

## 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](mailto: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>



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### HEARING EXAMINER REGULAR MEETING AGENDA Tuesday, March 24, 2026 @ 1:30 pm Caldwell City Council Chambers Room, 205 S. 6<sup>th</sup> Avenue, Caldwell, Idaho

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- I. **ROLL CALL**
- II. **REVIEW OF PROCEEDINGS**
- III. **CONSENT CALENDAR** Approve the January 27<sup>th</sup> 2026, Hearing Examiner Meeting Minutes.
- IV. **OLD BUSINESS: None**
- V. **NEW BUSINESS**
  1. **ACTION ITEM: Public Hearing Quasi-Judicial: Case Number DEV25-000009, PUD25-000004, SPP25-000013:** The applicant, Eli Benski of Brighton Co., on behalf of the landowner, DWT Investments, is requesting a Development Agreement Modification, Planned Unit Development, and Preliminary Plat for Aviary Heights Subdivision. The subject sites have existing zoning of H-C (Mixed-Use / Regional Commercial), R-2 (Community Residential), and R-1 (Neighborhood Residential), where the current City comprehensive plan future land use map place types are Neighborhood 2, Neighborhood 3, and Mixed Use Center. The applicant is requesting approval of a planned unit development and preliminary plat for Aviary Heights Subdivision, a mixed-use subdivision with 305 single-family detached and attached residential building lots, 11 commercial lots, and two (2) public/quasi-public lots for a future fire station and school lot. The 124.6 acre development is located on the west side of Midland Blvd, south of the Lower Fivemile Drain, generally at the northwest corner of the HWY 20/26 and Midland Blvd intersection. **Application requires continuance to next available hearing, Tuesday, April 14<sup>th</sup>, 2026.**
  2. **Action Item: Public Hearing for Case Number SPP25-000010, ZON26-000002:** The applicant, Jordan Moorhouse, on behalf of SM4 LLC., is requesting approval of a rezone for a portion of parcel R34319020700 from R-1 to C-1. The parcel currently has a split zone and the applicant would like to ensure the entire parcel is zoned C-1 as was intended when the lot was designated a commercial lot within the original Shadow Glen Subdivision. Concurrently, the applicant is requesting approval of a preliminary plat application for Shadow Glen Commercial Subdivision, a commercial subdivision with four buildable lots. The 1.52 acre parcel is located on the west side of Middleton Rd., approximately 260 feet north of the intersection with Linden 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, April 14<sup>th</sup>, 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](http://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.

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**HEARING EXAMINER  
MEETING MINUTES  
Tuesday, January 27<sup>th</sup>, 2026 @ 1:31 pm  
Caldwell City Council Chambers Room, 205 S. 6<sup>th</sup> Avenue, Caldwell, Idaho**

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**CALL TO ORDER** – Hearing Examiner, Ms. Sabrina Durtschi opened the meeting for the public hearing at 1:31 p.m.

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

**MEMBERS PRESENT:** Angelica Gomez (Administrative Assistant); Garline Davis (Planner I); Joe Dodson (Principal Planner)

**CONSENT CALENDAR:**

**OLD BUSINESS:** None

**NEW BUSINESS:**

1. **ACTION ITEM: Public Hearing Quasi-Judicial: Case Number: SUP25-000020:** Wesam Almadhrhi of Vape Stop, on behalf of Cleveland Caldwell LLC, is requesting approval of a special use permit (SUP) for a tobacco/vape retail facility to be located at 5210 Cleveland Blvd. The storefront is already existing, the application is for a change in use, no changes to the site are proposed at this time. The parcel is zoned C-3, and is located on the Southwest side of Cleveland Blvd, approximately 400 feet south of the intersection with E. Ustick Rd. in Caldwell, ID.

Garline Davis (Planner I) 205 S. 6th Avenue, provided the staff report by outlining its contents by use of a PowerPoint presentation.

In response to the Hearing Examiner’s questions, Ms. Davis stated:

- The building does not meet current landscaping requirements because it was built in 2003.
- Agrees that the applicant is only a fraction of the tenants in the building.
- In code, once anyone applies for an SUP the site must be brought into greater conformance.

Wesam Almadhrhi (Applicant) 12040 Moenart, Detroit MI, signed in favor of the application.

In response to the Hearing Examiner’s question, Mr. Almadhrhi stated:

- He believes he needs to put bushes or shrubs in the right-of-way.
- There are multiple tenants in the building and there is no updated landscaping.
- It is not his building so he feels he can’t make the decision on the landscaping.
- He is just a tenant renting the space.

In response to the Hearing Examiner’s question, Ms. Davis stated the landscaping as a whole is not up to current standards.

In response to the Hearing Examiner’s question, Mr. Almadhrhi stated that he has not told the owner about the landscaping conditions.

Joe Dodson (Principal Planner) 205 S. 6th Avenue, stated:

- The condition doesn't speak about widening the buffer knowing that it would have to remove parking.
- The code would require a certain number of trees, but staff is not requiring that.
- When reviewing staff was trying to find the least impact but could give a good benefit.
- That is why staff felt shrubs would be a good fit.
- In any SUP that would have be required at the location, staff would be saying the same thing. Even if it was before the new code because it's still not compliant with the old code.
- The Hearing Examiner can make the final decision to make the modification to the condition.

In response to the Hearing Examiner's question, Mr. Almadhrhi stated he thinks the owner will say, "It's not my problem."

In response to the Hearing Examiner's question, Mr. Dodson stated it is up to the Hearing Examiner to determine how she would like to modify the condition.

Mr. Almadhrhi asked is the owner of the building doesn't want to invest the money how would they go about that?

Mr. Dodson stated that was the point of the Hearing Examiner's question. If the Hearing Examiner writes the condition in such a way that if they are trying, then it won't hold up the applicant.

Modified Condition # 3.

~~Prior to May 1<sup>st</sup>, +~~ The applicant shall work with the current landowner to install, if possible, a minimum of fifty (50) shrubs within the street landscape buffer along Cleveland Blvd. in accordance with City Code Section 10-02-09-5(5).

FINDINGS OF FACT AND CONCLUSSIONS OF LAW FOR Case Numbers SUP25-000020: The Caldwell Hearing Examiner accepts the Findings of Fact and Conclusions of Law outlined in the staff report, public testimony, and the evidence list. All adopted ordinances, standards and codes were used in evaluating the application. The proposed use was conditionally permitted by the terms of the ordinance and such conditions of approval.

ORDER OF DECISION FOR CASE NUMBERS SUP25-000020: Based on the Findings of Fact and Conclusions of Law, the Caldwell Hearing Examiner hereby orders that Case Numbers SUP25-000020, is recommended for approval by City Council, subject to the conditions of approval listed in the staff report.

There was no public testimony  
There was no rebuttal

Ms. Durtschi closed the public hearing testimony at 1:53 pm.

## ADJOURNMENT

The Hearing Examiner adjourned the meeting at approximately 1:54 pm.

The next meeting for the Hearing Examiner will be on Tuesday, February 10, 2025, at 1:30 p.m.  
Respectfully submitted by Angelica Gomez, Administrative Assistant

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

\_\_\_\_\_  
Ms. Sabrina Durtschi

\_\_\_\_\_  
Date

ATTEST:

\_\_\_\_\_  
Morgan Bessaw, Deputy Director

\_\_\_\_\_  
Date

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



**COVER SHEET**

Staff Planner: April Cabello, Associate Planner

<b>DOCKET NUMBER/CASE NUMBER</b>	<b>PROJECT NAME / TITLE</b>
SPP25-000010, ZON26-000002	Shadow Glen Commercial
<b>PUBLIC HEARING DATE</b>	<b>PROPERTY /LOCATION</b>
3/24/2026	R3431920700

**BRIEF SUMMARY OF APPLICATION REQUESTS:**

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

**IMPACT ANALYSIS SUMMARY**

This cover sheet summarizes potential development impacts that may result in the completion of the proposed development. This analysis does not consider the timing or phasing of such development and does constitute a complete assessment. The official staff report should be reviewed for a complete and comprehensive analysis of the project and findings for the project.

**PROPOSED LAND USE AND ESTIMATED RESIDENT POPULATION INCREASE**

# Proposed Single Family Units:	0	Population = (DU * 3):	0
# Proposed Duplex & Multifamily Units:	0	Population = (DU * 2):	0
Proposed Commercial Acreage:	1.52 acres	<b>*TOTAL estimated population increase:</b>	0

\*Population projects are based on the average numbers of persons per household listed within Census.

**FIRE SERVICES**

Fire Dept Travel Response Time Goals:	90% within 4 min.
Closest Fire Station (in miles):	1.4 miles
Est. Response Time to Site:	3 minutes
Will this development have other significant impacts on the ability to provide services:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Will this development necessitate additional fire resources and/or equipment beyond current levels:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Will the development pay development impact fees?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<b>Overall Comments, Recommendations &amp; Fiscal Impact:</b>	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: No comments

**POLICE SERVICES**

Calls for Service in Area (YTD): Nearby adjacent reporting districts have an average of 155.75 calls for service each year to date. The nearby RD's (1H, 1I, 2E, 2K) have a combined total of 623 reactive CFS from January 1st to March 13th, 2026.

Call Types within Area:	<b>Top 20 Reactive Calls for Service in the Area</b>		
	<b>Nature</b>	<b>#</b>	<b>%</b>
	Follow Up	20	6.85%
	Abandoned Vehicle	14	4.79%
	Suspicious	13	4.45%
	Attempt to Locate	11	3.77%
	Citizen Assistance	10	3.42%
	Parking Problem	9	3.08%
	Vehicle Accident	9	3.08%
	Welfare Check	8	2.74%
	Disturbance	8	2.74%
	Juvenile Problem	8	2.74%
	Animal Control Barking Dog	7	2.40%
	Agency Assist	7	2.40%
	911 Cell Open Line	7	2.40%
	Alarm-Commercial	7	2.40%
	Animal Control Animal at Large	7	2.40%
	911 Disconnected Call - Cell	7	2.40%
	Noise Complaint	6	2.05%
	Reckless Driver	6	2.05%
Alarm-Residential	6	2.05%	
Area Check	5	1.71%	

Workload Saturation (%): Reporting districts 1H, 1I, 2E, 2K account for 427 (year to date) reactive CFS compared to a total of 4,824 total YTD. These RD's account for 3.23% of all reactive CFS YTD.

