

PUBLIC MEETING INFORMATION CITY OF CALDWELL

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

On-line registration must be submitted at least 24 hours in advance of the meeting. [Click on the green “public meetings” button on the center of the page.](#) After registration, you will receive a confirmation email containing information about joining the virtual meeting. **REGISTER HERE:** <https://www.cityofcaldwell.org>

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

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



HEARING EXAMINER REGULAR MEETING AGENDA Tuesday, July 14, 2026 @ 1:30 pm Caldwell City Council Chambers Room, 205 S. 6th Avenue, Caldwell, Idaho

- I. ROLL CALL
- II. REVIEW OF PROCEEDINGS
- III. CONSENT CALENDAR
- IV. OLD BUSINESS
- V. NEW 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 is being continued until the July 28th, 2026 Hearing.**
 - 2. **ACTION ITEM: Public Hearing Quasi-Judicial: Case Number DEV26-000005, SPP26-000007:** The applicant, KM Engineering LLP, on behalf of Caldwell Commercial LLC, is requesting a development agreement modification as well as a preliminary plat for Canyon Village Shops Subdivision, a commercial subdivision with seven commercial lots on parcels R3089901200 and R30899012A0. The property is zoned C-3 (General Commercial) and located within the Mixed-Use place type within the Comprehensive Plan. The approximately 5.44 acre development is located on the northwest corner of the intersection between Cleveland Blvd. and E. Homedale Rd., in Caldwell, Idaho.
- VI. ADJOURNMENT

Public Information/Responsibility: For public hearing cases that are scheduled to be heard by City Hearing Bodies and are not heard on the noticed date: The hearing body is required to provide a “date certain” for when that case will be heard (typically on the next hearing agenda but not always). Additional notices are not required and are **NOT** sent to property owners or posted on the site. Please check the city’s website for agendas and updates or contact staff for the hearing date that the particular case is to be heard.

Next Regular Hearing Examiner Meeting is on Tuesday, July 28th, 2026, in the Caldwell City Council Chambers Room, 205 S. 6th Avenue, Caldwell, Idaho. Any person needing special accommodations to participate in the meeting should contact the City Office at 208-455-3021 prior to the meeting. The agenda packet and minutes can be viewed on the City of Caldwell’s website: www.cityofcaldwell.org. Cualquier persona necesitando comodidades especiales para participar en la reunión debe contactar al las oficinas de la Ciudad o llame a 208-455-3021 antes de la reunión.



COMMUNITY DEVELOPMENT DEPARTMENT
Planning & Zoning Division
COVER SHEET

Staff Planner: Katie Wright, Senior Planner

DOCKET NUMBER/CASE NUMBER	PROJECT NAME / TITLE
DEV26-000005/SPP26-000007	Canyon Village Shops
PUBLIC HEARING DATE	PROPERTY /LOCATION
7/14/2026 Hearing Examiner	West of Cleveland Blvd., North of Homedale Rd.

BRIEF SUMMARY OF APPLICATION REQUESTS:

- ☐ Annexation and Zoning ☐ Rezone ☐ Comp Plan Amendment ☐ Zoning Ordinance Text Amendment
☐ Special Use Permit ☒ Preliminary Plat ☐ Planned Unit Development ☒ Development Agreement Mod

IMPACT ANALYSIS SUMMARY

NOTE: This cover sheet summarizes potential development impacts that may result in the approval of the proposed development at full build-out. **This summary does not constitute a complete assessment.** The official staff report and department memorandums should be reviewed for a complete and comprehensive analysis of the project and findings for the project.

LAND USE SUMMARY		ESTIMATED POPULATION INCREASE	
# Proposed Single Family Units:	-	Population = (DU * 3):	-
# Proposed Duplex & Multifamily Units:	-	Population = (DU * 2):	-
Proposed Commercial Acreage:	5.45 AC	TOTAL estimated population increase (based on census data):	-
# PROPOSED PHASES FOR DEVELOPMENT		ESTIMATED DEVELOPMENT TIMELINE	
Total # of Phases in Development:	-	Approximate timeline for full build-out of development (all phases):	2027-2028

FIRE SERVICES*

FIRE DEPARTMENT REVIEW STATUS:	The proposed application(s) have been reviewed by the Fire Department and ☒ Approved, subject to the conditions within the fire department memorandum ☐ Denied
* See the Fire Department staff report included in the Exhibits of this Staff Report for full analysis, findings, and recommended conditions.	
Fire department t travel response time Goals:	90% within 4 min.
Closest Fire Station (in miles):	Station 3
Est. Response Time to Site:	9 minutes
Will this development have other significant impacts on the ability to provide services at <u>full build-out</u> of development:	☐ Yes ☒ No
Will this development necessitate additional fire resources and/or equipment beyond current levels at <u>full build-out</u> of development:	☐ Yes ☒ No

Will the development pay development impact fees?	☒ Yes ☐ No																																																																				
Additional Fire Comments:	There are currently extended response times to this project site.																																																																				
POLICE SERVICES																																																																					
POLICE DEPARTMENT REVIEW STATUS:	The proposed application(s) have been reviewed by the Police Department.																																																																				
Calls for Service in Area (YTD):	Adjacent reporting districts have an average of 2,468 calls for service each, year to date (Jan 1st – July 1st). The nearby RD's (2E, 2H, 2L, 2M) have a combined total of 9,874 reactive CFS from January 1st to July 1st, 2026.																																																																				
Call Types within Area:	<table border="1"> <thead> <tr> <th colspan="3">Top 20 Reactive Calls for Service in the Area</th> </tr> <tr> <th>Nature</th> <th>#</th> <th>%</th> </tr> </thead> <tbody> <tr><td>Follow Up</td><td>366</td><td>6.42%</td></tr> <tr><td>Welfare Check</td><td>338</td><td>5.92%</td></tr> <tr><td>Suspicious</td><td>259</td><td>4.54%</td></tr> <tr><td>PD Accident</td><td>215</td><td>3.77%</td></tr> <tr><td>Citizen Assist</td><td>208</td><td>3.65%</td></tr> <tr><td>Attempt-Locate</td><td>202</td><td>3.54%</td></tr> <tr><td>Disturbance</td><td>178</td><td>3.12%</td></tr> <tr><td>Noise Complaint</td><td>171</td><td>3.00%</td></tr> <tr><td>AC Animal at Lg</td><td>170</td><td>2.98%</td></tr> <tr><td>911 Cell OpnLn</td><td>164</td><td>2.87%</td></tr> <tr><td>Abandoned Veh</td><td>125</td><td>2.19%</td></tr> <tr><td>911 Disc Cell</td><td>123</td><td>2.16%</td></tr> <tr><td>Agency Assist</td><td>115</td><td>2.02%</td></tr> <tr><td>Traffic Hazard</td><td>93</td><td>1.63%</td></tr> <tr><td>Theft</td><td>91</td><td>1.60%</td></tr> <tr><td>Juvenile Prob</td><td>87</td><td>1.52%</td></tr> <tr><td>Parking Problem</td><td>87</td><td>1.52%</td></tr> <tr><td>Alarm-Comm</td><td>84</td><td>1.47%</td></tr> <tr><td>AC Stray/Contnd</td><td>82</td><td>1.44%</td></tr> <tr><td>VIN Inspection</td><td>78</td><td>1.37%</td></tr> </tbody> </table>			Top 20 Reactive Calls for Service in the Area			Nature	#	%	Follow Up	366	6.42%	Welfare Check	338	5.92%	Suspicious	259	4.54%	PD Accident	215	3.77%	Citizen Assist	208	3.65%	Attempt-Locate	202	3.54%	Disturbance	178	3.12%	Noise Complaint	171	3.00%	AC Animal at Lg	170	2.98%	911 Cell OpnLn	164	2.87%	Abandoned Veh	125	2.19%	911 Disc Cell	123	2.16%	Agency Assist	115	2.02%	Traffic Hazard	93	1.63%	Theft	91	1.60%	Juvenile Prob	87	1.52%	Parking Problem	87	1.52%	Alarm-Comm	84	1.47%	AC Stray/Contnd	82	1.44%	VIN Inspection	78	1.37%
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Workload Saturation (%):	Reporting districts 2E, 2H, 2L, 2M account for 9,874 (year to date) reactive CFS compared to a total of 45,128 total YTD. These RD's account for 21.88% of all reactive CFS YTD.																																																																				
Traffic Crash Data:	☐ Yes ☒ No																																																																				
Will this development have other significant impacts on the ability to provide services?	☐ Yes ☒ No																																																																				
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Additional Comments from CPD:	n/a																																																																				
PUBLIC SCHOOLS																																																																					
School District	Vallivue																																																																				
Capacity to Serve (Based on Response from District)	☐ Yes ☐ No ☒ School was not specific in their response ☐ No response received from District																																																																				



COMMUNITY DEVELOPMENT DEPARTMENT
Planning & Zoning Division
STAFF REPORT

Staff Planner: Katie Wright, Senior Planner

DOCKET NUMBER/CASE NUMBER	PROJECT NAME / TITLE
DEV26-000005/SPP26-000007	Canyon Village Shops
PUBLIC HEARING DATE	PROPERTY /LOCATION
7/14/2026 Hearing Examiner	West of Cleveland Blvd., North of Homedale

BRIEF SUMMARY OF APPLICATION REQUESTS:

- ☐ Annexation and Zoning ☐ Rezone ☐ Comp Plan Map/Text Amendment ☐ Zoning Ordinance Text Amendment
☐ Special Use Permit ☒ Preliminary Plat ☐ Planned Unit Development
☒ Development Agreement Modification

HEARING EXAMINER RECOMMENDATION TO CITY COUNCIL

Recommended for **Choose an item.** to be forwarded to City Council for consideration.

This will be filled out after the public hearing action

I. INTRODUCTION

**Application
Request
Summary:**

Connor Lindstrom, on behalf of the property owner, Caldwell Commercial LLC, is requesting approval for a preliminary plat of 7 lots within the C-3 zone, and a Development Agreement Modification of DA-08-14 to reflect the proposed preliminary plat.

**Applicable Regulations and
Guiding Documents:**

- City of Caldwell Zoning Ordinance No. 1451, as amended
- City of Caldwell Subdivision Ordinance, as amended
- City of Caldwell Comprehensive Plan, as amended
- Treasure Valley Tree Selection Guide
- Bicycle and Pedestrian Master Plan
- Caldwell Transportation Master Plan
- Caldwell Utility Master Plan
- International Fire Code
- Idaho Code

II. HEARING BODY REVIEW AND APPROVAL CRITERIA

**ADOPTED REVIEW AND
APPROVAL CRITERIA –
Subdivision Preliminary Plat**
*in accordance with Caldwell
Municipal Code 11-02-03.*

(Quasi-judicial proceedings)

The city council, prior to approving a preliminary plat request, shall find and conclude the **requests have met ALL of the criteria identified below:**

1. The plat is in compliance with "city code" as herein defined; and
2. The plat is consistent with the city comprehensive plan; and

3. Public services and utilities are available or can be made available and are adequate to accommodate the proposed subdivision; and
4. The plat is consistent with the city transportation master plan; and
5. The subdivision preserves natural, scenic, or historic features on the site that is being developed, if applicable.

III. PROJECT INFORMATION

Application Type(s):	Preliminary Plat and Development Agreement Termination
Project Name:	Canyon Village Shops
File Number (s):	File No., DEV26-000005/SPP26-000007
Applicant:	Connor Lindtrom, KM Engineering, LLP
Property Owner:	Caldwell Commercial, LLC
Project Site Address:	0 CLEVELAND BLVD., Caldwell, Idaho
Project Site Location:	The subject site is located on the NWC of Homedale Rd. and Cleveland Blvd., with a property address of 0 Cleveland Blvd., described as a portion of Government Lot 7 and SE ¼ of the SW ¼ Section 6, T3N, R2W, B.M.
Project Site Parcel Number(s):	R3089901200
Project Site Acres:	Total of approximately 5.45 acres, more or less
Jurisdiction:	The property(s) are currently located within the City of Caldwell.
Site/Project Background and History:	The subject site was annexed into the City in 2008 as a part of a 24.03 acre annexation and subdivision with the initial zoning of C-3, known as the Oasis Commercial Subdivision (ANN-173-08/SUB-194P-08) with an associated Development Agreement (DA-08-14). This subdivision never recorded a final plat and the subdivision has expired. In 2026, a Lot Line Adjustment was approved to change the configuration of the lot.

IV. STAFF REVIEW AND ANALYSIS - SITE

Floodplain:	The property is not within a floodplain.
Mature Trees:	A few trees are located on the site.

Streams & Creeks:	The property has no existing streams or creeks.	
Wildlife Habitat:	The property doesn't have a wildlife habitat.	
Riparian Habitat:	The property doesn't have a riparian habitat.	
Sleep Slopes & Hillsides:	The property doesn't have noticeable slopes and hillsides.	
Canals, Ditches & Drains:	15.0 North Branch	
Other Site Features:	None	
Outparcels; Describe:	The subject site doesn't include the parcel at the hard corner of Homedale Rd. and Cleveland Blvd.	
Fire Service Provider:	Caldwell Fire	
Police Service Provider:	Caldwell Police	
School District:	n/a	
Water Provider:	City of Caldwell (Municipal Water)	
Sewer Provider:	City of Caldwell (Municipal Sewer)	
Trash Provider:	Republic Services	
Irrigation Service:	City of Caldwell (Pressurized Irrigation)	
Irrigation District:	Pioneer Irrigation District	
Other Providers:	n/a	
Site and Surrounding Land Uses:	<u>Site:</u>	Vacant land – not actively farmed
	<u>North:</u>	Commercial
	<u>South:</u>	County Residential and Jordan Painting Company
	<u>East:</u>	Faith Landing Multi-Family Development
	<u>West:</u>	The Jaxon Apartments
Site and Surrounding Zoning Classifications:	<u>Site:</u>	C-3 (Service Commercial) - City
	<u>North:</u>	C-3 (Service Commercial) - City
	<u>South:</u>	C-3 (Service Commercial) – City
		R2 - Canyon County
	<u>East:</u>	C-3 (Service Commercial) - City
	<u>West:</u>	C-3 (Service Commercial) - City
Site and Surrounding Comprehensive Plan Land Use Designations:	<u>Site:</u>	Mixed-Use Center
	<u>North:</u>	Mixed-Use Center
	<u>South:</u>	Mixed-Use Center

East: Medium Density Residential - Nampa
West: Mixed-Use Center
Mixed-Use Center
Neighborhood 3

V. STAFF REVIEW AND ANALYSIS – PRELIMINARY PLAT AND DEVELOPMENT PLAN

The following section provides the staff analysis pertaining to the preliminary plat application.

The preliminary plat review criteria set forth within the Caldwell Municipal Code 11-02-03 is cited below in **BOLD** with staff comments following. For preliminary plats, **ALL** of the criteria must be met. This review criteria provides the framework for decision making for the Commission, Hearing Examiner and City Council.

Land Use Analysis

The following is a breakdown of all proposed land uses, number of buildings, number of dwelling units, and proposed phases for development.

Phased Development?	☐ Yes ☒ No	How Many Phases?	-
Nonresidential Land Uses	# of Lots	# of Buildings	# Tenant Spaces
Commercial	7	Unknown-TBD	Unknown-TBD

Bulk and Dimensional Standards Analysis

The Caldwell City Code provides bulk zoning standards for regulating the size, height, and setback requirements for buildings and structures within a particular zoning district, and standards for lot dimensions and spatial arrangements. The following are the required bulk requirements and dimensional standards for the applicable zoning district in accordance with Caldwell City Code, and the dimensions proposed by the subject development.

C-3 Zone Standards		
Minimum Lot Size	Required	Proposed
Interior Lot Area (sq. ft.)	0sqft	0.55 AC
Corner Lot Area (sq. ft.)	0sqft	-
Minimum Lot Width / Frontage (ft.)	0'	125'
Setbacks	Required	Proposed
Front Yard Setback; Minimum (ft.)	0'	Shall comply with code at time of building permits.
Interior Side Yard Setback (ft.) (Minimum)	0'	
Street Side Yard Setback (ft.) (Minimum)	0'	
Rear Yard Setback (ft.) (Minimum)	0'	
Scale and Massing	Required	Proposed
Maximum Building Height (ft.) *	None	TBD
Residential Density Range in Gross units /acre	8-15du/acre	n/a
* Regardless of the zoning district, if a new mixed-use, multi-family, or non-residential structure is being built immediately adjacent to a single-family residence, the maximum height of the new structure shall be 30' unless allowed to exceed such maximum height by special use permit approval. For the purposes of this requirement, immediately adjacent to shall mean within one hundred fifty (150) feet, as measured from structure to structure.		

Off-Street Parking Standards Analysis

Caldwell City Code 10-02-05 has provisions addressing the minimum and maximum number of off-street parking spaces accessory to designated uses, shared parking lots, off-street loading, parking lot lighting, electric vehicle parking, and bicycle parking. The following provides an overview of the parking, loading and pedestrian amenity requirements for the proposed land uses, and the amount proposed by the subject development:

Commercial / Industrial Off-Street Parking Standards		
Commercial/Industrial Uses	Minimum Required	Proposed
Off-Street Parking Spaces (Minimum) - Based on Uses	Unknown at this time.	Shall comply with code at time of building permit/business permit.
Off-Street Parking Spaces (Maximum) - Based on Uses	Unknown at this time.	
ADA Accessible Parking Spaces	NOTE: It is the applicant’s responsibility to ensure that all federal ADA requirements are met for parking. ADA parking will be reviewed at time of building permit.	
Bicycle Parking (Minimum) - 1 per 10 vehicle spaces - 1 per every 20 students (educational facilities)	Unknown at this time.	Shall comply with code at time of building permit/business permit.
Commercial/Industrial Loading Spaces	Minimum Required	Proposed
Required # of Loading Spaces	Unknown at this time	Shall comply with code at time of building permit/business permit.
Required Size (Feet)	12 x 50	
Minimum Clearance (Feet)	14’	

Staff Comments:

At this time, the commercial uses are unknown, therefore, all off-street parking, ADA accessible parking, bicycle parking, loading zones, parking lot lighting and parking lot landscaping for these areas will be reviewed as part of the building permit submission, and will be listed as a condition of approval.

Safe Routes to School Analysis:

As required by Caldwell City Code Section 10-02-02 (3), residential and multi-family subdivisions and/or developments within the "walk zone" of a school or where no walk zone map exists (within a 1 ½ mile radius of a school) shall provide safe and well-designed routes and crossings for children to bike or walk from their home to school.

Safe Routes to School Standards	
Standards	Analysis
Is the project a residential or multifamily subdivision and/or development that is the "walk zone" or within a 1 ½ mile radius of school?	☐ Yes ☒ No If yes, they must comply with the following requirements:
Development shall provide a level, ADA accessible sidewalk with minimum cross slopes where sidewalks cross is required. These pathways shall connect to schools where needed and shall be on the shortest and safest route.	☐ Compliant ☐ NOT Compliant ☐ NA
Development shall provide curb ramps in accordance with the latest ADA design standards.	☐ Compliant ☐ NOT Compliant ☐ NA
Development shall provide crosswalks and/or protected crosswalks, as required by the city.	☐ Compliant ☐ NOT Compliant ☐ NA

Crosswalks provided	☐ Yes ☐ No
Are unprotected/uncontrolled crosswalks allowed (no signal or stop sign)	☐ Yes ☐ No
Are protected crosswalks required (at a stop sign or signal)	☐ Yes ☐ No
Are flashing beacons required	☐ Yes ☐ No

Staff Comments:

This development is commercial with no residential lots/dwelling, making the above not applicable.

Landscaping, Buffering, Screening, Open Space, Pathways and Amenities:

Staff analyzed the project for compliance with Caldwell City Code Section 10-02-09 for landscaping, screening, buffering, open space, and pathways. The following table provides an overview of city code requirements, and the proposed development plan.

Street Landscape Buffers		
Homedale – Arterial (170 LF):	Min. Required	Proposed
Buffer Width:	25' wide	25' wide
Sidewalk:	7' detached	5' detached Not compliant; conditioned prior to City Council
Berms:	N/A	N/A
Class I tree: - One per 25 LF - No more than 50% of the trees	3 Class I trees	5 Class I trees Exceeds 50%, conditioned to comply with code
Class II tree: - One per 35 LF	4 Class II trees	Not compliant; conditioned prior to City council
Shrubs: - One per 4 LF	43 shrubs	45 shrubs
Groundcover:	20-50% turf grass Min. 50% shrubs, flowers, and other vegetative groundcover (besides turf)	2,808sqft/4,250sqft= 66% Not compliant; conditioned prior to City Council
Boulders:	May be required at time of Design Review	
Cleveland Blvd. – Arterial (690 LF):	Min. Required	Proposed
Buffer Width:	25' wide	25' wide
Sidewalk:	6' attached	6' attached existing sidewalk
Berms:	N/A	N/A
Class I tree: - One per 25 LF - No more than 50% of the trees	12 Class I trees	28 Class I trees Exceeds 50%, conditioned to comply with code
Class II tree: - One per 35 LF	12 Class II trees	Not compliant; conditioned prior to City Council

Shrubs: - One per 4 LF	173 shrubs	195 shrubs
Groundcover:	20-50% turf grass Min. 50% shrubs, flowers, and other vegetative groundcover (besides turf)	9,873sqft/17,250sqft= 57% Not compliant; conditioned prior to City Council
Boulders:	May be required at time of Design Review	

Open Space and Land Use Buffers		
Open Space: Non-Multi-Family Development	Min. Required	Proposed
Qualifying Open Space (Minimum):	Not applicable.	
Buffers Between Land Uses:	Min. Required	Proposed
Commercial to Residential Uses:	20'	5' on property with 20' on the residential property
Tree Requirement: - To be depicted on plans	n/a	N/a
Shrub Density (One per 3 LF):	n/a	300 shrubs
Parking Lot Landscaping		
Internal Parking Lot Landscaping:	Min. Required	Proposed
Parking Islands (every 12 spaces):	10 islands	Shall comply with code at time of building permits.
Planter Island Width:	8' width for Class I trees 10' width for Class II trees	
Planter Island Length:	At least equal length to the adjacent parking spaces	
Class 1 or 2 Trees (min. 2" caliper):	Min. of 1 for a single row Min. 2 for a double row	
Plantings:	A combination of low shrubs, flowers, native grasses or other vegetative groundcover. If island is less than 6' wide, turf grass is prohibited. If island is greater than 6', turf grass shall never exceed more than 50% of the planter area. Compliance with 10-02-09-8 is required.	
Perimeter Parking Lot Landscaping:	Min. Required	Proposed
Minimum Buffer Width:	5'	Shall comply with code at time of building permits.
Class 1 or 2 Trees (min. 2" caliper):	1 per 40 LF	
Shrubs:	1 per 5 LF	
Other Groundcover Required:	Max. 20% turf; remaining groundcover shall be	

	decorative rock, permabark, rock mulch, or additional shrubs/flowers above code requirements so that the entire buffer area is covered.	
Pathways and Pathway Landscaping:		
Public Pathways:	Required	Compliant
Irrigation/Drain Pathways:	No	No
Regional Pathway (10' multi-use):	No	No
Neighborhood Pathways:	Required	Compliant
Min. 5' wide asphalt or concrete pathway	No	n/a
Community Pathways:	Required	Compliant
Min. 8' wide asphalt or concrete pathway	No	n/a

Staff Comments (Landscaping, Buffers, Open Space):

Due to this development proposing commercial uses, no open space is required. The applicant is meeting the required widths for all landscape buffers, but the **planting materials within the buffers has been conditioned by staff to meet code prior to City Council.**

Fencing and Screening Analysis:

Staff Comments:

No fencing is required or proposed at this location.

Any future trash enclosures for the non-residential lots will be required to be screened with landscaping/fencing in accordance with the City Code. Any ground mechanical units shall be screened with landscaping/fencing in accordance with the City Code.

Staff Comments:

No fencing is required by Caldwell City Code 10-02-07.

Criteria #1: Is the plat in compliance with city codes?

Staff Comments:

Based on staff's review and analysis of the proposed subdivision plat, the plat is in compliance with the purpose of the zoning district, the land use schedules, bulk and dimensional standards, landscaping standards, buffering standards, screening standards, off-street parking standards, and all other development standards. Land uses, parking lot landscaping, and parking shall comply with code at time of building permit or business permit, whichever is applicable.

Criteria #2: Is the plat consistent with the City Comprehensive Plan?

"Consistency" does not require perfect alignment with every policy within the comprehensive plan. Instead, it means the proposal advances or supports the overall vision of the plan, aligns with the future land use map (FLUM) designation and does not conflict or undermine key goals or policies.

The future land use designation for the subject site is Mixed-Use Center. Mixed Use Centers are hubs of intense commercial activities that attract people from all over the City and beyond. They are located on major roads, corridors, and transit lines. Development patterns are denser than surrounding areas and increase in intensity around infrastructure such as transit lines. These areas include denser housing options especially in areas with current or future transit service and where commercial areas transition to less dense residential place types.

The comprehensive plan calls out that commercial/retail, office, and person services/restaurant are primary land uses within the Mixed-Use Center.

Building placement should locate active uses such as restaurants, cafes, and entertainment features near streets or gathering spaces to create an appealing streetscape. Nonresidential uses should be located along arterial roads with residential uses located behind.

Attention should be given to how buildings transition. Building scales should include gradual increases in height and considerations for sight lines and compatible architectural features to help blend building types.

Staff Comments:

The comprehensive plan calls out commercial fronting Cleveland Blvd. and Homedale Rd., which is being proposed in this commercial subdivision. Cleveland Blvd. is labeled as a key corridor in the comprehensive plan, which requires Design Review, which will be required prior to building permit approval. The proposed land uses and design characteristics are consistent with the comprehensive plan. The commercial building elevations show single-story commercial buildings. In addition, the proposed plat is consistent with the overall vision of the plan and advances or supports the following goals and policies.

Comprehensive Plan Goals and Policies:

The comprehensive plan has an overarching vision, followed by five (5) vision themes through the plan. Each vision theme has its own set of goals and policies.

Overarching Vision: The overarching vision of the Comprehensive Plan is to honor Caldwell's heritage while embracing its future through thoughtful growth, mixture of housing, accessible community connections, and distinct spaces.

The following Comprehensive Plan Goals and Policies (listed by chapter, goal and/or policy number) that may be relevant to this zone change request are shown below, followed by staff comments.

Vision Theme: A Connected Community

Goal 1: Policy 1.1: Ensure new development pays for necessary improvements needed to mitigate the development's impact on infrastructure systems and services provided by the city.

Staff Comments:

Development Impact Fees are paid at the time of permit issuance to assist in mitigating impacts and maintain/enhance community levels of service.

Goal 1: Policy 1.5: Encourage cross-access easements and shared parking agreements in commercial developments where appropriate.

Staff Comments:

The development will be required to record cross access easements and a shared parking agreement to allow proper connectivity through the development.

Goal 2: Policy 2.2: Create alternative access points when developing property along principal arterial and collector roadways, to minimize direct access driveways wherever possible.

Staff Comments:

This development has 3 approved access off of Cleveland Blvd., prohibiting lots to have direct access to either street.

Goal 3: Policy 3.1: Develop consistent streetscapes along corridors, with distinct landscaping, signage, or similar placemaking elements.

Staff Comments:

The development is required to submit for Design Review to ensure landscaping is cohesive with the rest of the corridor.

Goal 3: Policy 3.3: Facilitate improvements and intensification of activity along major commercial corridors with mixed-use development oriented toward the corridor.

Staff Comments:

This development is proposed to be fully commercial with buildings fronting Cleveland Blvd. and Homedale Rd.

Goal 4: Policy 4.4: Close gaps in the sidewalk network to provide continuous and accessible pedestrian pathways throughout the city.

Staff Comments:

The proposed development will be responsible for constructing the sidewalk along Homedale Rd to connect existing sidewalk along Homedale.

Vision Theme: Quality Neighborhoods to Call Home

Goal 2: Policy 2.4: Encourage neighborhood-serving services and retail businesses near residential neighborhoods to provide convenient access to daily needs.

Staff Comments:

This development would provide convenient access to commercial for the existing residential developments. The Jaxon Apartments are adjacent to this site, allowing optimal access for residents.

Vision Theme: Intentional and Distinct Centers

Goal 2: Policy 2.1: Expand daily services and retail opportunities for residents adjacent to neighborhoods.

Staff Comments:

This development would provide additional retail opportunities for adjacent, existing neighbors. The Jaxon Apartments are adjacent to this site, allowing optimal access for residents.

Goal 3: Policy 3.3: Focus commercial development along corridors and at gateways to leverage access to public transit and local and regional vehicle trips.

Staff Comments:

This development is located along the Cleveland Blvd. corridor, providing high exposure to the commercial uses.

Goal 4: Policy 4.3: Ensure an adequate inventory of commercial and industrial property for new and growing businesses.

Staff Comments:

This development will provide new properties for commercial uses to locate.

Criteria #3: Are public services and utilities available or will be made available and are adequate to accommodate the proposed subdivision?

