 gal	59
	PMM	Pinus mugo `Mops` 4'h x 4'w	Mops Mugo Pine	5 gal	12
	RAG	Rhus aromatica `Gro-Low` 18"h x 6`w, Drought Tolerant	Gro-Low Fragrant Sumac	5 gal	156
	RG	Rudbeckia fulgida sullivantii `Goldsturm` 3'h X 3'w	Black-eyed Susan	2 gal	86
	SNB	Sambucus nigra `Black Tower 7'h x 4'w	Black Tower Sambucus	5 gal	18

GENERAL NOTES:

**ALL RESIDENTIAL LOTS TO HAVE TREES INSTALLED BY LOT OWNER/ LOT BUILDER AT TIME HOMES ARE BUILT ON EACH LOT.

LANDSCAPE PLAN - AREA 2:



NORTH SCALE: 1" = 20'

0 20 40 60 feet

City of Caldwell
APPROVED FOR CONSTRUCTION

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STATE OF IDAHO · EMILY M VOGES · LA-16892 · 07.22.26 · LICENSED LANDSCAPE ARCHITECT

HUNTERS PATH PHASE 1

CALDWELL, ID 83686

Revision No:	Date:	Desc:
1	05.13.26	City Comments
2	07.22.26	City Comments
	07.22.26	
Drawn By:	EV	

Drawing Title:

LANDSCAPE PLAN - AREA 8

Drawing No:

L108

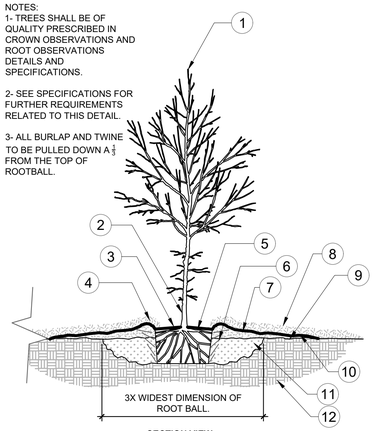
LANDSCAPE NOTES:

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 permabark rock 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.

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 4-5" 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 8" 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
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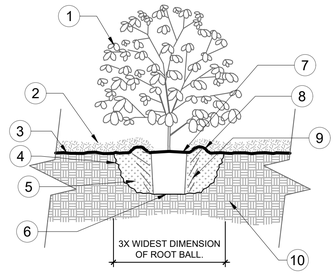
1 TREE W/ BERM (EXISTING SOIL NOT MODIFIED)

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

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.



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 TOEXISTING SOIL.
10. SETTLE THE SOIL.

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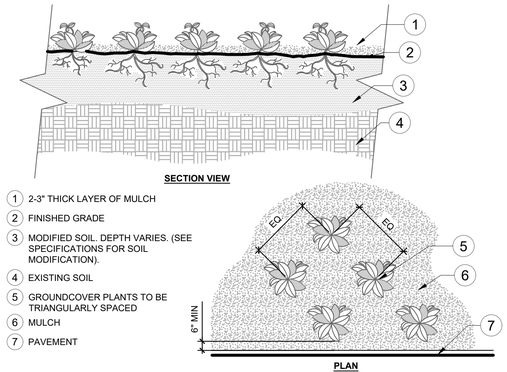
2 SHRUB - UNMODIFIED SOIL

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



SECTION VIEW

PLAN

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 A NORMAL 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.

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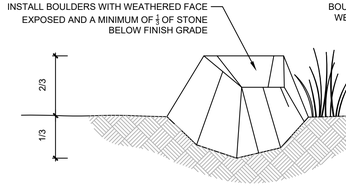
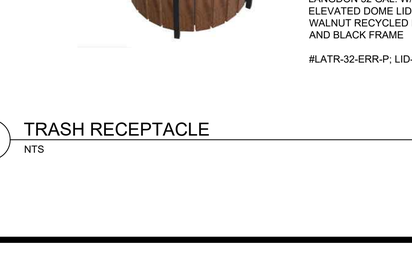
3 GROUNDCOVER

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



5 LANDSCAPE BOULDER PLACEMENT (TYP)

1" = 1'-0" DETAIL-FILE



6 TRANSFORMER SCREENING

1/4" = 1'-0" 32 9339-01

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

#SINGLE S1

7 PEDESTRIAN LIGHT FIXTURE

NTS

BENCH - MONONA 6'
RECYCLED PLASTIC WALNUT IN BLACK FRAME BY THOMAS STEELE

#MNF-6-ERR-G

8 6' BENCH

NTS

TRASH RECEPTACLE - LANGDON 32 GAL. W/ ELEVATED DOME LID, WALNUT RECYCLED PLASTIC AND BLACK FRAME

#LATR-32-ERR-P; LID-ED-P

9 TRASH RECEPTACLE

NTS

PICNIC TABLE - LANGDON 8' TABLE WALNUT RECYCLED PLASTIC AND BLACK FRAME

#MNTFS-8-ERR-P

10 PICNIC TABLE

NTS

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HUNTERS PATH PHASE 1

CALDWELL, ID 83686

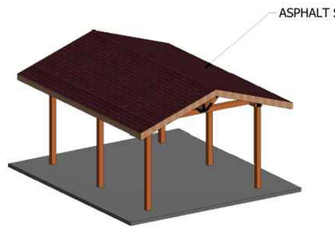
Revision No:	Date:	Desc:
1	05.13.26	City Comments
2	07.22.26	City Comments
	07.22.26	
Drawn By:	EV	

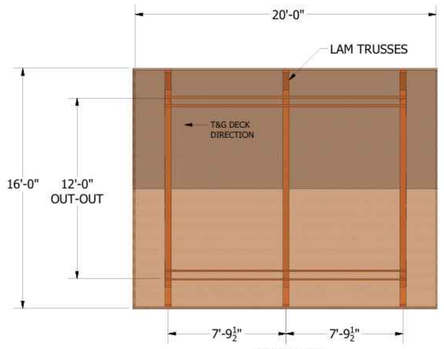
Drawing Title:

LANDSCAPE DETAILS

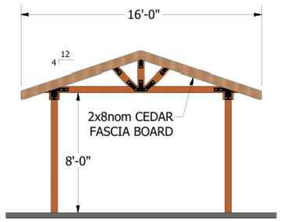
Drawing No:

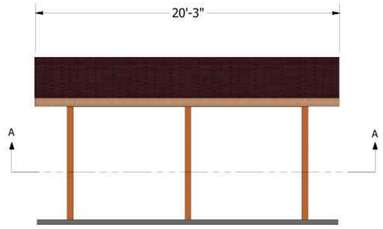
L150





SECTION A-A





16X20 OPEN TIMBER TRUSS
SHADE STRUCTURE BY
CEDAR FOREST PRODUCTS

#OTT1620

1 SHADE STRUCTURE
NTS

PONDEROSA PLAYGROUND
BY BEARS PLAYGROUNDS

2 PLAYGROUND
NTS

LOG CLIMBER BY BEARS
PLAYGROUNDS

3 PLAY CLIMBER
NTS

BIRD'S NEST SWING WITH 2
POSTS BY BEARS
PLAYGROUNDS

4 PLAY SWING
NTS

BIKE RACK - MODEL ATW-SBK
BLACK BY THOMAS STEEL

#MET-2-SF-P

5 BIKE RACK
NTS

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Drawn By:	EV	

Drawing Title:

LANDSCAPE DETAILS

Drawing No:

L151

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	ACTUAL AREA (SF)	AREA (ACRES)	% QUALIFIED	TOTAL QUALIFIED ACRES
• LOT 1 BLOCK 1	5,540	.13	50	.06
• LOT 1 BLOCK 3	16,468	.38	50	.19
• LOT 5 BLOCK 1	1,919	.04	100	.04
• LOT 6 BLOCK 6	4,480	.10	100	.10
• LOT 1 BLOCK 7	6,860	.16	100	.16
• LOT 6 BLOCK 5	7,886	.18	100	.18
• LOT 21 BLOCK 3	3,796	.09	100	.09
• LOT 33 BLOCK 3	18,723	.43	50	.22
• LOT 34 BLOCK 3	30,900	.71	100	.71
• LOT 41 BLOCK 3	2,020	.05	50	.02
• LOT 1 BLOCK 4	2,654	.06	50	.03

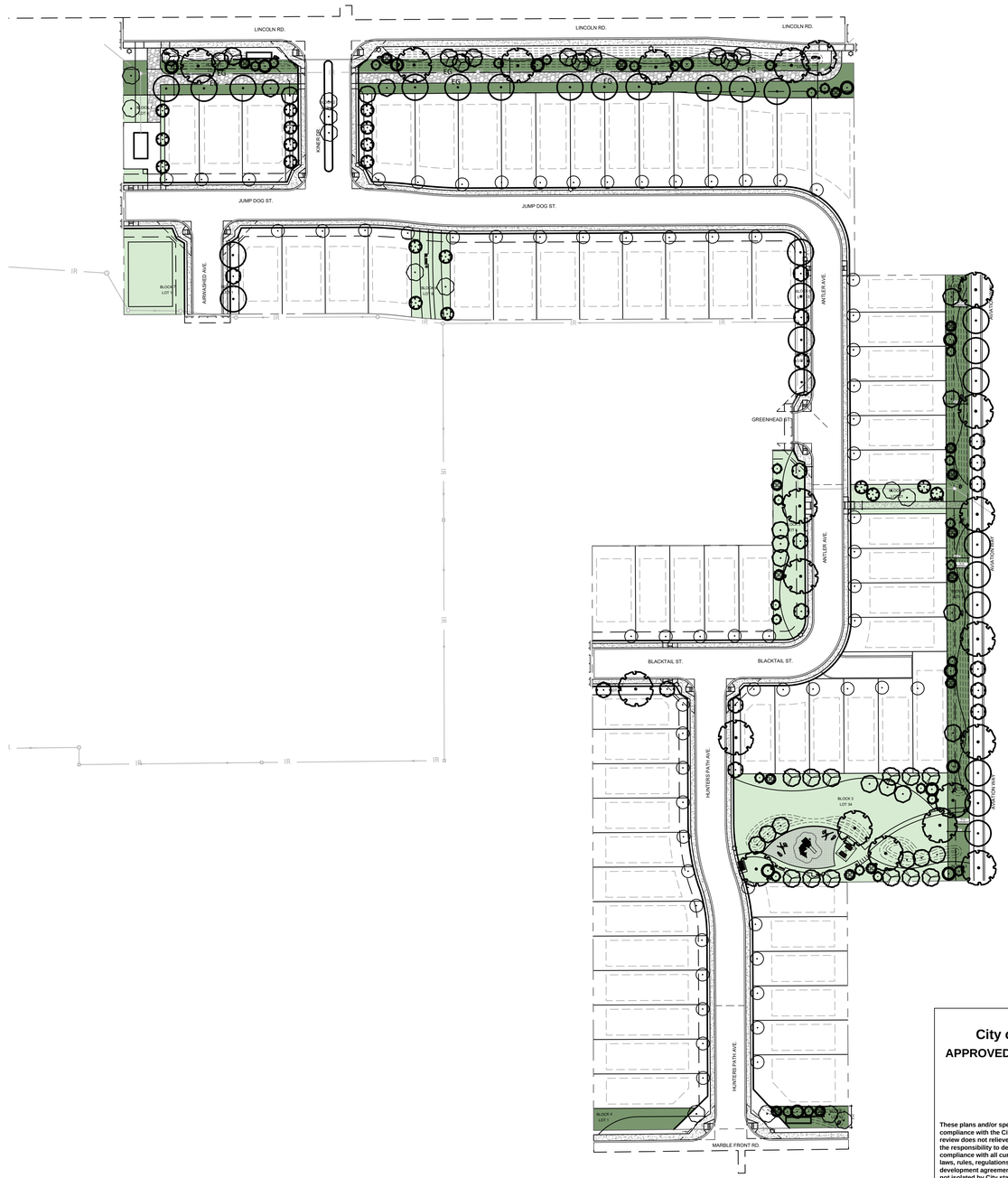
TOTAL QUALIFIED OPEN SPACE: 1.80 ACRES OF OPEN SPACE

TOTAL QUALIFIED OPEN SPACE:

- PHASE 1 GROSS AREA IS 13.2 ACRES
- REQUIRED PERCENTAGE OF QUALIFIED OPEN SPACE IS 10%
- 13.6% OF OPEN SPACE IS PROVIDED IN PHASE 1

50% QUALIFIED OPEN SPACE ALONG COLLECTORS AND ARTERIALS

100% QUALIFIED OPEN SPACE



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Drawn By:	EV	

Drawing Title:

OPEN SPACE EXHIBIT

Drawing No:

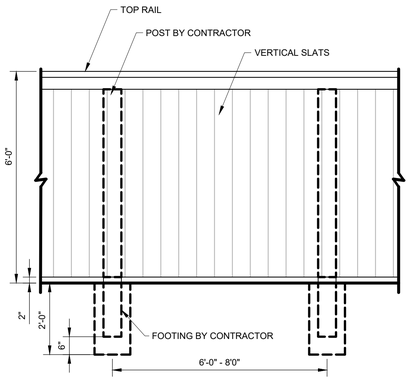
EX1.2

FENCING LEGEND:

6' VINYL PRIVACY FENCE, CEDAR WOOD COLOR PANELS SEE DETAIL 1/EX1.1

4' WROUGHT IRON FENCE, BLACK PICKETS, SEE DETAIL 2/EX1.1

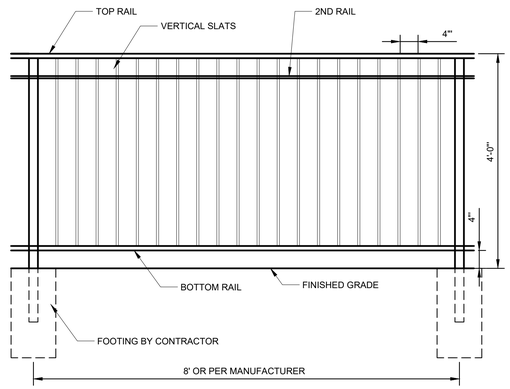
NOTE:
*POSTS, CONNECTIONS, SLATS & FOOTINGS BY CONTRACTOR



1 6` CLOSED VISION FENCE

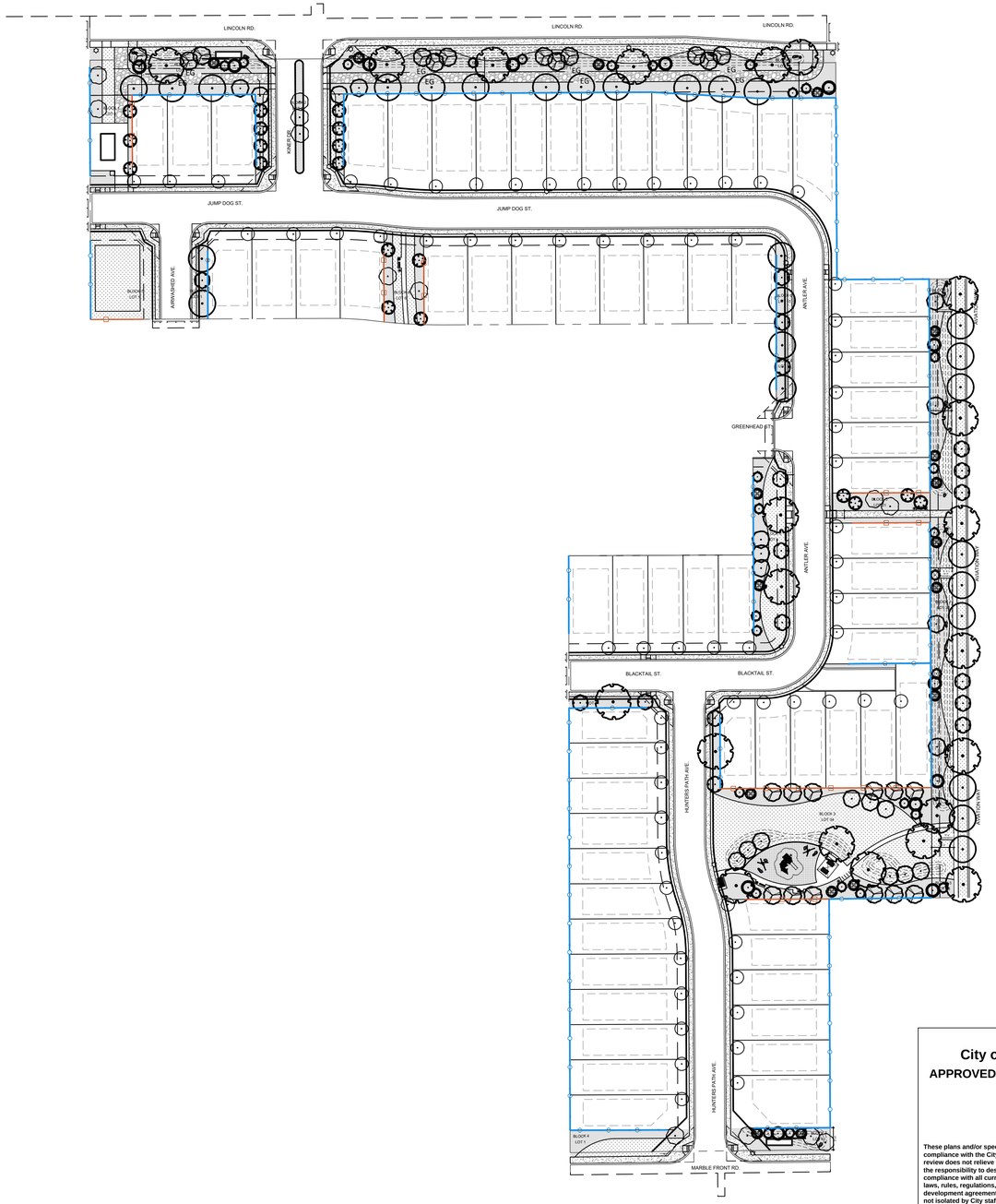
1/2" = 1'-0" 323107-02

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



2 4' OPEN VISION FENCE

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



NORTH

0 75 150 225 feet

SCALE: 1" = 75'

City of Caldwell
APPROVED FOR CONSTRUCTION

These plans and/or specifications have been reviewed for compliance with the City of Caldwell specifications. This review does not relieve the owner, engineer, or contractor of the responsibility to design and/or construct these facilities in compliance with all current applicable federal, state, and local laws, rules, regulations, ordinances, orders of decisions, development agreements, or specifications. Inconsistencies not isolated by City staff shall not be construed as approved unless specifically addressed as a variance and granted by City Council as a variance. The City retains the right to enforce provisions of said document and policies even if inconsistencies are not noted by the City. Any revisions of these approved plans will require a resubmittal for a full review and approval.

Name: **Martin Gergen**

plantas ARCHITECTURES

EMILY VOGES Landscape Architect
emily@plantasarch.com
208.957.9431

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STATE OF IDAHO
EMILY M VOGES
LA-16892
07.22.26
LICENSED LANDSCAPE ARCHITECT

HUNTERS PATH PHASE 1

CALDWELL, ID 83686

Revision No:	Date:	Desc:
1	05.13.26	City Comments
2	07.22.26	City Comments
	07.22.26	
Drawn By:	EV	

Drawing Title:

FENCING EXHIBIT

Drawing No:

EX1.1

Memorandum

To:

City Council

Meeting Date:

August 17, 2026

Item Name:

Approval of Copier/Printer lease with Kelley Create for the Caldwell Fire Department

Summary Statement:

We are asking City Council to approve a 60-month lease agreement with Kelley Create for a Xerox AltaLink C8235/H2 multifunction copier for use by the City of Caldwell Fire Administration. The City determined that leasing the equipment is more advantageous than purchasing it.
The agreement includes a one-time $125 origination fee and a monthly base payment of $104.99, plus applicable taxes and per-image charges. The lease includes equipment maintenance, repairs, parts, and black toner, while the City remains responsible for paper, staples, and certain additional supplies.
The initial term is five years, after which the agreement converts to month-to-month unless terminated. The agreement also protects the City by allowing termination if Kelley Create increases the applicable charges and permits the City to cancel at the end of a fiscal year if sufficient funds are not budgeted or appropriated.

Recommended Action:

Requested Action: Approve the lease agreement with Kelley Create and authorize the Mayor to execute the agreement on behalf of the City of Caldwell.

Budget: Finance Review
Budgeted

Cost:	Year one: $1384.88 5-Year Base Cost $6,299.40
GL Account:	01-6-16-115-66140
Timeline:	FY2026
Department:	
Project Manager:	

Attachments:

1. FINAL_Kelley_Create_Lease_Agreement_8.6.2026
2. Summary

Docusign Envelope ID: EFCE21DD-3EF8-8862-82AB-D7406F1108C6

LEASE AGREEMENT

THIS AGREEMENT is made this 6th day of August, 2026, ("Effective Date") between Kelley Create, having a local address of 330 N Ancestor Pl, Boise, Idaho ("CONTRACTOR") and the City of Caldwell, a municipal corporation of the State of Idaho, having offices at 205 South 6th Avenue, Caldwell, Idaho 83606 ("CITY") (collectively "the Parties").

RECITALS

CITY has a need for certain office equipment more particularly described below and has determined that it is more advantageous and in the public interest to lease the equipment than to purchase the equipment; and

CONTRACTOR has equipment that meets the CITY's needs and is willing to lease the equipment to CITY; and

CITY has authority to enter into this Agreement pursuant to Idaho Code section 50-301.

For good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Parties agree as follows:

TERMS

1. EQUIPMENT: CONTRACTOR leases to CITY certain equipment ("Equipment") which is particularly described and will be used at the location stated in ATTACHMENT 1, incorporated herein. CITY agrees to lease from CONTRACTOR the Equipment, together with all replacements, parts, repairs, additions, and accessories incorporated therein or attached thereto and any and all proceeds

2. TERM: The term of this Agreement is for a period of sixty (60) months from the Effective Date. This Agreement shall expire five (5) years after the Effective Date unless terminated earlier in accordance with the other terms of this Agreement. Barring earlier termination by either Party, this Agreement will renew month to month unless CITY sends written notice of termination to CONTRACTOR at least 30 days before the end of any term.

3. PAYMENT: CITY agrees to pay CONTRACTOR as compensation as follows:

a.	One-time origination fee:	$125.00, plus applicable tax
b.	Monthly Base Payment Amount:	$104.99, plus applicable tax
c.	Per Image Charge:	As listed in ATTACHMENT 1

The Monthly Base Payment Amount will be adjusted proportionately upward or downward as follows: (1) by up to 10% to accommodate changes in the actual Equipment cost; (2) if the shipping charges or taxes differ from the estimate given by CONTRACTOR; and/or (3) to comply with the tax laws of the State of Idaho.

Docusign Envelope ID: EFCE21DD-3EF8-8862-82AB-D7406F1108C6

CITY will pay a per image charge amount equal to the number of images made during a billing period multiplied by the applicable Per Image Charge on the Equipment. CITY agrees that CONTRACTOR may install an automatic meter reading agent on the Equipment and may charge CITY a Meter Fee to cover CONTRACTOR's administrative costs of obtaining a meter reading if such agent is not installed. At the end of the first year of this Agreement and once each successive twelve-month period, the Monthly Base Payment Amount and the Per Image Charges may be increased by a maximum of 15% of the then-existing payment or charge.

4. MAINTENANCE, REPAIR, AND SUPPLIES: This Agreement and CITY's payments under it include payment for the use of the Equipment, accessories, maintenance during normal business hours, inspection, adjustment, parts replacement, drums, cleaning material required for proper operation and black toner and developer. However, CITY is responsible for the purchase of any paper and staples. CITY shall take reasonable steps to commit no waste to the Equipment and to notify CONTRACTOR of needed maintenance. CITY shall keep the Equipment free and clear of all liens and claims and only at the installation address unless CONTRACTOR agrees in writing for CITY to move the Equipment.

CONTRACTOR shall keep the Equipment in good repair, condition, and working order, in compliance with applicable manufacturers' and regulatory standards. CONTRACTOR shall provide facsimile maintenance during normal business hours and include inspection, adjustment, parts replacement, and cleaning material required for proper operation. Facsimile drums and toner cartridges must be purchased separately. Color toner and developers, not included in this Agreement, will be billed separately. If necessary, the service and supply portion of this Agreement may be assigned. An image is defined as an imaged one-sided sheet of 8.5" x 11" paper or smaller. CONTRACTOR agrees to provide toner(s) in sufficient quantities as it relates to CITY's usage, and the manufacturers' published yields which are based on 6% page coverage of toner to page ration for black and white and 20% page coverage of toner to page ration for full color. In the event overall toner use exceeds this, CONTRACTOR may bill overages of toner expenses to CITY.

5. INDEPENDENT CONTRACTOR: The parties agree that CONTRACTOR is in no way an employee or agent of CITY and is not entitled to workers compensation or any benefit of employment with the CITY. CITY shall have no control over the performance of this Agreement by CONTRACTOR except to specify the time and place of performance, and the results to be achieved. CITY shall have no responsibility for security or protection of CONTRACTOR'S supplies or equipment. CONTRACTOR agrees to pay and be responsible for all taxes due from the compensation received under this contract.

CONTRACTOR represents that neither it nor any of its principals is related to a City official by blood or marriage within the second degree of kindred.

CONTRACTOR agrees to comply with all applicable federal, state, city, and local laws, rules and regulations.

CONTRACTOR agrees to employ efforts commensurate with the industry standard of care on CITY's behalf.

Docusign Envelope ID: EFCE21DD-3EF8-8862-82AB-D7406F1108C6

6. INDEMNIFICATION: CONTRACTOR agrees to indemnify and hold harmless CITY, and its officers, agents and employees, from and against any and all claims, losses, actions, or judgments for damages or injury to persons or property (including reasonable attorneys fees and costs) arising out of or in connection with the negligent acts, errors, or omissions of CONTRACTOR, CONTRACTOR's agents, employees, or representatives under this Agreement.

7. INSURANCE: CONTRACTOR agrees to obtain and keep in force during its acts under this Agreement a comprehensive general liability insurance policy in the minimum amount of $1,000,000 per occurrence and $2,000,000 in the aggregate which shall name CONTRACTOR, CITY, and its officers, agents and employees, as additional insured. CONTRACTOR shall provide proof of liability coverage as set forth above to CITY prior to commencing its performance as herein provided and notify CITY ten (10) days prior to cancellation of said policy.

CITY agrees to keep the Equipment insured against risk of loss in an amount not less than the original cost until this Agreement is terminated and to maintain a general public liability insurance policy

8. COMPLIANCE WITH LAWS: CONTRACTOR agrees to comply with all applicable federal, state, city, and local laws, rules and regulations.

9. SEVERABILITY: If any provision of this Agreement is declared unenforceable in any jurisdiction, the other provisions herein shall remain in full force and effect.

10. TERMINATION: In the event that CONTRACTOR increases the Monthly Base Payment Amount or the Per Image Charges pursuant to Section 3 of this Agreement, CITY may terminate this Agreement upon thirty (30) days' written notice to CONTRACTOR.

In order to comply with the requirements of Article VIII, Section 3 of the Constitution of the State of Idaho, CITY may cancel this Agreement for any fiscal year when the necessary funds for the fulfillment of this contract are not budgeted for, and not appropriated by, the CITY. The CITY may, solely at its option, at the end of any fiscal year of the CITY, cancel this Agreement without penalty, if the CITY determines not to budget or appropriate funds from revenues legally available to it, for the goods and services contracted. The CITY's fiscal year commences on October 1 of each year and terminates on September 30 of the following year.

11. ENTIRE AGREEMENT: This is the entire agreement of the parties and can only be modified or amended in writing.

"Subject to NASPO ValuePoint Master Agreement, Contract #187800, & Contract #PADD2024."

Signature pages to follow

Docusign Envelope ID: EFCE21DD-3EF8-8862-82AB-D7406F1108C6

8/6/2026

DATED this _____ day of _____, 2026.

"CONTRACTOR" – KELLEY CREATE

DocuSigned by:
Sarah Woodman
69330002BA534AC...

Sarah Woodman, Vice President of Administration for Kelley Create

Docusign Envelope ID: EFCE21DD-3EF8-8862-82AB-D7406F1108C6

DATED this _____ day of _____, 2026.

CITY OF CALDWELL

_____
Eric Phillips, Mayor

ATTEST: CLERK

_____

KELLEY CREATE

MASTER AGREEMENT

AGREEMENT NO.:

CUSTOMER ("you" or "your")

FULL LEGAL NAME: City of Caldwell Fire Administration

ADDRESS: 621 Cleveland Boulevard Caldwell, ID 83605

CONTACT NAME: Cory Gerard PHONE #: (208) 455-3032 FEDERAL TAX ID #: 82.6000171

EQUIPMENT AND PAYMENT TERMS

☐ SEE ATTACHED SCHEDULE

MAKE, MODEL NUMBER & INCLUDED ACCESSORIES	SERIAL NO.	NOT FINANCED UNDER THIS AGREEMENT	BEGINNING METER READING		MONTHLY IMAGE ALLOWANCE PER MACHINE (IF NOT CONSOLIDATED		EXCESS PER IMAGE CHARGE (PLUS TAX)	
			B&W	COLOR	B&W	COLOR	B&W	COLOR
1 Xerox AltaLink C8235/H2		☐						
		☐						
		☐						
		☐						
		☐						
		☐						
		☐						
		☐						
		☐						
		☐						
TOTAL CONSOLIDATED MONTHLY IMAGE ALLOWANCE AND EXCESS PER IMAGE CHARGES (IF CONSOLIDATED)					0	0	0.0066	0.045

MONTHLY BASE PAYMENT AMOUNT: $104.99 (PLUS TAX) TERM IN MONTHS: 60 METER FREQUENCY: **Quarterly**

SECURITY DEPOSIT: _____ ADVANCE PAYMENT: _____ (PLUS TAX) to be applied to first Payment due

ORIGINATION FEE: **$125.00** (PLUS TAX) METER FEE: $_____

EQUIPMENT LOCATION: **As Stated Above** ☐ SEE ATTACHED SCHEDULE

THIS AGREEMENT IS NON-CANCELABLE AND IRREVOCABLE. IT CANNOT BE TERMINATED. PLEASE READ CAREFULLY BEFORE SIGNING.

CUSTOMER'S AUTHORIZED SIGNATURE

BY SIGNING THIS PAGE, YOU REPRESENT TO US THAT YOU HAVE RECEIVED, READ, AND ACKNOWLEDGED THE ADDITIONAL TERMS AND CONDITIONS APPEARING ON THE SECOND PAGE OF THIS TWO-PAGE AGREEMENT. THIS AGREEMENT IS BINDING UPON OUR ACCEPTANCE HEREOF.

(As Stated Above)	X		
CUSTOMER	SIGNATURE	PRINT NAME & TITLE	DATE

OWNER ("we", "us", "our")

Kelley Create

OWNER	SIGNATURE	PRINT NAME & TITLE	DATE

22710 72nd Ave S Kent, WA 98032-1926

UNCONDITIONAL GUARANTY

The undersigned, jointly and severally if more than one, unconditionally guarantee(s) that the Customer will timely perform all obligations, including all and any debts, liabilities, and obligations of every nature or form, now existing or hereafter arising or acquired, under the Agreement or any supplements hereto. The undersigned also waive(s) any notification if the Customer is in default and consent(s) to any extensions or modifications granted to the Customer. In the event of default, the undersigned will immediately pay all sums due under the terms of the Agreement without requiring us or our assignee, if applicable, to proceed against Customer or any other party or exercise any rights in the Equipment. The undersigned hereby binds any respective administrators, representatives, successors, and authorized assigns. **THE UNDERSIGNED, AS TO THIS GUARANTY, AGREE(S) TO THE DESIGNATED FORUM AND CONSENT(S) TO PERSONAL JURISDICTION, VENUE, AND CHOICE OF LAW AS STATED IN THE AGREEMENT, AGREE(S) TO PAY ALL COSTS AND EXPENSES, INCLUDING ATTORNEY FEES, INCURRED BY US OR OUR ASSIGNEE RELATED TO THIS GUARANTY AND THE AGREEMENT, WAIVE(S) A JURY TRIAL AND TRANSFER OF VENUE, AND AUTHORIZE(S) OBTAINING CREDIT REPORTS.**

SIGNATURE:	X	INDIVIDUAL:	DATE
SIGNATURE:	X	INDIVIDUAL:	DATE

CERTIFICATE OF DELIVERY AND ACCEPTANCE

The Customer hereby certifies that all the Equipment: 1) has been received, installed, and inspected, and 2) is fully operational and unconditionally accepted.

SIGNATURE:	X	NAME & TITLE:	DATE:

Certificate Of Completion

Envelope Id: EFCE21DD-3EF8-8862-82AB-D7406F1108C6
Status: Completed
Subject: Complete with Docusign: FINAL Kelley Create Lease Agreement_8.6.2026.pdf
Source Envelope:
Document Pages: 6
Signatures: 1
Certificate Pages: 1
Initials: 0
AutoNav: Enabled
EnvelopeId Stamping: Enabled
Time Zone: (UTC-08:00) Pacific Time (US & Canada)

Envelope Originator:
Sarah Woodman
22710 72nd Ave S
nil
Kent, WA 98032
sarah@kelleycreate.com
IP Address: 69.145.172.210

Record Tracking

Status: Original
8/6/2026 1:05:21 PM
Holder: Sarah Woodman
sarah@kelleycreate.com
Location: DocuSign

Signer Events	Signature	Timestamp
Sarah Woodman sarah@kelleycreate.com VP of Admin Kelley Create Security Level: Email, Account Authentication (None)	DocuSigned by: Sarah Woodman 69330002BA534AC... Signature Adoption: Pre-selected Style Using IP Address: 69.145.172.210	Sent: 8/6/2026 1:06:57 PM Viewed: 8/6/2026 1:07:06 PM Signed: 8/6/2026 1:07:52 PM

Electronic Record and Signature Disclosure:
Not Offered via Docusign

In Person Signer Events	Signature	Timestamp

Editor Delivery Events	Status	Timestamp

Agent Delivery Events	Status	Timestamp

Intermediary Delivery Events	Status	Timestamp

Certified Delivery Events	Status	Timestamp

Carbon Copy Events	Status	Timestamp

Witness Events	Signature	Timestamp

Notary Events	Signature	Timestamp

Envelope Summary Events	Status	Timestamps
Envelope Sent	Hashed/Encrypted	8/6/2026 1:06:57 PM
Certified Delivered	Security Checked	8/6/2026 1:07:06 PM
Signing Complete	Security Checked	8/6/2026 1:07:52 PM
Completed	Security Checked	8/6/2026 1:07:52 PM

Payment Events	Status	Timestamps

MEMORANDUM

TO: Caldwell City Council

Meeting Date August 17, 20 26

AGENDA ITEM INFORMATION

SUBJECT:

Disposal of surplus vehicles in the Police Department fleet.

Department Submittals	*X to mark*	*Initials*
Building Department		
CDBG		
Clerk		
City Attorney		
Finance Department		
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:		

COST IMPACT: None. Some revenue may be generated.

FUNDING SOURCE: NA

TIMELINE: ASAP pending council approval.

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

SUMMARY STATEMENT:

The following vehicles in the Police Department fleet are either no longer serviceable, or need repairs that are not financially responsible based on vehicle age, mileage or condition. Based on the option that offers the best financial return to the City, these vehicles will be disposed of at auction or salvage yard.

Unit 11 2008 Ford F150 VIN 1FTRF14W68KB44517

Unit 21 2007 Ford Ranger VIN 1FTZR45E87PA50848

Unit 48 2015 Dodge Charger VIN 2C3CDXBGXFH840381

Unit 2 2015 Ford Escape VIN 1FMCU9G9XFUC29082

Unit 71 2021 Ford Explorer VIN 1FM5K8AW4MNA07104

RECOMMENDED ACTION:

Approve disposal of the listed vehicles with the proceeds returning to the capital fund for use in future fleet expenses.

RESOLUTION NO. _____

RESOLUTION AUTHORIZING THE DISPOSITION OF EXCESS CITY-OWNED SURPLUS PROPERTY FROM THE CALDWELL POLICE DEPARTMENT.

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

Type of Vehicle (Make/Model)	**Description (Vin Number)**	**Disposition (Scrapped/Auctioned/Trade-in)**
2015 Ford Escape	1FMCU9G9XFUC29082	Sold at auction by Enterprise
2008 Ford F150	1FTRF14W68KB44517	Sold at auction by Enterprise
2007 Ford Ranger	1FTZR45E87PA50848	Sent to Salvage by Enterprise
2015 Dodge Charger	2C3CDXBGXFH840381	Sent to Salvage by Enterprise
2021 Ford Explorer	1FM5K8AW4MNA07104	Sent to Salvage by Enterprise

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 to be traded in associated with the purchase of new vehicles.

PASSED BY THE COUNCIL of the City of Caldwell, Idaho this 17th day of August, 2026.

APPROVED BY THE MAYOR of the City of Caldwell, Idaho this 17th day of August 2026.

Approved:

By _____
Mayor

ATTEST:

By _____
City Clerk

QUOTE CONFIRMATION

Pricing and Availability Notice

Due to ongoing supply chain challenges, some hardware manufacturers cannot guarantee product availability or pricing until the product is shipped. While we make every effort to honor quoted pricing, if a hardware manufacturer increases its price to CDW after a quote is issued or order is accepted, we may need to update your quoted price to reflect that change irrespective of any timeframes or validity periods set forth in the quote, including up to the date of shipment. In the event of a price adjustment, we will notify you prior to shipment. Any price adjustment would only occur if the hardware manufacturer increases its pricing to CDW.

ELIJAH HEMMERT,

Thank you for considering CDW•G for your technology needs. The details of your quote are below. **If you are an eProcurement or single sign on customer, please log into your system to access the CDW site.** You can search for your quote to retrieve and transfer back into your system for processing.

For all other customers, click below to convert your quote to an order.

Convert Quote to Order

QUOTE #	QUOTE DATE	QUOTE REFERENCE	CUSTOMER #	GRAND TOTAL
1CKRCLG	7/28/2026	2026CARS	5194575	$25,537.50

QUOTE DETAILS

ITEM	QTY	CDW#	UNIT PRICE	EXT. PRICE
Zebra ZQ500 Series ZQ521 - label printer - B W - direct thermal Mfg. Part#: ZQ52-BUE0010-00 Contract: OMNIA Mesa 2024056-01 (2024056-01)	25	6305509	$664.01	$16,600.25
Zebra Spare Smart Battery - printer battery - 3250 mAh Mfg. Part#: BTRY-MPP-34MA1-01 UNSPSC: 26111710 Contract: OMNIA Mesa 2024056-01 (2024056-01)	25	5270921	$131.77	$3,294.25
Zebra Vehicle Charger Mfg. Part#: P1063406-031 UNSPSC: 39121006 Contract: OMNIA Mesa 2024056-01 (2024056-01)	25	3668735	$51.74	$1,293.50
LIND PA1580-1642 - car power adapter - 120 Watt Mfg. Part#: CF-LNDDC120 UNSPSC: 39121006 Contract: OMNIA Mesa 2024056-01 (2024056-01)	25	2090640	$151.27	$3,781.75
Zebra USB cable - 6 ft Mfg. Part#: P1063406-045 UNSPSC: 26121604 Contract: OMNIA Mesa 2024056-01 (2024056-01)	25	3808144	$22.71	$567.75

SUBTOTAL	$25,537.50
SHIPPING	$0.00
SALES TAX	$0.00
GRAND TOTAL	**$25,537.50**

PURCHASER BILLING INFO	DELIVER TO
Billing Address: CITY OF CALDWELL ACCT PAYABLE PO BOX 1179 205 S 6TH AVE CALDWELL, ID 83606-1179 **Phone:** (208) 455-3000 **Payment Terms:** Net 30 Days-Govt State/Local	**Shipping Address:** ELIJAH HEMMERT 205 S 6TH AVE CALDWELL, ID 83605 **Phone:** (208) 455-3000 **Shipping Method:** DROP SHIP-GROUND
	Please remit payments to:
	CDW Government 75 Remittance Drive Suite 1515 Chicago, IL 60675-1515

Sales Contact Info

Riley Morgan | (877) 671-5927 | riley.morgan@cdwg.com

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Support

Call 800.800.4239

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This order is subject to CDW's Terms and Conditions of Sales and Service Projects at
http://www.cdwg.com/content/terms-conditions/product-sales.aspx
For more information, contact a CDW account manager.

© 2026 CDW•G LLC, 200 N. Milwaukee Avenue, Vernon Hills, IL 60061 | 800.808.4239

RESOLUTION NO. _____

A RESOLUTION APPROVING THE UPFITTING OF POLICE IN-VEHICLE PRINTERS FOR THE CALDWELL POLICE DEPARTMENT BY CDW-G AND RATIFYING THE APPROVAL OF IN-VEHICLE PANASONIC TOUGHBOOKS BY DATEC FOR UPFITTING PURPOSES

NOW, THEREFORE, BE IT HEREBY RESOLVED by the Mayor and Council of the City of Caldwell, Idaho, that the City hereby approves the upfitting of police in-vehicle printers for the Caldwell Police Department by CDW-G and ratifies the approval of vehicle Panasonic Toughbooks for upfitting by DATEC for the Caldwell Police Department fleet vehicles.

PASSED BY THE COUNCIL of the City of Caldwell, Idaho this _____ Day of _____ 2026.

APPROVED BY THE MAYOR of the City of Caldwell, Idaho this _____ Day of _____ 2026.

By _____
Eric Phillips, Mayor

ATTEST:

By ___
City Clerk

MEMORANDUM

TO: Caldwell City Council

Meeting Date August 17 **, 20** 26

AGENDA ITEM INFORMATION

SUBJECT:

Approval of Police In-Vehicle Printer Purchase and Ratification of Vehicle Panasonic Toughbook Purchase for the Caldwell Police Department

COST IMPACT: 47,663.82

FUNDING SOURCE: 57-5-15-100-66142 Capital Major Equipment

TIMELINE: To be paid upon receipt of invoice FY 2026

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

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

SUMMARY STATEMENT:

The attached resolution requests Council approval of the purchase of in-vehicle printers from CDW-G and ratification of the purchase of Panasonic Toughbooks provided by DATEC for the Caldwell Police Department fleet. To secure time-sensitive special pricing, the Toughbooks were ordered before formal Council approval. Ratification is requested to formally approve the purchase to equip Department vehicles with the necessary technology

RECOMMENDED ACTION:

Move to approve the resolution ratifying the purchase of Panasonic Toughbooks from DATEC and approving the purchase of in-vehicle printers from CDW-G for Department fleet vehicles for the Caldwell Police Department

Regular **Item:** 15.

Memorandum

To:

City Council

Meeting Date:

August 17, 2026

Item Name:

School Resource Office Agreement with Caldwell School District No 132

Summary Statement:

Recommended Action:

Budget: Budgeted

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

Attachments:

1. Caldwell School District SRO 08.2026

RESOLUTION NO. _____

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF CALDWELL TO ENTER INTO AGREEMENT WITH CALDWELL SCHOOL DISTRICT NO. 132 FOR SCHOOL RESOURCE OFFICER PROGRAM.

The following resolution was considered and adopted by the Caldwell City, Idaho Mayor and Council on this 17th day of August, 2026.

WHEREAS, Idaho Code § 50-301 grants general powers and duties to the restrictions of law, to the mayors and councils of their respective cities; and

WHEREAS, Idaho Code § 50-301 grants authority to Cities to enter into contracts; and

WHEREAS, Idaho Code § 50-602 gives the mayor chief administrative powers including the superintending control of all … affairs of the city; and

WHEREAS, the City entered into an Agreement (Caldwell City Resolution No. 245-25) with Caldwell School District for the purposes of the school resource office program on July 7, 2025, said Agreement allows for extensions in writing.

WHEREAS, the City desires to enter into an agreement extension based on terms contained in Agreement 245-25 with Caldwell School District for the purposes of the school resource office program.

NOW THEREFORE, BE IT HEREBY RESOLVED by the Mayor and Council of the City of Caldwell, Idaho, that the School Resource Officer Program Agreement with Caldwell School District No. 132 be executed**.**

PASSED BY THE COUNCIL of the City of Caldwell, Idaho on this ____ day of August, 2026.

APPROVED BY THE MAYOR of the City of Caldwell, Idaho this ____ day of August, 2026.

By: _____
Eric Phillips
Mayor

ATTEST:

By:_____
City Clerk

AMENDMENT – EXTENSION NO. 1
CALDWELL SCHOOL DISTRICT NO. 132
SCHOOL RESOURCE OFFICER PROGRAM AGREEMENT

This Extension No. 1 ("Extension") between Caldwell School District No. 132, a body corporate and politic of the State of Idaho ("District") and the City of Caldwell, a municipal corporation of the state of Idaho ("City") by and through the Caldwell Police Department ("CPD") (collectively, "the Parties") amends the Parties' School Resource Officer Program Agreement (City of Caldwell Resolution no. 245-25) and is effective August 1, 2026.

RECITALS

- The District and the City entered into a School Resource Officer Program Agreement ("Agreement") on July 7, 2025, with an initial term ending July 31, 2026. The Agreement is a current, valid, and enforceable contract for provision of school resource officer ("SRO") services by the City, through CPD.

- Section VII.2. of the Agreement allows for the Agreement to be renewed annually by the written consent of both Parties.

- The District and the City continue to recognize the potential outstanding benefits of an SRO program to the community of Caldwell and to the students, their families, faculty, and staff of the District in particular and wish to formalize the extension of the Agreement pursuant to Section VII of the Agreement; and

- It is in the best interests of the District, the City, and the residents of Caldwell, Canyon County, Idaho to extend this program; and

- The Parties wish to exercise their authority and power, if necessary, to effectuate the purposes of this Extension in accordance with the authority of Idaho law as a Joint Exercise of Power Agreement in accordance with the provisions of Idaho Code § 67-2328 and an interagency contract in accordance with the provisions of Idaho Code § 67-2332.

Therefore, the Parties agree as follows:

1. Exhibit "1" to this Extension No. 1 is the updated *Cost and Payment Schedule* which lists the schools to be assigned an SRO, the expected average hours per week for each school, the annual payment amount, and the installment payment amounts and due dates.

2. Extension No. 1 will be in effect from August 1, 2026, through July 31, 2027.

3. All other terms and provisions of the Agreement which are not in conflict with the terms of Exhibit 1 and the effective dates of this Extension No. 1 remain the same.

The Parties have executed this Extension No. 1 by the respective duly authorized representatives.