Traffic Crash Data: **See Exhibits**

Will this development have other significant impacts on the ability to provide services?  
 Yes  No

Will this development necessitate additional police resources and/or equipment beyond current levels?  
 Yes  No

**Overall Comments, Recommendations & Fiscal Impact:**  
 The additional demands placed on the police department from this commercial development highly depend on the nature of the vendors that would inhabit the locations. Generally, commercial locations generate very few calls for service one their own, with the exception of Banks, Gas Station, Vape Shops, and Liquor Stores to name the statistically highest offenders of commercial locations that are of this size.

**PUBLIC SCHOOLS**

School District: Vallivue

Capacity to Serve (Based on no residential units)  
 Yes  No  
 School was not specific in their response  
 No response received from District

**UTILITIES AND INFRASTRUCTURE**

Adequate public utilities and services, including water, wastewater, stormwater, and other necessary infrastructure, are available or can be reasonably extended to serve the proposed development. Utilities shall have sufficient capacity to accommodate the proposed development at building permit issuance. Where necessary, the applicant shall construct or extend required facilities in accordance with City standards as a condition of approval.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Traffic Impact Study Completed?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Not Required
Are Traffic Improvements Required for Development?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
Are All Traffic Improvements Listed as Conditions of Approval?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No (See engineering memo)

**REQUIRED INFRASTRUCTURE IMPROVEMENTS**

- Curb and Gutter  Sidewalk  Street Widening  Construction of Roundabout  Traffic Signals  Turn Lanes  
 Well  Lift Station  Utility Main Line Extensions  Public Pathways  Crosswalks  School Crossing Beacons  
 Transit Stop  School Bus Stop  Public Pathways  Landscaping / Open Space  Land Use Buffering / Screening  
 Other:

**DEVELOPMENT AGREEMENT**

Does the subject parcel(s) have an existing Development Agreement in place?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
If not, is staff recommending the development be subject to a Development Agreement?	<input type="checkbox"/> Yes <input type="checkbox"/> No

**OTHER SUBSTANTIAL ADVERSE AND DEMONSTRABLE IMPACTS**



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**I. APPLICATION FACTS:**

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**Applicant:** Jordan Moorhouse, McCarter-Moorhouse, LLC.

**Property Owner(s):** SM4 LLC

**Application Requests and Development Proposals:** Application for a partial rezone of Parcel R3431920700 from R-1 (Neighborhood Residential) to C-1 (Neighborhood Commercial).  
Application for a Subdivision to create four (4) separate commercial lots.

**Application Submission:** The applicant, SM4 LLC, Jordan Moorhouse, on behalf of the property owner, SM4 LLC, submitted an application on 2/24/2026

**Proposed Site Location:** The subject site is located on the west side of Middleton Rd., approximately 260 feet north of the intersection with Linden Rd., in Caldwell, Idaho with a property address of 0 Shadow Glen Dr., described as a portion of 30-4N-2W SE SHADOW GLEN NO 2 LT 2 BLK 6

**Parcel Number(s):** R3431920700

**Property Size:** Approximately 1.52 acres, more or less

**Jurisdiction:** The property is currently located in the City of Caldwell

**Applicable Regulations and Guiding Documents:** Applications were thoroughly analyzed and reviewed for compliance with:

- a. City of Caldwell Zoning Ordinance No. 1451, as amended
- b. City of Caldwell Subdivision Ordinance, as amended
- c. City of Caldwell Comprehensive Plan, as amended
- d. Treasure Valley Tree Selection Guide
- e. Bicycle and Pedestrian Master Plan
- f. Caldwell Transportation Master Plan
- g. Idaho Code

**Public Notifications:** The following noticing was completed in accordance with Caldwell City Code Section 10-03-12:

<b>Neighborhood Meeting Held</b>	12/11/2025
<b>Public Agency Notification Sent</b> (See attached exhibit for list of agencies notified)	11/7/2025
<b>(500') Radius Notices Mailed - Hearing Examiner Hearing</b> (Min. 15 days prior to hearing)	3/4/2026
<b>Legal Ad Published - Hearing Examiner Hearing</b> (Min. 15 days prior to hearing)	3/7/2026
<b>Physical Site Posted - Hearing Examiner Hearing</b> (Min. 10 days prior to hearing)	3/9/2026

**Applicant Proof of Posting Received - Hearing Examiner Hearing** 3/13/2026

**Hearing Examiner Public Hearing** 3/24/2026

**Political Subdivisions Providing Services:**

*Fire:* Caldwell Fire  
*Police:* Caldwell Police  
*School* Vallivue  
*District:*  
*Water* City of Caldwell (Municipal Water)  
*Services:*  
*Sewer:* City of Caldwell (Municipal Sewer)  
  
*Trash:* Republic Services  
  
*Irrigation Services:*  
*Irrigation* City of Caldwell (Pressurized Irrigation)  
*District:* Caldwell Municipal Irrigation District  
*Others:* n/a

**Political Subdivisions Notification and Comments:**

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

- a. ITD – Has no comments or concerns.
- b. City of Caldwell Engineering Department – Provided general conditions for approval for Shadow Glen Commercial. **See Exhibit 2 of this report for full comments from Engineering.**
- c. City of Caldwell Police Department - **See Exhibit 2 of this report for full comments from Police.**
- d. City of Caldwell Fire Department – Stated the project can be approved and provided general conditions of approval. **See Exhibit 2 of this report for full comments from Engineering.**
- e. City of Caldwell Mapping Department - Provided general conditions of approval.

**Public Comments Received:**

In response to the public notices, public comments were received from the following and are included in their entirety as part of the official record and the exhibits attached hereto.

- a. No public response received.
- b. Public testimony given at the public hearing will be included in the official minutes of the record.

**Site / Project Background and History:**

The subject site was annexed into the City of Caldwell in 2006 as part of Copper Creek Subdivision and was planned for (8) eight phases; only (1) one phase was recorded and the remaining portion of the subdivision expired. In 2020 Shadow Glen Subdivision submitted for a re-plat for the remaining portions of the Copper Creek Subdivision, including the commercial portion. At that time, the dimensions of the commercial parcel

increased but the zoning boundary for commercial was not increased which has created the current situation of a split zoned parcel.

**Site Features:**

<i>Floodplain:</i>	The property is not within a flood zone.
<i>Mature Trees:</i>	No mature trees but there are (6) six young trees and (3) three young pine trees located within the parcel along the west residential fence line.
<i>Streams / Creeks:</i>	None
<i>Wildlife Habitat:</i>	None
<i>Riparian Habitat Area:</i>	None
<i>Steep Slopes / Hillside:</i>	None
<i>Canals / Ditches / Drains:</i>	None
<i>Other, Describe:</i>	None

**Site and Surrounding Zoning Classifications:**

<i>Site:</i>	C-1 (Neighborhood Commercial) and R-1 (Neighborhood Residential)
<i>North:</i>	R-1 Neighborhood Residential
<i>South:</i>	Canyon County
<i>East:</i>	R-1 (Neighborhood Residential)
<i>West:</i>	R-1 (Neighborhood Residential)

**Site and Surrounding Land Uses (existing):**

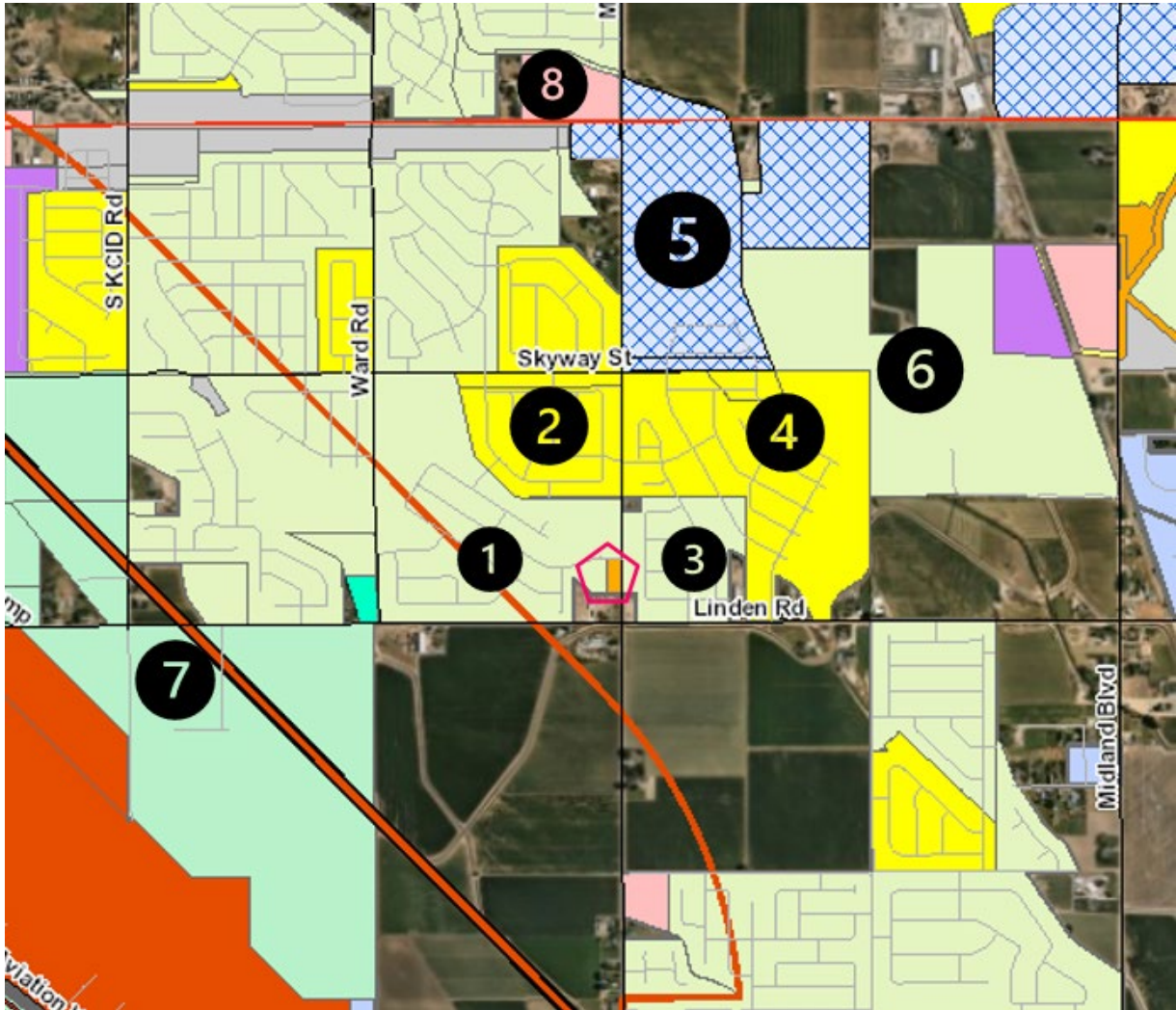
<i>Site:</i>	Vacant land
<i>North:</i>	Vacant land (future residential phase of Shadow Glen)
<i>South:</i>	Farmland with farmhouse and structures
<i>East:</i>	Single-Family Residential
<i>West:</i>	Single-Family Residential

