



# CITY OF Caldwell, Idaho

Planning & Zoning

## HEARING REVIEW APPLICATION

### Type of Review Requested (check all that apply)

- Annexation
- Appeal/Amendment
- Comprehensive Plan Map Change
- De-Annexation
- Ordinance Amendment
- Rezone
- Special Use Permit
- Subdivision- Preliminary Plat
- Subdivision- Final Plat
- Subdivision- Short Plat
- Time Extension
- Variance
- Other \_\_\_\_\_

**STAFF USE ONLY:**

File number(s): SUB-17P-04  
ANN-17-04

Project name: Voyage North

Date filed: 10-6-17 Date complete: \_\_\_\_\_

Related files: \_\_\_\_\_

### Subject Property Information

Address: 3714 Marble Front Road Parcel Number(s): R3528300000

Subdivision: N/A Block: \_\_\_\_\_ Lot: \_\_\_\_\_ Acreage: 39.8 Zoning: R-3

Prior Use of the Property: Agricultural and single residence

Proposed Use of the Property: Single-Family residential subdivision

### Applicant Information:

Applicant Name: Tim Mokwa, Hayden Homes Idaho LLC Phone: (208)869-9785

Address: 1406 N Main St, Suite 109 City: Meridian State: ID Zip: 83642

Email: tmokwa@hayden-homes.com Cell: (208)869-9785

Owner Name: Marcia L. Wing Phone: (208)384-0362

Address: P.O. Box 9165 City: Boise State: ID Zip: 83707

Email: mwing44@msn.com Cell: (208)384-0362

Agent Name: (e.g., architect, engineer, developer, representative) Tim Mokwa, Hayden Homes Idaho LLC

Address: 1406 N Main St, Suite 109 City: Meridian State: ID Zip: 83642

Email: tmokwa@hayden-homes.com Cell: (208)869-9785

### Authorization

Print applicant name: Tim Mokwa, Hayden Homes

Applicant Signature: [Signature] Date: 10/05/17

AT



CITY OF  
*Caldwell, Idaho*

Planning & Zoning

SUBDIVISION- PRELIMINARY PLAT

Project Name: <b>Voyage North Subdivision</b>	File #: <u>SUB-17P-04</u>
Applicant/Agent: <b>Tim Mokwa, Hayden Homes Idaho LLC</b>	<u>BNH-17-04</u>

Applicant (v)	Description	Staff (v)
<b>X</b>	Completed & signed Hearing Review Master Application	
<b>X</b>	Narrative fully describing the proposed use/request	
<b>X</b>	Recorded warranty deed for the subject property	
<b>X</b>	Preliminary Plat – Submitted in 8 ½ x 11 paper format AND in electronic format (PDF)	
<b>X</b>	Landscape Plan– Submitted in 8 ½ x 11 paper format AND in electronic format (PDF)	
<b>X</b>	Vicinity map – Submitted in 8 ½ x 11 paper format AND in electronic format (PDF)	
<b>X</b>	Traffic Study – Submitted in 8 ½ x 11 paper format AND in electronic format (PDF)	
<b>X</b>	Neighborhood Meeting sign-in sheet	
<b>X</b>	Fee	

Includes 1 lot for pump station to be dedicated to the City

Total # Lots \_\_\_\_\_

Residential: 160 Commercial: \_\_\_\_\_ Industrial: \_\_\_\_\_ Common: 22

Phased Project:  Yes  No If "yes", Phase #: 4, 5, 6 and 7 Total Acreage: 39.84

Min. Lot Size (excluding common lots): 5,319 SF Max. Lot Size (excluding common lots): 11,436 SF

Avg. Lot Size (excluding common lots): 6,342 SF % Useable Open Space: 10.6%

List all types of useable open space: Existing trees retained; large open active space; passive common area with landscape; 3 benches; walking paths.

**STAFF USE ONLY:**

Date Application Received: 10-6-17

Received by: JW

Proposed Hearing Date: 11-14-17

Hearing Body: HE

AI

Project Name: <b>Voyage North Subdivision</b>	File #: <b>SUB-17P-04</b>
Applicant/Agent: <b>Tim Mokwa, Hayden Homes Idaho LLC</b>	<b>Ann-17-04</b>

Applicant (v)	Description	Staff (v)
<b>X</b>	Completed & signed Hearing Review Master Application	
<b>X</b>	Narrative fully describing the proposed use/request, including current potable water supply and current sewage system	
<b>X</b>	Recorded warranty deed for the subject property	
<b>N/A</b>	Signed Lease Agreement (if applicable)	
<b>X</b>	Vicinity map, showing the location of the subject property (8 1/2" x 11")	
<b>X</b>	Site Plan <b>The following are suggested items that may be shown on the site plan:</b>	
<b>X</b>	• Property boundaries of the site	
<b>X</b>	• Existing buildings on the site	
<b>X</b>	• Parking stalls and drive aisles	
<b>X</b>	• Sidewalks or pathways (proposed and existing)	
<b>X</b>	• Fencing (proposed and existing)	
<b>X</b>	Metes and bounds legal description for the site to be annexed (must be submitted in electronic format).	
<b>X</b>	Landscape Plan (if applicable)	
<b>X</b>	Neighborhood Meeting sign-in sheet	
<b>X</b>	Fee	

**STAFF USE ONLY:**

Date Application Received: 10-6-17

Received by: JW

Proposed Hearing Date: 11-14-17

Hearing Body: HE



# T-O ENGINEERS

Consulting Engineers, Surveyors and Planners

332 N. BROADMORE WAY  
NAMPA, IDAHO 83687  
PHONE: (208) 442-6300  
FAX: (208) 466-0944

## LETTER OF TRANSMITTAL

Date October 6, 2017	Job No. 170221
Attn: Jarom Wagoner	
RE: Voyage Crossing North Subdivision	

TO:  
City of Caldwell, Engineering Dept  
Attn: Jarom Wagoner  
621 Cleveland Blvd.  
Caldwell, ID 83605

WE ARE SENDING  Attached  Under separate cover \_\_\_\_\_ the following:

Shop drawings  Prints  Plans  Samples  Specifications

Copy of letter  Change \_\_\_\_\_

COPIES	DATE	NO.	DESCRIPTION
1	10-05-17		Cover Letter
1			Subdivision Preliminary Plat Application
1			Rezone Application
1			Annexation Application
1			Landscape Plan Application
1			Completed and Signed Hearing Review Master Application
1			Narrative
1			Trust Distribution Deed
1			Affidavit of Legal Interest
3			Preliminary Plat – Full Size (Folded)
2			Preliminary Plat – 8.5" x 11"
2			Landscape Plan – 8.5" x 11"
1			Vicinity Map
1			Neighborhood Meeting sign-in Sheet
1			Check for \$6297.34 and \$815.62

THESE ARE TRANSMITTED as checked below

- For approval  Approved as submitted  Resubmit \_\_\_\_\_ copies for approval
- For your use  Approved as noted  Submit \_\_\_\_\_ copies for distribution
- As requested  Returned for corrections  Return \_\_\_\_\_ corrected prints
- For review comment  \_\_\_\_\_
- FOR BIDS DUE \_\_\_\_\_  PRINTS RETURNED AFTER LOAN TO US

REMARKS: Hand delivered by John Carpenter

RECEIVED BY: \_\_\_\_\_ DATE SIGNED: \_\_\_\_\_



October 5, 2017

City of Caldwell  
Attention: Jarom Wagoner, AICP, Senior Planner  
621 Cleveland Blvd.  
Caldwell, ID 83605

**Re. Voyage Crossing North – Preliminary Plat Application Narrative**

Dear Mr. Wagoner,

Hayden Homes is pleased to submit the attached application for consideration of the proposed Voyage Crossing North Subdivision. The submittal includes the preliminary plat, preliminary landscape plan; preliminary engineering plans and the supplemental information as required by the City's Preliminary Plat Application Checklist.

The subdivision is comprised of one parcel located at the south east corner of Marble Front Road and the extension of Aviation Way. The total acreage of the subdivision is approximately 39.84-acres and at build-out will include (160) buildable, single-family lots; (21) common lots; and (1) pump station lot which will be deciated to the Caldwell Municipal Water District. The subject property is within the City's impact area and requires annexation. We are requesting annexation with a zone of R-3.