For the District:

8-10-2026

Jeremy "Scot" Montoya, District Superintendent — Date

Travis K. Manning

8-10-2026

Travis Manning, Board of Trustees Chair — Date

For the City and CPD:

Eric Phillips, Mayor — Date

ATTEST:

City Clerk — Date

Rex Ingram, Chief of Police — Date

EXHIBIT 1

CALDWELL SCHOOL DISTRICT No. 132 SRO PROGRAM COSTS AND PAYMENT SCHEDULE

Pursuant to the provisions of the Agreement between Caldwell School District No. 132 ("District") and the City of Caldwell ("City") through the Caldwell Police Department ("CPD") the District and the City agree to the following schedule for costs and payments for the Student Resource Officer ("SRO") Program.

Caldwell High School

Caldwell High School will be assigned one (1) SRO for 80 hours of SRO Program Time per two weeks. Payments will be made in quarterly installments, due on the first day of September, December, March, and June in the amounts listed in the table below.

School Year	Annual SRO Cost	Payment Amount
2026/27	$96,517.00	$24,129.25

Canyon Springs High School & Syringa Middle School

Canyon Springs High School and Syringa Middle School will be assigned one (1) SRO for 80 hours of SRO Program Time per two weeks. The SRO and school principals will coordinate how SRO Program time will be allotted between the schools. Payments will be made in quarterly installments, due on the first day of September, December, March, and June in the amounts listed in the table below.

School Year	Annual SRO Cost	Payment Amount
2026/27	$96,517.00	$24,129.25

Memorandum

To:

City Council

Meeting Date:

August 17, 2026

Item Name:

Approve the Fee Waiver for Caldwell School District for use of Brother's Park

Summary Statement:

Recommended Action:

Budget:

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

Attachments:

1. City letter for Brothers Park
2. Letter to City for Brothers Park

FEE WAIVER REQUEST

Request is subject to approval. Submittal of fee waiver request does not guarantee all fees will be waived. Requests can be emailed to cityclerk@cityofcaldwell.org or mailed/dropped off to City Clerk, PO Box 1179/205 S 6th Ave, Caldwell, Idaho 83606

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

ORGANIZER INFORMATION

ORGANIZATION/INDIVIDUAL NAME: Caldwell High School

☐ INDIVIDUAL ☐ PROFIT ☐ NON-PROFIT ☒ CALDWELL SCHOOL ☐ VALLIVUE SCHOOL

MAILING ADDRESS: 3401 S. Indiana Ave

CITY: Caldwell STATE: Idaho ZIP: 83605

EVENT ORGANIZER NAME: Ashley Green

CONTACT NUMBER: 208-585-3821

EMAIL: agreen@caldwellschools.org

GENERAL INFORMATION

EVENT NAME: Caldwell Twilight XC Race ESTIMATED ATTENDANCE: _____

EVENT DATE: 9/3/26

EVENT LOCATION: CHS + Brothers Park

EVENT DESCRIPTION & PURPOSE: One of the longest XC race traditions at 24yrs being hosted by CHS. Also one of the most attended by athletes.

FEE WAIVER QUESTIONS

1. Is the event open to the general public?

   ☐ YES ☒ NO

2. Does the activity of requesting event directly benefit the residents of the City of Caldwell?

   ☒ YES ☐ NO

3. Is the organization a Caldwell based non-profit organization with a valid 501(C)?

   ☐ YES ☒ NO If yes, 501(C)(3) Number: _____

4. Do you agree to provide for clean-up at the end of the event?

   ☒ YES ☐ NO

5. Is the hosting organization a city program, committee or authorized direct affiliate?

   ☐ YES ☒ NO

NOTES

1. All City programs or authorized direct affiliates shall be eligible for exemption from facility use fees.
2. Projects or organizations who have failed their obligations during previous events or activities are not eligible for future fee waivers.
3. Up to ½ of event registration fees, park preparation fees, eligible permit application fees, or other fees eligible for waiver may be waived for a single event.
4. All recipients of a fee waiver, if requested by Parks and Recreation, shall acknowledge the Parks and Recreation Department in all publicity relating to the event or activity and be approved by the Director of Parks and Recreation, or their designee, prior to release. Acknowledgement includes City logos and statement in all advertising, promotional material and media releases.
5. Fees that may not be waived: Park impact fees, event security fees, additional trash bins or restrooms ordered for event fees, road closure fees, cleaning/damages deposits, or additional equipment ordered that engenders an additional cost.

FEE WAIVERS

A not-for-profit organization may request a waiver of up to 25% of the fee.

School organizations which include any school located within the boundaries of the Caldwell City limits may request a waiver of up to 50% of the fee.

City-sponsored events will be reviewed on a case-by-case basis.

See the attached City of Caldwell Fee Waiver Policy for additional information.

FOR INTERNAL USE ONLY – FILLED OUT BY SPECIAL EVENT COORDINATOR

TOTAL AMOUNT OF FEES REQUESTING WAIVED: _____

FEE DESCRITIONS: _____

_____

_____

_____

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

8/12/2026

To Whom it May Concern,

My name is Ashley Green and I am the new athletic director at Caldwell High School. We are running the 24th year of our annual Twilight Cross Country race on 9/3/2026. My understanding is that we have partnered with the City of Caldwell the past several years to use parts of Brothers Park for our race for which we are very appreciative to the city as well as Inferno soccer for cancelling practices that day. We are again this year asking for use of Brothers Park for our race. I am requesting the 500 dollar fee to be waived as well. Caldwell High School has provided free use of our facility for the 4th of July the last several years and hope that we can continue to maintain a collaborative relationship going forward.

Sincerely,
Ashley Green
Caldwell High School AD
agreen@caldwellschools.org
208-585-3821

Memorandum

To:

City Council

Meeting Date:

August 17, 2026

Item Name:

Approve the Prosecution Services Term Agreement, Canyon County, Canyon County Prosecuting Attorney and City of Caldwell

Summary Statement:

Recommended Action:

Budget:

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

Attachments:

1. Prosecution Services Agreement

RESOLUTION NO. _____

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF CALDWELL TO ENTER INTO AGREEMENT WITH CANYON COUNTY PROSECUTING ATTORNEY'S OFFICE FOR MISDEMEANOR PROSECUTION SERVICES

The following resolution was considered and adopted by the Caldwell City, Idaho Mayor and Council on this 17th day of August, 2026.

WHEREAS, Idaho Code § 50-301 grants general powers and duties to the restrictions of law, to the mayors and councils of their respective cities; and

WHEREAS, Idaho Code § 50-301 grants authority to Cities to enter into contracts; and

WHEREAS, Idaho Code § 50-602 gives the mayor chief administrative powers including the superintending control of all … affairs of the city; and

WHEREAS, the City, pursuant to Idaho Code §§ 31-2604 and 50-208A(2) is authorized to contract with the Canyon County Prosecuting Attorney to prosecute criminal violations of Caldwell City Code ordinances, state traffic infractions, and state misdemeanors committed within the municipal limits of the city of Caldwell where the offense falls under City jurisdiction; and

WHEREAS, the City desires to enter into an agreement with Canyon County and the Canyon County Prosecuting Attorney for misdemeanor prosecution services.

NOW THEREFORE, BE IT HEREBY RESOLVED by the Mayor and Council of the City of Caldwell, Idaho, that the Prosecution Services Term Agreement with Canyon County and the Canyon County Prosecuting Attorney be executed.

PASSED BY THE COUNCIL of the City of Caldwell, Idaho on this ____ day of August, 2026.

APPROVED BY THE MAYOR of the City of Caldwell, Idaho this ____ day of August, 2026.

By: _____
Eric Phillips
Mayor

ATTEST:

By:_____
City Clerk

PROSECUTION SERVICES TERM AGREEMENT
CANYON COUNTY, CANYON COUNTY PROSECUTING ATTORNEY
AND CITY OF CALDWELL

THIS AGREEMENT, is made between CANYON COUNTY, Idaho, a political subdivision of the State of Idaho, and the CANYON COUNTY PROSECUTING ATTORNEY, hereinafter referred to as "PROSECUTOR," and the CITY OF CALDWELL, a municipal corporation, hereafter referred to as "CITY." Pursuant to Idaho Code Section § 67-2332 any public agency is authorized to contract with any other public agency to perform any governmental service, activity or undertaking each agency is authorized to perform; and

WHEREAS, CANYON COUNTY and CITY are public agencies within the definitions provided in Idaho Code § 67-2327. The Canyon County Prosecuting Attorney's Office is an Idaho Constitutional public office authorized to prosecute criminal actions under Idaho Code § 31-2604. Collectively, these entities are hereinafter referred to as the "PARTIES"; and

WHEREAS, CITY, pursuant to Idaho Code §§ 31-2604 and 50-208A(2) is authorized and agrees to contract with PROSECUTOR to prosecute criminal violations of Caldwell City Code ordinances, state traffic infractions, and state misdemeanors committed within the municipal limits of the city of Caldwell where the offense falls under CITY jurisdiction; and

WHEREAS, the Canyon County Board of Commissioners, pursuant to Idaho Code § 31-3113, has unanimously approved PROSECUTOR to contract with CITY to prosecute misdemeanors and infractions; and

WHEREAS, PROSECUTOR acknowledges the services to be performed under this Agreement and agrees to perform the work in accordance with the terms of payment as described in this Agreement.

It is mutually agreed by the PARTIES THAT:

SECTION 1

DATA AND SERVICES TO BE PROVIDED BY PARTIES

1.1 Duties: The following data and/or services are to be provided by PARTIES:

A. PROSECUTOR will maintain regular communication with CITY and will, as needed or requested by CITY, discuss training, cases, level of services, updates related to new laws and will share information including quarterly numbers of active CITY cases.

B. PROSECUTOR will prosecute criminal violations of Caldwell City Code ordinances, state traffic infractions, and state misdemeanors committed within the municipal limits of the city of Caldwell where the offense falls under CITY

jurisdiction and in accordance with the Idaho Rules of Professional Conduct and applicable law. The services rendered in accordance with this subsection are understood to include the provision of an "on-call" prosecutor twenty-four (24) hours a day and training for CITY law enforcement upon request of CITY's Police Chief.

C. PROSECUTOR shall exercise absolute discretion as to charging, case strategy, dismissal, case management, staffing, control of personnel rendering service, and other matters incident to the performance of the services provided hereunder.

D. CITY will provide access to relevant records as needed for successful prosecution of cases and for furtherance of justice. CITY will provide access to police officers, code enforcement, evidence custodians, victim/witness coordinators, clerical staff and any other employee for the purpose of prosecuting cases.

E. PROSECUTOR does not assume liability or responsibility for, or in any way, release the CITY from any liability or responsibility which arises from the existence or effect of CITY ordinances, policies, rules or regulations. Each party shall be responsible for its own actions under this Agreement and shall indemnify and hold harmless the other party from third-party claims arising from its own negligence or misconduct, subject to applicable law.

SECTION 2

ADDITIONAL PROVISIONS

2.1 Independent Contractor

In all matters pertaining to this Agreement, PROSECUTOR shall be acting as an independent contractor, and neither PROSECUTOR nor any officer, employee or agent of PROSECUTOR, will be deemed an employee of the CITY.

2.2 Notices

Any and all notices, requests, demands, or other communication required or permitted under this Agreement, unless otherwise stated in this Agreement, shall be in writing and delivered by electronic mail (email) to the email addresses designated by the Parties below. Notices shall be deemed communicated upon transmission, provided the sender does not receive a message indicating that delivery failed or the email was otherwise undeliverable. The Parties agree that email shall constitute a valid and effective method of providing notice under this Agreement. Notices shall be addressed as follows:

CITY:
Caldwell City Clerk
Caldwell City Hall
205 S. 6th Ave.
Caldwell, Idaho 83605
cityclerk@cityofcaldwell.org

POLICE CHIEF:
Caldwell Police Department
110 S. 5th Avenue
Caldwell, Idaho 83605
CPDcommand@cityofcaldwell.org

City continued:
Mailing Address:
P.O. Box 1179
Caldwell, Idaho 83606

Police Chief continued:
Mailing Address:
P.O. Box 1179
Caldwell, Idaho 83606

CANYON COUNTY:
Board of County Commissioners
Canyon County Courthouse
1115 Albany Street
Caldwell, Idaho 83605
[email address]

PROSECUTOR:
Canyon County Prosecuting Attorney
Canyon County Courthouse
1115 Albany Street
Caldwell, Idaho 83605
[email address]

2.3 Assignment

It is expressly agreed and understood by the Parties hereto that PROSECUTOR shall not have the right to assign, transfer, or sell any of its rights under this Agreement except upon the prior express written consent of CITY. Neither CITY nor PROSECUTOR shall assign, sublet or transfer their interest in this Agreement. Provided, however, that when PROSECUTOR determines that a matter involves a conflict of interest, PROSECUTOR shall be responsible for assigning the Conflicting Prosecution to a non-conflicted attorney or special prosecutor.

2.4 Reports and Information

At such times and in such forms as CITY may reasonably require, PROSECUTOR shall furnish to CITY statements, records or other communication or information pertinent to the performance of this Agreement as required by CITY.

2.5 Publication, Reproduction and Use of Material

No material produced in whole or in part under this Agreement shall be subject to copyright in the United States or in any other country. Subject to the limitations of law, CITY shall have unrestricted authority to publish, disclose and otherwise use, in whole or in part, any reports, data or other materials prepared under this Agreement.

2.6 Compliance with Laws

In performing the scope of services required hereunder, PROSECUTOR shall comply with all applicable laws, ordinances, and codes of Federal, State, and Local governments and all Codes of Ethics applicable to the legal profession.

2.7 Termination

A. Any Party may terminate this Agreement at any time by giving at least one hundred and twenty (120) days' notice in writing to the other Party. Notice of termination shall be delivered via United States mail, certified, return receipt requested to the addresses listed above.

B. If the Agreement is terminated by CITY, the PROSECUTOR will be paid an amount which bears the same ratio to the total compensation as the services actually performed bear to the total services of PROSECUTOR covered by this Agreement, less payments

of compensation previously made upon a pro-rata share as of the date of the termination.

C. In the event of a termination, all finished or unfinished documents, data, studies, case files, court dockets and schedules, defendant lists, victim records, case work notes, reports and any and all other writings and communication records prepared by PROSECUTOR under this Agreement shall, at the option of CITY, become CITY's property and will be collected at CITY expense or sent to any person or organization CITY designates.

2.8 Attorney Fees & Costs

In the event of any action brought by either party against the other to enforce any of the obligations hereunder or arising out of any dispute concerning the terms and conditions hereby created, the non-prevailing party shall pay the prevailing party such reasonable amounts of fees, costs and expenses, including attorneys' fees, as may be set by the Court.

2.9 Authorization to Proceed

Execution of this Agreement by PARTIES shall constitute authorization for PROSECUTOR to proceed with the work.

2.10 Renewal

The term of this Agreement may be renewed each County fiscal year for an additional year upon agreement by the PARTIES. All parties will have the right to negotiate the terms and cost of the Agreement annually. The terms of the Agreement and price shall be, to the greatest extent possible, set by July 1 of the year in which this Agreement is to be renewed.

2.11 Term

The initial term for this Agreement shall commence on October 1, 2026, and shall run through September 30, 2027.

2.12 Extent of Agreement

This Agreement represents the entire and integrated Agreement between PARTIES and supersedes all prior negotiations, representations or agreements, either written or oral. This Agreement may be amended only by written instrument signed by all parties.

2.13 Severability

If any clause, sentence, paragraph, article, or other part of this Agreement shall for any reason be declared invalid by a court of competent jurisdiction, such judgment shall not affect, impair, or invalidate the remainder of this Agreement, but shall be confined in its operation to the clause, sentence, paragraph, article or part thereof directly involved in the controversy in which the judgment is entered.

2.14 Confidentiality and Data Protection

PROSECUTOR and CITY shall comply with all applicable federal, state, and local laws regarding the confidentiality of case-related information, including victim and witness data.

PROSECUTOR shall implement reasonable safeguards to protect sensitive information and notify CITY promptly of any data breaches.

SECTION 3

PAYMENT

3.1 In consideration for PROSECUTOR'S performance of prosecutorial services as contemplated by this Agreement, CITY agrees to pay to Canyon County in equal monthly installments as follows:

For the period beginning October 1, 2026, and concluding September 30, 2027: Forty-Three Thousand, Seven Hundred and Fifty Dollars ($43,750.00) per month, for a total of Five Hundred and Twenty-Five Thousand Dollars ($525,000.00) for the entire term of this Agreement.

3.2 Costs and Salaries

The payment under Section 3.1 shall cover the salaries and associated benefits of deputy prosecuting attorneys and support staff necessary to support the services provided, as well as standard operational costs, discovery (e.g., video, audio, and documents), office supplies, copier maintenance, staff training, association memberships, and Idaho State Bar licensing.

Extraordinary costs, such as specialized expert witnesses or unforeseen litigation expenses, shall be subject to mutual agreement. Upon termination, all supplies purchased by PROSECUTOR to assist in prosecuting CITY cases shall remain PROSECUTOR's property.

IN WITNESS WHEREOF, the parties hereto have set their hands and seals to date and year shown by the attestation.

Dated this _____ day of _____, 2026.

CANYON COUNTY PROSECUTING ATTORNEY

_____
Christopher Boyd, Canyon County Prosecutor

CANYON COUNTY COMMISSIONERS

_____
Brad Holton, Chairman

_____
Zach Brooks, Commissioner

_____
Leslie Van Beek, Commissioner

ATTEST: Jess Urresti, Clerk

_____
Deputy Clerk Date

Dated this ____ day of _____, 2026.

CITY OF CALDWELL

_____
Eric Phillips, Mayor

ATTEST:

_____
City Clerk Date

RESOLUTION NO.

A RESOLUTION FOR ADOPTING THE FY2027 FEE SCHEDULE FOR THE CALDWELL EXECUTIVE AIRPORT

WHEREAS, the Caldwell Executive Airport has conducted a review of the current fee structure and determined that an adjustment is necessary to maintain the financial sustainability and quality of services provided;

WHEREAS, the last review was completed October lst, 2025, and since that time, operational costs have increased;

WHEREAS, a fee schedule has been prepared and reviewed, outline proposed adjustments to existing fees and/or implementation of new fees;

NOW, THEREFORE BE IT HEREBY RESOLVED by the Mayor and Council of the City of Caldwell, Idaho, as follows:

1. Approves the proposed fee schedule, which reflects changes to fees for FY2027
2. Authorizes the implementation of the fees effective October 1st, 2026
3. Directs staff to provide appropriate notice to all affected stakeholders and to publish the revised fee schedule on the City's website

PASSED BY THE COUNCIL of the City of Caldwell, Idaho this 17th day of August 2026.

APPROVED BY THE MAYOR of the City of Caldwell, Idaho this 17th day of August 2026.

By _____
Eric Phillips
Mayor

ATTEST:

By _____
Kristina Buchan

Caldwell Executive Airport
FY 2027 Requested Fee Schedule

	FY2026 Current		FY2027 Request		FY2027 Amount Increase
Land Lease Rate (landside Access)	$ 0.441	Sq Ft	$ 0.450	Sq Ft	$ 0.01
Land Lease Rate (No Outside Access)	$ 0.336	Sq Ft	$ 0.340	Sq Ft	$ 0.00
FBO Ramp Bulk Rate	0.052		0.050		$ (0.00)
Market/ Non Aero Land	1.30	Sq Ft	1.30		$ -
Hubbler Office Lease Space	24.62	Sq Ft	24.62		$ -
Taxiway (non-FAA) (One-time Access)	14.23		14.23		$ -
Elect. Private	44.86		44.86		$ -
Elect. Dauntless	61.48		61.48		$ -
Elect. Dishman	61.48		$ 61.48		$ -
Electrical (Shared)	Pass Through		Pass Through		
Tie Down (Day)	6.52		6.52		$ -
Tie Down (Month)/per space	50.00		$ 50.00		$ -
Large Aircraft Tie Down	# of Spcs or 293.43		# of Spcs or 293.43		
Fuel Flowage Fee	$ 0.04	Per Gallon	0.04	per gallon	$ -
Tie Down Late Fee	25.00		$ 25.00		$ -
Agricultural Land Lease Rate (plus Irrigation)	$ 215.00	Acre/ Annual	$ 215.00	Acre/ Annual	$ -
RPZ Space	$ 1,000.00	Acre/ Annual	$ 1,000.00	Acre/ Annual	$ -
Gate Cards	$ 30.00		$ 30.00		$ -
Airport Lease Processing Fee (New Lease)	$ 250.00		$ 250.00		$ -
Airport Lease Processing Fee (Renewal/Amendment)	$ 125.00		$ 125.00		$ -
After Hours Non Emergency Response Fee	$ 125.00		$ 125.00		$ -
CPI for FY2027 Airport Leases	2.89%				

RESOLUTION NO.

A RESOLUTION FOR ADOPTING THE FY2027 FEE SCHEDULE FOR THE CALDWELL EVENT CENTER

WHEREAS, the Caldwell Event Center has conducted a review of the current fee structure and determined that an adjustment is necessary to maintain the financial sustainability and quality of services provided;

WHEREAS, the last review was completed October lst, 2025, and since that time, operational costs have increased;

WHEREAS, a fee schedule has been prepared and reviewed, outline proposed adjustments to existing fees and/or implementation of new fees;

NOW, THEREFORE BE IT HEREBY RESOLVED by the Mayor and Council of the City of Caldwell, Idaho, as follows:

1. Approves the proposed fee schedule, which reflects changes to fees for FY2027
2. Authorizes the implementation of the fees effective October 1st, 2026
3. Directs staff to provide appropriate notice to all affected stakeholders and to publish the revised fee schedule on the City's website

PASSED BY THE COUNCIL of the City of Caldwell, Idaho this 17th day of August 2026.

APPROVED BY THE MAYOR of the City of Caldwell, Idaho this 17th day of August 2026.

By _____
Eric Phillips
Mayor

ATTEST:

By _____
Kristina Buchan

CALDWELL EVENT CENTER
FY2027 FEE SCHEDULE

	FY2026 Current		FY2027 Proposed		FY2027 Amount Increase
O'Connor Field House					
Description					
Weekly	$ 10,036.00		$ 10,527.00		$ 491.00
Daily	$ 1,734.80		$ 1,819.00		$ 84.20
Three (3) Days (or more)	$ 1,516.30	/ day	$ 1,590.00	/ day	$ 73.70
Hourly Rate	$ 267.29		$ 280.00		$ 12.71
Cleaning Fee - Tier 1	$ 500.00		$ 750.00		$ 250.00
Cleaning Fee - Tier 2	$ 750.00		$ 1,000.00		$ 250.00
Food Truck Fee	$ 100.00	/Unit	$ 100.00	/Unit	$ -
Concession Waiver Fee	$ 100.00		$ 100.00		$ -
Simplot Stadium					
Simplot Stadium (day time)	$ 763.39	/ day	$ 800.00	/ day	$ 36.61
Simplot Stadium (night time)	$ 1,014.00	/ day	$ 1,063.00	/ day	$ 49.00
Simplot Stadium - Hourly Rate	$ 151.84	/hr	$ 159.00	/hr	$ 7.16
Simplot Stadium Lights - Hourly Rate	$ 52.00	/hr	$ 54.00	/hr	$ 2.00
Charolias Barns	$ 534.56	/ day	$ 560.00	/ day	$ 25.44
R.V. Hook-ups	$ 59.00	/ day	$ 59.00	/ day	$ -
Gabiola Field	$ 1,500.00	/ day	$ 1,500.00	/ day	$ -
EQUIPMENT					
Tables	$ 8.00	1st day	$ 8.00	1st day	$ -
	$ 3.50	ea day after	$ 3.50	ea day after	$ -
Chairs	$ 2.00	1st day	$ 2.00	1st day	$ -
	$ 0.75	ea day after	$ 0.75	ea day after	$ -
Stage 10'9" X 48'	$ 400.00	/ day	$ 400.00	/ day	$ -
Stage with 8' x 21' Attached	$ 650.00	/ day	$ 650.00	/ day	$ -
Bleachers	$ 131.00	1st day	$ 131.00	1st day	$ -
	$ 60.00	ea day after	$ 60.00	ea day after	$ -

PA System	$ 60.00	/ day	$ 70.00	/ day	$ 10.00
Podium	$ 105.00	/ day	$ 105.00	/ day	$ -
Projector	$ 130.00	/ day	$ 130.00	/ day	$ -
Screen	$ 130.00	/ day	$ 130.00	/ day	$ -
Crowd Barricades	$ 8.00	/ day	$ 8.00	/ day	$ -
Forklift	$ 300.00	/ day	$ 300.00	/ day	$ -
Damage Fee Replacement	Actual Cost		Actual Cost		
Damage Fee Deposit - Refundable	Up to $250.00		Up to $250.00		
SERVICES					
Security	$ 53.00	/ hr	$ 55.00	/ hr	$ 2.00
Electrician (Weekday)	$ 114.40	/ hr	$ 117.83	/ hr	$ 3.43
Electrician (After hr & Weekends)	$ 152.88	/ hr	$ 157.46	/ hr	$ 4.58
Simplot Stadium (Field prep/man hr)	$ 52.00	/ hr	$ 54.00	/ hr	$ 2.00
Additional Labor Charges (Clean-up)	$ 46.80	/ hr	$ 48.00	/ hr	$ 1.20

**********Rate increases are effective on all NEW contracts as of October 1st each year. Any contracts already in place will maintain prior year rates.

RESOLUTION NO.

A RESOLUTION FOR ADOPTING THE FY2027 FEE SCHEDULE FOR THE CALDWELL CEMETERY

WHEREAS, the Caldwell Cemetery has conducted a review of the current fee structure and determined that an adjustment is necessary to maintain the financial sustainability and quality of services provided;

WHEREAS, the last review was completed October lst, 2025, and since that time, operational costs have increased;

WHEREAS, a fee schedule has been prepared and reviewed, outline proposed adjustments to existing fees and/or implementation of new fees;

NOW, THEREFORE BE IT HEREBY RESOLVED by the Mayor and Council of the City of Caldwell, Idaho, as follows:

1. Approves the proposed fee schedule, which reflects changes to fees for FY2027
2. Authorizes the implementation of the fees effective October 1st, 2026
3. Directs staff to provide appropriate notice to all affected stakeholders and to publish the revised fee schedule on the City's website

PASSED BY THE COUNCIL of the City of Caldwell, Idaho this 17th day of August 2026.

APPROVED BY THE MAYOR of the City of Caldwell, Idaho this 17th day of August 2026.

By _____
Eric Phillips
Mayor

ATTEST:

By _____
Kristina Buchan

CANYON HILL CEMETERY
FY2027 FEE SCHEDULE

NO DEED SHALL BE ISSUED FOR ANY LOT WITHIN THE CEMETERY UNTIL ALL FEES AND PURCHASE PRICES HAVE BEEN PAID

Description	FY2026 Current	FY2027 Proposed	FY2027 Amount Increase
Lot Prices & Perp Care Fees (10% Capital-F51)			
View Lots (Block 76 & 77)	$ 1,000.00	$ 1,030.00	$ 30.00
Perpetual Care	$ 335.00	$ 345.00	$ 10.00
Adult Lot	$ 825.00	$ 850.00	$ 25.00
Perpetual Care	$ 270.00	$ 280.00	$ 10.00
Infant Lot	$ 270.00	$ 280.00	$ 10.00
Perpetual Care	$ 90.00	$ 95.00	$ 5.00
Cremation Lot	$ 325.00	$ 335.00	$ 10.00
Perpetual Care	$ 110.00	$ 115.00	$ 5.00
Mausoleum Prices			
Crypt Price (Marker Not Included) (10% go to Capital-F21)	$ 4,290.00	$ 4,415.00	$ 125.00
Perpetual Care	$ 1,410.00	$ 1,450.00	$ 40.00
Niche (Marker Not Included) (10% goes to Capital-F21)	$ 1,075.00	$ 1,110.00	$ 35.00
Perpetual Care	$ 360.00	$ 370.00	$ 10.00
Niche Vases	$ 15.00	$ -	$ (15.00)
Grave Fees (10% Capital-F21)			
Adult	$ 790.00	$ 815.00	$ 25.00
Infant	$ 185.00	$ 190.00	$ 5.00
Cremains	$ 340.00	$ 350.00	$ 10.00
Crypt	$ 565.00	$ 575.00	$ 10.00
Niche	$ 340.00	$ 350.00	$ 10.00
Disinterment Fees			
Adult	$ 1,495.00	$ 1,550.00	$ 55.00
Infant	$ 535.00	$ 550.00	$ 15.00
Cremains	$ 280.00	$ 300.00	$ 20.00
Crypt	$ 535.00	$ 550.00	$ 15.00

Niche	$ 280.00	$ 300.00	$ 20.00
Marker Replacement Fee	Actual Cost		

Cremation Burial

Cremation Burials are hereby authorized and Block "71", Lots 194-227 are hereby set aside to be used exclusively for cremation burials. These spaces may hold 2 cremains with one flat headstone only. Cremains may be put in other lots only if the family chooses to buy a full space, or bury ashes over an existing grave.

Saturday Burial

* Approval must be obtained from the Cemetery Sexton prior to scheduling with the family.

* Saturday Funerals will be approved based on the availability of Cemetery Personnel.

* Funerals may be held at 10:00 in the morning ONLY and MUST allow Cemetery Personnel a release from work by Noon. Sufficient notice must be give to prepare the grave on Friday.

Saturday Fees

Adult	$ 745.00	$ 770.00	$ 25.00
Infant	$ 370.00	$ 380.00	$ 10.00
Cremains	$ 370.00	$ 380.00	$ 10.00

NO SUNDAY FUNERALS

THERE WILL BE A CHARGE OF $50.00 PER SPACE FOR SELLING QUITCLAIM PROPERTY.

THERE WILL BE A CHARGE OF $50.00 TO TRANSFER OWNERSHIP OF CEMETERY LOTS.

THERE WILL BE A CHARGE OF 10% ADMINISTRATIVE FEE FOR SALE ASSISTED SALE OF AVAILABLE SPACES

RESOLUTION NO.

A RESOLUTION FOR ADOPTING THE FY2027 FEE SCHEDULE FOR THE CALDWELL CITY CLERK

WHEREAS, the Caldwell City Clerk has conducted a review of the current fee structure and determined that an adjustment is necessary to maintain the financial sustainability and quality of services provided;

WHEREAS, the last review was completed October lst, 2025, and since that time, operational costs have increased;

WHEREAS, a fee schedule has been prepared and reviewed, outline proposed adjustments to existing fees and/or implementation of new fees;

NOW, THEREFORE BE IT HEREBY RESOLVED by the Mayor and Council of the City of Caldwell, Idaho, as follows:

1. Approves the proposed fee schedule, which reflects changes to fees for FY2027
2. Authorizes the implementation of the fees effective October 1st, 2026
3. Directs staff to provide appropriate notice to all affected stakeholders and to publish the revised fee schedule on the City's website

PASSED BY THE COUNCIL of the City of Caldwell, Idaho this 17th day of August 2026.

APPROVED BY THE MAYOR of the City of Caldwell, Idaho this 17th day of August 2026.

By _____
Eric Phillips
Mayor

ATTEST:

By _____
Kristina Buchan

City of Caldwell - City Clerk's Office
FY 2027 Fee Schedule

	FY2026 Current		FY2027 Proposed		FY2027 Amount Increase
Permit & License Fees					
Description					
Fireworks Permit Fee					
City Clerk	$ 25.00		$ 25.00		$ -
Alcohol License/Renewal					
Beer License (Consumed on site)	$ 200.00		$ 200.00		$ -
Beer License (Packaged)	$ 50.00		$ 50.00		$ -
Wine License (Consumed or packaged)	$ 200.00		$ 200.00		$ -
Liquor License	$ 562.50		$ 562.50		$ -
Transfer Fee	$ 25.00		$ 25.00		$ -
Penalty Fee (Late application)	$ 50.00	/ day	$ 50.00	/ day	$ -
Catering Permits	$ 20.00		$ 20.00		$ -
Other Licenses					
Kennel License (Police Dept.)	$ 25.00		$ 25.00		$ -
Private Patrol Service	$ 25.00		$ 25.00		$ -
Private Patrol Service Renewal	$ 25.00		$ 25.00		$ -
Tree Trimmers License	$ 30.00		$ 30.00		$ -
Pawnbroker License	$ 50.00		$ 50.00		$ -
Peddler/Door-to-Door Sales (1-year)	$ 55.00		$ 55.00		$ -
Special Event Permit	$ 75.00		$ 75.00		$ -
Miscellaneous Charges					
FBI Background Investigation Fee	$ 40.00		$ 40.00		$ -
Replacement of Door to Door Peddler Badge	$ 5.00		$ 5.00		$ -
Photo Copies (per page)	$ 0.30		$ 0.30		$ -
Public Records Request - Copies of more than 100 pages (fee per page)	$ 0.30		$ 0.30		$ -
Public Records Request - (Over two hours or if redactions are required)	TBD		TBD		
Public Records Request - DVD/CD Copy	$ 2.00		$ 2.00		$ -
Public Records Request - DVD/CD Audio Redaction (Lowest deptment hourly rate)	TBD		TBD		
City Clerk (Public Hearing)	$ 150.00		$ 150.00		$ -

Caldwell Train Depot Event Center								
Building Rental Fee	$	500.00		$	500.00		$	-
Plaza Rental Fee	$	150.00		$	150.00		$	-
Table	$	7.00	/Table	$	7.00	/Table		
Chairs	$	1.00	/Chair	$	1.00	/Chair		
Small Meeting Room Fee	$	200.00		$	200.00		$	-
**State Mandated Code: Election Filing Fee	$	40.00		$	40.00			

RESOLUTION NO. _____

A RESOLUTION FOR ADOPTING AMENDMENTS TO THE FY2027 FEE SCHEDULE FOR THE COMMUNITY DEVELOPMENT DEPARTMENT ALONG WITH THE POLICIES AND PROCEDURES FOR COLLECTION OF FEES.

WHEREAS the Community Development Department and has conducted an audit and review of their current adopted FY2027 fees and determined that an adjustment is necessary to correct errors and provide more clarity, and to maintain the financial sustainability and quality of services provided.

WHEREAS the last review was completed October 1, 2025, and some minor policy updates in March of 2026, and since that time, additional permit applications have been added and additional clarification of how fees are assessed are necessary.

WHEREAS, a fee schedule has been prepared and reviewed, outline proposed adjustments and clarifications to existing fees and/or implementation of new fees.

Now **THEREFORE BE IT RESOLVED** by the Mayor and Council of the City of Caldwell, Idaho, as following:

1. Approved the proposed fee schedules, which reflect changes to the FY2027 fees.
2. Authorizes the implementation of the fees effective October 1, 2027.
3. Directs staff to provide appropriate notice to all affected stakeholders and to publish the revised fee schedule on the City's website.

PASSED BY THE COUNCIL of the City of Caldwell, Idaho this 17th Day of August 2027.

APPROVED BY THE MAYOR of the City of Caldwell, Idaho this 17th Day of August 2027.

By _____
Eric Phillips, Mayor

ATTEST:

By _____
Kristina Buchan, City Clerk

I. BUILDING SAFETY FEES:

A. BUILDING PERMIT FEES:

Building Permit fees for all residential, multi-family, commercial, industrial and signs shall be assessed based on the total project valuation of the work for which the permit is required, to include a base fee associated with the value range of the work and a per dollar increment for each dollar above the range minimum as specified in Table 1: Building & Sign Permit Fee Schedule.

1. **Total Project Value:** The total project value is the value of the building and site at completion of the project, minus land costs.

   Therefore, the total project value shall include the total cost of all labor, materials, and equipment for the construction of such building, including all improvements within the building, all finish work, painting, roofing, electrical, plumbing, gas piping, medical gas, heating, air conditioning, generators, elevators, fire extinguishing systems, fire alarms, any other permanent equipment and systems, and all on-site improvements, such as; driveways, paving, sidewalks, exterior ramps, exterior stairs, on-site utilities, grading and site preparation, landscaping, etc.

   The total project has to reflect all costs at full value.

   - Discounts or Donations: Discounts or donations realized by the applicant/contractor from suppliers or contracted labor shall not decrease the total project value.
   - Used Equipment: Used equipment shall be valued at 50% of the cost of a new purchase.
   - Donations: Donated labor, materials or equipment shall not be deducted from the total project value.

   The cost for all labor, materials or equipment needs to have a value associated with it as if it was contracted or purchased at full cost.

   a. For prefabricated buildings, the project value shall include the total cost of all labor, the cost for the purchase of the prefabricated structure, setup costs, and all improvements within the structure and all on site improvements as previously mentioned in the preceding paragraph.
   b. Moved Buildings: For Moved Buildings, the project value shall also include the total cost for moving the building.
   c. Owner-Builders: For owner-builders, the project value shall be based on the cost if you hired someone to do the work.
   d. Signs: For signs, the project value shall include all labor, materials, fabrication, installation, electrical, and landscaping.

2. Total Project Value Verification: The total project values will be verified and adjusted by the Caldwell Building Official utilizing the most current publication of the building valuation data (BVD) published by the International Code Council.

   The International Building Codes gives the building official the authority to require "other data and information" to support a permit application. This can include cost breakdowns, engineering calculations, or other documentation that justifies the project's valuation. If the official believes the submitted data is insufficient or inconsistent with the BVD, they can request more information or reject the application until it meets their standards.

   Building Permit Fees: Building permit fees will be calculated by utilizing the Building & Sign Permit Fee Schedule shown in Table 1 on the next page. Other fees shall be assessed on building permits for development impact fees, inspections, connection fees and other associated fees in accordance with the fee schedules for those departments.

Table 1: Building & Sign Permit Fee Schedule			
LOWER RANGE	**UPPER RANGE**	**BASE FEE**	**Per Dollar Increment RATE**
$0	$499	$60.00	0
$500	$1,999	$60.00	0.02624
$2,000	$24,999	$74.37	0.01135
$25,000	$49,999	$326.54	0.0085
$50,000	$99,999	$549.65	0.00565
$100,000	$499,999	$846.27	0.004546
$500,000	$999,999	$2,755.45	0.004336
$1,000,000	-	$5,031.78	0.003650

B. TRADE PERMIT FEES (ONE AND TWO-FAMILY DWELLINGS):

1. Electrical Permit Fees:

The following fees include ONLY those installations contained within the dwelling unit. Additional fees are required for electrical installations outside the defined building area.

Table 2: Electrical Fees for Single Family Dwelling Units	
Base Permit Fee	$0
Single Family Dwellings (under 2,000 sq. ft.) of habitable area (finished or unfinished)	$160.00
Single Family Dwellings (2,000 or more sq. ft.) of habitable area (finished or unfinished)	$255.00

Table 3: Electrical Fees for Two-Family Dwelling Units	
Base Permit Fee	$0
Two-Family Dwelling (under 2,000 sq. ft.) of habitable area (finished or unfinished)	$205.00
Two-Family Dwelling (2,000 or more sq. ft.) of habitable area (finished or unfinished)	$300.00

Table 4: Additional One and Two-Family Dwelling Electrical Fees	
Base Permit Fee (applied to all permits)	$34.00
Main and Sub-Panels (additions and remodels only)	
Up to 200 amp	$55.00 per panel
Over 200 amp	$65.00 per panel
Temporary Power	$55.00 per service
Each Circuit Extension	$22.25 per circuit
Manufactured Home Connection or Service	$52.50 per connection/service
Pools, Spas or Hot Tubs	$165

2. Mechanical Permit Fees:

The following fees include ONLY those installations contained within the dwelling unit. Additional fees are required for mechanical equipment outside the defined building area.

Table 5: Mechanical Fees for Single Family Dwelling Units	
Base Permit Fee	$0
Single Family Dwelling (under 2,000 sq. ft.) of habitable area (finished or unfinished)	$160.00
Single Family Dwelling (2,000 or more sq. ft.) of habitable area (finished or unfinished)	$255.00

Table 6: Mechanical Fees for Two-Family Dwelling Units	
Base Permit Fee	$0
Two-Family Dwelling (under 2,000 sq. ft.) of habitable area (finished or unfinished)	$205.00
Two-Family Dwelling (2,000 or more sq. ft.) of habitable area (finished or unfinished)	$300.00

Table 7: Additional One and Two-Family Dwelling Mechanical Fees	
Base Permit Fee (applied to all permits)	$34.00
Mechanical Equipment	$15.75 per equipment
Exhaust Vents	$15.75 per vent
Gas Piping – Pressure Test	$15.75 each test

3. Plumbing Permit Fees:

The following fees include ONLY those installations contained within the dwelling unit. Additional fees are required for plumbing outside the defined building area such as sewer lines, water lines, lawn sprinklers.

Table 8: Plumbing Fees for Single Family Dwelling Units	
Base Permit Fee	$0
Single Family Dwelling (under 2,000 sq. ft.) of habitable area (finished or unfinished)	$160.00
Single Family Dwelling (2,000 or more sq. ft.) of habitable area (finished or unfinished)	$255.00

Table 9: Plumbing Fees for Two-Family Dwelling Units	
Base Permit Fee	$0
Two-Family Dwelling (under 2,000 sq. ft.) of habitable area (finished or unfinished)	$205.00
Two-Family Dwelling (2,000 or more sq. ft.) of habitable area (finished or unfinished)	$300.00

Table 10: Additional One and Two-Family Dwelling Plumbing Fees	
Base Permit Fee (applied to all permits)	$34.00
Fixtures	$15.75 per fixture
Sewer Line (new or replacement)	$35.00
Water Line (new or replacement)	$35.00
Manufactured Home	$55.00
Lawn Sprinklers	$15.75 per head
Water Softeners	$15.75 per fixture

C. TRADE PERMIT FEES (MULTI-FAMILY, COMMERCIAL AND INDUSTRIAL):

Fees shall be assessed for EACH trade permit based on the total valuation of the work for which the permit is required, to include a base fee associated with the value range of the work and a per dollar increment for each dollar above the range minimum as shown in. The valuation shall be determined by the cost of all labor, materials, and equipment.

Table 11: Trade Permit Fees Multi-Family, Commercial and Industrial			
LOWER RANGE	**UPPER RANGE**	**BASE FEE**	**Per Dollar Increment RATE**
$0	$19,999	$34	0.026250
$20,000	$49,999	$549	0.015740
$50,000	$99,999	$1,021	0.007875
$100,000	-	$1,415	0.005250

Table 12: Additional Multi-Family, Commercial and Industrial Electrical Fees	
Temporary Power	$55.00 per service

D. CERTIFICATE OF OCCUPANCY - OCCUPANCY PERMIT & PLAN REVIEW FEES:

An Occupancy Permit is a permit whereby no construction is taking place but there is a change in tenants or a change in the occupancy use.

Table 13: Occupancy Permit & Plan Review Fees (No Change of Occupancy or Use)	
Occupancy Permit Fee	$70.00
Building Plan Review	$55.00
Fire Inspection Fees	$150.00
Planning and Zoning Plan Review	$15.50
Engineering Plan Review	$35.00

Table 14: Occupancy Permit & Plan Review Fees (Change of Occupancy or Use or New Tenant in Never Occupied Space)	
Occupancy Permit Fee	$145.00
Building Plan Review	$94.25
Fire Inspection Fees	$300.00
Planning and Zoning Plan Review	$60.00
Engineering Plan Review	$35.00

E. PERMIT PLAN REVIEW FEES (INITIAL AND UP TO 3RD REVIEW):

Building Permit plan review fees shall be assessed based on a percentage of the building permit fee, unless otherwise noted herein, and include the initial review and up to two (2) additional reviews of corrections. Plan review fees are assessed for each department/division performing reviews. Permit plan review fees for electrical, plumbing and mechanical are included within the associated permit fee.

Table 15: Multi-Family, Commercial and Industrial Permit Plan Review Fees (Initial and up to 3rd Review)	
Building	Additional sixty-five percent (65%) of the building permit fee.
Fire	Additional thirty percent (30%) of the building permit fee.
Engineering	Additional thirty percent (30%) of the building permit fee.
Planning and Zoning	Additional thirty-five percent (35%) of the building permit fee.

Table 16: One and Two-Family Dwellings and Other Associated Residential Permit Plan Review Fees (Initial and up to 3rd Review)	
Building	Additional sixty-five percent (65%) of the building permit fee.
Fire	Additional thirty percent (30%) of the building permit fee.
Engineering	Additional thirty percent (30%) of the building permit fee.
Planning and Zoning	Additional thirty-five percent (35%) of the building permit fee.

Table 17: Sign Permit Plan Review Fees (Initial and up to 3rd Review)	
Building	Additional sixty-five percent (65%) of the building permit fee.
Engineering	Additional twenty percent (20%) of the building permit fee.
Planning and Zoning	Additional thirty-five percent (35%) of the building permit fee.

F. ADDITIONAL PERMIT PLAN REVIEW FEES (4TH AND SUBSEQUENT REVIEW):

Additional plan review fees will be assessed for all 4th and subsequent plan reviews of all permit types. Additional plan review fees will be assessed for each department/division performing the review. Plan Review for projects where the change in scope necessitates a completely new plan review will require full plan review fees to be paid again.

Table 18: Additional Plan Review Fees (All Permit Types) (4th and Subsequent Reviews)	
Building - 4th Review	35% of plan review fee
Building - 5th Review	45% of plan review fee
Building - 6th Review	65% of plan review fee
Building - 7th Review and each subsequent review	75% of plan review fee
Building - Plan Review for project where change in scope necessitates a completely new plan review	100% of original plan review fees
Fire - 4th Review	35% of plan review fee
Fire - 5th Review	45% of plan review fee
Fire - 6th Review	65% of plan review fee
Fire - 7th Review and each subsequent review	75% of plan review fee
Fire - Plan Review for project where change in scope necessitates a completely new plan review	100% of original plan review fees
Engineering - 4th Review	35% of plan review fee
Engineering - 5th Review	45% of plan review fee
Engineering - 6th Review	65% of plan review fee
Engineering - 7th Review and each subsequent review	75% of plan review fee
Engineering - Plan Review for project where change in scope necessitates a completely new plan review	100% of original plan review fees
Planning & Zoning - 4th Review	35% of plan review fee
Planning & Zoning - 5th Review	45% of plan review fee

Planning & Zoning - 6th Review	65% of plan review fee
Planning & Zoning - 7th Review and each subsequent review	75% of plan review fee
Planning & Zoning - Plan Review for project where change in scope necessitates a completely new plan review	100% of original plan review fees

G. PLAN REVISION REVIEW FEES (AFTER PERMIT ISSUANCE):

The review of plan revisions, after the issuance of the permit, are assessed a separate fee for each department/division reviewing the plans.