**Site and Surrounding Comprehensive Plan Land Use Designations:**

<i>Site:</i>	Neighborhood 2
<i>North:</i>	Neighborhood 2
<i>South:</i>	Neighborhood 2, Mixed Use and Employment Center
<i>East:</i>	Neighborhood 2
<i>West:</i>	Neighborhood 2

**Approved  
Developments  
Within 1-Mile  
Radius of  
Subject Site:**

Within a one-mile radius of the subject site, the following entitlements have been approved and are actively being built or have the ability to be built in the future.



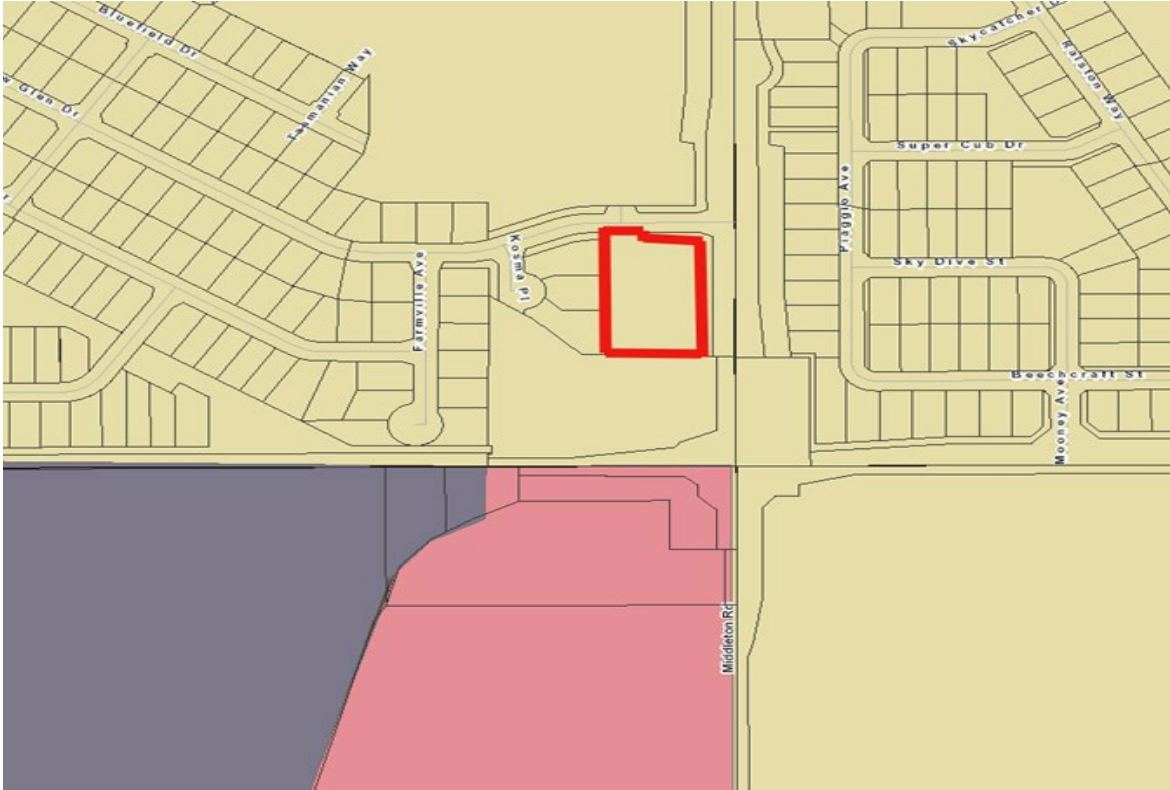
**Map Exhibit #1 (Above): Approved Developments Surrounding Subject Site**

<b>Map Key</b>	<b>Description</b>
1	Shadow Glen - 257 Single Family lots
2	Masterson Ranch - 175 Residential lots
3	Mason Creek Grove - 114 Single Family lots
4	Mason Creek Landing - 311 Single Family lots and 21 Fourplex lots
5	Valencia Village - 240 apartments, 94 townhomes lots, 26 Single Family lots
6	Escalon Park - 9 Commercial Lots, 240 Single Family lots, 192 Multi-Family lots
7	Highline Building #1 - Corey Barton Truss Plant 1 industrial building
8	Mason Creek Commercial – 10 Commercial lots

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## II. STAFF REVIEW AND ANALYSIS – COMPREHENSIVE PLAN MAP ANALYSIS

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**Map Exhibit (Above): City of Caldwell Comprehensive Plan Map**

	Community Center		Neighborhood 2
	Downtown Core		Neighborhood 3
	Employment Center		Special Purpose
	Mixed Use Center		Urban Neighborhood
	Neighborhood 1		

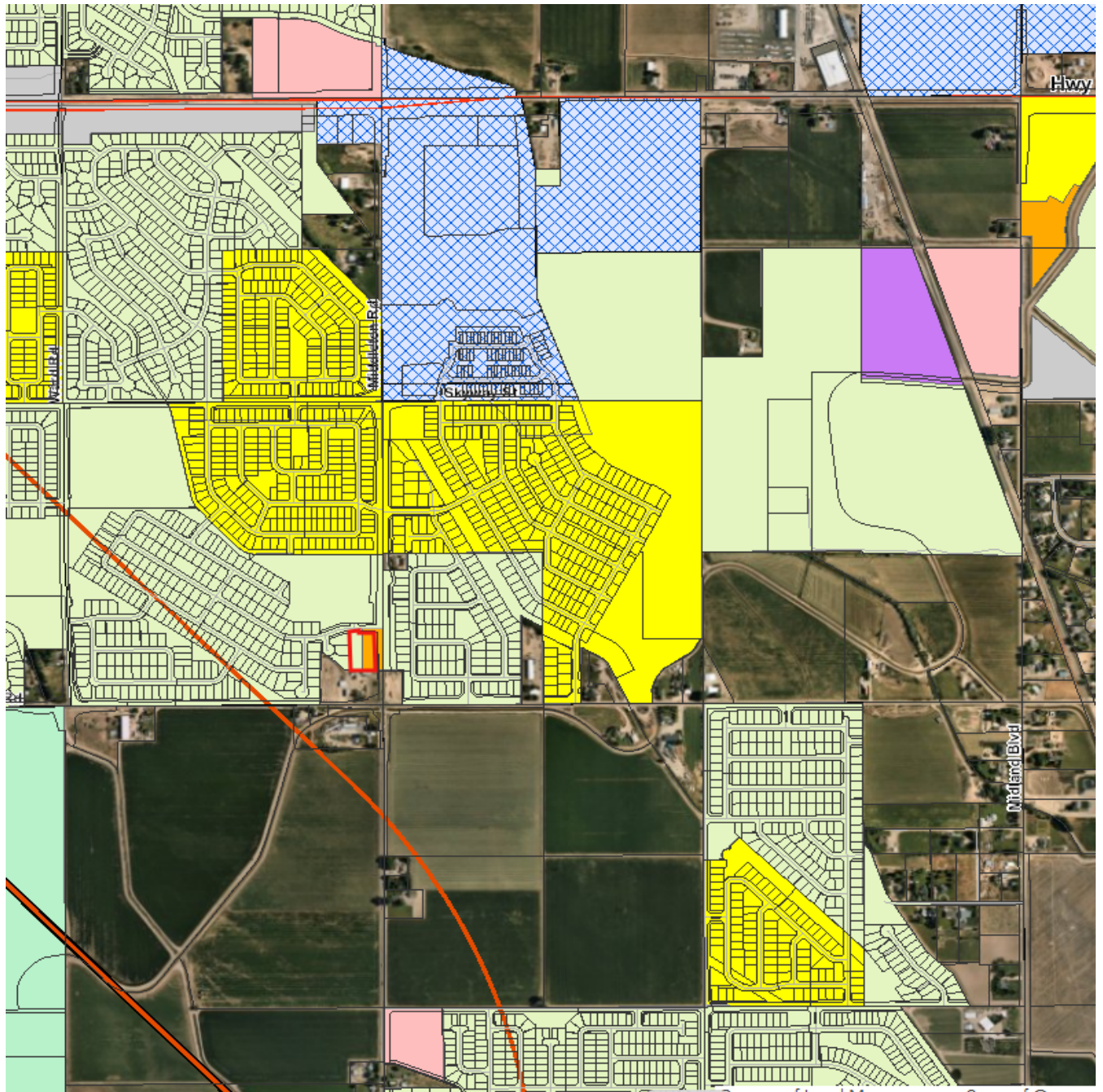
The Comprehensive Plan Land Use Map depicts the subject site (**outlined in red**). The subject site is designated within the future land use map as Neighborhood 2. Surrounding parcels to the north, south, east and west are also designated as Neighborhood 2.