Our application proposes (160) residential lots for a proposed density of approximately 4-units/acre. The R-3 zoning is proposed to allow for a variety of 2-car garage and 3-car garage lots. The density is comparable to the existing Voyage Crossing Phases 1, 2 and 3 which abut this property on the south. We are proposing two large active open-space areas near the main entrance to the subdivision off Aviation Way. We are also proposing to retain many of the large healthy trees surrounding the existing house and barn. Our intent is that the house and barn, as well as farming activities will remain until developed in the final phase of the subdivision.

With access from the subdivision to a collector (Aviation Way) which will be improved along our frontage; a minor arterial to the north, which will also be improved along our frontage as we develop the phases along the north boundary; and access to the traffic signal at Aviation and Hwy 20/26 (Chinden) traffic generated from the signal family lots will be appropriately handled. We are in the process of having a Traffic Impact Study (TIS) prepared by Thompson Engineering to further examine potential impacts of traffic on the existing, surrounding transportation system. The TIS will be submitted to the City well in advance of the Planning and Zoning Commission hearing for the project.

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A new pressure irrigation pump station and delivery system will be constructed to serve the subdivision. The P.I. system will be dedicated to the City Municipal Water District. Water for the P.I. will be delivered by the Pioneer Irrigation District.

The site utilities will be served via extension of the City of Caldwell mains. The initial Phase 1 of the development is anticipated to break ground in Spring 2018. A phasing plan has been included in the application materials and anticipates (4) phases. The proposed phasing is based on current market-conditions and may be adjusted to reflect future market conditions. Again, subject to market conditions, the ultimate project build-out could take anywhere from three to five or more years. Phase 1 is planned for the southern area of the parcel. While Phase 1 is under development, the plan is to maintain farming activities on the balance of the property.

Thank you for consideration of our application. We feel the proposed Voyage Crossing North Subdivision with it's variety of lot sizes and product types, along with the large amounts of open space will be an attractive and successful project.

We have been as thorough as possible in preparation of this application. However, if there is any additional information or clarification that would be helpful in the timely review of our application, please don't hesitate to give me a call at (208) 869-9785, or email me at [tmokwa@hayden-homes.com](mailto:tmokwa@hayden-homes.com)

Sincerely,



Tim Mokwa  
Hayden-Homes  
(Local Address) 1406 N. Main St., Ste 109, Meridian ID 83642

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## MEMORANDUM

**TO:** Jarom Wagoner, City of Caldwell

**FROM:** John G. Carpenter, P.E.,

**DATE:** **October 6, 2017**

**SUBJECT:** **Voyage North Subdivision**

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This submittal includes applications for Annexation, Rezone, Preliminary Plat, and Landscape Plan. However, we noticed that there were several items that were listed on multiple applications, including:

1. Hearing Review Master Application
2. Narrative
3. Deed
4. Vicinity Map
5. Site Plan
6. Landscape Plan
7. Neighborhood Meeting Sign-In Sheet
8. Legal Description

As such, we have included a single copy of these items with the intent of satisfying the requirements of each checklist without including several duplicates. Please note that a single project narrative has been written to fulfill the annexation, rezone, and preliminary plat application requirements. Also note that the preliminary plat drawings are intended to fulfill the site plan requirements. Finally, per our conversation and as mentioned in the project narrative, a Traffic Impact Study is currently in progress and will be completed prior to the Planning and Zoning Commission hearing for this project.

Please find a metes and bounds legal description for this site included in the attached Trust Distribution Deed. A standalone legal description has not been included in this submittal.

It is our understanding that a change to the comprehensive map will be required. However, we did not find any application information for this online. Please let us know if there is any additional information that you need from us for this.

We do understand that you are granting us 7-10 days to submit all of the required documents to make each of these applications complete.

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### SITE DATA

**OWNER**  
 VOYAGE CROSSING LLC  
 322 N. BROADMORE WAY  
 WAHWA, ID 83407

**DESIGNER & PLANNER**  
 T-O ENGINEERS  
 322 N. BROADMORE WAY  
 WAHWA, ID 83407

**PROJECT**  
 PRELIMINARY PLAT FOR  
 VOYAGE CROSSING 4, 5, 6, & 7  
 A PORTION OF THE SW 1/4 OF THE SW 1/4 OF SECTION 24  
 TOWNSHIP 4 NORTH, RANGE 3 WEST, BOBIE MERIDIAN  
 CANYON COUNTY, IDAHO  
 2017

**REVISIONS**

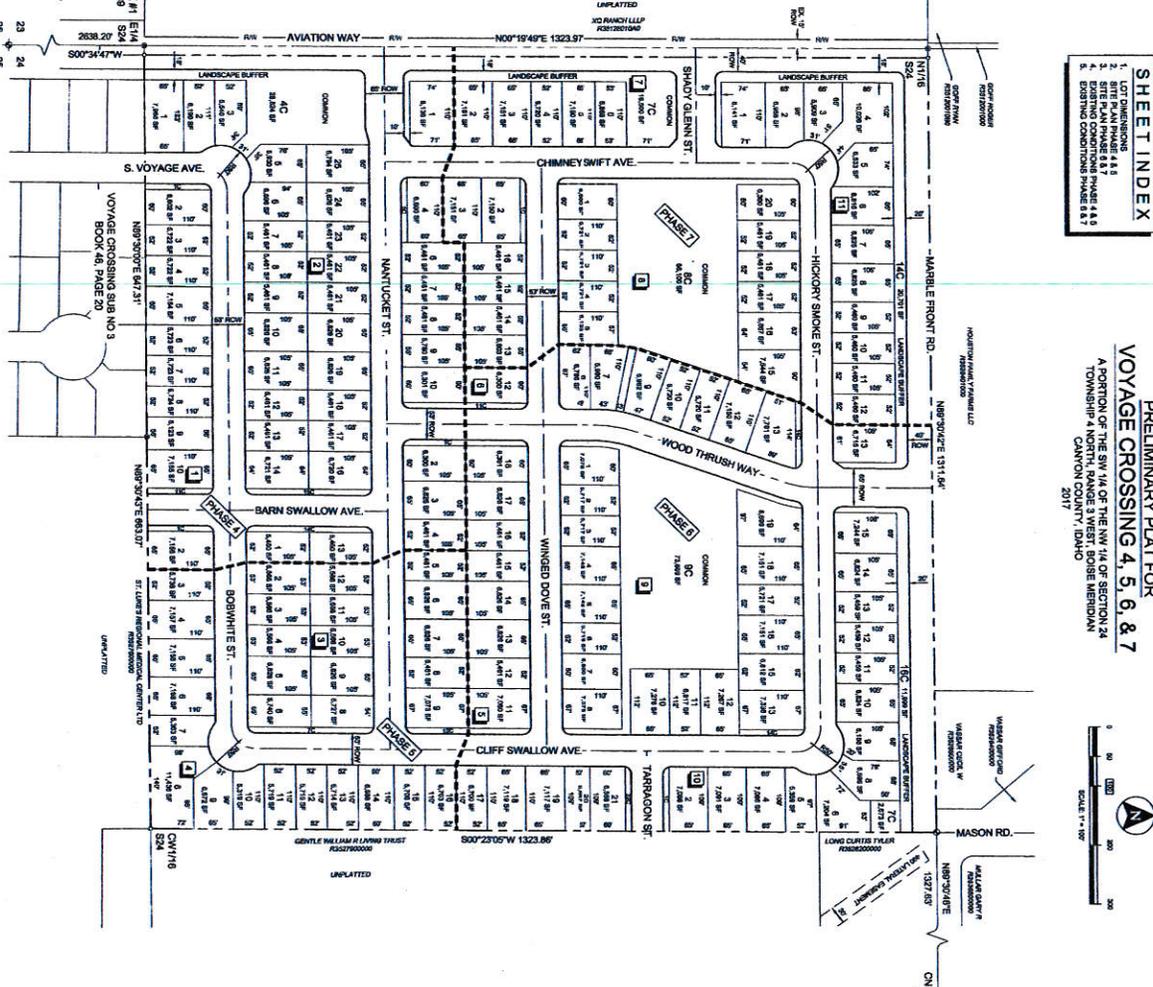
NO.	DATE	BY	DESCRIPTION
1	07/25/17	J. JENSEN	DESIGNED
2	07/25/17	J. JENSEN	DESIGNED
3	07/25/17	J. MURPHY	CHECKED
4	07/25/17	J. CARPENTER	CHECKED
5	07/25/17	J. CARPENTER	APPROVED
6	07/25/17	J. CARPENTER	APPROVED