Table 19: Plan Revisions (All Permit Types) (Plan Review Fees for Review of Revised Plans After Permit Issuance)	
Building	$70 per hour, 1-hr min.
Fire	$70 per hour, 1-hr min.
Engineering	$70 per hour, 1-hr min.
Planning & Zoning	$70 per hour, 1-hr min.

H. CONTRACTOR CHANGE (AFTER PERMIT ISSUANCE):

A new permit shall be issued for any change in contractor after the permit has been issued.

Table 20: Contractor Change – Reissuance of Permit Fee	
Contractor Change – Reissue of Revised Permit	$50.00

I. BUILDING SAFETY DIVISION INSPECTION FEES (ADDITIONAL):

The following fees shall be assessed for inspections:

Table 21: Additional Inspection Fees (Building Safety Division)	
Non-Permit/Investigation Fee: (when not associated with an active permit)	$60.00
Inspections Outside of Normal Business Hours:	$70.00 per hour, 1-hr minimum
Re-Inspections[1]: (3rd inspection, which is the 2nd reinspection for any segment of the same work)	$60.00

[1] The levying of reinspection fees or waiver of the same is at the discretion of the building official.

J. APPEALS:

Table 22: Appeal Fees (Building Safety)	
Appeal of Building Inspector Decision CCC12-19-13(L)	$75.00
Appeal of Building Official Decision CCC 12-19-13(3)	$250.00

K. MISCELLANEOUS FEES:

Table 23: Miscellaneous Fees (Building Safety)	
Permit Extensions (before expiration)	$50.00
Reactivation of Expired Permits (at discretion of Building Official)	$50.00
Voiding Permits	$50.00
Processing of Requested Refunds	$50.00
Other Administrative Clerical	$50.00
Work Commencing Without a Permit	Double Permit Fees
Covering Work without an Inspection	$65.00
Copies (black and white)	$0.30 per page
Copies (color)	$0.30 per page
Certified Mailing	Current Cost

II. PLANNING & ZONING FEES:

A. PLANNING & ZONING APPLICATION, PERMIT AND LICENSE FEES:

The following fees shall be assessed for each application, permit and/or license as specified below. Fees assessed for the plan review of the following applications by other departments will be in accordance with the fee schedule adopted by the applicable departments:

Planning and Zoning Application, Permit & License Fees		
Abatement Fees (Code Compliance)	**Base Fee**	**Add 'l Fee**
Per Abatement Fee	$110.00	
Repeat Abatement Fee (hiring contractor and follow up inspection) - Abatement of Same Property - Same Violation Type within Six Months of Previous Abatement	$150.00	
Administrative Fee (per abatement)	$190.00	
Late Fee	10.00%	
Lien Certification Fee	$54.50	
Accessory Structures	**Base Fee**	**Add 'l Fee**
Accessory Structures (< or = 200 sf)	$140.00	
Administrative Determination (Director Level Approvals)	**Base Fee**	**Add 'l Fee**
Admin Determination - Director Level Approval (Major/Complex)	$580.00	
Admin Determination - Director Level Approval (Minor)	$285.00	
Administrative Development Site/Use/Landscape Reviews (Major)	**Base Fee**	**Add 'l Fee**
Construction Drawings, Developments, Subdivisions, and Projects > 2 acres)	$690.00	+20/per residential unit
Administrative Development Site/Use/Landscape Reviews (Minor)	**Base Fee**	**Add 'l Fee**
Parking lots, Change of Use, Land Development Use Review, Specific Use Review, and Projects less than 2 acres	$388.00	
Alternative Compliance	**Base Fee**	**Add 'l Fee**
Alternative Compliance Application	$285.00	
Annexation and DE annexation	**Base Fee**	**Add 'l Fee**
Annexation - Less than 2 acres	$1,607.00	
Annexation - More than 2 acres	$3,080.50	
De-Annexation	$3,482.50	
Appeals/Request for Reconsideration	**Base Fee**	**Add 'l Fee**
Appeal of Director Level Decision	$1,303.00	
Appeal of Commission / Hearing Examiner Decision	$1,303.00	
Request for Reconsideration of Council Decision	$250.00	
Post-Reconsideration Decision Hearing	$1,303.00	
Application Prescreening (all applications)	**Base Fee**	**Add 'l Fee**
Prescreening Fee (each time)	$50.00	
Bonding (Landscaping, Parking Lots and Public Amenities)	**Base Fee**	**Add 'l Fee**
Initial Bonding Application and Review Fee	$335.00	
Bonding Renewal Fee	$335.00	

Business Licensing (Business Permits)	**Base Fee**	**Add 'l Fee**
Business Permit (No Change in Use)	$116.00	
Business Permit (Change in Use)	$121.00	
Business Permit Penalty (Failure to obtain a permit after 30 days' notice)	$25.00 per day	
Business Permit (Annual) Renewal	$58.00	
Business Permit Inspection Fee (per inspection)	$55.00	
Comprehensive Plan Text and Map	**Base Fee**	**Add 'l Fee**
Comprehensive Plan Text and Map Amendment	$3,482.50	
Conditions of Approval Modification	**Base Fee**	**Add 'l Fee**
Administrative	$690.00	
Hearing Body Level	$1,570.00	
Design Review Fees	**Base Fee**	**Add 'l Fee**
Design Review - Hearing Level (New Construction)	$1,097.00	
Design Review - Staff Level (Exterior Renovations / Landscaping)	$580.00	
Design Review - Staff Level (Additions)	$690.00	
Design Review - Staff Level - (Building Maintenance)	$360.00	
Design Review - Staff Level (Wall Signs)	$200.00	
Design Review - Staff Level (Freestanding / Monument Signs)	$360.00	
Development Agreements	**Base Fee**	**Add 'l Fee**
Development Agreements	$950.00	
Development Agreement Modification	$1,103.00	
Historic Preservation	**Base Fee**	**Add 'l Fee**
Historic Preservation (Staff Level - Minor Repair & Maintenance)	$55.00	
Historic Preservation (Staff Level - All Other)	$178.21	
Historic Preservation (Public Hearing)	$680.00	
Home Occupation Permits (In-Home Business) (Includes daycares)	**Base Fee**	**Add 'l Fee**
Home Occupation Permits (New)	$116.00	
Home Occupation Permits (Renewal)	$58.00	
Home Occupation Inspection Fee (per inspection)	$55.00	
Inspection Fees (Additional)	**Base Fee**	**Add 'l Fee**
3rd and subsequent inspection of same site	$150.00	
Lots Line Adjustments / Lot Splits / Parcel Consolidations	**Base Fee**	**Add 'l Fee**
Lot Line Adjustments	$591.00	
Lot Splits (Administrative and Simple)	$591.00	
Parcel Consolidation	$295.50	
Meetings (Pre-Application and Pre-Submittal)	**Base Fee**	**Add 'l Fee**
Roundtable Pre-App Meeting (First 3 meetings)	$0.00	
Roundtable Pre-App Meetings (4th and subsequent on same project)	$70.00	Per mtg
Pre-Submittal Sit-Down Meeting with Planner (Optional)	$70.00	Per mtg
Mural and Public Art Permits	**Base Fee**	**Add 'l Fee**
Mural/Public Art	$75.00	
Ordinance Text and Map Amendments	**Base Fee**	**Add 'l Fee**
Zone Change or Zoning Map Amendments (Less than 2 acres)	$2,183.00	
Zone Change or Zoning Map Amendments (More than 2 acres)	$3,080.50	
Ordinance Text Amendment	$1,893.00	

Outdoor Dining Permits	Base Fee	Add 'l Fee
Outdoor Dining Permit	$83.00	
Planned Unit Developments (PUD)	**Base Fee**	**Add 'l Fee**
Planned Unit Development (up to 5 acres)	$2,173.00	+ $20/per residential unit
Planned Unit Development (More than 5 acres - 10 acres)	$2,400.00	+ $20/per residential unit
Planned Unit Development (Over 10 acres)	$3,482.50	+ $20/per residential unit
Sign Permits (Freestanding / Monument - less than 6' high)	**Base Fee**	**Add 'l Fee**
Sign Permits (Freestanding / Monument - less than 6' high)	$150.00	
Special Use Permit	**Base Fee**	**Add 'l Fee**
Less than 1/2 acre	$721.00	+ $20/per residential unit
More than 1/2 acre - Less than 1 acre	$1,447.00	+ $20/per residential unit
More than 1 acre - Less than 2 acres	$1,810.00	+ $20/per residential unit
More than 2 acres - Less than 5 acres	$2,173.00	+ $20/per residential unit
More than 5 acres - Less than 10 acres	$2,280.00	+ $20/per residential unit
Over 10 acres	$2,400.00	+ $20/per residential unit
Administrative Time Extension (Other than Subdivisions)	$690.00	
SUP Modification	Calculated	Base Fee of Permit
Subdivision Plats	**Base Fee**	**Add 'l Fee**
Preliminary Plat (1 – 50 lots)	$2,688.00	+ $20/lot
Preliminary Plat (51-299 lots)	$3,628.80	+ $20/lot
Preliminary Plat (300+ lots)	$4,166.40	+ $20/lot
Final Plat	$1,438.00	+ $20/lot
Short Plat / Condo Plat	$1,889.00	+ $20/lot
Manufactured Home Park - Prelim	$2,399.00	+ $20/lot
Manufactured Home Park - Final	$1,889.00	+ $20/lot
Plat Amendment (Administrative)	$800.00	
Plat Amendment (Public Hearing - City Council Only)	$1,570.00	
Plat Amendment (Public Hearing -P&Z/HE and City Council)	$2,688.00	
Plat Renewal	$896.00	
Plat Time Extension (1st request)	$1,570.00	
Plat Time Extension (2nd and each subsequent request)	$800.00	

Subdivision or Development Name Change	**Base Fee**	**Add 'l Fee**
Subdivision or Development Name Change	$116.00	
Temporary Use Permits	**Base Fee**	**Add 'l Fee**
Other Temporary Structures or Uses	$125.00	
Mobile Food Units (Individual Unit)	$116.00	
Mobile Food Truck Parks (Two or More Units)	Submit Administrative Development Review Application	
Temporary Use Permit Renewals	$58.00	
Residing in RV during dwelling construction / remodel	$312.00	
Temporary Use Permit Inspection Fees (per inspection)	$55.00	
Vacations	**Base Fee**	**Add 'l Fee**
Vacation (Hearing)	$1,889.00	
Variances	**Base Fee**	**Add 'l Fee**
Variance (Hearing)	$1,889.00	
Zoning Verifications / Letters / Reports	**Base Fee**	**Add 'l Fee**
Dwelling Rebuild Letter	$55.00	
Legal Non-Conforming Use Letter	$60.00	
Certificate of Zoning Compliance	$60.00	
Zoning Verification Letter (Residential/Tenant Improvement)	$60.00	
Zoning Verification Letter (Multi-family/Commercial/Industrial)	$150.00	
Zoning Property Report (Residential/Multi-Family/Commercial/Industrial)	$150.00	
Additional Fees	**Base Fee**	**Add 'l Fee**
Additional Hearing	$1,570.00	
Re-Noticing of Public Hearing (no fault of city)	378.28	
Certified Mailing	Current Cost of Certified Mail	
Additional Fees (Sales)	**Base Fee**	**Add 'l Fee**
Audio Tape Duplication	$3.00	
Bike and Pedestrian Master Plan	$23.80	
Comprehensive Plan	$22.75	
Copies (black and white)	$0.10	per page, per side
Copies (color)	$0.20	per page, per side
Parks and Recreation Master Plan	$11.90	
Subdivision Ordinance	$10.82	
Treasure Valley Tree Selection Guide	$7.00	
Zoning Ordinance	$33.50	

III. PARKING FEES

A. Parking Violation / Ticket Fees:

The following fees shall be assessed for each parking violation, to include administrative fees as specified below:

Parking Ticket / Violation Fees	
Violation	**Ticket Amount**
Overtime Parking	$50.00
2nd Overtime parking	$75.00
3rd Overtime parking	$100.00
4th Overtime parking	$125.00
5th and Subsequent Overtime parking	$150.00
Parking in no parking zone	$50.00
Parking within 15' of a fire hydrant	$50.00
Blocking driveway with parked vehicle	$35.00
Parking in alley	$35.00
Parking within 25' of a street corner	$35.00
Double parking	$35.00
Parking with vehicle headed in wrong direction	$35.00
Parking on or within 20' of a crosswalk	$35.00
Parking on or across sidewalks, or in such a manner as to obstruct the route of passage between such sidewalks.	$50.00
Parking with wheels over 18" from curb	$20.00
Parking within 20' of or closer to a stop sign, flashing beacon, or traffic control signal	$35.00
Parking in fire lane or along any yellow or red painted curb	$50.00
Parking commercial trucks/commercial vehicles in prohibited zone.	$50.00
Parking in city parks after sunset.	$35.00
Parking or driving on grass	$20.00
Unauthorized parked in handicap stall or adjacent access aisle.	$150.00
Parking on a bike lane or bike path	$35.00
Camper, motor home, or trailer parked on the street for more than forty-eight (48) hours.	$20.00
Parking where official signs prohibit parking	$50.00
Unauthorized parking on streets and public property	$35.00
Parking in violation of 10-02-05 of the Caldwell City Code	$35.00
Parking in front of a mailbox in a manner that would prevent the distribution of mail by the United States Postal Service.	$75.00
Parking on commercial vehicle lots	$10.00

Violation	Ticket Amount
Junk motor vehicles parked, placed, or stored on public or private property (inoperable)	$35.00
Parking - Administrative Fees	**Fee**
Parking Ticket - Administrative Late Fee - Unpaid Parking Ticket	$25.00
Administrative Fee - Collection Processing	$25.00

B. Parking (Monthly Permit Parking – Downtown) Fees

The following fees shall be assessed for each off-street parking space, located within city owned land and leased from the City. Fees are assessed at a monthly rate as specified below:

Parking Permit Fees (Monthly)	
Standard Parking Permit	$35.00
Residents, Employees and Business Owners in Downtown District	$25.00

COMMUNITY DEVELOPMENT - PLANNING	FY2026 Base Fees	FY2027 Proposed Base Fee	FY2027 Add'tl Fee	Amount of Change
Abatement Fees	**FY 26 Base Fee**	**FY27 Base Fee**		**FY27 Amount of Change**
Abatement Fee (hiring contractor and followup inspection)	$110.00	$110.00		$30.00
Repeat Abatement Fee (hiring contractor and followup inspection) - Abatement of Same Property - Same Violation Type within Six Months of Previous Abatement	$0.00	$150.00		$150.00
Code Enforcement Admin. Fee (Invoicing / Billing)	$190.00	$190.00		$0.00
Lien Certification Fee (added on at time intent to certify is sent)	$54.50	$54.50		$0.00
Late Fee (failure to pay by first notice)	10%	10%		$0.00
Accessory Structures (< or = 200 sq. ft.)	**FY 26 Base Fee**	**FY27 Base Fee**		**FY27 Amount of Change**
Accessory Structure Permit	$140.00	$140.00		$0.00
Administrative Determination (Director Level Approvals)	**FY 26 Base Fee**	**FY27 Base Fee**		**FY27 Amount of Change**
Admin Determination (Major / Complex)	$580.00	$580.00		$0.00
Admin Determination (Minor)	$285.00	$285.00		$0.00
Administrative Development Site/Use/Landscape Review (Major)	**FY 26 Base Fee**	**FY27 Base Fee**	**FY27 Additional Fee**	**FY27 Amount of Change**
Construction Dwgs Developments Subdivisions Projects > 2 acres	$690.00	$690.00	+$20/unit	$0.00
Administrative Development Site/Use/Landscape Review (Minor)	**FY 26 Base Fee**	**FY27 Base Fee**		**FY27 Amount of Change**
Parking lots Change of Use Land Development Use Review Specific Use Review Projects less than 2 acres	$388.00	$388.00		$0.00
Alternative Methods of Compliance	**FY 26 Base Fee**	**FY27 Base Fee**		**FY27 Amount of Change**
Alternative Compliance Application	$285.00	$285.00		$0.00
Annexation and Deannexation	**FY 26 Base Fee**	**FY27 Base Fee**		**FY27 Amount of Change**
Less than 2 acres	$1,607.00	$1,607.00		$0.00
More than 2 acres	$3,080.50	$3,080.50		$0.00
DeAnnexation	$3,482.50	$3,482.50		$0.00
Appeals/Request for Reconsideration	**FY 26 Base Fee**	**FY27 Base Fee**		**FY27 Amount of Change**
Appeal of Director Level Decision	$1,303.00	$1,303.00		$0.00
Appeal of Commission / Hearing Examiner Decision	$1,303.00	$1,303.00		$0.00
Request for Reconsideration of Council Decision	$1,303.00	$250.00		-$1,053.00
Post-Reconsideration Decision Hearing	$0.00	$1,303.00		$1,303.00
Application Prescreening Fee (all applications)	**FY 26 Base Fee**	**FY27 Base Fee**		**FY27 Amount of Change**
Application Prescreening Fee (each time)	$50.00	$50.00		$0.00
Bonding (Performance)	**FY 26 Base Fee**	**FY27 Base Fee**		**FY27 Amount of Change**
Initial Bonding Application and Bonding Review Fee	$335.00	$335.00		$0.00
Bonding Renewal Fee	$335.00	$335.00		$0.00
Business Licensing (Business Permits)	**FY 26 Base Fee**	**FY27 Base Fee**	**FY27 Additional Fee**	**FY27 Amount of Change**
Business Permit (No Change in Use)	$116.00	$116.00		$0.00
Business Permit (Change in Use)	$121.00	$121.00		$0.00
Business Permit Penalty (Failure to obtain permit after 30-day notice)	$25.00	$25.00	per day	$0.00
Business Permit (Annual) Renewal	$58.00	$58.00		$0.00
Business Permit Inspection (per inspection)	$55.00	$55.00		
Comprehensive Plan Text and Map Amendments	**FY 26 Base Fee**	**FY27 Base Fee**		**FY27 Amount of Change**
Map amendment	$3,482.50	$3,482.50		
Text Amendment	$3,482.50	$3,482.50		
Conditions of Approval (Modifications)	**FY 26 Base Fee**	**FY27 Base Fee**		**FY27 Amount of Change**
Administrative	$690.00	$690.00		
Hearing Body Level	$1,570.00	$1,570.00		
Design Review Fees	**FY 26 Base Fee**	**FY27 Base Fee**		**FY27 Amount of Change**
Hearing Level (New Construction)	$1,097.00	$1,097.00		
Staff Level (Exterior Renovations / Landscaping)	$580.00	$580.00		
Staff Level (Additions)	$690.00	$690.00		
Staff Level (Building Maintenance)	$360.00	$360.00		
Staff Level (Wall Signs)	$200.00	$200.00		
Staff Level (Freestanding / Monument Signs)	$360.00	$360.00		
Development Agreements	**FY 26 Base Fee**	**FY27 Base Fee**		**FY27 Amount of Change**
Development Agreements	$950.00	$950.00		
Development Agreement Modification	$1,103.00	$1,103.00		
Historic Preservation	**FY 26 Base Fee**	**FY27 Base Fee**		**FY27 Amount of Change**
Public Hearing Level	$680.00	$680.00		
Staff Level (Repair & Maintenance)	$55.00	$55.00		
Staff Level (All Other)	$178.21	$178.21		
Home Occupation Permits (In-Home Business) (includes daycares)	**FY 26 Base Fee**	**FY27 Base Fee**		**FY27 Amount of Change**
Home Occupation Permit (New)	$116.00	$116.00		$0.00
Home Occupation Permit (Renewal)	$58.00	$58.00		$0.00
Home Occupation Inspection Fee	$55.00	$55.00		$0.00
Inspection Fees (Additional)	**FY 26 Base Fee**	**FY27 Base Fee**		**FY27 Amount of Change**
Additional Inspections (3rd and each subsequent inspection)	$150.00	$150.00		$0.00
Lot Line Adjustments/Lot Splits/Parcel Consolidations	**FY 26 Base Fee**	**FY27 Base Fee**		**FY27 Amount of Change**
Lot Line Adjustments	$591.00	$591.00		$0.00
Lots Splits (Administrative and Simple)	$591.00	$591.00		$0.00
Parcel Consolidation	$295.50	$295.50		$0.00
Meetings (Pre-Application and Pre-Submittal Meetings)	**FY 26 Base Fee**	**FY27 Base Fee**	**FY27 Additional Fee**	**FY27 Amount of Change**
Roundtable Pre-Application Concept Plan Review Meetings (includes 3 meetings)	$0.00	$0.00		$0.00
Roundtable Pre-Application Concept Plan Review Meeting (4th and each subsequent meeting on same project)	$70.00	$70.00		$0.00
Pre-Submittal Meeting w/Planner Only (optional)	$70.00	$70.00	per hour, min. of 1-hour	$0.00
Mural and Public Art	**FY 26 Base Fee**	**FY27 Base Fee**		**FY27 Amount of Change**
Mural / Public Art Permit	$75.00	$75.00		
Noncommercial Kennel Licensing	**FY 26 Base Fee**	**FY27 Base Fee**		**FY27 Amount of Change**
Noncommercial Kennel Licensing				
Ordinance Text and Map (Rezones) Amendments	**FY 26 Base Fee**	**FY27 Base Fee**		**FY27 Amount of Change**
Zone Change / Map Amendments (Less than 2 acres)	$2,183.00	$2,183.00		$0.00
Zone Change / Map Amendments (2 acres and >)	$3,080.50	$3,080.50		$0.00
Ordinance Text Amendment	$1,893.00	$1,893.00		$0.00
Outdoor Dining Permits	**FY 26 Base Fee**	**FY27 Base Fee**		**FY27 Amount of Change**
Outdoor Dining Permit	$83.00	$83.00		
Planned Unit Developments	**FY 26 Base Fee**	**FY27 Base Fee**	**FY27 Additional Fee**	**FY27 Amount of Change**
Planned Unit Development (up to 5 acres)	$2,173.00	$2,173.00	+$20/unit	$0.00
Planned Unit Development (5 to 10 acres)	$2,400.00	$2,400.00	+$20/unit	$0.00
Planned Unit Development (Over 10 acres)	$3,482.50	$3,482.50	+$20/unit	$0.00
Plan Review Fees (Additional)	**FY 26 Base Fee**	**FY27 Base Fee**		**FY27 Amount of Change**
Additional Plan Reviews (4th Review)	125% of Base Application Fee	125% of Base Application Fee		
Additional Plan Reviews (5th Review)	150% of Base Application Fee	150% of Base Application Fee		
Additional Plan Reviews (6th Review)	175% of Base Fee	175% of Base Fee		
Additional Plan Reviews (7th Review)	All new application fees	All new application fees		

Sign Permits (freestanding/monument < 6')	FY 26 Base Fee	FY27 Base Fee		FY27 Amount of Change
Sign Permits (Freestanding/Monument < 6' high)	$150.00	$150.00		$0.00
Sign Permit Inspections	$0.00	$55.00		$55.00
Special Use Permit	**FY 26 Base Fee**	**FY27 Base Fee**	**FY27 Additional Fee**	**FY27 Amount of Change**
Special Use Permit - Less than 1/2 acre	$721.00	$721.00	+$20/unit	$0.00
Special Use Permit - More than 1/2 acre - Less than 1 acre	$1,447.00	$1,447.00	+$20/unit	$0.00
Special Use Permit - More than 1 acres - Less than 2 acres	$1,810.00	$1,810.00	+$20/unit	$0.00
Special Use Permit - More than 2 acres - Less than 5 acres	$2,173.00	$2,173.00	+$20/unit	$0.00
Special Use Permit - More than 5 acres - Less than 10 acres	$2,280.00	$2,280.00	+$20/unit	$0.00
Special Use Permit - Over 10 acres	$2,400.00	$2,400.00	+$20/unit	$0.00
Administrative Time Extension (other than subdivision)	$690.00	$690.00		$0.00
SUP Modification	1/2 of Base Fee	1/2 of Base Fee		
Subdivision Plats	**FY 26 Base Fee**	**FY27 Base Fee**	**FY27 Additional Fee**	**FY27 Amount of Change**
Preliminary Plat (1-50 lots)	$2,688.00	$2,688.00	+$20/lot	$0.00
Preliminary Plat (51-299 lots)	$2,688.00	$3,628.80	+$20/lot	$940.80
Preliminary Plat (300 + lots)	$2,688.00	$4,166.40	+$20/lot	$1,478.40
Final Plat	$1,438.00	$1,438.00	+$20/lot	$0.00
Short Plat / Condo Plat	$1,889.00	$1,889.00	+$20/lot	$0.00
Manufactured Home Park Prelim	$2,399.00	$2,399.00	+$20/lot	$0.00
Manufactured Home Park Final	$1,889.00	$1,889.00	+$20/lot	$0.00
Plat Amendment (Administrative)	$800.00	$800.00		$0.00
Plat Amendment (Public Hearing - City Council Only)	$1,570.00	$1,570.00		$0.00
Plat Amendment (Public Hearing - P&Z/HE and City Council)	$2,688.00	$2,688.00		$0.00
Plat Renewals	$896.00	$896.00		$0.00
Time Extension (1st Request)	$1,570.00	$1,570.00		$0.00
Time Extension (2nd and Each Subsequent Request)	$800.00	$800.00		$0.00
Subdivision Plats or Development Name Changes	**FY 26 Base Fee**	**FY27 Base Fee**		**FY27 Amount of Change**
Subdivision Name Change	$116.00	$116.00		$0.00
Temporary Use Permits	**FY 26 Base Fee**	**FY27 Base Fee**		**FY27 Amount of Change**
Mobile Food Units (Individual Unit)	$116.00	$116.00		$0.00
Mobile Food Truck Parks (Two or More Mobile Food Units)	Submit Administrative Development Review Application			
Residing In RV during dwelling construction / remodel	$312.00	$312.00		$0.00
Other Temporary Structures or Uses	$125.00	$125.00		$0.00
Temporary Use Permit Renewals	$58.00	$58.00		$0.00
Temporary Use Permit Inspections (each inspection)	$55.00	$55.00		$0.00
Vacations	**FY 26 Base Fee**	**FY27 Base Fee**		**FY27 Amount of Change**
Vacations	$1,889.00	$1,889.00		$0.00
Variances	**FY 26 Base Fee**	**FY27 Base Fee**		**FY27 Amount of Change**
Variance (Hearing)	$1,889.00	$1,889.00		$0.00
Zoning Verification / Letters / Reports	**FY 26 Base Fee**	**FY27 Base Fee**		**FY27 Amount of Change**
Dwelling Rebuild Letter	$55.00	$55.00		$0.00
Legal Non-Conforming Use Letter	$60.00	$60.00		$0.00
Certificate of Zoning Compliance	$60.00	$60.00		$0.00
Zoning Verification Letter (Residential/Tenant Improvement)	$60.00	$60.00		$0.00
Zoning Verification Letter (Multifamily / New Commercial and Industrial)	$150.00	$150.00		$0.00
Zoning Property Report	$150.00	$150.00		$0.00
Misc. Fees	**FY 26 Base Fee**	**FY27 Base Fee**		**FY27 Amount of Change**
Additional Hearing	$1,570.00	$1,570.00		$0.00
Certified Mailing	$15.00	$15.00		$0.00
Re-Noticing of a Public Hearing (no fault of city)	$0.00	$378.28		$378.28
Misc. Fees (Sales)	**FY 26 Base Fee**	**FY27 Base Fee**	**FY27 Additional Fee**	**FY27 Amount of Change**
Audio Tape Duplication	$3.00	$3.00		$0.00
Bike & Pedestrian Master Plan	$23.80	$23.80		$0.00
Comprehensive Plan	$22.75	$22.75		$0.00
Copies (black and white	$0.10	$0.20	per page	$0.10
Copies (color)	$0.20	$0.50	per page	$0.30
Parks & Recreation Master Plan	$11.90	$11.90		$0.00
Subdivision Ordinances	$10.82	$10.82		$0.00
Treasure Valley Tree Selection Guide	$7.00	$7.00		$0.00
Zoning Ordinance	$33.50	$33.50		$0.00
Parking Tickets	**FY 26 Base Fee**	**FY27 Base Fee**		**FY27 Amount of Change**
Overtime parking	$50.00	$50.00		$0.00
2nd Overtime parking	$50.00	$75.00		$25.00
3rd Overtime parking	$50.00	$100.00		$50.00
4th Overtime parking	$50.00	$125.00		$75.00
5th and Subsequent Overtime parking	$50.00	$150.00		$100.00
Parking in no parking zone	$50.00	$50.00		$0.00
Parking within 15' of a fire hydrant	$50.00	$50.00		$0.00
Blocking driveway with parked vehicle	$35.00	$35.00		$0.00
Parking in alley	$35.00	$35.00		$0.00
Parking within 25' of a street corner	$35.00	$35.00		$0.00
Double parking	$35.00	$35.00		$0.00
Parking with vehicle headed in wrong direction	$35.00	$35.00		$0.00
Parking on or within 20' of a crosswalk	$35.00	$35.00		$0.00
Parking on/across sidewalks, as to obstruct the route of passage between such sidewalks	$50.00	$50.00		$0.00
Parking with wheels over 18" from curb	$20.00	$20.00		$0.00
Parking within 20' of or closer to a stop sign, flashing beacon, or traffic control signal	$35.00	$35.00		$0.00
Parking in fire lane or along any yellow or red painted curb	$50.00	$50.00		$0.00
Parking commercial trucks/commercial vehicles in prohibited zone.	$50.00	$50.00		$0.00
Parking in city parks after sunset.	$35.00	$35.00		$0.00
Parking or driving on grass	$20.00	$20.00		$0.00
Unauthorized parked in handicap stall or adjacent access aisle	$150.00	$150.00		$0.00
Parking on a bike lane or bike path	$35.00	$35.00		$0.00
Camper, motor home, or trailer parked on the street for more than (48) hours	$20.00	$20.00		$0.00
Parking where official signs prohibit parking	$50.00	$50.00		$0.00
Unauthorized parking on streets and public property	$35.00	$35.00		$0.00
Parking in violation of 10-02-05 of the Caldwell City Code	$35.00	$35.00		$0.00
Parking in front of a mailbox that would prevent distribution of mail by the USPS	$75.00	$75.00		$0.00
Parking on commercial vehicle lots	$10.00	$10.00		$0.00
Junk motor vehicles parked, placed, or stored on public or private property (inoperable)	$35.00	$35.00		$0.00
Parking Ticket Late Fees	**FY 26 Base Fee**	**FY27 Base Fee**		**FY27 Amount of Change**
Parking - Administrative Late Fee - Unpaid Parking Ticket	$25.00	$25.00		$0.00
Parking - Administrative Fee - Collection Processing	$25.00	$25.00		$0.00
Parking Lot Permits (monthly fees)	**FY 26 Base Fee**	**FY27 Base Fee**		**FY27 Amount of Change**
Standard Parking Permit	$35.00	$35.00		$0.00
Residents, Employees, and Business Owners in Downtown District	$25.00	$25.00		$0.00

COMMUNITY DEVELOPMENT - BUILDING SAFETY	FY2026 Base Fees	FY2027 Proposed Base Fee	FY2027 Proposed Additional Fee	Amount of Change
Building Permit Application Prescreening (applicable to Multi-Family, Commercial and Industrial Building Permits)	**FY 26 Base Fee**	**FY27 Base Fee**	**FY27 Additional Fee**	**FY27 Amount of Change**
Application Prescreening	$0.00	$50.00	Non Refundable	$50.00
Building Permit Fee Schedule (All Building & Sign Permit Types, Except Occupancy Permits)	**FY 26 Base Fee**	**FY27 Base Fee**	**FY27 Additional Fee**	**FY27 Amount of Change**
$0 - $499	$34.00	$60.00	0	$26.00
$500 - $1,999	$34.00	$60.00	0.2624	$26.00
$2,000 - $24,999	$64.37	$74.37	0.01135	$10.00
$25,000 - $49,999	$326.54	$326.54	0.0085	$0.00
$50,000 - $99,999	$549.65	$549.65	0.00565	$0.00
$100,000 - $499,999	$846.27	$846.27	0.004546	$0.00
$500,000 - $999,999	$2,755.45	$2,755.45	0.004336	$0.00
$1,000,000 and Up	$5,031.78	$5,031.78	0.00365	$0.00
Sign Permit Fee Schedule	**FY 26 Base Fee**	**FY27 Base Fee**	**FY27 Additional Fee**	**FY27 Amount of Change**
Sign Permit Fee	50% of Valuation Based Permit Fee	Utilize 100% of Building Permit Fee Schedule		
Occupancy Permit & Plan Review Fees - No Change of Occupancy Group	**FY 26 Base Fee**	**FY27 Base Fee**		**FY27 Amount of Change**
Certificate of Occupancy Permit Fee	$70.00	$70.00		$0.00
Building Plan Review	$45.50	$55.00		$9.50
Fire Inspection Fee	$107.92	$150.00		$42.08
Planning & Zoning Plan Review	$24.50	$45.50		$21.00
Engineering Plan Review	$14.00	$35.00		$21.00
Occupancy Permit & Plan Review Fees - Change of Occupancy or New Tenant in Never Occupied Building	**FY 26 Base Fee**	**FY27 Base Fee**		**FY27 Amount of Change**
Certificate of Occupancy Permit Fee	$70.00	$145.00		$75.00
Building Plan Review	$45.50	$94.25		$48.75
Fire Review and Inspection Fee	$212.20	$300.00		$87.80
Planning & Zoning Plan Review	$24.50	$60.00		$35.50
Engineering Plan Review	$14.00	$35.00		$21.00
Building Permit Plan Review Fees (Commercial, Industrial and Multi-Family) Non-Refundable	**FY 26 Base Fee**	**FY27 Base Fee**	**FY27 Additional Fee**	**FY27 Amount of Change**
Building Plan Review	65% of permit fee	65% of permit fee	Non-Refundable	$0.00
Fire Plan Review	20% of permit fee	30% of permit fee	Non-Refundable	$0.00
Engineering Plan Review	20% of permit fee	30% of permit fee	Non-Refundable	$0.00
Planning & Zoning Plan Review	35% of permit fee	35% of permit fee	Non-Refundable	$0.00
Building Permit Plan Review Fees (One and Two-Family Dwelling)	**FY 26 Base Fee**	**FY27 Base Fee**	**FY27 Additional Fee**	**FY27 Amount of Change**
Building Plan Review	40% of permit fee	65% of permit fee	Non-Refundable	$0.00
Fire Plan Review	20% of permit fee	30% of permit fee	Non-Refundable	$0.00
Engineering Plan Review	20% of permit fee	30% of permit fee	Non-Refundable	$0.00
Planning & Zoning Plan Review	35% of permit fee	35% of permit fee	Non-Refundable	$0.00
Sign Permit Plan Review Fees	**FY 26 Base Fee**	**FY27 Base Fee**	**FY27 Additional Fee**	**FY27 Amount of Change**
Building Plan Review	65% of permit fee	65% of permit fee	Non-Refundable	$0.00
Engineering Plan Review	20% of permit fee	20% of permit fee	Non-Refundable	$0.00
Planning & Zoning Plan Review	35% of permit fee	35% of permit fee	Non-Refundable	$0.00
Electrical Permit Fees (Single Family Dwellings)	**FY 26 Base Fee**	**FY27 Base Fee**		**FY27 Amount of Change**
Base Permit Fee	$0.00	$0.00		$0.00
< 2,000 square feet of habitable area (finished or unfinished)	$160.00	$160.00		$0.00
> 2,000 square feet of habitable area (finished or unfinished)	$255.00	$255.00		$0.00
Electrical Permit Fees (Two-Family Dwellings)	**FY 26 Base Fee**	**FY27 Base Fee**		**FY27 Amount of Change**
Base Permit Fee	$0.00	$0.00		$0.00
< 2,000 square feet of habitable area (finished or unfinished)	$160.00	$205.00		$45.00
> 2,000 square feet of habitable area (finished or unfinished)	$255.00	$300.00		$45.00
Electrical Permit Fees (Additional - One and Two-Family Residential)	**FY 26 Base Fee**	**FY27 Base Fee**		**FY27 Amount of Change**
Base Permit Fee (applied to all permits)	$34.00	$34.00		$0.00
Up to 200 amp Main or Sub Panels (Additions/Remodels Only - fee is per panel)	$15.75	$55.00		$39.25
Over 200 amp Main or Sub Panels (Additions/Remodels Only - fee is per panel)	$15.75	$65.00		$49.25
Each Circuit Extension (fee for each)	$22.25	$22.25		$0.00
Manufactured Home Connection or Service (fee for each)	$52.50	$52.50		$0.00
Pools, Spas or Hot Tubs	$52.50	$165.00		$112.50
Temporary Power	$22.25	$55.00		$32.75
Power off for more than a year	$22.25	$55.00		$32.75
Plumbing Permit Fees (Single Family Dwellings)	**FY 26 Base Fee**	**FY27 Base Fee**		**FY27 Amount of Change**
Base Permit Fee	$0.00	$0.00		$0.00
< 2,000 square feet of habitable area (finished or unfinished)	$160.00	$160.00		$0.00
> 2,000 square feet of habitable area (finished or unfinished)	$255.00	$255.00		$0.00
Plumbing Permit Fees (Two-Family Dwellings)	**FY 26 Base Fee**	**FY27 Base Fee**		**FY27 Amount of Change**
Base Permit Fee	$0.00	$0.00		$0.00
< 2,000 square feet of habitable area (finished or unfinished)	$160.00	$205.00		$45.00
> 2,000 square feet of habitable area (finished or unfinished)	$255.00	$300.00		$45.00
Plumbing Permit Fees (Additional - One and Two-Family Residential)	**FY 26 Base Fee**	**FY27 Base Fee**		**FY27 Amount of Change**
Base Permit Fee (applied to all permits)	$34.00	$34.00		$0.00
Fixtures (per fixture)	$15.75	$15.75		$0.00
Sewer Line (New or Replacement)	$35.00	$35.00		$0.00
Water Line (New or Replacement)	$35.00	$35.00		$0.00
Manufactured Home	$55.00	$55.00		$0.00
Lawn Sprinklers (per sprinkler head)	$15.75	$15.75		$0.00
Water Softeners (per unit)	$15.75	$15.75		$0.00
Mechanical Permit Fees (Single Family Dwellings)	**FY 26 Base Fee**	**FY27 Base Fee**		**FY27 Amount of Change**
Base Permit Fee	$0.00	$0.00		$0.00
< 2,000 square feet of habitable area (finished or unfinished)	$160.00	$160.00		$0.00
> 2,000 square feet of habitable area (finished or unfinished)	$255.00	$255.00		$0.00
Mechanical Permit Fees (Two-Family Dwellings)	**FY 26 Base Fee**	**FY27 Base Fee**		**FY27 Amount of Change**
Base Permit Fee	$0.00	$0.00		$0.00
< 2,000 square feet of habitable area (finished or unfinished)	$160.00	$205.00		$45.00
> 2,000 square feet of habitable area (finished or unfinished)	$255.00	$300.00		$45.00
Mechanical Permit Fees (Additional - One and Two-Family Residential)	**FY 26 Base Fee**	**FY27 Base Fee**		**FY27 Amount of Change**
Base Permit Fee (applied to all permits)	$34.00	$34.00		$0.00
Mechanical Equipment (per equipment)	$15.75	$15.75		$0.00
Exhaust Fans (per fan)	$15.75	$15.75		$0.00
Gas Piping - Pressure Test	$15.75	$15.75		$0.00
Electrical Permit Fee Schedule (Multi-Family, Commercial, and Industrial)	**FY 26 Base Fee**	**FY27 Base Fee**	**FY27 Additional Fee**	**FY27 Amount of Change**
$0 - $19,999	$34.00	$34.00	0.02625	$0.00
$20,000 - $49,999	$549.00	$549.00	0.015740	$0.00
$50,000 - $99,999	$1,021.00	$1,021.00	0.007875	$0.00

$100,000 and Up	$1,415.00	$1,415.00	0.005250	$0.00
Electrical Permit Fees (Additional - Multi-Family, Commercial and Industrial)	**FY 26 Base Fee**	**FY27 Base Fee**		**FY27 Amount of Change**
Temporary Power (per service)	$22.25	$55.00		$32.75
Mechanical Permit Fee Schedule (Multi-Family, Commercial, and Industrial)	**FY 26 Base Fee**	**FY27 Base Fee**	**FY27 Additional Fee**	**FY27 Amount of Change**
$0 - $19,999	$34.00	$34.00	0.02625	$0.00
$20,000 - $49,999	$549.00	$549.00	0.015740	$0.00
$50,000 - $99,999	$1,021.00	$1,021.00	0.007875	$0.00
$100,000 and Up	$1,415.00	$1,415.00	0.005250	$0.00
Plumbing Fee Schedule (Multi-Family, Commercial, and Industrial)	**FY 26 Base Fee**	**FY27 Base Fee**	**FY27 Additional Fee**	**FY27 Amount of Change**
$0 - $19,999	$34.00	$34.00	0.02625	$0.00
$20,000 - $49,999	$549.00	$549.00	0.015740	$0.00
$50,000 - $99,999	$1,021.00	$1,021.00	0.007875	$0.00
$100,000 and Up	$1,415.00	$1,415.00	0.005250	$0.00
Additional Plan Review Fees (ALL permit types) (Fees are applicable to each individual department/division completing review)	**FY 26 Base Fee**	**FY27 Base Fee**		**FY27 Amount of Change**
Building 4th Review	20% of permit plan review fee	35% of permit plan review fee		
Building 5th Review	30% of permit plan review fee	45% of permit plan review fee		
Building 6th Review	50% of permit plan review fee	65% of permit plan review fee		
Building 7th Review and Each Subsequent Review	65% of permit plan review fee	75% of permit plan review fee		
Fire 4th Review	20% of permit plan review fee	35% of permit plan review fee		
Fire 5th Review	30% of permit plan review fee	45% of permit plan review fee		
Fire 6th Review	50% of permit plan review fee	65% of permit plan review fee		
Fire 7th Review and Each Subsequent Review	65% of permit plan review fee	75% of permit plan review fee		
Engineering 4th Review	20% of permit plan review fee	35% of permit plan review fee		
Engineering 5th Review	30% of permit plan review fee	45% of permit plan review fee		
Engineering 6th Review	50% of permit plan review fee	65% of permit plan review fee		
Engineering 7th Review and Each Subsequent Review	65% of permit plan review fee	75% of permit plan review fee		
P&Z 4th Review	20% of permit plan review fee	35% of permit plan review fee		
P&Z 5th Review	30% of permit plan review fee	45% of permit plan review fee		
P&Z 6th Review	50% of permit plan review fee	65% of permit plan review fee		
P&Z 7th Review and Each Subsequent Review	65% of permit plan review fee	75% of permit plan review fee		
**Plan review projects where change in scope necessitates a completely new plan review	100% of original plan review fee	100% of original plan review fee		
Plan Revision Review Fees (after permit issuance) (ALL Permit Types) (Fees are applicable to each individual department/division completing review)	**FY 26 Base Fee**	**FY27 Base Fee**	**FY27 Additional Fee**	**FY27 Amount of Change**
Building	$70.00	$70.00	per hour, 1-hour minimum	$0.00
Fire	$70.00	$70.00	per hour, 1-hour minimum	$0.00
Engineering	$70.00	$70.00	per hour, 1-hour minimum	$0.00
Planning & Zoning	$70.00	$70.00	per hour, 1-hour minimum	$0.00
Contractor Change (after permit issuance) (All Permit Types)	**FY 26 Base Fee**	**FY27 Base Fee**		**FY27 Amount of Change**
Change of Contractor	$0.00	$50.00		$50.00
Building Safety Division Inspection Fees (Additional)	**FY 26 Base Fee**	**FY27 Base Fee**	**FY27 Additional Fee**	**FY27 Amount of Change**
Non-Permit/Investigation Fee (when not associated with an active permit)	$60.00	$60.00		$0.00
Inspections Outside of Normal Business Hours (requested)	$70.00	$70.00	per hour, 1-hour minimum	$0.00
Reinspections (3rd inspection, which is the 2nd reinspection for any segment of the same work)	$60.00	$60.00		$0.00
Appeals	**FY 26 Base Fee**	**FY27 Base Fee**		**FY27 Amount of Change**
Appeal of Building Inspector Decision	$75.00	$75.00		$0.00
Appeal of Building Official Decision	$250.00	$250.00		$0.00
Miscellaneous Fees	**FY 26 Base Fee**	**FY27 Base Fee**	**FY27 Additional Fee**	**FY27 Amount of Change**
Reactivation of Expired Permits (at discretion of Building Official)	$50.00	$50.00		
Voiding Permits	$50.00	$50.00		
Processing of Requested Refunds	$50.00	$50.00		
Other Administrative Clerical	$50.00	$50.00		
Work Commencing Without a Permit	$0.00		Double Permit Fees	
Covering work without Approved Inspection	$0.00	$65.00		
Copies (black and white)	$0.30	$0.30	per page, per side	
Copies (color)	$0.30	$0.30	per page, per side	
Certified Mailing	$15.00		Current Cost of Certified Mail	
COMMUNITY DEVELOPMENT / POLICE	**FY2026 Base Fees**	**FY2027 Proposed Base Fee**		**Amount of Change**
Annexation and Deannexation	**Base Fee**	**Base Fee**		**Amount of Change**
Annexation and Deannexation	$90.00	$90.00		$0.00
Comprehensive Plan Text and Map Amendments	**Base Fee**	**Base Fee**		**Amount of Change**
Map amendment	$90.00	$90.00		$0.00
Text Amendment	$90.00	$90.00		$0.00
Zoning Map Amendments (Rezones)	**Base Fee**	**Base Fee**		**Amount of Change**
Zoning Map Amendments/Rezones (Less than 2 acres)	$90.00	$90.00		$0.00
Zoning Map Amendments / Rezones (2 acres and >)	$90.00	$180.00		$90.00
Planned Unit Developments	**Base Fee**	**Base Fee**		**Amount of Change**
Planned Unit Development (up to 5 acres) - Plan Review	$90.00	$180.00		$90.00
Planned Unit Development (5 to 10 acres) - Plan Review	$90.00	$240.00		$150.00
Planned Unit Development (Over 10 acres) - Plan Review	$90.00	$348.25		$258.25
Special Use Permit	**Base Fee**	**Base Fee**		**Amount of Change**
Special Use Permit Plan Review	$90.00	$180.00		$90.00
Subdivision Plats	**Base Fee**	**Base Fee**		**Amount of Change**
Preliminary Plat Review	$90.00	$268.80		$178.80
Manufactured Home Park Plan Review	$90.00	$240.00		$150.00
Short Plat / Condo Plat Review	$90.00	$210.00		$120.00
Plat Amendment (Public Hearing - City Council Only)	$90.00	$180.00		$90.00
Plat Amendment (Public Hearing - P&Z/HE and City Council)	$90.00	$180.00		$90.00

MEMORANDUM

To: **Mayor Phillips and Members of Council**
From: **Hallie Hart, PE, Public Works Director**
Tony Harmon, Deputy Public Works Director
John Prebonick, PE, City Engineer
Re: **Engineering and Mapping Fees**
Date: **August 17th, 2026**

The proposed Fiscal Year 2027 budget includes cost increases in the Engineering and Mapping Divisions. **These fees shall be effective starting October 1st, 2026.** A brief explanation of each fee change follows:

1. **Engineering and Mapping Fees** – The proposed resolution maintains the present fee structure and enacts a fee increase for FY27 of less than 5% for all but one fee. A Plan Review fee has been added for the Mapping Department to charge for the services of reviewing new construction and land use plans.