The current comp plan designation supports the existing and requested zoning designation of C-1 (Neighborhood Commercial). Neighborhood 2 is the most prevalent place type and covers areas between major centers. These areas should develop to be highly connected and allow for a variety of housing options. In general, less dense housing is found in areas further from major roadways and increases in density closer to major roads. Commercial services are low to medium intensity and are generally only found at major intersections of arterial and major collector roads but should be highly accessible to surrounding residential areas. Commercial services are low to medium intensity and are generally only found at major intersections of arterial or collector roads. No comp plan amendment is needed.

***Staff Comment:*** Staff finds the overall proposed development plan is generally consistent with the goals and policies from the adopted Comprehensive Plan as listed in Table 1 below, based on the known factors at the time of publication of this staff report:

<b>TABLE 1: CONSISTENT COMPREHENSIVE PLAN GOALS AND POLICIES</b>	
<b>CHAPTER 3: CONNECTED COMMUNITY</b>	
<u>Policy 3.1</u>	Develop consistent streetscapes along corridors, with distinct landscaping, signage, or similar placemaking elements.
<u>Policy 3.3</u>	Facilitate improvements and intensification of activity along major commercial corridors with mixed-use development oriented toward the corridor.
<u>Policy 6.3</u>	Ensure that street, parking, and driveway designs are adequately sized to accommodate the turning radius of public safety equipment.
<b>CHAPTER 4: VISION FOR VIBRANT GATHERING SPACES</b>	
<u>Policy 1.1</u>	Support development that provides a range of experiences and activities that are welcoming and inclusive to all demographics, including families, seniors, youth, and individuals with disabilities.
<b>CHAPTER 5: WHERE RIVERS, PARKS &amp; AGRICULTURE MEET</b>	
<u>Policy 2.2</u>	Meet or exceed water quality runoff and stormwater best practice standards.
<b>CHAPTER 6: QUALITY NEIGHBORHOODS TO CALL HOME</b>	
<u>Policy 2.4</u>	Encourage neighborhood-serving services and retail businesses near residential neighborhoods to provide convenient access to daily needs.
<b>CHAPTER 7: INTENTIONAL AND DISTICT CENTERS</b>	
<u>Policy 2.1</u>	Expand daily services and retail opportunities for residents adjacent to neighborhoods.
<u>Policy 3.2</u>	Encourage developments with a mix of uses, amenities, and activities that balance commercial and residential needs.
<u>Policy 3.3</u>	Focus commercial development along corridors and at gateways to leverage access to public transit and local and regional vehicle trips.
<u>Policy 3.5</u>	Support and assist Caldwell’s small business and local entrepreneurs.
<u>Policy 4.3</u>	Ensure an adequate inventory of commercial and industrial property for new and growing businesses.
<u>Policy 6.1</u>	Provide for the orderly expansion of public services and infrastructure to match population growth and serve new development.

### III. STAFF REVIEW AND ANALYSIS – ZONING MAP ANALYSIS



Map Exhibit (Above): City of Caldwell Zoning Map

<span style="background-color: #90EE90; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> R-4-1	Semi-Rural Residential-1	<span style="background-color: #FFD700; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> C-1	Neighborhood Commercial	<span style="background-color: #808080; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> IP	Industrial and Business Park
<span style="background-color: #FF00FF; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> R-4-2	Semi-Rural Residential-2	<span style="background-color: #A9A9A9; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> C-2	Community Commercial	<span style="background-color: #90EE90; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> M-1	General Industrial
<span style="background-color: #90EE90; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> R-1	Neighborhood Residential	<span style="background-color: #FF69B4; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> C-3	General Commercial	<span style="background-color: #008000; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> M-2	Heavy Industrial
<span style="background-color: #FFFF00; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> R-2	Community Residential	<span style="background-color: #ADD8E6; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> C-4	Service Commercial	<span style="background-color: #FF4500; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> A-D	Airport District
<span style="background-color: #800080; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> R-3	Urban Residential	<span style="background-color: #00CED1; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> C-C	Downtown Central Business	<span style="background-color: #ADD8E6; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span>	Mixed-Use / Regional Comm.
<span style="background-color: #4169E1; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> H-D	Healthcare District	<span style="border: 2px solid green; display: inline-block; width: 15px; height: 10px;"></span>	Downtown City Center	<span style="background-color: #FFD700; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span>	Downtown Transition Neighborhood
	Public District	<span style="background-color: #00CED1; border: 1px solid black; display: inline-block; width: 15px; height: 10px;"></span> C-D	College District		

The proposed zoning from R-1 (Neighborhood Residential) to C-1 (Neighborhood Commercial) is compliant with the current comprehensive plan place type of Neighborhood 2.

According to Caldwell City Code, the purpose of the C-1 (Neighborhood Commercial) zone is to provide areas by zoning procedures in accordance with the comprehensive plan that accommodate small-scale, low-intensity retail, restaurant, office, and service-oriented businesses that serve the day-to-day needs of nearby residential neighborhoods.

**Staff Comment:** *The applicant is proposing to re-plat the approved commercial portion (parcel R3431920700) of Shadow Glen Subdivision SUB-20P-09 that was approved November 16, 2020. The subdivision was approved with one (1) commercial parcel, the applicant would like to re-plat the commercial parcel from one (1) parcel into four (4) parcels and correct the split zoning. In 2020 Shadow Glen Subdivision submitted for a re-plat for the remaining portions of Copper Creek Subdivision, including the commercial portion. At that time, the dimensions of the commercial parcel increased but the zoning boundary for commercial was not increased which has created the current situation of a split zoned parcel. The parcel (R3431920700) needs to come into compliance by correcting the zoning. Staff finds that the division of the parcels allows for and encourages neighborhood-serving services and retail businesses near residential neighborhoods to provide convenient access to daily needs.*

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#### IV. STAFF REVIEW AND ANALYSIS – PRELIMINARY PLAT AND DEVELOPMENT PLAN

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The project proposes to re-plat the commercial parcel of Shadow Glen from one (1) parcel into four (4) commercial parcels and rezone the parcel to correct the split zoning and provide additional opportunities for neighborhood serving commercial uses nearby the Shadow Glen residential subdivision.

##### **Detailed Breakdown of Phasing and Types of Land Uses:**

A detailed breakdown of the phasing and types of land uses for the proposed project are as follows:

<b>Phased Development?</b>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	<b>How Many Phases?</b>	n/a
<b>Non-Residential Type</b>	<b># of Lots</b>	<b># of Buildings</b>	<b># of Tenant Spaces</b>
<b>Commercial</b>	4	4	TBD

##### **Dimensional Standards Analysis:**

The Caldwell City Code provides bulk zoning standards for regulating the size, height, and setback requirements for buildings and structures within a particular zoning district; along with standards for lot size, spatial arrangements, and massing and scaling.

The following are the required bulk requirements and dimensional standards for the **C-1 zone** in accordance with Caldwell City Code, and the dimensions proposed by the subject development:

<b>Minimum Lot Size</b>	<b>Required</b>	<b>Proposed</b>
Interior Lot Area (sq. ft.)	0	15,888 to 17,193
Corner Lot Area (sq. ft.)	0	None
Minimum Lot Width / Frontage (ft.)	0	76 to 98

<b>Setbacks</b>	<b>Required</b>	<b>Proposed</b>
Front Yard Setback, Minimum (ft.)	10	TBD
Front Yard Setback, Maximum (ft.)	None	TBD
Interior Side Yard Setback (ft.) (Minimum)	5	TBD
Street Side Yard Setback (ft.) (Minimum)	15	TBD
Rear Yard Setback (ft.) (Minimum)	20	TBD

Scale and Massing	Required	Proposed
Maximum Building Height (ft.) *	30	TBD

\* Regardless of the zoning district, if a new mixed-use, multi-family, or non-residential structure is being built immediately adjacent to a single-family residence, the maximum height of the new structure shall be 30' unless allowed to exceed such maximum height by special use permit approval. For the purposes of this requirement, immediately adjacent to shall mean within one hundred fifty (150) feet, as measured from structure to structure.

**Staff Comments:**

Building Elevation and Design Work will be reviewed at design review submittal. The Design of buildings is not being reviewed with the Subdivision Plat or Rezone application. Elevations submitted with the application are not the proposed design.

**CCC 10-02-05 Off-Street Parking Standards:**

The Caldwell City Code has provisions addressing the minimum and maximum number of off-street parking spaces accessory to designated uses, shared parking lots, off-street loading, parking lot lighting, and bicycle parking.

The following provides an overview of the parking, loading, and bicycle parking requirements for the proposed land uses, and the amount proposed by the subject development:

<b>COMMERCIAL</b>		
Off-Street Parking Spaces	Required	Proposed
Off-Street Parking Spaces (Minimum)	Based on uses – TBD	Based on uses – TBD
Off-Street Parking Spaces (Maximum)	Based on uses – TBD	
ADA Accessible Parking Spaces	Required	Proposed
ADA Accessible Parking Spaces (Minimum)	Shall meet state and federal requirements	Based on uses – TBD
Bicycle Parking Spaces	Required	Proposed
Bicycle Parking Spaces	TBD	Based on uses – TBD

**Staff Comments:** The project will be reviewed for compliance with all parking requirements at time of design review submittal.