Analysis of Public Services and Utilities

Sewer:	Sanitary sewer for the site is located along Cleveland parallel to the site boundary. Adequate sewer is available or will be available as outlined in the City of Caldwell Engineering staff report memo.
Water:	Water for the site is located along Cleveland parallel to the site boundary. This extension will provide service to the proposed development but will also provide opportunities for municipal water connections to neighboring sites. Adequate water is available or will be available as outlined in the City of Caldwell Engineering staff report memo.
Irrigation:	Applicant is required to provide pressurized irrigation throughout the project in accordance with Caldwell City Code. The subject site is located within the Pioneer Irrigation District boundary. Any issues related to access to a pressurized irrigation system will be addressed in the Engineering Department memo.
Stormwater:	The applicant proposes retaining storm water on site, per City Code.
Schools:	The subject site is located within the Vallivue School District. This development will not have residential, which will not add students to the Vallivue School District.
Police:	Emergency police services are provided by the City of Caldwell Police. The nearest police station is approximately 4.73 miles away from the furthest point of the development. See the Police Department memo for additional data.
Fire:	Emergency fire services are provided by the City of Caldwell Fire. The nearest fire station is Station #3 and is approximately 2.5 miles from the development. See the Fire Department memo for additional data and conditions.

Staff Comments:

Based on public agency reviews and submitted comments, adequate public utilities and services, including water, wastewater, police, fire, stormwater, schools, and other necessary infrastructure, are available or can be reasonably extended to serve the proposed development. Utilities shall have sufficient capacity to accommodate the proposed development at building permit issuance. Where necessary, the applicant shall construct or extend required facilities in accordance with City standards as a condition of approval.

Criteria #4: Is the plat consistent with the city Transportation Master Plan?

A plat is considered consistent if it implements the planned street network, does not preclude future planned improvements, provides required right of way dedication, aligns with the functional classifications (arterial, collector, local), and supports connectivity, safety, and multimodal transportation.

Analysis of Components for Transportation Master Plan

Street Frontage:	The Canyon Village Shops development has approximately 970' of frontage along Cleveland Blvd., and approximately 170' of frontage along Homedale Rd.
Street Classifications:	Cleveland Blvd. – Principal Arterial; Homedale Rd. – Minor Arterial
Right of Way Dedication:	ROW has been dedicated along Homedale and Cleveland.
Proposed Site Access and Connectivity:	The development is proposing 3 accesses off of Cleveland Blvd., one of which is built out with a cross access for The Jaxon Apartments.
Traffic Impact Study (TIS):	A TIS was required for this application due to the number of lots proposed. The Engineering Department has let the applicant know the TIS needs to be submitted prior to City Council. The following will be updated when a TIS is

received to reflect some basic data points from the TIS that considered residential and commercial uses:

Traffic Impact Study – Project Build Out Trip Generation

Daily Trips: -
AM Peak Hour Trips: -
PM Peak Hour Trips: -

Traffic Impact Study - Project Build-Out Total Traffic Conditions

Intersections -
Required Improvements -
noted within
Engineering Memo:

Staff Comments:

Based upon the above analysis and the information received from the City of Caldwell Engineering Department, the proposed plat is consistent with the City Transportation Master Plan. The Engineering Department has conditioned that a TIS be completed and reviewed prior to being heard by City Council.

Criteria #5: Does the subject site that is being developed have natural, scenic, or historic features? If so, is the subdivision design preserving those features?

Staff Comments:

The subject property does not have natural, scenic, or historic features, so preservation is not applicable.

VI. PUBLIC NOTIFICATIONS

The following noticing was completed in accordance with Caldwell City Code Section 10-03-12.

Public Hearing Notifications

Notice Type	Date
Neighborhood Meeting Held	3/25/2026
Public Agency Notification Sent for Notification (See attached exhibit for list of agencies notified)	5/22/2026
(500') Radius Notices Mailed - Hearing Examiner Hearing (Min. 15 days prior to hearing)	6/24/2026
Legal Ad Published - Hearing Examiner Hearing (Min. 15 days prior to hearing)	6/27/2026
Physical Site Posted - Hearing Examiner Hearing (Min. 10 days prior to hearing)	6/29/2026
Applicant Proof of Posting Received - Hearing Examiner Hearing	7/2/2026
Hearing ExaminerPublic Hearing	7/14/2026

This staff report will be updated with the information below prior to the city council hearing.

Notice Type	Date
(500') Radius Notices Mailed – City Council (Min. 15 days prior to hearing)	Click or tap to enter a date.
Legal Ad Published – City Council (Min. 15 days prior to hearing)	Click or tap to enter a date.

Physical Site Posted – City Council

Click or tap to enter a date.

(Min. 15 days prior to hearing)

Applicant Proof of Posting Received – City Council

Click or tap to enter a date.

(Min. 10 days prior to hearing)

City Council Public Hearing

Click or tap to enter a date.

VII. POLITICAL AGENCY COMMENTS

In accordance with Idaho Code, notice was provided to all political subdivisions providing services within the planning jurisdiction, including school districts. Public agency comments were received from the following agencies and are included in their entirety as part of the official record and the **PA-Exhibits** attached hereto.

Agency Name	Public Agency Responses Received
	Comments/Description
Caldwell Engineering Department	Memo with Conditions of Approval
Caldwell Fire Department:	Impact Statement and Conditions of Approval
Caldwell Mapping Department.	Memo with Conditions of Approval
Caldwell Police Department	Impact Statement and data
Idaho Transportation Department	Letter asking the TIS to include the Homedale and Cleveland intersection.

The following agencies responded acknowledging they reviewed the application but had no comments:
City of Nampa
Nampa Highway District #1

VIII. PUBLIC COMMENTS

The following public comments were received prior to the completion of this staff report, and are included in their entirety as part of the official record and **PC-Exhibits** attached hereto. Late Exhibits received after the staff report will be reflected in the updated staff report to City Council and entered into the official record.

Public Comments Received		
Position	Name and Address	Comments/Reason
At the time of the Hearing Examiner hearing, staff received no public comments.		

IX. HEARING EXAMINER PUBLIC PROCESS AND DECISIONS

Public Process:

A public hearing on the proposal(s) was held before the Hearing Examiner on 7/14/2026, at which time the applicant gave a presentation, then staff presented a staff report along with an analysis of the application and all pertinent information on the case, followed by public testimony in opposition, neutral, and in favor.

Public Testimony:

The following public testimony was received during the Hearing Examiner public hearing and is included in its entirety as part of the official record.

This will be filled in after the public hearing for the staff report to council.

Public Hearing Testimony		
Position	Name and Address	Comments/Reason
X. HEARING EXAMINER HEARING BODY DECISIONS:		

The Hearing Examiner may choose to:

1. Recommend Approval as Presented
2. Recommend Approval with Modified Conditions
3. Recommend Denial * See notes below
4. Continue to a Future Meeting Date
5. Postpone Action and Remand to Staff

In making its decision on any application, the Planning and Zoning Commission, Hearing Examiner and City Council shall:

1. Review all evidence – consider all factual evidence, documents, and testimony submitted during the public hearing process;
2. Evaluate compliance – assess each application against the specific approval criteria established by the applicable code or ordinance; and
3. Base decision on the factual evidence in record – ensure that recommendations and/or final decisions and any conditions of approval are supported by factual evidence and testimony presented in the public record.

* Notes:

- Motions for recommendations of denial shall include the reason for the recommendation of denial. Denials shall be based on the project's noncompliance with the approval criteria within Caldwell City Code for the specific application.
- Motions with modified or added conditions shall include the reason for the modified or added condition.
- For recommendation of denial of an annexation, no justification has to be provided for such denial recommendation.

XI. CITY COUNCIL PUBLIC HEARING PROCESS	

This will be filled in and updated prior to the city council hearing.

Public Process:

A public hearing on the proposal(s) will be held before the City Council on the next available city council meeting, following the hearing and recommendation by the Planning and Zoning Commission, at which time the applicant will give a presentation, then staff will present a staff report along with an analysis of the application and all pertinent information on the case, followed by public testimony in opposition, neutral, and in favor.

The city council public hearing is scheduled to be held on 9/8/2026.

All of the information from the meeting will be included in the official record and within the Findings of Fact, Conclusions of Law and Reasoned Decision.

Public Testimony:

Public testimony will be taken during the City Council public hearing and will be included in their entirety as part of the official record and within the Findings of Fact, Conclusions of Law and Reasoned Decision.

XII. CITY COUNCIL DECISION OPTIONS

The City Council may choose to:

1. Approve as Presented
2. Approve with Modified Conditions
3. Deny * See notes below
4. Continue to a Future Meeting Date
5. Postpone Action and Remand to Staff for More Information

In making its decision on any application, City Council shall:

4. Review all evidence – consider all factual evidence, documents, and testimony submitted during the public hearing process;
5. Evaluate compliance – assess each application against the specific approval criteria established by the applicable code or ordinance; and
6. Base decision on the factual evidence in record – ensure that recommendations and/or final decisions and any conditions of approval are supported by factual evidence and testimony presented in the public record.

*Notes:

- Motions for denial shall include the reason for denial. Denials shall be based on the project's noncompliance with the approval criteria within Caldwell City Code for the specific application.
- Motions with modified or added conditions shall include the reason for the modified or added condition.
- For motions of denial of an annexation, no justification has to be provided.

XIII. CONDITIONS OF APPROVAL

(This section is only applicable to approval decisions)

NOTE: Any conditions removed by the governing body will be shown in strikethrough.

Any conditions added or amended by the governing body will be shown underlined

Specific Requirements:

1. Site Plan, Building Elevations and Landscape Plans: The site plan, building elevations, and landscape plan submitted and presented to the deciding during the public hearing are hereby incorporated by reference and approved as part of the subject applications, including any modifications requested by the deciding body. The final approved site plan, building elevation, and landscape plan approved by the

deciding body as part of the approval will be incorporated into the Findings of Fact, Conclusions of Law and Reasoned Decision.

Any modification to the approved plans shall be reviewed by the Director for consistency with the approval and applicable code provisions. If the City determines that any such modifications materially alter the approved design, layout or intensity of use shall require additional public comment, through a formal public hearing, due to potential impacts on surrounding property or the community, or that such change is a substantial enough change from the elevations presented to the public.

The Director may require an additional public hearing before the original decision-making body if the proposed modification involves an issue that was raised, deliberated, or identified as a concern during the original public hearing.

2. **Development Agreement:** The signed and notarized development agreement shall be submitted to the City prior to the recording of the ordinance of annexation or rezone. The development agreement shall be received within fourteen (14) days of the approval of such annexation or rezone by City Council. If the development agreement is not received within 14 days, the Ordinance of Annexation and/or Zoning may need to be reconsidered by the City Council and may result in a loss of the approved entitlements.
3. Prior to Building permit approval or Business Permit approval (whichever is more applicable), the businesses that occupy the buildings shall comply with code per land use for the following:
 - a. Setbacks and Height
 - b. Parking (vehicular and bicycle)
 - c. Parking Lot Landscaping
 - d. Building Façade Landscaping
4. Prior to Building Permit approval, the applicant shall submit for Design Review.
5. Prior to Building permit approval, a shared parking agreement with all parcels of the plat shall be recorded.
6. At time of Final Plat submittal, a cross access easement shall be called out on the final plat.
7. Prior to City Council, the applicant shall provide an updated landscape plan with the following:
 - a. Required number of Class I and Class II trees within street buffers
 - b. Required percentage of sod within street buffers
 - c. 6' detached sidewalk along Homedale Rd., per Engineering
8. Prior to being scheduled for City Council, the applicant shall complete a Traffic Impact Study and a domestic water analysis, per the Engineering Memo.

General Requirements:

1. Development of the subject property shall be in conformance with all municipal codes, policies, standards, and regulations of the City of Caldwell at the time of development, unless specifically stated otherwise in a Development Agreement or in the Order of Decision. Failure to identify a code violation during the review of the plans DOES NOT give the applicant the right or permission to violate any codes, policies, standards and/or regulations.
2. If any term or provision of this decision, to any extent, is held invalid or unenforceable, the remaining terms and provisions hereof shall not be affected thereby, but each such remaining term and provision shall be valid and enforced to the fullest extent permitted by law.
3. **Nuisance Violations:** Any nuisances existing on the property (weeds, trash, debris, etc.) shall be resolved and in compliance with city codes prior to the approval of any construction drawings and/or issuance of building permits.

- Any changes to the plans and specifications upon which this approval is based, other than those required by the above conditions, will require the submission of an application for modification and approval of that application prior to commencing any change.

Site Design and Development Standards:

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

Landscaping Specific Requirements:

- Compliance:** The applicant shall comply with all landscaping requirements based on Caldwell City Code.
- Landscape Maintenance:** All required landscaping and screening devices shall be continuously maintained in a healthy, living, safe, and attractive condition, and shall be free of weeds, dead or diseased plant materials, and debris. Any dead, dying, or diseased plant materials shall be promptly replaced in kind or with alternatives approved by Planning and Zoning.
- Homeowner's Association:** The homeowner's association is responsible for maintaining all common area landscaping and screening devices within a subdivision, development, and/or the subject property.
- Parking Lot Landscaping:** Linear grouping of parking spaces shall not exceed twelve (12) in a row, without the installation of an interior landscape planter island. All off-street parking lots/parking areas, drive aisles, and other vehicular use areas shall install a perimeter landscape buffer along the property line and/or project boundary. Class 3 trees are prohibited in the interior planter islands, and all parking lot landscaping shall comply with 10-02-09-8.
- Street Landscape Buffers:** The street landscape buffers shall comply with CCC 10-02-09-5 and shall contain a mixture of trees, shrubs, lawn, vegetative and nonvegetative ground cover so that the entire buffer area is covered. Plantings shall meet or exceed the minimum plant sizes as follows:

TYPE	MINIMUM (at planting)
Evergreen trees	6-foot height minimum
Ornamental trees	2-inch caliper minimum
Shade trees	2-inch caliper minimum
Shrubs & Perennials	10" height and/or spread minimum, depending on plant species

Subdivision Specific Requirements:

1. Cluster Mailboxes: The development shall utilize cluster mailboxes for delivery of mail. Individual mailboxes shall not be allowed. A cluster mailbox placement plan shall be submitted to the Planning and Zoning department showing coordination with the United States Postal Services prior to submitting the construction drawings.
2. Subdivision Construction Signage: At the time of development, a "rules and regulations" sign shall be posted and maintained at the entryways to the project until it is fully developed and built out is complete. The signs would be intended for subcontractors performing work and should include: a) no dogs; b) no loud music; c) no alcohol or drugs; d) no abusive language; e) disposal of personal trash and site debris; f) daily cleanup of any mud and/or dirt that is deposited from the construction parcel onto streets; g) installation of a temporary construction fence that would keep debris from being blown off site by the wind; h) no burning of construction or other debris on the property.
3. Plat Expirations: Final plats must be submitted for approval within twenty-four (24) months of the date of signature on the approving order of decision for the preliminary plat; and Final plats must be recorded for a single-phase development or for the first phase of a multi-phase development within twenty-four (24) months of the date of signature on the approving order of decision for the final plat. For phased subdivisions, see 11-02-02 (1).
4. Final Plat Submission: Final plat applications shall be submitted to planning and zoning at the same time as the application for review of construction drawings has been submitted to the engineering department.
5. Approved Subdivision Name: No changes to an approved subdivision name shall occur unless a request is initiated through the filing of an application for a "Subdivision Name Change Request", and subsequently reviewed and approved by City of Caldwell Mapping and Planning and Zoning, at an administrative staff level. In making application, the application shall file a completed application with Planning and Zoning on forms prescribed by the department accompanied by such data and information necessary to assure the fullest presentation of facts, as determined by the Director. Subdivision name change requests shall follow the following process:

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

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

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

6. Approved Street Names, Street Layout, Lot and Block Numbering, and Subdivision Phasing Plan: No changes to the original approved street names, street layout and configuration, lot and block numbering, or subdivision phasing plan shall occur without prior approval from the City of Caldwell Mapping Division. Any substantial changes from what was originally approved may require additional public hearings.

Application Exhibits: (AP-Exhibits)

Application(s), Checklists, Project Narrative, Plans, Plats, Maps, and Supplemental Materials Submitted by the Applicant
Applicant's Public Hearing Presentation Materials

Staff Exhibits: (S-Exhibits)

Exhibit S-1: Vicinity Map
Exhibit S-2: Zoning Map
Exhibit S-3: Future Land Use Map
Exhibit S-4: Public Agency Notification List
Exhibit S-5: Draft Development Agreement *(Staff report will be updated prior to City Council)*
Exhibit S-6: Hearing Examiner Minutes *(Staff report will be updated prior to City Council)*

Public Comments: (PC-Exhibits)

N/A

Public Agency Comments: (PA-Exhibits)

Caldwell Engineering Dept.
Caldwell Fire Dept.
Caldwell Mapping Dept.
Caldwell Police Dept.
Idaho Transportation Department
City of Nampa Planning and Zoning
Nampa Highway District #1

Planning and Zoning Commission / Hearing Examiner Public Hearing Late Exhibits: (PH-Exhibits)

Late exhibits from Planning and Zoning Commission / Hearing Examiner meeting will be listed here prior to City Council meeting

AP-EXHIBITS

*This includes all application materials and documents submitted and
Applicant's Presentation Materials for Public Hearing*



COMMUNITY DEVELOPMENT DEPARTMENT

Planning & Zoning Division

Caldwell City Hall: 205 S 6th Avenue | Mail: PO Box 1179 Caldwell, ID 83606 | Phone: 208-455-3024
<https://www.cityofcaldwell.org/Departments/Community-Development/Building-Safety-Division>

Robin Collins, PCED, CBO | Community Development Director & Building Official

Master Land Use Application

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

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

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

APPLICATION LEGEND:

* = Public hearing(s) required

** = May require public hearing

*** = City Council consent agenda

All others are considered Administrative Staff Level Reviews

I. Application Requests (check all that apply)

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

Footnotes:

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

²Used 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)

Site Address(s):

Upload separate attached sheet if more than six (6) site addresses

Suite #s:**Parcel #s:****Total Acres:****Prior Use of Property:****Proposed Use of Property:****Current Zoning of Subject Parcel(s):**
(check all that apply)☐ RS-1☐ C-1☐ M-1☐ D-CC☐ A-D☐ Property in County☐ RS-2☐ C-2☐ M-2☐ C-CB☐ C-D☐ -1☐ C-3☐ I-P☐ T-N☐ H-D

List County Designation:

☐ R-2☐ C-4☐ P-D☐ R-3☐ H-C

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

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

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

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

☐ Yes ☐ No

III. Applicant Information

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

Name:	
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Company Name: (if applicable)	
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Mailing Address:	

Phone:		Email:	
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Email Address:	
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Applicants Relationship to Property Owner:	☐ Property Owner	☐ Authorized Agent/Representative
	☐ Purchaser	☐ Petitioner (vacation requests only)

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

Name:

Mailing Address:

Phone:

Email:

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

Name:

Company Name:

(if applicable)

Mailing Address:

Phone:

Email:

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

Name:

Company Name:

(if applicable)

Mailing Address:

Phone:

Email:

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

Name:

Company Name:

(if applicable)

Mailing Address:

Phone:

Email:

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

Name:

Company Name:

(if applicable)

Mailing Address:

Phone:

Email:

IX. Applicant Acknowledgement

- ☐ By signing this application, I authorize employees/agents of the City to enter onto the property that is the subject of this application during regular business hours. The sole purpose of entry is to make an examination of the property that is necessary to process this application; and
- ☐ I certify that I am the owner of this property, the owner's authorized agent/representative, or the petitioner (if for a vacation). If acting as an authorized agent or representative, I further certify that I have full power and authority to file this application and to perform, on behalf of the owner, all acts required to enable the jurisdiction to process and review such an application. I will comply with all provisions of the law and ordinance governing this type of application; and
- ☐ I certify that failure to submit all required documents in compliance with the checklist could result in delayed acceptance, processing, and hearing date timelines; and
- ☐ I certify that the information furnished by me as part of this application is true and correct to the best of my knowledge.

I certify that I am the:

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

Applicant / Applicant's Representative Printed Name

Date



Applicant / Applicant's Representative Signature



DEVELOPMENT AGREEMENT CHECKLIST

The following items shall be included in any development agreement modification submittal. Additional information may be required, as indicated in your roundtable (pre-app) meeting or upon official review of the application and/or plans. Please check the box for each item listed below to confirm submission of the item listed.

SECTION I			
SUBMITTAL DOCUMENTS & RELATED PLANS		Applicant	Staff
Master Land Use Application	Copy of completed, signed and dated application	☐	☐
Application Checklist	Copy of completed, signed and dated checklist	☐	☐
Project Narrative	Narrative fully describing the proposed request, including but not limited to the reason for the development agreement modification.		
Proof of Property Ownership	Recorded Warranty Deed for the subject property showing proof of ownership, or evidence of property interest to subject property	☐	☐
Legal Description of Property	Attach a legal description of the property including metes and bounds to the centerline of all adjacent rights of ways. All legal descriptions shall be certified by a land surveyor registered to the State of Idaho.	☐	☐
Property Owner Acknowledgement	If the signatory of the application is not the owner of the property, a notarized statement (property owner acknowledgement) must be signed by the legal owner of record and submitted with the application	☐	☐
Vicinity Map (Scaled)	Scaled vicinity map showing the location of the subject property.	☐	☐
Original Development Agreement	Provide a copy of the original development agreement that was approved and recorded	☐	☐
Draft of Development Agreement Modifications	Provide a draft of the original development agreement to be modified with all proposed text deletions shown in strike-out format, and all proposed text additions shown in underlined format.	☐ Included ☐ N/A	☐
ADDITIONAL REQUIREMENTS (Development agreement modifications where a new, standalone development agreement is proposed or required)		Applicant	Staff
Property Owner Information	Include the property owner information, including the mailing address information to be included in the new development agreement.	☐ Included ☐ N/A	☐
Legal Description of Property	Attach a legal description of the property subject to the new development agreement. Include: - A metes and bounds description, stamped and signed by a registered professional land surveyor; AND - A scaled exhibit map showing the boundaries of the legal description in compliance with the requirements of the Idaho State Tax Commission Property Tax Administrative Rules IDAPA 35.01.03.225.oh.h: OR - If property is a lot and block within an existing subdivision, include a description of the lot and block along with an exhibit map/plat depicting the location of said lot and block	☐ Included ☐ N/A	☐



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Draft of NEW Development Agreement	Provide a draft of the new development agreement that is being proposed	☐ Included ☐ N/A	☐
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SECTION II

GENERAL INFORMATION			
Original Project Name			
Original Annexation / Rezone Case Number:			
Original Ordinance #, Instrument # and Recording Date:	Ordinance #:	County Instrument #:	County Recording Date:
Original Development Agreement – Date of City Council approval, Instrument # and Recording Date	Date of City Council Approval:	County Instrument #:	County Recording Date:

ACKNOWLEDGEMENT

I acknowledge that all items on the checklist are included in the submittal package and that all documents have been submitted as single-sided, high-resolution copies; and

I acknowledge that additional information may be requested or required in order to have a full understanding of the request; and

I acknowledge that the applicant or the applicant's representative **IS REQUIRED** to attend all public hearings for this application.

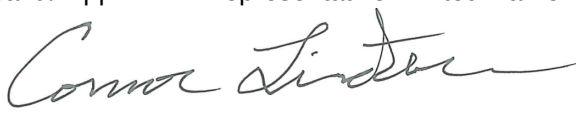
I certify this document has been acknowledged, signed and dated by the:

☐ Property Owner as the Applicant

☐ Property Owner's Agent / Representative

Applicant / Applicant's Representative Printed Name

Date



Applicant / Applicant's Representative Signature



SUBDIVISION PRELIMINARY PLAT CHECKLIST

The following items shall be included in any application submittal. Additional information may be required, as indicated in your roundtable (pre-app) meeting or upon official review of the plans. Please check the box for each item listed below to confirm submission of the item listed.

SECTION I			
SUBMITTAL DOCUMENTS & RELATED PLANS		Applicant	Staff
Master Land Use Application	Copy of completed, signed and dated application		
Application Checklist	Copy of completed, signed and dated checklist		
Property Owner Acknowledgement	If the signatory of the application is not the owner of the property, a notarized statement (property owner acknowledgement) must be signed by the legal owner of record and submitted with the application		
Proof of Property Ownership	Recorded Warranty Deed for the subject property showing proof of ownership, or evidence of property interest to subject property		
Legal Description of Property	Attach a legal description of the property including metes and bounds to the centerline of all adjacent rights of ways. All legal descriptions shall be certified by a land surveyor registered to the State of Idaho.		
Neighborhood Meeting Information	The verification shall include: • A copy of the letter mailed by the applicant (<i>Min. 15 days prior to meeting</i>) • A copy of the 500' mailing list indicating all notified owners, residents and associations • A copy of the sign-up sheet from the meeting, with your signature <i>Note: Neighborhood meetings must have been held within four (4) months of application submission.</i>		
Photographs	Photographs of existing site conditions		
Project Narrative	Narrative fully describing the application request(s), the purpose of the development, existing site conditions, and what is being proposed.		
Concept Building Elevations	Colored concept elevations of all four (4) sides of buildings, indicating building heights, colors, materials, windows, doors, and architectural features.		
Site Plan (Scaled)	Site plan, drawn to scale, showing location of all property lines, existing and proposed buildings, utilities, setbacks, easements, and streets with street names.		
Preliminary Plat	High resolution preliminary plat, to scale. See requirements for plan content in Section II below		
Landscape Plan	High resolution landscape plan, to scale. See requirements for landscape plan contents in Section III below		



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SECTION II

PRELIMINARY PLAT CONTENT		Applicant	Staff
Plans to Scale	All mapped data for the same plat shall be drawn at a scale suitable to ensure the clarity of all lines, bearings and dimensions, said scale typically being one hundred feet to an inch (100' = 1"). Whenever practical, scales shall be adjusted to produce an overall drawing measuring eighteen inches by twenty- four inches (18" x 24"), but not exceeding forty-two inches by sixty inches (42" x 60").		
Subdivision Name and Location	The proposed subdivision name and location shall be provided on the plat and shall meet the following: - Said name shall be approved by the City Mapping Department and shall not being a duplicate name of any other recorded subdivision within Canyon County or any of the cities in Canyon County; - Location of subdivision by section, township and range; reference by dimension and bearing to a combination of two (2) section corners, quarter section corners, or recorded monuments. (Ord. 3374, 12-6-2021)		
Contact Information	Name, address and phone number of property owner(s), subdivider, engineer, planner, and surveyor who prepared the plat, and any other professional persons involved in the subdivision.		
Scale, North Arrow, and Plan Preparation Date	Scale, north arrow and date of preparation including dates of any subsequent revisions.		
Vicinity Map (Scaled)	Vicinity map drawn to a maximum scale of one inch equals five hundred feet (1" = 500'), clearly showing the proposed subdivision or planned unit development configuration in relationship to, as well as, identifying and showing lot lines and street connections of all adjacent subdivisions, all arterial streets, all collector streets and bodies of water.		
Topography	Topography based on NAVD 88 datum shown on the same map as the proposed subdivision layout. Contour lines shown at five foot (5') intervals where land slope is greater than ten percent (10%) and at two foot (2') intervals where land slope is ten percent (10%) or less, referenced to an established bench mark, including location and elevation.		
Existing Water	Location of existing water wells and type, streams, canals, irrigation laterals, drainage facilities, private ditches, washes, lakes and other water features; direction of flow; regulatory floodplain and floodway boundaries if any; and location and extent of known areas subject to inundation if any.		
Streets and other Important Features	Location, widths and names of all existing streets and location, arrows indicating direction of slopes, type of surface and existence of any curb, gutter and/or sidewalks. Other important features such as railroads, utility rights of way and easements of public record, public areas, permanent structures to remain including water wells, and municipal corporation lines within or adjacent to the tract.		
Recorded Subdivisions with Common Boundaries	Name, book, page number and lot line layout of any recorded adjacent subdivision having common boundary with the tract.		
Table Schedule (see attached example)	Table Schedule of: - Existing zoning classification of the tract with any requested zoning changes. - Total acreage of the entire subdivision - Total number of buildable lots by land use type. - Total number of common lots. - Total gross acreage - Average buildable lot size - Dwelling units per gross acre.		