Those fees that are new or exceed 5% of the fee previously collected are subject to the notice and hearing procedures outlined in Idaho Code, Section 63-1311A. Hearings will be held on the date of consideration by the Council and have been noticed in accordance with Idaho Code.

The attached resolutions would modify the fee schedules as proposed with an October 1st, 2026 effective date.

CITY OF CALDWELL IDAHO

ENGINEERING REVIEW AND MAPPING FEES

RESOLUTION NO. _____

WHEREAS the City of Caldwell, Idaho exercises their municipal powers in the review and approval of subdivision plats, land use applications, right-of-way and easement vacations and annexation applications to; and

WHEREAS the Mayor and City Council of the City of Caldwell, Idaho, by City ordinance and administrative directive, have assigned the duties of reviewing subdivision plats, land use applications, right-of-way and easement vacations and annexation applications to the City Engineer; and

WHEREAS the City Engineer and supporting staff, in fulfilling the requirements of City ordinances and administrative directives, incurs direct and indirect costs associated with review of applications and plans associated with subdivisions, land use permits, easement and right-of-way vacations and annexation applications; and

WHEREAS the Engineering and Mapping Divisions provide copying, plotting and mapping products to the general public; and

WHEREAS the costs of reviewing applications, plans and permits and the costs of copying, plotting and mapping do rightly belong, in whole or in part, to those submitting permits, applications, requests and plans;

NOW THEREFORE BE IT RESOLVED that the charges and fees for review by the Engineering Division of submitted applications and plans and for copying, plotting and mapping shall be as follows:

I. PLAN REVIEW:

A) **Regular Subdivision Plat / Site Civil - Plans:** Fee for review of improvement plans associated with a subdivision plat or civil plan set by the Engineering Division shall be a "Base Fee" of seven hundred forty-three dollars and eight cents ($743.08) plus an additional twenty-four dollars and seventy-seven cents ($24.77) for each lot included in the plat, collected at the time of plan submittal. An additional fee of seven hundred forty-three dollars and eight cents ($743.08) shall be charged for a fourth review if four

or more plan reviews are necessary. Under extenuating circumstances, the City Engineer is authorized, at his or her sole discretion, to waive the fourth review fee.

a. **Plan Reviews In Excess of Three (3) Reviews:**

i) An additional Base Fee shall be assessed for any fourth (4^{th}) review.

ii) An additional Base Fee, multiplied by one-hundred twenty-five percent (125%) shall be assessed for any fifth (5^{th}) review

iii) An additional Base Fee, multiplied by one-hundred fifty percent (150%), shall be assessed for any sixth (6^{th}) review

iv) An additional Base Fee, multiplied by one-hundred seventy-five percent (175%), shall be assessed for any seventh (7^{th}) review. Any additional review will continue to add 25% to previous fee.

Any additional review fees owed by the applicant/design engineer shall be paid prior to said review commencing.

B) **Planned Unit Development Subdivision - Plans:** Fee for review of improvement plans associated with a Planned Unit Development plat by the Engineering Division shall be a base fee of seven hundred forty-three dollars and eight cents ($743.08) plus an additional twenty-four dollars and seventy-seven cents ($24.77) for each lot included in the plat,, collected at the time of plan submittal. An additional fee of seven hundred forty-three dollars and eight cents ($743.08) shall be charged for a fourth review if four or more plan reviews are necessary.

a. Plan Reviews In Excess of Three (3) Reviews:

i) An additional Base Fee shall be assessed for any fourth (4^{th}) review.

ii) An additional Base Fee, multiplied by one-hundred twenty-five percent (125%) shall be assessed for any fifth (5^{th}) review

iii) An additional Base Fee, multiplied by one-hundred fifty percent (150%), shall be assessed for any sixth (6^{th}) review

iv) An additional Base Fee, multiplied by one-hundred seventy-five percent (175%), shall be assessed for any seventh (7^{th}) review. Any additional review will continue to add 25% to previous fee.

v) Any additional review fees owed by the applicant/design engineer shall be paid prior to said review commencing.

C) **Standard Special Use Permit:** Fee for engineering review for a standard special use permit application shall be as follows:

< 2 AC	$	101.62
2 – 20 AC	$	571.59
> 20 AC	$	1,270.21

*Collected at time of application

D) **Manufactured Home Park - Plans:** Fee for engineering review of improvement plans associated with a manufactured home park shall be a base fee of seven hundred forty three dollars and eight cents ($743.08) plus an additional twenty-four dollars and seventy-seven cents ($24.77) for each lot included within the park, collected at the time of plan submittal.

E) **Planned Unit Development without Subdivision - Plans:** Fee for engineering review of a planned unit development application without subdivided lots shall be a base fee of seven hundred forty three dollars and eight cents ($743.08) per application, collected at the time of application.

F) **Preliminary Plat Review:** Fee for engineering review of a preliminary plat application shall be a base fee of seven hundred forty three dollars and eight cents ($743.08) plus an additional twenty-four dollars and seventy-seven cents ($24.77) for each lot included on the plat, collected at the time of application.

a. Plan Reviews In Excess of Three (3) Reviews:

i) An additional Base Fee shall be assessed for any fourth (4^{th}) review.

ii) An additional Base Fee, multiplied by one-hundred twenty-five percent (125%) shall be assessed for any fifth (5^{th}) review

iii) An additional Base Fee, multiplied by one-hundred fifty percent (150%), shall be assessed for any sixth (6^{th}) review

iv) An additional Base Fee, multiplied by one-hundred seventy-five percent (175%), shall be assessed for any seventh (7^{th}) review. Any additional review will continue to add 25% to previous fee.

Any additional review fees owed by the applicant/design engineer shall be paid prior to said review commencing.

G) **Final Plat Review:** Fee for engineering review of a final plat application shall be a base fee of three hundred seventeen dollars and nineteen cents ($317.19) per application, plus an additional six dollars and ninety-one cents ($6.91) for each lot included on the plat, collected at the time of application.

a. Plan Reviews In Excess of Three (3) Reviews:

i) An additional Base Fee shall be assessed for any fourth (4th) review.

ii) An additional Base Fee, multiplied by one-hundred twenty-five percent (125%) shall be assessed for any fifth (5th) review

iii) An additional Base Fee, multiplied by one-hundred fifty percent (150%), shall be assessed for any sixth (6th) review

iv) An additional Base Fee, multiplied by one-hundred seventy-five percent (175%), shall be assessed for any seventh (7th) review. Any additional review will continue to add 25% to previous fee.

Any additional review fees owed by the applicant/design engineer shall be paid prior to said review commencing.

H) **Short Plat Review:** Fee for engineering review of a short plat application shall be a base fee of nine hundred fifty-two dollars and sixty-six cents ($952.66) plus an additional twenty-four dollars and seventy-seven cents ($24.77) for each lot included on the plat, collected at the time of application.

a. Plan Reviews In Excess of Three (3) Reviews:

i) An additional Base Fee shall be assessed for any fourth (4th) review.

ii) An additional Base Fee, multiplied by one-hundred twenty-five percent (125%) shall be assessed for any fifth (5th) review

iii) An additional Base Fee, multiplied by one-hundred fifty percent (150%), shall be assessed for any sixth (6th) review

iv) An additional Base Fee, multiplied by one-hundred seventy-five percent (175%), shall be assessed for any seventh (7th) review. Any additional review will continue to add 25% to previous fee.

Any additional review fees owed by the applicant/design engineer shall be paid prior to said review commencing.

I) **Intersection Safety Design Reviews:** Intersections which are required to design and construct certain intersection safety improvements (IE: roundabouts, traffic signals, etc) bring the need for special expertise. The plan review fee for each intersection requiring safety improvements of this nature shall be a pass-through fee from Caldwell's plan review consulting firm to the developer/design engineer. Once a scope of work is determined between the City and Developer, the City shall solicit a plan review quote from a city-approved 3rd-Party consultant to review the intersection design. The quote shall then be provided to the Developer before the commencement

of any 3rd-Party plan review. If the Developer does not accept the plan review proposal fee, the City Engineer shall intervene to mediate and negotiate appropriate terms.

J) **Annexation:** Fee for engineering review of annexation applications shall be as follows:

< 2 AC	$	101.62
2 – 20 AC	$	571.59
> 20 AC	$	1,270.21

*Collected at time of application

K) **Vacation of Right-of Way or Easement:** Fee for engineering review of vacation applications associated with easement or right-of-way shall be a base fee of five hundred fifty-nine dollars and eighty-nine cents ($559.89), collected at the time of vacation application. Legal notices shall be charged at eighty dollars and three cents ($80.03) plus publication cost per notice and letter notices shall be charged ***at the current cost of certified mail*** for each notice.

L) **Commercial Plan Review Fees**: Commercial Plan review fees are charged as a percentage of the Building Permit Fee and shall be assessed and collected at the same time as the Building Permit Fee. This fee shall be twenty percent (20%) of the Building Permit Fee (See also the Building Department Fees and Policies).

a. Plan Reviews In Excess of Three (3) Reviews:

i) An additional Base Fee shall be assessed for any fourth (4th) review.

ii) An additional Base Fee, multiplied by one-hundred twenty-five percent (125%) shall be assessed for any fifth (5th) review

iii) An additional Base Fee, multiplied by one-hundred fifty percent (150%), shall be assessed for any sixth (6th) review

iv) An additional Base Fee, multiplied by one-hundred seventy-five percent (175%), shall be assessed for any seventh (7th) review. Any additional review will continue to add 25% to previous fee.

Any additional review fees owed by the applicant/design engineer shall be paid prior to said review commencing.

Under extenuating circumstances, the City Engineer is authorized, at his or her sole discretion, to waive the additional review fee(s).

II. **MAPPING:**

A) **Map and Document Reproduction:** Fees and charges for reproductions and copies

shall be as follows (with charges plus tax to result in whole dollars for customer convenience):

D & E Blue Line	$ 4.40
Aerial Blue Line	$ 5.50
Master Plan Maps	$ 14.31
A Size Plotter Map	$ 3.30
B Size Plotter Map	$ 4.40
C Size Plotter Map	$ 8.80
D Size Plotter Map	$ 9.90
E Size Plotter Map	$ 12.10
42”-48” Plotter Map	$ 24.21
Custom Map ($/hr)	$ 34.11
Aerial Paper Copy - Quarter	$ 14.31
Aerial CD Copy - Quarter	$ 12.10
2004 Aerial Mosaic	$ 118.84
A & B Size Copies B&W	$ 0.12

a. Requests for black and white copies of A and B size documents in excess of 10 copies shall be charged at $ 0.11 per page.
b. Requests for black and white copies of larger size documents shall be charged at the corresponding rate for “Blue Line” sheets.
c. Requests for color copies of documents shall be at the same charge as the corresponding size plotter maps.
d. Requests to have copied documents mailed shall be charged an amount equal to the costs of packaging and mailing for First Class Mail in addition to reproduction costs listed above.

B) **Plan Review:** The Plan Review fee shall be charged to each application requiring mapping review. The plan review fee shall be charged a base rate of two hundred dollars and zero cents ($200.00) plus an additional rate of two dollars ($2.00) per lot.

III. INSPECTION FEES:

A) Inspection: Fees and charges for the City providing construction inspection services for community sewer, water, street, storm drain and irrigation facilities in subdivisions,

planned unit developments, special use permits and/or building permits shall be as follows:

Water Lines ($/lf)	$ 0.92
Gravity Sewer Lines ($/lf)	$ 0.92
Pressure Sewer Lines ($/lf)	$ 0.92
Storm Drain Lines ($/lf)	$ 0.92
Pressure Irrigation Lines ($/lf)	$ 0.92
Lift Station	$ 839.04
Storm Pond	$ 69.93
Irrigation Pump Station	$ 419.53
Irrigation Well	$ 699.21
Curb and Gutter ($/lf)	$ 0.20
Sidewalk ($/lf)	$ 0.20
Paving ($/SY)	$ 0.07
Street Light ($/pole)	$ 55.02
Final Walk Through	7% of Inspection Fee

a. Final Walk Through Fee in Excess of Three Inspections:

i) An additional Final Walk Through Fee shall be assessed for any fourth (4^{th}) inspection.

ii) An additional Final Walk Through, multiplied by one-hundred twenty-five percent (125%) shall be assessed for any fifth (5^{th}) inspection.

iii) An additional Final Walk Through Fee, multiplied by one-hundred fifty percent (150%), shall be assessed for any sixth (6^{th}) inspection.

iv) An additional Final Walk Through Fee, multiplied by one-hundred seventy-five percent (175%), shall be assessed for any seventh (7^{th}) inspection. Any additional inspection will continue to add 25% to previous fee.

Any additional inspection fees owed by the applicant/contractor shall be paid prior to said inspection commencing.

IV. RIGHT-OF-WAY PERMITTING:

A) **Right-of-way Permits:** Right-of-way permits must be secured for any public works

construction within the public right-of-way. These permits allow inspection of workmanship to validate compliance with City Standards, notification of emergency responders of potential restrictions, and coordination of construction related activities to minimize inconvenience from such activities to the Citizens of Caldwell. They should also be secured for activities which will occupy, obstruct, or close portions of open public right-of-way (excluding such closures as may be related to portions thereof not containing a road, pedestrian facilities, pathways or any other public utilities or infrastructure). When work covered under a right-of-way permit will obstruct traffic or in the opinion of the City Engineer, create traffic safety concerns, a traffic control plan (including detours as required) may be required for submittal and review. All such traffic control plans shall be created by a professional engineer or persons holding a valid Traffic Control Supervisor certification, or higher, from the American Traffic Safety Services Association, or approved equal as deemed appropriate by the City Engineer. Any activity for which a full closure is necessary requires posting of notification signs at the closure points no less than seven days before the closure is to occur; to be no less than 14 days for any arterial roadway.

a. The fee for right-of-way permits shall be assessed for the number of days with the following fee per day (a refund or credit will generally be issued for work inspected and closed out before the end of the permit period):

	Alley	**Local**	**Collector**	**Arterial**
No Lane Closures *	N/A	127.02	127.02	127.02
Lane Closures with Flaggers **	N/A	127.02	127.02	127.02
Full Road Closure **	127.02*	181.63	222.29	254.04
City Center Parking Stall (per stall)**	N/A	31.47	N/A	N/A
City Center Event Closure ***	N/A	188.06	N/A	N/A
** Total cost of permit*				
*** Total cost per day of permit*				
****Total cost to include road and stall closure per street block per day of permit*				

b. Certain roads, depending on road classification, traffic volume, or other current Right of Way permits affecting the considered road, may not be permitted to be closed or may require night work or trenchless construction as determined by the City Engineer. Unusual or extenuating circumstances will be reviewed by the City Engineer on a case-by-case basis to determine specific requirements for a proposed

permit. The City Engineer may add special requirements or restrict road closures in instances where such measures are deemed necessary.

B) **Violations - Working Outside the Limits of an Approved Permit:**

a. In instances where a contractor, utility company or persons performs work prior to, or after, the dates of their approved right-of-way permit without first having received a revised and approved right-of-way permit from the Engineering Division a violation fee of six hundred five dollars and forty-four cents ($605.44) per day of violation shall apply. The City Engineer shall have authority to waive this fee where he or she finds unusual circumstances warranting the same. Upon notification of violation of said contractor, utility company or persons shall immediately work in an expeditious manner to obtain a revised and approved right-of-permit from the City prior to continuing work. Right-of-way permits will not be issued to contractors/utility companies/persons who are not current on applicable fees and fines or who, in the opinion of the City Engineer and Public Works Director, consistently violate.

b. When work requiring a right-of-way permit commences without first securing a right-of-way permit or is out of compliance with the approved right-of-way permit, a violation fee shall apply (the City Engineer shall have authority to waive this fee where he or she finds circumstances warranting the same). In cases of violation, a Stop-Work order may be issued by the City requiring the contractor to cease all work activities at that location until violations have been corrected. Expenses associated with improper work or other flaws arising from the lack of a right-of-way permit shall be borne by the contractor or entity performing the work, expenses arising from improper work or other flaws associated with a permit which has been issued shall be borne by the permit applicant. Right-of-way permits will not be issued to entities/individuals/contractors who are delinquent on prior right-of-way permit fees until all applicable fees/violations have been paid. Egregious repeat violators may, by the determination of the City Engineer, become ineligible for issuance of future right-of-way permits and subject to suspension of any current/approved permits. Repeat violators may be subject to a six (6) month suspension period where no permits will be issued to said violator if an additional violation occurs within the six (6) months after written notice is given to the violator. Said violator will also be suspended from performing any subcontractor

work on any existing utilities within the City, or utilities being constructed with the intent to be dedicated to the City, during any suspension period.

c. In instances where traffic control devices remain on-site for more than 48 hours after work is completed or, after the permit expires (whichever occurs first), the applicant of the permit is subject to a fifty-two dollars and forty-five ($52.45) per day penalty for each day the infraction occurs. All traffic control devices are subject to confiscation by the City if left within the public right-of-way after the permitted work is completed and/or after the permitted work dates expire. Penalties assessed shall be paid in instances of traffic control device confiscation.

d. Fines and Penalties shall be as follows:

Work in ROW either before or after permit dates*	$	605.44
Work in ROW with no Permit*	$	1,270.21
Traffic Control Devices Left On-Site*	$	52.45

* *Total cost per day of permit/penalty*

i) Fines/Penalties in Excess of Three Violations:

(1) An additional Fine shall be assessed for any fourth (4^{th}) violation.

(2) An additional Fine, multiplied by one-hundred twenty-five percent (125%) shall be assessed for any fifth (5^{th}) violation.

(3) An additional Fine, multiplied by one-hundred fifty percent (150%), shall be assessed for any sixth (6^{th}) violation.

(4) An additional Fine, multiplied by one-hundred seventy-five percent (175%), shall be assessed for any seventh (7^{th}) violation. Any additional inspection will continue to add 25% to previous fee.

Any additional violation fees owed by the applicant/contractor shall be paid prior to any work with Caldwell's Right of Way may commence.

e. Under extenuating circumstances, the City Engineer is authorized, at his or her sole discretion, to waive penalty fee(s).

f. **DOWNTOWN RIGHT-OF-WAY PERMITS:**

i) Permits issued within the City Center (as defined by City Code) shall be assessed the applicable per day fee for any permit impacting travel lanes. Permits issued which do not impact travel lanes in any manner shall be assessed a one-time no-lane-closure local road permit fee, plus a fee of thirty-one dollars and forty-seven cents ($31.47) per day per parking stall occupied/included

within the permit. Road and parking stall closures for an event approved by the City Engineer shall be assessed a per day block fee.

V. **FRANCHISE AGREEMENTS REQUIRED:**

A) Utility companies seeking to complete work within the public right-of-way shall first enter into a franchise agreement with the City. Right-of-way permits will not be issued to a utility company or their contractors until the franchise agreement is executed. When a franchise is granted by the state of Idaho, these same provisions shall apply, substituting a Right-of-Way Agreement for the Franchise Agreement.

BE IT FURTHER RESOLVED that each fee collected will be a further and additional fee to any collected by other City departments for the same application and that the disposal of funds for said fee are to defray and reduce the costs allocated among various City general, special use and enterprise funds financially supporting the operation of the Engineering and Mapping Divisions in the fiscal year in which they are collected.

BE IT FURTHER RESOLVED that said fees will be in effect October 1st, 2026 per this resolution by City Council, and that all previous resolutions relating to the collection of Engineering and Mapping fees for these purposes are hereby repealed.

PASSED BY THE COUNCIL of the City of Caldwell, this 17th day of August, 2026.

APPROVED BY THE MAYOR of the City of Caldwell, this 17th day of August, 2026.

By _____

Mayor

ATTEST:

By _____

City Clerk

PUBLIC WORKS - 2027 FEE SCHEUDLE

Category	Description	FY 2026 Current	FY 27 Proposed	FY 27 Amount Increase	FY 27 % Increase
Engineering Division					
	CD Permits Prescreening	**$ -**	**$ 50.00**	**$ 50.00**	**NEW**
	Regular Subdivision / Site Civil Plans	708.37+23.61/LOT	743.08+24.77/LOT	34.71+1.16/LOT	4.90%
	PUD Subdivision Plans	708.37+23.61/LOT	743.08+24.77/LOT	34.71+1.16/LOT	4.90%
	Subdivision or PUD 4th Plus Review Fees	$ 708.37	$ 743.08	$ 34.71	4.90%
	Subdivision or PUD 5th Plus Additional Fees	BASE+25%	BASE+25%	$ -	0.00%
	Standard SUP Plans <2 Ac	$ 96.88	$ 101.62	$ 4.75	4.90%
	Standard SUP Plans 2 to 20 Ac	$ 544.89	$ 571.59	$ 26.70	4.90%
	Standard SUP Plans >20 Ac	$ 1,210.88	$ 1,270.21	$ 59.33	4.90%
	Manufact'd Home Park Plans	708.37+23.61/LOT	743.08+24.77/LOT	34.71+1.16/LOT	4.90%
	PUD w/o Subdivision Plans	$ 708.37	$ 743.08	$ 34.71	4.90%
	Preliminary Plat Review	708.37+23.61/LOT	743.08+24.77/LOT	34.71+1.16/LOT	4.90%
	Final Plat Review	302.72+6.59/LOT	317.19+6.91/LOT	14.47+.32/LOT	4.90%
	Short Plat Review	908.16+23.61/LOT	952.66+24.77/LOT	20.89+1.16/LOT	4.90%
	Intersection Safety Design Review	passthrough fee	passthrough fee	N/A	0.00%
	Annexation <2 Ac	$ 96.88	$ 101.62	$ 4.75	4.90%
	Annexation 2 to 20 Ac	$ 544.89	$ 571.59	$ 26.70	4.90%
	Annexation >20 Ac	$ 1,210.88	$ 1,270.21	$ 59.33	4.90%
	Vacation	533.74+NOTICE	559.89+NOTICE	$ 26.15	4.90%
	Legal Notice	$ 76.29	$ 80.03	$ 3.74	4.90%
	Letter Notice	Current Cost	Current Cost	N/A	0.00%
	Rignt-of-way - Permit -No Ln Clsrs	$ 121.09	$ 127.02	$ 5.93	4.90%
	Rignt-of-way - **Permit/day -** Ln Cls w/Flgrs	$ 121.09	$ 127.02	$ 5.93	4.90%
	ROW - Full Closure Alley	$ 121.09	$ 127.02	$ 5.93	4.90%
	ROW - Permit/day - Full Clsr Local	$ 173.15	$ 181.63	$ 8.48	4.90%
	ROW - Permit/day - Full Clsr Collector	$ 211.91	$ 222.29	$ 10.38	4.90%
	ROW - Permit/day - Full Clsr Arterial	$ 242.17	$ 254.04	$ 11.87	4.90%
	ROW - Before or after Permit Dates/day	$ 577.16	$ 605.44	$ 28.28	4.90%
	Rignt-of-way - Violation - No Permit	$ 1,210.88	$ 1,270.21	$ 59.33	4.90%
	Rignt-of-way - Permit Revision	$ -	$ -	$ -	0.00%
	Violation Fees After 3rd Offense	base+25%per violation	base+25%per violation	$ -	0.00%
	ROW - Parking Stalls	$ 30.00	$ 31.47	$ 1.47	4.90%
	ROW - Event	$ 179.27	$ 188.06	$ 8.78	4.90%
	Taffic Control Devices left on site	$ 50.00	$ 52.45	$ 2.45	4.90%
Engineering Inspection	Water Lines	$ 0.88	$ 0.92	$ 0.04	4.90%
	Gravity Sewer Lines	$ 0.88	$ 0.92	$ 0.04	4.90%
	Pressure Sewer Lines	$ 0.88	$ 0.92	$ 0.04	4.90%
	Storm Drain Lines	$ 0.88	$ 0.92	$ 0.04	4.90%
	Pressure Irrigation Lines	$ 0.88	$ 0.92	$ 0.04	4.90%
	Lift Station	$ 799.85	$ 839.04	$ 39.19	4.90%
	Storm Pond	$ 66.66	$ 69.93	$ 3.27	4.90%
	Irrigation Pump Station	$ 399.93	$ 419.53	$ 19.60	4.90%
	Irrigation Well	$ 666.55	$ 699.21	$ 32.66	4.90%
	Curb and Gutter	$ 0.19	$ 0.20	$ 0.01	4.90%
	Sidewalk	$ 0.19	$ 0.20	$ 0.01	4.90%
	Paving $/SY	$ 0.070	$ 0.07	$ 0.00	4.90%
	Street Light / pole	$ 52.45	$ 55.02	$ 2.57	4.90%
	Final Walk Through	7% of Inspection fees	7% of Inspection fees	$ -	0.00%
	4th Final Walk Through	Base fee	Base fee	$ -	0.00%
	5th Plus Walk Through	base+25%per violation	base+25%per violation	$ -	0.00%
Mapping Division					
Map & Document Reproduction	D & E Blue Line	$ 4.20	$ 4.40	$ 0.21	4.90%
	Aerial Blue Line	$ 5.25	$ 5.50	$ 0.26	4.90%
	Master Plan Maps	$ 13.64	$ 14.31	$ 0.67	4.90%
	A Size Plotter Map	$ 3.15	$ 3.30	$ 0.15	4.90%
	B Size Plotter Map	$ 4.20	$ 4.40	$ 0.21	4.90%
	C Size Plotter Map	$ 8.39	$ 8.80	$ 0.41	4.90%
	D Size Plotter Map	$ 9.44	$ 9.90	$ 0.46	4.90%
	E Size Plotter Map	$ 11.54	$ 12.10	$ 0.57	4.90%
	42"-48" Size Plotter Map	$ 23.08	$ 24.21	$ 1.13	4.90%
	Custom Map $/hr	$ 32.52	$ 34.11	$ 1.59	4.90%
	Aerial Paper Copy-Quarter	$ 13.64	$ 14.31	$ 0.67	4.90%
	Aerial CD Copy-Quarter	$ 11.54	$ 12.10	$ 0.57	4.90%
	2004 Aerial Mosaic	$ 113.29	$ 118.84	$ 5.55	4.90%

	A & B Size Copies B&W	$ 0.11	$ 0.12	$ 0.01	4.90%	
Plan Review	**Mapping Plan Review**		**200+2/LOT**	**NEW**	**NEW**	

RESOLUTION NO.

A RESOLUTION FOR ADOPTING THE FY2027 FEE SCHEDULE FOR THE CALDWELL FINANCE DEPARTMENT

WHEREAS, the Caldwell Finance Department has conducted a review of the current fee structure and determined that an adjustment is necessary to maintain the financial sustainability and quality of services provided;

WHEREAS, the last review was completed October lst, 2025, and since that time, operational costs have increased;

WHEREAS, a fee schedule has been prepared and reviewed, outline proposed adjustments to existing fees and/or implementation of new fees;

NOW, THEREFORE BE IT HEREBY RESOLVED by the Mayor and Council of the City of Caldwell, Idaho, as follows:

1. Approves the proposed fee schedule, which reflects changes to fees for FY2027
2. Authorizes the implementation of the fees effective October 1st, 2026
3. Directs staff to provide appropriate notice to all affected stakeholders and to publish the revised fee schedule on the City's website

PASSED BY THE COUNCIL of the City of Caldwell, Idaho this 17th day of August 2026.

APPROVED BY THE MAYOR of the City of Caldwell, Idaho this 17th day of August 2026.

By _____
Eric Phillips
Mayor

ATTEST:

By _____
Kristina Buchan

Finance Department Fees
FY2027 Fee Schedule

	FY2026 Current	FY2027 Proposed	FY2027 Amount Increase
Return Check Fee	$ 25.00	$ 25.00	$ -

RESOLUTION NO.

A RESOLUTION FOR ADOPTING THE FY2027 FEE SCHEDULE FOR THE CALDWELL FIRE DEPARTMENT

WHEREAS, the Caldwell Fire Department has conducted a review of the current fee structure and determined that an adjustment is necessary to maintain the financial sustainability and quality of services provided;

WHEREAS, the last review was completed October lst, 2025, and since that time, operational costs have increased;

WHEREAS, a fee schedule has been prepared and reviewed, outline proposed adjustments to existing fees and/or implementation of new fees;

NOW, THEREFORE BE IT HEREBY RESOLVED by the Mayor and Council of the City of Caldwell, Idaho, as follows:

1. Approves the proposed fee schedule, which reflects changes to fees for FY2027
2. Authorizes the implementation of the fees effective October 1st, 2026
3. Directs staff to provide appropriate notice to all affected stakeholders and to publish the revised fee schedule on the City's website

PASSED BY THE COUNCIL of the City of Caldwell, Idaho this 17th day of August 2026.

APPROVED BY THE MAYOR of the City of Caldwell, Idaho this 17th day of August 2026.

By _____
Eric Phillips
Mayor

ATTEST:

By _____
Kristina Buchan

City of Caldwell - Fire Department
FY2027 Fee Schedule

Description	FY2026 Current		FY2027 Proposed		FY2027 Amount Increase
FIRE					
Beer & Wine Facility Inspection					
Initial inspection and one follow-up	$ 107.92	flat	$ 150.00	flat	$ 42.08
Additional inspection / per hour, 1 hour minimum	$ 107.92	per hour	$ 125.00	per hour	$ 17.08
Canyon County SFR Access & Water					
Plan review and initial/final inspection, residential	$ 107.92	flat	$ 150.00	flat	$ 42.08
Plan review and initial/final inspection, commercial	20%	percent	25%	percent	5%
Additional inspections	$ 107.92	per inspectio	$ 125.00	per inspectio	$ 17.08
Administrative lot split review	$ 107.92	flat	$ 175.00	flat	$ 67.08
County zoning or rezoning review	$ 107.92	flat	$ 250.00	flat	$ 142.08
Burn Permit					
Open burning permit	$ 77.75	flat	$ 100.00	flat	$ 22.25
Special open burning permit	$ 77.75	flat	$ 150.00	flat	$ 72.25
Controlled Burns					
Violation of permit	$ 127.32	flat	$ 500.00	flat	$ 372.68
No permit	$ 254.65	flat	$ 500.00	flat	$ 245.35
Event Coverage					
Firefighter / Engineer	$ 86.29	per hour	$ 86.29	per hour	$ -
Fire Prevention Officer	$ 62.48	per hour	$ 125.00	per hour	$ 62.52
Battalion Chief	$ 117.80	per hour	$ 117.80	per hour	
Captain	$ 102.90	per hour	$ 102.90	per hour	
Digital Media					
Engine camera or photo media	$ 113.98	er DVD/med	$ 125.00	flat	$ 11.02
Day Care Inspections					
Required by WICAP or Health and Welfare	$ 62.48	flat	$ 125.00	flat	$ 62.52
Voluntary or non-required	$ 62.48	flat	$ 125.00	flat	$ 62.52
False Alarms					
Per response / per hour, 1 hour minimum	$ 381.98	per response/hour	$ 381.98	per response/hour	$ -
Emergency Response					
Non-resident or tax exempt entities, per apparatus and crew per hour	$ 381.98	per apparatus/ hour	$ 381.98	per apparatus/ hour	$ -
Fireworks Stand Inspection					

Initial inspection and one follow-up inspection	$ 133.39	flat	$ 250.00	flat	$ 116.61		
Additional inspections or enforcement action	$ 107.92	per inspectio	$ 125.00	per inspectio	$ 17.08		
Public display plus any additional standby fee	$ 254.65	flat	$ 125.00	flat	$ (129.65)		
Fire Watch Services							
Per hour / per person, 2 hour minimum	$ 212.20	er hour/perso	$ 250.00	er hour/perso	$ 37.80		
Fire safety standby / engine company	$ 381.97	per hour	$ 500.00	per hour	$ 118.03		
Fire Prevention	$ 62.48	per hour	$ 125.00	per hour	$ 62.52		
Food Truck Permit							
Cooking hood permit	$ 45.00	flat	$ 45.00	flat	$ -		
Hazardous Materials							
Administrative filing and monitoring, Tier II	$ 169.77	flat	$ 250.00	flat	$ 80.23		
Initial inspection and one follow-up inspection	$ 107.92	flat	$ 175.00	flat	$ 67.08		
Each additional inspection	$ 107.92	per inspectio	$ 125.00	per inspectio	$ 17.08		
Slip and Fall Response							
Assisted living facilities	$ 200.00	per instance	$ 200.00	per instance	$ -		
Miscellaneous Inspections							
Inspections required by others or requested	$ 107.92	per hour	$ 125.00	per hour	$ 17.08		
Plan Review Fees							
Percent of building permit fees, commercial	20%	percent	30%	percent	10%		
Fire alarm plans and inspections	$ 150.14	at + per devic	$ 300.00	at + $5/devic	$ 149.86		
Fire sprinkler plans and inspections	$ 279.48	at + per devic	$ 450.00	at + $5/devic	$ 170.52		
Hydrants and devices fire suppression system	$ 279.48	flat	$ 450.00	flat	$ 170.52		
Other fire suppression systems	$ 279.48	flat	$ 450.00	flat	$ 170.52		
Additional inspections per hour	$ 107.92	per hour	$ 125.00	per hour	$ 17.08		
Change of occupant	$ 107.92	flat	$ 150.00	flat	$ 42.08		
Change of occupancy	$ 212.20	flat	$ 300.00	flat	$ 87.80		
New construction, remodels, additions, renovations	$ 107.92	flat	$ 225.00	flat	$ 117.08		
Annual Compliance Inspection							
Reporting fee	$ 18.18	flat	$ 25.00	flat	$ 6.82		

Plat Reviews, Mobile Home Parks, Special Use Permits

Preliminary subdivision plan	$ 254.10	flat + per lot	$ 750.00	flat + $5/lot	$ 495.90		
Final subdivision plan	$ 150.15	flat	$ 350.00	flat	$ 199.85		
Manufactured home park	$ 360.57	flat + per lot	$ 750.00	flat + $5/lot	$ 389.43		
SUP, 1 acre or less	$ 102.79	flat	$ 250.00	flat	$ 147.21		
SUP, more than 1 acre	$ 102.97	flat	$ 350.00	flat	$ 247.03		
Planned unit development with subdivision	$ 363.82	flat + per lot	$1,000.00	flat + $5/lot	$ 636.18		
Planned unit development without subdivision	$ 242.55	flat + per lot	$ 750.00	flat + $5/lot	$ 507.45		
Zone change, 50 acres or less	$ 181.33	flat	$ 500.00	flat	$ 318.67		
Zone change, more than 50 acres	$ 224.70	flat	$ 750.00	flat	$ 525.30		

Annexation, less than one acre	$	151.30	flat	$	350.00	flat	$ 198.70
Annexation, more than one acre	$	224.70	flat	$	750.00	flat	$ 525.30
Storage Tanks							
Per tank and one hour of inspection time	$	218.27	flat	$	350.00	flat	$ 131.73
Each additional hour of inspection time	$	94.58	per hour	$	125.00	per hour	$ 30.42
Training Facility Rental							
Facility	$	254.65	per day	$	300.00	per day	$ 45.35
CPR/AED/First Aid							
CPR/AED and First Aid	$	50.00	per student	$	60.00	per student	$ 10.00
Tent Inspections							
Temporary membrane structures and tents, 400 sq ft or more	$	107.92	flat	$	150.00	flat	$ 42.08

City of Caldwell - Fire Department
FY2027 Fee Schedule

Description	FY2026 Current		FY2027 Proposed		FY2027 Amount Increase
FIRE PREVENTION					
Beer & Wine Facility Inspection					
Initial inspection and one follow-up	$ 107.92	flat	$ 150.00	flat	$ 42.08
Additional inspection / per hour, 1 hour minimum	$ 107.92	per hour	$ 125.00	per hour	$ 17.08
Canyon County SFR Access & Water					
Plan review and initial/final inspection, residential	$ 107.92	flat	$ 150.00	flat	$ 42.08
Plan review and initial/final inspection, commercial	20%	percent	25%	percent	5%
Additional inspections	$ 107.92	per inspection	$ 125.00	per inspection	$ 17.08
Administrative lot split review	$ 107.92	flat	$ 175.00	flat	$ 67.08
County zoning or rezoning permit	$ 107.92	flat	$ 250.00	flat	$ 142.08
Burn Permit					
Open burning permit	$ 77.75	flat	$ 100.00	flat	$ 22.25
Special open burning permit	$ 77.75	flat	$ 150.00	flat	$ 72.25
Controlled Burns					
Violation of permit	$ 127.32	flat	$ 250.00	flat	$ 122.68
No permit	$ 254.65	flat	$ 500.00	flat	$ 245.35
Event Coverage					
Firefighter / Engineer	$ 86.29	per hour	$ 86.29	per hour	$ -
Fire Prevention Officer	$ 62.48	per hour	$ 125.00	per hour	$ 62.52
Battalion Chief	$ 117.80	per hour	$ 117.80	per hour	$ -
Captain	$ 102.90	per hour	$ 102.90	per hour	$ -
Digital Media					
Engine camera or photo media	$ 113.98	per DVD/media	$ 125.00	flat	$ 11.02
Day Care Inspections					
Required by WICAP or Health and Welfare	$ 62.48	flat	$ 125.00	flat	$ 62.52
Voluntary or non-required	$ 62.48	flat	$ 125.00	flat	$ 62.52
False Alarms					
Per response / per hour, 1 hour minimum	$ 381.98	per response/hour	$ 381.98	per response/hour	$ -
Emergency Response					
Non-resident or tax exempt entities, per apparatus and crew per hour	$ 381.98	per apparatus/hour	$ 381.98	per apparatus/hour	$ -
Fireworks Stand Inspection					
Initial inspection and one follow-up inspection	$ 133.39	flat	$ 250.00	flat	$ 116.61
Additional inspections or enforcement action	$ 107.92	per inspection	$ 125.00	per inspection	$ 17.08
Public display plus any additional standby fee	$ 254.65	flat	$ 500.00	flat	$ 245.35
Fire Watch Services					
Per hour / per person, 2 hour minimum	$ 212.20	per hour/person	$ 250.00	per hour/person	$ 37.80
Fire safety standby / engine company	$ 381.97	per hour	$ 500.00	per hour	$ 118.03
Fire Prevention	$ 62.48	per hour	$ 125.00	per hour	$ 62.52
Food Truck Permit					
Cooking hood permit	$ 45.00	flat	$ 150.00	flat	$ 105.00
Hazardous Materials					
Administrative filing and monitoring, Tier II	$ 169.77	flat	$ 250.00	flat	$ 80.23
Initial inspection and one follow-up inspection	$ 107.92	flat	$ 175.00	flat	$ 67.08
Each additional inspection	$ 107.92	per inspection	$ 125.00	per inspection	$ 17.08
Slip and Fall Response					
Assisted living facilities	$ 200.00	per instance	$ 200.00	per instance	$ -

City of Caldwell - Fire Department
FY2027 Fee Schedule

	FY2026 Current		FY2027 Proposed		FY2027 Amount Increase
Miscellaneous Inspections					
Inspections required by others or requested	$ 107.92	per hour	$ 125.00	per hour	$ 17.08
Plan Review Fees					
Percent of building permit fees, commercial	20%	percent	30%	percent	10%
Fire alarm plans and inspections	$ 150.14	flat + per device	$ 300.00	flat + $5/device	$ 149.86
Fire sprinkler plans and inspections	$ 279.48	flat + per device	$ 450.00	flat + $5/device	$ 170.52
Hydrants and devices fire suppression system	$ 279.48	flat	$ 450.00	flat	$ 170.52
Other fire suppression systems	$ 279.48	flat	$ 450.00	flat	$ 170.52
Additional inspections per hour	$ 107.92	per hour	$ 125.00	per hour	$ 17.08
Change of occupant	$ 107.92	flat	$ 150.00	flat	$ 42.08
Change of occupancy	$ 212.20	flat	$ 300.00	flat	$ 87.80
New construction, remodels, additions, renovations	$ 107.92	flat	$ 225.00	flat	$ 117.08
Annual Compliance Inspection					
Reporting fee	$ 18.18	flat	$ 25.00	flat	$ 6.82
Plat Reviews, Mobile Home Parks, Special Use Permits					
Preliminary subdivision plan	$ 254.10	flat + per lot	$ 750.00	flat + $5/lot	$ 495.90
Final subdivision plan	$ 150.15	flat	$ 350.00	flat	$ 199.85
Manufactured home park	$ 360.57	flat + per lot	$ 750.00	flat + $5/lot	$ 389.43
SUP, 1 acre or less	$ 102.79	flat	$ 250.00	flat	$ 147.21
SUP, more than 1 acre	$ 102.97	flat	$ 350.00	flat	$ 247.03
Planned unit development with subdivision	$ 363.82	flat + per lot	$ 1,000.00	flat + $5/lot	$ 636.18
Planned unit development without subdivision	$ 242.55	flat + per lot	$ 750.00	flat + $5/lot	$ 507.45
Zone change, 50 acres or less	$ 181.33	flat	$ 500.00	flat	$ 318.67
Zone change, more than 50 acres	$ 224.70	flat	$ 750.00	flat	$ 525.30
Annexation, less than one acre	$ 151.30	flat	$ 350.00	flat	$ 198.70
Annexation, more than one acre	$ 224.70	flat	$ 750.00	flat	$ 525.30
Storage Tanks					
Per tank and one hour of inspection time	$ 218.27	flat	$ 350.00	flat	$ 131.73
Each additional hour of inspection time	$ 94.58	per hour	$ 125.00	per hour	$ 30.42
Training Facility Rental					
Facility	$ 254.65	per day	$ 300.00	per day	$ 45.35
CPR/AED/First Aid					
CPR/AED and First Aid	$ 50.00	per student	$ 60.00	per student	$ 10.00
Tent Inspections					
Temporary membrane structures and tents, 400 sq ft or more	$ 107.92	flat	$ 150.00	flat	$ 42.08

RESOLUTION NO.

A RESOLUTION FOR ADOPTING THE FY2027 FEE SCHEDULE FOR THE CALDWELL MUNICIPAL GOLF COURSES

WHEREAS, the Caldwell Municipal Golf Courses has conducted a review of the current fee structure and determined that an adjustment is necessary to maintain the financial sustainability and quality of services provided;

WHEREAS, the last review was completed October lst, 2025, and since that time, operational costs have increased;

WHEREAS, a fee schedule has been prepared and reviewed, outline proposed adjustments to existing fees and/or implementation of new fees;

NOW, THEREFORE BE IT HEREBY RESOLVED by the Mayor and Council of the City of Caldwell, Idaho, as follows:

1. Approves the proposed fee schedule, which reflects changes to fees for FY2027
2. Authorizes the implementation of the fees effective October 1st, 2026
3. Directs staff to provide appropriate notice to all affected stakeholders and to publish the revised fee schedule on the City's website

PASSED BY THE COUNCIL of the City of Caldwell, Idaho this 17th day of August 2026.

APPROVED BY THE MAYOR of the City of Caldwell, Idaho this 17th day of August 2026.