**Public Services, Utilities, and Facilities:**

- Sewer & Water:** All utilities are available or will be available as outlined in the City of Caldwell Engineering staff report memo.
- Irrigation:** Applicant is required to provide pressurized irrigation throughout the project in accordance with Caldwell City Code. The subject site is located within the Caldwell Municipal Irrigation boundary. Any issues related to access to a pressurized irrigation system will be addressed in the City of Caldwell Engineering staff report memo.
- Stormwater:** The applicant proposes retaining storm water on site, per City Code.
- Schools:** The subject site is located within the Vallivue School District. No comments received.
- Police:** Emergency police services are provided by the City of Caldwell Police. The nearest police station is approximately six (6) miles away from the furthest point of the development.
- Fire:** Emergency fire services are provided by the City of Caldwell Fire. The nearest fire station is Station #3 and is approximately one point four (1.4) miles from the development.

***Staff Comments:*** Staff finds all utilities are available or will be available as outlined in the Engineering staff report/ memo. Utilities are required to be designed and constructed in accordance with the City of Caldwell requirements for municipal facilities. All other public services and facilities are or will be provided to serve the site and any proposed land uses based upon the letters received from partner agencies.

**Transportation and Connectivity:**

*Street Frontage:* The proposed commercial subdivision has approximately 67.5 feet of frontage along Shadow Glen Drive and 326.2 feet of frontage on Middleton Road, both existing public roadways. Shadow Glen Drive is along the north boundary and Middleton Road is along the east boundary. All street frontages are to be improved with curb, gutter, sidewalk, and landscaping where none currently exists.

*Street Classifications:* Shadow Glen Drive – Local Road; Middleton Road – Principal Arterial

*Proposed Site Access:* The development is proposing to build a full access point to Shadow Glen Drive to the north. A Cross Access Easement Agreement will be required to be placed as a note on the plat, to allow access for the internal parcels. Access to individual lots is proposed via Shadow Glen Drive. No direct access is offered nor allowed to Middleton Road.

*Traffic Impact Study (TIS):* Not required.

**Landscaping:**

The Caldwell City Code specifies requirements for landscape street buffers, and land use buffers.

The following provides an overview of the city code requirements, and the proposal presented by the subject development:

<b>Street Landscape Buffers</b>	<b>Min. Required</b>	<b>Proposed</b>
<b>Shadow Glen Drive – Local (157 LF):</b>		
Buffer Width:	15' wide	20'
Sidewalk:	5' wide	5' existing
Berms:	Not required	None
Class I tree:	One per 25 LF No more than 50% of the trees	0
Class II tree:	One per 35 LF	7
Shrubs:	One per 4 LF 157'/4 = 39 shrubs	47
Groundcover:	20-50% turf grass Min. 50% shrubs, flowers, and other vegetative groundcover (besides turf)	Mixture of sod lawn, Black and Tan Mini rock mulch
Boulders:	0	0

<b>Middleton Road –Principal Arterial (330 LF):</b>	<b>Min. Required</b>	<b>Proposed</b>
Buffer Width:	25' wide	25' wide
Sidewalk:	5' wide detached or	Conditioned to comply

	7' attached	
Berms:	2' – 8'	2'-5'
Class I tree:	One per 25 LF No more than 50% of the trees	4
Class II tree:	One per 35 LF	6
Shrubs:	One per 4 LF $333\frac{3}{4} = 83$ shrubs	83
Groundcover:	20-50% turf grass Min. 50% shrubs, flowers, and other vegetative groundcover (besides turf)	Mixture of sod/lawn, black and tan mini rock mulch
Boulders:	May be required at time of Design Review	

<b>Buffers Between Land Uses:</b>	<b>Min. Required</b>	<b>Proposed</b>
Commercial to Residential Uses:	20'	20'
Tree Requirement West Buffer:	Class I & II trees that touch within 5 years of planting (to be depicted on landscape plans)	8 Class II trees 4 Evergreen trees
Tree Requirement South Buffer:	Class I & II trees that touch within 5 years of planting (to be depicted on landscape plans)	5 Class II trees 2 Evergreen trees
Shrub Density West Buffer:	One per 3 LF = 110 shrubs	110 shrubs Mixture of 5 Gallon and 2 Gallon Shrubs
Shrub Density South Buffer	One per 3 LF = 75 shrubs	75 shrubs Mixture of 5 Gallon and 2 Gallon Shrubs

<b>Parking Lot Landscaping:</b>	<b>Min. Required</b>	<b>Proposed</b>
Parking Islands:	Every 12 spaces	Every 11 spaces or less
Planter Island Width:	8' width for Class I trees 10' width for Class II trees	6'
Planter Island Length:	At least equal length to the adjacent parking spaces	19'6"
Class 1 or 2 Trees (min. 2" caliper):	Min. of 1 for a single row Min. 2 for a double row	4 Class II Trees
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.	Mixture of 5 Gallon and 2 Gallon Shrubs, Decorative Grasses with Black and Tan Mini rock mulch

<b>Perimeter Parking Lot Landscaping:</b>		
Minimum Buffer Width:	N/A – included in the Buffers between Uses.	N/A – included in the Buffers between Uses.
Class 1 or 2 Trees (min. 2” caliper):	N/A – included in the Buffers between Uses.	N/A – included in the Buffers between Uses.
Shrubs:	N/A – included in the Buffers between Uses.	N/A – included in the Buffers between Uses.
Other Groundcover Required:	N/A – included in the Buffers between Uses.	N/A – included in the Buffers between Uses.

<b>Building Façade Landscaping:</b>	<b>Min. Required</b>	<b>Proposed</b>
Planter Width:	3’ wide in all areas that will not impede pedestrian access	10’ wide planter width
Shrubs and Grasses:	One per 3 LF of foundation	Twenty (20) Two (2) gallon shrubs Twelve (12) One (1) gallon shrubs
Groundcover:	Additional groundcover plants shall cover the remainder of the landscaped area	Black and Tan Mini rock mulch

**Staff Comments (Landscaping, & Buffers):** Staff finds no concerns with the landscape plan as submitted. It meets the current code except for boulders along Middleton Road but that will be addressed at Design Review submittal.

**Fencing and Screening:**

Any trash enclosures for the non-residential lots will be required to be completely 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.

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**V. STAFF REVIEW AND ANALYSIS – AREAS OF SPECIAL CONCERN**

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**Staff Comments:** Staff has no concerns with the request to re-plat the existing commercial portion of Shadow Glen Subdivision. This will allow the developer to sell each of the commercial parcels to different owners.

**HEARING EXAMINER PUBLIC HEARING**

A public hearing on the subject application(s) were held before the Hearing Examiner on 3/24/2026, at which time city staff presented a staff report along with an analysis of the application and all pertinent information on the case, followed by the applicant’s presentation, and testimony in opposition, neutral, and in favor.

**The Hearing Examiner reviewed and considered all records, evidence, testimony, and facts presented when making their recommendation as specified in Section VII below.**

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## VI. AUTHORITY OF LAW

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1. The City of Caldwell has provided for the processing of Land Use permits authorized by Chapter 65, Title 67, Idaho Code, pursuant to Chapter 10 Zoning Regulations and Chapter 11 Subdivision Regulations.
2. Adequate notice of the public hearing was provided, pursuant to Section 67-6512, Idaho Code and Chapter 10, Article 3, Section 10-03-12 of Caldwell City Code.
3. The record includes, but is not limited to all files, application documents, public notices, public comments and testimony, staff reports and memos, presented evidence and exhibits, public hearing written minutes and audio, and the signed Findings of Facts, Conclusions of Law and Decision.  
\*\*Findings are not required for recommendations that will be forwarded to City Council for final consideration.
4. The Planning and Zoning Commission and Hearing Examiner are authorized to recommend approval, recommend approval with conditions, recommend approval with modifications, or recommend denial of specific land use applications in accordance with Section 10-01-02 (3) of Caldwell City Code. The Choose an item. reviewed and considered all records, evidence, testimony, facts presented, applicable code standards, and the Caldwell Comprehensive Plan when making their recommendation.
5. The Planning and Zoning Commission and Hearing Examiner are authorized to approve, approve with conditions, approve with modifications, or deny special use permits and planned unit development requests, when said planned unit development requests are not part of a preliminary plat, in accordance with Section 10-01-02(3) of Caldwell City Code. The Hearing Examiner reviewed and considered all records, evidence, testimony, facts presented, applicable code standards, the Caldwell Comprehensive Plan, and approval criteria as specified within Caldwell City Code in making their findings and decision.

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## VII. RECOMMENDATION DECISION

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**NOTE: THIS SECTION WILL BE MODIFIED PRIOR TO FINAL SIGNATURE TO REPRESENT THE ACTION OF THE DECIDING BODY**

### **Recommendation for Approval**

**THEREFORE**, the Caldwell Hearing Examiner, hereby **recommends approval** of the request for a Rezone and Preliminary Plat;

**OR**

### **Recommendation for Denial**

**THEREFORE**, the Caldwell Hearing Examiner, hereby **recommends denial** of the request for a Rezone and Preliminary Plat....**deciding body must state the reasons for denial**

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## VIII. CONDITIONS OF APPROVAL:

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**(This section is only applicable to recommendations for approval)**

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

**A. Site Specific Requirements:**

1. Future development of the subject site shall be substantially consistent with the approved preliminary plat, landscape plan, conditions herein and generally consistent with the approved concept plan and concept building elevations.
2. Prior to City Council, the applicant shall add a plat note proving Cross Access Easement Agreement to allow parcels 2, 3, and 4 access through parcel 1.
3. Building Design, Parking, and Landscaping will require Design Review approval prior to Building Permit and Business License submittal.
4. Signage is not part of this application and will be reviewed at time of Sign Permit submittal.