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PRELIMINARY PLAT CONTENT cont.		Applicant	Staff
Subdivision Boundary	The subdivision boundary with dimensions and bearings shall be based on an actual recorded field survey, performed within six (6) months of the preliminary plat application, and shall include the professional land surveyor stamp. Boundary problems shall be resolved prior to preliminary plat submittal. Stamping of the preliminary plat by the professional land surveyor pertains only to the boundary survey and should be noted as such.		
Public dedications of rights of way or easements	Proposed location, width, dimensions and bearings, and use of all proposed easements within the subdivision. All existing easements with location, width, dimensions, bearings, use and instrument numbers. Designation of all land to be dedicated or reserved for public use with purpose indicated.		
Names, Addresses, and Tax Parcel Numbers	Names, addresses and tax parcel numbers for all property owners within three hundred feet (300') of the exterior boundary of the subdivision, displayed visually on the plat in the appropriate locations.		
Utilities	Storm drains and water supply mains, both proposed and existing, within and immediately adjacent to the subdivision. Approximate location of existing sanitary sewer facilities, manholes, lines, and any other sewer related facilities within and adjacent to the subdivision.		
Proposed Street Layout	Proposed street layout, including location, width and proposed names of streets, common driveways, alleys, major pathways, micro pathways and easements; pedestrian and vehicular connections to adjoining properties.		
Lot Dimensions	Typical lot dimensions to scale; dimensions of all corner lots and lots of curvilinear sections of streets; each lot and block numbered individually; each lot labeled with its individual lot acreage and square footage.		
Land Use and Zoning Classification (Each Area)	If plat includes land for which multi-family, commercial, industrial or mixed use is proposed, such areas shall be clearly designated together with existing zoning classification and status of zoning change, if any.		
Special Development Areas	Appropriate information that sufficiently details the proposed subdivision within any special development area, such as: • Hillside • Floodplain		
On and Off-Site Improvements	The proposed on and off site improvements including water supply systems, sanitary sewer systems and stormwater drainage.		
Access and Approaches	Width, spacing and location of all proposed approaches to the subdivision with type (example: full approach, right in/right out approach) of approach indicated.		
Proposed Utility Methods	(A) Sewage Disposal: Such evidence relative to the design flows within the subdivision, and operation of the sanitary sewage facilities proposed. A statement as to the type of facilities proposed shall appear on the preliminary plat. (B) Water Supply: Such evidence relative to the design, operation, volume and quality of the water supply and facilities proposed. A statement as to the type of facilities proposed shall appear on the preliminary plat. (C) Stormwater Disposal: Such evidence relative to the design and operation of the stormwater disposal system. A statement as to the type of facilities proposed, and an indication of all areas to be used for treatment/disposal shall appear on the preliminary plat. All stormwater design shall comply with the city's most recent "Stormwater Management Manual" as adopted by council as of the date of preliminary plat application submittal. (D) Irrigation System: A statement describing the proposed irrigation system, consistent with section 10-07-12 of the Caldwell City Code, shall appear on the preliminary plat.		



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PRELIMINARY PLAT CONTENT cont.		Applicant	Staff
Acknowledgement	Note acknowledging that, to the best of the preparer's knowledge, the preliminary plat meets all requirements of city code; or if said plat does not meet all requirements then the plat has been submitted as a planned unit development and any and all requested exceptions have been listed in detail as part of the planned unit development application or it is not a planned unit development but any exceptions as allowed in this chapter have been noted on the preliminary plat and specifically requested as a part of the application.		

SECTION III

LANDSCAPE PLAN CONTENT (CCC 10-07-03)		Applicant	Staff
Plan Preparation	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.		
Plan Size	Detailed plan at a scale no smaller than one inch equals fifty feet (1" = 50')		
Streets, Setbacks and Easements	Show all streets, setbacks, and easements, Streets shall be identified by name. Dimension and label all right-of-way, setbacks, and easements		
Sight Visibility Triangles	Show and label all sign visibility triangles.		
Storm Water Facilities and Berms	Show all storm water facilities and berms. Indicate berm heights, slopes and proposed landscaping		
Off-Street Parking & Bicycle Parking	- A note listing the required number of parking spaces and bicycle parking spaces. - A note listing the provided number of parking spaces and bicycle parking spaces. The provided number of parking spaces and bicycle parking spaces shall equal or exceed the required number of parking spaces and bicycle parking spaces. - Circulation area required to serve the parking spaces with typical dimensions.		
Existing Trees and/or Shrubs	Location of all existing trees and shrubs, and the approximate size and type of any existing trees and shrubs. Indicate by note which trees and/or shrubs will remain, if any.		
Existing and Proposed Structures	Location of all existing and proposed structures and a note of whether or not the existing structures will remain		
Pathways	Location, width, and type of pathways, along with identification of all required pathway materials and landscaping callouts: - Micro Pathways - Major Pathways - Public Pathways - Regional Pathways - Indian Creek Corridor Pathways (if applicable)		
Open Space Exhibit	All open space clearly delineated using colored shading so it is readily identifiable. The open space exhibit shall contain a table identifying: - The percentage and acreage of each individual areas of open space and if the open space is being calculated as qualified open space - The total percentage and acreage of code required open space and qualifying open space in relationship to the gross area of the project - The total percentage and acreage of proposed open space and qualifying open space in relationship to the gross area of the project		
Public Amenities	Location, size, and types of new structures for recreational use (i.e., gazebos, water features, picnic areas, shuffleboard, etc)		



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LANDSCAPE PLAN CONTENT (CCC 10-07-03)		Applicant	Staff
School Bus Stops	Location of school bus stop areas within a common lot or common easement		
Public Transit Stops	Location of any public transit		
Street Landscape Buffers	Location and width of all street landscape buffers. Include the location of all sod, trees, shrubs, plantings, and other materials proposed.		
Landscape Buffers Between Land Uses	Location and width of all landscape buffers between different land uses. Include the location of all sod, trees, shrubs, plantings, and other materials proposed.		
Parking Lot Landscaping	Location and size of all landscape islands within parking lots, Include the location of all landscaping materials proposed		
Trash Enclosures	Location of all trash enclosures, to include details about screening and landscaping		
Fencing	Location, height, color, and materials for all existing or proposed fencing		
Other Landscape Amenities	Provide location, size, type and description of all other landscape improvements such as berms, decorative rock, boulders, etc.		
Landscape Schedule	Provide a table listing all of the locations, descriptions, types and numbers of landscaping products to be installed.		

SECTION IV

GENERAL PROJECT INFORMATION			
Type of land uses within subdivision:	Residential only Commercial only Industrial only Mixed-use (<i>mix of residential and non-residential uses</i>)		
Has your development / subdivision name, street names, and lot and block numbers been approved by the City of Caldwell Mapping Division?	Yes No <i>If yes, have you made any changes or modifications to the previously approved pre-plat approved by Mapping?</i> Yes No		
Will the subdivision be phased?	Yes No If yes, how many phases are proposed?		
Development timeline for full build out?			
LAND USE AND ZONING INFORMATION			
	Zoning Designation	Comp Plan Designation	Land Use
Existing (Subject Property)			
Proposed (Subject Property)			
North of Site			
South of Site			
East of Site			
West of Site			



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PROJECT SPECIFIC INFORMATION						
	Number of Lots	Acres		Percent of "Net" Acres <i>Net acreage is the total acreage minus any public streets and public rights of way</i>		
Residential Lots						
Commercial Lots						
Industrial Lots						
Common Lots						
EXISTING AND PROPOSED BUILDING DATA						
	# of EXISTING buildings	# of PROPOSED buildings	# of EXISTING dwelling units	# of PROPOSED dwelling units	Max. Building Height	Total GROSS square footage of buildings
Residential:						
Single-family (detached) homes						
Townhomes						
Two-family (<i>duplex</i>)						
Three-family residential (<i>triplex</i>)						
Four, five and six family (<i>fourplex, fiveplex, and sixplex</i>)						
Multi-family (7 or > dwelling units) in a single building						
Commercial			N/A	N/A		
Industrial			N/A	N/A		
Type of Commercial or Industrial Buildings:			Single-tenant building(s) Multi-tenant buildings			
DENSITY AND OPEN SPACE (Comprehensive Plan and CCC 10-07-05)						
Dwelling units per gross acre (Density):	Max. Allowed			Proposed		
Total Open Space	% Required			% Proposed		
Total "Qualifying" Open Space	% Required			% Proposed		
Included	NOTE: Attach a separate Open Space Exhibit showing all areas of open space highlighted, all areas highlighted and labeled for qualifying open space, and table with breakdown, square footage, percentage and acreage of all open space vs. qualifying open space.					



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PARKING, LOADING AND PEDESTRIAN AMENITIES (CCC 10-02-05)		
Description	Min. Required	Proposed
Electric vehicle parking spaces		
Off-street parking spaces		
Commercial loading spaces		
Industrial loading spaces		
Bicycle parking spaces:		
Describe any public transportation facilities that will be provided in accordance with (CCC 10-02-05 B)		
Public Amenities:	<i>Provide a description of the type of public amenities proposed:</i>	
LANDSCAPING AND PATHWAYS (CCC Chapter 10, Article 7)		
Landscaping: (Please check all locations where landscaping will be provided)	Parking lot Common areas <u>Street landscape buffers</u> <u>Between different land uses</u> Pathways Around building exterior Other _____	
Major Pathways	Describe location, width, and landscaping:	
Micro Pathways	Describe location, width, and landscaping	
Public Pathways (per Bicycles and Pathways Master Plan)	Describe location, width, landscaping, and any proposed fencing:	



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STREET LANDSCAPE BUFFERS (CCC 10-07-08)							
Location (Enter Street Name)	Min. Width Required	Proposed Width	% of Sod Proposed	# of Trees Proposed	Min. Tree Spacing (in feet)	# of Shrubs Proposed	Min. Shrub Spacing (in feet)

BUFFERS BETWEEN LAND USES (CCC 10-07-10)							
Location (If not required, put N/A)	Min. Width Required	Proposed Width	% of Sod Proposed	# of Trees Proposed	Min. Tree Spacing (in feet)	# of Shrubs Proposed	Min. Shrub Spacing (in feet)
North Property Line							
South Property Line							
East Property Line							
West Property Line							

PUBLIC SIDEWALKS						
Location (Street Name)	Min. Width Required	Proposed Width	Type of Sidewalk			
			Meandering	Attached	X	Detached
			Meandering	X	Attached	Detached
			Meandering	Attached		Detached
			Meandering	Attached		Detached

UTILITIES, INFRASTRUCTURE, AND PUBLIC SERVICES INFORMATION		
Domestic Water:		
	X	
	N/A	
	Nearest Water Line Connection:	
Sewer (Wastewater):		
	X	
	N/A	
	Nearest Sewer Line Connection:	
Irrigation:		
	X	
	N/A	
	Nearest Irrigation Connection:	
	Irrigation District:	



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Stormwater:	☒	Swales	
		Ponds	
		Borrow Ditches	
		Other, Explain:	
Stormwater Management:	Does the site disturb one or more acres of land? ☒ Yes ☐ No		
Fire Suppression Water Supply Source:			
Sources of Surface Water on or Nearby Properties (i.e., creeks, ditches, canals, lake, etc.):			
Type of Site Access:	☒	Street Frontage	
		Easement Easement Width: _____ Instrument # _____	
Street(s) Providing Access:			
Will Secondary Access for Fire be Provided:	☒	Yes	
		No	
Internal Roads:		Public	
		Private	
	☒	Internal Circulation	
		Road User's Maintenance Agreement Inst# _____	
School Districts Serving this Location:		Caldwell School District	
	☒	Vallivue School District	
SPECIAL ON-SITE CHARACTERISTICS			
	Yes	No	If yes, explain:
Areas of Critical Environmental Concern?			
Evidence of Erosion?			
Fish Habitat?			
Floodplain?			
Riparian Vegetation?			
Steep Slopes?			
Streams/Creeks?			
Unique Animal/Plant Life?			
Unstable Soils?			
Wildlife Habitat?			
Historic Buildings or Features?			



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Describe any other unique site characteristics:

ACKNOWLEDGEMENT

X	I acknowledge that all items on the checklist are included in the submittal package and that all documents have been submitted as single-sided, high-resolution documents; and
X	I acknowledge that the applicant or the applicant's representative is responsible for the physical posting of all subject sites prior to the public hearings, and for providing affidavit of proof of posting in accordance with Caldwell City Codes; and
X	I acknowledge that the applicant or the applicant's representative IS REQUIRED to attend all public hearings for this application.

I certify this document has been acknowledged, signed and dated by the:

☐ Property Owner as the Applicant

☒ Property Owner's Agent / Representative

Applicant / Applicant's Representative Printed Name

Date



Applicant / Applicant's Representative Signature

April 14, 2026
Project No.: 25-245

Ms. Robin Collins
Planning & Zoning Director
City of Caldwell
205 South 6th Avenue
P.O. Box 1179
Caldwell, ID 83605

RE: Canyon Village Shops Subdivision – Caldwell, Idaho
Preliminary Plat & Development Agreement Modification

Dear Ms. Collins:

On behalf of Caldwell Commercial LLC, we are pleased to present preliminary plat and development agreement modification applications for the Canyon Village Shops Subdivision, a seven-lot commercial subdivision at 6804 Cleveland Blvd. The subject property is currently identified as parcels R3089901200 and R30899012A0A, for a total of 7.017 acres. The applicant has submitted a property boundary adjustment application to the City, which is under review to adjust the parcel lines between the two subject parcels. Following approval of the boundary adjustment, parcel R3089901200 will be adjusted to 5.44 acres, which will encompass the total acreage of the proposed subdivision (the "Property"). Figure 1 below shows the Property at issue in this application.



A development agreement modification is also included in the application to fully amend and restate the existing recorded development agreement effecting the Property.

Site Information

The Property is approximately 5.44 acres and has frontage along Cleveland Blvd and Homedale Rd. The site is currently zoned C-4 (Service Commercial) in the City of Caldwell and is subject to an existing development agreement. Caldwell's Future Land Use Map designates the Property as Mixed Use Center.

The current zoning and proposed commercial use is compatible with the comprehensive plan designation¹ and the existing zoning and land uses surrounding the Property, which include:

- North: Midtowne Plaza, a retail commercial development, zoned C-4 in Caldwell.
- East: Used automotive retail sales, zoned C-4 in Caldwell; self-service storage facility, zoned C-4 in Caldwell; and multi-family residential development, zoned C-4 in Caldwell.
- South: Single-family residences zoned R-2 in Unincorporated Canyon County.
- West: Multi-family residential development, zoned C-4 in Caldwell.

Proposed Development & Preliminary Plat

The developer, TMEG Properties, LLC, will develop the Property into a commercial subdivision comprised of seven commercial lots. With the City's Future Land Use Map designation of Mixed Use Center on the Property, and the surrounding residential and commercial uses, the proposed commercial subdivision will be compatible with and provide supportive commercial and retail options for the area, including the immediately adjacent multi-family project known as The Jaxxon, which has approximately 300 units. All seven commercial lots will have either direct or shared access from Cleveland Blvd, along with direct access to the adjacent multi-family residential development to the west. The Cleveland Blvd and Homedale Road intersection is a Key Gateway to the City of Caldwell as drivers and pedestrians enter the City from Nampa. As a Key Gateway, design of future buildings, signage, monuments, and internal landscaping will carefully be developed to ensure compliance with the Key Gateway standards to provide a distinctive gateway to the City of Caldwell.

The lots in the proposed Canyon Village Shops Subdivision range in size from 0.55 acres to 0.97 acres. Each lot will be able to accommodate either a single commercial building, or multi-tenant style building. The proposed subdivision complies with all applicable standards from the City's subdivision ordinance. Development of individual lots will take place in the future as lots are sold off to end users or if Developer decides to build for end users. A total of three shared access drives will come from Cleveland Blvd, with internal access drives depicted on the preliminary plat. The main, full access that runs through the Property and into the existing multi-family development to the west, will remain intact, and access to the residential development will not be impacted. While the to-be-created parcel at the southeast corner of Cleveland Blvd and Homedale Rd is not included in the proposed subdivision plat, cross access will be provided.

A development agreement is currently attached to the Property, recorded with Canyon County as Instrument No. 2008065787. Included with our subdivision application is a development agreement modification to fully amend and restate the existing development agreement. The developer will work with the City to prepare a

¹ See Caldwell Comprehensive Plan at p. 42 (stating that the Mixed-Use Center designation supports and is compatible with the City's C-4 zoning district).

development agreement on the City's current form that the City and developer can both utilize for future development of the commercial lots in cofmance with the new plat.

Conclusion

A neighborhood meeting was held on Wednesday, March 25, 2026, to discuss the proposal. No members of the public attended, and no comments have been received at this time. We have also worked with Staff through their proposed requests and have implemented them accordingly in our proposed layout and design. Should you have any questions or require further information to process this request, please feel free to contact me.

Sincerely,
KM Engineering, LLP.

A handwritten signature in black ink, appearing to read "Connor Lindstrom". The signature is fluid and cursive, with a long horizontal stroke at the end.

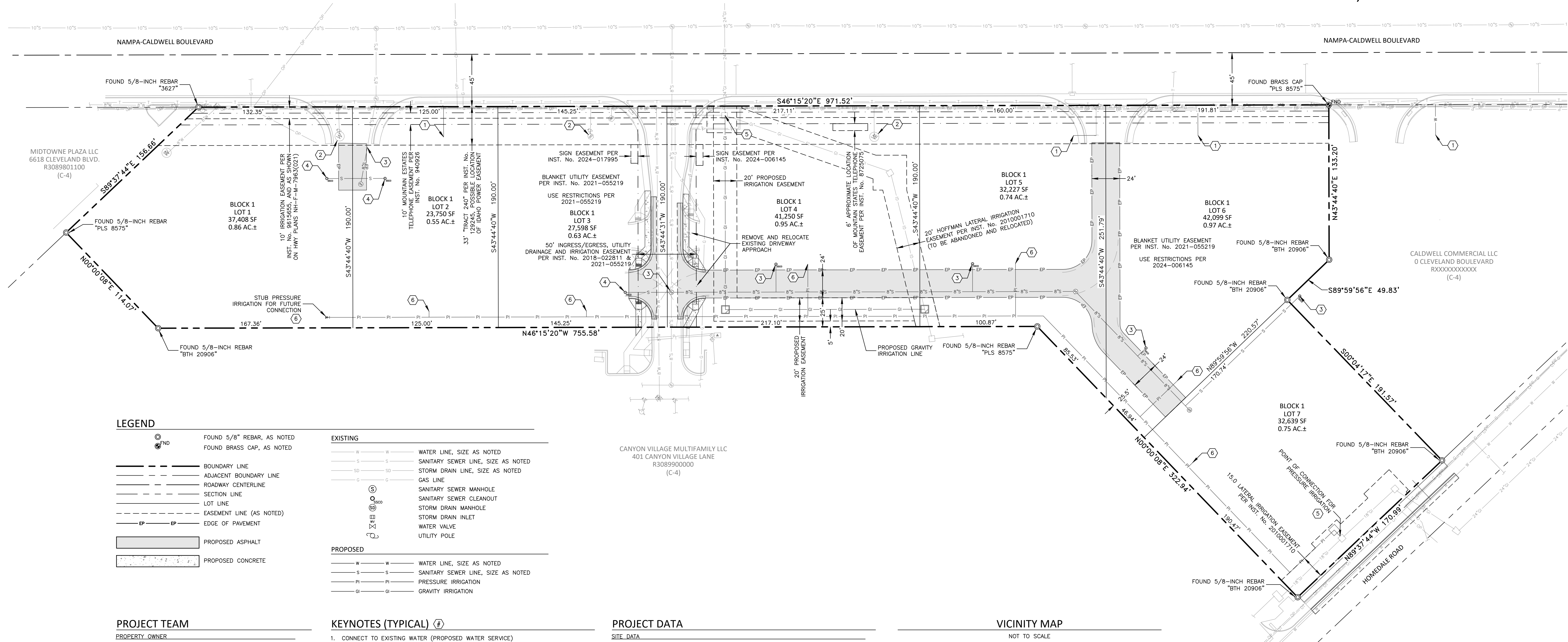
Connor Lindstrom, CFM
Senior Land Planner

cc: TMEG Properties, LLC

Vicinity Map



PRELIMINARY PLAT SHOWING
CANYON VILLAGE SHOPS SUBDIVISION
SITUATED IN GOVERNMENT LOT 7 AND SOUTHEAST 1/4 OF
THE SOUTHWEST 1/4 OF SECTION 6, TOWNSHIP 3 NORTH,
RANGE 2 WEST, BOISE MERIDIAN, CITY OF CALDWELL,
CANYON COUNTY, IDAHO
MARCH, 2026



LEGEND

	FOUND 5/8" REBAR, AS NOTED
	FOUND BRASS CAP, AS NOTED
	BOUNDARY LINE
	ADJACENT BOUNDARY LINE
	ROADWAY CENTERLINE
	SECTION LINE
	LOT LINE
	EASEMENT LINE (AS NOTED)
	EDGE OF PAVEMENT
	PROPOSED ASPHALT
	PROPOSED CONCRETE

EXISTING

	W	W	WATER LINE, SIZE AS NOTED
	S	S	SANITARY SEWER LINE, SIZE AS NOTED
	SD	SD	STORM DRAIN LINE, SIZE AS NOTED
	G	G	GAS LINE
			SANITARY SEWER MANHOLE
			SANITARY SEWER CLEANOUT
			STORM DRAIN MANHOLE
			STORM DRAIN INLET
			WATER VALVE
			UTILITY POLE

PROPOSED

	W	W	WATER LINE, SIZE AS NOTED
	S	S	SANITARY SEWER LINE, SIZE AS NOTED
	PI	PI	PRESSURE IRRIGATION
	GI	GI	GRAVITY IRRIGATION

PROJECT TEAM

PROPERTY OWNER

NAME: CALDWELL COMMERCIAL LLC
ADDRESS: 389 S 9th STREET, No. 250
CITY/STATE/ZIP: BOISE, IDAHO 83702

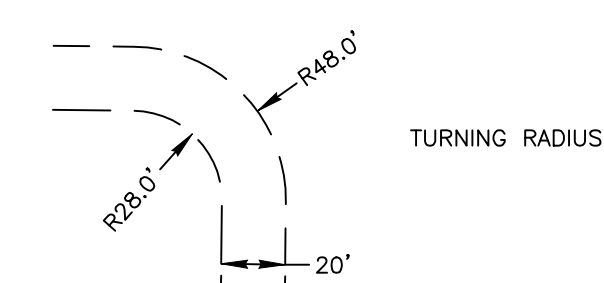
DEVELOPER

NAME: TGI CORP.
CONTACT: TREVOR GASSER
ADDRESS: 74 EAST 500 SOUTH, SUITE 200
CITY/STATE/ZIP: BOUNTIFUL, UTAH 84010
PHONE: 801.292.5000
EMAIL: trevor@tgirealestate.com

ENGINEERING

NAME: KM ENGINEERING, LLP.
CONTACT: KELLY KEHRER, P.E., P.L.S.
ADDRESS: 5725 N. DISCOVERY WAY
CITY/STATE/ZIP: BOISE, IDAHO 83713
PHONE: 208.639.6939
EMAIL: kelly@kmenllp.com

FIRE TURNING DETAIL



NOTE: ALL TURNING RADIUS SHOWN ON PLANS ARE 28' INSIDE RADIUS AND 48' OUTSIDE RADIUS UNLESS OTHERWISE SHOWN.

KEYNOTES (TYPICAL) (E)

- CONNECT TO EXISTING WATER (PROPOSED WATER SERVICE)
- EXISTING WATER SERVICE
- CONNECT TO EXISTING SEWER
- PROPOSED SEWER SERVICE
- CONNECT TO EXISTING GRAVITY IRRIGATION
- PROPOSED PRESSURE IRRIGATION SERVICE

SURVEY CONTROL NOTES

- ALL SURVEY DATA IS BASED ON THE NAD83 STATE PLANE COORDINATE SYSTEM (IDAHO WEST 1103) AND NAVD 88 VERTICAL DATUM.

UTILITIES

UTILITIES:	
WATER:	CITY OF CALDWELL
SEWER:	CITY OF CALDWELL
POWER:	IDAHO POWER
NATURAL GAS:	INTERMOUNTAIN GAS CO.
TELEPHONE:	CENTURYLINK
IRRIGATION:	PIONEER IRRIGATION DISTRICT
FIRE PROTECTION:	CALDWELL FIRE DISTRICT
POLICE PROTECTION:	CALDWELL POLICE DEPARTMENT
SANITATION:	REPUBLIC SERVICES

PROJECT DATA

SITE DATA

PARCEL NUMBER(S):	R3089901200 & (A PORTION OF) R30899012A0
SITE ADDRESS:	0 CLEVELAND BOULEVARD CALDWELL, IDAHO 83605
CITY/STATE/ZIP:	C-4 (SERVICE COMMERCIAL)
CURRENT ZONING:	1 LOT
EXISTING LOTS:	7 LOTS
PROPOSED LOTS:	±5.44 ACRES
PROJECT AREA:	

DIMENSIONAL STANDARDS (PER TABLE 10-06-04)

INTERIOR LOT AREA:	0 SF
CORNER LOT AREA:	0 SF
MINIMUM LOT FRONTAGE:	0'
SCALE AND MASSING:	C-4
MAXIMUM BUILDING HEIGHT:	NONE

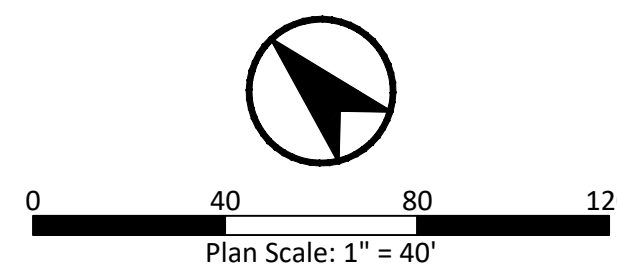
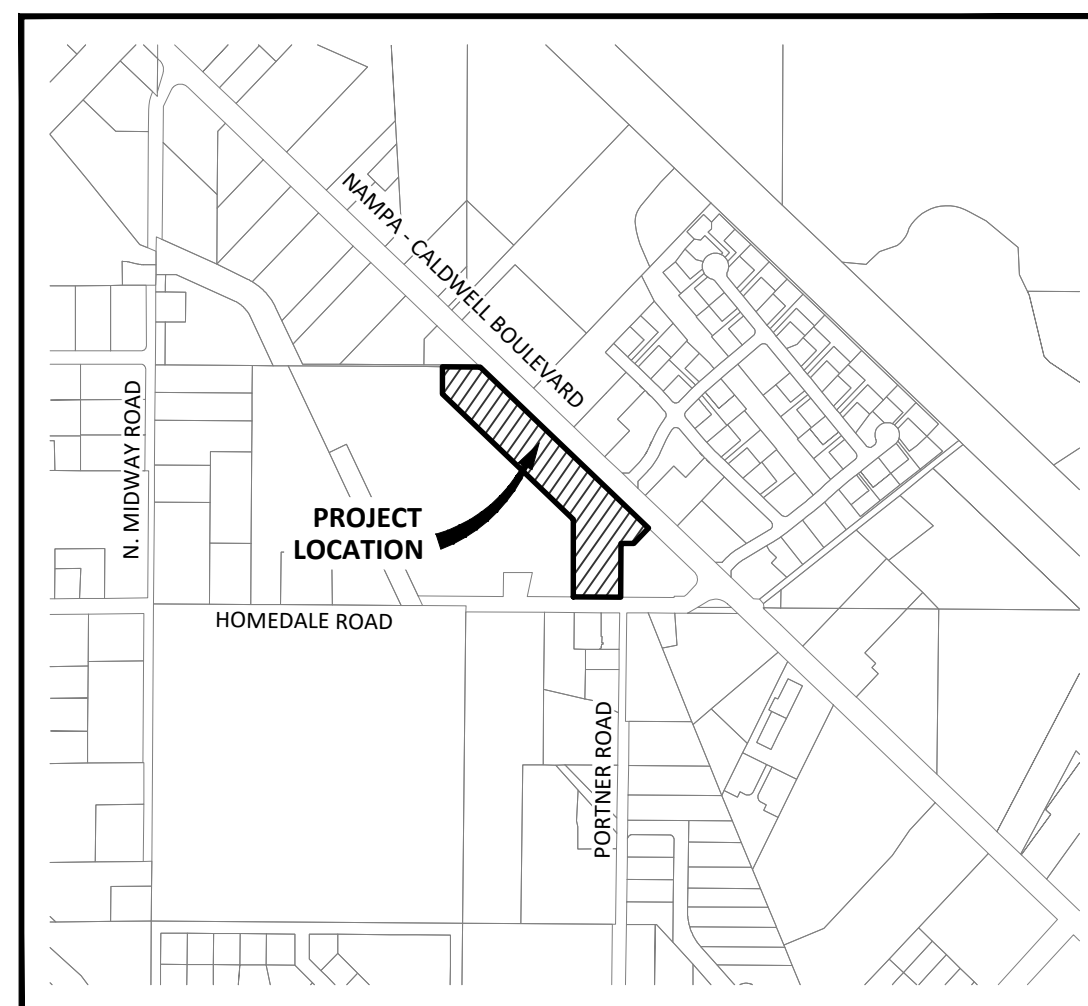
SETBACKS	
FRONT YARD SETBACK (MINIMUM):	0'
FRONT YARD SETBACK (MAXIMUM):	~
INTERIOR SIDE YARD SETBACK:	0'
REAR YARD SETBACK (MINIMUM):	0'

NOTES

- PROPERTIES SUBJECT TO USE RESTRICTIONS AND BLANKET UTILITY AND ACCESS EASEMENTS PER INST. No. 2021-055219, 2024-006145, AND 2024-017995.
- PROPERTIES SUBJECT TO RECORDATION OF RECORD OF SURVEY FOR LOT LINE ADJUSTMENT FOR CALDWELL COMMERCIAL LLC.