### AREA AND LOT SUMMARY

DESCRIPTION	AREA (ACRES)	AREA (SQ. FT.)
TOTAL AREA	284.00	12,321,000
TOTAL LOT AREA	284.00	12,321,000
TOTAL COMMON AREA	13.18	574,000
TOTAL LOT AREA WITH COMMON	270.82	11,747,000
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### LEGEND

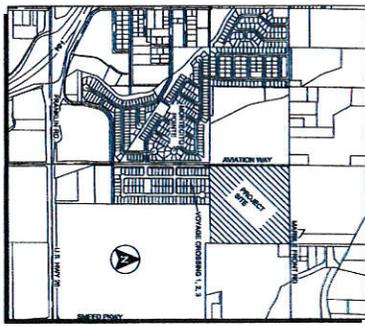
- SUBDIVISION BOUNDARY
- PROPERTY LINE
- ROAD CENTERLINE
- ROAD RIGHT-OF-WAY
- FENCE LINE
- RESIDENTIAL LOT NUMBER
- COMMON LOT NUMBER
- ROAD RIGHT-OF-WAY
- ROAD RIGHT-OF-WAY
- CALCULATED POINT



### SHEET INDEX

1. LOT DIMENSIONS  
 2. SITE PLAN PHASE 4, 5, 6, & 7  
 3. SITE PLAN PHASE 8, 9, 10, 11, & 12  
 4. EXISTING CONDITIONS PHASE 4, 5, 6, 7, 8, 9, 10, 11, & 12  
 5. EXISTING CONDITIONS PHASE 8 & 9

**PRELIMINARY PLAT FOR  
 VOYAGE CROSSING 4, 5, 6, & 7**  
 A PORTION OF THE SW 1/4 OF THE SW 1/4 OF SECTION 24  
 TOWNSHIP 4 NORTH, RANGE 3 WEST, BOBIE MERIDIAN  
 CANYON COUNTY, IDAHO  
 2017



- ### NOTES
1. SHADING REFLECTS THE PROPOSED SUBDIVISION BOUNDARIES. THE CITY OF CALDWELL, IDAHO, HAS REVIEWED THIS INSTRUMENT AND HAS DETERMINED THAT THE PROPOSED SUBDIVISION IS IN ACCORDANCE WITH THE CITY OF CALDWELL SUBDIVISION ORDINANCES.
  2. ALL LOT DIMENSIONS SHALL BE IN FEET AND INCHES.
  3. ALL LOT DIMENSIONS SHALL BE IN FEET AND INCHES.
  4. A PERSONAL UTILITY PRODUCTION AND TRANSMISSION COMPANY OR TO BE INSTALLED AFTER ALL PROJECTS ARE COMPLETED SHALL BE DETERMINED IN ACCORDANCE WITH THE CITY OF CALDWELL SUBDIVISION ORDINANCES.
  5. THE CITY OF CALDWELL, IDAHO, HAS REVIEWED THIS INSTRUMENT AND HAS DETERMINED THAT THE PROPOSED SUBDIVISION IS IN ACCORDANCE WITH THE CITY OF CALDWELL SUBDIVISION ORDINANCES.
  6. MONITORING AND INSPECTION SERVICES WILL BE PROVIDED TO THE FRONT OF EACH LOT TO BE CONSTRUCTED TO VERIFY THE ACCURACY OF THE DIMENSIONS AND THE LOCATION OF THE LOT BOUNDARIES.
  7. THERE ARE NO KNOWN TIE POINTS OR MONUMENTS IN THE PROJECT AREA.
  8. THE SUBDIVISION IS PROPOSED IN PHASES, AS SHOWN.
  9. THE SUBDIVISION IS PROPOSED IN PHASES, AS SHOWN.
  10. THE SUBDIVISION IS PROPOSED IN PHASES, AS SHOWN.
  11. THE SUBDIVISION IS PROPOSED IN PHASES, AS SHOWN.
  12. THE SUBDIVISION IS PROPOSED IN PHASES, AS SHOWN.
  13. THE SUBDIVISION IS PROPOSED IN PHASES, AS SHOWN.
  14. THE SUBDIVISION IS PROPOSED IN PHASES, AS SHOWN.
  15. THE SUBDIVISION IS PROPOSED IN PHASES, AS SHOWN.

NOTE: I, THE SIGNATURE OF THIS DOCUMENT ONLY CERTIFIES THE SHOWN HEREON.  
 NOTE: TO THE BEST OF THE SURVEYOR'S KNOWLEDGE AND BELIEF, ALL REQUIREMENTS OF CALDWELL CITY CODE.

BOB O'NEILL  
 SURVEYOR  
 1117 WEST 10TH AVENUE  
 WAHWA, IDAHO 83407  
 PHONE: (208) 837-1117  
 FAX: (208) 837-1118



**PRELIMINARY PLAT FOR  
 VOYAGE CROSSING 4, 5, 6, & 7  
 LOT DIMENSIONS**

**T-O ENGINEERS**  
 CONSULTING ENGINEERS, SURVEYORS & PLANNERS  
 322 N. BROADMORE WAY  
 WAHWA, IDAHO 83407  
 PHONE: (208) 837-1117  
 FAX: (208) 837-1118  
 COURTESY OF ALZINE, LINDO & ASSOCIATES, INC.  
 SPOKANE, WA  
 OFFICES AROUND THE WORLD

**REVISIONS**

NO.	DATE	BY	DESCRIPTION
1	07/25/17	J. JENSEN	DESIGNED
2	07/25/17	J. JENSEN	DESIGNED
3	07/25/17	J. MURPHY	CHECKED
4	07/25/17	J. CARPENTER	CHECKED
5	07/25/17	J. CARPENTER	APPROVED
6	07/25/17	J. CARPENTER	APPROVED

**FILE NAME**  
 VOYAGE CROSSING 4, 5, 6, & 7  
 PRELIMINARY PLAT  
 11/17/17

**DATE**  
 07/25/17

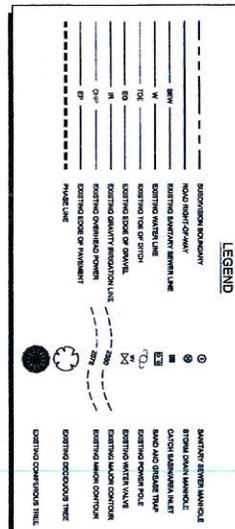
**PROJECT**  
 VOYAGE CROSSING 4, 5, 6, & 7