By _____
Eric Phillips
Mayor

ATTEST:

By _____
Kristina Buchan

City of Caldwell - Golf Course
FY2027 Proposed Fee Schedule

Golf Courses Description	FY2026 Current	FY2027 Proposed	FY2027 Amount Increase	Sales Tax	FY2027 Total	FY2027 % Increase
Annual Fees						
Annual Under age 65 (Dual Pass) w/weekend Restrictions	$ 990.57	$ 1,020.29	$ 29.72	$ 61.22	$ 1,081.51	3.00%
Annual 65 and Older (Dual Pass) w/weekend Restrictions	$ 896.23	$ 923.16	$ 26.93	$ 55.39	$ 978.55	3.00%
Annual Under age 65 (Dual Pass) Unrestricted	$ 1,320.75	$ 1,360.37	$ 39.62	$ 81.62	$ 1,441.99	3.00%
Annual 65 and Older (Dual Pass) Unrestricted	$ 1,226.41	$ 1,263.20	$ 36.79	$ 75.80	$ 1,339.00	3.00%
Annual Fairview Only	$ 518.87	$ 534.44	$ 15.57	$ 32.07	$ 566.51	3.00%
Annual Fairview Only - Juniors 6-13	$ 117.92	$ 121.46	$ 3.54	$ 7.29	$ 128.75	3.00%
Annual Juniors - no age restrictions through High School	$ 187.73	$ 193.36	$ 5.63	$ 11.60	$ 204.96	3.00%
Annual Trail Fees - Purple Sage	$ 424.53	$ 437.27	$ 12.74	$ 26.24	$ 463.51	3.00%
Annual Trail Fees - Fairview	$ 330.19	$ 340.10	$ 9.91	$ 20.41	$ 360.51	3.00%
Annual Trail Fees Dual - Purple Sage & Fairview	$ 424.53	$ 437.27	$ 12.74	$ 26.24	$ 463.51	3.00%
Daily Trail Fees (Purple Sage & Fairview)	$ 14.15	$ 14.15	$ -	$ 0.85	$ 15.00	0.00%
Cart Storage (Private) - Purple Sage Only	$ 450.00	$ 450.00	$ -	$ -	$ 450.00	0.00%
Cart Storage (Open) - Fairview only	$ 450.00	$ 450.00	$ -	$ -	$ 450.00	0.00%
Green Fees Fairview (9 Hole Course Only):						
9 Holes Weekdays (M,T,W,Th)	$ 15.57	$ 15.57	$ -	$ 0.93	$ 16.50	0.00%
9 Holes -Weekend & Holiday (F,S,S)	$ 17.45	$ 17.45	$ -	$ 1.05	$ 18.50	0.00%
18 Holes Weekdays (M,T,W,Th)	$ 19.34	$ 19.34	$ -	$ 1.16	$ 20.50	0.00%
18 Holes -Weekend & Holiday (F,S,S)	$ 21.22	$ 21.22	$ -	$ 1.28	$ 22.50	0.00%
18 Holes - After 3:00pm Weekend (Twilight)	$ 12.74	$ 12.74	$ -	$ 0.76	$ 13.50	0.00%
Green Fees Purple Sage:						
9 Holes Weekdays (M,T,W,Th)	$ 28.29	$ 28.29	$ -	$ 1.71	$ 30.00	0.00%
18 Holes Weekdays (M,T,W,Th)	$ 37.74	$ 37.74	$ -	$ 2.26	$ 40.00	0.00%
After 4:00 Mon - Thur. (Twilight)	$ 21.70	$ 23.59	$ 1.89	$ 1.42	$ 25.01	8.71%
9 Holes Weekend & Holiday (F,S,S)	$ 33.02	$ 33.02	$ -	$ 1.98	$ 35.00	0.00%
18 Holes Weekend & Holiday (F,S,S)	$ 47.17	$ 47.17	$ -	$ 2.83	$ 50.00	0.00%
18 Holes After 4:00 pm Weekend & Holiday (Twilight)	$ 28.30	$ 28.30	$ -	$ 1.70	$ 30.00	0.00%
9 Holes Weekdays & Weekends(Juniors)	$ 11.32	$ 11.32	$ -	$ 0.68	$ 12.00	0.00%
18 Holes Weekdays & Weekends (Juniors)	$ 14.15	$ 14.15	$ -	$ 0.85	$ 15.00	0.00%
Special Rates Purple Sage						
9 Hole - Aerification Special Rate	$ 23.59	$ 23.59	$ -	$ 1.42	$ 25.00	0.00%
18 Hole - Aerification Special Rate	$ 23.59	$ 23.59	$ -	$ 1.42	$ 25.00	0.00%
9 Hole - Winter Rate (Effective 11/1-3/1)	$ 23.59	$ 23.59	$ -	$ 1.42	$ 25.00	0.00%
18 Hole - Winter Rate (Effective 11/1-3/1)	$ 23.59	$ 23.59	$ -	$ 1.42	$ 25.00	0.00%
Cart Fees:						
Cart Fees - Fairview 18 holes	$ 14.62	$ 15.09	$ 0.47	$ 0.91	$ 16.00	3.21%
Cart Fees - Fairview 9 holes	$ 9.91	$ 10.38	$ 0.47	$ 0.62	$ 11.00	4.74%
Cart Fees - Purple Sage 18 holes	$ 16.51	$ 19.81	$ 3.30	$ 1.19	$ 21.00	19.99%
Cart Fees - Purple Sage 9 holes	$ 11.79	$ 14.15	$ 2.36	$ 0.85	$ 15.00	20.02%
Push/Hand Cart Fee - 9 Hole - Fairview	$ 2.36	$ 2.36	$ -	$ 0.14	$ 2.50	0.00%
Push/Hand Cart Fee - 18 Hole - Fairview	$ 4.72	$ 4.72	$ -	$ 0.28	$ 5.00	0.00%
Push/Hand Cart Fee - 9 Hole - Purple Sage	$ 2.36	$ 2.36	$ -	$ 0.14	$ 2.50	0.00%
Push/Hand Cart Fee - 18 Hole - Purple Sage	$ 4.72	$ 4.72	$ -	$ 0.28	$ 5.00	0.00%
Misc Fees:						
Clubhouse Room Rental	$ 283.02	$ 283.02	$ -	$ 16.98	$ 300.00	0.00%
Pavilion Rental	$ 188.68	$ 188.68	$ -	$ 11.32	$ 200.00	0.00%
City Employee Golf Pass Rate	$ 234.91	$ 234.91	$ -	$ 14.09	$ 249.00	0.00%
Range Fees:						
Small Bucket (1 token)	$ 5.66	$ 5.66	$ -	$ 0.34	$ 6.00	0.00%
Large Bucket (2 tokens)	$ 9.43	$ 9.43	$ -	$ 0.57	$ 10.00	0.00%
Discount						
Veterans Only - 10% on Green Fees and annual passes (must present ID)	5%	10%				
Senior Discount Monday-Thursday Green Fee Discount	New	10%				
Tier discounting on unexpected availability, determined by P&R Director and Golf Pro						

RESOLUTION NO.

A RESOLUTION FOR ADOPTING THE FY2027 FEE SCHEDULE FOR THE CALDWELL LIBRARY

WHEREAS, the Caldwell Library has conducted a review of the current fee structure and determined that an adjustment is necessary to maintain the financial sustainability and quality of services provided;

WHEREAS, the last review was completed October lst, 2025, and since that time, operational costs have increased;

WHEREAS, a fee schedule has been prepared and reviewed, outline proposed adjustments to existing fees and/or implementation of new fees;

NOW, THEREFORE BE IT HEREBY RESOLVED by the Mayor and Council of the City of Caldwell, Idaho, as follows:

1. Approves the proposed fee schedule, which reflects changes to fees for FY2027
2. Authorizes the implementation of the fees effective October 1st, 2026
3. Directs staff to provide appropriate notice to all affected stakeholders and to publish the revised fee schedule on the City's website

PASSED BY THE COUNCIL of the City of Caldwell, Idaho this 17th day of August 2026.

APPROVED BY THE MAYOR of the City of Caldwell, Idaho this 17th day of August 2026.

By _____
Eric Phillips
Mayor

ATTEST:

By _____
Kristina Buchan

City of Caldwell - Library
FY2027 Fee Schedule

	FY2026 Current	FY2027 Proposed	FY2027 Amount Increase
Library Fees			
Miscellaneous Charges			
1 yr non resident card	$ 50.00	$ 50.00	$ -
6 month non resident card	$ 25.00	$ 25.00	$ -
1 yr senior resident card	$ 25.00	$ 25.00	$ -
6 month senior non resident card	$ 12.50	$ 12.50	$ -
Student card	$ 10.00	$ 10.00	$ -
USB	$ 4.00	$ 3.00	$ (1.00)
Book bag	$ 4.24	$ 4.24	$ -
Ear buds	$ 1.00	$ 1.00	$ -
Computer/copier charges (black and white)	$ 0.10	$ 0.10	$ -
Computer/copier charges (color)	$ 0.50	$ 0.50	$ -
Damaged processing charge	$ 5.00	$ 5.00	$ -
Damage barcode	$ 1.00	$ 1.00	$ -
Damage mylar jacket	$ 1.00	$ 1.00	$ -
Damage media case	$ 2.00	$ 2.00	$ -
Damaged RFID	$ 2.00	$ 2.00	$ -
Damaged multiple media case	$ 5.00	$ 5.00	$ -
Damaged blu-ray	$ 2.00	$ 2.00	$ -
Hotspot replacement	$ 180.00	$ 180.00	$ -
Hotspot case replacement	$ 5.00	$ 5.00	$ -
Hotspot missing charger block	$ 5.00	$ 5.00	$ -
Hotspot missing charger- regular	$ 5.00	$ 5.00	$ -
Hotspot missing charger- Franklin T10	$ 15.00	$ 15.00	$ -
Damaged audiobook case	$ 5.00	$ 5.00	$ -
Replacement audiobook sleeve	$ 1.00	$ 1.00	$ -
Damaged call number	$ 1.00	$ 1.00	$ -
Damaged playaway case	$ -	$ 10.00	$ 10.00
Damaged playaway lock	$ -	$ 2.50	$ 2.50
Playaway missing charger	$ -	$ 1.00	$ 1.00
Passport photo	$ -	$ 15.00	$ 15.00
Passport execution fee	$ -	$ 35.00	$ 35.00
Room Rental			
1-4 hours community room fee (non-profit)	$ 25.00	$ 25.00	$ -
4+ hours community room fee (non-profit)	$ 50.00	$ 50.00	$ -
1-4 hours community room fee (for profit)	$ 50.00	$ 50.00	$ -
4+ hours community room fee (for-profit)	$ 100.00	$ 100.00	$ -
Cleaning fee for having food	$ 10.00	$ 10.00	$ -

RESOLUTION NO.

A RESOLUTION FOR ADOPTING THE FY2027 FEE SCHEDULE FOR THE CALDWELL PARKS & RECREATION DEPARTMENT

WHEREAS, the Caldwell Parks & Recreation Department has conducted a review of the current fee structure and determined that an adjustment is necessary to maintain the financial sustainability and quality of services provided;

WHEREAS, the last review was completed October lst, 2025, and since that time, operational costs have increased;

WHEREAS, a fee schedule has been prepared and reviewed, outline proposed adjustments to existing fees and/or implementation of new fees;

NOW, THEREFORE BE IT HEREBY RESOLVED by the Mayor and Council of the City of Caldwell, Idaho, as follows:

1. Approves the proposed fee schedule, which reflects changes to fees for FY2027
2. Authorizes the implementation of the fees effective October 1st, 2026
3. Directs staff to provide appropriate notice to all affected stakeholders and to publish the revised fee schedule on the City's website

PASSED BY THE COUNCIL of the City of Caldwell, Idaho this 17th day of August 2026.

APPROVED BY THE MAYOR of the City of Caldwell, Idaho this 17th day of August 2026.

By _____
Eric Phillips
Mayor

ATTEST:

By _____
Kristina Buchan

CALDWELL PARKS AND RECREATION
FY2027 FEE SCHEDULE

Description	FY2026 Current	FY2027 Proposed	FY2027 Amount Increase
Adult Sports & Classes			
3-on-3 Basketball Tournament	$ 55.00	$ 75.00	$ 20.00
Adult Softball Leagues	$ 365.00	$ 375.00	$ 10.00
Adult Softball Tournament	$ 375.00	$ 375.00	$ -
Flag Football League	$ 355.00	$ 355.00	$ -
Golf Lessons	$40.00-$150.00	$40.00-$150.00	$ -
Men's Basketball League	$ 450.00	$ 450.00	$ -
Players Fee/Team	$55.00-$140.00	$55.00-$140.00	$ -
Pickleball Lessons	$ 50.00	$ 50.00	$ -
Pickleball Tournament/Team	$50.00-60.00	$50.00-$60.00	
Recreational Volleyball League	$130.00-$180.00	$130.00-$180.00	
Shorin-Ryu Karate	$ 60.00	$ 60.00	$ -
Tennis Lessons	$ 65.00	$ 65.00	$ -
Late fee on team registration	$ 35.00	$ 40.00	$ 5.00
Dog Obedience	$ 60.00	$ 60.00	$ -
Trips (varies depending on cost/location)		Actual Cost	NEW
Youth Sports			
Archery	$45.00-$75.00	$45.00-$75.00	$ -
Basketball Leagues 1st - 6th Grade	$50.00-$85.00	$50.00-$85.00	$ -
Boxing - USA Program	$ 46.00	$ 46.00	$ -
Flag Football K - 4th Grade	$ 75.00	$ 75.00	$ -
Pickleball Lessons	$35.00-$50.00	$35.00-$50.00	$ -
Sports Camp	$35.00-$85.00	$35.00-$85.00	$ -
Tennis Lessons/Beginner - Advanced	$50.00-$75.00	$50.00-$75.00	$ -
Volleyball 4th - 7th Grade	$ 70.00	$ 70.00	$ -
Youth Programs:			
Babysitting Class	$ 25.00	$ 25.00	$ -
Ballet/Jazz/Dance	$35.00-$70.00	$35.00-$70.00	$ -
Cheer	$55.00-$65.00	$55.00-$65.00	$ -
Culinary Camps & Classes	$35.00-$70.00	$35.00-$70.00	$ -
Fishing Camp	$10.00-30.00	$10.00-$30.00	$ -
Golf Lessons	$50.00-$150.00	$50.00-$150.00	$ -
Gymnastics & Tumbling	$30.00-$72.00	$40.00-$72.00	$ -
Karate	$35.00-$65.00	$35.00-$65.00	$ -
Lego Camps & Classes	$55.00-$90.00	$55.00-$90.00	$ -
Pre-Kindergarten/2 days a week	$ 100.00	$ 100.00	$ -
Pre-Kindergarten/3 days a week	$ 130.00	$ 130.00	$ -
Pre-School/2 days a week	$ 88.00	$ 88.00	$ -
Young Rembrandts	$47.00-$55.00	$47.00-$55.00	$ -
Late fee charge for accounts not paid by the 5th of the month	$ 10.00	$ 10.00	$ -
Parks Rental			
Bandshell/Memorial Park /Up to 5 hours	$ 75.00	$ 80.00	$ 5.00
Bandshell/Memorial Park/5+ hours	$ 125.00	$ 135.00	$ 10.00
Mallard Park Amphitheather Up to 5 hours		$ 80.00	NEW
Mallard Park Amphitheather 5+ Hours		$ 135.00	NEW
Rose Garden/Luby Park/ 2 hours	$ 50.00	$ 55.00	$ 5.00
Rose Garden/Luby Park/4 hours	$ 90.00	$ 100.00	$ 10.00
Rose Garden/Luby Park/Per Each Additional 2 hr rental	$ 40.00	$ 40.00	$ -
Curtis Park (Key Deposit)	$ 20.00	$ 20.00	$ -
Curtis Park Fee/Per Day	$ 50.00	$ 50.00	$ -
Curtis Park Overnight Camping Fee Per Spot		$ 75.00	NEW
Curtis Park Entire Park Rental Overnight Fee		$ 150.00	NEW
Luby Park Gazebo Rental - Up to 5 hrs	$ 50.00	$ 50.00	$ -
Over 5 hrs or all day	$ 75.00	$ 75.00	$ -
Luby Park Pickleball Courts/per court/2 hr rental	$ 20.00	$ 20.00	$ -
Luby Park Pickleball Courts/Events - per day	$75.00-$250.00	$75.00-$250.00	
Mallard Park			
Small Shelters Up to 5 hours	$ 50.00	$ 50.00	$ -
Over 5 hours or all day	$ 75.00	$ 75.00	$ -

CALDWELL PARKS AND RECREATION
FY2027 FEE SCHEDULE

Description	FY2026 Current	FY2027 Proposed	FY2027 Amount Increase
Large Shelters Up to 5 hours	$ 60.00	$ 70.00	$ 10.00
Over 5 hours or all day	$ 100.00	$ 110.00	$ 10.00
Disc Golf Course/Events - per day	$ 100.00	$ 100.00	$ -
Pipe Dream Park Shelter - Up to 5 hours	$ 50.00	$ 50.00	$ -
Over 5 hours or all day	$ 75.00	$ 75.00	$ -
Whittenberger Park Shelter Up to 5 hours	$ 50.00	$ 50.00	$ -
Whittenberger Park Shelter Over 5 hours or all day	$ 75.00	$ 75.00	$ -
Special Events Park Rental/per day	$ 500.00	$ 500.00	$ -
Ball Field Rental - per field, per day - one time prep	$ 100.00	$ 100.00	$ -
Ball Field Rental - per field, per day - no prep	$ 60.00	$ 65.00	$ 5.00
Brothers Park Soccer Field - per field, per day - no prep	$ 50.00	$ 55.00	$ 5.00
Brothers Park Soccer Field - per field, per day-one time prep	$ 110.00	$ 110.00	$ -
Ball Field Concession Rental/per day	$ 60.00	$ 75.00	$ 15.00
Wolfe Stadium - per game	$ 275.00	$ 275.00	$ -
Wolfe Field Stadium Lights - per hour	$ 25.00	$ 35.00	$ 10.00
Wolfe Field Cleaning Fee/per day	$ 250.00	$ 250.00	$ -
Ball Field Light Rental - per hour	$ 30.00	$ 30.00	$ -
Ball Field Garbage Service/Extra Dumpster Pick-up Fee	$ 100.00	$ 100.00	$ -
Roberts Recreation Kitchen Fee/per day	$ 300.00	$ 300.00	$ -
Roberts Recreation Classroom Fee/per day	$ 125.00	$ 125.00	$ -
Roberts Recreation Kitchen Cleaning Fee/per day	$ 100.00	$ 100.00	$ -
Roberts Recreation Classroom Cleaning Fee/per day	$ 50.00	$ 50.00	$ -
Pool			
Pool Admissions-17 and Under	$ 3.50	$ 3.50	$ -
Pool Admissions- Adults	$ 5.50	$ 5.50	$ -
Pool Admissions- Senior Citzens	$ 2.50	$ 2.50	$ -
Pool Admission- One Adult- 2 Youth	$ 11.00	$ 11.00	$ -
Pool Admissions- Lap Swim	$ 2.50	$ 2.50	$ -
Caldwell Resident Family Swim Pass (up to 2 adults and 3 dependents)	$ 190.00	$ 190.00	$ -
Caldwell Resident Family Swim Pass Each Additional Dependent	$ -	$ 20.00	NEW
Caldwell Resident Swim Pass- Adult	$ 55.00	$ 55.00	$ -
Caldwell Resident Swim Pass- Youth	$ 40.00	$ 40.00	$ -
Non-Resident Family Swim Pass	$ 225.00	$ 225.00	$ -
Non-Resident Family Swim Pass Each Additional Depentent	$ -	$ 30.00	NEW
Non- Resident Swim Pass Adult	$ 80.00	$ 80.00	$ -
Non- Resident Swim Pass Youth	$ 55.00	$ 55.00	$ -
Swim Lessons Level 1-5 Caldwell Resident	$ 45.00	$ 55.00	$ 10.00
Swim Lessons Level 1-5 Non Resident	$ 50.00	$ 55.00	$ 5.00
Swim Lessons Level 6 Caldwell Resident	$ 55.00	$ 55.00	$ -
Swim Lessons Level 6 Non- Resident	$ 70.00	$ 55.00	$ (15.00)
Swim Lessons/ 1-on-1 Private 5 Lessons	$ 75.00	$ 75.00	$ -
Swim Lessons/ Private - additional students per session	$ 40.00	$ 40.00	$ -
~~Caldwell Resident Pool Rental/ Per Hour 2 Hr Min. 40 or few guests~~	~~$ 100.00~~		
Caldwell Resident Pool Rental/ Per Hour 1 Hr Min. 50 or fewer guests	$ 100.00	$ 100.00	$ -
~~Caldwell Resident Pool Rental/ Per Hour 2 Hr Min. 41- 100 guests~~	~~$ 150.00~~		
Caldwell Resident Pool Rental/ Per Hour 1 Hr Min. 51 - 100 guests	$ 150.00	$ 200.00	$ 50.00
~~Caldwell Resident Pool Rental/ Per Hour 2 Hr Min. 101-150 guests~~	~~$ 200.00~~		
Caldwell Resident Pool Rental/ Per Hour 1 Hr Min. 101-150 guests	$ 200.00	$ 300.00	$ 100.00
~~Caldwell Resident Pool Rental/ Per Hour 2 Hr Min. Over 150 guests~~	~~$ 250.00~~		
Caldwell Resident Pool Rental/ Per Hour 1 Hr Min. Over 150 guests	$ 250.00	$ 350.00	$ 100.00
~~Non- Resident Pool Rental/ Per Hour 2 Hr Min. 40 or few guests~~	~~$ 125.00~~		
Non- Resident Pool Rental/ Per Hour 1 Hr Min. 50 or few guests	$ 125.00	$ 125.00	$ -
~~Non- Resident Pool Rental/ Per Hour 2 Hr Min. 41- 100 guests~~	~~$ 175.00~~		
Non- Resident Pool Rental/ Per Hour 1 Hr Min. 51- 100 guests	$ 175.00	$ 225.00	$ 50.00
~~Non- Resident Pool Rental/ Per Hour 2 Hr Min. 101-150 guests~~	~~$ 225.00~~		
Non- Resident Pool Rental/ Per Hour 1 Hr Min. 101-150 guests	$ 225.00	$ 325.00	$ 100.00
~~Non-Resident Pool Rental/ Per Hour 2 Hr Min. Over 150 guests~~	~~$ 275.00~~		
Non-Resident Pool Rental/ Per Hour 1 Hr Min. Over 150 guests	$ 275.00	$ 400.00	$ 125.00
Caldwell Resident or Non-Resident Pool Rental / Per Hour 1 Hr Min. 300 or more guests	$ -	$1.00 additional $1.00 per guest / per hour	NEW
Caldwell Resident Water aerobics 10 Punch Card	$ 35.00	$ 35.00	$ -
Caldwell Resident Water aerobics 20 Punch Card	$ 65.00	$ 65.00	$ -

CALDWELL PARKS AND RECREATION
FY2027 FEE SCHEDULE

Description	FY2026 Current	FY2027 Proposed	FY2027 Amount Increase
non-Resident Water aerobics 10 Punch Card	$ 45.00	$ 45.00	$ -
non-Resident Water aerobics 20 Punch Card	$ 75.00	$ 75.00	$ -

RESOLUTION NO.

A RESOLUTION FOR ADOPTING THE FY2027 FEE SCHEDULE FOR THE CALDWELL POLICE DEPARTMENT

WHEREAS, the Caldwell Police Department has conducted a review of the current fee structure and determined that an adjustment is necessary to maintain the financial sustainability and quality of services provided;

WHEREAS, the last review was completed October lst, 2025, and since that time, operational costs have increased;

WHEREAS, a fee schedule has been prepared and reviewed, outline proposed adjustments to existing fees and/or implementation of new fees;

NOW, THEREFORE BE IT HEREBY RESOLVED by the Mayor and Council of the City of Caldwell, Idaho, as follows:

1. Approves the proposed fee schedule, which reflects changes to fees for FY2027
2. Authorizes the implementation of the fees effective October 1st, 2026
3. Directs staff to provide appropriate notice to all affected stakeholders and to publish the revised fee schedule on the City's website

PASSED BY THE COUNCIL of the City of Caldwell, Idaho this 17th day of August 2026.

APPROVED BY THE MAYOR of the City of Caldwell, Idaho this 17th day of August 2026.

By _____
Eric Phillips
Mayor

ATTEST:

By _____
Kristina Buchan

Caldwell Police
FY2027 Fee Schedule

Description	FY2026 Current	FY2027 Proposed	FY2027 Amount Increase
Copies more than 100 pgs (fee per page)	$ 0.30	$ 0.30	$ -
Over 2 hrs or if redactions are required	TBD	TBD	
DVD/CD copy	$ 2.00	$ 2.00	$ -
DVD/CD Audio Redaction	TBD	TBD	
Fingerprinting	$ 15.00	$ 15.70	$ 0.70
Traffic Control Service and Security (Approved by the Chief of Police)	$ 76.66 /per officer per hour	$ 80.45 /per officer per hour	$ 3.79
Land use Application Plan Reviews	$ 90.00	$ 94.45 /per officer per hour	$ 4.45
Alarms			
1st and 2nd alarm	Free	Free	$ -
3rd alarm	$ 25.00	$ 26.20	$ 1.20
4th alarm	$ 50.00	$ 52.45	$ 2.45
5th alarm	$ 75.00	$ 78.65	$ 3.65
Each additional alarm	$ 100.00	$ 104.90	$ 4.90
Animal Control			
Altered			
Annual Canine License	$ 12.59	$ 13.20	$ 0.61
Three-year Canine License	$ 34.62	$ 36.30	$ 1.68
Annual Canine License (micro-chipped)	$ 10.49	$ 11.00	$ 0.51
Three-year Canine License (micro-chipped)	$ 28.32	$ 29.70	$ 1.38
Senior Canine License Discount (Senior Discount applies to residents 65 yoa for up to 3 canines)	50%	50%	$ -
License Transfer	$ 2.62	$ 2.75	$ 0.13
License Replacement	$ 2.62	$ 2.75	$ 0.13
Animal Control			
Unaltered			
Annual Canine License	$ 50.35	$ 52.82	$ 2.47
Three-year Canine License	$ 136.37	$ 143.05	$ 6.68
Annual Canine License (micro-chipped)	$ 50.35	$ 52.82	$ 2.47
Three-year Canine License (micro-chipped)	$ 136.37	$ 143.05	$ 6.68
Senior Canine License Discount (Senior Discount applies to residents 65 yoa for up to 3 canines)	50%	50%	$ -
License Transfer	$ 2.62	$ 2.75	$ 0.13
License Replacement	$ 2.62	$ 2.75	$ 0.13
Animal Control Infractions			
Failure to:			
1st Offense			
License	$ 111.72	$ 117.20	$ 5.48
Display License	$ 111.72	$ 117.20	$ 5.48
Validate Rabies Vaccination	$ 111.72	$ 117.20	$ 5.48
Maintain Public Peace & Quiet	$ 111.72	$ 117.20	$ 5.48
2nd Offense			
License	$ 216.62	$ 227.25	$ 10.63

Caldwell Police
FY2027 Fee Schedule

	FY2026 Current	FY2027 Proposed	FY2027 Amount Increase
Display License	$ 216.62	$ 227.25	$ 10.63
Validate Rabies Vaccination	$ 216.62	$ 227.25	$ 10.63
Maintain Public Peace & Quiet	$ 216.62	$ 227.25	$ 10.63
Dog At Large			
First Offense	$ 111.72	$ 117.20	$ 5.48
Second Offense	$ 216.62	$ 227.25	$ 10.63
Additional Infractions			
Animals not allowed in public buildings or in public transportation vehicles	72	$ 75.50	$ 3.50
Animals afflicted w/ rabies	106.5	$ 117.20	$ 10.70

MEMORANDUM

To: **Mayor Phillips and Members of Council**

From: **Hallie Hart, PE, Public Works Director**
Tony Harmon, Deputy Public Works Director
John Prebonick, PE, City Engineer

Re: **Sewer, Water, Street Light, Irrigation, Sanitation, Engineering and Mapping Fees**

Date: **August 17th, 2026**

The proposed Fiscal Year 2027 budget includes cost increases in the Sewer, Water, Irrigation, Streetlight, and Sanitation funds as well as the Engineering and Mapping Divisions. **These fees shall be effective starting October 1st, 2026.** A brief explanation of each fee change follows:

1. **Sewer Use and Connection Fees** - The proposed resolution creates and formalizes Public Works Policies related to Sewer Fees in accordance with the recommendation of a Cost of Service Analysis performed by Stantec and approved June 1st, 2026. This analysis establishes a new connection fee structure to be in alignment with state case law (under Idaho Supreme Court Case Law - NIBCA vs. Hayden) where connection fees are intended to purchase their proportionate share to the current system. As such, the Interceptor and Main Line Extension Fee have been eliminated and will be replaced with a single Collection System Connection Fee based on the size of water meter. The COS Analysis also recommended modifications to user fees. The base rate for sewer usage will increase at various rates depending on water meter size. A typical residential user will see an increase from $32.00 to $34.43 (7.59%) in their base rate. Sewer use will then be charged based on the category of sewer strength based on BOD and TSS and amount of use. The typical residential user will see a decrease from $4.83 to $3.80 (-21.33%) per CCF. In total, a typical residential user will see a decrease in their monthly sewer charge from $56 to $51 per month.

2. **Water Use and Connection Fees** – The proposed resolution creates and formalizes Public Works Policies related to Water Fees in accordance with the recommendation of a Cost of Service Analysis performed by Stantec and approved on June 1st 2026. This analysis establishes a new connection fee structure to be in alignment with state case law (under Idaho Supreme Court Case Law - NIBCA vs. Hayden) where connection fees are intended to purchase their proportionate share to the current system. As such, the Distribution System Connection Fee was determined to need to increase by 50.79% for all meter sizes. The COS Analysis also recommended modifications to user fees. The base rate for water usage will increase at various rates depending on water meter size. A typical residential user will not see a change in their base rate. Water use

will then be charged based on the use tier quantifying the amount of CCF used per month. A residential user will see an increase or decrease depending on if they fall under Tier 1 (0-2 CCF, -41.77%), Tier 2 (2-10 CCF, -2.11%) or Tier 3 (>10 CCF, 25.74%). In total, a typical residential user will see a decrease in their monthly water charge from $22 to $20 per month.

3. **Street Lighting Charges** - The proposed resolution maintains the present fee structure and enacts a fee increase for FY 2027 of less than 5%. The monthly billing for the typical residence will increase from $3.58 to $3.74.

4. **Irrigation Fees** – The proposed resolution maintains the present fee structure and enacts a fee increase for FY27 of under 5% for nearly all fees. The increases beyond 5% are related to the plan review and connection for new construction. A new user fee is proposed for paper mailers.

5. **Sanitation Fees** – Pursuant to the contract adopted by City Council on April 16th, 2024, the collection fees have been established and are set to match the change in the Consumer Price Index (the CPI) for All Urban Consumers (Garbage/Trash Collection Services) U.S. City Average, as published by the United States Department of Labor, Bureau of Statistics. CPI increase for FY2027 is 4.16%.

6. **Stormwater Fees** – The proposed resolution creates and formalizes Public Works Policies related to Stormwater Fees. A Floodplain Development Permit has been created with fees established to assess properties within a flood zone.

Those fees that are new or exceed 5% of the fee previously collected are subject to the notice and hearing procedures outlined in Idaho Code, Section 63-1311A. Hearings will be held on the date of consideration by the Council and have been noticed in accordance with Idaho Code.

The attached resolutions would modify the fee schedules as proposed with an October 1st, 2026 effective date.

CITY OF CALDWELL, IDAHO

Sewer System Fees and Policies

RESOLUTION NO. _____

WHEREAS, Section 04-05-03 (3) of the City Code authorizes the Public Works Director of the City of Caldwell, Idaho to prescribe charges for sewer connections and such charges to be in force after approval of the Mayor and City Council by resolution; and

WHEREAS, Section 04-05-09 (2) of the City Code authorizes the Public Works Director to levy a user-fee surcharge on all Users for replacement or extension of the City sanitary sewer system after approval by the City Council; and

WHEREAS, Section 04-05-09 (3)A. of the City Code authorizes the City of Caldwell, Idaho to establish user charges for the operation, maintenance, repair and replacement of the Publicly Owned Treatment Works, based on the volume and content of the effluent discharged by the users, and consistent with the benefit derived by the users;

I. SEWER CONNECTION FEES

NOW THEREFORE BE IT RESOLVED that the charge for connecting to the Publicly Owned Treatment Works shall be determined as follows:

A) **Collection System Connection Fee:** The *collection system connection fee* represents a new user's buy-in to their proportionate share of the current system. Each property to be connected to and served by the city's sewer system shall be assessed a connection fee based on the service size(s) installed to serve that specific structure/development.

Meter Size (inch)	gpm (cap.)	Equivalent Unit	Connection Cost
0.75	30	1.00	$ 4,198.05
1	50	1.67	$ 6,996.75
1.5	100	3.33	$ 13,993.50
2	160	5.33	$ 22,389.60
3	350	11.67	$ 48,977.24
4	500	16.67	$ 69,967.49
6 +	1000	33.33	$ 139,934.98

The collection system connection fee is calculated in general by dividing the total estimated value of the existing sewer collection system by the number of accounts currently connected to that system, as prescribed in Idaho State Code section 63-1311(1) and consistent with Idaho Case Docket No. 41316-2013 (NIBCA vs. City of Hayden).

B) **Plant Capacity Connection Fee – Residential:** The *plant capacity connection fee - residential* represents a new user's buy-in to their proportionate share of the existing wastewater treatment plant. Each dwelling unit (single family residence, manufactured home, townhome, condominium, or apartment to be connected to the Publicly Owned

Treatment Works shall be assessed four thousand, five hundred sixty two dollars and eighty six cents ($4,562.86) per connection for the capital costs of providing treatment capacity to treat the biochemical oxygen demand, total suspended solids, and removal of nutrients generated by each unit.

C) **Plant Capacity Connection Fee – Nonresidential**: The *plant capacity connection fee – nonresidential* represents a new user's buy-in to their proportionate share of the existing wastewater treatment plant and shall be computed as follows, and based on peak usage at full capacity:

a. Biochemical Oxygen Demand: $ 2,436.87/lb/day
b. Total Suspended Solids: $ 2,125.99 gdp peak usage

The peak usage shall be determined from the usage of the proposed facility at full capacity based on flows obtained from the chart titled WASTEWATER FLOWS FROM VARIOUS ESTABLISHMENTS IN GALLONS PER DAY, pages 101-103, and published in the current edition of the "Technical Guidance Manual For Individual And Subsurface Sewage Disposal Systems" (note that this document is current as maintained at www.DEQ.idaho.gov and is updated often. Page numbers may not be in agreement as the document is updated and changed over the course of a year) except that peak flows from schools, restaurants, grocery stores, and self-serve laundries shall be calculated in accordance with Exhibit A to this resolution. Waste Strength shall be obtained from the chart in Section II.E of this resolution by averaging the high and low extremes of the applicable Category. For uses not specifically addressed in the aforementioned charts, it shall be the responsibility of the City Engineer to equitably estimate peak usage at full capacity.

The minimum total fees for biochemical oxygen demand (BOD), total suspended solids (TSS) and flow is two thousand, five hundred and one dollars and six cents ($2,501.06) per connection (the sum of the Residential Plant Capacity and Interceptor Connection Fees).

If the connection is for a private hangar on the Caldwell Executive Airport (at which no fixed base operation or commercial operation shall be stationed), the minimum total fees for biochemical oxygen demand, total suspended solids and flow is shall be two hundred seventy-six dollars and ninety eight cents ($276.98 = $47.34 + $47.34 + $182.30) based on a peak flow of sixty (60) gallons per day with a Category I waste strength (middle of range at 100mg/l BOD/TSS).

For existing connections proposing to increase levels of discharge, a fee corresponding to the increase of quantities shall be assessed. For existing commercial and industrial users, the existing level of usage is generally the discharge defined by connection fees previously paid. In the absence of a record of connection fees previously paid, the existing level of usage derived from the existing facility at full capacity, or the discharges defined in a "discharge permit" or "user agreement" existing at the promulgation of this act may be utilized.

D) **Stub-out Fee:** The sewer stub and service connection are considered the property of the sewer user and its construction and maintenance are the sewer user's responsibility. In

certain circumstances the City may elect to construct a service stub from the sewer main to the property line. A service stub fee of one thousand, eight hundred thirty two dollars and ninety one cents ($1,832.91) or the present worth of the constructed cost, whichever is greater, shall be assessed at the time of user connection. In instances where a user constructs its own service stub or is constructed and paid for in connection with a Local Improvement District, the fee shall be waived.

E) **Previous Connections:** In instances where an improvement on a property has previously been connected to the sewer system and complied with the connection fee(s) in force at the time of connection, the above fees do not apply. If, however, the connection involves an increase in number of dwelling units or an increase in demand on the system, then the connection is subject to these fees for the increase only (minimum fees shall not apply in that instance, but a proportionate increase only).

F) **Significant Industrial Users:** Connection and User Fees for Significant Industrial users and/or users with waste strengths above Category V, and/or excessive flow are to be calculated by the City Engineer and Public Works Director (or designated Deputy Public Works Director) in consultation with the Wastewater Superintendent and negotiated with the User to establish equitable charges for said connection and user fees. Such negotiated fees shall be established on a basis that keeps the City whole for the cost of providing the service including depreciation and replacement.

II. SEWER USER CHARGES

BE IT FURTHER RESOLVED, the monthly charges for sewer service provided by the Wastewater Division to each user connected to the sanitary sewer collection system within the City Limits shall include a Base Rate, Use Fee and at times determined by the Council, a Surcharge and be based upon the following schedule of rates:

A) **Base Rate:** The base rate for all Users shall be determined on the service size(s) installed to serve that specific structure/development.

Meter Size (inch)	Connection Cost
5/8	$ 34.43
3/4	$ 34.43
1	$ 55.66
1 1/2	$ 108.75
2	$ 172.45
3	$ 374.16
4	$ 533.41
6+	$ 1,064.25

Base Rate for fractions of a month shall be prorated according to time in service.

B) Use Fee:

a. **Residential Sewer with City Water -** In addition to the above Base Rate, Residential Sewer Use Fees shall be based upon the monthly average cubic feet of water consumed by the Residential User for the previous months of *December, January and February* at the Waste strengths indicated in Section II.E, and at the Fee Rates defined in Section II.F of this Resolution.

b. **Residential Sewer New Hookup Without City Water** - In addition to the above Base Rate, Sewer Use Fees shall be a flat rate of seventy four dollars and eight cents ($74.08) per month, which is the estimated average sewer use billing of residential users. For new hookups, this flat rate shall be in force until the first December, January and February water consumption averages are available.

c. **Non-Residential Sewer Without Pre-Treatment Permit** - In addition to the above Base Rate, non-residential sewer Use Fees shall be based upon the cubic feet of water consumed by the non-residential user during each monthly billing period at the waste strengths indicated in Section II.E and at the Fee Rates defined in Section II.F of this Resolution. In the event a non-residential sewer user's monthly water consumption is not representative of its sewer use, the user may appeal to the Public Works Director for alteration of the method of computing sewer use. The Public Works Director may request the assistance of a Deputy Public Works Director, City Engineer, or Wastewater Superintendent in determining the appropriateness of an alternative method of computing sewer use. The acceptable alternative methods for computing use in all but the most extreme and unusual circumstances, is for the user to either monitor sewer discharge directly or monitor domestic water piping separately from water piping dedicated to other uses (such as irrigation). The costs for rerouting piping and installing meters shall be borne by the user.

d. **Non-Residential With Pre-Treatment Permit** - In addition to the above Base Rate, the sewer Use Fee for a permitted user may be established by separate resolution of City Council.

C) **Capital Improvements Surcharge:** The Capital Improvements Surcharge is hereby inactivated. In the event the Council finds it necessary to reactivate such a surcharge, it shall be in addition to the above defined Base Rate and Use Fee, the total monthly sewer charge for all users (residential, non-residential and permitted) shall be computed as a percentage of the sum of the Base Rate and Use Fee.

D) **Capital Improvements Fund:** When/if a Capital Improvement surcharge is enacted, funds collected shall be used only for initial construction or replacement of Treatment Plant and Collections System Facilities and related debt service.

E) **Waste Strength**: Waste strength categories are based on the highest concentration of either B.O.D.^{5} or T.S.S. in the waste stream. The concentration ranges for each category are:

Category I	0-200 mg/L
Category II	200-400 mg/L
Category III	400-600 mg/L
Category IV	600-800 mg/L
Category V	800-1000 mg/L

Fees for waste strengths beyond Category V shall be determined by agreement or within a discharge permit issued by the Public Works Director. The waste strength category for each user may be determined by laboratory analysis, or in lieu of periodic sampling and analysis, may be assigned in accordance with the classification chart show in Exhibit B(or up to the City Engineer's judgement if the use is not explicitly shown on the chart).

F) **Use Fee Rates:**

a. **Rate Schedule:** The schedule of USE FEES for each category of user per 100 cubic feet (CCF) is:

Category I	$4.83
Category II	$5.75
Category III	$7.43
Category IV	$10.11
Category V	$13.01

b. **Non-Category Rate:** For users whose waste strength is outside the range of categories defined in this Resolution, the Use Fee shall be computed at the rate of two dollars and ten cents ($2.10) per pound of the higher concentration of either B.O.D.[5] or T.S.S. Permitted dischargers may be charged according to rates established by separate resolution of City Council and the above categories and classifications shall not apply.

BE IT FURTHER RESOLVED, that each non-residential sewer user whose water consumption is not metered (private water supply) may be required by the Public Works Director or Deputy Public Works Director to install and maintain at the User's expense a water meter capable of measuring the total cubic feet or gallons of water being used from such private water supply. The meter shall meet the approval of the Water Superintendent, be installed within 60 days after receiving written direction from the Public Works Director, Deputy Public Works Director, or City Engineer, and always be accessible to the Water Division. In instances where water usage is not representative of sewer usage and such situations as may be deemed appropriate by the Public Works Director, a sewer metering device may be used instead with the same constraints except that the metering device shall be approved by and accessible to the Wastewater Superintendent and their staff.

III. SEPTAGE DUMP FEE

BE IT FURTHER RESOLVED that the standard fee for discharge of septage to the Publicly Owned Treatment Works is fifteen cents ($0.15) per gallon.

A) **After-Hours and Emergency Disposal Charges** – The City of Caldwell receives Septage during hours designated by the Public Works Director or Deputy Public Works Director and Wastewater Superintendent. Request to dump after hours or on weekends may be granted at the discretion of the Wastewater Superintendent, but an after-hours fee equal to the loaded hourly rate of the highest paid POTW employee call-out pay will apply in addition to the Septage Dump Fee.

IV. NEW CONSTRUCTION

BE IT FURTHER RESOLVED, that in connection with new development, the minimum sewer main size is a nominal diameter of eight (8") inches. When, in conformance with the needs of the City Sewer System or the City's *most current* Sewer Collections Master Plan, a larger line is requested of the developer than this nominal diameter, and the larger line is beyond the developer's flow needs, the developer may be reimbursed the added material costs of providing the larger line in place of the nominal eight inch (8") line or the minimum standard diameter larger than eight inches (8") required to meet the developer's flow needs. If the developer elects to receive reimbursement for over-sizing in conformance with the

above formula, the developer is precluded from being reimbursed by other means outlined in City Code. Material costs shall not include contractor mark-up or labor costs and shall be based on the material supplier's invoice(s). New Construction performed by the City shall be eligible for the same reimbursement mechanisms set forth under City Code available to developers and/or "private persons."

V. SERVICE DISCONNECTION

BE IT FURTHER RESOLVED that when it becomes necessary to disconnect a sewer service to a user or property that is not concurrently connected to the City water service, for non-payment of fees or for violation of rules of discharge, the full costs of disconnection and reconnection shall be chargeable to the user, or property owner if user fails to compensate City, and the user's account shall be paid in full before reconnection can occur. Additionally, the Utility Billing Hearing Board may require the user or property owner to connect to City water or provide a deposit of up to six (6) months user fees as a further condition of reconnection. The same past due account fees and policies adopted for Water are adopted here by this reference for Sewer without altering the adopted requirements for cost of disconnection or reconnection set forth in this section.

VI. OTHER CHARGES

BE IT FURTHER RESOLVED that:

A) **Connection Fees (Outside City Limits)** - Any customer outside the corporate limits of the City requesting sewer service, who is legally able to annex to the City, must do so to connect to the City Sewer System. Any customer outside City corporate limits requesting sewer service, who is not legally able to annex, is required to obtain Council approval, enter into an agreement to voluntarily annex to the City when legally able to do so (Municipal Service Agreement), and pay any associated fees as required by the Planning and Zoning Department for processing an application to annex. Approval for connection is solely at the option of City Council. If approved by the Council, connection fees and rates shall be charged at the same rates as for customers within the incorporated City Limits.

B) **Damage Repair Costs** - Damages to Sewer Division facilities by other utilities, excavators or others will be repaired using City approved contractors, procedures and specifications. All direct and indirect costs incurred by the City to perform, oversee, monitor and/or inspect the repair will be billed to the party causing the damage. (This provision shall apply in instances where Locates are not called in or are called in and are appropriately marked by the City).

C) **Short Notice Line Location Charges** - The City of Caldwell, as required by law, participates in the Dig Line system. Forty-eight hours notification is required prior to excavation by any party. Line locations without forty-eight hours' notice will be billed at a fee equal to the loaded hourly rate of the highest paid POTW employee to the requesting party. There will be no charge for line locations during times of individual hazard or public emergency.

D) **Unauthorized Discharge to POTW** – Any unauthorized discharge to the POTW, as set forth in City Code section 04-05-07, is strictly prohibited and may be prosecuted as outline in City and State Code and to the fullest extent of the law.

E) **Plan Review Fee –** The Plan Review fee shall be charged to each application requiring additional or excessive sewer review due to deviation from the Caldwell Collection System Master Plan or lift station/grinder pump construction. The plan review fee shall be charged a base rate of two hundred dollars and zero cents ($200.00) plus an additional rate of two dollars ($2.00) per lot.

VII. EFFECTIVE DATE

BE IT FURTHER RESOLVED that sewer connection and septage dump fees and sewer user charges are to be in effect beginning October 1, 2026 and all fees established by earlier resolution are hereby repealed.

PASSED BY THE COUNCIL of the City of Caldwell, this 17th day of August, 2026

APPROVED BY THE MAYOR of the City of Caldwell, this 17th day of August, 2026

_____

Mayor

ATTEST:

_____

City Clerk

Exhibit A

Gallons Per Day Categories

Use	Gallons Per Day
Restaurants	
Full Service (per square foot of customer service area)	1.29
Fast Food (per square foot of customer service area)	1.08
Take-out Pizza Only (per square foot of customer service area)	0.84
Sandwich Shop (per square foot of customer service area)	0.82
Schools	
Base/Elementary (per classroom)	445
Middle/High School (per classroom add to "Base" GPD)	140
With a cafeteria (per classroom add to "Base" GPD)	84
With showers (per classroom add to "Base" GPD)	140
Grocery stores (per square foot)	0.09
Sub Uses*	
Bakery (per square foot)	0.84
Deli (per square foot)	0.84
Butcher (per square foot)	0.84
Self-service laundries	
First 10 washing machines	2800
Each additional washing machine	175

All other uses shall be computed on an individual basis where peak daily water usage shall be determined from the usage of the proposed facility at full capacity based on flows obtained from the chart titled WASTEWATER FLOWS FROM VARIOUS ESTABLISHMENTS IN GALLONS PER DAY, pages 101-103, and published in the "Technical Guidance Manual For Individual And Subsurface Sewage Disposal Systems".

*The sub uses may be used to calculate those categories for standalone

Exhibit B

SEWER WASTE STRENGTH CLASSIFICATION

Category I	Single or Multi Family Dwelling
	Car Wash
	Dry Cleaner
	Laundromat
	Animal Clinic
	Barber Shop
	Beauty Salon
	Bar/Tavern
	Car Dealer
	Cold Storage
	Department and Retail
	Domestic (Single and Multiple)
	Fruit and Produce
	Garage
	Hotel/Motel
	Medical/Dental
	Office
	Photo Finishing
	Printer
	Service Station/Bulk
	Private Airpolane Hangar (not fised based operator, not commercial)
Category II	Airport
	Commercial Laundry
	Hospital, School, Church
	Mortuary
	Soft Drink Compnay
	Theater
	Take-Out Only Pizza
	Sandwich Shop
Category III	Food Market
	Restaurants (including drive-through)
	Full Service Pizza
Category IV	Bakery, Wholesale
	Dairy
	Fish and Poultry

CITY OF CALDWELL, IDAHO

Water System Fees and Policies

RESOLUTION NO. ____

WHEREAS, Section 04-01-09 (7) A. authorizes the City of Caldwell, Idaho to charge water main extension fees for new connections within corporate limits by resolution of City Council; and

WHEREAS, Section 04-01-09 (8) authorizes the City of Caldwell, Idaho to charge water main extension fees for new connections outside corporate limits by resolution of City Council; and

WHEREAS, Section 04-01-09 (11) A. of the City Code authorizes the City to charge service connection fees as set by resolution of the City Council; and

WHEREAS, Sections 04-01-15 (1) of the City Code authorizes the establishment of water user charges and fees to cover operation and maintenance costs of the City water system, and to provide a fund to pay for capital improvement costs; and

WHEREAS, Section 04-01-15-(2) of the City Code authorizes the establishment of charges for shut off and turn on of customer accounts in accordance with a rate schedule adopted by resolution of City Council;

I. **WATER CONNECTION FEES**

NOW THEREFORE BE IT RESOLVED, that the charge(s) for connecting to the City Water System shall be determined as follows:

A) **Distribution System Connection Fee:** The *distribution system connection fee* represents a new user's buy-in to the City's existing distribution system. Each property to be connected to and served by the city's water system shall be assessed a connection fee based on the meter size(s) installed to serve that specific structure/development.