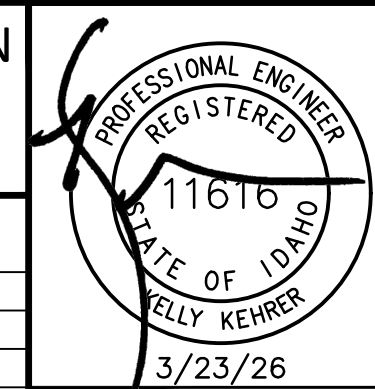
VICINITY MAP

NOT TO SCALE



CANYON VILLAGE SHOPS SUBDIVISION
CALDWELL, IDAHO
PRELIMINARY PLAT - COVER

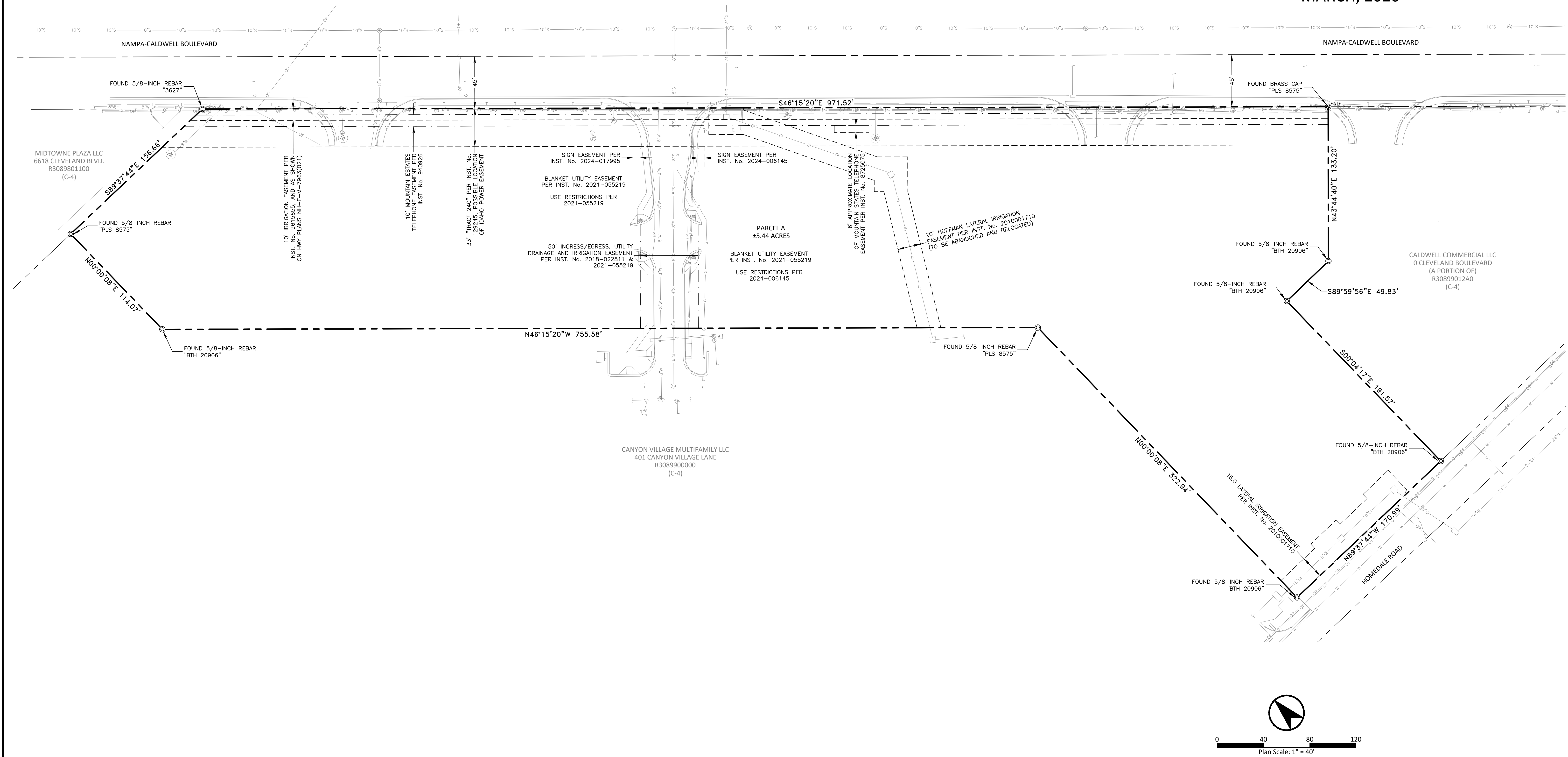
REVISIONS		
NO.	ITEM	DATE



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

DATE: 3/23/26
PROJECT: 25-245
SHEET NO. PP1.0

PRELIMINARY PLAT SHOWING
CANYON VILLAGE SHOPS SUBDIVISION
SITUATED IN GOVERNMENT LOT 7 AND SOUTHEAST 1/4 OF
THE SOUTHWEST 1/4 OF SECTION 6, TOWNSHIP 3 NORTH,
RANGE 2 WEST, BOISE MERIDIAN, CITY OF CALDWELL,
CANYON COUNTY, IDAHO
MARCH, 2026



CANYON VILLAGE SHOPS SUBDIVISION
CALDWELL, IDAHO
PRELIMINARY PLAT - EXISTING CONDITIONS

REVISIONS		
NO.	ITEM	DATE

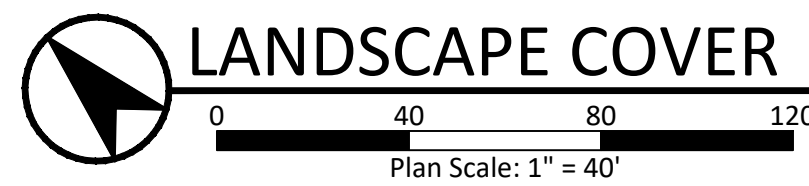
PROFESSIONAL ENGINEER
REGISTERED
STATE OF IDAHO
KELLY KEHRER
3/23/26

km

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

DATE: 3/23/26
PROJECT: 25-245
SHEET NO. PP1.1

PP1-25-245 CIVIL CAD PRELIMINARY PLAT 25-245 PP1.DWG - EXISTING CONDITIONS.DWG, JOSHUA LANTZ, 3/23/2026, DWG TO PDF.PC3, 2X566, [10P]



* 5.0' LANDSCAPE BUFFER ADJACENT TO THE MULTI-FAMILY DEVELOPMENT TO USE THE TREES ALREADY EXISTING WITHIN THE 15.0' LANDSCAPE BUFFER TO SATISFY PLANT MATERIALS TYPE AND QUANTITY.

25.0' LANDSCAPE BUFFER PER PLAN

15.0' PI EASEMENT

PROPERTY LINE IS $\pm$ 3.0' BACK OF SIDEWALK PER CITY OF CALDWELL U.D.C.

5.0' SIDEWALK

8.0' PARK STRIP

The diagram illustrates a cross-section of a landscape buffer. On the left, a large green tree stands on a grassy area. To its right is a paved sidewalk, followed by a brick-paved park strip. A red dashed line indicates the property line, which is 3.0 feet back from the sidewalk. A person is shown walking on the sidewalk, and a car is parked on the street to the right. Dimensions are provided for the total buffer (25.0'), the PI easement (15.0'), the sidewalk (5.0'), and the park strip (8.0').

25.0' LANDSCAPE BUFFER

PROPERTY LINE IS $\pm 3.0'$ BACK OF SIDEWALK PER CITY OF CALDWELL U.D.C.

6.0' SIDEWALK

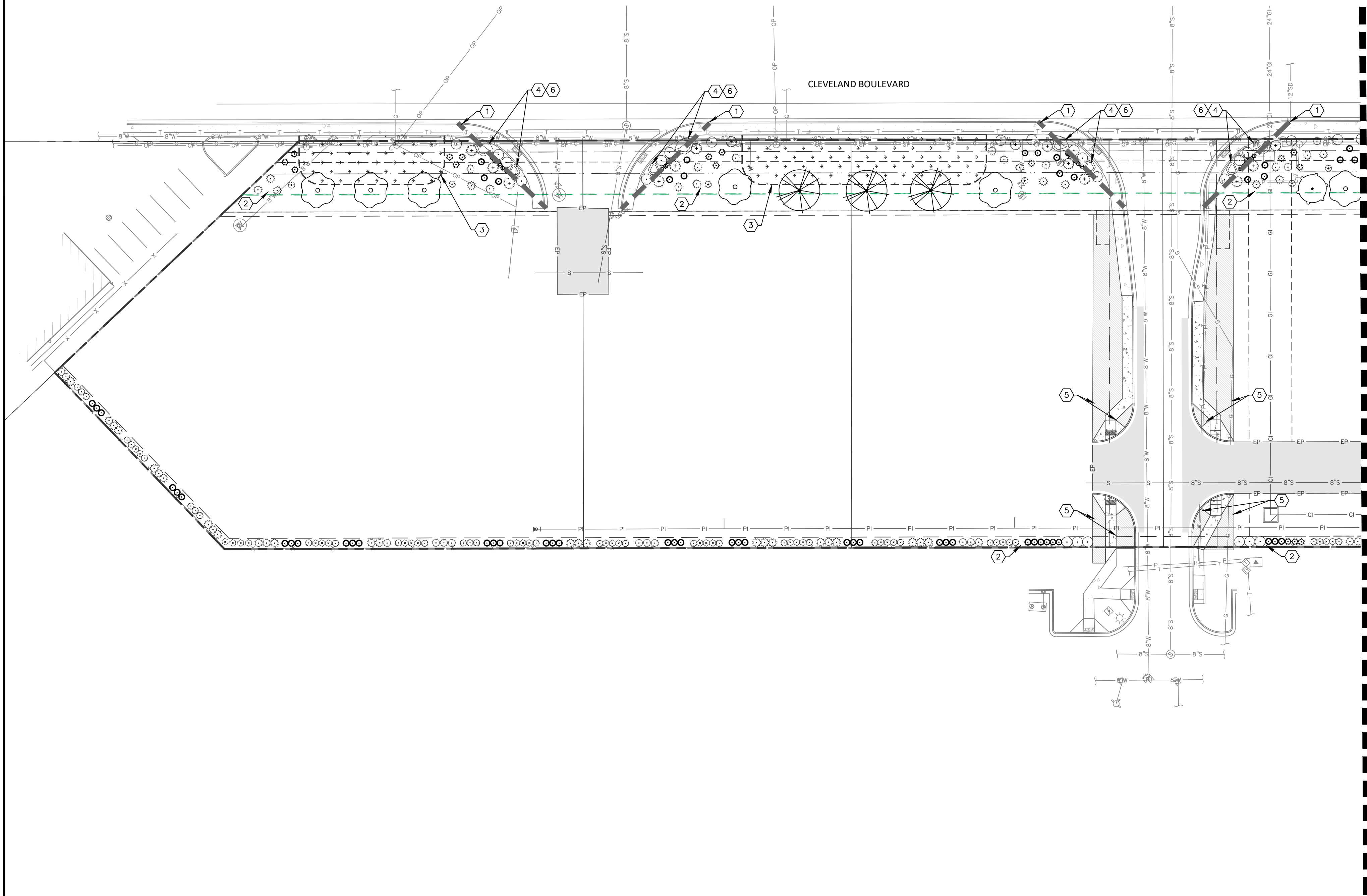
CONTACT INFORMATION

DEVELOPER	LANDSCAPE CONSULTANT
TGI CORP. 74 EAST 500 SOUTH, SUITE 200 BOUNTIFUL, UTAH 84010 PHONE: (801)292-5000 CELL: (801)809-9731 CONTACT: TREVOR GASSER EMAIL: trevor@tgiestate.com	KM ENGINEERING, LLP 5725 NORTH DISCOVERY WAY BOISE, IDAHO 83713 PHONE: (208) 639-6939 FAX: (208) 639-6930 CONTACT: ALYSSA YENSEN, PLA EMAIL: oyensen@kmengllp.com



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

DATE:	4/10/2026
PROJECT:	25-245
SHEET NO.	
L1.0	

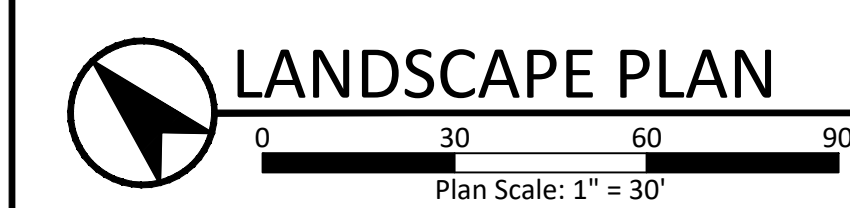


PLANT SCHEDULE L2.0

SYMBOL	QTY	REMARKS	BOTANICAL / COMMON NAME	SIZE	MATURE HXW	CLASS
DECIDUOUS TREES						
	6		PRUNUS VIRGINIANA 'CANADA RED' CANADA RED CHOKECHERRY	2" CAL. B&B	30'X20'	CLASS I
FLOWERING TREES						
	3		CERCIS CANADENSIS EASTERN REDBUD	2" CAL. B&B	30'X25'	CLASS I
	1		PRUNUS SARGENTII 'PINK FLAIR' SARGENT CHERRY	2" CAL. B&B	25'X15'	CLASS I
SYMBOL	QTY	REMARKS	BOTANICAL / COMMON NAME	SIZE	MATURE HXW	
SHRUBS						
	14		CORNUS ALBA 'IVORY HALO'™ TATARIAN DOGWOOD	5 GAL.	6'X6'	
	25		JUNIPERUS HORIZONTALIS 'BLUE CHIP' BLUE CHIP JUNIPER	5 GAL.	1'X6'	
	29		JUNIPERUS SCOPULORUM 'BLUE ARROW' BLUE ARROW JUNIPER	5 GAL.	12'X3'	
	6		RHAMNUS FRANGULA 'FINE LINE' FINE LINE BUCHTHORN	5 GAL.	6'X3'	
	34		SPIRAEA X BUMALDA 'GOLDFLAME' GOLDFLAME SPIREA	5 GAL.	3'X3'	
GRASSES						
	64		MISCANTHUS SINENSIS 'MORNING LIGHT' EULALIA GRASS	2 GAL.	5'X4'	
	51		SCHIZACHYRIUM SCOPARIUM 'THE BLUES' LITTLE BLUESTEM	2 GAL.	3'X3'	
ANNUALS/PERENNIALS						
	24		COREOPSIS VERTICILLATA 'MOONBEAM' THREADLEAF COREOPSIS	2 GAL.	1'X2'	
	21		LAVANDULA ANGUSTIFOLIA 'HIDCOTE BLUE' HIDCOTE BLUE LAVENDER	2 GAL.	2'X3'	
SYMBOL	QTY	REMARKS	BOTANICAL / COMMON NAME	CONT		
GROUND COVERS						
	4,009 SF		TURF SOD RHIZOMATOUS RHIZOMATOUS TALL FESCUE	SOD		

KEY NOTES (TYPICAL) (#)

1. 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.
2. 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 AREAS IS PROHIBITED. IMPERMEABLE PLASTIC WEED BARRIERS ARE PROHIBITED.
3. INSTALL FLAT-BLADE SHOVEL EDGING AT INTERFACE OF SOD AND PLANTER BED. SEE L3.0-01.
4. SANDSTONE BOULDERS. SIZE VARIES. EQUALLY DISTRIBUTE SIZES: 1/4'X5', 1/3'X4', 1/2'X3'. BOULDERS SHALL BE OBTAINED FROM OWNER DESIGNATED SOURCE. SEE L3.0-3.
5. EXISTING LANDSCAPING AND IRRIGATION TO REMAIN. PRESERVE AND PROTECT. CONTRACTOR SHALL FIELD VERIFY LIMITS OF DISTURBANCE AND PATCH BACK ALONG BOUNDARY AS NECESSARY. TRANSITION BETWEEN NEW AND EXISTING LANDSCAPE SHALL BE NON RECOGNIZABLE AND COHESIVE WHEN FINISHED. CONTRACTOR IS RESPONSIBLE TO REPAIR ALL EXISTING LANDSCAPE PLANTING AREAS AND IRRIGATION COMPONENTS DAMAGED AS A RESULT OF NEW CONSTRUCTION. THE 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. 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 COURSE OF CONSTRUCTION.
6. BOULDERS WITHIN CLEAR VISION TRIANGLE NOT TO EXCEED 3'.

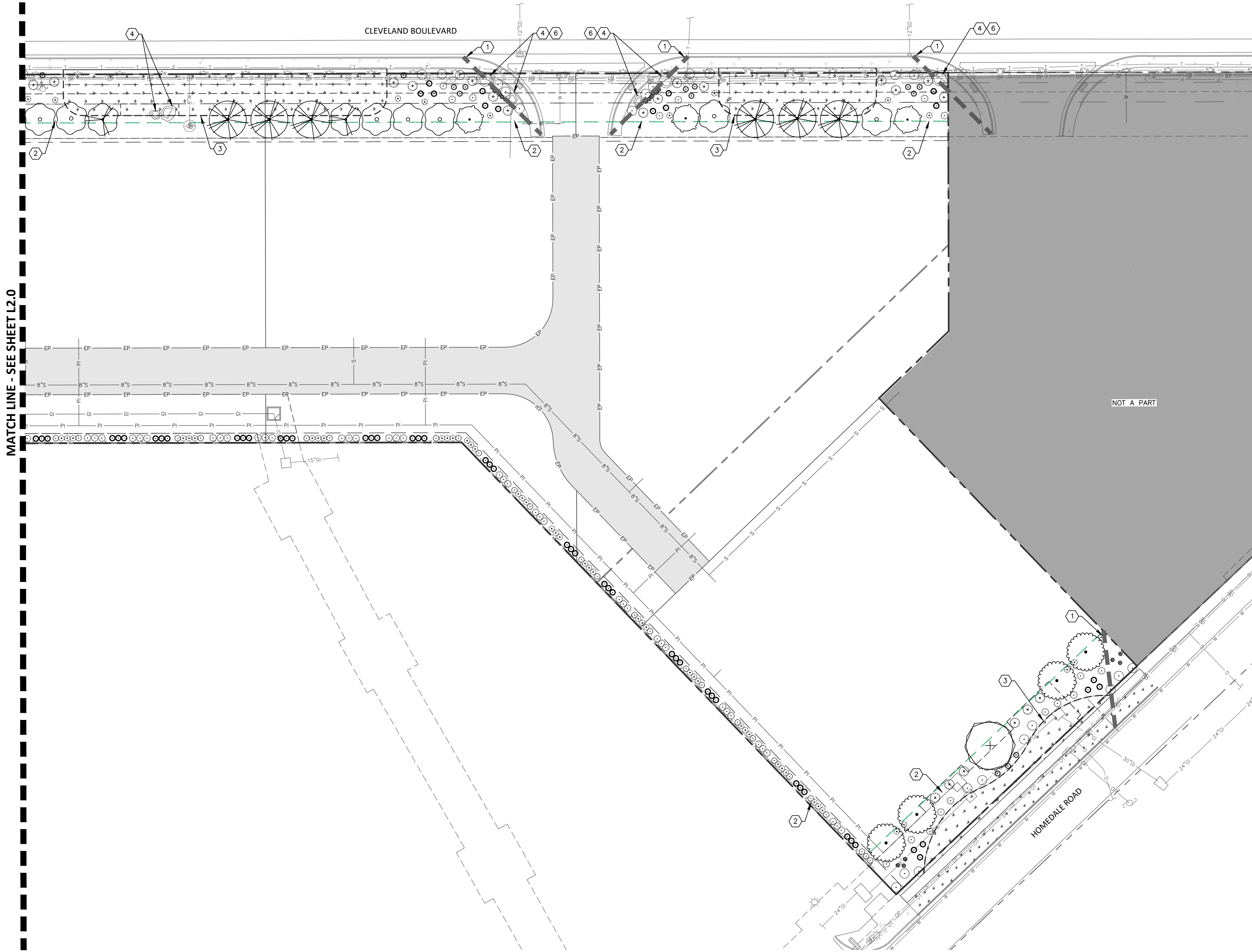


CANYON VILLAGE SHOPS SUBDIVISION
CALDWELL, IDAHO
PLANTING (1 OF 2)

REVISIONS		
NO.	ITEM	DATE



DATE: 4/10/2026
PROJECT: 25-245
SHEET NO. L2.0

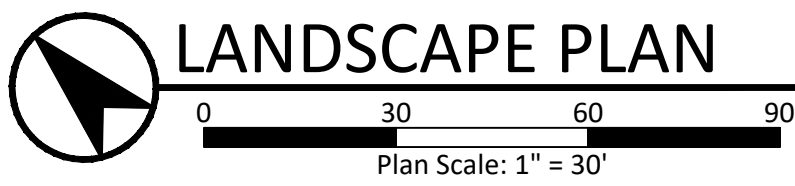


PLANT SCHEDULE L2.1

SYMBOL	QTY	REMARKS	BOTANICAL / COMMON NAME	SIZE	MATURE HXW
TREES					
	1		ACER TRUNCATUM 'PACIFIC SUNSET' TM PACIFIC SUNSET MAPLE	2" CAL. B&B	35'X30'
	4		FRAXINUS PENNSYLVANICA 'PATMORE' 'PATMORE' ASH	2" CAL. B&B	40'X20'
DECIDUOUS TREES					
	2		AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE' SERVICEBERRY	2" CAL. B&B	25'X20'
	7		PRUNUS VIRGINIANA 'CANADA RED' CANADA RED CHOKECHERRY	2" CAL. B&B	30'X20'
FLOWERING TREES					
	6		CERCIS CANADENSIS EASTERN REDBUD	2" CAL. B&B	30'X25'
	3		PRUNUS ARGENTEA 'PINK FLAIR' SARGENT CHERRY	2" CAL. B&B	25'X15'
SYMBOL	QTY	REMARKS	BOTANICAL / COMMON NAME	SIZE	MATURE HXW
SHRUBS					
	21		CORNUS ALBA 'WORY HALO' TM TATARIAN DOGWOOD	5 GAL.	6'X6'
	23		JUNIPERUS HORIZONTALIS 'BLUE CHIP' BLUE CHIP JUNIPER	5 GAL.	1'X6'
	26		JUNIPERUS SCOPULORUM 'BLUE ARROW' BLUE ARROW JUNIPER	5 GAL.	12'X3'
	14		RHAMNUS FRANGULA 'FINE LINE' FINE LINE BUCHTHORN	5 GAL.	6'X3'
	39		SPIRAEA X BUMALDA 'GOLDFLAME' GOLDFLAME SPIREA	5 GAL.	3'X3'
GRASSES					
	57		MISCANTHUS SINENSIS 'MORNING LIGHT' EULALIA GRASS	2 GAL.	5'X4'
	59		SCHIZACHYRIUM SCOPARIUM 'THE BLUES' LITTLE BLUESTEM	2 GAL.	3'X3'
ANNUALS/PERENNIALS					
	19		COREOPSIS VERTICILLATA 'MOONBEAM' THREADLEAF COREOPSIS	2 GAL.	1'X2'
	14		LAVANDULA ANGUSTIFOLIA 'HIDCOTE BLUE' HIDCOTE BLUE LAVENDER	2 GAL.	2'X3'
SYMBOL	QTY	REMARKS	BOTANICAL / COMMON NAME	CONT	
GROUND COVERS					
	8,672 SF		TURF SOD RHIZOMATOUS RHIZOMATOUS TALL FESCUE	SOD	

KEY NOTES (TYPICAL) (#)

1. 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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6. BOULDERS WITHIN CLEAR VISION TRIANGLE NOT TO EXCEED 3'.

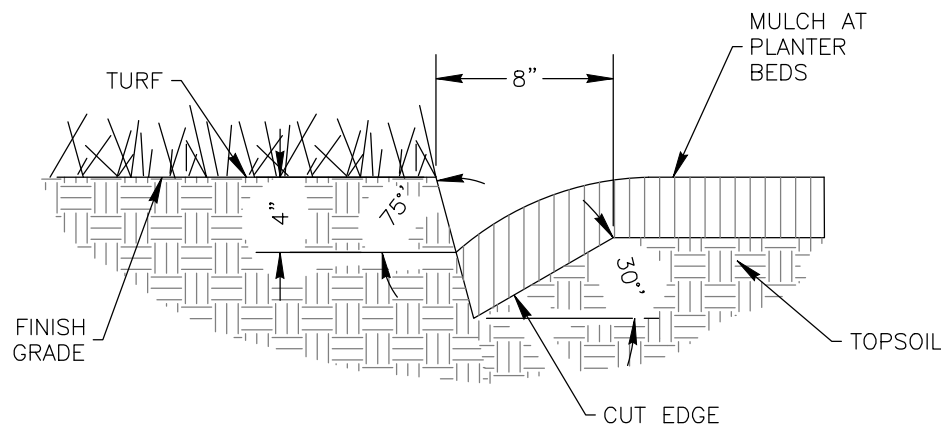


CANYON VILLAGE SHOPS SUBDIVISION
CALDWELL, IDAHO
PLANTING (2 OF 2)

REVISIONS		
NO.	ITEM	DATE

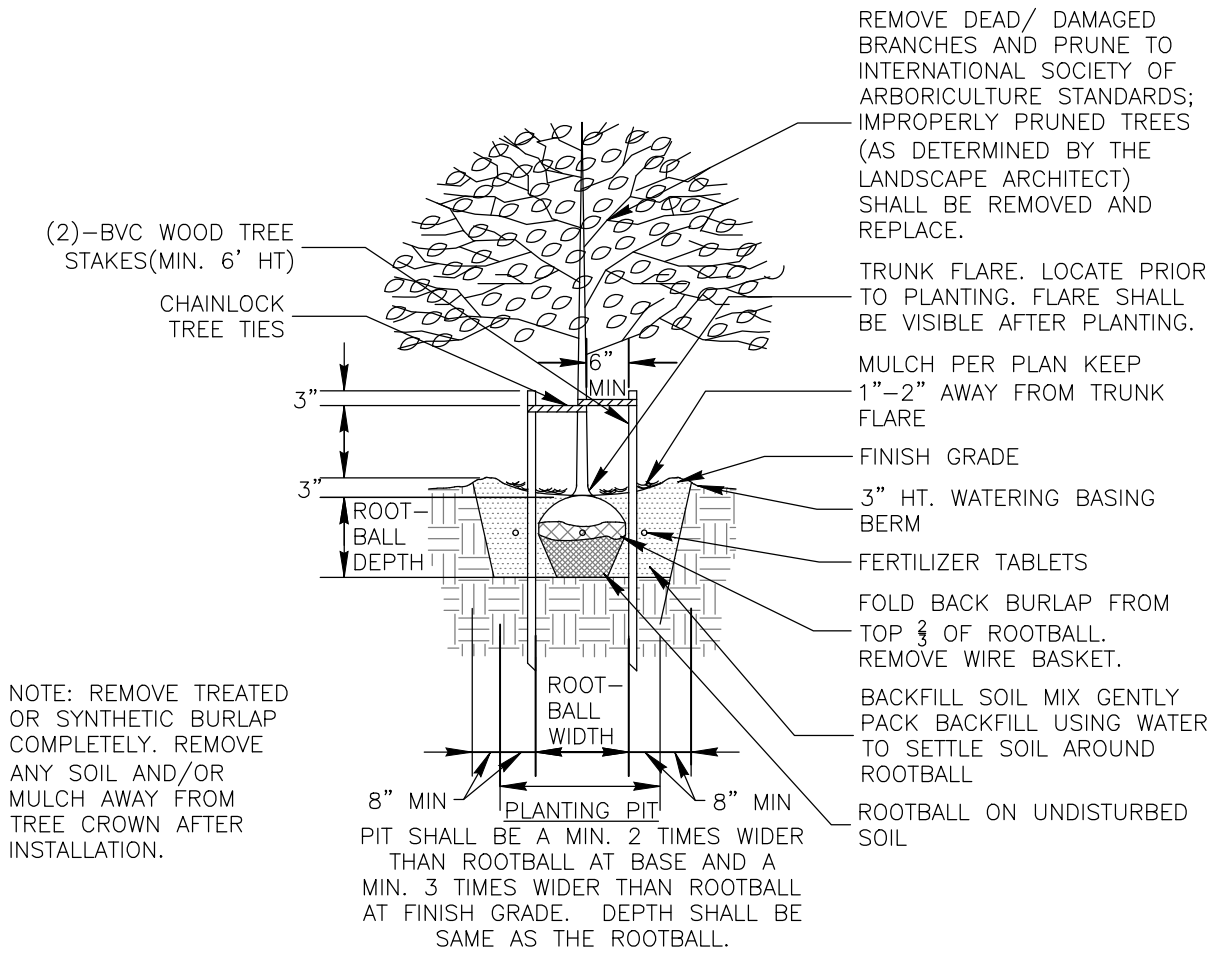


DATE: 4/10/2026
PROJECT: 25-245
SHEET NO. L2.1



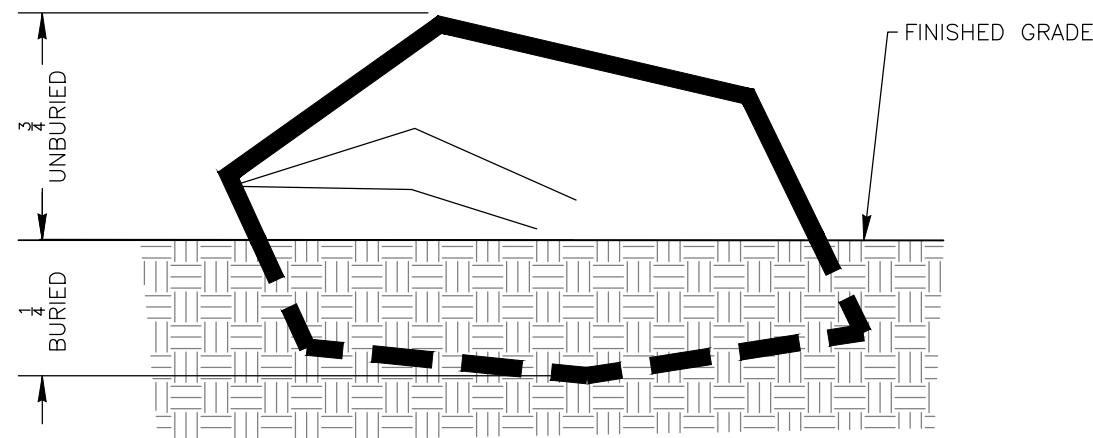
01 SHOVEL CUT EDGE

NTS



02 DECIDUOUS TREE PLANTING AND STAKING DETAIL

NTS



03 BOULDER INSTALLATION DETAIL

NTS

GENERAL LANDSCAPE NOTES

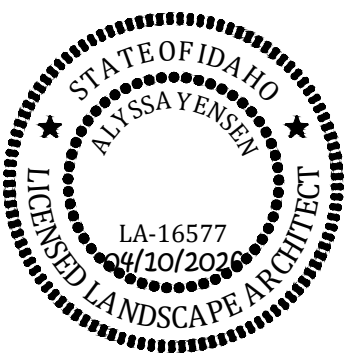
1. CONTRACTOR SHALL LOCATE AND IDENTIFY EXISTING UNDERGROUND AND OVERHEAD UTILITIES WITHIN CONTRACT WORK AREAS PRIOR TO CONSTRUCTION. CONTACT DIG LINE, INC. @ 1.800.342.1585. PROVIDE ADEQUATE MEANS OF PROTECTION OF UTILITIES AND SERVICES DESIGNATED TO REMAIN. REPAIR UTILITIES DAMAGED DURING SITE WORK OPERATIONS AT CONTRACTOR'S EXPENSE.
2. ALL PLANT MATERIAL SHALL CONFORM TO THE AMERICAN NURSERY STANDARDS FOR TYPE AND SIZE SHOWN.