**SHEET 1 OF 5**

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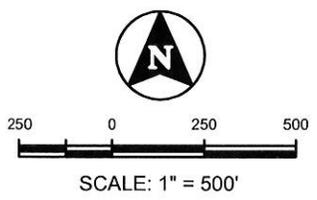
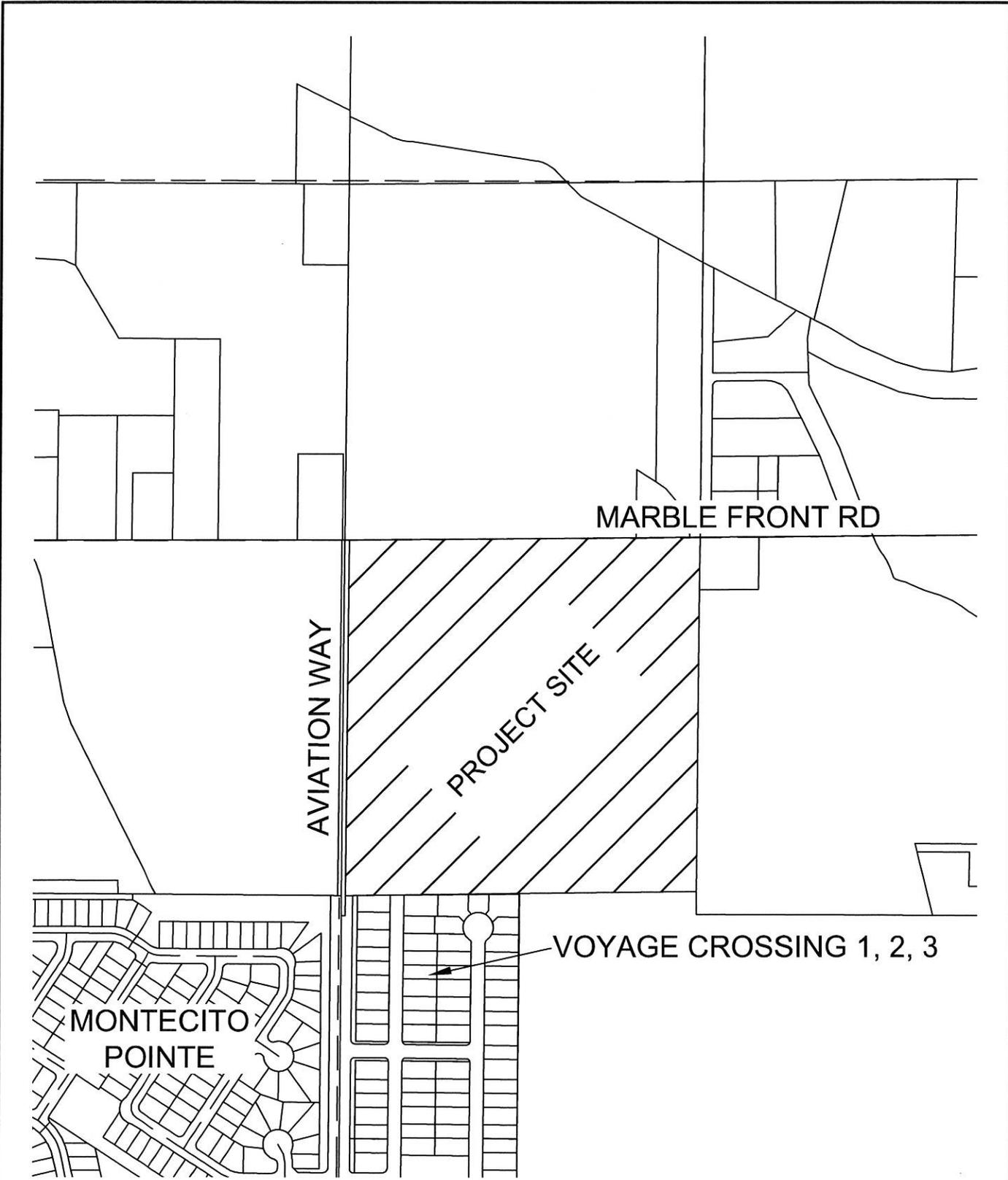
**PRELIMINARY PLAT FOR  
VOYAGE CROSSING 4, 5, 6, & 7**  
A PORTION OF THE SW 1/4 OF THE NW 1/4 OF SECTION 24  
TOWNSHIP 4 NORTH, RANGE 3 WEST, BOISE MERIDIAN  
CANYON COUNTY, IDAHO  
2017



<p><b>SHEET 4 OF 5</b></p>	<p><b>PRELIMINARY PLAT FOR VOYAGE CROSSING 4, 5, 6, &amp; 7 EXISTING CONDITIONS PHASE 4 &amp; 5</b></p>	<p><b>T-O ENGINEERS</b> CONSULTING ENGINEERS, SURVEYORS &amp; PLANNERS 330 N. BROADMOORE WAY BOISE, IDAHO 83721-5123 PHONE: (208) 486-6500 FAX: (208) 486-0844 COLLEGE ALUMNI BUILDING MINERAL DAM BOISE, IDAHO 83725-0001</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>NO.</th> <th>REVISIONS</th> <th>DATE</th> <th>BY/NAME</th> </tr> </thead> <tbody> <tr> <td> </td> <td>DESIGNED</td> <td> </td> <td>J. JENSEN</td> </tr> <tr> <td> </td> <td>DRAWN</td> <td> </td> <td>J. MURPHY</td> </tr> <tr> <td> </td> <td>CHECKED</td> <td> </td> <td>J. CARPENTER</td> </tr> <tr> <td> </td> <td>APPROVED</td> <td> </td> <td>J. CARPENTER</td> </tr> </tbody> </table>	NO.	REVISIONS	DATE	BY/NAME		DESIGNED		J. JENSEN		DRAWN		J. MURPHY		CHECKED		J. CARPENTER		APPROVED		J. CARPENTER
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	APPROVED		J. CARPENTER																				

A3





	<b>T-O ENGINEERS</b>	
	332 N. BROADMORE WAY NAMPA, IDAHO 83687-5123	
PHONE: (208) 442-6300	FAX: (208) 466-0944	
E-FILE: 170221-VICINITY MAP	DATE: OCT 05, 2017	JOB: 170221

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**NEIGHBORHOOD MEETING FORM**  
City of Caldwell Planning and Zoning Department  
621 E. Cleveland Blvd., Caldwell, ID 83605  
Phone: (208) 455-3021

Start Time of Neighborhood Meeting: 6:00 PM

End Time of Neighborhood Meeting: 6:37 PM

**Those in attendance please print your name and address. If no one attended, Applicant please write across this form "No one attended."**

**PRINTED NAME**

**ADDRESS, CITY, STATE, ZIP**

1. Tim Mokwa, Hayden Homes ~~1406N Main~~ 1406N Main St Ste 109 Meridian
2. Zachri Jensen, T-O Engineers 1686 S Loggers Pond Pl. Boise ID
3. Mike Gregory Hayden Homes 1406N Main St Ste 109
4. Sherlyn Martinez 4201 Marble Front Rd Meridian
5. Cludrea Goff 3423 Marble Front Rd. Caldwell
6. Donna Goff 5022 Asher Ave
7. Donna Goff 5022 Asher Ln Caldwell, ID
8. \_\_\_\_\_
9. \_\_\_\_\_
10. \_\_\_\_\_
11. \_\_\_\_\_
12. \_\_\_\_\_
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16. \_\_\_\_\_
17. \_\_\_\_\_
18. \_\_\_\_\_
19. \_\_\_\_\_

*AG*

- 20. \_\_\_\_\_
- 21. \_\_\_\_\_
- 22. \_\_\_\_\_
- 23. \_\_\_\_\_
- 24. \_\_\_\_\_
- 25. \_\_\_\_\_

**Neighborhood Meeting Certification:**

Applicants shall conduct a neighborhood meeting for the following: special use permit applications; variance applications; annexation applications; planned unit development applications; preliminary plat applications that will be submitted in conjunction with an annexation, rezone or planned unit development application; and, rezone applications as per City of Caldwell Zoning Ordinance Section 10-03-12.

Description of the proposed project: Rezone/Annexation: Preliminary Plat of the ± 40 Acre Parcel into approx 160 Single Family lots + Com on area

Date of Round Table meeting: \_\_\_\_\_

Notice sent to neighbors on: 9/19/17

Date & time of the neighborhood meeting: 6:00PM Tuesday Oct. 3<sup>rd</sup> 2017

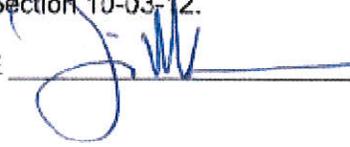
Location of the neighborhood meeting: on-site, near the intersection of Aviation & Marblefront

**Developer/Applicant:**

Name: Tim Mokwa, Hayden Homes Idaho LLC

Address, City, State, Zip: 1406 N. Main St. Ste 109 Meridian ID 83642

I certify that a neighborhood meeting was conducted at the time and location noted on this form and in accord with City of Caldwell Zoning Ordinance Section 10-03-12.