Meter Size (inch)	GPM (cap.)	Equivalent Unit	Connection Cost
0.75	30	1.00	$ 4,872.04
1	50	1.67	$ 8,120.07
1.5	100	3.33	$ 16,240.14
2	160	5.33	$ 25,984.22
3	350	11.67	$ 56,840.48
4	500	16.67	$ 81,200.69
6 +	1000	33.33	$ 162,401.38

The distribution system connection fee is calculated in general by dividing the total estimated value of the existing water distribution system by the number of accounts currently connected to that system, as prescribed in Idaho State Code section 63-1311(1) and consistent with Idaho Case Docket No. 41316-2013 (NIBCA vs. City of Hayden).

In situations where a new larger meter is replacing an existing meter that has been in service within the last 12 months, the distribution system connection fee shall be the difference between the connection cost of the new meter minus the connection cost of the existing meter. The City shall provide no reimbursement or compensation for a meter

connection cost when a larger meter is exchanged for a smaller meter. In unusual or unique situations as determined by the City Engineer, the City Engineer shall have discretion to adequately and fairly apply the intent of this fee as deemed appropriate.

B) **Well Development Connection Fee:** The *well development fee* represents a new user's buy-in to the City's existing groundwater well facilities.

a. **Domestic:** Each dwelling unit (single family residence, manufactured home, town home, condominium or apartment) to be connected to the City water system requiring water for domestic use only shall be assessed nine hundred sixty-five dollars and thirty-eight cents ($965.38) per unit.

b. **Irrigation:** Each dwelling unit on property of up to ten thousand eight hundred and ninety (10,890) square feet, to be connected to the City water system for irrigation uses, shall be assessed eight thousand, six hundred eighty-eight dollars and forty-seven cents ($8,688.47) per dwelling unit (*and must satisfy the requirements of 10-02-09-13 (4) of Caldwell City Code for such connections*).

Each Industrial, commercial or non-typical residential development to be ***connected to the City water system for irrigation uses*** during and outside irrigation season shall be assessed fifteen thousand, four hundred forty-six dollars and seventeen cents ($15,446.17) per landscaped acre. Each industrial, commercial or non-typical residential development to be connected to the City water system for irrigation uses outside irrigation season only (shoulder water) shall be assessed eleven thousand, five hundred eighty-four dollars and sixty-three cents ($11,584.63) per landscaped acre if said connection is permitted as provided below under extreme circumstances. ***This fee element is independent of and in addition to the fee below for users desiring potable water***. Users desiring City potable water for irrigation purposes on a temporary basis (to bridge between landscaping and pressure irrigation station completion or for temporary shoulder water for landscaping that requires water after the end of irrigation season for one season/shoulder only) shall be permitted with approval of the City Engineer, Deputy Public Works Director or Public Works Director to use potable water for temporary irrigation purposes and to pay only the usage fee and not the connection fee contained in this paragraph.

The use of potable water for temporary/shoulder irrigation purposes adds potential strain to the potable water system and presents an increased risk of contamination due to faulty or failed backflow prevention devices. Consequently:

c. Potable water for temporary/shoulder season irrigation may only be permitted when developments have a specific irrigation need to cultivate the growth of new landscaping outside of the irrigation season.

d. Temporary/shoulder season potable water usage as described above is permitted for no more than a period of up to one year, after which a disconnection shall be required at the expense of the property owner and to the satisfaction of the City Water/Irrigation Division(s).

e. Variances to this policy element may be approved under extreme circumstances by approval of the Public Works Director, the Deputy Public Works Director, or the City Engineer AND the Water Division Superintendent. Such variances shall be

structured to limit times and circumstances for use of potable water for shoulder season purposes in the spirit of this policy.

f. City Code provides for the use of potable water for irrigation purposes on a very limited basis. This policy does not modify or diminish uses allowed under code. It pertains to temporary or shoulder season water usage for irrigation purposes.

g. Preexisting shoulder season uses of potable water are hereby staged for discontinuation and shall be phased out when identified by and notified by the Caldwell Water or Irrigation Divisions.

h. This policy does not limit the authority of the Public Works Director, Deputy Public Works Director, City Engineer, Water Superintendent, or their duly assigned designee to inspect, require or deny installation of, demand maintenance and/or repair of, or remove a shoulder season irrigation connection or supply line connected to the City's potable water system.

i. Temporarily Authorized Use of City Water for Irrigation may be revoked by the City Engineer, Deputy Public Works Director, or Public Works Director after as little as three months or one irrigation season, when a surface water source of irrigation becomes available. The City shall not be responsible for reimbursement of connection fees after such permission is revoked.

Each industrial, commercial or non-typical residential development to be connected to the City potable water system, for purposes exclusive of irrigation, shall be assessed a one-time well development fee of two dollars and fifty-five cents ($2.55) per gallon per day based on peak usage at full capacity. The peak usage shall be determined from the usage of the proposed facility at full capacity based on flows obtained from the chart titled WASTEWATER FLOWS FROM VARIOUS ESTABLISHMENTS IN GALLONS PER DAY, published in the current edition of the "Technical Guidance Manual For Individual And Subsurface Sewage Disposal Systems" except that peak flows from schools, restaurants, grocery stores, and self-serve laundries shall be calculated in accordance with Exhibit A to this resolution. For uses not specifically addressed in the aforementioned charts, it shall be the responsibility of the City Engineer to equitably estimate peak usage at full capacity based on predictive equations, comparative usage, or historical usage as approved by the City Engineer. The minimum charge for non-irrigated property shall be nine hundred sixty five dollars and thirty-eight cents ($965.38) *as would be the minimum well development fee for residential use*. The minimum charge for irrigated property (with potable irrigation use) shall be the sum of the residential well development fee and the ¼ acre irrigation well development fee for a total of nine thousand six hundred fifty-three dollars and eighty five cents ($9,653.85) except that for a private hangar on the Caldwell Executive Airport (at which no fixed base operation or commercial operation shall be stationed), the minimum well development fee shall be one hundred forty-nine dollars and seventeen cents ($149.17) based on a peak flow of sixty (60) gallons per day.

C) **Fire Line Connection Fee**: Each residential, commercial, industrial or other development site connecting a separate fire line shall be assessed one thousand fine hundred twenty-

two dollars and seventy-two cents ($1,922.72) for each connection. The City may, at its discretion, provide the tap, but all other costs, including labor and materials, shall be provided by the development. Other costs shall include fire line extension fees if applicable.

D) **Service Line Fees**: Each water connection shall be assessed charges for completing services and connections in accordance with the following schedule.

a. For water services installed by the City of Caldwell:

3/4" x 3/4"	Meter & Service	$4,132.55/ea
1" x 1"	Meter & Service	$4,645.03/ea
2" x 1 1/2"	Meter & Service	$7,782.10/ea
2" x 2"	Meter & Service	$7,629.81/ea
3" & larger	Meter & Service	Time & Material

b. For water services installed by private party:

3/4"	Meter Only	$ 538.90/ea
1"	Meter Only	$ 676.81/ea
1 ½"	Meter Only	$ 1,213.64/ea
2"	Meter Only	$ 1,431.89/ea
3"	Meter Only	Time & Material
4"	Meter Only	Time & Material

c. For all services:

Radio Read Add	$ 353.35/ea
Fire Line	$ 71.97/LF + Fittings + Connection Fee
1/2 Street Asphalt Patch (<1/2)	$ 1,050.00
Full Street Asphalt Patch (>1/2)	$ 1,575.00
Tapping Fee (Except Fire Lines)	$166.22/ea
Traffic Control	At Cost

In parcels or lots existing as of the date of September 6, 2005, in or out of platted subdivisions, each service connection shall consist of a meter and service at a minimum. For lots in subdivisions created after said date, each service connection shall consist of a meter, service and a city standard radio read attachment. In instances where the meter box is provided by others, to city standards, the "meter and service" charge may be replaced by a "meter only" charge.

E) **Previous Connections:** In instances where an improvement on a property has previously been connected to the water system and complied with the connection fee(s) in force at the time of connection, the above fees do not apply. If, however, the connection involves an increase in number of dwelling units or an increase in demand on the system, then the connection is subject to these fees for the amount of the increase only (without applying minimum fees).

F) **Significant Industrial Users:** Connection and User Fees for Significant Industrial users and/or users with waste strengths above Category V, are to be calculated by the City Engineer and Public Works Director and/or Deputy Public Works Director in consultation

with the Water and Wastewater Superintendents and negotiated with the User to establish equitable charges for said connection and user fees.

II. WATER USE FEES

BE IT FURTHER RESOLVED that fees for water usage and other charges shall be determined as follows:

A) Customer Water Use Charges:

a. Base Charge - Each service connection shall be assessed a monthly charge determined by meter size for each connection, for each and every month, and prorated for fractions thereof, in which a connection is in service, irrespective of service status, and in addition to any water usage.

Meter Size (inch)	Base Charge
5/8	$ 9.90
3/4	$ 9.90
1	$ 16.42
1 1/2	$ 32.72
2	$ 52.28
3	$ 114.22
4	$ 163.12
6+	$ 326.12

b. **Water Use Fee** - Metered water usage shall be billed at variable rates determined by the quantity of water used during the billing cycle. Rates shall be charged based upon the following tier structure:

Tier	Water Use
Tier 1 (<2 CCF)	$ 1.38
Tier 2 (2-10 CCF)	$ 2.32
Tier 3 (>10 CCF)	$ 2.98

In the event the meter fails between monthly readings, the customer shall be charged at the same consumption rate as the same month in the previous year, subject to review of the Utility Board in extenuating circumstances.

i. **Water Use Fee-** (Outside City Limits) - Connections who have paid Impact/Connection Fees detailed in Section II.C.1 of this Resolution, shall be billed as indicated in Sections II. A.1 and II.A.2 above. Connections, who have not paid Impact/Connection Fees, shall be billed at double the rate indicated in Sections II. A.1 and II. A.2.

ii. **Bulk Water Charges** - All bulk sales shall be approved by the Water Superintendent or his designated representative, prior to delivery, and be obtained from designated sources only through an inspected and approved backflow prevention mechanism (certified annually). Users must notify the Water Division Backflow Prevention Specialist of changes in the general area of use to allow appropriate balancing of the water system. Inspections of Metering devices may be required when seeking a new use location. The Water Superintendent is authorized to limit the flowrate at which bulk water

may be withdrawn. The rate for bulk sales shall be two dollars and fifty-five cents ($2.55) per CCF, monthly meter lease charge of sixteen dollars and fifteen cents ($16.15), and the monthly Base Charge (Section A)1.). Bulk water usage must be passed through a metering device rented from the Water Division. Monthly usage reports must be received by the 10th of each month for the previous month via digital photograph or in person inspection. A twenty-eight dollar and seventy cent ($28.75) late fee will be added to accounts for reports received after the 15th of the month.

Metering devices must be issued by the Caldwell Water Division. A deposit of one thousand four hundred forty dollars ($1,440) is due at the time of issuance. Deposits are reimbursed when the meter is returned and accepted by the Water Division and the account is current.

If a device is damaged or destroyed while leasing, the cost of the repair or replacement of the device will be assessed to the lessee of the device plus 15%. Defeating the metering function of the device temporarily or permanently, or taking water from a hydrant using a modified, defeated, or unauthorized metering device or no metering device constitutes Tampering with a Hydrant as described in Section C) 5. In addition to any actions and charges outlined herein, person or persons may, upon conviction for unauthorized activities, be subject to misdemeanor fines and imprisonment as indicated in Section 04-01-31 of the City Code. A consistent Violator of this Hydrant Use Policy may be denied future service.

B) <u>Customer Service Charges</u>:

a. <u>New Service Accounts</u> - Requests for new service can be made in person at the Water Division Office located at City Hall or online at www.cityofcaldwell.org. When an account is established after 4:00 pm, Service will be started (water turned on) the next business day. Customers will be billed twenty-one dollars ($21.00) for start-up on their next scheduled water bill. A deposit may be charged to establish a new or to reestablish an account. This fee shall be equal to two times the average month billing for water customers or two hundred forty dollars ($240.00), whichever is greater. Unless consumed to settle an account, unexpended account deposits will be refunded to the account holder. Tenants moving to a new location are required to pay a deposit at the time of signup, arrangements can be made and approval by the supervisor for an extension not more than 30 days from the date of signup.

b. <u>Service Reconnection Fee and Delinquent Residential Account Fee</u> - Delinquent residential accounts are considered terminated on the scheduled termination date which is on or after the 10th day of the month following the due date of the bill. If an account is delinquent on this date, a service charge of twenty-four dollars and twenty-five cents ($24.25) will be added to the next scheduled water bill. In the event that the water is shut off for non-payment by the 10th, a fifty-seven dollars and fifty cents ($57.50) reconnection charge will be payable as well as any past-due,

currently due, and late penalties to achieve a zero-account balance prior to reconnection. Service will be reconnected as Water Division staff are available. Reconnection requests prior to 4:30 pm on eight-hour workdays, will be served that day. During 10-hour workdays requests before 5:00 pm will be served the same business day. Requests for reconnection after 4:30 p.m. during eight-hour workdays will be served the next business day by 5:00 pm. Reconnection requests after 5:00 pm during 10-hour workdays, will be served the next business day by 5:00 pm. (Payments received at City Hall before 5:00 pm *on the day when a shut-off occurs* will be turned on the same day. Online or phone payments made before 4:00 pm will be reconnected the same day).

A number of charitable/non-profit help organizations assist customers who fall on hard times. For any given account, fines and penalties in this section will be waived once in a rolling 12-month period if assisted by a help organization so that the financial resources imparted by help organizations pay only for actual water usage and not fees, fines, or penalties. When a help organization expresses the intention to assist a customer to bring their account current to avoid shut-off, written or verbal expression of intention to do so is grounds for City Staff to remove the relevant account from the Shut-off list for that period.

As needed and at the discretion of the Public Works and Finance Directors, a portion of the proceeds arising from the payment of penalties will be used toward the "Caldwell Cares" assistance program (the City's own assistance program) including the payment of administrative fees to third parties with whom the City may contract for administration of the program (presently the Caldwell Salvation Army).

Unless it is consumed to settle an account, unexpended account deposits will be refunded to the account holder. Tenants moving to a new location are required to pay a deposit at the time of signing up. Arrangements can be made and approval by the supervisor for an extension not more than 30 days from the date of signing up.

The Public Works Director or relevant Deputy Public Works Director shall have the authority to cancel shut-offs for a month in which an extenuating circumstance exists including doing so in the Month of December to ease challenges during the holidays.

c. **Service Reconnection of Delinquent Commercial Account –** Delinquent commercial accounts are considered terminated on the scheduled termination date. A letter, by regular post, will be forwarded to the billing address notifying the account of the delinquency and of the City's intent to disconnect the water service seven calendar days after the date of delinquency if the account is not brought current. A twenty-four dollars and twenty-five cents ($24.25) delinquency charge will be added to the next scheduled water bill in each cycle where the account is delinquent. When service is disconnected it will be reconnected only after payment of fifty-seven dollars and fifty cents ($57.50) reconnection fee and only as Water Division staff is available and when

delinquent and current amounts are paid in full. Requests for reconnection after 4:00 p.m. will be filled the next business day by 5:00 pm.

d. **Extensions In Time To Pay** - Any customer, prior to the time an account becomes delinquent, may request an extension in time to make payment. The request may be made in person at a regularly scheduled Utility Board meeting, or by letter addressed to City Hall. No more than three requests may be approved in any consecutive twelve-month period. No charge will be assessed or added to the next scheduled water bill for each approved request. The Utility Board may grant an extension in time to make payment for a period not to exceed fourteen calendar days beyond the date of account delinquency.

e. **Customer Requested Shut-off** - The Caldwell Water Division will allow one shut-off and turn-on per day during normal working hours for maintenance and repairs at no charge. Emergency shut offs may also be performed at no charge even after normal business hours. Turn-on outside of normal business hours will be performed with a one hundred fifteen dollars and zero cents ($115.00) service charge added to the account. Additional shut-off/turn-on requests and all after-hour service calls will be billed at the same rate for each subsequent after hours shut-off or turn-on/reconnect. Turn-on or shut-off fees may be waived for extreme circumstances at the discretion of the Water Superintendent or his duly authorized designee(s).

f. **Unauthorized Connection or Reconnection** – The receipt of water is a privilege granted only with prior payment of appropriate connection fees, timely payment of usage fees and general compliance with City policies related to water usage. The unauthorized operation of meter box valves is prohibited. Such unauthorized operation will result in the removal of the water meter and a charge of three hundred sixty-five dollars and zero cents ($365.00) for reinstallation payable prior to the time of reinstallation.

   The unauthorized direct connection to City water mains (bypassing the meter) without routing through a City water meter is prohibited (such as spanning a meter setter or connecting to the upstream end of a meter setter). Such unauthorized activities will result disconnection and in a charge of two thousand one hundred dollars ($2,100.00) payable prior to the time of reconnection. A letter, by regular post, will be forwarded to the billing address and owners address outlining the infraction, the charges attached thereto, and the consequences of the infraction. The second unauthorized connection will result in removal of the meter box and associated equipment. Reinstallation of the meter box and service will be at the rates outlined in part I.C of this resolution. In addition to any actions and charges outlined herein, person or persons may, upon conviction for unauthorized activities, be subject to misdemeanor fines and imprisonment as indicated in Section 04-01-31 of the City Code. It is the responsibility of the account holder and owner to maintain accurate mailing address information with the Water Division for the purposes of notices and mailing.

g. **Paper Mailing Statement:** A fee of $3.00 per billing cycle will be applied to all users choosing to receiving paper mailing statements rather than electronic

statements.

C) **Other Charges:**

a. **Connection Fees (Outside City Limits)** - Any customer outside the corporate limits of the City requesting water service, who is legally able to annex to the City, must do so to connect to the City Water System. Any customer outside City corporate limits requesting water service, who is not legally able to annex, is required to obtain Council approval by entering into an agreement that shall run with the land to voluntarily annex to the City when legally able to do so (Municipal Service Agreement), and pay those fees as at that time constituted to the Planning and Zoning Division normal for processing an application to annex. Approval of such an agreement is solely at the option of City Council. If approved by the Council, connection fees and rates shall be charged at the same rates as for customers within the incorporated City limits. In an emergent situation, the Public Works Director, appropriate Deputy, or City Engineer may approve an extraterritorial water connection of a property eligible to annex ahead of the completion of annexation, provided annexation is actively being sought. Failure to complete annexation proceedings in a reasonable and timely way may be grounds for disconnection as determined by the Public Works Director, appropriate Deputy Director or City Engineer.

b. **Charges To Other Government Entities** - Upon the written request of an authorized member of another government entity, and with the approval of the Mayor, certain work activities may be performed by the Water Division. All labor, equipment and materials shall, at the option of the City, be billed for services performed.

c. **Damage Repair Costs** - Damages to Water Division facilities by other utilities, excavators or others will be repaired under the supervision of Water Department Personnel or by Water Division Personnel at the Superintendents discretion. All direct and indirect costs incurred by the Water Division in the repair, including man-time to supervise such a repair, will be billed to the party causing the damage.

d. **Short Notice Line Location Charges** - The City of Caldwell, as required by law, participates in the Dig Line system. Forty-Eight hours notification is required prior to excavation by any party. Line locations without forty-eight hours' notice will be billed at a fee equal to the loaded hourly rate of the highest paid POTW employee to the requesting party. There will be no charge for line locations during times of individual hazard or public emergency.

e. **Tampering, Illicit Use, Inappropriate use of Fire Hydrants** – Tampering with a fire hydrant, using a hydrant without issuance of training and a use card and, a Water Division issued metering device, or inappropriate use with or without a card and department issued metering device (such as use without an approved backflow prevention device), shall result in a fine of one thousand fifty dollars ($1,050.00) for each offence recurring every day of such an offence. Backflow used for connection to a fire hydrant must be inspected and approved by the Water Division representative authorized by the Water Superintendent.

f. **Tampering a Water Valve** – Tampering with a mainline valve (any City owned valve) poses risk to public health, safety, and welfare. Any such tampering will result in a fine of two thousand one hundred dollars ($2,100.00). Repeated offences may result in criminal charges, misdemeanor fines, and imprisonment as indicated in Section 04-01-31 of the City Code and the costs that may be incurred by the city to cure such public harm or mayhem as may result from such actions.

g. **Illicit Connections to City Water Mains** – Unauthorized connections to City mains constitute a serious risk to public health, safety, and welfare. Entities or individuals making illicit connections to City water mains with or without a metering device will be fined five thousand seven hundred fifty dollars ($5,750.00) and may be subject to criminal prosecution. Such connections may be ordered abandoned or be abandoned by the City at the offending party's expense. If the connection is allowed to remain, a city standard meter must be installed and all appropriate connection fees and fines paid before use will be authorized.

h. **System Testing for Private Development Engineering Purposes -** The Water Division shall charge a minimum fee of one hundred fifty seven dollars and fifty cents ($157.50) per pressure test or fire flow test conducted at the request of a developer, owner, or developer's engineer to facilitate private development. The Water Superintendent shall have the authority and discretion to add additional charges for costs incurred above general equipment use and staff time.

i. **Plan Review Fee –** The Plan Review fee shall be charged to each application requiring additional or excessive water review due to deviation from the Water System Master Plan or for required well/booster station/reservoir. The plan review fee shall be charged a base rate of two hundred dollars and zero cents ($200.00) plus an additional rate of two dollars ($2.00) per lot.

II. **NEW CONSTRUCTION**

BE IT FURTHER RESOLVED, that in connection with new development, the water main size is a minimum nominal diameter of eight (8") inches. When a larger sized line is required, in conformance with the currently adopted Caldwell Water Masterplan, the developer shall be responsible to construct that master planned line in its appropriate size and alignment at their own cost. Exceptions to this rule, offering partial reimbursement or size variance, may only be granted by the Public Works Director and/or Deputy Public Works Direct in conjunction with the City Engineer and shall only be granted with compelling justification or unusual or extreme circumstances.

BE IT FURTHER RESOLVED, that *policies* herein shall take effect upon passage and all similar policies established by earlier resolution(s) are hereby repealed.

FURTHER, that fees herein shall take effect beginning October 1, 2026 and all similar fees established by earlier resolution(s) are hereby repealed.

PASSED BY THE COUNCIL of the City of Caldwell, this 17th day of August, 2026.

APPROVED BY THE MAYOR of the City of Caldwell, this 17th day of August, 2025.

Mayor

ATTEST:

City Clerk

Exhibit A

Gallons Per Day By Categories

Use	Gallons Per Day
Restaurants	
Full Service (per square foot of customer service area)	1.29
Fast Food (per square foot of customer service area)	1.08
Take-out Pizza Only (per square foot of customer service area)	0.84
Sandwich Shop (per square foot of customer service area)	0.82
Schools	
Base/Elementary (per classroom)	445
Middle/High School (per classroom add to "Base" GPD)	140
With a cafeteria (per classroom add to "Base" GPD)	84
With showers (per classroom add to "Base" GPD)	140
Grocery stores (per square foot)	0.09
Sub Uses*	
Bakery (per square foot)	0.84
Deli (per square foot)	0.84
Butcher (per square foot)	0.84
Self-service laundries	
First 10 washing machines	2800
Each additional washing machine	175

All other uses shall be computed on an individual basis where peak daily water usage shall be determined from the usage of the proposed facility at full capacity based on flows obtained from the chart titled WASTEWATER FLOWS FROM VARIOUS ESTABLISHMENTS IN GALLONS PER DAY, pages 101-103, and published in the "Technical Guidance Manual For Individual And Subsurface Sewage Disposal Systems".

*The sub uses may be used to calculate those categories for standalone uses.

CITY OF CALDWELL, IDAHO
STREET LIGHTING FEES AND POLICIES
RESOLUTION NO. _____

WHEREAS, the City Council approved Ordinance No. 1945 on May 4, 1992 establishing a street lighting policy and providing for the setting of fees by Resolution of City Council:

NOW THEREFORE, BE IT RESOLVED that the street lighting policy and fees set forth below are hereby adopted by the City Council of the City of Caldwell, Idaho. The street light fee structure shall consist of three rate classes defined as follows:

I. **STREET LIGHT FEES:**

A) **Low Benefit Rate:** This rate class is restricted to Improved Real Property where the nearest street light is greater than 500 feet from the property.

B) **Medium Benefit Rate:** This rate class includes all Improved Real Property, which is located within 500 feet of a street light and not included in the high benefit class.

C) **High Benefit Rate:** This rate class includes Improved Real Property which is located within 500 feet of a street light and which in the opinion of the City has a higher-than-average benefit from street lights. This class includes the following:

a. Commercial accounts located within the downtown core area (as defined by a map adopted by the Council).

b. Commercial accounts located out of the downtown core area but which have a road frontage greater than 75 feet. A commercial account also includes industrial and multiple family residential developments (apartment complex, combined meter mobile home parks, multi-residential units greater than a triplex).

D) The rates for these three classes shall be as follows:

a. Low Benefit Rate: $0.93/month
b. Medium Benefit Rate: $3.74/month
c. High Benefit Rate: $7.44/month

Improved Real Property is defined as property which has City Water, Sewer or Garbage Service. Commercial accounts are properties meeting the definition of non-residential accounts for sewer billing purposes.

II. **NEW CONSTRUCTION**:

In all developments where street lighting is a condition of development and where public streets are involved, the lights provided shall conform to the recommended height standards of Idaho Power Company and the City of Caldwell Specifications. The Light-Emmiting-Diode (LED), driver, and light-sensing switch must also conform City of Caldwell Specifications (Caldwell Supplemental Specification to the Idaho Standards for Public Works Construction) and to Idaho Power Company Standards. A junction box shall be located within five (5) feet of the street light pole and the line from the power supply up to, and including, the junction box shall be installed by Idaho Power except as otherwise approved by the City Engineer. Spacing between streetlights shall generally not exceed 350 feet. Lighting meeting said standards, and located in public right-of-way, shall be acceptable for dedication to the City.

A) **Illicit Connections Prohibited:** Connections to streetlights for any purpose including, but not limited to powering sprinkler timers, Christmas lights, sign lighting, or for any other purpose is prohibited unless authorized in writing by the City Engineer and Public Works Director.

BE IT FURTHER RESOLVED that all fees contained herein shall be effective October 1, 2026, and all similar fees established by earlier resolution are hereby repealed.

PASSED BY THE COUNCIL of the City of Caldwell, this 17th day of August, 2026.

APPROVED BY THE MAYOR of the City of Caldwell, this 17th day of August, 2026.

_____

Mayor

ATTEST:

_____

City Clerk

CITY OF CALDWELL, IDAHO
IRRIGATION SYSTEM FEES AND ASSESSMENTS
RESOLUTION NO._____

A Resolution of the Council of the City of Caldwell, Idaho, setting forth fees, assessments and policies for the municipal irrigation system for said City; receiving and accepting the assessment book for the 2027 Irrigation Season; receiving and accepting the estimate of expenses for the 2027 Irrigation Season; setting the time and place for the meeting of the Board of Correction for 2027 assessments; setting fees for connecting to said irrigation system; setting uniform method of allocating assessments for the 2027 Irrigation Season; setting customer service charges; setting policies for reimbursement for facility over-sizing; and setting an Effective Date.

WHEREAS, the City of Caldwell, Idaho has, by the adoption of City Ordinance Number 2504, incorporated in the Municipal Code of said City as Chapter 4 Article 17, established an Irrigation Division, with all the powers and authorities necessary to operate, maintain and extend a Municipal Irrigation System; and

WHEREAS, Section 4-17-09(3) authorizes the City of Caldwell, Idaho to charge fees set forth in a rate schedule adopted by resolution of the City Council as a condition for connection to the Municipal Irrigation System; and

WHEREAS, Section 4-1 7-09(6.C) authorizes the City of Caldwell, Idaho to charge irrigation main extension fees for new connections within the Municipal Irrigation System limits in accordance with a rate schedule adopted by resolution of City Council; and

WHEREAS, Section 4-17-09(l0.A) authorizes the City of Caldwell, Idaho to charge, in addition to inspection fees, irrigation main extension fees and impact fees, a service connection fee in accordance with a rate schedule adopted by resolution of City Council; and

WHEREAS, Section 4-17-09(10.B) authorizes the City to charge impact and capital improvement base fees in accordance with a rate schedule adopted by resolution of City Council for water supply development, storage, transmission lines and other offsite improvements; and

WHEREAS, Section 4-17-15(1) of the City Code authorizes the City Council to establish annual irrigation assessments pursuant to Idaho law:

I. ASSESSMENT ROLL

NOW THEREFORE BE IT RESOLVED, that pursuant to Idaho Code 50-1807, an assessment book for the Caldwell Municipal Irrigation District will be filed in the office of City Clerk on or before January 26, 2027, and by this resolution, Mayor and Council of said City duly receive and accept the same which assessment roll is attached hereto and made a part here of as it set forth in full.

A) **Company Standards:** A junction box shall be located within five (5) feet of the streetlight pole and the line from the power supply up to, and including, the junction box shall be installed by Idaho Power except as otherwise approved by the City Engineer. Spacing between streetlights shall generally not exceed 350 feet. Lighting meeting said standards, and located in public right-of-way, shall be acceptable for dedication to the City.

B) **Illicit Connections Prohibited:** Connections to streetlights for any purpose including, but not limited to powering sprinkler timers, Christmas lights, sign lighting, or for any

other purpose is prohibited unless authorized in writing by the City Engineer and Public Works Director.

II. **ESTIMATE OF EXPENSES**

BE IT FURTHER RESOLVED the estimated expenses or the necessary funds for the expenses of maintaining, operating, improving, extending and enlarging said city irrigation system for the 2027 irrigation season, and which shall be allocated in proportion to the benefits received to the properties in said assessment book, are as follows:

Estimated Expenses	$	3,269,217.00
Unpaid and Delinquent Assessments	$	750,738.02
Total Estimated Expenses	$	4,019,955.02

and by this action, Mayor and Council duly receive and accept the same.

III. BOARD OF CORRECTION

BE IT FURTHER RESOLVED the Board of Correction to hear protests to aforesaid assessments, and as deemed appropriate, to correct the same, shall meet March 10th through March 11th, 2027 from 8:30 A.M. to 3:00 P.M. at the Caldwell Water Office, 305 W. Chicago St., Caldwell, Idaho.

IV. **IRRIGATION CONNECTION FEES**

BE IT FURTHER RESOLVED, that the charge(s) for connecting to the City Irrigation System shall be determined as follows:

A) **Plan Review Fee:** The Plan Review fee shall be charged to each residential property in proportion to the administrative time and resources consumed to plan for sufficient irrigation service to the parcel in question. The plan review fee shall be charged at a base rate of two hundred dollars and zero cents (200.00) plus an additional rate of two dollars ($2.00) per lot. For single lot developments, only the base rate shall apply. This fee applies to CMID connections only.

B) **Inspection Fee:** The Inspection fee shall be charged to each residential property in proportion to the advisement time and resources consumed to assist the developer in providing sufficient service to the parcel in question. The Inspection fee shall be charged at a base rate of one hundred dollars and zero cents ($100.00) plus an additional rate of one dollar ($1.00) per lot. For single lot developments, only the base rate shall apply. This fee applies to CMID connections only.

C) **Main Extension Fee:** Each residential property to be connected to an existing irrigation main shall be assessed a "front foot" cost of twenty-five dollars and thirty nine cents ($25.39) per foot. The "foot frontage" is the longest street, alley or utility easement frontage having an irrigation main without regard to where the service is actually connected. The total property frontage length is used in instances where the irrigation main is only partially extended along the property frontage. For large lots in which only a portion of the lot is being built on, and which could reasonably be split in the future, the City Engineer may reduce the frontage by the amount that could be split off to form another buildable lot. The minimum frontage for purpose of computing this fee is thirty (30) feet resulting in a minimum Extension Fee of seven hundred sixty-one dollars and seventy cents ($761.70) for all properties except as noted below.

In instances where property can obtain irrigation service without an irrigation main in the frontage, it shall be the responsibility of the City Engineer to assign a frontage for purposes of computing this fee by considering the shape and size of the property and the front footage of other property in the vicinity, but the assigned frontage is not to exceed the square root of the property area nor be less than thirty (30) feet.

In instances where the City directs the property owner or developer to install the City main lines at owner or developer expense or where lines are provided through a Local

Improvement District, the Main Extension Fee may in whole or in part be waived as may equitably be determined by the City Engineer.

D) **Pump Station Fee:** Each property to be connected to the City Irrigation System requiring pressurized water for irrigation use shall be assessed a connection fee of fifteen cents ($0.15) per square foot of property area as the property's equitable share of the cost of providing the pressurization pump station.
In instances where the City directs the property owner or developer to install the pressurization pump station at owner or developer expense or where the pump station is provided through a Local Improvement District, the Pump Station Fee may, in whole or in part, be waived as may equitably be determined by the City Engineer. The Pump Station Fee shall not be waived in instances where the developer connects a new community to an existing station.

E) **Trunk Line Fee:** Each property to be connected to the City Irrigation System shall be assessed fifteen cents ($0.15) per square foot of property area as the property's equitable share of the cost of providing interconnecting irrigation trunk lines.
Some instances shall be cause for the City Engineer to exercise professional discretion whether the Irrigation Trunk Line Fee will be charged.
   a. Instances where the City directs the property owner or developer to install a new City irrigation trunk lines at owner or developer expense.
   b. Locations where lines are provided through a Local Improvement District,
   c. Locations where an over-sized trunk main is provided at owner or developer expense

In these instances, the Irrigation Trunk Line Fee may, in whole or in part, be waived as may equitably be determined by the City Engineer. The Trunk Line Fee shall not be waived in instances where the developer connects a new community to an existing station.

F) **Service Line Fees:** Each irrigation service shall be assessed charges for completing services and connections in accordance with the following schedule:

1" Service	$ 618.91/ea.
2" & larger Service	Time & Material
1/2 Street Asphalt Patch	$ 1,050.00
Full Street Asphalt Patch	$ 1,575.00
Tapping Fee	$ 166.25/ea.
Compaction Test	$315.00/ea.

G) **Previous Connections:** In instances where an improvement on a property has previously been connected to the pressurized irrigation system and complied with the connection fee(s) in force at the time of connection, the above fees do not apply. If, however, the connection involves an increase in demand on the system, then the connection is subject to these fees for the amount of the increase only.

V. **IRRIGATION ASSESSMENTS**

BE IT FURTHER RESOLVED, the City hereby establishes a uniform method of allocating assessments, that annual irrigation assessments shall consist of the sum of the base assessment, assessment expense and pressurization assessment and be determined as follows:

A) **Base Assessment –** The base assessment is charged to CMID customers based on the irrigation district's cost to deliver the water from the Boise River basin to the City of Caldwell. Each irrigation district assesses the City of Caldwell for irrigation supply annually. The CMID base assessment is based on the acreage of the entire lot, regardless of the irrigated area. Accounts less than one acre will have a minimum assessment of fifty-five dollars and sixty cents ($55.60), plus assessment expense and pressurization assessment. Accounts over one acre will have a minimum assessment of eighty-seven

dollars and fifty cents ($91.70) per acre, plus assessment expense and pressurization assessment.

B) **Administration Assessment** – The administration assessment is charged to CMID customers for the administrative costs associated with operation of CMID, including customer service, billing, and accounting tasks. All accounts shall be assessed eight dollars and sixteen cents ($8.16) per account as an administration assessment.

C) **Pressurization Assessment** – The pressurization assessment is charged to CMID customers based on the City's cost to operate irrigation pump stations, pressurizing the irrigation water before it is delivered to customers. Any improved residential properties with separate service lines shall be assessed ninety-nine dollars and sixty-six cents ($99.66) per account for a property up to ten thousand (10,000) square feet in total area. The pressurization assessment for residential accounts larger than ten thousand square feet shall be assessed an additional forty-nine dollars and eighty-three cents ($49.83) per ten thousand (10,000) square feet for any portion of the property exceeding ten thousand (10,000) square feet, using the bracketed lot area assessment table below.

Residential Pressurization Assessment Table

Sq. Feet (from)	Sq. Feet (to)	Acres (from)	Acres (to)	Assessment
-	10,000			$ 99.66
10,001	15,000			$ 124.57
15,001	20,000			$ 149.48
20,001	25,000			$ 174.40
25,001	30,000			$ 199.31
30,001	35,000			$ 224.22
35,001	40,000			$ 249.14
40,001	43,560	0.9	1	$ 266.88
43,561	87,120	1.0	2	$ 483.92
87,121	130,680	2.0	3	$ 700.97
130,681	174,240	3.0	4	$ 918.02
174,241	217,800	4.0	5	$ 1,135.07
217,801	261,360	5.0	6	$ 1,352.12
261,361	304,920	6.0	7	$ 1,569.17
304,921	348,480	7.0	8	$ 1,786.22
348,481	392,040	8.0	9	$ 2,003.26
392,041	435,600	9.0	10	$ 2,220.31
435,601	479,160	10.0	11	$ 2,437.36
479,161	522,720	11.0	12	$ 2,654.41
522,721	566,280	12.0	13	$ 2,871.46
566,281	609,840	13.0	14	$ 3,088.51
609,841	653,400	14.0	15	$ 3,305.56
653,401	871,200	15.0	20	$ 4,390.80
871,201	1,089,000	20.0	25	$ 5,476.04
1,089,001	1,306,800	25.0	30	$ 6,561.29
1,306,801	1,524,600	30.0	35	$ 7,646.53
1,524,601	1,742,400	35.0	40	$ 8,731.77
1,742,401	1,960,200	40.0	45	$ 9,817.01
1,960,201	2,178,000	45.0	50	$ 10,902.26

Each industrial, commercial or non-typical residential property with separate service shall be assessed ninety-nine dollars and sixty-six cents ($99.66) per account for any property up to seven thousand (7,000) square feet in landscaped area. The pressurization assessment for industrial, commercial or non-typical residential accounts for landscaped area larger than seven thousand square feet shall be assessed an additional forty-nine dollars and eighty-three cents ($49.83) per seven thousand (7,000) square feet for any landscaped portion of the lot exceeding seven thousand (7,000) square feet, using the bracketed irrigated area assessment table below.

Non-Typical Pressurization Assessment Table

Sq. Feet (from)	Sq. Feet (to)	Acres (from)	Acres (to)	Assessment
-	7,000			$ 99.66
7,001	14,000			$ 149.48
14,001	21,000			$ 199.31
21,001	28,000			$ 249.14
28,001	35,000			$ 298.97
35,001	42,000			$ 348.79
42,001	43,560	0.96	1	$ 359.89
43,561	87,120	1.0	2	$ 669.96
87,121	130,680	2.0	3	$ 980.04
130,681	174,240	3.0	4	$ 1,290.11
174,241	217,800	4.0	5	$ 1,600.19
217,801	261,360	5.0	6	$ 1,910.26
261,361	304,920	6.0	7	$ 2,220.33
304,921	348,480	7.0	8	$ 2,530.41
348,481	392,040	8.0	9	$ 2,840.48
392,041	435,600	9.0	10	$ 3,150.56
435,601	479,160	10.0	11	$ 3,460.63
479,161	522,720	11.0	12	$ 3,770.70
522,721	566,280	12.0	13	$ 4,080.78
566,281	609,840	13.0	14	$ 4,390.85
609,841	653,400	14.0	15	$ 4,700.93
653,401	871,200	15.0	20	$ 6,251.26
871,201	1,089,000	20.0	25	$ 7,801.60
1,089,001	1,306,800	25.0	30	$ 9,351.94
1,306,801	1,524,600	30.0	35	$ 10,902.28
1,524,601	1,742,400	35.0	40	$ 12,452.62
1,742,401	1,960,200	40.0	45	$ 14,002.95
1,960,201	2,178,000	45.0	50	$ 15,553.29

Landscaped area may be based on area measurement or the development's landscape plan, as approved by the City of Caldwell. For industrial, commercial, and non-typical residential properties, it shall be the responsibility of the property owner to petition the City of Caldwell Utility Hearing Board for an appeal or revision of the landscaped area assessed.

D) **Agricultural Land** — The land suitable for agricultural production, either crops or livestock, will be assessed at one hundred twenty one dollars and sixteen cents $121.16 per acre, plus the abovementioned assessment expense per account. Any residential property attached to the agricultural land will be assessed separately as a residential lot.

E) **Assessments Due** — Assessments are due and payable on April 1st or the first business day thereafter.

F) **Partial Year Assessment** — For purposes of calculating partial year assessments, the irrigation season is presumed to be April 15th to October 15th. For initial connections made during the course of the irrigation season (such as properties newly annexed into the municipal irrigation system), the new connection shall pay the full Base Assessment, the full Assessment Expense and a prorated Pressurization Assessment based on the portion

of the irrigation season remaining. Partial year assessments are due and payable at or before the time of connection. If a parcel or development fails to annex into Caldwell Municipal Irrigation District in a timely manner, and it benefits from a City-operated pressure irrigation station, City of Caldwell shall have authority to assess the user their entire cost of use, up to 5 years in the past, at the time of their annexation or at the start of the following billing cycle.

G) **Full Year Assessment** — Initial connections made before the commencement of the irrigation season (before April 15th) but after adoption of the annual assessment roll, shall be assessed the full annual irrigation assessment, prior to delivery of irrigation water, as if included in the annual assessment roll.

II. **CUSTOMER SERVICE CHARGES:**

A) **New Service Accounts -** Requests to subdivide an account into additional accounts or aggregate existing accounts into fewer accounts may be made by application in person to the Water Division between 8:00 a.m. and 4:30 p.m. during normal workdays. Customers will be billed twenty-one dollars ($21.00) for each account added or reduced, payable at the time of the request. Adjustments in assessments during irrigation season, to the benefit or to the expense of the resulting accounts, shall be treated as "Partial Year Assessments" and prorated from the date of the request.

B) **Delinquencies** — All delinquent accounts shall be processed in accordance with the provisions of the Idaho State Code 50-1815 and 50-1816. The City shall have the authority to shut off irrigation service to any accounts for non-payment. This shall include shut-off pressure irrigation pump stations utilized to operate subdivision or planned community developments for failure to execute payment on irrigated parcels owned by the homeowner's association. The account shall be brought to zero balance before the irrigation supply is restored.

C) **Turn-on Fee -** A turn-on fee of twenty-six dollars and twenty-five cents ($26.25) shall be applied to the following year's assessment for requests by any account to reconnect service following disconnection for non-payment, payments more than five days late, or for any other reason not in the discretion of the City of Caldwell or its agents. This fee shall be applied separately for each request.

D) **Tampering Fee -** A tampering fee of two hundred ten dollars and zero ($210.00) shall be applied to the following year's assessment for any account reconnecting service without authorization following disconnection for non-payment of assessments. This fee shall be applied separately for each unauthorized reconnection.

E) **Short Notice Line Location Charges** - The City of Caldwell, as required by law, participates in the Dig Line system. Forty-Eight hours notification is required prior to excavation by any party. Line locations without forty-eight hours' notice will be billed at a fee equal to the loaded hourly rate of the highest paid POTW employee to the requesting party. There will be no charge for line locations during times of individual hazard or public emergency.

III. **NEW CONSTRUCTION**

BE IT FURTHER RESOLVED, that in connection with new development, the assumed irrigation main size is the minimum nominal diameter required to serve the developer's property. When, in conformance with the needs of the City Irrigation System, a larger line is requested of the developer than this minimum nominal diameter, and the larger line is beyond the developer's flow needs, the City shall reimburse the developer the added material costs of providing the larger line in place of the indicated nominal diameter line. Material costs shall not include contractor mark-up or labor and shall be based on the material supplier's invoice(s).

BE IT FURTHER RESOLVED, that connection fees and other charges are in effect beginning October 1st, 2026, and all similar fees and policies established by earlier resolution(s) are hereby repealed.

PASSED BY THE COUNCIL of the City of Caldwell, this 17th day of August, 2026.

APPROVED BY THE MAYOR of the City of Caldwell, this 17th day of August, 2026.

Approved

By _____
Mayor

ATTEST:

By _____
City Clerk

CITY OF CALDWELL, IDAHO

SANITATION/SOLID WASTE FEES AND POLICIES

RESOLUTION NO. _____

WHEREAS, The City provides sanitation services by and through its contracted agent; and

WHEREAS, Said contract as entered into on April 16th, 2024 and effective through September 30th, 2033, calls for annual price adjustments based on the West Urban: All Items Index of the Consumer Price Index as published by the US Department of Labor, Bureau of Labor Statistics; and

WHEREAS, Fee adjustments based on the CPI shall take effect every year on October 1st, throughout the duration of the sanitation service contract term; and

WHEREAS, said contract includes recycling for all customers which has become effective April 1st, 2024;

I. GARBAGE COLLECTION FEES:

NOW THEREFORE BE IT RESOLVED that based on the election of Republic Services and the current contract, which was executed by City Council on April 16th 2024, the sanitation/solid waste disposal and garbage collection fees (also to include recycling for all customers) was established and shall adjust annually to match the CPI beginning October 1, 2026, as outlined in City Resolution No. 147-24 in Exhibit B.

II. COMPACTOR USAGE:

BE IT FURTHER RESOLVED that the City of Caldwell, via its contractor may provide compactor(s) for areas where activated public space makes exterior trash cart storage unsightly or impractical.

A) When a compactor is provided, users unable to store their own trash containers within their own building, site (exclusive of right-of-way), or property shall be required to utilize the compactor rather than using a trash cart or use a trash cart with the compactor (typically equipped with a cart dumper). If users retain a trash cart, they are required (as in the plaza block) to store the cart in an interior location shielded from public view within their own property.