GENERAL IRRIGATION NOTES

1. ALL PLANT MATERIALS TO BE WATERED BY THE DEVELOPMENT PRESSURIZED IRRIGATION SYSTEM.
2. COVERAGE; THE IRRIGATION SYSTEM SHALL BE DESIGNED TO PROVIDE ONE HUNDRED PERCENT (100%) COVERAGE WITH HEAD TO HEAD SPACING OR TRIANGULAR SPACING AS APPROPRIATE.
3. MATCHED PRECIPITATION RATES; SPRINKLER HEADS SHALL HAVE MATCHED PRECIPITATION RATES WITHIN EACH CONTROL VALVE.
4. IRRIGATION DISTRICTS; SPRINKLER HEADS IRRIGATING LAWN OR OTHER HIGH WATER DEMAND AREAS SHALL BE CIRCUITED SO THAT THEY ARE ON THE SEPARATE ZONE OR DISTRICT FROM THOSE IRRIGATING TREES, SHRUBS, OR OTHER REDUCED WATER DEMAND AREAS.
5. OVERSPRAY; SPRINKLER HEADS SHALL BE ADJUSTED TO REDUCE OVERSPRAY ONTO IMPERVIOUS SURFACES SUCH AS STREETS, SIDEWALKS, DRIVEWAYS, AND PARKING AREAS.

CANYON VILLAGE SHOPS SUBDIVISION
CALDWELL, IDAHO
LANDSCAPE NOTES & DETAILS

REVISIONS		
NO.	ITEM	DATE



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

DATE: 4/10/2026
PROJECT: 25-245
SHEET NO. L3.0

CONCEPTUAL BUILDING ELEVATIONS



2008065787

RECORDED

2008 DEC 17 AM 10 04

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

REQUEST
TYPE *Bulk Fee*
Caldwell City of

25
Recording requested by:
City of Caldwell
Planning and Zoning Dept.
P.O. Box 1179
Caldwell, Idaho 83606

For Recording Purposes Do
Not Write Above This Line

**Development Agreement
Oasis Commercial Subdivision**

This Development Agreement is made and entered into this 15th day of December 2008, by and between the City of Caldwell, a municipal corporation in the State of Idaho ("City"), by and through its Mayor, and Grand Slam, L.L.C, an Idaho limited liability company ("Owner/Applicant/Developer").

WHEREAS, the Owner/Applicant/Developer holds title to certain real estate ("Property") located in the City and more particularly described as follows:

See Exhibit "A", a legal description, attached hereto and incorporated herein by this reference; and

WHEREAS, the Property is currently identified as R30899 by the Canyon County Assessor's Office; and

WHEREAS, the Property is the subject of an application for annexation identified as Case Number ANN-173-08; and

WHEREAS, the Property is the subject of an application for preliminary plat identified as Case Number SUB-194P-08; and

WHEREAS, development of the Property will be as a C-3 (Service Commercial) development; and

WHEREAS, the Property is currently zoned A (Agriculture) in Canyon County, Idaho; and

WHEREAS, the Property will be zoned C-3 (Service Commercial) when annexed into the City along with a Commercial designation on the City Comprehensive Plan Map; and

WHEREAS, it is the intent of this Development Agreement to protect the rights of the Owner/Applicant/Developer's use and enjoyment of the Property, while at the same time limiting any adverse impacts resulting from the annexation and zone classification of this Property upon neighboring properties and the community and

Oasis Development Agreement
Original *[Signature]*

(K)

ensuring that any development of the Property is in a manner consistent with the City's Comprehensive Plan and City Code; and

WHEREAS, the City and Owner/Applicant/Developer desire to set forth herein limitations and/or conditions upon the use and development of the Property; and

WHEREAS, all capitalized terms in this Development Agreement not herein defined shall have those meanings designated in the City Code, the City Zoning Ordinance and the City Comprehensive Plan; and

WHEREAS, the annexation and zone classification approval is subject to this Development Agreement;

NOW, THEREFORE, for and in consideration of the mutual covenants contained herein, Owner/Applicant/Developer and the City agree as follows:

ARTICLE I LEGAL AUTHORITY

- 1.1 The City will adopt an ordinance to annex the Property subject to the provisions of this Development Agreement and provided the Owner/Applicant/Developer is either the Owner of the Property or is duly authorized by the Owner of the Property. This Development Agreement shall be signed and delivered to the Caldwell Planning and Zoning Department within 20 days of the approving City Council public hearing, and prior to the Mayor's signing of the affirmative Order of Decision by the Mayor and City Council permitting the rezone classification. The annexation ordinance shall only become effective after its passage, approval and publication.
- 1.2 Waiver and Settlement of Legal Claims: During the processing of the land use application (Caldwell City Case NO. ANN-173-08/SUB-194P-08 (Oasis Annexation) the Owner/Applicant/Developer has made several legal claims and allegations to the effect that, at least, Article II, subsections 14(b), 14(g), 34, 45 and 46 of this Agreement are illegal and unenforceable. Such claims are based upon assertions that such conditions are unconstitutional takings, violative of due process and/or equal protection guarantees, illegal impact fees, and/or exactions that lack an essential nexus or rough proportionality to the adverse impacts of the development. The existence of these claims creates significant concern and caution for the City that, without the waiver set forth in this section, may have resulted in delay of the final approval of this matter or may have resulted in the project being denied annexation. In order to avoid delay and uncertainty (caused by the filing of declaratory judgment action by City or variance applications by Owner/Applicant/Developer) the parties agree as follows:

- 1.2.1 Former Article II, sections 45 and 46, shall be removed from this final version of the Agreement.
- 1.2.2 Owner/Applicant/Developer voluntarily, knowingly, intentionally and with the advice of its legal counsel, hereby waives legal claims or causes of action of any kind against the City for any condition of development approval set forth in this Agreement or in the Order of Approval. Such waiver includes, but is not limited to, claims made on the record with respect to conditions requiring transfer of water rights, construction of a traffic signal (or portions thereof), or construction and dedication of a right turn lane on southeasterly bound Cleveland Boulevard at Homedale Road on any legal basis whatsoever.
- 1.2.3 City agrees to approve the development project without the delay that might result from seeking a judicial declaration as to the legality of the development conditions.
- 1.2.4 Owner/Applicant/Developer agrees to proceed on the matter without exhausting its administrative remedy of seeking a variance to conditions imposed by ordinance or otherwise.
- 1.2.5 The parties acknowledge that the consideration described in this section 1.2, together with the development agreements entered into by them generally, are sufficient consideration for this settlement, release and waiver of legal claims.
- 1.2.6 The parties agree that the legal claims discussed herein and on the record of this matter are doubtful and disputed claims and by this settlement the parties agree to compromise and buy their peace.

ARTICLE II CONDITIONS OF THE ANNEXATION AND ZONING

2.1 The Property shall be utilized in the fashion and according to the terms set forth in the development application Case No. ANN-173-08/SUB-194P-08 to include the following conditions:

1. Except as specifically stated otherwise in this Development Agreement, all development of the Property must meet all requirements of City code, ordinances, policies, rules, regulations and standards of the City in effect at the date of the submittal of any application involving the Property.
2. In the event the Property's legal description is discovered to be in error, the Owner/Applicant/Developer shall be responsible for assuming the measures necessary to provide the City with an accurate legal description.

3. Development shall be consistent with the City's Comprehensive Plan. Any flexibility granted shall be consistent with the interests of the City and in substantial compliance with said Plan.
4. In accordance with City Code, any phase of development of the Property shall require the construction of street side improvements in any public right-of-way adjacent to the Property to include curb, gutter, sidewalk, sub-base, asphalt paving, storm drainage facilities, street lights and water mains. These street improvement features shall be incorporated into the design and construction of all streets located within the development as well all adjacent streets.
5. All roadways, planned and future, shall be built to City standards and dedicated for public purpose. Public roadway improvements shall include curb, gutter, sidewalk, sub-base and asphalt paving, storm drainage facilities, streetlights, and water mains. These street improvement features shall be incorporated into the subdivision and/or development as it is developed and shall be constructed by an appropriately-licensed public works contractor.
6. At the time of development or within 90 days of a request by the City (whichever is sooner), the Owner/Applicant/Developer shall dedicate necessary right-of-way, being a forty-five foot one-half width right-of-way (minus existing), along the entire Cleveland Boulevard frontage of the Property.
7. Any reconstruction of the existing improvements within the Cleveland Boulevard right-of-way shall be reconstructed to City of Caldwell and/or Idaho Transportation Department standards, whichever is more restrictive. The street shall feature standard vertical curb and gutter, 5-foot wide sidewalks, sub-base and asphalt paving, required storm water drainage facilities and street lights.
8. At the time of development or within 90 days of a request by the City (whichever is sooner), the Owner/Applicant/Developer shall dedicate necessary right-of-way, being a forty-foot one-half width right-of-way (minus existing) along the Property's entire Homedale Road frontage.
9. At the time of development the Owner/Applicant/Developer shall improve Homedale Road to include a 24.5-foot half-width street section centerline to back of curb and five-foot wide sidewalk. The street shall feature standard vertical curb and gutter, five-foot wide sidewalks, sub-base and asphalt paving, required storm water drainage facilities and street lights, all of which shall extend the entire length of the Property's Homedale Road frontage.
10. If specifications to the current street section schedule requirements or standards for street improvements, as defined in this Development Agreement, have changed by the date of submittal of a new preliminary plat application or rezone application, the Owner/Applicant/Developer shall be required to adhere to the more stringent requirements at time of development.

11. Any non-classified street on the Property shall be constructed within a minimum fifty-six (56) foot right-of-way consistent with the City subdivision ordinance or a fifty-one (51) foot right-of-way consistent with City standards for a planned unit development. The streets shall be constructed at a width of 37 feet to back of curb and shall feature standard rolled curb, gutter, 4-foot wide sidewalks, sub-base and asphalt paving, required storm drainage facilities and streetlights.
12. All development, impending and future, shall comply with City spacing and alignment standards restricting full access approaches and intersections to a distance of no less than 440 feet, near curb to near curb, from signalized intersections or intersections likely to be signalized (intersections of classified roads) and right-in/right-out intersections a distance no less than 220 feet, near curb to near curb, from such intersections. Further, approaches on the same side of the street shall be spaced no less than 150 feet apart, near curb to near curb. Approaches or intersecting roadways to be installed across the street from existing intersections shall either be aligned within a 10-foot centerline offset or be offset by no less than 150 feet near curb to near curb.
13. Any development of the Property shall require compliance with Idaho State Statute 49-221 regarding clear sight at intersections within and adjacent to the Property and other applicable standards.
14. The following traffic mitigation requirements shall be installed/adhered to:
 - a. Provide a cross-access easement allowing use of approaches and cross-access of the site by all development on the site and by adjacent development. This requirement shall be noted on the final plat.
 - b. The Oasis Subdivision is expected to generate 4399 vehicle trips per day. 429 of these vehicle trips are expected to be generated in the critical (P.M.) peak hour (excluding both pass-by trips, whose trip purpose is not based in The Oasis and capture trips which occur internally to the subdivision). Community Planning Association of Southwest Idaho has computed the average trip length in Canyon County to be 7.3 mi. Traffic impact mitigation should presumably occur at both trip ends so $\frac{1}{2}$ of the trip length should be attributed to each end. It is estimated that trips will encounter a major intersection every half mile along any given path. The capacity of an average fully improved intersection (assumed to be the intersection of a collector and an arterial road) is estimated to be 5,080 vehicles/hour. Trips generated by The Oasis Commercial Subdivision will utilize: $(429 \text{ veh/hr} * 7.3 \text{ mi/trip} * 0.5 \text{ trip ends} * 2 \text{ intersections/mi}) / 5,080 \text{ veh/hr per avg intersection} = 61.6\%$ of the capacity at an average intersection (said average intersection roughly estimated at \$425,000 in 2008, which may be subject to change due to design and construction costs at the time of installation). This percentage represents the total capacity utilized from each intersection (once fully improved) encountered by trips generated over the development's half of the generated trip length.

- 1) The applicant shall construct roughly 62% of the signalization improvements needed for an average intersection, as defined, at one or more nearby (within 7.3 miles of the site) deficient locations to be determined by Engineering staff. The Engineering staff shall have reasonable discretion to determine the sites of construction and what construction equals roughly 62% of the signalization improvements needed for an average intersection.
 - 2) The applicant may be allowed, at his option, to contribute monies in lieu of construction, but the basis for the obligation is for construction. Monetary contributions must be made at a level commensurate with costs to construct the same by the City and as estimated by the City. With reference to Article I, section 1.2, Owner/Applicant/Developer agrees that this alternate provision for payment of money is not a requirement, is for the benefit and convenience of the Owner/Applicant/Developer only and does not constitute an Impact Fee.
 - 3) The above-stated traffic signal mitigation of roughly 62% shall be paid in equitable portions per each of the five phases of the planned subdivision.
- c. The applicant shall keep the City informed of and comply with any additional requirements Idaho Transportation Department has the final authority to impose. The strictest of coincident or conflicting requirements shall apply (for instance – if Idaho Transportation Department requires the construction of a greater mitigation percentage than that given in Item 14(b)(1)(2) and (3) above, the stricter requirement shall prevail as an obligation of the applicant independent of the City), except that placement of approaches shall be determined by City approach spacing standards.
 - d. An eastbound left turn lane is warranted at the eastern-most Homedale Road approach currently proposed as a full approach. This access point shall meet all spacing requirements, which for a full approach is 440 feet from near edge to near edge of the intersections. In the event the applicant chooses to make the eastern-most Homedale Road approach a right-in/right-out only approach, the requirement for an eastbound left turn lane at this approach will no longer be necessary.
 - e. Install stop control at all site access points.
 - f. Provide left-turn lanes at all site access points.
 - g. The following shall be required based on additional delay introduced at the intersection of Cleveland and Homedale by site traffic and the

anticipated, associated degradation of that intersection's pre-development level of service (LOS).

- 1) Construct a southbound right turn lane at the intersection of Homedale and Cleveland Boulevard. Provide the necessary right-of-way in addition to the minimum to accommodate the right-turn lane with two feet to spare behind the sidewalk. Accomplishment of this item will require design review by the City Engineer.
 - i. The two shared approaches on Cleveland Boulevard shall be right-in/right-out approaches only, not full approaches.
 - ii. The City shall credit adjustments to the traffic signal necessary to accommodate the right turn lane against the traffic signal mitigation of roughly 62%.
 - iii. Necessary right-of-way above the minimum required to accommodate the right-turn lane shall be credited against the traffic signal mitigation of roughly 62% based upon the purchase price of the property (raw land value) and shall be dedicated in conjunction with Phase 2 as depicted on Exhibit "D".
 - iv. Addendum to the traffic study shall be completed at the expense of the Owner/Applicant/Developer (through the City's traffic study process as outlined in City code) to assess the need for a southbound right-turn lane at the intersection of Cleveland and Homedale. Said addendum shall be completed prior to submittal of any final plat application for Phase 4 as depicted on said Exhibit "D". Should phase lines or phase plans change, said addendum shall be completed prior to submittal of any final plat applications for the last 50% of the Property.
 - v. If said right-turn lane is warranted (ACHD right-turn lane warrant at projected build-out) and subsequently required by the City Engineer, it shall be constructed (or an appropriate financial guarantee be placed with and accepted by the City pursuant to financial guarantee rules as outlined in the City's subdivision ordinance) in conjunction with the phase for which the addendum was completed. In no case shall construction (or financial guarantee) of said right-turn lane be left to be completed in the final phase of the development. If said right-turn is not warranted (ACHD right-turn lane warrant at projected build-out), construction shall not be required.

15. In the course of development, street improvements, traffic mitigation measures or trust investments shall be completed in equitable portions for each phase so that the cost to develop lots given the overall improvements required is as nearly the same for each phase as is practical. In no case shall a disproportionate share of the cost be delayed to later phases.
16. The Property shall be always be maintained in keeping with the City's nuisance abatement program. Maintenance shall include the mowing of all weeds (said mowing to take place at least monthly within the months of April, May, June, July, August, September and October) within the subdivision boundaries and the immediate removal of noxious weeds when they are identified. All appropriate dust abatement procedures shall be applied as necessary for dust mitigation.
17. 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. The signs would be intended for subcontractors performing work and should include: 1) no dogs; 2) no loud music; 3) no alcohol or drugs; 4) no abusive language; 5) dispose of personal trash and site debris; 6) clean up any mud and/or dirt that is deposited from the construction parcel onto streets; 7) installation of a temporary construction fence that would keep debris from being blown off site by the wind; 8) no burning of construction or other debris on the Property.
18. The Morris out parcel should be included in the annexation and subdivision application with applicable right-of-way dedication and street improvement requirements constructed along the entire frontage of said out parcel, provided the out parcel owners consent. The Owner/Applicant/Developer shall provide water and sewer stubs to said out parcel.
 - a. In the event that the out parcel owners do not consent to annexation, or in lieu of annexation, to dedicating appropriate right-of-way along Homedale Road sufficient to construct required street improvements, this requirement shall be waived in its entirety. Documents deeded sufficient by the Planning and Zoning Department shall have to be submitted to said Planning and Zoning Department certifying the following: a) the out parcel owners do not wish to annex into the City or be part of the Oasis Commercial Subdivision; and, b) the out parcel owners do not wish to dedicate right-of-way along Homedale Road in exchange for street paving, curb and gutter, sidewalks, replacement of any landscaping that would have to be moved/destroyed in the process of street improvement construction, and sewer and water services/stubs.
 - b. Document dated August 29, 2008 and attached as "Exhibit B" shows the out parcel owners refusal to annex and/or dedicate right-of-way; therefore Condition No. 18 is waived in its entirety.

19. All historical drainage discharge points from the Property shall be identified and retained for irrigation facilities.
20. All phases of any development shall require compliance with the City's Storm Water Management Manual and any updates adopted subsequent to the date of this Development Agreement. The engineer of record shall provide calculations which indicate that the assumptions in the stormwater drainage plan comply with the requirements of said Management Manual and said adopted updates.
21. Public road storm drainage shall be discharged to seepage beds.
22. Sewer is available from a 10" line in Cleveland Boulevard and an 8" line in Homedale Road.
23. All building lots shall be provided with individual sewer service.
24. The location of sewer service, including sizing of mains, providing of easements, frontage construction, and offsite construction shall be decided by the Engineering Department during review of improvement plans.
25. A public utility easement not less than 20 feet in width shall be provided for any sewer lines not in the public right-of-way and 30 feet in width for adjacent sewer and water lines. Said easements shall be constructed under/within an all-weather surface so as to provide access for maintenance and/or repair.
26. All development shall require all easements and/or rights-of-way to be determined and clearly indicated on all Final Plats. A note shall be placed on the Final Plat indicating that all rights-of-way are to be dedicated to the public.
27. No individual common lot or individual commercial lot or individual residential lot or any other individual buildable lot within any development on the Property shall be allowed to take direct access to any classified roadways. It shall be noted that shared approaches on commercially-used lots (approaches used by two or more lots) are NOT considered individual direct access to a classified roadway and are therefore allowed as follows: Lots 1 and 2 shared right-in/right-out; Lots 4 and 5 shared right-in/right-out, said lots as shown on the preliminary plat dated September 17, 2008 and attached to this Development Agreement as "Exhibit C".
28. Water is available from a 12-inch line in Homedale Road and an 8" line in Cleveland Boulevard. All development shall require the Property to connect to the City Municipal Water System and comply with any applicable City Water Master Study.
29. All building lots shall be supplied with potable water and an individual water meter. The location of water services, including sizing of mains, providing of

easements, frontage construction and offsite construction shall be decided by the Engineering Department during review of improvement plans.

30. All on site water mains shall be looped into existing mains for fire flow and water quality purposes. Internal main sizing and construction plan approval shall be dependent upon the availability of fire flow.
31. Development of the Property shall comply with the Southeast Trunk Sewer Study as dated November 2002.
32. All-weather surfaces shall be required adjacent to mainlines that fall outside the public right-of-way.
33. Irrigation water for the Property shall be obtained from the appropriate irrigation entity, such as an irrigation district, and/or from other existing surface or ground water rights appurtenant to the Property. Pressure irrigation facilities shall be provided consistent with City specifications and dedicated to the City.
34. Any water share or rights on the Property as of the date of this agreement, excepting those held in trust by an irrigation entity, such as an irrigation district, shall not be sold, otherwise transferred to other parties or abandoned, but shall be transferred to the City for use on the Property. The City shall assist in obtaining transfer approval. The transfer application will not be filed place until development begins.
35. Development must allow the continuance of existing drainage and/or irrigation rights-of-way across the Property in accordance with Idaho law. The appropriate irrigation and/or drainage district shall be contacted to aid in ascertaining these rights.
36. It appears that the Moses Drain runs along the south and southwesterly boundary of the Property and the 15.0 Lateral bisects the Property in a north-to-south alignment. Existing easements and/or rights-of-way for the drain lateral and any other irrigation facility shall be determined and clearly indicated on the construction plans and on the final plat (excluding prescriptive easements).
37. Construction across or re-routing of the Moses Drain and the 15.0 Lateral are subject to approval by Pioneer Irrigation District and/or the Bureau of Reclamation. Irrigation facilities shall be located outside the public right-of-way and shall be moved, adjusted and/or improved as necessary to facilitate required street improvements.
38. The Order of Decision, including all conditions of approval, for the annexation of the Property and the preliminary plat for Oasis Commercial Subdivision is hereby made a part of this Development Agreement to be adhered to by the Owner/Applicant/Developer and incorporated herein by this reference. In the

event there is a discrepancy or conflict, the strictest condition shall apply but the Planning and Zoning Department shall be allowed the flexibility to clarify inconsistencies with the caveat that said Department may or may not deem it necessary to take the issue back before City Council as a new business item for clarification.

39. A temporary easement on the alignment of any master-planned sewer at a width necessary for construction of the same (not less than 30 feet in width) shall be granted and remain in effect until replaced by right-of-way or a permanent easement.
40. A maximum of four real estate (which includes for sale, lease, rent or trade as well as all "coming soon" signs and signs advertising "financing by") signs may be placed anywhere on the Property until such time that all final plats relating to the Property have been recorded. The maximum size for the real estate signs shall be forty-eight (48) square feet in area. No additional real estate signage shall be allowed other than the four aforementioned real estate signs. All other signage on the Property shall follow the most-current sign ordinance.
41. Any note, item or drawing element on any plats, drawings, designs or plans inconsistent or non-compliant with City Codes, Policies and/or Ordinances, any item in this Development Agreement or said Order of Decision shall not be construed as approved, regardless of stamped approval by any City department, unless specifically addressed as an exception by City Council and granted by the City Council as an exception.

ARTICLE III AFFIDAVIT OF PROPERTY OWNERS

3.1 An affidavit of the Owners of the Property agreeing to submit the Property to this Development Agreement and to the provisions set forth in Idaho Code Section 67-6511A is incorporated herein by reference.

ARTICLE IV DEFAULT

4.1 Upon a breach of this Development Agreement, either of the parties in any court of competent jurisdiction, by action or proceeding at law or in equity, may secure the specific performance of the covenants and agreements herein contained, may be awarded damages for failure of performance of both, or may obtain rescission, disconnection, and damages for repudiation or material failure of performance. Before any failure of any party to this Development Agreement to perform such party's obligations under this Development Agreement, the party claiming such failure shall notify, in writing, the party alleged to have failed to perform of the alleged failure and shall demand performance. No breach of this Development Agreement may be found to have occurred

if performance has commenced to the complete and full satisfaction of the complaining party within thirty (30) days of the receipt of such written notice.

4.2 The parties hereto may, in law or in equity, by suit, action, mandamus or any other proceeding, including, without limitation, specific performance, enforce or compel the performance of this Development Agreement; provided, however, that Owner/Applicant/Developer agrees that it will not seek, and does not have the right to seek, to recover a judgment for monetary damages against City or any elected or appointed officials, officers, employees, agents, representatives, or attorneys on account of the negotiation, execution or breach of any of the terms and conditions of this Development Agreement. In the event of a judicial proceeding brought by any party to this Development Agreement against the other party for enforcement or for breach of any provision of this Development Agreement, the prevailing party in such judicial proceeding shall be entitled to reimbursement from the unsuccessful party of all costs and expenses, including reasonable attorneys' fees incurred in connection with such judicial proceeding.

4.3 In the event of a material breach of this Development Agreement, the parties agree that each shall have thirty (30) days after delivery of notice of said breach to correct the same prior to the non-breaching party's seeking the remedies provided herein; provided, however, that in the case of any such default which cannot with diligence be cured within said thirty (30) day period, if the defaulting party shall commence to cure the same within such thirty (30) day period and thereafter shall prosecute the curing of same with diligence and continuity, the time within which such failure may be cured shall be extended for such period as may be necessary to complete the curing of the same with diligence and continuity.

ARTICLE V UNENFORCEABLE PROVISIONS

5.1 If any provision of this Development Agreement or the application of any provision of this Development Agreement to a particular situation is held by a court of competent jurisdiction to be invalid, void, or unenforceable, such provision shall be disregarded and this Development Agreement shall continue in effect. However, if such provision is not severable from the balance of the Development Agreement so that the mutually dependent rights and obligations of the parties remain materially unaffected, this Development Agreement shall become void unless the portion of this instrument determined to be invalid or unenforceable is re-negotiated in good faith between the Owner/Applicant/Developer and the City as an amendment to the Development Agreement processed in accordance with the notice and hearing provisions of Idaho Code Section 67-6509.

ARTICLE VI
ASSIGNMENT AND TRANSFER

6.1 After its execution, the Development Agreement shall be recorded in the Office of the County Recorder by the City Clerk.

6.2 Each commitment and the restrictions on the development shall be a burden on the Property, shall be appurtenant to and for the benefit of the Property and shall run with the land.

6.3 This Agreement shall be binding on the Owner/Applicant/Developer, and his/her/their respective heirs, administrators, executors, agents, legal representatives, successors, and/or assigns; provided, however, that if all or any portion of the development is sold, the sellers shall thereupon be released and discharged from any and all obligations in connection with the Property sold arising under this Development Agreement, and such obligations shall be automatically adopted by the buyer of the same.

6.4 The new owner of the Property or any portion thereof (including, without limitation, any owner who acquires its interest by foreclosure, trustee's sale or otherwise) shall be liable for all commitments and other obligations arising under this Development Agreement with respect to the Property or portion thereof.