**B. General Requirements:**

1. Development of the subject property shall be in conformance with all municipal codes, policies, standards, and regulations of the City of Caldwell, unless specifically stated otherwise in a Development Agreement or in the Order of Decision. **NOTE:** *Failure to identify a code violation during the review of the plans DOES NOT give the applicant the right or permission to violate any codes, policies, standards and/or regulations.*
2. If any term or provision of this decision, to any extent, is held invalid or unenforceable, the remaining terms and provisions hereof shall not be affected thereby, but each such remaining term and provision shall be valid and enforced to the fullest extent permitted by law.
3. Any nuisances existing on the property (weeds, trash, debris, etc) shall be resolved and in compliance with city codes prior to the approval of any construction drawings and/or issuance of building permits.
4. Any changes to the plans and specifications upon which this approval is based, other than those required by the above conditions, will require submittal of an application for modification and approval of that application prior to commencing any change.
5. All improvements and operations shall comply with applicable local, state and federal requirements and procedures whether specifically addressed in the analysis of this application or not.
6. Fencing: Fencing must comply with Caldwell City Code Section 10-02-07.
7. Approval: This approval is for the application(s) specified herein only. Additional permits, licenses and approvals may be necessary.
8. Solid Waste Disposal: All solid waste receptacles utilized during development and/or construction shall be provided by the same company with which the City of Caldwell has an exclusive contract.
9. Business Licensing: All businesses operating within the corporate limits of the city shall obtain a business permit/license prior to commencing business operations.
10. Traffic Impact Study: Any changes to the proposed land uses utilized to determine trip generation within the original approved Traffic Impact Study will require the resubmission of an updated TIS to the City for approval.

**C. Site Design and Development Standards:**

1. General: All new construction shall comply with the current bulk and dimensional standards in effect at the time the building permit is filed, excluding any deviations/modifications approved through a planned unit development, special use permit, and/or development agreement.

2. Concept Site Plan: The concept site plan (**Exhibit 1**) represents the Owner's current concept for completion of the Project. As the site layout evolves, the city understands and agrees that certain changes in that concept may occur or be required. If the City determines that any such changes require additional public comment due to potential impacts on surrounding property or the community, a public hearing shall be held on any proposed changes in the Concept Plan and notice shall be provided as may be required by the City. The Owner understands and agrees that any changes or modifications to the site plan must be submitted to the City for review and approval prior to development.
3. Building Elevations: The building elevations (**Exhibit 1**) represent the Owner's current concept for the style of architecture, architectural features, colors, finishes and materials, and surrounding landscaping for the project. As the building design evolves, the city understands and agrees that certain changes in that concept may occur or be required. If the City determines that any such changes require additional public comment due to potential impacts on surrounding property or the community, or that such change is a substantial enough change from the elevations presented to the public, a public hearing shall be held on the proposed changes and notice shall be provided as may be required by the City. The Owner understands and agrees that any changes or modifications to the building elevations must be submitted to the City for review and approval prior to construction of such. (Elevations submitted are not the design plans for this location.)
4. Stormwater: Strict adherence to the "Caldwell Stormwater Management Manual", as adopted by the city council as well as any subsequent adopted updates, is required. **NOTE:** *Any modifications necessary to the original approved stormwater design where additional stormwater retention or detention facilities are required, or where the approved retention and detention facilities are required to be expanded, still requires adherence to the requirements for minimum open space, landscape buffers, lot sizes and setbacks.*

#### **D. Fire Department Conditions of Approval:**

1. Comply with all requirements of the City Fire Department as specified in their memo / email dated 3/2/2026 and shown in **Exhibit 2**. In addition, all fire code requirements for the following must be strictly adhered to:
  - a. Access, turnarounds, emergency access, water supply, fire hydrants, etc. shall be met in the development and/or platting of the subject property.
  - b. Final approval of the location and number of fire hydrants within the development shall be determined by the Fire Marshal and take place (by phase) at the time of submittal of applicable construction drawings for each phase.

#### **E. Engineering Department Conditions of Approval:**

1. Comply with all requirements of the City Engineering Department as specified in their memo dated 3/4/2026 and shown in **Exhibit 2**.
2. Comply with all requirements of the City Mapping Department as specified in their memo / email dated 11/26/2025 and shown in **Exhibit 2**.

#### **F. Landscaping Specific Requirements:**

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

3. **Landscape Maintenance:** All landscaping and screening devices shall be maintained in an attractive, live, safe and healthy manner.
  - a. **Subdivisions:** The homeowner's association is responsible for maintaining all common area landscaping and screening devices within a subdivision, development, and/or the subject property.
4. **Parking Lot Landscaping:** Linear grouping of parking spaces shall not exceed twelve (12) in a row, without the installation of an interior landscape planter island. All off-street parking lots/parking areas, drive aisles, and other vehicular use areas shall install a perimeter landscape buffer along the property line and/or project boundary. Class 3 trees are prohibited in the interior planter islands, and all parking lot landscaping shall comply with 10-02-09-8.
5. **Street Landscape Buffers:** The street landscape buffers shall comply with CCC 10-02-09-5 and shall contain a mixture of trees, shrubs, lawn, vegetative and nonvegetative ground cover so that the entire buffer area is covered. Plantings shall meet or exceed the minimum plant sizes as follows:

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

**G. Subdivision Specific Requirements:**

1. **Cluster Mailboxes:** The development shall utilize cluster mailboxes for delivery of mail. Individual mailboxes shall not be allowed. A cluster mailbox placement plan shall be submitted to the Planning and Zoning department showing coordination with the United States Postal Services prior to submitting the construction drawings.
2. **Subdivision Construction Signage:** At the time of development, a "rules and regulations" sign shall be posted and maintained at the entryways to the project until it is fully developed and build out is complete. The signs would be intended for subcontractors performing work and should include: a) no dogs; b) no loud music; c) no alcohol or drugs; d) no abusive language; e) disposal of personal trash and site debris; f) daily cleanup of any mud and/or dirt that is deposited from the construction parcel onto streets; g) installation of a temporary construction fence that would keep debris from being blown off site by the wind; h) no burning of construction or other debris on the property.
3. **Plat Expirations:**
  - a. Final plats must be submitted for approval within twenty-four (24) months of the date of signature on the approving order of decision for the preliminary plat;
  - b. Final plats must be recorded for a single-phase development or for the first phase of a multi-phase development within twenty-four (24) months of the date of signature on the approving order of decision for the final plat. For phased subdivisions, see 11-02-02 (1).
4. **Final Plat Submission:** Final plat applications shall be submitted to the planning and zoning department at the same time as the application for review of construction drawings has been submitted to the engineering department.

5. Phased Subdivisions: The subdivider may file and obtain acceptance of successive final plats for continuous segments of the approved preliminary plat without reapplication for preliminary plat approval, provided that final plats are recorded in successive intervals of not more than two (2) years each, as measured from the date of recordation of the prior phase final plat, and provided that "city code", as herein defined, and any subsequent amendments as adopted by the city before, during or after preliminary plat approval, is followed in all design, engineering plans, construction and final plats for all phases, with the exception of lot sizes, lot dimensions, setbacks, number of lots and any exceptions approved at the time of preliminary platting, which shall remain as indicated in the preliminary plat order of decision and/or development agreement.
6. Approved Subdivision Name. No changes to an approved subdivision name shall occur unless a request is initiated through the filing of an application for a "Subdivision Name Change Request", and subsequently reviewed and approved the Mapping and Planning and Zoning Department, at an administrative staff level. In making application, the application shall file a completed application with the Planning and Zoning Department on forms prescribed by the department accompanied by such data and information necessary to assure the fullest presentation of facts, as determined by the Planning Director.
  - a. *Subdivision Name Change Requests; Prior to Final Plat Submission*: If approved, an amended preliminary plat will need to be submitted to the Planning and Zoning Department with the reflected subdivision name change prior to the approval of construction drawings. All construction drawings and final subdivision plats shall reflect the new approved subdivision name.
  - b. *Name Change Requests; Prior to Final Plat Recording*: If approved, an amended final plat drawings and mylars will need to be submitted to the Planning and Zoning Department with the reflected subdivision name change prior to signature of the final plat.
  - c. *Name Change Requests; After Final Plat Recording*: If approved, an amended final plat drawing indicating the new subdivision name OR an Affidavit of Correction indicating that the plat is otherwise known as "insert the new approved subdivision name", shall be recorded at the county recorder's office. Once the plat or affidavit is recorded, a copy of the recorded plat or affidavit shall be provided to the Planning and Zoning Department.
7. Approved Street Names, Street Layout, Lot and Block Numbering, and Subdivision Phasing Plan: No changes to the original approved street names, street layout and configuration, lot and block numbering, or subdivision phasing plan shall occur without prior approval from the City of Caldwell Mapping Division. Any substantial changes from what was originally approved may require additional public hearings.