DEVELOPER/APPLICANT SIGNATURE  DATE 10/03/17

AS

2008056928

RECORDED

2008 OCT 23 PM 2 40

WILLIAM H. HURST  
CANYON COUNTY RECORDER  
BY *[Signature]*

REQUEST *White Peterson*  
TYPE *Deed* FEE *0*

**CORRECTION  
TRUST DISTRIBUTION DEED**

TRUST A OF THE ALFERD & BETHEL WING FAMILY TRUST, as reformed and restated on February 16, 2006, of which Marcia L. Wing is the current Trustee, hereinafter referred to as the "Grantor," hereby grants, transfers and conveys as a distribution from the aforementioned Trust, to MARCIA L. WING, whose mailing address is PO Box 9165, Boise, ID 83707, as to an undivided sixty percent (60%) interest, and to THE SHERYL A. WING SUPPLEMENTAL NEEDS TRUST, established in The Alferd & Bethel Wing Family Trust, as reformed and restated on February 16, 2006, of which Marcia L. Wing is the current Trustee, whose mailing address is PO Box 9165, Boise, ID 83707, as to an undivided forty percent (40%) interest, hereinafter collectively referred to as the "Grantees," the following described real property, situated in Canyon County, State of Idaho, to-wit:

The Southwest Quarter of the Northwest Quarter of Section 24, Township 4 North, Range 3 West of the Boise Meridian, in Canyon County, Idaho.

EXCEPTING THEREFROM a parcel of land located in the Southwest Quarter of the Northwest Quarter of Section 24, Township 4 North, Range 3 West, Boise Meridian, Canyon County, Idaho, more particularly described as follows:

Commencing at the Southwest corner of said SW1/4 of the NW1/4;

thence North 00° 19' 34" East, a distance of 1,324.22 feet along the Westerly boundary of said SW1/4 of the NW1/4 to the Northwest corner thereof;

thence North 89° 56' 50" East, a distance of 15.72 feet;

thence South 00° 19' 34" West, a distance of 1,324.34 feet;

thence North 89° 37' 20" West, a distance of 15.72 feet to the POINT OF BEGINNING.

Together with all water, water rights, ditches and rights of way for ditches appurtenant thereto or in anywise appertaining.

SUBJECT TO taxes and assessments for the year 2008, and all subsequent years, together with any and all existing easements, rights of way, reservations, restrictions and encumbrances of record, to any existing tenancies, to all zoning laws and ordinances, and to any state of facts an accurate survey or inspection of the premises would show.

The property described in this conveyance shall be the separate property of the Grantees, and all income, rents, issues, profits, gains and appreciation of said property shall be the separate property of the Grantees.

***CORRECTION:*** This Correction Trust Distribution Deed is being recorded to correct the legal description in the Trust Distribution Deed recorded on August 8, 2008, in the records of the Canyon County Recorder as Instrument No. 2008043503.

Dated this 16<sup>th</sup> day of October, 2008.

TRUST A OF THE ALFERD & BETHEL  
WING FAMILY TRUST

By: *Marcia L. Wing*  
Marcia L. Wing, Trustee

STATE OF IDAHO            )  
  : ss.  
County of AOA            )

On this 16<sup>th</sup> day of October, 2008, before me, the undersigned, a Notary Public in and for said State, personally appeared Marcia L. Wing, as Trustee of TRUST A OF THE ALFERD & BETHEL WING FAMILY TRUST, as reformed and restated on February 16, 2006, known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that she executed the same as Trustee of such Trust.

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



*Vicki Goicoechea*  
Notary Public for Idaho  
Commission expires: 6/27/09

jc/W:\Work\Wing, A 12042\Alferd Wing - Estate of\Deed - Trust Distribution.doc

Ato

**AFFIDAVIT OF LEGAL INTEREST**

STATE OF IDAHO )  
 )  
COUNTY OF CANYON )

I, Marcia L. Wing, P.O. Box 9165  
(name) (address)

Boise, ID  
(city) (state)

being first duly sworn upon, oath, depose and say:  
*and for authorized designee of the record owner*

1. That I am the record owner of the property described on the attached, and I grant my permission to:

Tim Mokwa (Hayden Homes Idaho LLC) 1406 N. Main St., Suite 109, Meridian ID 83642  
(name) (address)

to submit the accompanying application(s) pertaining to that property.

2. I agree to indemnify, defend and hold the City of Caldwell and its employees harmless from any claim or liability resulting from any dispute as to the statements contained herein or as to the ownership of the property which is the subject of the application.

3. I hereby grant permission to City of Caldwell staff to enter the subject property for the purpose of site inspections related to processing said application(s).

Dated this 21st day of SEPTEMBER, 2017

Marcia L. Wing  
(Signature)

SUBSCRIBED AND SWORN to before me the day and year first above written.

Dale E. Conrad  
(Notary Public for Idaho)  
DALE E. CONRAD

Residing at: BOISE, IDAHO



My Commission Expires: SEPT. 17, 2022



CITY OF  
*Caldwell, Idaho*

Planning & Zoning

LANDSCAPE PLAN

Project Name: Voyage Crossing North Subdivision	File #:
Project Address: 3714 Marble Front Road	

Applicant (v)	Description	Staff (v)
X	Detailed plan at a scale no smaller than 1" to 50' submitted in 8 1/2 x 11 paper format AND in electronic format (PDF)	
<b>Landscape Plan must include a table with the following information:</b>		
X	Names of all streets upon which the property has frontage, including amount of linear feet of frontage	
X	# of trees provided in each street landscape buffer	
X	# of shrubs provided in each street landscape buffer	
X	Width of each street landscape buffer	
N/A	Total # of parking spaces provided (regular, ADA, and bicycle)	
X	Types of vegetation and/or rock ground cover	
X	Note indicating whether or not the landscape plan complies with City Code Chapter 10-07 (Caldwell Landscaping Ordinance). If plan does not comply, state which areas & the reason for the variation.	

*Landscape plans shall be prepared by a landscape architect, a landscape designer, or a qualified nursery person. Landscape plans shall be stamped by a licensed landscape architect.*

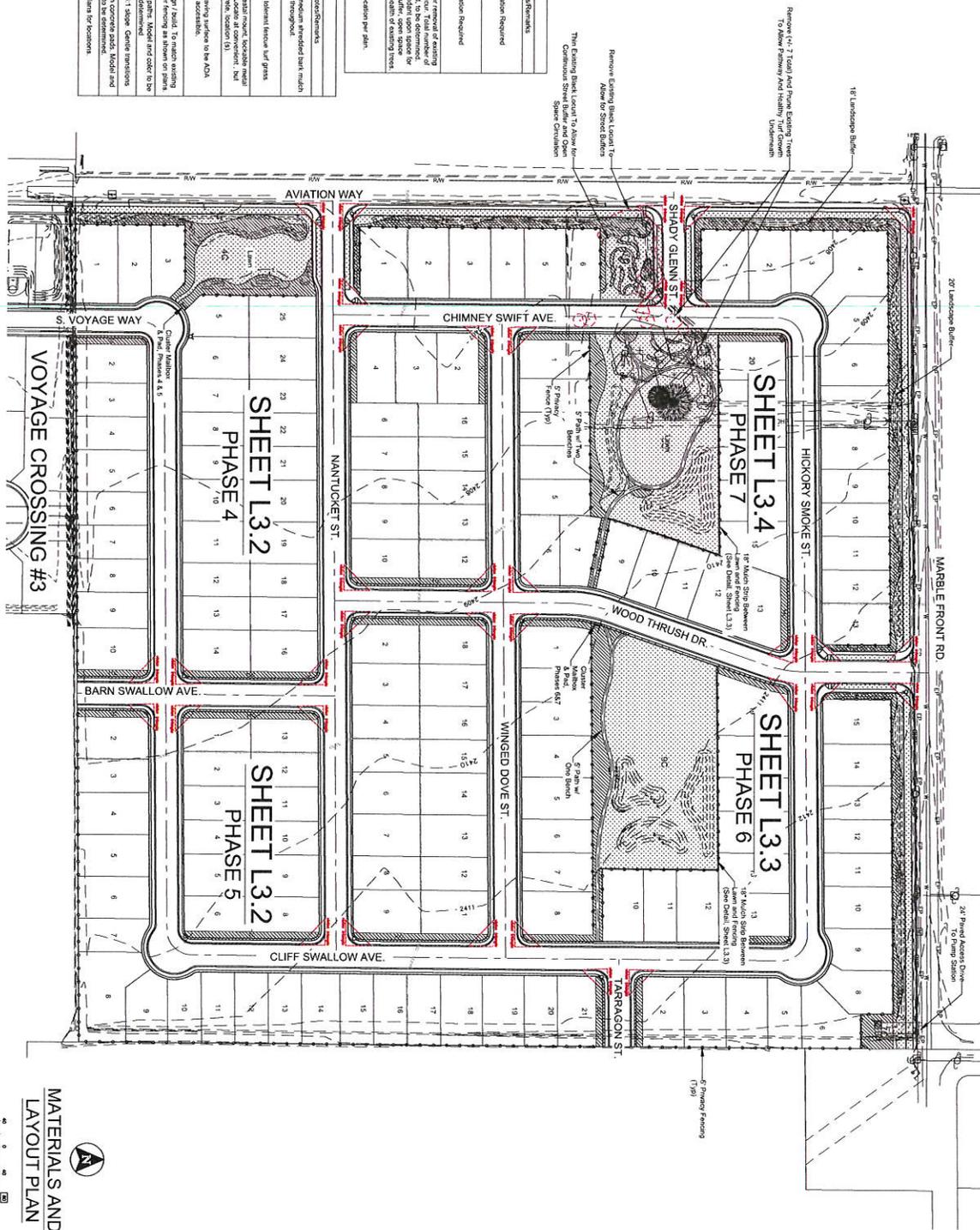
<b>STAFF USE ONLY:</b>	
Date Application Received:	<u>10-6-17</u>
Received by:	<u>JW</u>
Date Approved:	_____
Approved by:	_____