B) Users may also be given the opportunity to stage dumpsters, by arrangement with the City's contractor, if desired at locations away from activated public space so designated by the City. Dumpsters are not allowed in public right-of-way, public space, or in areas not designated for dumpster staging. The Director of Public Works or the assigned Deputy Public Works Director is hereby authorized to cancel such trash service accounts as may conflict with this policy.

C) Compactor and Compactor Enclosure:

a. Carts, and open trash bags may not be stored in Compactor enclosures.

b. Grease storage bins may be stored in compactor storage bins by arrangement if:

   i) The user takes responsibility for cleaning up spills and keeping the receptacle in a neat, clean, and orderly way.

c. Penalties

   i) Fines will be levied for the following unless the Public Works Director or his

designee finds that the fine should not be levied:

(1) Placement of excessive liquid in the compactor (this makes the haul charges more and impacts all users)

(2) Leaving bags of trash or boxes in the enclosure without placing them in the respective trash or recycling compactors.

(3) Leaving free trash or trash in torn bags in the enclosure

(4) Placing trash in the recycle receptacles or compactors (which can contaminate the recyclable material and negate potential commodity value)

d. When Grease storage bins are staged in compactor enclosures or on a public way the user must keep the staging area clean and mitigate spills or leakage. Users may be assessed a fee for steam cleaning of compactor enclosures or other staging areas.

e. In the Downtown Core where compactors for trash and recycling are provided, any value of the recycling commodity shall be used to reduce and diminish the cost of compactor rental to those opting to and/or required to use the compactors for their trash service.

D) <u>Special Fees and Fines:</u>

a. Fines related to the compactor enclosure shall be $209.80 for each offence.
   i) More egregious offences that show open negligence such as free trash or torn bags left in the enclosure will be assessed a double fine.

b. Cleaning Fee – the cleaning fee for grease areas where grease receptacles are stored shall be at the loaded time and material cost for doing such work but shall not be less than $150 and shall not exceed $350.

Man time and resources necessary to keep the enclosure clean and maintained impact the costs and fees associated with compactors. This section is intended to discourage and penalize misuse to minimize costs to the compactor users and prevent the unfair imposition of additional costs arising from misuse.

E) **Surveillance**:

a. It is hereby noted that surveillance footage will be used to the greatest extent possible to determine users responsibility for fees or fines. Photographic evidence or the testimony of witnesses will also be relied upon to penalize violators of this section.

III. EFFECTIVE DATE:

BE IT FURTHER RESOLVED that all sanitation/solid waste/garbage collection fees prescribed herein are in effect on the first day of October, 2026 as set forth in Section I. above and that all such fees established by earlier resolution are hereby repealed.

PASSED BY THE COUNCIL of the City of Caldwell, this 17th day of August, 2026.

APPROVED BY THE MAYOR of the City of Caldwell, this 17th day of August, 2026.

_____

Mayor

ATTEST:

_____

City Clerk

CITY OF CALDWELL, IDAHO

FLOODPLAIN DEVELOPMENT FEES AND POLICIES

RESOLUTION NO. _____

A RESOLUTION OF THE COUNCIL OF THE CITY OF CALDWELL, IDAHO SETTING FORTH FEES, ASSESSMENTS AND POLICIES FOR THE DEVELOPMENT REQUIREMENTS WITHIN THE SPECIAL FLOOD HAZARD AREA, ALSO KNOWN AS THE FLOODPLAIN AND/OR FLOODWAY, FOR SAID CITY FOR 2027 FLOODPLAIN DEVELOPMENT APPLICATIONS AND INSPECTIONS; RECEIVING AND ACCEPTING THE ESTIMATE OF EXPENSES FOR THE 2027 SPECIAL FLOOD HAZARD AREA DEVELOPMENT; FOR ROUTINE REVIEW OF FLOODPLAIN DEVELOPMENT PERMIT PLANS; AND FOR SETTING POLICIES FOR ENFORCEMENT OF STATE, FEDERAL, AND LOCAL REGULATIONS GIVEN THE MISUSE OF THE FLOODPLAIN DEVELOPMENT PERMIT.

WHEREAS, the City Council enacted the Flood Damage Prevention Ordinance May 2, 1975 as amended, establishing a flood damage prevention policy to all land developed in the special flood hazard areas within the jurisdiction of the City of Caldwell; and

WHEREAS, the City exercises their municipal powers in the review process of development within the special flood hazard area applications to; and

WHEREAS, Section 12-15-05(3) authorizes the City of Caldwell, Idaho to establish a floodplain development permit prior to any commencement of any development activities within the special flood hazard areas determined in accordance with the provisions of Section 12-15-07(3); and

WHEREAS, Section 12-15-07(3) authorizes the City of Caldwell, Idaho to designate a Floodplain Administrator to administer and implement the previsions of the ordinance and review floodplain development permit applications, plans of development, and they adhere to the standards of Section 12-15-09; and

WHEREAS, the Floodplain Administrator and supporting staff provide information and education to the general public on State, Federal, and local floodplain development requirements and assistance in application questions; and

WHEREAS the Floodplain Administrator and supporting staff, in fulfilling the requirements of City ordinances and administrative directives, incurs direct and indirect costs associated with review of applications, building permit documents, inspections, training, and research associated with development in the special flood hazard area;

NOW THEREFORE, BE IT RESOLVED, that the floodplain development policy and fees set forth below are determined as follows:

I. **FLOODPLAIN DEVELOPMENT REVIEW:**

A) **Base Fee:** Fees associated with the Floodplain Development Permit application review and intake process of one hundred dollars ($100.00).

B) **Floodway Fee:** When a property is within a designated floodway, an additional two hundred dollars ($200.00) will be added to an application's base fee due to the significant amount of time needed for extra research of requirements at the State and Federal levels

to ensure compliance.

C) **Review Fees:**

a. **No Structure/Unsubstantial Improvement/Signs:** Fee for review of developmental plans associated within the special flood hazard area of fifty dollars ($50.00), plus the application base fee of one hundred dollars ($100.00) consisting of no structural building plans or improvements to any existing structures, to be collected at the time of application. This includes but is not limited to demolition, landscaping, tree removal/trim, installation of signs, and erosion control on exiting stream banks.

b. **1 Acre or Less Review Fee:** Fee for review of developmental plans associated within the special flood hazard area of one hundred dollars ($100.00), plus the application base fee of one hundred dollars ($100.00), consisting of one acre or less and is a single family dwelling or substantial improvement to an existing structure, to be collected at the time of application; or, fee for review of developmental plans associated within the special flood hazard area of one hundred fifty dollars ($150.00), plus the application base fee of one hundred dollars ($100.00), consisting of one acre or less and is a nonresidential, commercial, or industrial building.

c. **1-5 Acres Review Fee:** Fee for review of developmental plans associated within the special flood hazard area of two hundred dollars ($200.00), plus the application base fee of one hundred dollars ($100.00), consisting of one to five acres and is a subdivision or manufactured home park, to be collected at the time of application; or, fee for review of developmental plans associated within the special flood hazard area of three hundred dollars ($300.00), plus the application base fee of one hundred dollars ($100.00), consisting of one acre or less and is a nonresidential, commercial, or industrial building.

d. **More than 5 Acres:** Fee for review of developmental plans associated within the special flood hazard area of four hundred dollars ($400.00), plus the application base fee of one hundred dollars ($100.00), consisting of more than five acres and is a subdivision or manufactured home park, to be collected at the time of application; or, fee for review of developmental plans associated within the special flood hazard area of six hundred dollars ($600.00), plus the application base fee of one hundred dollars ($100.00), consisting of five acres or more and is a nonresidential, commercial, or industrial building.

e. **Review Fees:** The rates shall be as follows:

No Structure/Unsubstantial Improvement	$	150.00
Residential < 1 Acre	$	200.00
Nonresidential/Multifamily < 1 Acre	$	250.00
Residential 1-5 Acres	$	300.00
Nonresidential/Multifamily 1-5 Acres	$	350.00
Residential > 5 Acres	$	500.00
Nonresidential/Multifamily > 5 Acres	$	700.00

The special flood hazard area is defined as the land in the floodplain within a community subject to a one percent (1%) or greater chance flood in any given year. The floodway is defined as the channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than a designated height. Substantial improvement is defined as reconstruction, rehabilitation, addition or other improvement of a structure, the cost of which equals or exceeds fifty percent (50%) of its market value before the "start of

construction" of the improvement.

II. **New Construction:** In all areas of the special flood hazard area where new building constructions are involved, the structures must adhere to the requirements of the National Flood Insurance Program and to local City Ordinances. This may include but is not limited to wet or dry floodproofing of the newly constructed structure, elevation of said structure, and using flood resistant building materials. If said structure is connected to any existing structure on the property located within the special flood hazard area, said structure and the existing structure will adhere to the Substantial Improvements Provisions of the National Flood Insurance Program.

A) **Violation – Working Outside the Limits of an Approved Permit:** In the instances where a contractor, utility company or persons performs work prior to issuance of a Floodplain Development Permit or different than what is specified in said permit without first having received a revised and approved Floodplain Development Permit Addendum from the Stormwater Division, a violation fee of up to $100 per day of violation shall apply (Idaho Code § 50-302). The Floodplain Administrator shall have the authority to waive this fee where they find unusual circumstances warranting the same. Upon notification of violation said contractor, utility company or persons shall immediately work in an expeditions manner to obtain a revised and approved special flood hazard area development permit from the City prior to continuing work. Floodplain Development Permits will not be issued to contractors/utility companies/persons who are not current on applicable fees and fines or who, in the option of the City Floodplain Administrator and Public Works Director or Deputy Director, consistently violate.

BE IT FURTHER RESOLVED that each fee collected will be a further and additional fee to any collected by other City departments for the same application and that the disposal of funds for said fee are to defray and reduce the costs allocated among various City general, special use and enterprise funds financially supporting the operation of the Stormwater Division and of the Public Works Department in the fiscal year in which they are collected.

BE IT FURTHER RESOLVED that all fees contained herein shall be effective October 1, 2026.

PASSED BY THE COUNCIL of the City of Caldwell, this 17th day of August, 2026.

APPROVED BY THE MAYOR of the City of Caldwell, this 17th day of August, 2026.

_____

Mayor

ATTEST:

_____

City Clerk

PUBLIC WORKS - 2027 FEE SCHEUDLE

Category	Description	FY 2026 Current	FY 27 Proposed	FY 27 Amount Increase	FY 27 % Increase
Wastewater Division					
Plant Capacity Connection	Residential	$ 1,272.75	$ 4,562.86	$ 3,290.11	258.50%
	Stub Out (min)	$ 1,025.06	$ 1,832.91	$ 807.85	78.81%
	Commercial B.O.D. (max mo.)	$ 945.04	$ 2,436.87	$ 1,491.83	157.86%
	Commercial T.S.S. (max mo.)	$ 945.04	$ 2,125.99	$ 1,180.95	124.96%
Distribution Fee	**3/4" Meter**		**$ 4,198.05**	**$ 4,198.05**	**NEW**
	1" Meter		**$ 6,996.75**	**$ 6,996.75**	**NEW**
	1 1/2" Meter		**$ 13,993.50**	**$ 13,993.50**	**NEW**
	2" Meter		**$ 22,389.60**	**$ 22,389.60**	**NEW**
	3" Meter		**$ 48,977.24**	**$ 48,977.24**	**NEW**
	4" Meter		**$ 69,967.49**	**$ 69,967.49**	**NEW**
	6" Meter and Greater		**$ 139,934.98**	**$ 139,934.98**	**NEW**
Sewer Usage Fees	Base Rate - 5/8" Meter	$ 32.00	$ 34.43	$ 2.43	7.59%
	Base Rate - 3/4" Meter	$ 32.00	$ 34.43	$ 2.43	7.59%
	Base Rate - 1" Meter	$ 32.00	$ 55.66	$ 23.66	73.94%
	Base Rate - 1 1/2" Meter	$ 32.00	$ 108.75	$ 76.75	239.84%
	Base Rate - 2" Meter	$ 32.00	$ 172.45	$ 140.45	438.91%
	Base Rate - 3" Meter	$ 32.00	$ 374.16	$ 342.16	1069.25%
	Base Rate - 4" Meter	$ 32.00	$ 533.41	$ 501.41	1566.91%
	Base Rate - 6" Meter	$ 32.00	$ 1,064.25	$ 1,032.25	3225.78%
	Use Fee (Cat I)	$ 4.83	$ 4.83	$ -	0.00%
	Use Fee (Cat II)	$ 5.75	$ 5.75	$ -	0.00%
	Use Fee (Cat III)	$ 7.43	$ 7.43	$ -	0.00%
	Use Fee (Cat IV)	$ 10.11	$ 10.11	$ -	0.00%
	Use Fee (Cat V)	$ 13.01	$ 13.01	$ -	0.00%
	Use Fee (General)	$ 2.00	$ 2.10	$ 0.10	5.00%
	Residential Flat Rate (No Water)	$ 70.62	$ 74.08	$ 3.46	4.90%
	Non-Category Rate (/lb BOD/TSS above Cat)	$ 2.00	$ 2.10	$ 0.10	5.00%
	Septic Dump (/gal)	$ 0.12	$ 0.15	$ 0.03	25.00%
	After Hours Emergency Septic Dump		COST	N/A	N/A
	Short Notice Locate Fee	$ 20.00	COST	N/A	N/A
Plan Review	**Plan Review Fee**		**200 +2/LOT**	**NEW**	**NEW**
Water Division					
Well Capacity	Well Development Connection Fee	$ 920.29	$ 965.38	$ 45.09	4.90%
	Non-typical Use (/gal/day - Peak)	$ 1.90	$ 1.99	$ 0.09	4.90%
	Irrigation (up to 1/4 acre)	$ 8,282.62	$ 8,688.47	$ 405.85	4.90%
	Irrigation w/ potable water (per acre)	$ 14,724.66	$ 15,446.17	$ 721.51	4.90%
	Shoulder irrigation w/ potable water (per acre)	$ 11,043.50	$ 11,584.63	$ 541.13	4.90%
	Non-FBO Hangar Well Development	$ 142.20	$ 149.17	$ 6.97	4.90%
Water Connection	3/4 x 3/4 inch Meter & Service	$ 3,939.51	$ 4,132.55	$ 193.04	4.90%
	1 x 1 inch Meter & Service	$ 4,428.06	$ 4,645.03	$ 216.97	4.90%
	2 x 1 1/2 inch Meter & Service	$ 7,418.59	$ 7,782.10	$ 363.51	4.90%
	2 x 2 inch Meter & Service	$ 7,273.41	$ 7,629.81	$ 356.40	4.90%
	3 inch & Larger Meter & Service	COST	COST	N/A	N/A
	Meter Vault REQ'd (meters 3" or larger)	COST	COST	N/A	N/A
	3/4 inch Meter	$ 513.73	$ 538.90	$ 25.17	4.90%
	1 inch Meter	$ 645.20	$ 676.81	$ 31.61	4.90%
	1 1/2 inch Meter	$ 1,156.95	$ 1,213.64	$ 56.69	4.90%
	2 inch Meter	$ 1,365.00	$ 1,431.89	$ 66.89	4.90%
	3 inch Meter	$ 3,820.88	COST	N/A	N/A
	4 inch Meter	$ 5,025.06	COST	N/A	N/A
	Meter Vault REQ'd (meters 3" or larger)		COST	N/A	N/A
	Radio Read Add	$ 336.84	$ 353.35	$ 16.51	4.90%
	Traffic Control	COST	COST	N/A	N/A
	Fire Line (/LF+Fittings+Conn fee)	$ 68.61	$ 71.97	$ 3.36	4.90%
	Tapping Fee (Except Fire Lines - Larger)	$ 158.46	$ 166.22	$ 7.76	4.90%
	Fire line Connection Fee	$ 1,832.91	$ 1,922.72	$ 89.81	4.90%
Distribution System	0.75" meter	$ 3,231.02	$ 4,872.04	$ 1,641.02	50.79%
Connection Fee	1" meter	$ 5,385.03	$ 8,120.07	$ 2,735.04	50.79%
	1.5 meter	$ 10,770.07	$ 16,240.14	$ 5,470.07	50.79%
	2" meter	$ 17,232.11	$ 25,984.22	$ 8,752.11	50.79%
	3" meter	$ 37,695.23	$ 56,840.48	$ 19,145.25	50.79%
	4" meter	$ 53,850.33	$ 81,200.69	$ 27,350.36	50.79%
	6" meter and greater	$ 107,700.67	$ 162,401.38	$ 54,700.71	50.79%
Asphalt Patch	Short Side (half street)	$ 1,000.00	$ 1,050.00	$ 50.00	5.00%
	Long Side (full street)	$ 1,500.00	$ 1,575.00	$ 75.00	5.00%

Water Usage Fees	Base Rate - 5/8" Meter	$	9.90	$	9.90	$ -	0.00%
	Base Rate - 3/4" Meter	$	9.90	$	9.90	$ -	0.00%
	Base Rate - 1" Meter	$	9.90	$	16.42	$ 6.52	65.86%
	Base Rate - 1 1/2" Meter	$	9.90	$	32.72	$ 22.82	230.51%
	Base Rate - 2" Meter	$	9.90	$	52.28	$ 42.38	428.08%
	Base Rate - 3" Meter	$	9.90	$	114.22	$ 104.32	1053.74%
	Base Rate - 4" Meter	$	9.90	$	163.12	$ 153.22	1547.68%
	Base Rate - 6" Meter	$	9.90	$	326.12	$ 316.22	3194.14%
	Residential Use Fee Tier 1 (0-2 CCF)	$	2.37	$	1.38	$ (0.99)	-41.77%
	Residential Use Fee Tier 2 (2-10 CCF)	$	2.37	$	2.32	$ (0.05)	-2.11%
	Residential Use Fee Tier 3 (>10 CCF)	$	2.37	$	2.98	$ 0.61	25.74%
	Commercial Use Fee	$	2.37	$	2.55	$ 0.18	7.59%
	Bulk Water Charges	$	2.37	$	2.55	$ 0.18	7.59%
	Paper Mailing Statement			**$**	**3.00**	**$ 3.00**	**NEW**
Customer Service Charges	New Service Account	$	20.00	$	21.00	$ 1.00	5.00%
	Deposit (discretionary to Watr Fin)	$	230.00	$	240.00	$ 10.00	4.35%
	Delinquent Residential Account Fee	$	23.10	$	24.25	$ 1.15	4.98%
	Residential Reconnect Fee	$	55.00	$	57.50	$ 2.50	4.55%
	Delinquent Commercial Account Fee	$	23.10	$	24.25	$ 1.15	4.98%
	Commercial Account Reconnect Fee	$	55.00	$	57.50	$ 2.50	4.55%
	> One Customer Turn off/Turn on/day & All After Hours	$	110.00	$	115.00	$ 5.00	4.55%
	Unauth Connection or Reconnection	$	350.00	$	365.00	$ 15.00	4.29%
	Unauth unmetered Tap/Valve Tampering	$	2,000.00	$	2,100.00	$ 100.00	5.00%
	Short Notice Locate Fee	$	20.00		COST	#VALUE!	#VALUE!
	Hydrant Metering Device Deposit	$	1,375.50	$	1,440.00	$ 64.50	4.69%
	Metering Device Reporting Late Fee	$	27.50	$	28.75	$ 1.25	4.55%
	Hydrant Meter Monthly Lease Fee	$	15.40	$	16.15	$ 0.75	4.87%
	Hydrant Meter Repair Fee				COST	#VALUE!	#VALUE!
	Fire Hydrant Tampering Fine	$	1,000.00	$	1,050.00	$ 50.00	5.00%
	Illicit Water Connection	$	5,500.00	$	5,750.00	$ 250.00	4.55%
	System Testing for Private Development	$	150.00	$	157.50	$ 7.50	5.00%
Plan Review	**Plan Review Fee**				**200 +2/LOT**	**NEW**	**NEW**
Street Light Division							
Street Light Fee	Low Benefit	$	0.89	$	0.93	$ 0.04	4.49%
	Medium Benefit	$	3.58	$	3.74	$ 0.16	4.47%
	High Benefit	$	7.13	$	7.44	$ 0.31	4.35%
Irrigation Division							
	Plan Review Fee (PER LOT)	$	2.00	$	2.00	$ -	0.00%
	Plan Review Base Fee	$	200.00	$	200.00	$ -	0.00%
	Inspection Fee (PER LOT)	$	1.00	$	1.00	$ -	0.00%
	Inspection Base Fee	$	100.00	$	100.00	$ -	0.00%
	Main Extension (PER FOOT)	$	24.20	$	25.39	$ 1.19	4.92%
	Pump Station	$	0.10	$	0.15	$ 0.05	50.00%
	Trunk Line	$	0.10	$	0.15	$ 0.05	50.00%
	1" Service	$	590.00	$	618.91	$ 28.91	4.90%
	2" & Larger Service				COST	N/A	N/A
	New Service Account	$	20.00	$	21.00	$ 1.00	5.00%
	Short Notice Line Locate Charge	$	20.00		COST	N/A	N/A
	Turn-on Fee	$	25.00	$	26.25	$ 1.25	5.00%
	Tampering Fee	$	200.00	$	210.00	$ 10.00	5.00%
	1/2 Street Asphalt Patch	$	1,000.00	$	1,050.00	$ 50.00	5.00%
	Full Street Asphalt Patch	$	1,500.00	$	1,575.00	$ 75.00	5.00%
	Tapping Fee (each)	$	158.46	$	166.25	$ 7.79	4.92%
	Compaction Test (each)	$	300.00	$	315.00	$ 15.00	5.00%
Pressurized Irrigation	Base Assessment < 1 acre	$	53.00	$	55.60	$ 2.60	4.91%
(Annual)	Base Assessment > 1 acre (per acre)	$	87.50	$	91.70	$ 4.20	4.80%
	Administration Assessment	$	7.78	$	8.16	$ 0.38	4.88%
	Agricultural Assessment (per acre)	$	115.50	$	121.16	$ 5.66	4.90%
	Paper Mailing Statement			**$**	**3.00**	**$ 3.00**	**NEW**
Residential Pressure	0 to 10,000 sqft	$	95.00	$	99.66	$ 4.65	4.90%
Assessment	10,001 to 15,000 sqft	$	118.75	$	124.57	$ 5.82	4.90%
	15,001 to 20,000 sqft	$	142.50	$	149.48	$ 6.98	4.90%
	20,001 to 25,000 sqft	$	166.25	$	174.40	$ 8.15	4.90%
	25,001 to 30,000 sqft	$	190.00	$	199.31	$ 9.31	4.90%
	30,001 to 35,000 sqft	$	213.75	$	224.22	$ 10.47	4.90%
	35,001 to 40,000 sqft	$	237.50	$	249.14	$ 11.64	4.90%
	40,001 to 43,560 sqft	$	254.41	$	266.88	$ 12.47	4.90%
	43,561 to 87,120 sqft	$	461.32	$	483.92	$ 22.60	4.90%
	87,121 to 130,680 sqft	$	668.23	$	700.97	$ 32.74	4.90%
	130,681 to 174,240 sqft	$	875.14	$	918.02	$ 42.88	4.90%

	174,241 to 217,800 sqft	$	1,082.05	$	1,135.07	$	53.02	4.90%
	217,801 to 261,360 sqft	$	1,288.96	$	1,352.12	$	63.16	4.90%
	261,361 to 304,920 sqft	$	1,495.87	$	1,569.17	$	73.30	4.90%
	304,921 to 348,480 sqft	$	1,702.78	$	1,786.22	$	83.44	4.90%
	348.481 to 392,040 sqft	$	1,909.69	$	2,003.26	$	93.57	4.90%
	392,041 to 435,600 sqft	$	2,116.60	$	2,220.31	$	103.71	4.90%
	435,601 to 479,160 sqft	$	2,323.51	$	2,437.36	$	113.85	4.90%
	479,161 to 522,720 sqft	$	2,530.42	$	2,654.41	$	123.99	4.90%
	522,721 to 566,280 sqft	$	2,737.33	$	2,871.46	$	134.13	4.90%
	566,281 to 609,840 sqft	$	2,944.24	$	3,088.51	$	144.27	4.90%
	609,841 to 653,400 sqft	$	3,151.15	$	3,305.56	$	154.41	4.90%
	653,401 to 871,200 sqft	$	4,185.70	$	4,390.80	$	205.10	4.90%
	871,201 to 1,089,000 sqft	$	5,220.25	$	5,476.04	$	255.79	4.90%
	1,089,001 to 1,306,800 sqft	$	6,254.80	$	6,561.29	$	306.49	4.90%
	1,306,801 to 1,525,600 sqft	$	7,289.35	$	7,646.53	$	357.18	4.90%
	1,524,601 to 1,742,400 sqft	$	8,323.90	$	8,731.77	$	407.87	4.90%
	1,742,401 to 1,960,200 sqft	$	9,358.45	$	9,817.01	$	458.56	4.90%
	1,960,201 to 2,178,000 sqft	$	10,393.00	$	10,902.26	$	509.26	4.90%
Non-Typical, Non-Residential	0 to 7,000 sqft	$	95.00	$	99.66	$	4.65	4.90%
Pressurization Assessment	7,001 to 14,000 sqft	$	142.50	$	149.48	$	6.98	4.90%
	14,001 to 21,000 sqft	$	190.00	$	199.31	$	9.31	4.90%
	21,001 to 28,000 sqft	$	237.50	$	249.14	$	11.64	4.90%
	28,001 to 35,000 sqft	$	285.00	$	298.97	$	13.97	4.90%
	35,001 to 42,000 sqft	$	332.50	$	348.79	$	16.29	4.90%
	42,001 to 43,560 sqft	$	343.08	$	359.89	$	16.81	4.90%
	43,561 to 87,120 sqft	$	638.67	$	669.96	$	31.29	4.90%
	87,121 to 130,680 sqft	$	934.26	$	980.04	$	45.78	4.90%
	130,681 to 174,240 sqft	$	1,229.85	$	1,290.11	$	60.26	4.90%
	174,241 to 217,800 sqft	$	1,525.44	$	1,600.19	$	74.75	4.90%
	217,801 to 261,360 sqft	$	1,821.03	$	1,910.26	$	89.23	4.90%
	261,361 to 304,920 sqft	$	2,116.62	$	2,220.33	$	103.71	4.90%
	304,921 to 348,480 sqft	$	2,412.21	$	2,530.41	$	118.20	4.90%
	348.481 to 392,040 sqft	$	2,707.80	$	2,840.48	$	132.68	4.90%
	392,041 to 435,600 sqft	$	3,003.39	$	3,150.56	$	147.17	4.90%
	435,601 to 479,160 sqft	$	3,298.98	$	3,460.63	$	161.65	4.90%
	479,161 to 522,720 sqft	$	3,594.57	$	3,770.70	$	176.13	4.90%
	522,721 to 566,280 sqft	$	3,890.16	$	4,080.78	$	190.62	4.90%
	566,281 to 609,840 sqft	$	4,185.75	$	4,390.85	$	205.10	4.90%
	609,841 to 653,400 sqft	$	4,481.34	$	4,700.93	$	219.59	4.90%
	653,401 to 871,200 sqft	$	5,959.26	$	6,251.26	$	292.00	4.90%
	871,201 to 1,089,000 sqft	$	7,437.18	$	7,801.60	$	364.42	4.90%
	1,089,001 to 1,306,800 sqft	$	8,915.10	$	9,351.94	$	436.84	4.90%
	1,306,801 to 1,525,600 sqft	$	10,393.02	$	10,902.28	$	509.26	4.90%
	1,524,601 to 1,742,400 sqft	$	11,870.94	$	12,452.62	$	581.68	4.90%
	1,742,401 to 1,960,200 sqft	$	13,348.86	$	14,002.95	$	654.09	4.90%
	1,960,201 to 2,178,000 sqft	$	14,826.78	$	15,553.29	$	726.51	4.90%
Sanitation								
Compactor Fines/Fees	Fine for Non-Compliance/Per Offense	$	209.80	$	209.80	$	-	0.00%
	Cleaning Fee/Minimum Fee	$	150.00	$	150.00	$	-	0.00%
	Cleaning Fee/Maximum Fee	$	350.00	$	350.00	$	-	0.00%
Stormwater Division								
Floodplain Development	**No Structure/Unsubstantial Improvement**			**$**	**150.00**	**$**	**150.00**	**NEW**
Permit	**<1 Acre Residential**			**$**	**200.00**	**$**	**200.00**	**NEW**
	<1 Acre Nonresidential/Multifamily			**$**	**250.00**	**$**	**250.00**	**NEW**
	1-5 Acres Residential			**$**	**300.00**	**$**	**300.00**	**NEW**
	1-5 Acres Nonresidential/Multifamily			**$**	**400.00**	**$**	**400.00**	**NEW**
	>5 Acres Residential			**$**	**500.00**	**$**	**500.00**	**NEW**
	>5 Acres Nonresidential/Multifamily			**$**	**700.00**	**$**	**700.00**	**NEW**
	Floodway			**$**	**200.00**	**$**	**200.00**	**NEW**

Memorandum

To:

City Council

Meeting Date:

August 17, 2026

Item Name:

Consider Resolution authorizing purchase of a Bucket Truck AT41M for use by the Caldwell Electrical Department

Summary Statement:

Approve the purchase of a Bucket Truck AT41M for use by the Caldwell Electrical Department.

The Electrical Department Superintendent and Purchasing Coordinator have reviewed the attached documents and recommend that this purchase be approved.

Recommended Action:

The Electrical Department Superintendent and Purchasing Coordinator have reviewed the attached resolution and recommend approval.

Budget: Budgeted

Cost:	$226,182.00
GL Account:	75-8-32-100-87420
Timeline:	Expected arrival and payment in FY2027
Department:	
Project Manager:	

Attachments:

1. City of Caldwell (ID) - AT41M F600 4x4 Auto - FQ - 1967158 (1)
2. City of Caldwell (ID) - AT41M F600 4x4 Auto - FQ - 1967158 (1)1

August 5, 2026
Our 97th Year

Ship To:
CITY OF CALDWELL (ID)
1311 N 3RD AVE
CALDWELL, ID 83605
US

Bill To:
CITY OF CALDWELL (ID)
PO BOX 1179
CALDWELL, ID 83606
United States

Attn: BOB NELSON
Phone: 208-250-4743
Email: rnelson@cityof caldwell.org

Altec Quotation Number: 1967158 - 1
Account Manager: Mike Mattson
Technical Sales Rep: Abbott Tobin Gaddy

Item	Description	Qty	Unit Price

1. Altec Model AT41M Articulating Telescopic Aerial Device with a fiberglass upper boom and fiberglass insulator in the articulating arm and proportional joystick upper controls. Built in accordance to ALTEC's standard specifications and to include the following features: — Qty: 1

- **A.** Ground to Bottom of Platform Height: 40.8 feet at 7.3 feet from centerline of rotation (12.45 m at 2.21 m)
- **B.** Working Height: 45.8 feet (13.96 m)
- **C.** Maximum reach to edge of platform with Upper Boom Non- overcenter: 30.1 feet (at 17.3 feet platform height)
- **D.** Upper boom extension: 110 inches
- **E.** Continuous rotation
- **F.** Articulating Arm: Articulation is from -3 to 82 degrees. Insulator provides 19 inches of isolation.
- **G.** Compensation System: By raising the articulating arm only, the telescopic boom maintains its relative angle in relation to the ground. The work position is achieved through a single function operation.
- **H.** Upper Boom: Articulation is from -25 to 85 degrees. The fiberglass section provides a minimum of 10.9 inches of isolation in the upper boom (when retracted and 42.3 inches when extended).
- **I.** Platform leveling is achieved by a hydraulic master-slave leveling system. This lifetime system is very low maintenance.
- **J.** The dielectrically tested, insulating upper control system includes the following boom tip components that can provide an additional layer of secondary electrical contact protection.
  Control Handle: A single handle controller incorporating high electrical resistance components that is dielectrically tested to 40 kV AC with no more than 400 microampers of leakage. The control handle is green in color to differentiate it from other non-tested controllers. The handle also includes an interlock guard that reduces the potential for inadvertent boom operation.
  Auxiliary Control Covers: Non-tested blue silicon covers for auxiliary controls.
  Control Console: Non-tested non-metallic control console plate.

Item	Description	Qty	Price
	Boom Tip Covers: Non-tested non-metallic boom tip covers. The covers are not dielectrically tested, but they may provide some protection against electrical hazards.		
	K. Hydraulic system: Open center (full pressure), maximum flow 6 GPM, maximum operating pressure 3,000.		
	L. Dielectric rating: Category C, 46 kV and below		
	M. Unit is painted with a powder coat paint process which provides a finish-painted surface that is highly resistant to chipping, scratching, abrasion and corrosion. Paint is electrostatically applied to the inside as well as outside of fabricated parts then high temperature cured prior to assembly ensuring maximum coverage and protection.		
	N. Manuals: Two (2) Operator's and Maintenance/Parts Manuals. One(1) in printed format and one(1) in electronic format available at connect.altec.com containing instructional markings indicating hazards inherent in the operation of an aerial device.		
	O. Unit meets or exceeds ANSI 92.2 standards.		
2.	Pedestal	1	
3.	Single 1-Man Platform, Fiberglass, 24" x 30" x 42", End Mount, 180 Degree Rotation	1	
4.	Platform Mounted Single Handle Controls	1	
5.	Material Handling Jib/Winch, Hydraulically Articulating, Top Mounted, Round (ARM Jib)	1	
6.	One (1) Platform Step - located on the side of the platform nearest the elbow in the stowed position	1	
7.	Platform Cover - soft vinyl, 24 x 30 inches (610 x 762 mm)	1	
8.	Platform Liner, 24 x 30 x 42 inches (610 x 762 x 1067 mm), 50 kV Rating	1	
9.	Hydraulic Tool Circuit at Platform: One set of quick disconnect couplings at the boom tip for open center tools.	1	
10.	Engine Start/Stop & Secondary Stowage System: 12 VDC powered motor and pump assembly for temporary operation of the unit in a situation wherein the primary hydraulic source fails. Electric motor is powered by the chassis battery. This feature allows the operator to completely stow the booms, platform, and outriggers. Secondary Stowage & Start/Stop is activated with an air plunger at the platform or momentary switch at the lower control station and outriggers.	1	
11.	Jib Stick, 36" L, non-extension, non certified, grey in color	1	
12.	Slip Ring: Required for engine start/stop, secondary stowage system, and throttle control options	1	
13.	Outriggers, Primary, Modified A-Frame With Integrated Subbase, 30"-34" Chassis Height, Electric Interlock, No Valves On Legs, 114" Spread, Fixed Shoe (AT37/41 M/ME/P/PE/S/SE)	1	
14.	Winch load line swivel hook	1	
15.	Altec Unit Powder Painted White	1	

Item	Description	Qty	Price
16.	Additional Sold Stock And Global Option Platform Elevator	1	
17.	Additional Sold Stock And Global Option Platform Lighting, For Illumination Of Platform Controls	1	
	Unit & Hydraulic Acc.		
18.	Scuff Pad, 24" x 30", No Step (For use with Platform Liner)	1	
19.	Electric Outrigger Controls for one (1) set of outriggers, drive hydraulic outrigger control valves. Durable weather proof sealed electronic switches mounted in aluminum boxes located at the rear of the unit unless otherwise specified.	1	
20.	Hydraulic Reservoir, 15 Gallon, Rectangular, 22" L x 8.5" W x 24" H, and includes breather caps and dipsticks	1	
21.	Temperature Sight Gauge	1	
22.	Hydraulic Oil HVI-22 with Dye (Standard)	25	
23.	Standard Pump For PTO	1	
24.	Electric Shifted PTO	1	
25.	Standard PTO/Transmission Functionality for Small Ford and Dodge Chassis	1	
	Body		
26.	Altec LGSS-132-84 (81) low-side general service body with step: **A.** Steel body **B.** Steel structural channel crossmembers and smooth floor with ladder-style understructure **C.** 132 in body length **D.** 94 in body width **E.** 40 in body compartment height **F.** 20 in body compartment depth **G.** 24 in from body floor to compartment tops **H.** Finish paint entire body Altec white **I.** Undercoat applied under the body **J.** 5.5 in drop-in wooden cargo retaining board at rear of body **K.** 5.5 in drop-in wooden retaining board at top of side access step **L.** Stainless steel rotary paddle latches with locks **M.** Gas props on all vertical doors **N.** Chains on all horizontal doors **O.** Standard master body locking system **P.** Hotstick shelf extending full length of body on streetside **Q.** Two (2) hotstick brackets Installed on streetside **R.** Standard drop-down hotstick door for one (1) shelf on streetside, stainless steel slam paddle latch with keyed lock	1	

Item	Description	Qty	Price
S.	One chock holder on each side of body with retaining lip In fender panel		
T.	Adhesive strip lighting (LED) around top and sides of compartment door facings		
U.	1st vertical (SS) - 34 in w - One (1) outrigger housing and two (2) adjustable shelves with removable dividers on 4 in centers		
V.	2nd vertical (SS) - 24 in w - Two (2) adjustable shelves with removable dividers on 4 in centers		
W.	1st horizontal (SS) - 50 in w - One (1) fixed shelf with removable dividers on 4 in centers on bottom of compartment		
X.	Rear vertical (SS) - 24 in w - Six (6) locking swivel hooks on an adjustable rail (1-4-1)		
Y.	1st vertical (CS) - 34 in w - One (1) outrigger housing and two (2) adjustable shelves with removable dividers on 4 in centers		
Z.	2nd vertical (CS) - 24 in w - Gripstrut access steps with two (2) sloped grab handles, vented battery storage		
AA.	1st horizontal (CS) - 50 in w - One (1) adjustable shelf with removable dividers on 4 in centers and one (1) fixed shelf with removable dividers on 4 in centers on bottom of compartment		
AB.	Rear vertical (CS) - 24 in w - Six (6) locking swivel hooks on an adjustable rail (1-4-1)		
AC.	Body floor cut-out for AT41M/ME/P/PE aerial device near front of body		
AD.	Steel tailshelf, 29 in l x 94 in w, with rear cross storage and drop down doors		
AE.	Two (2) wire thru channels at bulkhead with cover		
AF.	Underbody channels on streetside and curbside for wiring/plumbing		
	Body and Chassis Accessories		
27.	Underride Protection Bumper Installed At Rear	1	
28.	Combination 2 Ball (10 000 LB MGTW) and Rigid Pintle Hitch (16 000 LB MGTW with 3 000 LB MVL), 4-Bolt, Buyers BH82000	1	
29.	Set Of Eye Bolts for Trailer Safety Chain, installed one each side of towing device mount.	1	
30.	Rigid Step Mounted Beneath Side Access Steps (Installed To Extend Approx. 2" Outward)	1	
31.	Platform Rest, Rigid with Rubber Tube	1	
32.	Boom Rest for a Telescopic Unit	1	
33.	Wood Outrigger Pad, 19" x 19" x 2.5", With Rope Handle	2	
34.	Outrigger Pad Holder, 20" L x 20" W x 5" H, Fits 19.5" x 19.5" x 4" And Smaller Pads, Bolt-On, Bottom Washout Holes, 3/4" Lip Retainer	2	
35.	Pendulum Retainers For Outrigger Pad Holders	2	
36.	Mud Flaps With Altec Logo (Pair)	1	
37.	Wheel Chocks, Rubber, 9.75" L x 7.75" W x 5.00" H, with 4" L Metal Hairpin Style Handle (Pair)	1	
38.	Slope Indicator Assembly (Pair) For Machine With Outriggers	1	

Item	Description	Qty	Price
39.	Safety Harness & 4.5 FT Lanyard (Medium To X-large)	1	
40.	Driveaway Safety Kit	1	
41.	Vinyl manual pouch for storage of all operator and parts manuals	1	
	Electrical Accessories		
42.	Compartment Lights Wired To Dash Mounted Master Switch	1	
43.	Lights and reflectors in accordance with FMVSS #108 lighting package. (Complete LED, including LED reverse lights)	1	
44.	4-Corner Strobes, Amber, LED, Two (2) Surface Mounted Lights In Grille, Two (2) Round Lights At Rear	1	
45.	Strobe Beacons, Amber LED, with Brush Guard, Installed on Post at Front of Body, One (1) Each Side (Standard) (Tecniq #K10-AAAD-1)	1	
46.	Dual Tone Back-Up With Outrigger Motion Alarm	1	
47.	PTO Hour Meter, Digital, with 10,000 Hour Display	1	
48.	6-Way Trailer Receptacle (Pin Type) Installed At Rear	1	
49.	Ford Upfitter Switches (Supplied with Chassis)	1	
50.	Power Distribution Module (PDM-6A), 6 Accessory Circuits, CAN Signals, Installed, Chevy/International CV, Ford, Dodge	1	
51.	Install Chassis (OEM) Supplied Backup Camera in Final Assembly	1	
52.	Install secondary stowage system.	1	
53.	Install Remote Start/Stop system in Final Assembly.	1	
54.	Install Outrigger Interlock System	1	
55.	Heavy Duty Secondary Stowage Pump	1	
56.	One Emergency Stop Located at Ground Level Installed at the Rear of the Vehicle	1	
57.	PTO Indicator Light Installed In Cab	1	
	Finishing Details		
58.	Powder Coat Unit Altec White	1	
59.	Finish Paint Body Accessories Above Body Floor Altec White	1	
60.	Altec Standard; Components mounted below frame rail shall be coated black by Altec. i.e. step bumpers, steps, frame extension, pintle hook mount, dock bumper mounts, D-rings, receiver tubes, accessory mounts, light brackets, under-ride protection, etc. Components mounted to under side of body shall be coated black by Altec. i.e. Wheel	1	

Item	Description	Qty	Price
	chock holders, mud flap brackets, pad carriers, boxes, lighting brackets, steps, and ladders.		
61.	Apply Non-Skid Coating to all walking surfaces	1	
62.	English Safety And Instructional Decals	1	
63.	Vehicle Height Placard - Installed In Cab	1	
64.	Placard, HVI-22 Hydraulic Oil	1	
65.	Dielectric test unit according to ANSI requirements.	1	
66.	Stability test unit according to ANSI requirements.	1	
67.	Focus Factory Build	1	
68.	Delivery Of Completed Unit	1	
69.	As Built Electrical And Hydraulic Schematics To Be Included In The Manual Pouch	1	
70.	Stock Unit	1	
71.	Stock Unit Sold To Customer	1	

Chassis

72.	Altec Supplied Chassis	1	
73.	Altec Stock Chassis	1	

- **A.** 2027 Model Year
- **B.** Ford F600
- **C.** Chassis Cab
- **D.** Regular Cab
- **E.** 4x4
- **F.** Chassis Color - White
- **G.** Ford 6.7L Power Stroke Diesel
- **H.** Diesel
- **I.** 330 HP Engine Rating
- **J.** Ford Torqshift 10-Speed Automatic Transmission (w/PTO Provision)
- **K.** 84 Clear CA (Round To Next Whole Number)
- **L.** Chassis Wheelbase Length - 169
- **M.** GVWR 22,000 LBs
- **N.** 7,500 LBS Front GAWR
- **O.** 15,500 LBS Rear GAWR
- **P.** Spring Suspension
- **Q.** Ford E/F250-550 Single Horizontal Right Side Exhaust
- **R.** Hydraulic Brakes
- **S.** Park Brake In Rear Wheels
- **T.** Ford 40 Gallon Fuel Tank (Rear)
- **U.** Ford 7.2 Gallon DEF Tank (Mid Mount)
- **V.** Dual Rear Wheel
- **W.** 245/70R19.5 Front Tire

Item	Description	Qty	Price
X.	All-Position Tires, Front		
Y.	245/70R19.5 Rear Tire		
Z.	All-Position Tires, Rear		
AA.	99T - Operator Commanded Regeneration (OCR)		
AB.	63C - Aft Axle Frame Extension		
AC.	872 - Rear View Camera and Prep Kit		
AD.	No Idle Engine Shut-Down Required		
AE.	50-State Emissions		
AF.	CARB Compliant		
AG.	Clean Idle Certification		
AH.	12V DC Power Outlet		
AI.	AM/FM Radio		
AJ.	Air Conditioning		
AK.	Backup Camera, OEM Supplied		
AL.	Block Heater		
AM.	Collision Mitigation System		
AN.	Cruise Control		
AO.	Dual Alternator (300 amp Minimum)		
AP.	Ford SYNC		
AQ.	Keyless Entry		
AR.	Limited Slip Rear Axle		
AS.	Power Door Locks		
AT.	Power Windows		
AU.	Running Boards (Supplied By Chassis OEM)		
AV.	Side Mirrors, Power Adjusting, Manual Folding, Manual Telescoping with Heated Glass		
AW.	Skid Plate		
AX.	Tachometer		
AY.	Tilt Steering Wheel		
Az.	Trailer Brake Controller (Factory Installed)		
BA.	XL Trim Package		
BB.	Vinyl Split Bench Seat		
	Additional Pricing		
74.	Standard Altec Warranty: One (1) year parts warranty, one (1) year labor warranty, ninety (90) days warranty for travel charges, limited lifetime structural warranty	1	
	Miscellaneous		
75.	Non-CARB Registered State	1	

Unit / Body / Chassis Total	**226,182.00**
Additional Total	**0.00**
FET Total	**0.00**
Total	**226,182.00**

Altec Industries, Inc.

BY

Abbott Tobin Gaddy

*Pricing in this quote does not include potential cost impacts related to the EPA emission regulations scheduled to take effect in calendar year 2027 for all medium and heavy duty engines. **Chassis OEM's anticipate these regulatory changes may result in additional increases estimated between $15,000 and $25,000.**

Notes:

1 Altec will make every effort to honor this quotation, subject to the following provisions. Prices for equipment with production start dates 12 months and beyond are budgetary only due to irregular cost inflation and market volatility. These prices will be reviewed based on market conditions and confirmed closer to the production date.

For a quoted chassis model year beyond the current open order bank, chassis model year, specifications and price should be considered estimates only and subject to change. Chassis model year, specifications and price will be reviewed and confirmed when specific model year information becomes available from the OEM.

2 Estimated Delivery: 12-15 months after receipt of order PROVIDING:
A. Customer supplied chassis (if applicable) is received a minimum of sixty (60) days before scheduled delivery.
B. Customer approval drawings are returned by requested date.
C. Customer supplied accessories are received by date necessary for compliance with scheduled delivery.
D. Customer expectations are accurately captured prior to major components being ordered (body, chassis) and line set date. Unexpected additions or changes made after this time or at a customer inspection will delay the delivery of the vehicle.

Estimated Delivery is based on information at time of quote and is subject to change.