**The recommendation decision listed above is approved and adopted by the Caldwell Hearing Examiner on this 24th day of March 2026.**

## EXHIBITS

**Exhibit 1:** Application Documents

- Application(s)
- Project Narrative
- Vicinity Map
- Site Plan
- Subdivision Plat
- Landscape Plan
- Building Elevations – examples only—elevations submitted are not the design plans for this location
- Site Photos
- Neighborhood Meeting Letter
- Neighborhood Meeting Mailing List
- Neighborhood Meeting Sign-In Sheet

**Exhibit 2:** City Department Conditions of Approval and Comments

- City of Caldwell Engineering Department
- City of Caldwell Fire Department
- City of Caldwell Mapping Department
- City of Caldwell Police Department

**Exhibit 3:** Agency Notification and Comments

- Copy of Public Agency Notification Sent
- List of Public Agencies Notified
- Agency Comments Received
  - Idaho Department of Transportation

**EXHIBIT 1:**  
**APPLICATION DOCUMENTS**



## COMMUNITY DEVELOPMENT DEPARTMENT Planning & Zoning Division

Caldwell City Hall: 205 S 6<sup>th</sup> 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)**

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

Footnotes:

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

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

## II. General Project / Site Information

**Project or Development Name:** (for business licensing, use business name)

Shadow Glen Development

**Site Address(s):**

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

TBD Shadow Glen Dr Caldwell, ID 83605

**Suite #s:**

\_\_\_\_\_

**Parcel #s:**

R3431920700

**Total Acres:**

1.52

**Prior Use of Property:**

Agriculture

**Proposed Use of Property:**

Commercial

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

- |  |   |                              |                               |                              |   |
|--|---|------------------------------|-------------------------------|------------------------------|---|
| <input type="checkbox"/> RS-1          | <input checked="" type="checkbox"/> C-1 | <input type="checkbox"/> M-1 | <input type="checkbox"/> D-CC | <input type="checkbox"/> A-D | <input type="checkbox"/> Property in County |
| <input type="checkbox"/> RS-2          | <input type="checkbox"/> C-2            | <input type="checkbox"/> M-2 | <input type="checkbox"/> C-CB | <input type="checkbox"/> C-D |   |
| <input checked="" type="checkbox"/> -1 | <input type="checkbox"/> C-3            | <input type="checkbox"/> I-P | <input type="checkbox"/> T-N  | <input type="checkbox"/> H-D | List County Designation:                    |
| <input type="checkbox"/> R-2           | <input type="checkbox"/> C-4            |                              |                               | <input type="checkbox"/> P-D |   |
| <input type="checkbox"/> R-3           | <input type="checkbox"/> H-C            |                              |                               |                              |   |

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

<input type="checkbox"/> No Change	<input checked="" type="checkbox"/> C-1	<input type="checkbox"/> M-1	<input type="checkbox"/> D-CC	<input type="checkbox"/> A-D
<input type="checkbox"/> RS-1	<input type="checkbox"/> C-2	<input type="checkbox"/> M-2	<input type="checkbox"/> C-CB	<input type="checkbox"/> C-D
<input type="checkbox"/> RS-2	<input type="checkbox"/> C-3	<input type="checkbox"/> I-P	<input type="checkbox"/> T-N	<input type="checkbox"/> H-D
<input type="checkbox"/> R-1	<input type="checkbox"/> C-4			<input type="checkbox"/> P-D
<input type="checkbox"/> R-2	<input type="checkbox"/> H-C			
<input type="checkbox"/> R-3				

**Select the Overlay District for the Subject Parcel(s):**  
(check all that apply)

<input checked="" type="checkbox"/> Not in Overlay Zone	<input type="checkbox"/> ED-1	<input type="checkbox"/> FP-1	<input type="checkbox"/> HD-1	<input type="checkbox"/> SO-1	<input type="checkbox"/> UD-1
<input type="checkbox"/> APO-1			<input type="checkbox"/> HD-2	<input type="checkbox"/> SO-2	<input type="checkbox"/> UD-2
<input type="checkbox"/> APO-2			<input type="checkbox"/> HD-3	<input type="checkbox"/> SO-3	<input type="checkbox"/> UD-3

**City of Caldwell Comprehensive Plan Designation of Subject Parcel(s):**  
(check all that apply)

<input type="checkbox"/> Neighborhood 1	<input type="checkbox"/> Downtown
<input checked="" type="checkbox"/> Neighborhood 2	<input type="checkbox"/> Mixed Use Center
<input type="checkbox"/> Neighborhood 3	<input type="checkbox"/> Community Center
<input type="checkbox"/> Urban Neighborhood	<input type="checkbox"/> 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:**

**Company Name:**  
(if applicable)

**Mailing Address:**

**Phone:**  **Email:**

**Email Address:**

**Applicants Relationship to Property Owner:**

Property Owner  Authorized Agent/Representative  
 Purchaser  Petitioner (vacation requests only)

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

---

**Name:** SM4, LLC.

**Mailing Address:** 3536 W. Ryder Cup Dr. Meridian ID 83646

**Phone:** 2089081332

**Email:** david@mccarter-moorhouse.com

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

---

**Name:** David Moorhouse

**Company Name:** McCarter-Moorhouse  
*(if applicable)*

**Mailing Address:** 4660 N. Penngrove Way Ste. 100 Meridian ID 83646

**Phone:** 2089081332

**Email:** david@mccarter-moorhouse.com

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

---

**Name:** Johnny Steward

**Company Name:** Stewart Architecture  
*(if applicable)*

**Mailing Address:** 13601 W. McMillan Rd Ste 102-259 Boise ID 83713

**Phone:** 2089855173

**Email:** johnny@stewartarch.com

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

---

**Name:** Steve Petersen

**Company Name:** Mason & Associates Inc.  
*(if applicable)*

**Mailing Address:** 924 3rd Street South Nampa, ID 83651

**Phone:** 2084540256 **Email:** spetersen@masonandassociates.us

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

---

**Name:** Emily Voges

**Company Name:**  
*(if applicable)*

**Mailing Address:** 1889 W Grand Teton Dr. Meridian ID 83646

**Phone:** 8189835347 **Email:** emily.voges@gmail.com

**IX. Applicant Acknowledgement**

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- 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)

Jordan Moorhouse  
Applicant / Applicant's Representative Printed Name

8.13.2025  
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		Applicant	Staff
<b>SUBMITTAL DOCUMENTS &amp; RELATED PLANS</b>			
<b>Master Land Use Application</b>	Copy of completed, signed and dated application	X	
<b>Application Checklist</b>	Copy of completed, signed and dated checklist	X	
<b>Property Owner Acknowledgement</b>	If the signatory of the application is not the owner of the property, a notarized statement (property owner acknowledgement) must be signed by the legal owner of record and submitted with the application	X	
<b>Proof of Property Ownership</b>	Recorded Warranty Deed for the subject property showing proof of ownership, or evidence of property interest to subject property	X	
<b>Legal Description of Property</b>	Attach a legal description of the property including metes and bounds to the centerline of all adjacent rights of ways. All legal descriptions shall be certified by a land surveyor registered to the State of Idaho.	X	
<b>Neighborhood Meeting Information</b>	The verification shall include: <ul style="list-style-type: none"> <li>A copy of the letter mailed by the applicant (<i>Min. 15 days prior to meeting</i>)</li> <li>A copy of the 500' mailing list indicating all notified owners, residents and associations</li> <li>A copy of the sign-up sheet from the meeting, with your signature</li> </ul> <i>Note: Neighborhood meetings must have been held within four (4) months of application submission.</i>	X	
<b>Photographs</b>	Photographs of existing site conditions	X	
<b>Project Narrative</b>	Narrative fully describing the application request(s), the purpose of the development, existing site conditions, and what is being proposed.	X	
<b>Concept Building Elevations</b>	Colored concept elevations of all four (4) sides of buildings, indicating building heights, colors, materials, windows, doors, and architectural features.	X	
<b>Site Plan (Scaled)</b>	Site plan, drawn to scale, showing location of all property lines, existing and proposed buildings, utilities, setbacks, easements, and streets with street names.	X	
<b>Preliminary Plat</b>	High resolution preliminary plat, to scale. See requirements for plan content in <b>Section II below</b>	X	
<b>Landscape Plan</b>	High resolution landscape plan, to scale. See requirements for landscape plan contents in <b>Section III below</b>	X	



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**SECTION II**

PRELIMINARY PLAT CONTENT		Applicant	Staff
<b>Plans to Scale</b>	All mapped data for the same plat shall be drawn at a scale suitable to ensure the clarity of all lines, bearings and dimensions, said scale typically being one hundred feet to an inch (100' = 1"). Whenever practical, scales shall be adjusted to produce an overall drawing measuring eighteen inches by twenty-four inches (18" x 24"), but not exceeding forty-two inches by sixty inches (42" x 60").	X	
<b>Subdivision Name and Location</b>	The proposed subdivision name and location shall be provided on the plat and shall meet the following: <ul style="list-style-type: none"> <li>• 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;</li> <li>• 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)</li> </ul>	X	
<b>Contact Information</b>	Name, address and phone number of property owner(s), subdivider, engineer, planner, and surveyor who prepared the plat, and any other professional persons involved in the subdivision.	X	
<b>Scale, North Arrow, and Plan Preparation Date</b>	Scale, north arrow and date of preparation including dates of any subsequent revisions.	X	
<b>Vicinity Map (Scaled)</b>	Vicinity map drawn to a maximum scale of one inch equals five hundred feet (1" = 500'), clearly showing the proposed subdivision or planned unit development configuration in relationship to, as well as, identifying and showing lot lines and street connections of all adjacent subdivisions, all arterial streets, all collector streets and bodies of water.	X	
<b>Topography</b>	Topography based on NAVD 88 datum shown on the same map as the proposed subdivision layout. Contour lines shown at five foot (5') intervals where land slope is greater than ten percent (10%) and at two foot (2') intervals where land slope is ten percent (10%) or less, referenced to an established bench mark, including location and elevation.	X	
<b>Existing Water</b>	Location of existing water wells and type, streams, canals, irrigation laterals, drainage facilities, private ditches, washes, lakes and other water features; direction of flow; regulatory floodplain and floodway boundaries if any; and location and extent of known areas subject to inundation if any.	X	
<b>Streets and other Important Features</b>	Location, widths and names of all existing streets and location, arrows indicating direction of slopes, type of surface and existence of any curb, gutter and/or sidewalks. Other important features such as railroads, utility rights of way and easements of public record, public areas, permanent structures to remain including water wells, and municipal corporation lines within or adjacent to the tract.	X	
<b>Recorded Subdivisions with Common Boundaries</b>	Name, book, page number and lot line layout of any recorded adjacent subdivision having common boundary with the tract.	X	
<b>Table Schedule</b> <i>(see attached example)</i>	Table Schedule of: <ul style="list-style-type: none"> <li>• Existing zoning classification of the tract with any requested zoning changes.</li> <li>• Total acreage of the entire subdivision</li> <li>• Total number of buildable lots by land use type.</li> <li>• Total number of common lots.</li> <li>• Total gross acreage</li> <li>• Average buildable lot size</li> <li>• Dwelling units per gross acre.</li> </ul>	X	