111



Key	Material	Description	Notes/Remarks
[Symbol]	Plant Beds	Medium Shrubbed Bark Mulch and plants per planting plan	3.5' to 7' deep medium shrubbed bark mulch
[Symbol]	Lawn Area	Concept Planting (Specify species)	Seed drought tolerant lawn grass
[Symbol]	Irregular Concrete	Human Scale or similar	Per ADA, irregular concrete must be used at all locations (see section on concrete, location (b))
[Symbol]	Path - 5'		Per ADA, paving surface to be ADA accessible.
[Symbol]	Priority Paving - 5'		Contractor design / build. To match existing driveway color. To match existing driveway paving.
[Symbol]	Benches - 5' x 6'	Material finish	Located at along paths. Model and color to be determined.
[Symbol]	Concrete	1.8 Concrete material	Note to exceed 3:1 slope. Details on sections.
[Symbol]	Concrete Median Wall	2.0 Concrete material	2.0 sections. With concrete base. Model and color to be determined.
[Symbol]	Clear Vision Triangle	7.0 Concrete material	See plans for locations.

Key	Description	Mitigation Legend	Notes/Remarks
[Symbol]	Existing Deciduous Tree	To Remain	No Mitigation Required
[Symbol]	Existing Evergreen Tree	To Remain	No Mitigation Required
[Symbol]	Existing Deciduous Tree (Dying)	To Remove	Timing and/or removal of existing trees to be determined by contractor. See section on tree removal and timing of existing trees.
[Symbol]	Existing Deciduous Tree	To Remove	7' Total Location per plan.



**MATERIALS AND LAYOUT PLAN**

**SHEET L2 OF 7**

**PRELIMINARY PLAT LANDSCAPE PLAN FOR VOYAGE CROSSING NORTH MATERIALS AND LAYOUT PLAN**

**T-O ENGINEERS**  
 CONSULTING ENGINEERS, SURVEYORS & PLANNERS  
 2471 S. TITANIUM PLACE  
 MERIDIAN, IDAHO 83642-6703  
 PHONE: (208) 323-2288 FAX: (208) 323-2339  
 COLLEEN F. ALLEN, IDAHO  
 NARRI, IDAHO  
 SPOKANE, WA  
 BOBIE, IDAHO

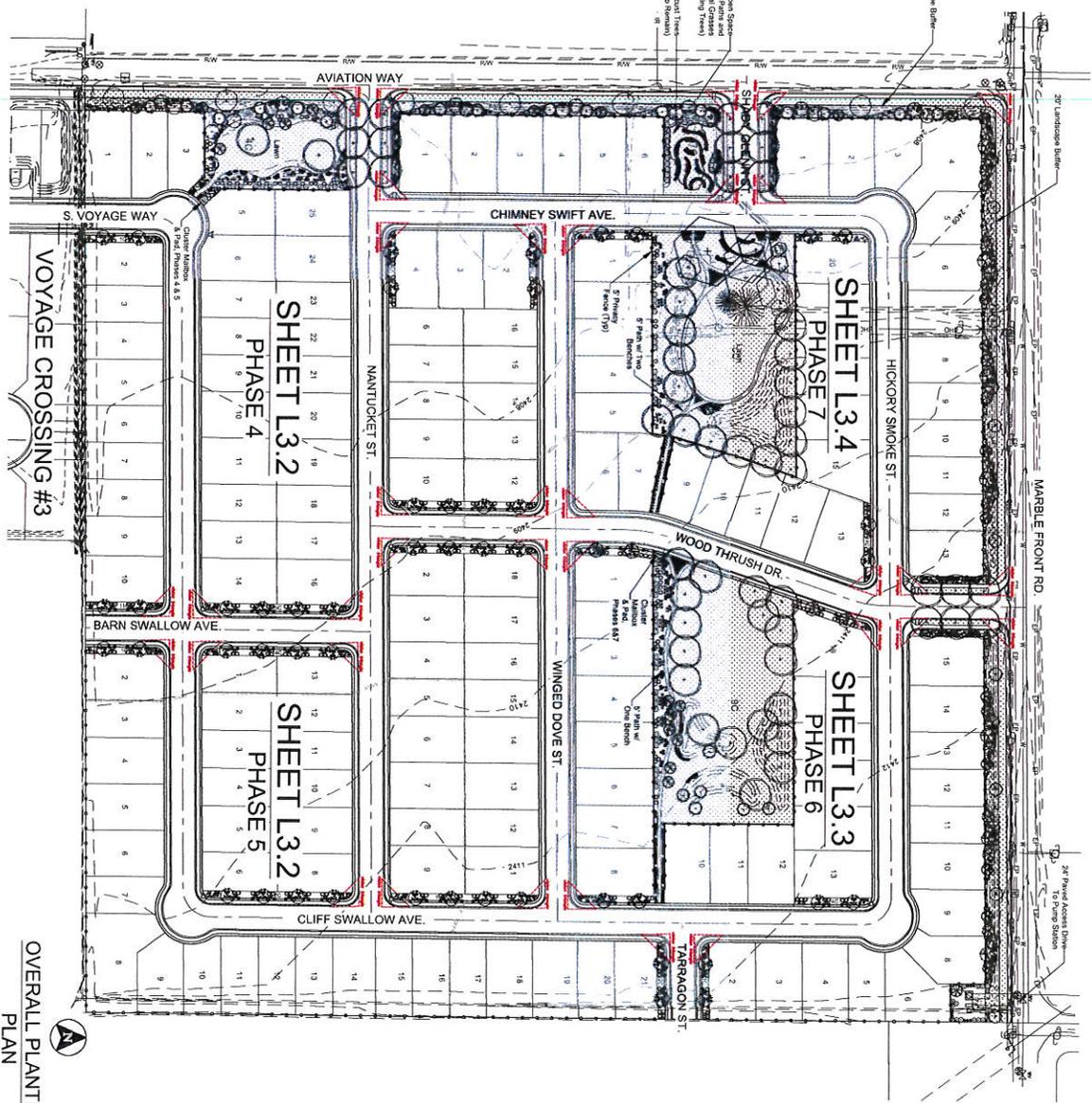
NO.	REVISIONS	DATE	FILE NAME
			170221-LP0
			DESIGNED
			J. SNYDER
			DRAWN
			J. SNYDER
			CHECKED
			S. PARRIS
			APPROVED
			S. PARRIS