ARTICLE VII
GENERAL MATTERS

7.1 Amendments. Any alteration or change to this Development Agreement shall be made only after complying with the notice and hearing provisions of the Idaho Code Section 67-6509.

7.2 Paragraph Headings. This Development Agreement shall be construed according to its fair meaning and as if prepared by both parties hereto. Titles and captions are for convenience only and shall not constitute a portion of this Development Agreement. As used in this Development Agreement, masculine, feminine, or neutral gender and the singular or plural number shall each be deemed to include the others wherever and whenever the context so dictates.

7.3 Choice of Law. This Development Agreement shall be construed in accordance with the laws of the State of Idaho in effect at the time of the execution of this Development Agreement. Any action brought in connection with this Development Agreement shall be brought in a court of competent jurisdiction located in Canyon County, Idaho.

7.4 Notices. Any notice which a party may desire to give to another party must be in writing and may be given by personal delivery, by mailing the same by registered or certified mail, return receipt requested postage prepaid, or by Federal Express or other reputable overnight delivery service to the party to whom the notice is directed at the address of such party set forth below:

Caldwell:

City of Caldwell
Planning and Zoning Department
P.O. Box 1179
Caldwell, ID 83606

Owner/Applicant/Developer: Grand Slam, LLC, an Idaho corporation
Preston Nicholes

~~15472 Riverside Rd.~~ 521 N. 10th #22
Caldwell, ID 83605

Carl Elkins
P.O. Box 338
Victor, CA 95253

Or such other addresses and to such other persons as the parties may hereafter designate. Any such notice shall be deemed given upon receipt if by personal delivery, forty-eight (48) hours after deposit in the United States mail, if sent by mail pursuant to the foregoing, or twenty-four (24) hours after timely deposit with a reputable overnight delivery service.

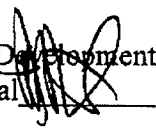
7.5 Merger and Integration. This writing embodies the whole Development Agreement. There are no promises, terms, conditions, or obligations other than those contained in this Development Agreement. All previous and contemporaneous communications, representation, or agreements, either verbal or written, between City and Owner/Applicant/Developer are superseded by this Development Agreement.

7.6 Third party Beneficiaries. Nothing contained herein shall create any relationship, contractual or otherwise, with, or any rights in favor of, any third party.

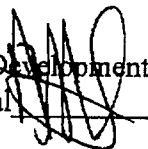
7.7 Changes in State and Federal Law. This Development Agreement shall not preclude the application of changes in state or federal laws or regulations to the Property. In the event such law prevents or precludes compliance with one or more provisions of this Development Agreement, City and Owner/Applicant/Developer shall meet and confer to determine how provisions of this Development Agreement would need to be modified or suspended in order to comply with the law and shall prepare and process the necessary amendment(s) to this Development Agreement.

7.8 Effective Date. This Development Agreement shall be effective upon the date of recordation. The City shall deliver to each of the parties hereto a recorded and fully executed copied original of this Development Agreement.

IN WITNESS WHEREOF, the parties have executed this Development Agreement.

Oasis Development Agreement
Original 

DATED this 15th day of December, 2008

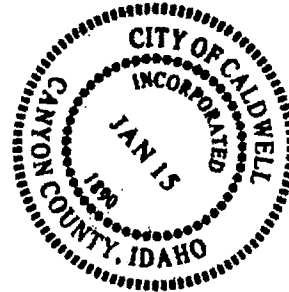
Oasis Development Agreement
Original 

CITY OF CALDWELL, a municipal corporation organized and existing under the laws of the State of Idaho

By: Garret L. Vander, Mayor

ATTEST:

Sebbie Meyer, City Clerk
DATED this 15th day of December, 2008

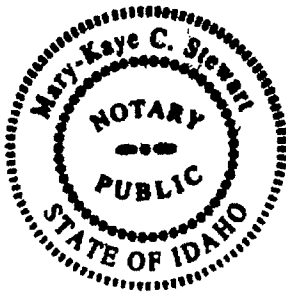


STATE OF IDAHO)
 : ss.
County of Canyon)

On this 15th day of December, 2008, before the undersigned notary public in and for the said state, personally appeared Garret L. Nancolas, known or identified to me to be the Mayor of the City of Caldwell and the person who executed the foregoing instrument on behalf of said City and acknowledged to me that said City executed the same.

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

Mary-Kaye C. Stewart
Notary Public for Idaho
Residing at: Owyhee County
My Commission Expires: 03-14-2014

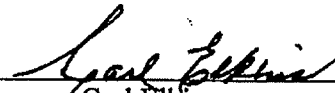


Oasis Development Agreement
Original

OWNER/APPLICANT/DEVELOPER:

Grand Slam, LLC, an Idaho corporation

By: Carl Elkins
Its: Managing Member

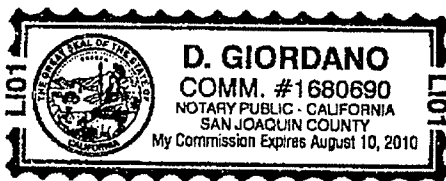


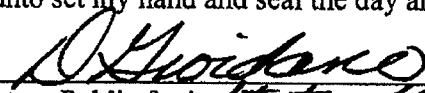
Carl Elkins

STATE OF California)
County of San Joaquin : ss

On this 14th day of December, 2008, before the undersigned notary public in and for the said state, personally appeared Carl Elkins, the Managing Member of Grand Slam, LLC, an Idaho Corporation, known or identified to me to be the Owner/Applicant/Developer referenced herein and the person who executed the foregoing instrument on behalf of Grand Slam, LLC as its Managing Member.

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

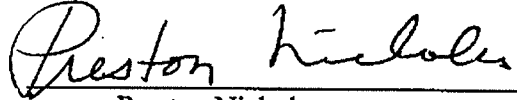



Notary Public for State of Calif.
Residing at: Stockton, Calif.
My Commission Expires: 8-10-10

OWNER/APPLICANT/DEVELOPER:

Grand Slam, LLC, an Idaho corporation

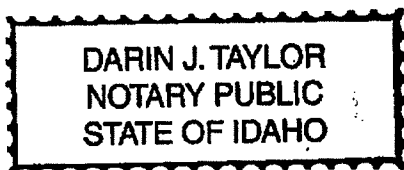
By: Preston Nicholes
Its: Managing Member

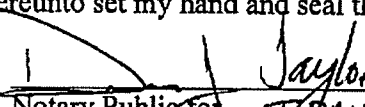

Preston Nicholes

STATE OF IDAHO)
) : ss.
County of Canyon)

On this 4th day of December, 2008, before the undersigned notary public in and for the said state, personally appeared Preston Nicholes, the Managing Member of Grand Slam, LLC, an Idaho Corporation, known or identified to me to be the Owner/Applicant/Developer referenced herein and the person who executed the foregoing instrument on behalf of Grand Slam, LLC as its Managing Member.

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




Notary Public for IDAHO
Residing at: MIDDLETON, ID
My Commission Expires: OCT 27, 2009

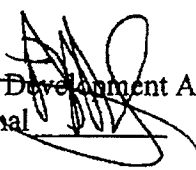
Oasis Development Agreement
Original 

Exhibit A

COMMENCING at the SW corner of said Section 6, also being the SW corner of said Government Lot 7; thence North 89° 45' 44" East, 1031.88 feet along the south boundary of said Government Lot 7 to a point on the centerline of existing Moses Drain, the **TRUE POINT OF BEGINNING**; thence North 25° 52' 43" West, 1104.66 feet along said centerline to a point which lies on a line 995.90 feet northerly from and parallel with the south boundary of said Section 6; thence North 89° 45' 53" East, 799.96 feet along said parallel line (as determined by a line joining the Southwest corner and the S ¼ corner of said Section 6) to a point on the southwesterly right-of-way of the Nampa-Caldwell Boulevard; thence traversing said right-of-way as follows: South 46° 51' 50" East, 1235.93 feet; thence southeasterly 65.13 feet along the arc of a curve to the right having a central angle of 89° 55' 17", a radius of 41.50 feet and a long chord which bears South 1° 54' 15" East a distance of 58.65 feet; thence South 43° 11' 02" West, 47.04 feet; thence southwesterly 48.06 feet along the arc of a curve to the right having a central angle of 45° 53' 28", a radius of 60.00 feet and a long chord which bears South 66° 09' 07" West a distance of 46.78 feet; thence leaving said right-of-way North 0° 34' 27" West, 9.90 feet (formerly North 00° 24' 37" West 10.00 feet); thence South 89° 01' 00" West, 9.96 feet (formerly South 89° 35' 23" West 10.00 feet); thence South 0° 46' 42" East, 9.90 feet (formerly South 00° 24' 37" East 10.00 feet) to a point of a right-of-way for Homedale Road, per Highway Survey project NH-F-7963(021); thence South 89° 00' 24" West (formerly South 89° 35' 23" West), 184.38 feet along said right-of-way; thence South 0° 13' 57" East, 33.03 feet (formerly South 00° 22' 2" West 33.00 feet) to a point on the south boundary of the SE ¼ SW ¼; thence South 89° 46' 03" West, 427.70 feet along the south boundary of the SE ¼ SW ¼; thence North 0° 13' 57" West (formerly North 00° 12' East), 40.00 feet; thence North 11° 04' 43" East (formerly North 11° 06' 40" East), 101.98 feet; thence South 89° 46' 03" West (formerly South 89° 48' West), 120.00 feet parallel with the south boundary of said SE ¼ SW ¼; thence South 0° 13' 57" East (formerly South 00° 12' East), 140.00 feet to a point on the south boundary of said SE ¼ SW ¼; thence South 89° 46' 03" West (formerly South 89° 48' West), 154.70 feet along said south boundary to the SW corner of said SE ¼ SW ¼; thence South 89° 45' 44" West, 270.15 feet along the south boundary of Government Lot 7 to the **TRUE POINT OF BEGINNING**. Said parcel contains 24.03 acres, more or less.

Exhibit B

To: City of Caldwell Planning and Zoning Department
From: Jean Morris
Subj: The Oasis Annexation into the City of Caldwell

To Whom It May Concern:

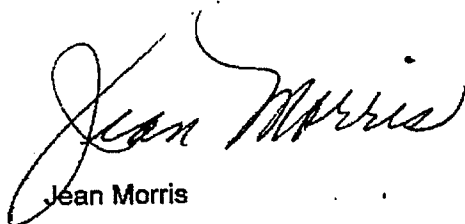
As the Owner of the parcel next to the future development known as The Oasis, please consider this my **rejection** of the City of Caldwell's request to annex my parcel, located at 5715 Homedale Road, Caldwell, Idaho in Canyon County.

Please also consider this my **rejection** of the City of Caldwell's request for my donation of 40' of right-of-way along the frontage of my parcel.

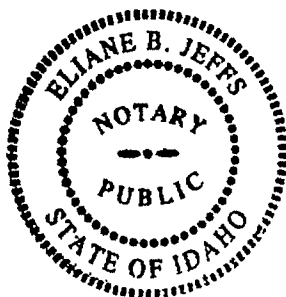
I do not wish to be a part of the platting of this subdivision, do not wish to be annexed and do not wish to donate any right-of-way.

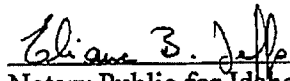
I understand that by rejecting the City of Caldwell's proposal, no curb, gutter, sidewalk or roadway will be constructed in front of our house. I also understand that sewer, water and pressurized irrigation services will not be provided to our parcel.

Sincerely,


Jean Morris

On this 29th day of August 2008, before me, Eliane B. Jeffs, a notary public of the State of Idaho, personally appeared Jean Morris, known or identified to me to be the person whose name is subscribed to this instrument and acknowledge to me that she executed this instrument.





Notary Public for Idaho
Residing at Nampa, Idaho
Commission Expires: 6/26/2012

AMR

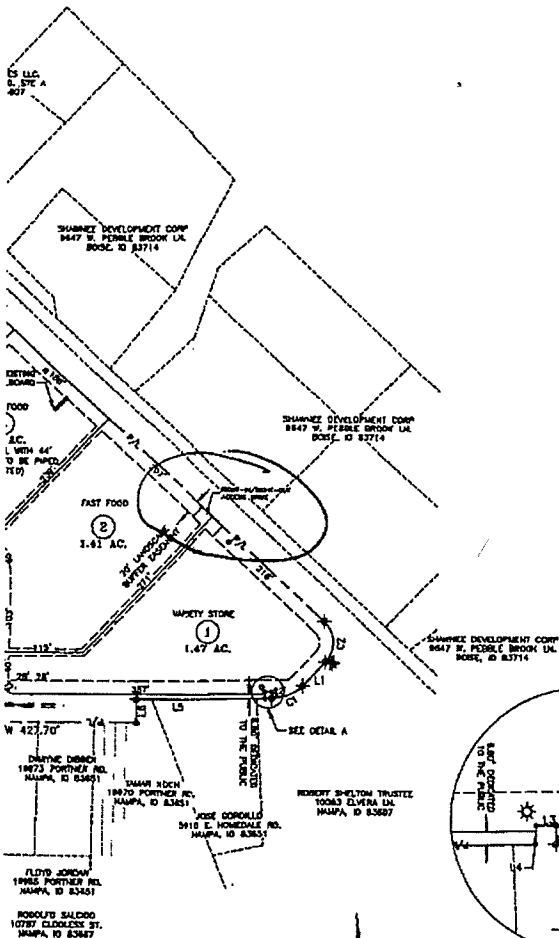
Exhibit B

Exhibit C

OASIS - PRELIMINARY PLAT

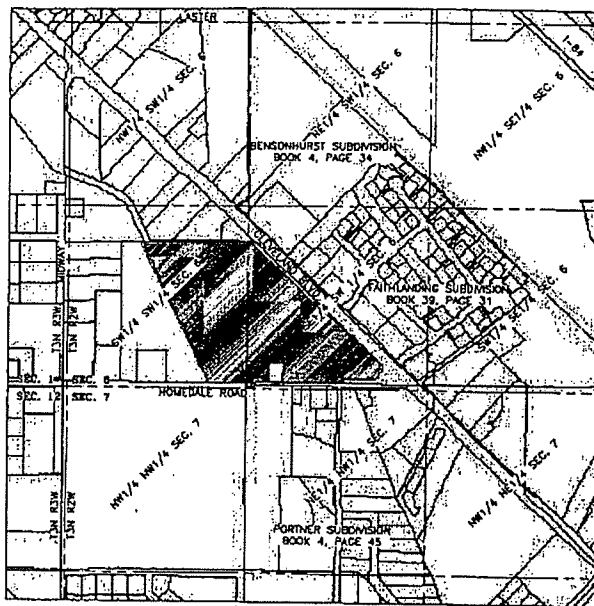
OF THE SE1/4 SW1/4 AND OF GOVERNMENT LOT 7 OF SECTION 6,
SHIP 3 NORTH RANGE 2 WEST, BOISE MERIDIAN,
CANYON COUNTY, IDAHO
2008

SHANWEE LLC
SAC PLATE
1 83618



RES. TOTAL OF 20 LOTS.
ORIGIN. CS.
CALDWELL.
CALDWELL WITHIN STREET
FROM SYSTEM AND SHALL BE
- IRRIGATION LATERAL DISTRICT.
VISION BOUNDARY ARE AS NOTED.
16" WIDE GENERAL UTILITY
MENT SHALL MOVE WITH THE
PANEL AND BUILT TO CITY OF

IL STANDARD DRAWING 8-810.



VICINITY MAP

SCALE: 1"=300'

LEGEND

- SECTION LINE
- BOUNDARY LINE
- PROPOSED LOT LINE
- PROPOSED RIGHT-OF-WAY
- EXISTING IRRIGATION EASEMENT LINE
- PROPOSED EASEMENT LINE
- SURROUNDING PROPERTY LINES
- PROPOSED IRRIGATION LINE
- EXISTING IRRIGATION DITCH
- PROPOSED LIGHT POLE
- EXISTING FIRE HYDRANT
- FOUND BRASS CAP
- FOUND 3/8" REBAR
- FOUND 1/2" REBAR
- CALCULATED POINT
- W.C. WITNESS CORNER
- DITCH FLOW DIRECTION ARROW

ROADWAY JURISDICTION

CITY OF CALDWELL

FIRE DISTRICT

CITY OF CALDWELL FIRE DISTRICT

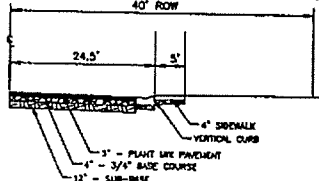
IRRIGATION DISTRICT

CALDWELL IRRIGATION LATERAL DISTRICT

TYPICAL ROAD SECTION

HOMEDALE ROAD (UNIMPROVED ARTERIAL)

N.T.S.



OWNER & DEVELOPER

GRAND SLAM, LLC
15472 RIVERSIDE ROAD
CALDWELL, ID 83605
(208) 442-8500

FILE NAME	DATE	BY	DATE	BY	DATE	BY	DATE	BY
DESIGNED		ML		ML		ML		ML
DRAWN		ML		ML		ML		ML
CHECKED		ML		ML		ML		ML
APPROVED		ML		ML		ML		ML

TOOTHMAN-ORTON ENGINEERING COMPANY
CONSULTING ENGINEERS, SURVEYORS AND PLANNERS
OFFICES IN:
524 CLEVELAND BOULEVARD, SUITE 227
CALDWELL, IDAHO 83605-4000
PHONE: (208) 763-5555
FAX: (208) 763-5551

THE OASIS
PRELIMINARY PLAT

DATE: SEPTEMBER 17, 2008
PROJECT: 08017
SHEET 1 OF 1

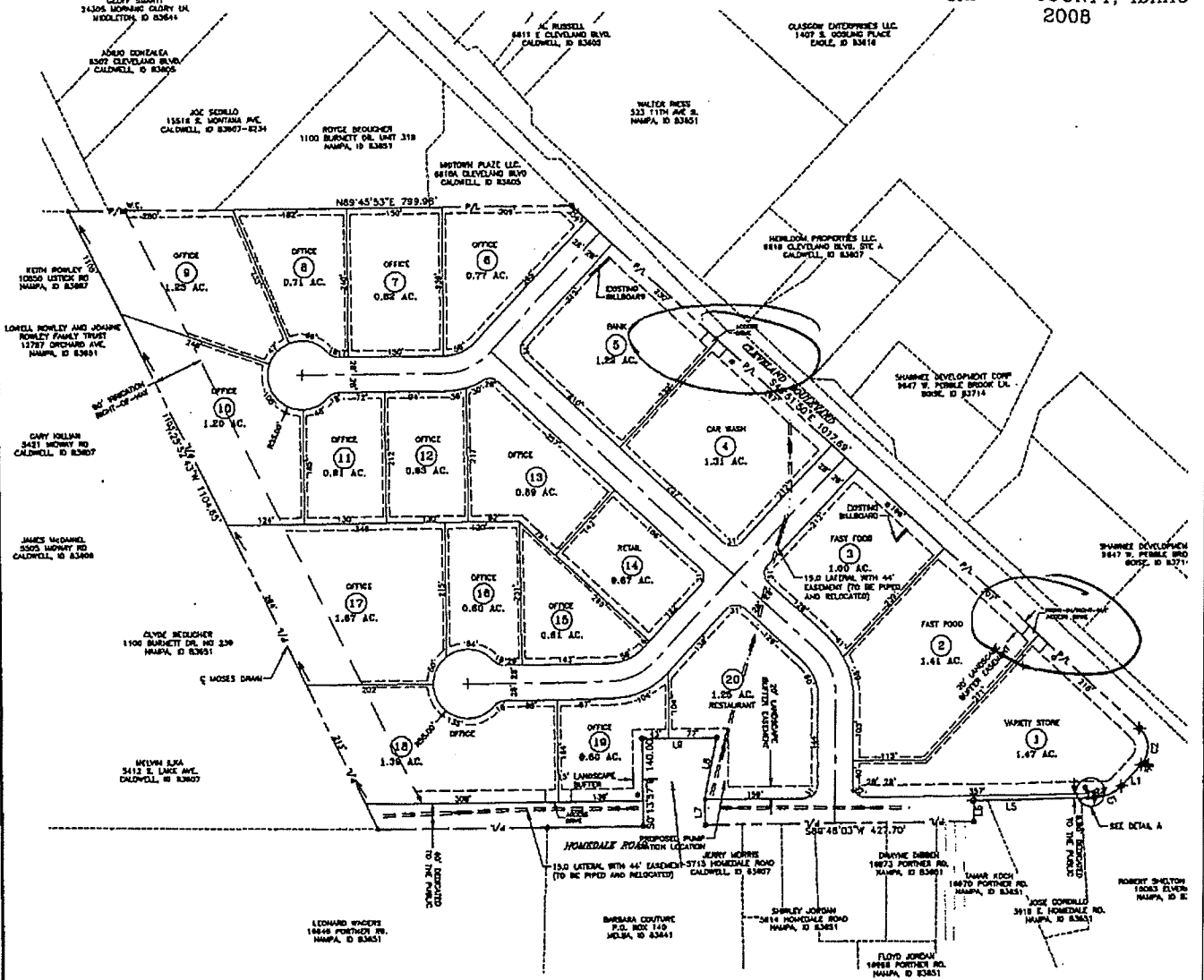
AND

Exhibit C

THE OASIS - PRELIMIN.

SITUATED IN A PORTION OF THE SE1/4 SW1/4 AND OF G
TOWNSHIP 3 NORTH RANGE 2 WEST, B
CANYON COUNTY, IDAHO
2008

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LINE	BEARING	DISTANCE
L1	S43°11'07"W	47.04'
L2	N73°34'27"W	9.90'
L3	S69°01'50"W	9.98'
L4	N7°45'41"E	9.90'
L5	S68°02'24"W	134.30'
L6	N7°12'37"E	53.03'
L7	N7°12'58"W	48.00'
L8	N11°04'43"E	101.86'
L9	S69°48'03"W	76.97'

CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	48.00'	80.00'	45°53'16"	S46°09'07"W	46.78'
C2	65.10'	41.87'	66°54'18"	RTS°16'16"	58.95'

DEVELOPMENT DATA:

1. AREA TO BE DEVELOPED IS APPROXIMATELY 24.03 ACRES, TOTAL OF 20 LOTS.
2. PROPOSED ZONING CLASSIFICATION IS SERVICE COMMERCIAL, C3.
3. SEWAGE DISPOSAL WILL BE SUPPLIED BY THE CITY OF CALDWELL.
4. WATER SERVICE WILL BE SUPPLIED BY THE CITY OF CALDWELL WITHIN STREET SECTIONS.
5. FLOODING WILL BE SUPPLIED BY A PRESSURE REGULATION SYSTEM AND WILL BE OWNED, OPERATED AND MAINTAINED BY THE CALDWELL WIRELESS LUTHERAN DISTRICT.
6. UTILITY AND FLOODING EASEMENTS ALONG THE SUPERSEDED BOUNDARY LINE AS NOTED THE STREET FRONTAGE OF EACH LOT SHALL HAVE A 10' WIDE GENERAL UTILITY EASEMENT.
7. SHOULD LOT LINES BE ADJUSTED, THE EXISTING EASEMENT SHALL MOVE WITH THE ADJUSTED LOT LINE.
8. ALL PRIVATE ROADS IN THE DEVELOPMENT SHALL BE PAVED AND BUILT TO CITY OF CALDWELL STANDARDS.
9. ALL STORM WATER WILL BE RETAINED ON SITE.
10. ALL OTHER ROADS SHALL BE PER CITY OF CALDWELL STANDARD DRAWING R-110. ALL ROADS WILL BE DEDICATED TO THE PUBLIC.

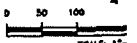
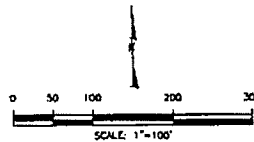
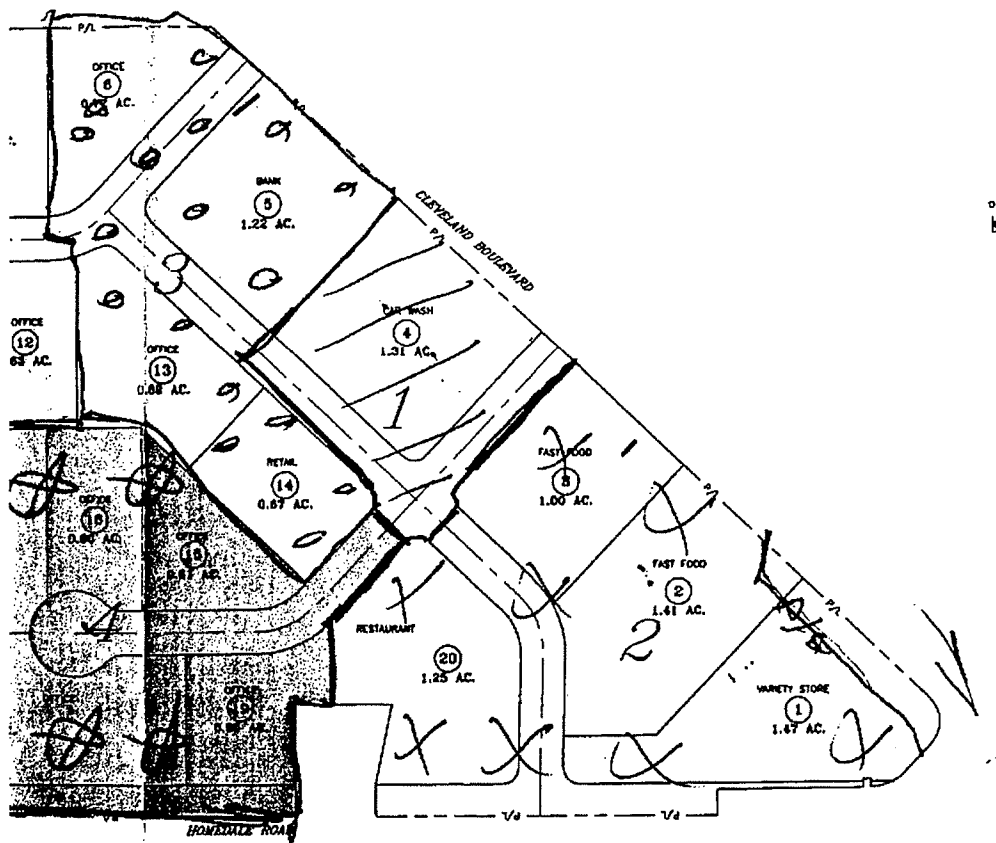


Exhibit D

SIS - PRELIMINARY PLAT

THE SE1/4 SW1/4 AND OF GOVERNMENT LOT 7 OF SECTION 6,
3 NORTH RANGE 2 WEST, BOISE MERIDIAN,
CANYON COUNTY, IDAHO
2008



LEGEND

	PHASE 1
	PHASE 2
	PHASE 3
	PHASE 4
	PHASE 5

OWNER & DEVELOPER

GRAND SLAM, LLC.
15472 RIVERSIDE ROAD
CALDWELL, ID 83605
(208) 442-8500

DATE	BY	DATE	BY	DATE	BY
DESIGNED	ML	DRAWN	ML	CHECKED	ML
DATE		DATE		DATE	
REVISIONS		DATE		DATE	

TOOTHMAN-ORTON ENGINEERING COMPANY

CONSULTING ENGINEERS, SURVEYORS AND PLANNERS

524 CLEVELAND BOULEVARD, SUITE 227
BOISE, IDAHO 83725

THEE OASIS

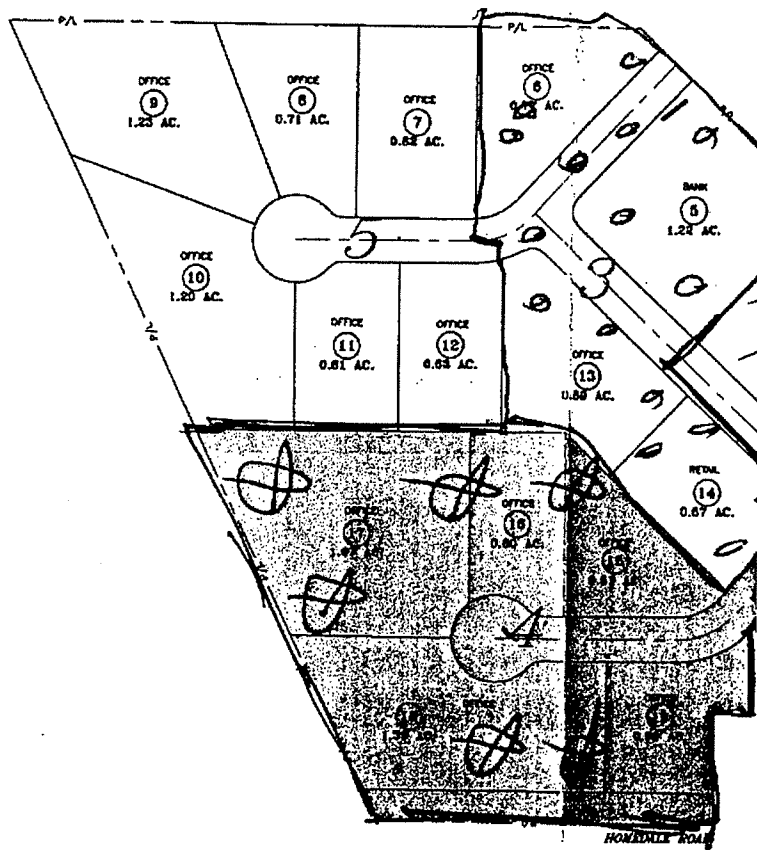
DATE: AUGUST
PROJECT:
SHEET 10

ADD

Exhibit A

THEE OASIS - PRELIM

SITUATED IN A PORTION OF THE SE1/4 SW1/4 AND 0
TOWNSHIP 3 NORTH RANGE 2 WEST
CANYON COUNTY, ID
2008



AND

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:

Preliminary plat and DA mod for a 7 lot commercial subdivision known as

Canyon Village (Canyon Village Shops Subdivision)

Date of Round Table meeting: 12/18/2025

Notice sent to neighbors on: 3/5/2026

Date & time of the neighborhood meeting: 3/25/2026 @ 5pm

Location of the neighborhood meeting:

Subject Property

Developer/Applicant:

Name: Connor Lindstrom, KM Engineering, LLP

Address, City, State, Zip: 5725 N Discovery Way, Boise, ID 83713

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

Connor Lindstrom

DATE 3/26/2026

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

Start Time of Neighborhood Meeting: 5pm 3/25/26
End Time of Neighborhood Meeting: 5:20 pm 3/25/26

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.	
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NEIGHBORHOOD MEETING LETTER

March 5th, 2026

Dear Neighbor,

RE: Neighborhood Meeting Notice for Project in your Neighborhood

To whom it may concern,

You are invited to a neighborhood meeting to discuss an application the property owner is proposing near your property. The purpose of the meeting is to discuss the project, answer any questions, and listen to your feedback and suggestions.