Altec reserves the right to change suppliers in order to meet customer delivery requirements, unless specifically identified, by the customer, during the quote and or ordering process.

3 This quotation is valid until AUG 28,2026. After this date, please contact Altec Industries, Inc. for a possible extension.

4 F.O.B. - Customer Site

5 Interest charge of 1/2% per month to be added for late payment.

6 FINANCING AVAILABLE: Please contact Altec Capital at (888) 408-8148 or email finance@altec.com for more information.

7 Price does not reflect any local, state or Federal Excise Taxes (F.E.T). The quote also does not reflect any local title or licensing fees. All appropriate taxes will be added to the final price in accordance with regulations in effect at time of invoicing.

8 Changes made to this order may affect whether or not this vehicle is subject to F.E.T. A review will be made at the time of invoicing and any applicable F.E.T. will be added to the invoice amount.

9 Any payment made by a credit card may be subject to a surcharge fee.

10 Altec Standard Warranty:

One (1) year parts warranty.

One (1) year labor warranty.

Ninety (90) days warranty for travel charges.

Warranty on structural integrity of the following major components is to be warranted for so long as the initial purchaser owns the product: Booms, boom articulation links, hydraulic cylinder structures, outrigger weldments, pedestals, subbases and turntables.

Altec is to supply a self-directed, computer based training (CBT) program. This program will provide basic instruction in the safe operation of this aerial device. This program will also include and explain ANSI and OSHA requirements related to the proper use and operation of this unit.

Altec offers its standard limited warranty with the Altec supplied components which make up the Altec Unit and its installation, but expressly disclaims any and all warranties, liabilities, and responsibilities, including any implied warranties of fitness for a particular purpose and merchantability, for any customer supplied parts

Altec designs and manufactures to applicable Federal Motor Vehicle Safety and DOT standards

11 Altec Extended Warranty Option:

An Altec Extended Warranty is an extension of Altec's Limited Warranty and protects you from the repair cost associated with defects of materials and workmanship after the standard Limited Warranty expires.

Altec offers many types of coverages and coverage packages. Ask your Altec account manager for details. Quotes are available upon request.

12 After the initial warranty period, Altec Industries, Inc. offers mobile service units, in-shop service and same day parts shipments on most parts from service locations nationwide at an additional competitive labor and parts rate. Call 877-GO-ALTEC for all of your Parts and Service needs.

13 Trade-in offer is conditional upon equipment being maintained to DOT (Department of Transportation) operating and safety standards and remaining in compliance of DOT until arrival at an Altec Facility. This will include, but is not limited to engine, tires, lights, brakes, glass, etc. All equipment, i.e., jibs, winches, pintle hooks, trailer connectors, etc., are to remain with unit unless otherwise agreed upon in writing by both parties. ALTEC Industries reserves the right to re-negotiate its trade-in offer if these conditions are not met.

All reasonable and necessary expenses required of ALTEC Industries to execute transportation of the trade-in will be invoiced to the customer for payment if these conditions are not met to maintain DOT standards.

Customer may exercise the option to rescind this agreement in writing within sixty (60) days after receipt of purchase order. After that time ALTEC Industries will expect receipt of trade-in vehicle upon delivery of new equipment as part of the terms of the purchase order unless other arrangements have been made.

14 The final fully loaded weight of the truck and structural ratings of the hitch assembly may reduce the towing capacity and the vertical load capacity of the finished truck. These capacities may not match the ratings of the chassis or hitch.

15 Altec takes pride in offering solutions that provide a safer work environment for our customers. In an effort to focus on safety, we would encourage you to consider the following items:

Outrigger pads (When Applicable)
Fall Protection System
Fire extinguisher/DOT kit
Platform Liner (When Applicable)
Altec Sentry Training
Wheel Chocks

The aforementioned equipment can be offered in our new equipment quotations. If you find that any of these items have not been listed as priced options with an item number in the body of your quotation and are required by your company, we would encourage you to contact your Altec Account Manager and have an updated quote version sent to you. These options must be listed with an item number in the quotation for them to be supplied by Altec.

16 Altec values your data privacy. The Altec Family of Companies (including Altec, Inc., and it's subsidiaries) may collect telematics data from the equipment you own. Please review Altec's Equipment Data Privacy Notice on www.altec.com for more information. By purchasing equipment from Altec, you consent to Altec's right to collect and use such data.

17 RECOMMENDED OPTIONS AND ACCESSORIES: These options are not included in the quote total price. Selected options will change the quote total. Any options added after initial order will be re-quoted.

Altec Industries, Inc.

Quote Number:	1967158
Opportunity Number:	2618758011
Sourcewell Contract #:	0421-ALT2/1
Date:	8/5/2026

Quoted for: City of Caldwell (ID)
Altec Account Manager: Mike Mattson

REFERENCE ALTEC MODEL		Sourcewell Price
AT41M	**Articulating Telescopic Aerial Device with Material Handling Insulated, 41'**	**$221,241**

(A.) SOURCEWELL OPTIONS ON CONTRACT (Unit)

1	AT41M-US48M-PE	Platform Elevator	$4,378
2	AT41M-PL	Platform Lighting for illumination of platform controls	$444
3			
4			

(A1.) SOURCEWELL OPTIONS ON CONTRACT (General)

1			
2			
3			
4			
5			
6			
7			
8			
9			
10			
		SOURCEWELL OPTIONS TOTAL:	$226,064

(B.) **OPEN MARKET ITEMS** *(Customer Requested)*

1	UNIT		$0
2	UNIT & HYDRAULIC ACC		$0
3	BODY	Stock Body	-$2,929
4	BODY & CHASSIS ACC		$0
5	ELECTRICAL		$0
6	FINISHING		$0
7	CHASSIS	2027 F600 4x4 Auto	-$7,027
8	OTHER		$0
		OPEN MARKET OPTIONS TOTAL:	-$9,956

SUB-TOTAL FOR UNIT/BODY/CHASSIS:	**$216,108.00**
Delivery to Customer:	**$10,074.00**
TOTAL FOR UNIT/BODY/CHASSIS:	**$226,182.00**

(C.) **ADDITIONAL ITEMS** (items are not included in total above)

1			
2			
3			
4			

Pricing valid for 45 days

NOTES

PRICING: Altec will make every effort to honor this quotation, subject to the following provisions. Prices for equipment with production start dates 12 months and beyond are considered budgetary due to potential cost inflation, market volatility, and tariff implications. These prices will be reviewed based on market conditions and confirmed closer to the production date. Quotes and orders with chassis model years beyond the current open order bank are estimates only. Altec's turn-key pricing is subject to change based on chassis pricing received from the OEM. Chassis model year, specifications, and price will be reviewed and confirmed when specific model year information becomes available from the OEM, and any chassis price difference, including adjustments for tariffs, will be passed through to the customer.

PAINT COLOR: White to match chassis, unless otherwise specified
WARRANTY: Standard Altec Warranty for Aerials and Derricks - One (1) year parts warranty One (1) year labor warranty Ninety (90) days
TO ORDER: To order, please contact the Altec Account Manager listed above.
CHASSIS: Per Altec Commercial Standard
DELIVERY: TBD Based on availability, FOB Customer Location
TERMS: Net 30 days
BEST VALUE: Altec boasts the following "Best Value" features: Altec ISO Grip Controls for Extra Protection, Only Lifetime Warranty on Structural Components in Industry, Largest Service Network in Industry (Domestic and Overseas), Altec SENTRY Web/CD Based Training, Dedicated/Direct Gov't Sales Manager, In-Service Training with Every Order.
TRADE-IN: Please ask your Altec Account Manager for more information

Memorandum

To:

City Council

Meeting Date:

August 17, 2026

Item Name:

Consider the Annexation of The Charles at Karcher Subdivision, Phase 1 into the Caldwell Municipal Irrigation District

Summary Statement:

Requested Action: Waive Three Reading Rule.

Approve irrigation annexation ordinance.

Approve Summary for publication

Attached are requests by the owners of the above mentioned development to annex into the Caldwell Municipal Irrigation District. Also attached is a proposed ordinance to accomplish the same. This annexation comprises 100 buildable lots and 10 common lots. Total irrigable acreage 18.22. Total acreage area 25.81.

Recommended Action:

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

Budget:

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

Attachments:

1. 2. THE CHARLES - CITY OF CALDWELL - ANNEXATION OF MUNICIPAL IRRIGATION DISTRICT
2. Annexation M&R_ The Charles at Karcher, phase 1

Authentisign ID: 23D9C1DA-A194-F011-B483-000D3A4FF5B1

ANNEXATION REQUEST INTO CALDWELL MUNICIPAL IRRIGATION DISTRICT

9/3/2025

I, TANNER LEIGHTON as the DEVELOPER of THE CHARLES

Herby request said development be annexed into the Caldwell Municipal Irrigation District.

AuthentiSIGN
Tanner Leighton 09/18/25

Authorized Agent

MEMORANDUM

TO: Caldwell City Council
Meeting Date ___August 17_____, 2026

AGENDA ITEM INFORMATION				
SUBJECT: Annexation of The Charles at Karcher Subdivision, Phase 1 into the Caldwell Municipal Irrigation District		***Department Submittals***	***X to mark***	***Initials***
		Building Department		
		CDBG		
		Clerk		
		City Attorney		
		Finance Department		
		Human Resources		
		Planning & Zoning		
		Fire Department		
		Police Department		
		Public Works		
		Street Department		
		Water Department		
		WWTP		
		Engineering	X	JC
		Mapping		
COST IMPACT:	$0.00	Parks and Recreation		
FUNDING SOURCE:		Airport		
		Information Systems		
TIMELINE:		Golf Course		
		OTHER:		

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

SUMMARY STATEMENT:

Requested Action: Waive Three Reading Rule.
Approve irrigation annexation ordinance.
Approve Summary for publication

Attached are requests by the owners of the above mentioned development to annex into the Caldwell Municipal Irrigation District. Also attached is a proposed ordinance to accomplish the same. This annexation comprises 100 buildable lots and 10 common lots. Total irrigable acreage 18.22. Total acreage area 25.81.

RECOMMENDED ACTION:

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

BILL NO. _____
ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF CALDWELL, IDAHO, ANNEXING A PORTION OF PROPERTY WITHIN THE CORPORATE CITY LIMITS INTO THE CALDWELL MUNICIPAL IRRIGATION DISTRICT OF THE CITY OF CALDWELL, CANYON COUNTY, IDAHO, AND CHANGING THE BOUNDARIES THEREOF; DIRECTING THE CITY ENGINEER TO ALTER THE BOUNDARY MAP ACCORDINGLY; DECLARING THE INTENT OF THE CITY TO POOL WATER RIGHTS AND APPLY A UNIFORM METHOD OF ALLOCATING ASSESSMENTS AND CHARGES; AND PROVIDING AN EFFECTIVE DATE.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF CALDWELL, IDAHO:

Section 1: That the City of Caldwell, an Idaho municipal corporation is authorized by Idaho Code Chapter 18, Title 50 to establish a city irrigation district in the whole or any part of the City and by ordinance establish the exterior boundaries of said district which boundaries may, from time to time, be contracted, extended or enlarged by ordinance.

Section 2: That the following described real property, and all thereof, be, and the same is, hereby annexed and made a part of the Caldwell Municipal Irrigation District of the City of Caldwell, Idaho. That the following real properties are hereby annexed as legally described on the final plat listed below, along with their respective instrument numbers, all recorded in Canyon County, Idaho.

The Charles at Karcher Subdivision, Phase 1 (Inst. No. 2025047508)

Section 3: That the City Engineer of said city is hereby directed to record this Ordinance, to forward a copy of said Ordinance to Pioneer Irrigation District, and to adjust the boundaries and map of the Caldwell Municipal Irrigation District in accordance with this Ordinance.

Section 4: That said City declares its intent to pool water rights incident to the above described property for delivery purposes, that said City has adopted a uniform method of allocating assessments and charges against all lands for which water rights are thus pooled, and that said City directs the City Engineer to furnish Pioneer Irrigation District with a certified list or map showing all lands for which water rights have been pooled, all in accordance with Idaho Code 50-1805A.

Section 5: That the owners of record of parcels within the aforementioned subdivisions remain responsible for fees and assessments owing Pioneer Irrigation District for the 2026 irrigation season, including prior years.

Section 6: That this Ordinance shall be effective upon its passage, approval and publication according to law, or August 17, 2026, whichever is later.

PASSED BY THE COUNCIL of the City of Caldwell, Idaho, this 17th day of August, 2026.

APPROVED BY THE MAYOR of the City of Caldwell, Idaho, this 17th day of August, 2026.

Approved By:	**Attest:**
Eric Phillips, Mayor	Kristina Buchan, City Clerk

Memorandum

To:

City Council

Meeting Date:

August 17, 2026

Item Name:

Consider the Annexation of Sisters Park into the Caldwell Municipal Irrigation District

Summary Statement:

Requested Action: Waive Three Reading Rule.

Approve irrigation annexation ordinance.

Approve Summary for publication

The City of Caldwell owns and requests the above mentioned development be annexed into the Caldwell Municipal Irrigation District. Also attached is a proposed ordinance to accomplish the same. This annexation comprises 1 parcel. Total irrigable acreage 8.49.

Recommended Action:

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

Budget:

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

Attachments:

1. Annexation M&R 2025 Sisters park

MEMORANDUM

TO: Caldwell City Council
Meeting Date ___August 17___, 2026

AGENDA ITEM INFORMATION				
SUBJECT: Annexation of Sisters Park into the Caldwell Municipal Irrigation District		***Department Submittals***	***X to mark***	***Initials***
		Building Department		
		CDBG		
		Clerk		
		City Attorney		
		Finance Department		
		Human Resources		
		Planning & Zoning		
		Fire Department		
		Police Department		
		Public Works		
		Street Department		
		Water Department		
		WWTP		
		Engineering	X	JL
		Mapping		
COST IMPACT:	$0.00	Parks and Recreation		
FUNDING SOURCE:		Airport		
		Information Systems		
TIMELINE:		Golf Course		
		OTHER:		

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

SUMMARY STATEMENT:

Requested Action: Waive Three Reading Rule.
Approve irrigation annexation ordinance.
Approve Summary for publication

Attached are requests by the owners of the above mentioned development to annex into the Caldwell Municipal Irrigation District. Also attached is a proposed ordinance to accomplish the same. This annexation comprises 1 parcel. Total irrigable acreage 8.49.

RECOMMENDED ACTION:

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

BILL NO. _____
ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF CALDWELL, IDAHO, ANNEXING A PORTION OF PROPERTY WITHIN THE CORPORATE CITY LIMITS INTO THE CALDWELL MUNICIPAL IRRIGATION DISTRICT OF THE CITY OF CALDWELL, CANYON COUNTY, IDAHO, AND CHANGING THE BOUNDARIES THEREOF; DIRECTING THE CITY ENGINEER TO ALTER THE BOUNDARY MAP ACCORDINGLY; DECLARING THE INTENT OF THE CITY TO POOL WATER RIGHTS AND APPLY A UNIFORM METHOD OF ALLOCATING ASSESSMENTS AND CHARGES; AND PROVIDING AN EFFECTIVE DATE.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF CALDWELL, IDAHO:

Section 1: That the City of Caldwell, an Idaho municipal corporation is authorized by Idaho Code Chapter 18, Title 50 to establish a city irrigation district in the whole or any part of the City and by ordinance establish the exterior boundaries of said district which boundaries may, from time to time, be contracted, extended or enlarged by ordinance.

Section 2: That the following described real property, and all thereof, be, and the same is, hereby annexed and made a part of the Caldwell Municipal Irrigation District of the City of Caldwell, Idaho. That the following real properties are hereby annexed as legally described on the final plat listed below, along with their respective instrument numbers, all recorded in Canyon County, Idaho.

Sisters Park (Inst. No. 2019046682)

Section 3: That the City Engineer of said city is hereby directed to record this Ordinance, to forward a copy of said Ordinance to Pioneer Irrigation District, and to adjust the boundaries and map of the Caldwell Municipal Irrigation District in accordance with this Ordinance.

Section 4: That said City declares its intent to pool water rights incident to the above described property for delivery purposes, that said City has adopted a uniform method of allocating assessments and charges against all lands for which water rights are thus pooled, and that said City directs the City Engineer to furnish Pioneer Irrigation District with a certified list or map showing all lands for which water rights have been pooled, all in accordance with Idaho Code 50-1805A.

Section 5: That the owners of record of parcels within the aforementioned property remain responsible for fees and assessments owing Pioneer Irrigation District for the 2026 irrigation season, including prior years.

Section 6: That this Ordinance shall be effective upon its passage, approval and publication according to law, or April 18, 2026, whichever is later.

PASSED BY THE COUNCIL of the City of Caldwell, Idaho, this 17th day of August, 2026.

APPROVED BY THE MAYOR of the City of Caldwell, Idaho, this 17th day of August, 2026.

Approved By:	**Attest:**
Eric Phillips, Mayor	Kristina Buchan, City Clerk

Memorandum

To:

City Council

Meeting Date:

August 17, 2026

Item Name:

Consider the Annexation of Mallard Park into the Caldwell Municipal Irrigation District

Summary Statement:

Requested Action: Waive Three Reading Rule.

Approve irrigation annexation ordinance.

Approve Summary for publication

The City of Caldwell owns and requests the above mentioned development be annexed into the Caldwell Municipal Irrigation District. Also attached is a proposed ordinance to accomplish the same. This annexation comprises 1 parcel. Total irrigable acreage 29.54.

Recommended Action:

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

Budget:

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

Attachments:

1. Annexation M&R 2025 Mallard park

MEMORANDUM

TO: Caldwell City Council
Meeting Date ___August 17___, 2026

AGENDA ITEM INFORMATION				
SUBJECT: Annexation of Mallard Park into the Caldwell Municipal Irrigation District		***Department Submittals***	***X to mark***	***Initials***
		Building Department		
		CDBG		
		Clerk		
		City Attorney		
		Finance Department		
		Human Resources		
		Planning & Zoning		
		Fire Department		
		Police Department		
		Public Works		
		Street Department		
		Water Department		
		WWTP		
		Engineering	X	JL
		Mapping		
COST IMPACT:	$0.00	Parks and Recreation		
FUNDING SOURCE:		Airport		
		Information Systems		
TIMELINE:		Golf Course		
		OTHER:		

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

SUMMARY STATEMENT:

Requested Action: Waive Three Reading Rule.
Approve irrigation annexation ordinance.
Approve Summary for publication

The City of Caldwell owns and requests the above mentioned development be annexed into the Caldwell Municipal Irrigation District. Also attached is a proposed ordinance to accomplish the same. This annexation comprises 1 parcel. Total irrigable acreage 29.54.

RECOMMENDED ACTION:

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

BILL NO. _____
ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF CALDWELL, IDAHO, ANNEXING A PORTION OF PROPERTY WITHIN THE CORPORATE CITY LIMITS INTO THE CALDWELL MUNICIPAL IRRIGATION DISTRICT OF THE CITY OF CALDWELL, CANYON COUNTY, IDAHO, AND CHANGING THE BOUNDARIES THEREOF; DIRECTING THE CITY ENGINEER TO ALTER THE BOUNDARY MAP ACCORDINGLY; DECLARING THE INTENT OF THE CITY TO POOL WATER RIGHTS AND APPLY A UNIFORM METHOD OF ALLOCATING ASSESSMENTS AND CHARGES; AND PROVIDING AN EFFECTIVE DATE.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF CALDWELL, IDAHO:

Section 1: That the City of Caldwell, an Idaho municipal corporation is authorized by Idaho Code Chapter 18, Title 50 to establish a city irrigation district in the whole or any part of the City and by ordinance establish the exterior boundaries of said district which boundaries may, from time to time, be contracted, extended or enlarged by ordinance.

Section 2: That the following described real property, and all thereof, be, and the same is, hereby annexed and made a part of the Caldwell Municipal Irrigation District of the City of Caldwell, Idaho. That the following real properties are hereby annexed as legally described on the final plat listed below, along with their respective instrument numbers, all recorded in Canyon County, Idaho.

Mallard Park (Inst. No. 2019005055)

Section 3: That the City Engineer of said city is hereby directed to record this Ordinance, to forward a copy of said Ordinance to Pioneer Irrigation District, and to adjust the boundaries and map of the Caldwell Municipal Irrigation District in accordance with this Ordinance.

Section 4: That said City declares its intent to pool water rights incident to the above described property for delivery purposes, that said City has adopted a uniform method of allocating assessments and charges against all lands for which water rights are thus pooled, and that said City directs the City Engineer to furnish Pioneer Irrigation District with a certified list or map showing all lands for which water rights have been pooled, all in accordance with Idaho Code 50-1805A.

Section 5: That the owners of record of parcels within the aforementioned property remain responsible for fees and assessments owing Wilder Irrigation District for the 2026 irrigation season, including prior years.

Section 6: That this Ordinance shall be effective upon its passage, approval and publication according to law, or April 18, 2026, whichever is later.

PASSED BY THE COUNCIL of the City of Caldwell, Idaho, this 17th day of August, 2026.

APPROVED BY THE MAYOR of the City of Caldwell, Idaho, this 17th day of August, 2026.

Approved By:	**Attest:**
Eric Phillips, Mayor	Kristina Buchan, City Clerk

Regular **Item:** 7.

Memorandum

To:

City Council

Meeting Date:

August 17, 2026

Item Name:

Consider Caldwell Finance Reports

Summary Statement:

Recommended Action:

Budget:

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

Attachments:

1. Checks by Date 07.27.26-08.11.26
2. Council Memo 08.12.26
3. Council Report 08.12.26

Bank Reconciliation

Checks by Date

User: ecarter
Printed: 08/11/2026 - 9:51AM
Cleared and Not Cleared Checks

Check No	Check Date	Name	Comment	Module	Clear Date	Amount
0	7/27/2026	ACH Pymnts ONLY Idaho Transportatio	AP			227,104.00
195194	7/29/2026	A Gem Supply	AP			334.21
195195	7/29/2026	Abundant Water Wells Inc	AP			1,311.25
195196	7/29/2026	Acushnet Company	AP			2,260.98
195197	7/29/2026	Advanced Control Systems LLC	AP			10,091.25
195198	7/29/2026	AG Equipment Inc	AP			593.48
195199	7/29/2026	AME Electric Inc	AP			5,578.00
195200	7/29/2026	Daniel Anderson	AP			109.45
195201	7/29/2026	Autozone Inc	AP			38.79
195202	7/29/2026	Daryn or Cindy Barnes	AP			76.14
195203	7/29/2026	Barbara or Steve Bennett	AP			12.79
195204	7/29/2026	Big Valley Supply Inc	AP			4,089.67
195205	7/29/2026	Jean or Jeff Bishop	AP			40.38
195206	7/29/2026	BRIAN BLAKELEY	AP			88.31
195207	7/29/2026	Bluebird Truck Wash LLC	AP			198.00
195208	7/29/2026	Boise Peterbilt Inc Caldwell Peterbilt	AP			72.69
195209	7/29/2026	Kaulene Bomsta	AP			151.56
195210	7/29/2026	Stacey Brown	AP			103.65
195211	7/29/2026	Imre Buczko	AP			117.30
195212	7/29/2026	C and B Mechanical	AP			250.00
195213	7/29/2026	Caldwell Auto Supply	AP			811.04
195214	7/29/2026	Caldwell True Value	AP			337.75
195215	7/29/2026	Canyon County Solid Waste	AP			4,326.05
195216	7/29/2026	Krystal or Jeffrey James Cardon	AP			136.99
195217	7/29/2026	Caleb or Katie Carlson	AP			232.12
195218	7/29/2026	Sara Carrasco	AP			400.00
195219	7/29/2026	CenturyLink	AP			2,678.28
195220	7/29/2026	Christensen Inc	AP			3,950.91
195221	7/29/2026	Celeste or Timothy Christesen	AP			111.02
195222	7/29/2026	Ciria Cifuentes	AP			32.70
195223	7/29/2026	Cintas Corporation No 3	AP			538.65
195224	7/29/2026	City of Notus	AP			90.44
195225	7/29/2026	CL Fox Construction	AP			1,161.92
195226	7/29/2026	Shelby Clayton	AP			151.73
195227	7/29/2026	Hilary or Jesse Cobb	AP			35.22
195228	7/29/2026	Code 4 Abatement LLC	AP			900.00
195229	7/29/2026	Concrete Construction Supply Inc	AP			1,320.00
195230	7/29/2026	Lynn or Brent Conger	AP			51.56
195231	7/29/2026	Core and Main LP	AP			50,659.20
195232	7/29/2026	Main Street Auto Express Oil Corporate I	AP			79.15
195233	7/29/2026	CHRIS COWLING	AP			79.59
195234	7/29/2026	Custom Truck of Idaho Inc	AP			1,321.72
195235	7/29/2026	CXT Inc	AP			1,399.20
195236	7/29/2026	DEX Imaging LLC	AP			427.61
195237	7/29/2026	Digital Threads LLC	AP			24.00
195238	7/29/2026	Enviro Clean Equipment Inc	AP			79.10

195239	7/29/2026	Fairbank Equipment Inc	AP	597.06
195240	7/29/2026	Ferguson Enterprises LLC	AP	2,408.56
195241	7/29/2026	Fishers Technology	AP	35.79
195242	7/29/2026	Tammy or Robert Fouse	AP	79.78
195243	7/29/2026	Kiana Fulk	AP	27.53
195244	7/29/2026	Roy Gibson	AP	80.48
195245	7/29/2026	Graybar Electric Company Inc	AP	2,665.08
195246	7/29/2026	Grimco Inc	AP	775.87
195247	7/29/2026	Hach Company	AP	2,210.15
195248	7/29/2026	Lee Haskill	AP	752.50
195249	7/29/2026	HAYDEN HOMES IDAHO LLC	AP	75.44
195250	7/29/2026	HD Fowler Company	AP	30,575.56
195251	7/29/2026	Kyle Heller	AP	11.26
195252	7/29/2026	Tyler Hensley or Tiauna Hansen	AP	88.22
195253	7/29/2026	Ashley Hrdlichka	AP	67.64
195254	7/29/2026	Hughes Engineering	AP	3,648.64
195255	7/29/2026	Idaho Irrigation Supply LLC	AP	697.28
195256	7/29/2026	Idaho Materials and Construction	AP	149.44
195257	7/29/2026	Idaho State Police	AP	2,293.75
195258	7/29/2026	Idaho Tractor Inc	AP	407.10
195259	7/29/2026	Intelligent Marking USA Inc	AP	1,650.00
195260	7/29/2026	Jake Volk Repair LLC	AP	5,545.21
195261	7/29/2026	Brian Jessen	AP	238.58
195262	7/29/2026	Larry Johnson	AP	42.75
195263	7/29/2026	Kellogg Plastics LTD	AP	970.20
195264	7/29/2026	Kenworth Sales Company	AP	867.24
195265	7/29/2026	KWA Property Management	AP	71.25
195266	7/29/2026	L&R Group LLC	AP	1,458.54
195267	7/29/2026	Michael Gene Laughridge	AP	150.00
195268	7/29/2026	Level 3 Communications LLC	AP	1,718.55
195269	7/29/2026	Lewis Excavation	AP	1,281.81
195270	7/29/2026	Magic Plumbing	AP	450.00
195271	7/29/2026	MAV Event Services	AP	13,582.50
195272	7/29/2026	MetroQuip Inc	AP	19,519.90
195273	7/29/2026	Motion and Flow	AP	1,032.55
195274	7/29/2026	North America Central School Bus Intmd	AP	862.50
195275	7/29/2026	Northwest Excavation LLC	AP	8,000.00
195276	7/29/2026	Northwest Scientific Inc	AP	105.49
195277	7/29/2026	Orion Integration Group	AP	4,084.11
195278	7/29/2026	Oxarc Inc	AP	4,177.83
195279	7/29/2026	Rambo Sand and Gravel Co	AP	310.58
195280	7/29/2026	Republic Services	AP	710,268.61
195281	7/29/2026	Rider Restrooms LLC	AP	500.00
195282	7/29/2026	RMT Equipment	AP	1,414.85
195283	7/29/2026	Rodda Paint Co	AP	145.46
195284	7/29/2026	Fred Schilling	AP	250.00
195285	7/29/2026	Emily or Phillip Selmer	AP	83.27
195286	7/29/2026	Shamrock Foods Company	AP	1,907.48
195287	7/29/2026	Ship It LLC	AP	36.00
195288	7/29/2026	Simplot Partners	AP	4,161.20
195289	7/29/2026	Smiths Lawn Mower Sales and Service	AP	1,374.24
195290	7/29/2026	Zach or Ashley Snively	AP	77.19
195291	7/29/2026	St Lukes Regional Medical Center LTD	AP	32.00
195292	7/29/2026	Standard Plumbing Supply	AP	174.96
195293	7/29/2026	Star Fire Protection District	AP	452.80
195294	7/29/2026	Kevin or Donna Stilson	AP	11.00

195295	7/29/2026	Stitch It Screen Printing and Embroidery	AP	174.00
195296	7/29/2026	Stripmasters of Boise Inc	AP	1,292.50
195297	7/29/2026	Joseline Sumale	AP	72.24
195298	7/29/2026	Sunbusters LLC	AP	980.00
195299	7/29/2026	Tacoma Screw Products Inc	AP	550.50
195300	7/29/2026	TH HOLDINGS 2022 LLC	AP	59.79
195301	7/29/2026	TH HOLDINGS 2022 LLC	AP	112.56
195302	7/29/2026	The Jesse Tree	AP	4,990.00
195303	7/29/2026	The Odom Corporation	AP	355.40
195304	7/29/2026	Troy Thomas	AP	157.26
195305	7/29/2026	Timberline Surveying PLLC	AP	1,800.00
195306	7/29/2026	Elaine Torres	AP	22.50
195307	7/29/2026	Treasure Valley Coffee Inc	AP	64.16
195308	7/29/2026	Treasure Valley Drilling LLC	AP	4,642.49
195309	7/29/2026	Tri Tech Forensics Inc	AP	1,196.00
195310	7/29/2026	Turf Equipment and Irrigation	AP	572.40
195311	7/29/2026	TV Pipe LLC	AP	918.00
195312	7/29/2026	Uniforms 2 Gear	AP	367.70
195313	7/29/2026	United Heritage Life Insurance Company	AP	11,634.33
195314	7/29/2026	United Parcel Service Inc	AP	67.72
195315	7/29/2026	United Site Services A Company Inc	AP	370.50
195316	7/29/2026	Valli Information Systems	AP	19,596.34
195317	7/29/2026	Vallivue School District	AP	125.00
195318	7/29/2026	Rachel or Kaylob Van Duyn	AP	128.65
195319	7/29/2026	Verizon Wireless	AP	441.95
195320	7/29/2026	Cody or Kaela Westbrook	AP	43.27
195321	7/29/2026	Barbara White	AP	29.17
195322	7/29/2026	White Horse Ranch Investments LLC	AP	4,186.08
195323	7/29/2026	Windshield Doctor	AP	755.00
195324	7/29/2026	Wright Brothers	AP	19,020.14
195325	7/29/2026	Xerox Corporation	AP	61.77
195326	7/29/2026	Young Elevator Inc	AP	1,250.00
195327	7/29/2026	Matt Yung	AP	151.18
195328	7/29/2026	Jacob Zieber	AP	160.83
195329	7/29/2026	ZW USA Inc	AP	2,204.85
9992373	7/29/2026	C R Higer Plumbing Inc	AP	577.65
9992374	7/29/2026	CDW Government Inc	AP	3,134.72
9992375	7/29/2026	Cintas Corporation No 3	AP	1,029.31
9992376	7/29/2026	Crane Alarm Service	AP	220.00
9992377	7/29/2026	D and B Supply Company	AP	571.00
9992378	7/29/2026	Electrical Wholesale Supply Co Inc	AP	303.87
9992379	7/29/2026	Fire Extinguisher Co Inc	AP	160.00
9992380	7/29/2026	Gem State Paper and Supply Co	AP	2,061.93
9992381	7/29/2026	Good Year/Wingfoot Commercial Tire	AP	462.64
9992382	7/29/2026	Hughes Fire Equipment Inc	AP	15,580.71
9992383	7/29/2026	Integrity Inspection Solutions Inc	AP	14,100.00
9992384	7/29/2026	Leatham Family LLC	AP	2,010.50
9992385	7/29/2026	LN Curtis and Sons	AP	884.00
9992386	7/29/2026	Quality Trailer Works Inc	AP	129.95
9992387	7/29/2026	Specialty Construction Supply	AP	1,943.40
9992388	7/29/2026	ULine	AP	801.53
195337	7/30/2026	Spartan Precision Rifles	AP	4,850.00
0	7/31/2026	AUTO DEBIT ONLY Idaho Power	AP	211,237.52
0	7/31/2026	EFTPS IRS withdraw DO NOT CASH	AP	264,869.04
0	7/31/2026	HRA VEBA Trust	AP	38,204.84
0	7/31/2026	HRA VEBA Trust	AP	12,544.48

0	7/31/2026	HRA VEBA Trust	AP	35,346.61
0	7/31/2026	HRA VEBA Trust	AP	29,265.38
0	7/31/2026	Idaho State Tax Commission	AP	85,112.28
0	7/31/2026	PERSI Fire Voluntary Retiremnt	AP	22,972.31
0	7/31/2026	PERSI Voluntary Retirement	AP	33,021.42
0	7/31/2026	PERSI Voluntary Retirement Con	AP	10,903.05
0	7/31/2026	Public Employee Fire Retirement	AP	22,744.31
0	7/31/2026	Public Employee Fire Retirement	AP	75,463.76
0	7/31/2026	Public Employee Retirement	AP	198,547.94
0	7/31/2026	Washington State Support Registry	AP	270.34
195330	7/31/2026	California State Disbursement Unit	AP	144.23
195331	7/31/2026	Canyon County Sheriff Garnishments Civ	AP	633.63
195332	7/31/2026	City Of Caldwell Treasurer	AP	2.50
195333	7/31/2026	Idaho Child Support Receipting	AP	723.92
195334	7/31/2026	Montana CSSD	AP	299.76
195335	7/31/2026	Nationwide Retirement Solutions	AP	10,129.63
195336	7/31/2026	Ohio Child Support Payment Central	AP	235.38
0	8/4/2026	Pepsi-Cola	AP	2,351.28
195338	8/5/2026	2C Sign Shop	AP	631.60
195339	8/5/2026	ACDP Acquisition LLC	AP	35.00
195340	8/5/2026	Acushnet Company	AP	1,105.31
195341	8/5/2026	Advanced Control Systems LLC	AP	9,142.67
195342	8/5/2026	Airgas USA LLC	AP	16,182.38
195343	8/5/2026	Allied Business Solutions Inc	AP	230.34
195344	8/5/2026	AME Electric Inc	AP	32,150.00
195345	8/5/2026	AmeriGas	AP	75.51
195346	8/5/2026	Carl Anderson	AP	2,000.00
195347	8/5/2026	AT T Mobility - CC	AP	12,684.60
195348	8/5/2026	Travis Atkinson	AP	133.00
195349	8/5/2026	Auto Glass Specialists LLC	AP	90.00
195350	8/5/2026	Autozone Inc	AP	6.85
195351	8/5/2026	Bermuda Sands Apparel LLC	AP	523.33
195352	8/5/2026	Boise Disaster Services LLC	AP	500.00
195353	8/5/2026	Boise Peterbilt Inc Caldwell Peterbilt	AP	36,941.81
195354	8/5/2026	Bound Tree Medical LLC	AP	153.32
195355	8/5/2026	Bowen Collins and Associates Inc	AP	29,976.82
195356	8/5/2026	Caldwell Auto Supply	AP	242.51
195357	8/5/2026	Caldwell True Value	AP	177.22
195358	8/5/2026	Canyon County Solid Waste	AP	4,982.71
195359	8/5/2026	CenturyLink	AP	2.80
195360	8/5/2026	CenturyLink	AP	188.38
195361	8/5/2026	Christensen Inc	AP	3,435.53
195362	8/5/2026	City of Caldwell Water Dept	AP	83,195.19
195363	8/5/2026	Cobblestone Idaho OPCO LLC	AP	2,200.00
195364	8/5/2026	Code 4 Abatement LLC	AP	500.00
195365	8/5/2026	Commercial Tire	AP	2,752.56
195366	8/5/2026	Conrad and Bischoff	AP	709.56
195367	8/5/2026	Corwin Ford	AP	2,329.36
195368	8/5/2026	Cutting Edge Services LLC	AP	554.16
195369	8/5/2026	DeBest Plumbing Inc	AP	928.75
195370	8/5/2026	DEX Imaging LLC	AP	253.85
195371	8/5/2026	Digital Threads LLC	AP	19.90
195372	8/5/2026	DKS Associates	AP	107,670.96
195373	8/5/2026	Downtown Caldwell BID Inc	AP	45,760.99
195374	8/5/2026	Sabrina Durtschi	AP	199.98
195375	8/5/2026	Emergency Responders Health	AP	2,910.00

195376	8/5/2026	Express Employment Professionals	AP	4,980.69
195377	8/5/2026	Fairbank Equipment Inc	AP	71.42
195378	8/5/2026	Ferguson Enterprises LLC	AP	8,199.52
195379	8/5/2026	Ferguson Waterworks	AP	1,000.00
195380	8/5/2026	Zachary Greenwood	AP	129.00
195381	8/5/2026	HD Fowler Company	AP	24,750.15
195382	8/5/2026	HDR Engineering Inc	AP	2,061.84
195383	8/5/2026	High Mountain Dirtworks	AP	334.25
195384	8/5/2026	Cayon County Highway District No 4	AP	1,921,710.59
195385	8/5/2026	Hilty Bower Haws and Seable PLLC	AP	3,605.00
195386	8/5/2026	Home Depot Credit Services	AP	8,673.19
195387	8/5/2026	Insight Public Sector Inc	AP	638.57
195388	8/5/2026	Interstate Batteries	AP	906.90
195389	8/5/2026	Jace Hvac LLC	AP	275.00
195390	8/5/2026	J-U-B Engineers Inc	AP	19,361.25
195391	8/5/2026	Keizer Land Services LLC	AP	21,000.00
195392	8/5/2026	Kelley Create Co	AP	447.86
195393	8/5/2026	Kellogg Plastics LTD	AP	1,570.63
195394	8/5/2026	Kenworth Sales Company	AP	18.95
195395	8/5/2026	Kittelson and Associates Inc	AP	350.00
195396	8/5/2026	Les Schwab Tire Center	AP	41.99
195397	8/5/2026	Lifemed Safety Inc	AP	2,482.00
195398	8/5/2026	Logan Simpson Design Inc	AP	89.00
195399	8/5/2026	Lurres Construction	AP	89,300.00
195400	8/5/2026	MAV Event Services	AP	360.00
195401	8/5/2026	MetroQuip Inc	AP	16,468.50
195402	8/5/2026	Michael Kane and Associates	AP	3,825.00
195403	8/5/2026	Moreno and Nelson Construction Corp	AP	146,411.65
195404	8/5/2026	Motion and Flow	AP	162.12
195405	8/5/2026	Nampa Fire Dept	AP	103.56
195406	8/5/2026	National Railroad Safety Services Inc	AP	21,582.00
195407	8/5/2026	Northwest Scientific Inc	AP	730.66
195408	8/5/2026	OReilly Automotive Stores Inc	AP	35.96
195409	8/5/2026	Overhead Door Company	AP	242.50
195410	8/5/2026	Oxarc Inc	AP	1,253.37
195411	8/5/2026	Pacific Golf and Turf LLC	AP	4,093.39
195412	8/5/2026	Parametrix Inc	AP	12,896.06
195413	8/5/2026	Personnel Plus	AP	31,911.38
195414	8/5/2026	Poly Farm LLC	AP	419.00
195415	8/5/2026	Precision Engineering LLC	AP	43,075.70
195416	8/5/2026	Rodda Paint Co	AP	3,837.60
195417	8/5/2026	Rosemary B Curtin Inc	AP	26,707.09
195418	8/5/2026	Salt Lake Wholesale Sports Inc	AP	9,378.86
195419	8/5/2026	Salvation Army	AP	25.70
195420	8/5/2026	Shamrock Foods Company	AP	2,579.59
195421	8/5/2026	Simplot Partners	AP	11,369.00
195422	8/5/2026	Skechers USA Inc	AP	547.75
195423	8/5/2026	Standard Plumbing Supply	AP	371.15
195424	8/5/2026	State of Idaho Federal Surplus Property	AP	5.00
195425	8/5/2026	Stein Distributing Company Inc	AP	892.91
195426	8/5/2026	Sunbelt Rentals	AP	47.95
195427	8/5/2026	Tacoma Screw Products Inc	AP	361.27
195428	8/5/2026	Tapani Inc	AP	66,279.41
195429	8/5/2026	The Land Group Inc	AP	1,200.00
195430	8/5/2026	The Odom Corporation	AP	1,548.12
195431	8/5/2026	Erin Lee Ann Thornbrugh	AP	150.00

195432	8/5/2026	Thunder Mountain Tent and Canvas LLC	AP	117.50
195433	8/5/2026	Top Gun Pest Control	AP	639.00
195434	8/5/2026	Tri Tech Forensics Inc	AP	72.80
195435	8/5/2026	Tyler Technologies Inc	AP	1,240.00
195436	8/5/2026	Uniforms 2 Gear	AP	1,688.45
195437	8/5/2026	United Parcel Service Inc	AP	28.13
195438	8/5/2026	United Site Services A Company Inc	AP	249.00
195439	8/5/2026	US Geological Survey	AP	7,583.75
195440	8/5/2026	Value Proposition Enterprises Inc	AP	2,020.10
195441	8/5/2026	Lyle Vanosdall	AP	3.49
195442	8/5/2026	West Coast Paper	AP	947.20
195443	8/5/2026	Western Records Destruction	AP	78.00
195444	8/5/2026	Xerox Corporation	AP	459.77
9992389	8/5/2026	Bonneville Industrial Supply	AP	221.98
9992390	8/5/2026	CDW Government Inc	AP	6,545.28
9992391	8/5/2026	Cintas Corporation No 3	AP	3,060.82
9992392	8/5/2026	Crane Alarm Service	AP	2,371.25
9992393	8/5/2026	D and B Supply Company	AP	1,485.82
9992394	8/5/2026	Demark Auto Service	AP	85.00
9992395	8/5/2026	DuBois Chemicals Inc	AP	3,687.90
9992396	8/5/2026	Electrical Wholesale Supply Co Inc	AP	484.94
9992397	8/5/2026	Fire Extinguisher Co Inc	AP	398.00
9992398	8/5/2026	Gem State Paper and Supply Co	AP	673.06
9992399	8/5/2026	Good Year/Wingfoot Commercial Tire	AP	147.25
9992400	8/5/2026	High Desert Harley Davidson	AP	5,132.97
9992401	8/5/2026	Hughes Fire Equipment Inc	AP	3,068.93
9992402	8/5/2026	Idaho Press Tribune	AP	174.57
9992403	8/5/2026	Integrity Inspection Solutions Inc	AP	18,050.00
9992404	8/5/2026	Intermountain Communications	AP	175.32
9992405	8/5/2026	Jones Williams Fuhman Gourley PA	AP	550.00
9992406	8/5/2026	L N Curtis and Sons	AP	5,567.92
9992407	8/5/2026	LN Curtis and Sons	AP	1,469.00
9992408	8/5/2026	Priest Electric	AP	222.77
9992409	8/5/2026	Twin Cities Electric	AP	17,512.00
9992410	8/5/2026	ZOLL Medical Corporation	AP	2,076.80
0	8/7/2026	WEX Bank	AP	65,437.38

Total Check Count:	306
Total Check Amount:	5,417,185.88

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: August 12, 2026

This packet contains:

- Payroll and Accounts Payable Reports
- Check Register of approved accounts payable claims

Detailed reports are available for your review at any time.

FINANCE COMMITTEE MOTION:

The Finance Committee has reviewed current accounts payable in the amount of **$5,417,185.88 for the period ending August 11, 2026,** and net payroll of **$896,107.75 for pay period ending July 25, 2026.**

I move that accounts payable in the amount of **$5,417,185.88** represented by check numbers **195194** through **195444** and electronic payments and payroll for the amount of **$896,107.75** represented by check numbers **40924** through **40940** and direct deposits be accepted, payments approved, and vouchers filed in the office of the City Clerk.

Payroll report by: Destiny
Payroll ending: 7/25/2026
Paid on: 7/31/2026

Check numbers: 40924-40940
Total net checks: $ 896,107.75
# of Employees: 471

Fund Name	Fund #	Salary	Benefits	Total
General	01	$ 917,791.20	$ 203,061.00	1,120,852.20
Events Center	03	6,164.32	1,266.27	7,430.59
Library	04	36,295.41	7,336.92	43,632.33
Street	05	54,292.13	11,318.21	65,610.34
Airport	06	8,359.20	1,717.90	10,077.10
Parks & Recreation	08	63,864.29	13,986.27	77,850.56
CDBG	10	2,256.00	487.52	2,743.52
ARPA Grant Funds	11	-	-	-
Cemetery	20	7,465.60	1,527.60	8,993.20
Economic Development	28	10,196.00	2,121.75	12,317.75
Golf	60	14,705.70	2,884.49	17,590.19
Water	70	69,952.24	14,523.74	84,475.98
Sewer	72	72,294.80	14,372.04	86,666.84
Electrical	75	14,985.60	3,136.36	18,121.96
Irrigation	76	18,435.07	3,798.30	22,233.37
TOTAL		**$ 1,297,057.56**	**$ 281,538.37**	**$ 1,578,595.93**

Balancing
Fund 02 $ 1,568,901.24
Total $ 1,578,595.93

Grand Total $3,147,497.17
GL Grand Total 3,147,497.17

Off 0.00

Accounts Payable Report

check #'s	$ Amount	Date
electronic check	$ 227,104.00	7/27/2026
195194-195329	$ 1,010,063.91	7/29/2026
9992373-9992388	$ 43,971.21	7/29/2026
195337	$ 4,850.00	7/30/2026
195330-195336	$ 12,169.05	7/31/2026
electronic check	$ 713,904.45	7/31/2026
electronic check	$ 211,237.52	7/31/2026
electronic check	$ 38,204.84	7/31/2026
electronic check	$ 29,265.38	7/31/2026
electronic check	$ 35,346.61	7/31/2026
electronic check	$ 12,544.48	7/31/2026
electronic check	$ 2,351.28	8/4/2026
195338-195444	$ 2,937,574.19	8/5/2026
9992389-9992410	$ 73,161.58	8/5/2026
electronic check	$ 65,437.38	8/5/2026
Total:	$ 5,417,185.88	