AM

Key	Common Name	Botanical Name	Mature Size (HxW)	Min. Spacing
1	MORANE SWEETGUM	Liquidambar styraciflua 'Morane'	55x40	2' call
2	AUTUMN GOLD GINKGO	Ginkgo biloba 'Autumn Gold'	45x40	2' call
3	RED OR SWAMP OAK	Quercus rubra or Quercus bicolor	55x50	2 1/2' call
4	CHANTICLEER FLOWERING PEAR	Pyrus calleryana 'Gems Form'	35x15	2' call
5	VANDERWOLF PINE	Pinus flexilis 'Vanderwolf's Pyramid'	30x15	7' hi.
6	NORWAY SPRUCE	Picea abies	60x30	7' hi.
7	FLAME GINNALVA MAPLE	Acer ginnala 'Flame'	20x20	clump
8	AUTUMN BRILLIANCE SERVICEBERRY	Amelanchier x Alnurn 'Brilliance'	20x18	2' call
9	SPYROCKET JUNIPER	Juniperus scopulorum 'Sprocket'	25x4	7 gal
10	SLOMKNOUND MUGO PINE	Pinus mugo 'SloMKnound'	3x3	5 gal
11	DWARF BURNING BUSH	Erythronium alba 'Compacta'	1x2	5 gal
12	ISANTI REDTONG DOGWOOD	Cornus sericea 'Isanti'	6x6	5 gal
13	YELLOW, BLUE, PINK, AND RED KNOCKOUT ROSE (3% SH/L)	Rosa x 'Radeberg', 'Radeberg', and 'Radezz'	3.5x3.5	2-3 gal.
14	HIDCOTE LAVENDER OR WALKER'S LOW CANTINANT	Lavandula angustifolia 'Hidcote' or 'Walker's Low'	2x3	2-3 gal
15	HARBY ICE PLANT	Diophasia cooperii	5x2	4" pot
16	KARLEY ROSE FOUNTAIN	Pennisetum orientale 'Karley Rose'	4x4	1 gal
17	KARLEY ROSE FOUNTAIN REED GRASS	Calamagrostis acutiflora 'Karley Rose'	4x2	1 gal

PLANTING LEGEND



OVERALL PLANTING PLAN

ATTENTION: THIS PLAN DOES NOT CONSTITUTE A CONTRACT. THE CONTRACT IS THE INSTRUMENT OF SERVICES. THIS PLAN IS SUBJECT TO THE CONTRACT AND ANY AMENDMENTS THEREON.

PRELIMINARY PLAT LANDSCAPE PLAN FOR VOYAGE CROSSING NORTH OVERALL PLANTING PLAN

**T-O ENGINEERS**  
 CONSULTING ENGINEERS, SURVEYORS & PLANNERS  
 2471 S. TITANIUM PLACE  
 MERIDIAN, IDAHO 83642-6703  
 PHONE: (208) 323-2208 FAX: (208) 323-2330  
 COLLEUR F. ALLEN, IDAHO REGISTERED PROFESSIONAL ENGINEER  
 OFFICES ALSO IN: NIPMUN, IDAHO; SPOKANE, WA; BOZEMAN, MONT.

NO.	REVISIONS	DATE	FILE NAME
			131221-L-001
			DESIGNED: J. SNYDER
			DRAWN: J. SNYDER
			CHECKED: S. PARKS
			APPROVED: S. PARKS

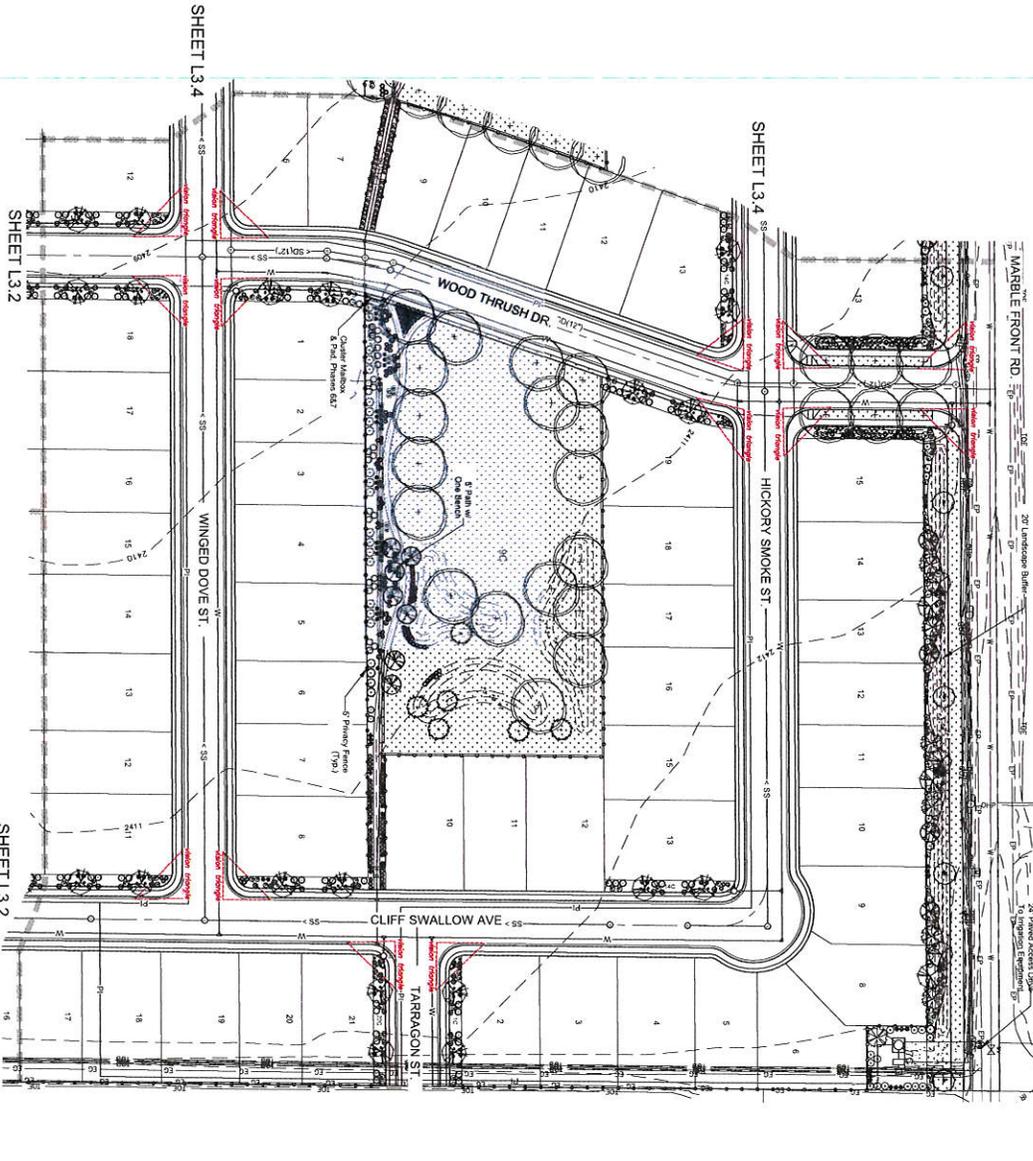
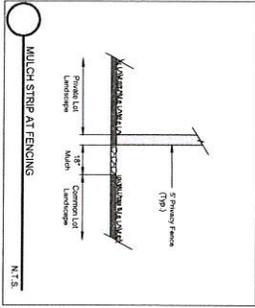


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Key	Common Name	Botanical Name	Mature Size (TYP)	Min. Planting Spc.
+	RED OR SWAMP OAK	Quercus rubra or Quercus bicolor	55x50	2 1/2' cal.
⊗	CHANTICLEER FLOWERING PEAR	Pyrus calleryana 'Gems Form'	35x15	2' cal.
⊗	VANDERHOFF PINE	Pinus feeble Vanderhoff's Pyramid	30x15	7" ht.
⊗	NORWAY PINE	Pinus abies	60x30	7" ht.
⊗	FLAME GINNALA MAPLE	Acer ginnala 'Flame'	20x20	clump
⊗	AUTUMN BRILLIANCE SPYROCKET JUNIPER	Juniperus scopulorum 'Spyrocket'	25x4	7' cal.
⊗	SLOWGROW WUGO PINE	Pinus mugo 'Slowgrow'	3x3	5' gal.
⊗	DWARF BURNING BUSH	Elyonurus albus 'Compact'	7x7	5' gal.
⊗	ISANTI REDTING DOGWOOD	Cornus sericea 'hariti'	8x6	5' gal.
⊗	YELLOW DBL. PINK AND RED KNOCKOUT ROSE (3% SPLIT)	Rosa x 'Madame' 'Raidropink' and 'Raidenz'	3.5x3.5	2-3' gal.
⊗	HOOOTE LAVENDER OR WALKERS LOW CATALPANT	Lavandula angustifolia 'Hidotee' or Nepeta x lasiocarpa 'Walker's Low'	2x3	2-3' gal.
⊗	HARDY ICEPLANT	Delosperma cooperii	.5x2	4" pot.
⊗	KARLEY ROSE FOUNTAIN GRASS	Pennisetum cicutella 'Karley Rose'	4x4	1' gal.
⊗	KARL FUCHSIA FEATHER REED GRASS	Calamagrostis acutifolia 'Karl Fuchs'	4x2	1' gal.