Meeting Date: Wednesday, March 25th, 2026

Meeting Time: 5pm

Meeting Location: Subject Property - 6804 Cleveland Blvd, Caldwell, ID 83607- see meeting location on back of page

Project Summary: A preliminary plat application to split the property into six commercial lots.

If you would like to contact us ahead of the meeting, please feel free to reach us at 208-639-6939. We look forward to hearing from you.

Thank you,

A handwritten signature in black ink, appearing to read "Connor Lindstrom". The signature is fluid and cursive, with a long horizontal stroke at the end.

Connor Lindstrom
KM Engineering, LLP

Vicinity Map:



OwnerName	Address	City	State	ZipCode
BARTON COREY	1977 E OVERLAND RD	MERIDIAN	ID	83642-6649
BEOUGHER ROYCE D	1100 BURNETT DR NO 408	NAMPA	ID	83651
BEST OF THE BOULEVARD LLC	PO BOX 7248	BOISE	ID	83707
BISSETTE BRITTON	5715 E HOMEDALE RD	CALDWELL	ID	83607
BOLLINGER ED	722 W FRANKLIN RD	MERIDIAN	ID	83642
CALDWELL COMMERCIAL LLC	398 S 9TH ST NO 250	BOISE	ID	83702
CANYON VILLAGE MULTIFAMILY LLC	3820 NORTHDAL BLVD STE 100B	TAMPA	FL	33624
DIBBEN SHIRLEY A JORDAN TRUST	16973 PORTNER RD	NAMPA	ID	83651
DILLON CALDWELL LLC	5501 W STATE	BOISE	ID	83703
DORENKAMP JAMES W	5712 HOMEDALE RD	CALDWELL	ID	83607
GORDILLO JOSE L	2100 W ORCHARD AVE	NAMPA	ID	83651-7528
HOKE FAMILY TRUST	16867 PORTNER RD	NAMPA	ID	83651
INTERMOUNTAIN GAS COMPANY	PO BOX 5650	BISMARCK	ND	58506
JET BOAT TRUST	PO BOX 16	CASCADE	ID	83611-0016
JORDAN FLOYD A	16955 PORTNER RD	NAMPA	ID	83651
JUST OFF THE BOULEVARD LLC	PO BOX 149	HUSTON	ID	83630-0149
KOCH TAMARA L	16970 PORTNER RD	NAMPA	ID	83651
MIDTOWNE PLAZA LLC	1156 E RIVERSONG DR	EAGLE	ID	83616
NEIGHBORHOODS BY GINI LLC	435 E SHORE DR STE 230	EAGLE	ID	83616
NELSON DAVID W	12175 LAKE SHORE DR	NAMPA	ID	83686
RIESS CAROLYN R TRUST	523 11TH AVE S	NAMPA	ID	83651
RUSSELL AL FAMILY LIMITED PARTNERSHIP	722 W FRANKLIN RD	MERIDIAN	ID	83642
SALCIDO RODOLFO	5816 HOMEDALE RD	CALDWELL	ID	83607
STOR IT SELF STORAGE LLC	PO BOX 140337	BOISE	ID	83714
WEST VALLEY CENTRE PROPERTY OWNERS ASSOCIATION INC	929 S ALLANTE PL	BOISE	ID	83709

Vicinity Map



EXHIBIT S-2

Zoning Map

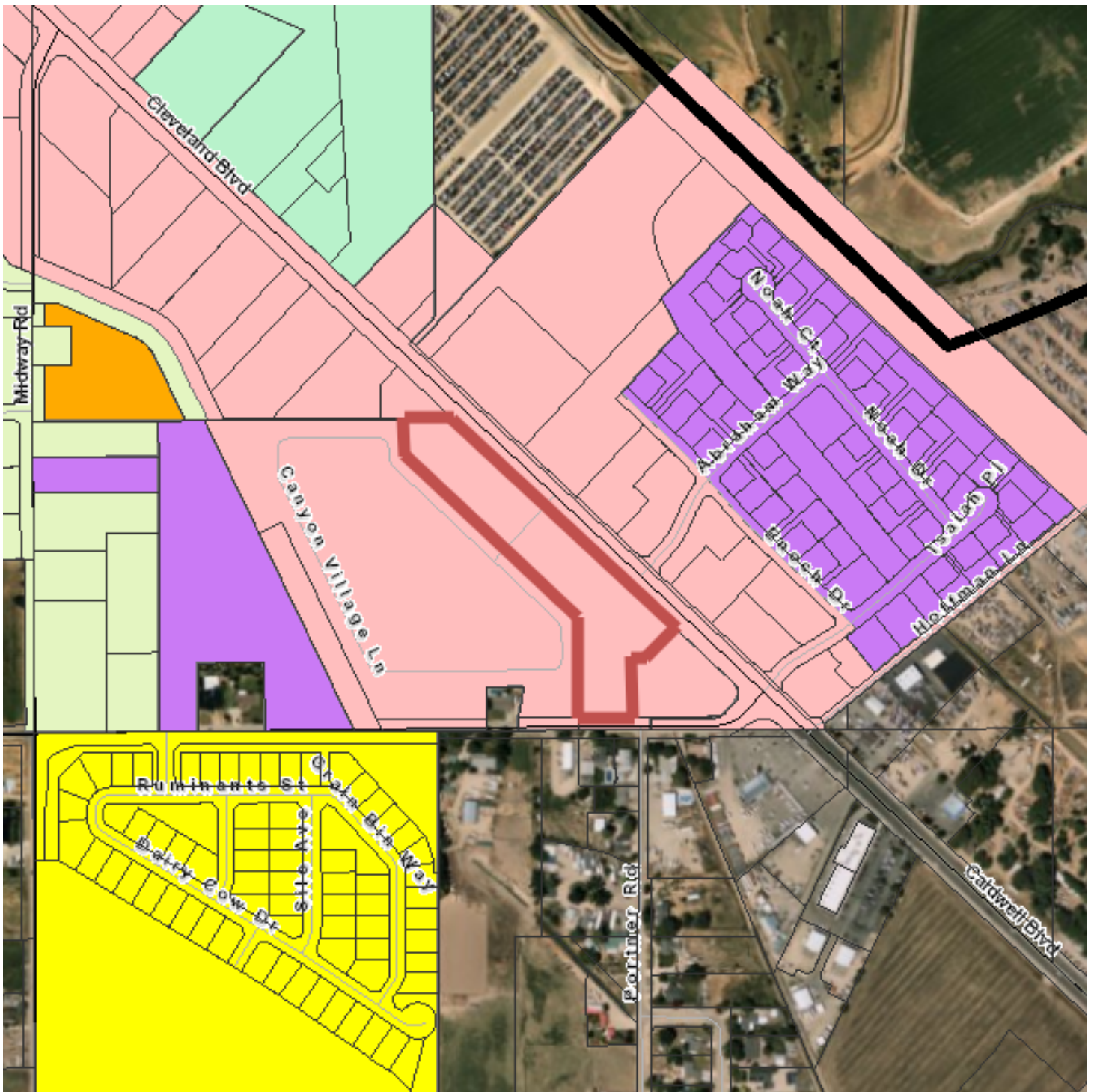


EXHIBIT S-3

Future Land Use Map

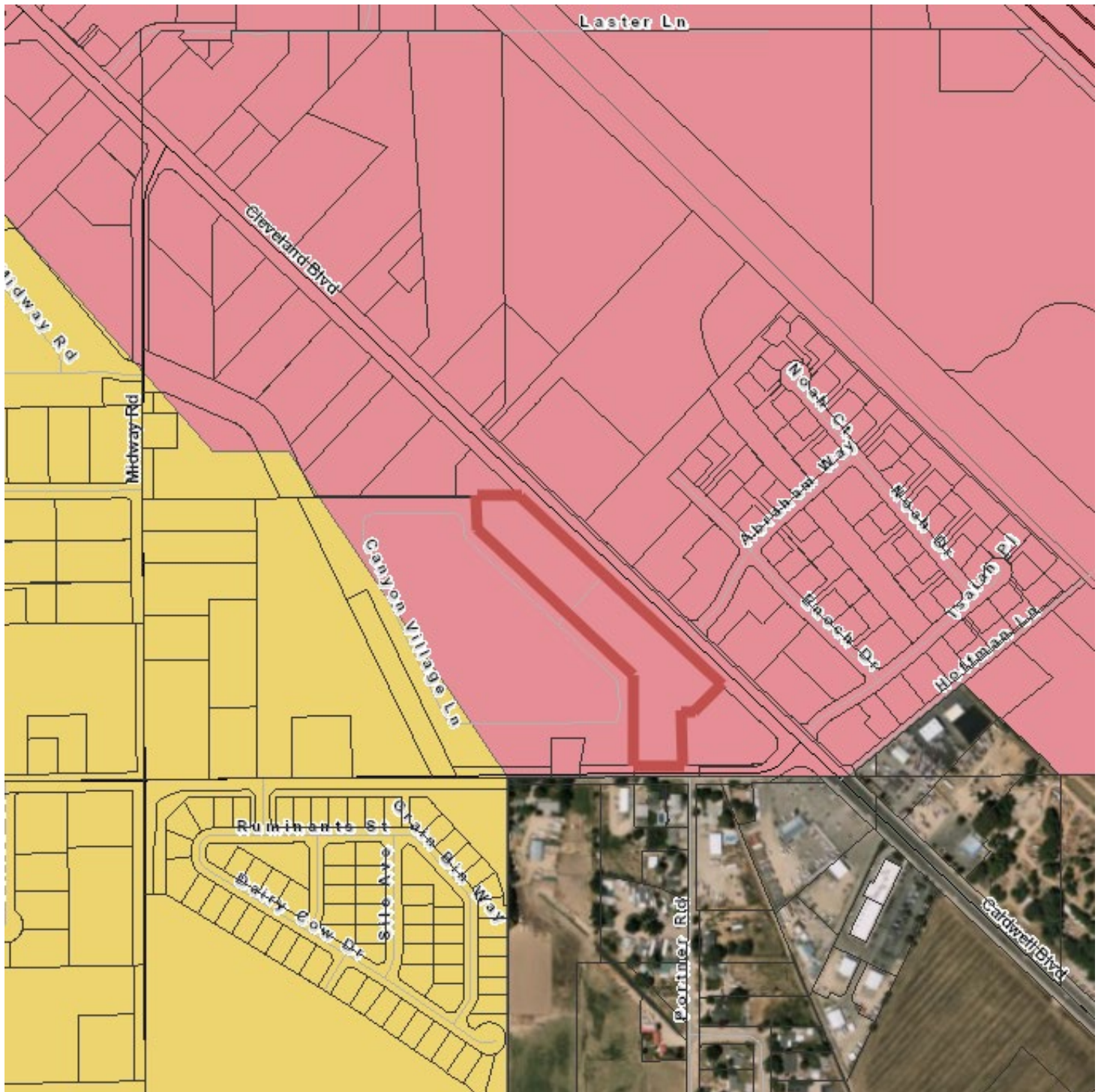


EXHIBIT S-4

Public Agency Notification List

PUBLIC AGENCY NOTIFICATION LIST

The following political subdivisions, including schools, were notified of the application requests. A link to the full application packet was provided to each agency.

City of Caldwell Engineering Department
City of Caldwell Engineering Inspections
City of Caldwell Fire Chief
City of Caldwell Fire Marshall
City of Caldwell Building Department
City of Caldwell Police Chief
City of Caldwell Lieutenant Wright
City of Caldwell Mapping Department
City of Caldwell Code Compliance Division
City of Caldwell Economic Development
City of Caldwell Airport
City of Caldwell Water Department
Vallivue School District #139
Caldwell School District #132
Pioneer Irrigation District
Riverside Irrigation District
Canyon Hill Irrigation
Franklin Ditch Co.
Nampa-Meridian Irrigation Dist.
Black Canyon Irrigation District
Golden Gate Irrigation
Caldwell Lateral Irrigation
Wilder Irrigation District
Compass Idaho
Hilty, Bower, Haws & Seable

Caldwell Transportation
Brown Bus Company
Canyon Highway District #4
Nampa Highway District #1
Idaho Transportation Department
Valley Regional Transit
Canyon County Development Services
Canyon County Plat Room
City of Nampa Planning and Zoning
Boise Project Board of Control
Southwest District Health
Idaho Power
Intermountain Gas
DTG Maps (only for final plats)
Boise River Flood Control Dist. #10
Bureau of Land Management
Bureau of Reclamation - Snake River Area Office
Corps of Engineers
Idaho Fish and Game
Department of Water Resources
College of Idaho
Department of Lands
USPS Caldwell
Union Pacific Railroad

EXHIBIT S-5

Draft Development Agreement

Update Prior to City Council

EXHIBIT S-6

Hearing Examiner Draft Meeting Minutes

Update Prior to City Council

PC – EXHIBITS

Public Comments

No Public Comments Received Prior to Hearing Examiner

PA-EXHIBITS

Public Agency Comments

To: Katie Wright, Planner III
Caldwell P & Z Department

From: Steven Pendleton, Land Development Manager
John Prebonick, City Engineer

Re: DEV26-000005, SPP26-000007 – Canyon Village Shops

Date: June 12, 2026

The Engineering Department provides the following comments on a request by KM Engineering LLP, on behalf of Caldwell Commercial LLC, is requesting a development agreement modification as well as a preliminary plat for Canyon Village Shops Subdivision, a commercial subdivision with seven commercial lots on parcels R3089901200 and R30899012A0A. The property is zoned C-3 (General Commercial) and located within the Mixed-Use place type within the Comprehensive Plan. The approximately 5.44 acre development is located on the northwest corner of the intersection between Cleveland Blvd. and E. Homedale Rd., in Caldwell, Idaho.

Should the Hearing Examiner/Planning & Zoning Commission advance the application, the Engineering Dept. recommends the following items, as listed in the staff report, be provided.

- ***Applicant shall complete a water analysis study for the availability of domestic water to service the site by the cities outside consultant overseeing the water master plan.***
- ***Applicant shall complete a Traffic Impact study***

Development Plans

1. Development Plans – Prior to commencing construction and applying for building permits, plans must be prepared by the developer's engineer and approved by the City Engineering Department which shall include the following items:
 - a. Street section and alignment (including curb and gutter);
 - b. Sidewalk (sidewalk width based on street classification);
 - c. Sanitary sewer (per City and DEQ requirements);
 - d. Potable water (per City and DEQ requirements);

- e. Pressure Irrigation (per CMID requirements);
- f. Stormwater facilities (per City requirements/storm water manual);
- g. Street lighting (per City standards);
- h. Street signage (per City and MUTCD requirements);
- i. Vertical Datum based on NAVD 88 Datum.

General

1. Applicant shall follow the requirements and processes of the subdivision ordinance for the development of this project. For the purposes of this project, all conditions outlined in the subdivision ordinance pertaining to receiving the City Engineers signature on, or the recordation of, a final plat shall be applied to the submission of building permits.
2. The proportionate share of frontage improvements along classified roadways adjacent to the preliminary plat shall be completed prior to the signature of the final plat for each phase development regardless of the location of the phase being developed or bonding. To be determined at the time of civil construction drawing approval.
3. Easements for public utilities outside of the public right-of-way shall be as listed below. Easements will be required to be larger if deemed necessary by the City Engineer in order to facilitate future maintenance operations of utilities.
 - a. 10 feet wide minimum.
 - b. Domestic water only, 15 feet wide minimum
 - c. Sanitary sewer only, 20 feet wide minimum
 - d. Sewer and water combined; 30 feet wide minimum with 12' separation.
4. Appropriate easements for emergency access, transmission lines and/or other utilities shall be clearly indicated, with recorded instrument numbers provided for said easements, on the construction drawings.
5. All utilities on and within the boundaries of the subdivision shall be located and/or relocated underground.
6. All public streets, sewer, water, pressure irrigation fire protection, and street light facilities must be dedicated to the City. Some conveyance facilities for stormwater drainage may be eligible for dedication to the City.
7. Construction of facilities to be dedicated and/or within public right-of-way shall be performed by an appropriately licensed Idaho public works contractor and shall be inspected by and constructed to City of Caldwell specifications.
8. Prior to commencement of construction in any dedicated right-of-way, or construction of any improvement intended for dedication to the City or connected to a City facility, the City Engineering staff is to be notified. This preferably will take place in a pre-construction

conference scheduled by the engineer of record in which all appropriate personnel and utilities are present. Appropriate City personnel are to be notified in advance of all testing (including compaction, pressure and coliform, etc.) and given opportunity to be present during conduct of the testing. The engineer of record or his designated representative is to witness all tests (not covered by City inspectors) and a log of inspection visits and testing results is to be kept by the engineer of record or his representative.

9. The developer is to employ a responsible design professional, preferably the engineer of record, to oversee and inspect construction, to perform and/or observe all requisite testing of completed facilities, and to certify that improvements have been constructed according to approved plans and in compliance with applicable City, State, and Federal standards.
10. The engineer of record shall be held responsible to ensure that improvements are in compliance with said engineer's design. Following the construction of the improvements, the developers engineer shall provide the City of Caldwell Engineering Department with electronic (.dwg) format record drawings spatially referenced to the Idaho State Plane Coordinate System-West Zone, North America Datum (NAD) 83. Vertical control shall be referenced to the North America Datum (NAVD) 88 for future reference and to establish that the engineer of record has caused construction to occur in substantial compliance with the design of said engineer of record.
11. Any note, item or drawing element on the plats, construction drawings, engineering drawings and/or design drawings related to the property inconsistent with City Codes, Policies and/or Ordinances shall not be construed as approved unless specifically addressed and granted by City Council.

Rights-of-Way

1. Cleveland Blvd. is classified as a Principal Arterial roadway. The applicant shall dedicate as public right-of-way a minimum of Forty-Eight (48') foot half width right-of-way along the entire Cleveland Blvd. alignment (per City Standard Detail R-810 A).
2. Homedale Rd. is classified as a Minor Arterial roadway. The applicant shall dedicate as public right-of-way a minimum of Forty (40') foot half width right-of-way along the entire Homedale Rd. alignment (per City Standard Detail R-810 B).
3. Any necessary right-of-way warranted by the traffic impact study for the construction of turn lanes shall be determined at time of civil drawing review.
4. Applicant shall dedicate to the City of Caldwell any required right-of-way along all classified roadways within 30 days of written request from the City of Caldwell.
5. *All right-of-way details and street exhibits provided as part of the preliminary plat that do not meet current City code standards are not approved as part of the preliminary plat entitlements process. This shall be determined at the time of civil construction drawing review.*

Street

- 1) Full half street frontage improvements shall be completed to all classified roads adjacent to the proposed project including (Cleveland Blvd. and Homedale Rd.) in accordance with all City of Caldwell, standards and specifications, improvements shall include (but are not limited to) curb, gutter, sidewalk, asphalt, streetlights, joint trench, spare communication conduit along classified roadways, storm drainage facilities, etc.
 - a) All dilapidated curb, gutter or sidewalk not meeting City of Caldwell or ADA standards shall be removed and replaced along the alignment of Cleveland Blvd. to be determined at time of construction.
- 2) Developer to coordinate safe school crossings with school district to determine location of necessary RRFB crosswalks and ensure crossings along classified roadways are approved by Traffic Commission. Final locations to be determined at time of civil construction drawing review.
- 3) The proportionate share of frontage improvements along classified roadways adjacent to the preliminary plat shall be completed prior to the signature of the final plat for each phase development regardless of the location of the phase being developed or bonding. To be determined at the time of civil construction drawing approval.
- 4) All gravity irrigation facilities within the alignment of any proposed roadways shall be relocated out side of any master planned right-of-way.
- 5) All private driveways, alleys or internal circulation routes shall fully comply with City of Caldwell standards and be approved by the Fire Dept.
- 6) No lot/building shall have direct access to/from Cleveland Blvd. or Homedale Rd. Any proposed access shall meet the City of Caldwell access standards
- 7) Applicant shall meet all emergency access requirements for each phase of development to be determined by the Fire Dept. at the time of civil plan review.
- 8) Applicant shall coordinate with the United States Postal System to determine a cluster mailbox unit locations. Said locations shall be interior to the site and shall be located in a manner that will not impact, or cause queuing onto Cleveland Blvd. or Homedale Rd.

Traffic Impact Fees

City of Caldwell has adopted the “Caldwell Area Capital Improvements Plan & Impact Fee Program”. The applicant will be required to pay traffic impact fees per table 7 of the Impact Fee Schedule to be assessed to the building permit/s when applied for.

All accesses proposed within this preliminary plat shall meet City Of Caldwell, spacing requirements. Any deviations proposed within this development shall be reviewed and approved on a case by case basis to be determined by the governing agency at time of plan review.

Water

City of Caldwell Public Works Department has reviewed the recently adopted Caldwell Water Facility Plan System and determined that certain shortfalls exist in water pressure zone 2 south of Interstate 84, zones 3 and 4. While these shortfalls are being remediated, the Engineering Dept. doesn't contest the approval of the Preliminary Plat and the construction of onsite infrastructure, but reserves the right to hold any phase of final plat and associated building permits until adequate water is obtained within the affected zone. The Applicant is encouraged to work closely with the Engineering Department to determine potential construction timing and impacts.

Applicant shall complete a domestic water analysis with the city's water model consultants prior to going to city council to determine the availability of water to service the site. Applicant shall reach out to the city Engineering Dept. to coordinate the study.

1. All on site water mains will need to be looped into existing mains for fire flow and water quality purposes. Internal main sizing and construction plan approval, will be dependent upon the availability of fire flow. This development will be required to comply with the most current Water Master Plan.
2. Each buildable lot shall be supplied with potable water. If buildings are constructed to include individual units that could feasibly or will be sold separately, each unit shall be serviced separately
3. Each phase of development shall have a redundant/secondary supply of domestic water.
4. The location of water service, including sizing of mains, providing of easements, frontage construction, and offsite construction are to be decided during review of improvement plans.

Sanitary Sewer

1. It shall be the responsibility of the applicant's engineer to verify that specific connection to existing sewer mainlines will not exceed the functional capacity of said mainlines. Provision for connectivity by future developments shall be met in accordance with current City standards.
2. The location of sewer service, including sizing of mains, providing of easements, frontage construction, and offsite construction are to be decided during review of improvement plans. This development will be required to comply with the most current Sewer Master Plan.

3. The Developer will be required (where applicable) to extend all sewer and water mainlines to the center of adjacent roadways for connectivity by future developments. Locations of said extensions will be decided during the review of the improvement plans.
4. Each buildable lot shall be supplied with a sewer service. If buildings are constructed to include individual units that could feasibly or will be sold separately, each unit shall be serviced separately
5. Any easements for sewer lines not in the right-of-way should be at a width sufficient to construct same and not less than 20 feet in width. Easements for adjacent sewer and water lines separated by 12' not in the right-of-way shall be at a width sufficient to construct the same and shall be no less than 30 feet in width.
6. A 20' wide all-weather surfaces may be required to be constructed over mainlines that fall outside the public right-of-way. All weather surfaces shall be constructed sufficiently to support heavy equipment necessary to construct and maintain sewer under all seasonal weather conditions.

Irrigation

1. Existing easements and/or rights-of-way for any irrigation facility shall be determined and clearly indicated on the construction plans. Construction across or re-routing of these facilities is subject to approval by the governing irrigation district and at their discretion or their assigns.
2. The Developer shall maintain any existing upstream drainage rights and downstream irrigation rights across the property. During the design phase of this project, the developer or his engineer is to contact the appropriate irrigation district to help ascertain these rights. Appropriate facilities shall be provided by the developer to convey irrigation and drainage water across the property to take care of these offsite needs. There is to be no discharge of gravity/pressure irrigation return water into the projects storm water system.
2. The development is to include a non-potable water pressure irrigation system. The design of this pressure irrigation system is to be reviewed and approved by the Caldwell Municipal Irrigation District prior to construction plan approval. It shall be required that the system will be operated and maintained by the Caldwell Municipal Irrigation District.
3. Each lot, or building area, shall be provided with a pressure irrigation service in compliance with Caldwell Municipal Irrigation District standards.
4. All pressure irrigation mainlines shall be located in the public right-of-way or within a public utility easement, with a minimum width of 10 feet, centered over said mainlines as per current City standards.
5. Applicant shall place the pump station in an area that is easily accessible with a recorded perpetual easement sufficient for convenient access and maintenance of said pump station. The lot shall be owned and maintained by the homeowners association.
6. The applicant shall ensure that an adequate continuous irrigation supply flow is available to meet the pressure irrigation system requirements of CMID.

7. The applicant shall transfer a proportionate share of any existing water right(s), except those held in trust by an irrigation district, to the City of Caldwell for both irrigation and domestic water supply for the subject development. If this should occur, The City shall assist in registering the transfer.
8. Applicant shall pipe the pump station delivery ditch from the source point (head gate) to the pump station. Pump station overflow shall be piped from the pump station to the point of discharge into an irrigation facility/canal/drain/etc. maintained by an irrigation district.
9. Upon Applicants connection to or use of the existing irrigation pump station, should they choose to do so and CMID deems it appropriate to connect to, the applicant shall:
 - a) Supply the City of Caldwell with a water model of the whole pressurized irrigation system including the piped overflow showing the system design meets all Caldwell Municipal Irrigation District standards.
 - b) Applicant shall complete all upgrades to the system as required by CMID. Said upgrades will be determined during plan review"
10. All plans and construction drawings submitted to the City of Caldwell for review and approval for any out-of-season irrigation work to be performed within or across facilities located within (or owned by) irrigation districts other than CMID shall be submitted to the Caldwell Engineering Department no later than August 15th. Submittal of plans after this date may result in Applicant not receiving plan approval in time to complete out-of-season work.
11. Applicant shall have fully functional pressure irrigation built to CMID standards prior to final plat signature unless specifically approved by the City Engineer.

Storm Drain

1. As noted previously, provision is to be made for the disposal of stormwater drainage in accordance with the City Stormwater Management Manual and any updates adopted subsequent to this application. A copy of this policy is available upon request. The engineer of record is to provide calculations, which indicate that the assumptions in his stormwater drainage plan comply with the requirements of the stormwater manual. In this case, if a storm water system is existing, the burden of proof is on the developer to verify the capacity is sufficient for the proposed development.
2. The applicant shall identify and retain all historical drainage discharge points from the property for the purpose of draining on-site storm water detention facilities.
3. Storm water detention basins are required to remain on-site within a common lot outside any right-of-way or proposed private streets consistent with public roadways to be operated and maintained by the Homeowners Association/etc.
4. There is to be no discharge of storm water overflow into any irrigation water return/discharge facility/ditch/pipe/etc.

Plat

1. Prior to approval of the final plat, subdivision facilities must be completed or an appropriate construction security provided. There may be temporary restrictions to the obtaining of building permits, even with acceptable construction security, depending on fire protection, emergency service requirements, sanitary sewer system and pressure irrigation system. A 20% temporary restriction to obtaining of building permits will be enforced until all facility construction has been completed, inspected and certified by the applicants engineer including all punch list items.
2. A note shall be added to the final plat stating that no lot shall have direct access to/from Homedale Rd. or Cleveland Blvd.
3. Upon recordation of the plat, the Engineering Department is to be provided with a PDF copy of the recorded final plat.
4. An electronic (dwg.) copy of the Final Plat suitable for mapping and addressing purposes will be required with Final Plat application submittal.