NOTE: SEE GENERAL NOTES FOR ALL PLANTING. ALSO SEE GENERAL NOTES FOR ALL PLANTING. SEE GENERAL NOTES FOR ALL PLANTING.

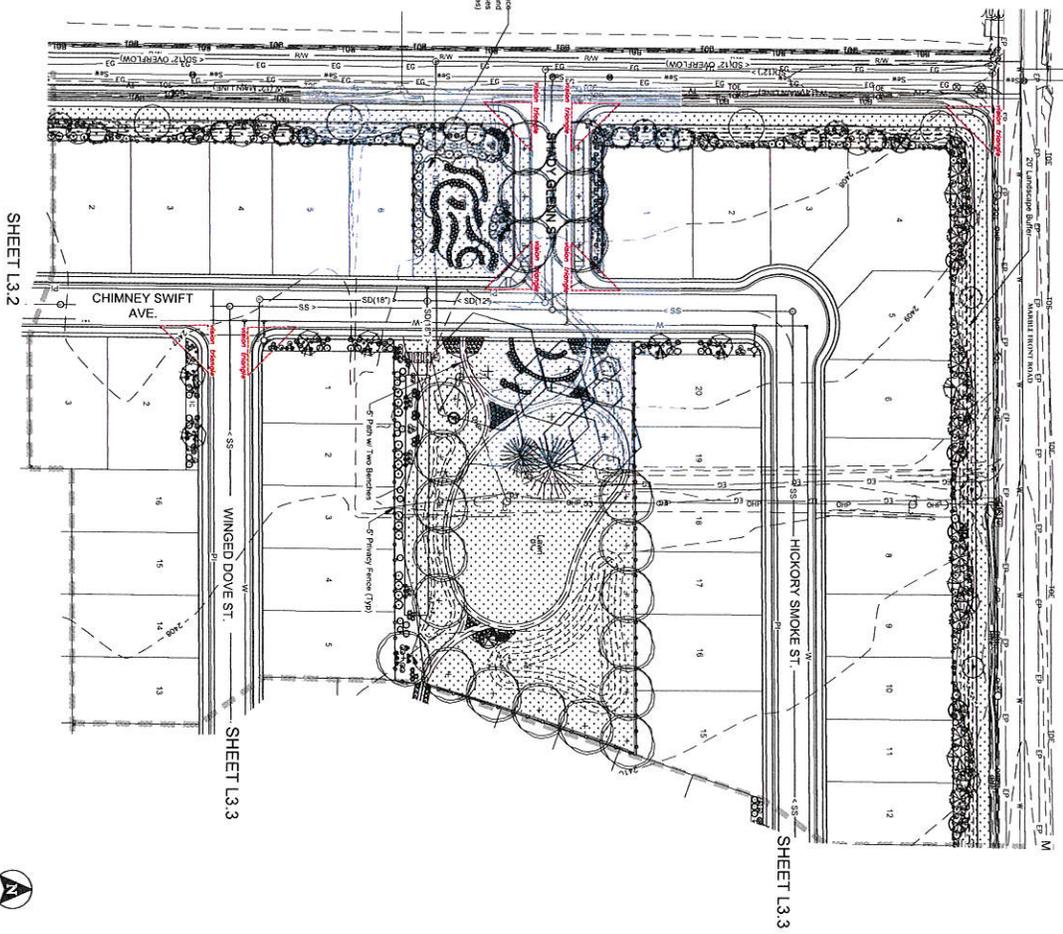


<p><b>T-O ENGINEERS</b> CONSULTING ENGINEERS, SURVEYORS &amp; PLANNERS 2471 S. TITANIUM PLACE MERIDIAN, IDAHO 83642-8703 PHONE: (208) 323-2288 FAX: (208) 323-2399 CONTR. P. ALLEN, ID-040 NANA, ID-040 SPOKANE, WA BOISE, ID-040</p>	<p>REVISIONS</p> <table border="1"> <tr><th>NO.</th><th>DATE</th><th>DESCRIPTION</th></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </table>	NO.	DATE	DESCRIPTION										<p>E-FILE NAME 170221-L-01 DESIGNED J. SNYDER DRAWN J. SNYDER CHECKED S. PARKS APPROVED S. PARKS</p>	
	NO.	DATE	DESCRIPTION												
<p>PRELIMINARY PLAT LANDSCAPE PLAN FOR <b>VOYAGE CROSSING NORTH</b> PHASE 6 PLANTING PLAN</p>	<p>ATTENTION: IF THIS LANDSCAPE PLAN IS TO BE USED FOR THE PRELIMINARY PLAT, IT MUST BE APPROVED BY THE CITY ENGINEER AND THE COUNTY ENGINEER. SEE GENERAL NOTES FOR ALL PLANTING.</p>	<p>SHEET 1.3.30F 7</p>	<p>DATE: 11/20/17</p>												

Handwritten signature: *Jul*

PLANTING LEGEND				
Key	Common Name	Botanical Name	Mature Size (HxW)	Min. Spacing
+	RED OR SWAMP OAK	Quercus rubra or Quercus bicolor	55x50	2'x cal.
○	MOHAWK SWEETGUM	Liquidambar styraciflua 'Mochar'	55x40	2' cal.
○	CHANTICLEER FLOWERING PEAR	Pyrus calleryana 'Glenis Form'	35x15	2' cal.
○	FLAME GINKGO MAPLE	Acer ginnala 'Flame'	20x20	clump
○	AUTUMN GOLD GINKGO	Ginkgo biloba 'Autumn Gold'	45x40	2' cal.
○	AUTUMN BALANCE SEVINGERSBY	Amelanchier x 'Autumn Balance'	20x18	2' cal.
○	NORWAY SPRUCE	Picea abies	60x30	7' H
○	VANDERVOEF PINE	Pinus resin. 'Vanderwoef's Pyramid'	30x15	7' H
○	SKYROCKET JUNIPER	Juniperus scopulorum 'Skyrocket'	25x4	7' gal.
○	SLOWGROW MUGO PINE	Pinus mugo 'Stamensmug'	3x3	5' gal.
○	DWARF BURNING BUSH	Eurogynus alium 'Compact'	7x7	5' gal.
○	ISANTI REDTONG DOGWOOD	Cornus sericea 'Isanti'	6x6	5' gal.
○	YELLOW, DEL. PINK, AND RED KNOCKOUT ROSE (35% SPLT)	Rosa x 'Redsunny', 'Baldknopf', and 'Redraz'	3.2x3.5	2-3 gal.
○	HICOCITE LAVENDER OR WALKER'S LOW CATNANT	Lavandula angustifolia 'Hicocite' or Nepeta x 'Walker's Low'	2x3	2-3 gal.
○	HARDY ICEPLANT	Dielsapsis scopell.	3x2	4" pot
○	KARLY ROSE FOUNTAIN	Penstemon orientalis 'Karley Rose'	4x4	1 gal.
○	KARLY ROSE FOUNTAIN	Callimorpha acidula 'Karley Rose'	4x2	1 gal.

NOTES:  
1. SEE SHEET 13.3 FOR PLANTING LEGEND.  
2. SEE SHEET 13.3 FOR PLANTING LEGEND.



PHASE 7 PLANTING PLAN



<p><b>T-O ENGINEERS</b> CONSULTING ENGINEERS, SURVEYORS &amp; PLANNERS 2471 S. TITANIUM PLAGE MERIDIAN, IDAHO 83642-6103 PHONE: (208) 323-2284 FAX: (208) 323-2399 CORNER OF ALBANY, IDAHO NAPLES, IDAHO SPOKANE, WA BOISE, IDAHO</p>	<p>NO. _____</p>	<p>REVISIONS</p>	<p>FILE NAME 170214-P7</p>
	<p>DATE</p>	<p>DESIGNED J. SNYDER</p>	<p>DRAWN J. SNYDER</p>
<p>OFFICES ALSO IN:</p>	<p>CHECKED S. PARKS</p>	<p>APPROVED</p>	<p>DATE</p>



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