Memorandum

To: Katie Wright, Planner III
Caldwell P & Z Department

From: Trevor Farris, GIS Technician

Re: DEV26-000005, SPP26-000007-Canyon Village Shops

Date: June 30, 2026.

The Mapping Department provides the following comments on a request by KM Engineering LLP, on behalf of Caldwell Commercial LLC, is requesting a development agreement modification as well as a preliminary plat for Canyon Village Shops Subdivision, a commercial subdivision with seven commercial lots on parcels R3089901200 and R30899012A0A. The property is zoned C-3 (General Commercial) and located within the Mixed-Use place type within the Comprehensive Plan. The approximately 5.44 acre development is located on the northwest corner of the intersection between Cleveland Blvd. and E. Homedale Rd., in Caldwell, Idaho.

Address Number:

1. Please contact the Mapping Department prior to permitting for addressing.

Other comments:

1. Any changes to street names, lots, or blocks be approved by the Mapping Department prior to construction drawing approval for the phase where changes are intended.



Date 06/05/2026

Caldwell City – Planning and Zoning
Re: Case Number: SPP26-000007

Dear, Planning & Zoning

The Caldwell City Fire Department District has reviewed and can approve the application subject to compliance with all the following code requirements and conditions of approval. Any deviation from this plan is subject to Fire Department approval. Please note that unless stated otherwise, this memo represents the requirements of the 2018 International Fire Code (IFC) as adopted by the Idaho State Fire Marshal's Office.

Caldwell Fire Department Details

Station 12 724 E Ustick Rd. Caldwell,

National Standards for Travel Time (90% of time) for first arriving unit:	4 minutes
Nearest Fire Station:	Station 12
Closest fire station (in miles) to site:	3.6 Miles
Approximate response time to site:	9 minutes
Will this development have other significant impacts on the ability to provide services?	No
Will this development necessitate additional fire resources and/or equipment beyond current levels? <i>If yes, please explain under "Adverse Impact Comments, Recommendations, and Fiscal Impact".</i> • Our department is currently operating with high resource utilization, and continued growth is contributing to increased service demand. Aligning staffing and resources with that demand will help maintain our current level of service.	No



Distance from Station	Service Expectation	Staffing & Apparatus	Typical Response Time Goal
0–1 mile	Immediate—high-priority	First-due company (engine)	≤4min travel, ≤5min total
1–2 miles	Very rapid—high-priority	First-due company, backup	≤4min travel, ≤5min total
2–3 miles	Rapid—standard coverage	First-due w/ backup	≤6min travel, ≤9min total (full alarm)
3–4 miles	Slower—moderate	Closest available, limited	6–8min travel
4–5 miles	Extended	Closest company, delayed	>8min travel, variable

Properties located 3–4 miles from a fire station are at the limit of effective coverage and may experience service delays.

Developments beyond 5 miles are generally not recognized by ISO as having fire protection, and response to these areas will be significantly delayed.

There are currently extended response times to this project site.

Conditions:

1. Fire hydrants, capable of producing the required fire flow, shall be located along approved fire lanes. Fire hydrant spacing shall meet the requirements of IFC table C105.1.1 (IFC 507.3, IFC B105.2, IFC C105).
2. Roadway serving a fire hydrant shall be a minimum of 26-feet in width. (IFC D103.1)
3. Dead-end fire apparatus access roads exceeding 150 feet (45 720 mm) in length shall be provided with an approved area for turning around fire apparatus. (IFC 503.2.5)
4. Fire apparatus access roads shall extend to within 150 feet of all portions of the exterior walls of the first story of a building measured by an approved route around the exterior of the building or facility. (IFC 503.1.1)



5. The minimum outside turning radius of a fire apparatus access road shall be 48 feet. The minimum inside turning radius shall be 28 feet. (IFC 503.2.4)
6. Fire apparatus access roads shall have an approved driving surface of asphalt, concrete or other approved driving surface and can support the imposed load of fire apparatus weighing at least 80,000 pounds. Please provide documentation the road surface meets this standard. (IFC D102.1)
7. Fire apparatus access roads shall not exceed 10 percent in grade. (IFC D103.2)
8. For streets having a width less than 33 feet back of curb to back of curb parking shall be restricted on one side; for streets having a width less than 27 feet back of curb to back of curb parking shall be restricted on both sides. A note on the face of the final plat is required noting the parking restriction prior to signing of the final plat. In addition, No Parking signs shall be installed in accordance with the requirements of the IFC. (IFC 503.8)
9. Where fire apparatus access roads or a water supply for fire protection are required to be installed, such protection shall be installed and made serviceable prior to and during the time of construction except where approved alternative methods of protection are provided. Temporary street signs shall be installed at each street intersection where construction of new roadways allows passage by vehicles in accordance with (IFC Section 505.2.
10. **SECTION D104 COMMERCIAL AND INDUSTRIAL DEVELOPMENTS D104.1**
Buildings exceeding three stories or 30 feet in height. Buildings or facilities exceeding 30 feet (9144 mm) or three stories in height shall have not fewer than two means of fire apparatus access for each structure.
11. D104.2 Buildings exceeding 62,000 square feet in area. Buildings or facilities having a gross building area of more than 62,000 square feet (5760 m2) shall be provided with two separate and approved fire apparatus access roads.
 - a. Exception: Projects having a gross building area of up to 124,000 square feet (11 520 m2) that have a single approved fire apparatus access road where all buildings are equipped throughout with approved automatic sprinkler systems.



12. An Automatic Fire Detection System and Fire Alarm System may be required based on the occupancy type and evaluation of hazards with the structure. 901.4.4
13. An eKnox lock box, shall be installed on the outside of the building by the main entrance and by the sprinkler room. Additional eKnox Key boxes may be required based on occupancy and proximity of other Boxes. Each eKnox Box shall have labeled master keys to every lock within the structure. The final number and location shall be with the approval of the Caldwell Fire Marshal or designee. 506.1

General Requirement:

Fire Department required fire hydrants, access, and street identification shall be installed prior to construction or storage of combustible materials on site. Provisions may be made for temporary access and identification measures.

Specific building construction requirements of the International Building Code, International Fire Code and City of Caldwell Code will apply. However, these provisions are best addressed by a licensed Architect at time of building permit application.

Regards,

Joseph Bongiorno
Fire Prevention Office
Caldwell Rural Fire Protection District
jbongiorno@cityofcaldwell.org

TO: CALDWELL POLICE DEPARTMENT AND FIRE DEPARTMENT

FROM: CALDWELL PLANNING AND ZONING

DATE: 6/2/2026

DUE
DATE: 6/19/2026

REQUEST FOR INFORMATION

The Planning and Zoning Division is requesting additional information be provided for each land use case as requested by the Mayor and City Council.

SUBJECT: Canyon Village Shops Subdivision

REQUEST SUMMARY: The applicant, KM Engineering LLP, on behalf of Caldwell Commercial LLC, is requesting a development agreement modification as well as a preliminary plat for Canyon Village Shops Subdivision, a commercial subdivision with seven commercial lots on parcels R3089901200 and R30899012A0A. The property is zoned C-3 (General Commercial) and located within the Mixed-Use place type within the Comprehensive Plan. The approximately 5.44 acre development is located on the northwest corner of the intersection between Cleveland Blvd. and E. Homedale Rd., in Caldwell, Idaho.



Population Impact:

# of new residential units:	
Projected population created by development: (# of SF units X 3) and (# of MF units X 2)	
Proposed commercial acreage:	5.44

POLICE DEPARTMENT ANALYSIS AND SERVICE IMPACT:

CPD projects future service needs based on demand, risk, community expectations, response performances, population, density, and development type.

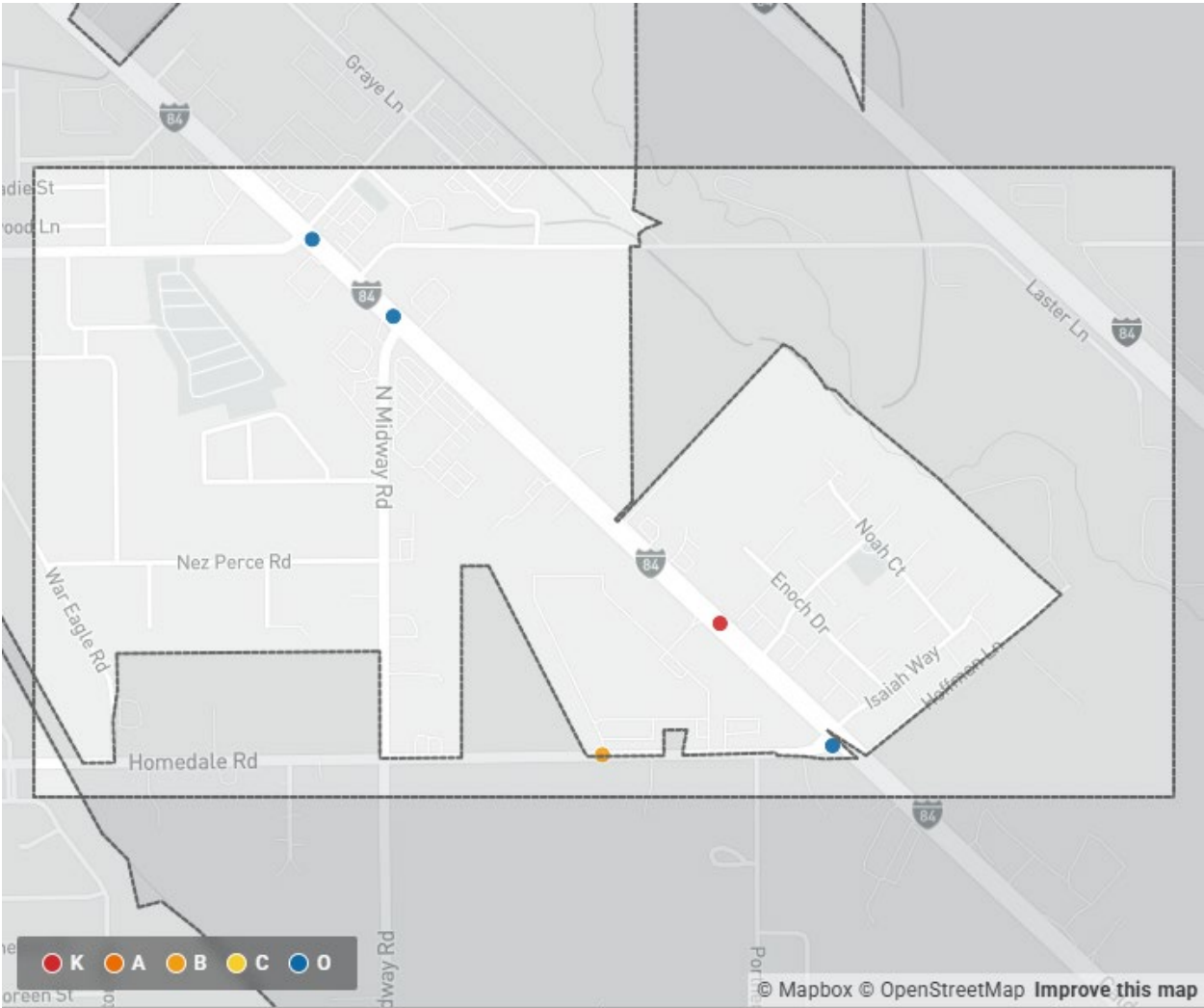
Development Analysis and Impacts:

Demand for Service in this area (Total calls for service YTD)	Adjacent reporting districts have an average of 2,468 calls for service each, year to date (Jan 1st – July 1st). The nearby RD's (2E, 2H, 2L, 2M) have a combined total of 9,874 reactive CFS from January 1st to July 1st, 2026.		
Call types within this area	Top 20 Reactive Calls for Service in the Area		
	Nature	#	%
	Follow Up	366	6.42%
	Welfare Check	338	5.92%
	Suspicious	259	4.54%
	PD Accident	215	3.77%
	Citizen Assist	208	3.65%
	Attempt-Locate	202	3.54%
	Disturbance	178	3.12%
	Noise Complaint	171	3.00%
	AC Animal at Lg	170	2.98%
	911 Cell OpnLn	164	2.87%
	Abandoned Veh	125	2.19%
	911 Disc Cell	123	2.16%
	Agency Assist	115	2.02%
	Traffic Hazard	93	1.63%
	Theft	91	1.60%
	Juvenile Prob	87	1.52%
	Parking Problem	87	1.52%
	Alarm-Comm	84	1.47%
	AC Stray/Contnd	82	1.44%
	VIN Inspection	78	1.37%
Workload saturation in area (%)	Reporting districts 2E, 2H, 2L, 2M account for 9,874 (year to date) reactive CFS compared to a total of 45,128 total YTD. These RD's account for 21.88% of all reactive CFS YTD.		

Will this development have other significant impacts on the ability to provide services?	☐ Yes ☒ No
Will this development necessitate additional police resources and/or equipment beyond current levels?	☐ Yes ☒ No
If yes, please explain under "Adverse Impact Comments, Recommendations, and Fiscal Impact".	

Traffic Crash Data for Area:

Provide comments below for crash data in area surrounding development.



Total Crashes

5

Fatal Crashes

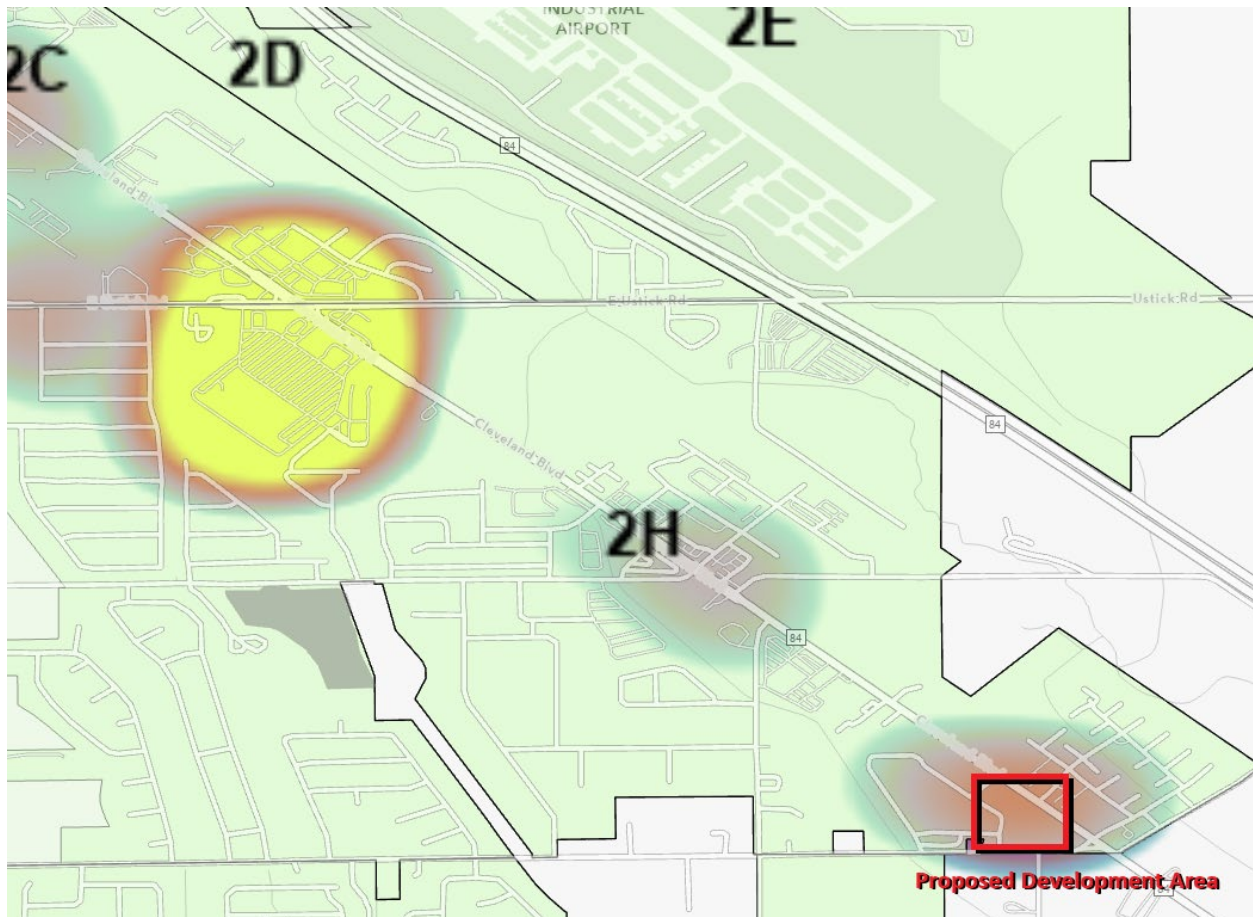
1

Within our city limits, we have had (since January, 1st 2026 – January 4th, 2026) 5 total crashes:

- 1 Fatal Crash
- 3 Intersection Related
- 4 Vehicle moving straight
- 2 Vehicle turning right

Hot Spot Mapping (if applicable):

Please attach a map of hot spots and provide comments here to explain such attached mapping.



The proposed development area is at the very southeast corner of our current city limits at the end of the 2H reporting district. The yellow bright area represents a high density of

reactive calls for service this year. In this case it is located at the intersection of Ustick and Cleveland.

Adverse Impact Comments, Recommendations and Fiscal Impact:

Provide any comments below on the adverse impact this will or could have on the police department facilities, services or staffing, and any proposed recommendations for additional needs and fiscal impact.

FIRE DEPARTMENT ANALYSIS AND SERVICE IMPACT:

CFD projects future service needs based on population, population density, response times, service demand, and development types.

Emergency Response Time Analysis and Service Impact:

The Caldwell Fire Department has benchmark standards for the organization and deployment of fire suppression operations, emergency medical operations, and special operations to the public. This standard provides for a travel time of 4:00 minutes, 90% of the time to reach emergency incidents within their jurisdiction with the first arriving unit.

Standards for Travel Time (90% of time) for first arriving unit:	4 minutes
Closest fire station (in miles) to site:	
Approximate response time to site:	
Will this development have other significant impacts on the ability to provide services?	☐ Yes ☐ No
Will this development necessitate additional fire resources and/or equipment beyond current levels?	☐ Yes ☐ No
<i>If yes, please explain under "Adverse Impact Comments, Recommendations, and Fiscal Impact".</i>	

Adverse Impact Comments, Recommendations and Fiscal Impact:

Provide any comments below on the adverse impact this will or could have on fire department facilities, services or staffing, and any proposed recommendations for additional needs and fiscal impact.

Canyon Village Shops Crash Study

Created on July 4, 2026

Created by Marlon Leslie

Data extents: January 1, 2026 to July 4, 2026



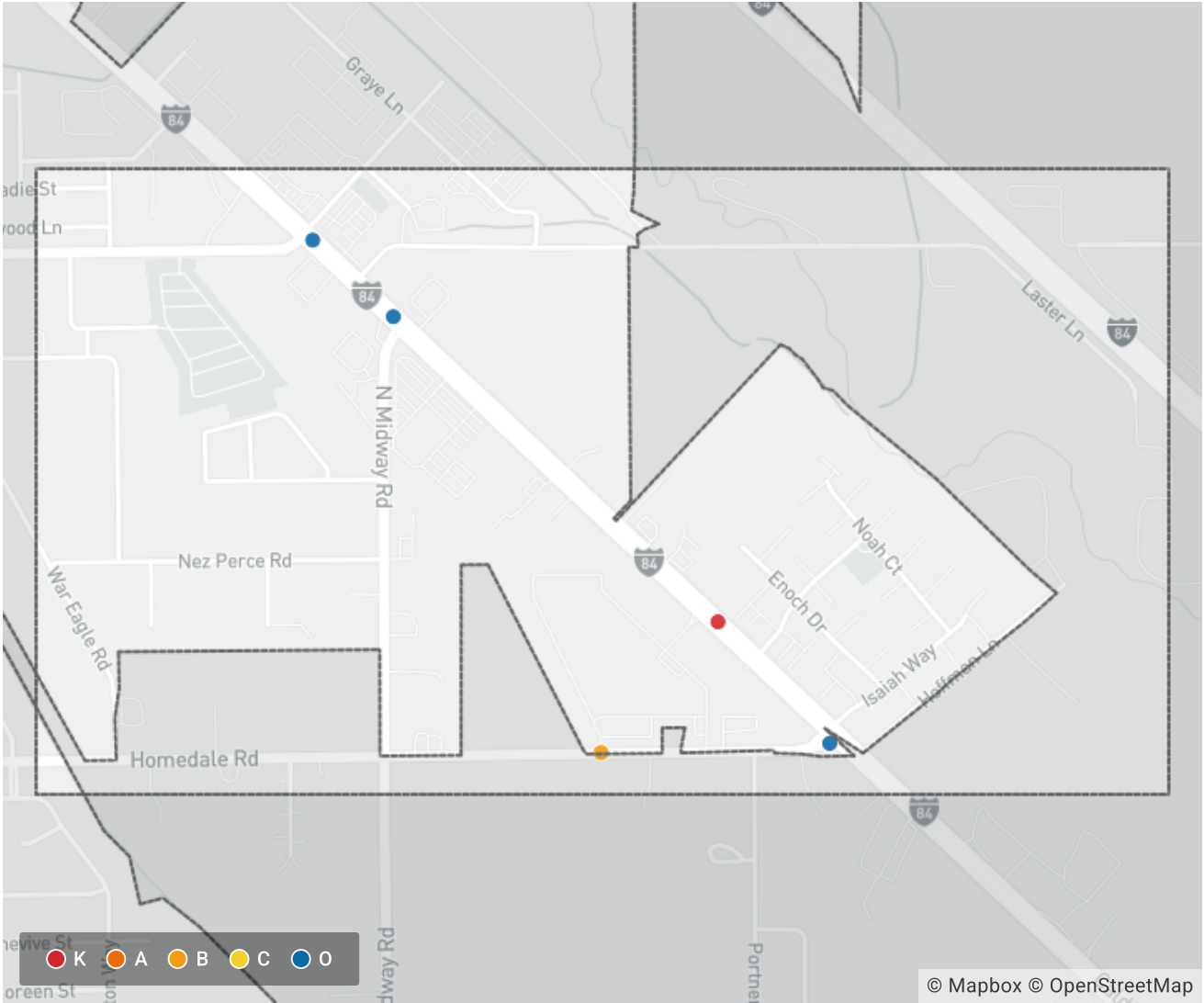
Applied Filters

City (Geo)

=

Caldwell

Shape: Polygon 1



Total Crashes	5	Fatal Crashes	1
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ITD Crash Summary		Crash	
Total Crashes	5	100.00%	
Intersection Related	3	60.00%	
Fatal Crashes	1	20.00%	

Fixed Object	1	20.00%
Impaired Driver Related	1	20.00%
+ 8 more	0	0%

Date & Time (Year)		Crash
2026	5	100.00%
+ 18 more	0	0%

Crash Severity (# of Crashes)		Crash
(O) Property Damage Report	3	60.00%
(B) Suspected Minor/Visible Injury	1	20.00%
(K) Fatal Injury	1	20.00%
+ 2 more	0	0%

Injury Name		Person
No Apparent Injury	9	69.23%
Suspected Minor Injury	2	15.38%
Fatal Injury	1	7.69%
Suspected Serious Injury	1	7.69%
Possible Injury	0	0.00%

Intersection Related		Crash
Yes	3	60.00%
No	2	40.00%

Date & Time (Day of Week)		Crash
Tuesday	3	60.00%
Wednesday	1	20.00%
Sunday	1	20.00%
+ 4 more	0	0%

County		Crash
Canyon	5	100.00%
+ 43 more	0	0%

Operator Action		Unit
Going Straight	4	40.00%
Turning Right	2	20.00%
Avoiding Vehicle, Pedestrian,	1	10.00%

Changing Lanes	1	10.00%
Stopped in Traffic	1	10.00%
Turning Left	1	10.00%
+ 50 more	0	0%

Unit Type	Unit	
Car	6	60.00%
SUV/Crossover	3	30.00%
Pickup	1	10.00%
+ 27 more	0	0%

Urban / Rural	Crash	
Urban	5	100.00%
Rural	0	0.00%

Contributing Circumstances (All)	Crash	
None	5	100.00%
Failed to Maintain Lane	1	20.00%
Failed to Yield	1	20.00%
Following Too Close	1	20.00%
Improper Lane Change	1	20.00%
+ 36 more	0	0%

Most Harmful Event	Crash	
Rear-End Turning	2	40.00%
Angle Turning	1	20.00%
Non-Contact Unit	1	20.00%
Overturn	1	20.00%
Rear-End	1	20.00%
+ 59 more	0	0%



**Your Safety • Your Mobility
Your Economic Opportunity**

IDAHO TRANSPORTATION DEPARTMENT

P.O. Box 8028 • Boise, ID 83707-2028

(208) 334-8300 • itd.idaho.gov

June 15, 2026

Katie Wright
Planner III
City of Caldwell Planning & Zoning
205 S 6th Avenue
Caldwell, ID 83605

VIA EMAIL

Development Application	DEV26-000005 & SPP 26-000007
Project Name	Canyon Village Shops
Project Location	Parcels R3089901200 & R30899102A0A
Project Description	Commercial Subdivision
Applicant	Connor Lindstrom, KM Engineering

The Idaho Transportation Department (ITD) reviewed the referenced application(s) and has the following comments:

1. As part of the traffic study for this development, please include the intersection of Homedale Road and Cleveland Blvd as a study intersection. I encourage the applicant to reach out if there are any questions regarding this request.
2. ITD reserves the right to make further comments upon review of the submitted documents.

If you have any questions, you may contact me at 208-334-8377.

Sincerely,

Kendra Conder

Kendra Conder
Development Services Coordinator
Kendra.conder@itd.idaho.gov

Katie Wright

From: Morgan Bessaw
Sent: Wednesday, June 3, 2026 4:00 PM
To: Katie Wright
Subject: FW: Request for Agency Comment by June 19th - Canyon Village Shops

For your records



COMMUNITY DEVELOPMENT

Morgan Bessaw

Deputy Director

205 S. 6th Ave. •

www.cityofcaldwell.org • 2084554594

From: Doug Critchfield <critchfielddd@cityofnampa.us>
Sent: Tuesday, June 2, 2026 12:15 PM
To: Morgan Bessaw <mbessaw@cityofcaldwell.org>
Subject: RE: Request for Agency Comment by June 19th - Canyon Village Shops

Morgan – Nampa Planning and Zoning has reviewed this proposal. We have no comments. Thank you - Doug



Doug Critchfield, PLA

Principal Planner | Planning & Zoning Department

Office: (208) 468-5442 | Cell: (208) 606-5799

500 12th Ave S | Nampa, ID 83651

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From: Morgan Bessaw <mbessaw@cityofcaldwell.org>
Sent: Tuesday, June 2, 2026 10:44 AM
To: Alan Perry <aperry@cityofcaldwell.org>; Angelica Gomez <agomez@cityofcaldwell.org>; Anita Means (Caldwell Transportation Co) <anita@ctcbus.com>; Bill Pastoor <wpastoor@republicservices.com>; Black Canyon Irrigation Dist. (bcid@blackcanyonirrigation.com) <bcid@blackcanyonirrigation.com>; Black Canyon Irrigation District <developmentreview@blackcanyonirrigation.com>; Boise Project Board of Control (tritthaler@boiseproject.org) <tritthaler@boiseproject.org>; Boise River Food Control Dist. #10 (projectmgr@boiseriver.org) <projectmgr@boiseriver.org>; 'brandon.flack@idfg.idaho.gov' <brandon.flack@idfg.idaho.gov>; Brian Courtright <bcourtright@republicservices.com>; Bureau of Land Management (jsullivan@blm.org) <jsullivan@blm.org>; Bureau of

Katie Wright

From: Morgan Bessaw
Sent: Wednesday, June 3, 2026 4:00 PM
To: Katie Wright
Subject: FW: Request for Agency Comment by June 19th - Canyon Village Shops

For your records



COMMUNITY DEVELOPMENT

Morgan Bessaw

Deputy Director

205 S. 6th Ave. •

www.cityofcaldwell.org • 2084554594

From: Eddy Thiel <eddy@nampahighway1.com>
Sent: Tuesday, June 2, 2026 12:53 PM
To: Morgan Bessaw <mbessaw@cityofcaldwell.org>
Subject: RE: Request for Agency Comment by June 19th - Canyon Village Shops

Good Afternoon Morgan,

Nampa Highway District #1 has no comment.

Thank you,

Eddy

Eddy Thiel
ROW
eddy@nampahighway1.com
4507 12th Ave. Rd. • Nampa, id 83686
TEL 208.467.6576 • FAX 208.467.9916

From: Morgan Bessaw <mbessaw@cityofcaldwell.org>
Sent: Tuesday, June 2, 2026 10:44 AM
To: Alan Perry <aperry@cityofcaldwell.org>; Angelica Gomez <agomez@cityofcaldwell.org>; Anita Means (Caldwell Transportation Co) <anita@ctcbus.com>; Bill Pastoor <wpastoor@republicservices.com>; Black Canyon Irrigation Dist.

PH- EXHIBITS

Public Hearing Late Exhibits

This includes materials and documents submitted during the hearing as late exhibits