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PRELIMINARY PLAT CONTENT cont.		Applicant	Staff
<b>Subdivision Boundary</b>	The subdivision boundary with dimensions and bearings shall be based on an actual recorded field survey, performed within six (6) months of the preliminary plat application, and shall include the professional land surveyor stamp. Boundary problems shall be resolved prior to preliminary plat submittal. Stamping of the preliminary plat by the professional land surveyor pertains only to the boundary survey and should be noted as such.	X	
<b>Public dedications of rights of way or easements</b>	Proposed location, width, dimensions and bearings, and use of all proposed easements within the subdivision. All existing easements with location, width, dimensions, bearings, use and instrument numbers. Designation of all land to be dedicated or reserved for public use with purpose indicated.	X	
<b>Names, Addresses, and Tax Parcel Numbers</b>	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.	X	
<b>Utilities</b>	Storm drains and water supply mains, both proposed and existing, within and immediately adjacent to the subdivision. Approximate location of existing sanitary sewer facilities, manholes, lines, and any other sewer related facilities within and adjacent to the subdivision.	X	
<b>Proposed Street Layout</b>	Proposed street layout, including location, width and proposed names of streets, common driveways, alleys, major pathways, micro pathways and easements; pedestrian and vehicular connections to adjoining properties.	X	
<b>Lot Dimensions</b>	Typical lot dimensions to scale; dimensions of all corner lots and lots of curvilinear sections of streets; each lot and block numbered individually; each lot labeled with its individual lot acreage and square footage.	X	
<b>Land Use and Zoning Classification (Each Area)</b>	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.	X	
<b>Special Development Areas</b>	Appropriate information that sufficiently details the proposed subdivision within any special development area, such as: <ul style="list-style-type: none"> <li>• Hillside</li> <li>• Floodplain</li> </ul>	X	
<b>On and Off-Site Improvements</b>	The proposed on and off site improvements including water supply systems, sanitary sewer systems and stormwater drainage.	X	
<b>Access and Approaches</b>	Width, spacing and location of all proposed approaches to the subdivision with type (example: full approach, right in/right out approach) of approach indicated.	X	
<b>Proposed Utility Methods</b>	(A) Sewage Disposal: Such evidence relative to the design flows within the subdivision, and operation of the sanitary sewage facilities proposed. A statement as to the type of facilities proposed shall appear on the preliminary plat. (B) Water Supply: Such evidence relative to the design, operation, volume and quality of the water supply and facilities proposed. A statement as to the type of facilities proposed shall appear on the preliminary plat. (C) Stormwater Disposal: Such evidence relative to the design and operation of the stormwater disposal system. A statement as to the type of facilities proposed, and an indication of all areas to be used for treatment/disposal shall appear on the preliminary plat. All stormwater design shall comply with the city's most recent "Stormwater Management Manual" as adopted by council as of the date of preliminary plat application submittal. (D) Irrigation System: A statement describing the proposed irrigation system, consistent with section 10-07-12 of the Caldwell City Code, shall appear on the preliminary plat.	X	



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PRELIMINARY PLAT CONTENT cont.		Applicant	Staff
<b>Acknowledgement</b>	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.	X	

**SECTION III**

LANDSCAPE PLAN CONTENT ( <a href="#">CCC 10-07-03</a> )		Applicant	Staff
<b>Plan Preparation</b>	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.	X	
<b>Plan Size</b>	Detailed plan at a scale no smaller than one inch equals fifty feet (1" = 50')	X	
<b>Streets, Setbacks and Easements</b>	Show all streets, setbacks, and easements, Streets shall be identified by name. Dimension and label all right-of-way, setbacks, and easements	X	
<b>Sight Visibility Triangles</b>	Show and label all sign visibility triangles.	X	
<b>Storm Water Facilities and Berms</b>	Show all storm water facilities and berms. Indicate berm heights, slopes and proposed landscaping	X	
<b>Off-Street Parking &amp; Bicycle Parking</b>	<ul style="list-style-type: none"> <li>A note listing the required number of parking spaces and bicycle parking spaces.</li> <li>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.</li> <li>Circulation area required to serve the parking spaces with typical dimensions.</li> </ul>	X	
<b>Existing Trees and/or Shrubs</b>	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.	X	
<b>Existing and Proposed Structures</b>	Location of all existing and proposed structures and a note of whether or not the existing structures will remain	X	
<b>Pathways</b>	Location, width, and type of pathways, along with identification of all required pathway materials and landscaping callouts: <ul style="list-style-type: none"> <li>Micro Pathways</li> <li>Major Pathways</li> <li>Public Pathways</li> <li>Regional Pathways</li> <li>Indian Creek Corridor Pathways (if applicable)</li> </ul>	X	
<b>Open Space Exhibit</b>	All open space clearly delineated using colored shading so it is readily identifiable. The open space exhibit shall contain a table identifying: <ul style="list-style-type: none"> <li>The percentage and acreage of each individual areas of open space and if the open space is being calculated as qualified open space</li> <li>The total percentage and acreage of code required open space and qualifying open space in relationship to the gross area of the project</li> <li>The total percentage and acreage of proposed open space and qualifying open space in relationship to the gross area of the project</li> </ul>	X	
<b>Public Amenities</b>	Location, size, and types of new structures for recreational use (i.e., gazebos, water features, picnic areas, shuffleboard, etc)	X	



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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	X	
Public Transit Stops	Location of any public transit	X	
Street Landscape Buffers	Location and width of all street landscape buffers. Include the location of all sod, trees, shrubs, plantings, and other materials proposed.	X	
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.	X	
Parking Lot Landscaping	Location and size of all landscape islands within parking lots, Include the location of all landscaping materials proposed	X	
Trash Enclosures	Location of all trash enclosures, to include details about screening and landscaping	X	
Fencing	Location, height, color, and materials for all existing or proposed fencing	X	
Other Landscape Amenities	Provide location, size, type and description of all other landscape improvements such as berms, decorative rock, boulders, etc.	X	
Landscape Schedule	Provide a table listing all of the locations, descriptions, types and numbers of landscaping products to be installed.	X	

**SECTION IV**

**GENERAL PROJECT INFORMATION**

Type of land uses within subdivision:	Residential only <input type="radio"/> <b>Commercial only</b> <input checked="" type="radio"/> Industrial only <input type="radio"/>  Mixed-use (mix of residential and non-residential uses)
Has your development / subdivision name, street names, and lot and block numbers been approved by the City of Caldwell Mapping Division?	Yes <input type="radio"/> <b>No</b> <input checked="" type="radio"/>  If yes, have you made any changes or modifications to the previously approved pre-plat approved by Mapping? Yes <input type="radio"/> <b>No</b> <input checked="" type="radio"/>
Will the subdivision be phased?	Yes <input type="radio"/> <b>No</b> <input checked="" type="radio"/>  If yes, how many phases are proposed?
Development timeline for full build out?	<b>1 YEAR</b>

**LAND USE AND ZONING INFORMATION**

	Zoning Designation	Comp Plan Designation	Land Use
Existing (Subject Property)	C-1	C-1	VACANT
Proposed (Subject Property)	C-1	C-1	OFFICE SPACE
North of Site	R-1	R-1	RESIDENTIAL NEIGHBORHOOD
South of Site	A4	C-1	AGRICULTURE / R-1
East of Site	R-1	R-1	RESIDENTIAL NEIGHBORHOOD
West of Site	R-1	R-1	RESIDENTIAL NEIGHBORHOOD



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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	N/A	N/A	N/A
Commercial Lots	4	1.52	100%
Industrial Lots	N/A	N/A	N/A
Common Lots	N/A	N/A	N/A

**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
<b>Residential:</b>	0	0	6	0	0	0
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	0	4	N/A	N/A	30 FT	19,376
<b>Commercial</b>						
<b>Industrial</b>		0	N/A	N/A	0	0
<b>Type of Commercial or Industrial Buildings:</b>			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	<b>NOTE:</b> 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 <a href="#">(CCC 10-02-05)</a>		
Description	Min. Required	Proposed
Electric vehicle parking spaces	N/A	N/A
Off-street parking spaces		58
Commercial loading spaces	N/A	N/A
Industrial loading spaces	N/A	N/A
Bicycle parking spaces:	<del>15</del> 9	10
Describe any public transportation facilities that will be provided in accordance with <a href="#">(CCC 10-02-05 B)</a>		
Public Amenities:	<i>Provide a description of the type of public amenities proposed:</i>	
LANDSCAPING AND PATHWAYS <a href="#">(CCC Chapter 10, Article 7)</a>		
Landscaping: <i>(Please check all locations where landscaping will be provided)</i>	<div style="display: flex; justify-content: space-around;"> <div style="border: 1px solid black; border-radius: 50%; padding: 2px;">Parking lot</div> <div>Common areas</div> <div style="border: 1px solid black; border-radius: 50%; padding: 2px;">Street landscape buffers</div> </div> <div style="display: flex; justify-content: space-around;"> <div>Between different land uses</div> <div>Pathways</div> <div style="border: 1px solid black; border-radius: 50%; padding: 2px;">Around building exterior</div> </div> <p>Other _____</p>	
Major Pathways	<i>Describe location, width, and landscaping:</i>	
Micro Pathways	<i>Describe location, width, and landscaping</i>	
Public Pathways <i>(per Bicycles and Pathways Master Plan)</i>	<i>Describe location, width, landscaping, and any proposed fencing:</i>	



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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)
MIDDLETON RD.	25	25	20%	10	35	83	4
SHADOW GLEN	20	20	20%	6	35	47	4

**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	20	20	0	7	35	75	4
East Property Line							
West Property Line	20	20	0	12	35	110	4

**PUBLIC SIDEWALKS**

Location (Street Name)	Min. Width Required	Proposed Width	Type of Sidewalk		
			Meandering	Attached	Detached
MIDDLETON RD.	EXISTING	EXISTING	Meandering	Attached	Detached
SHADOW GLEN DR.	EXISTING	EXISTING	Meandering	Attached	Detached
			Meandering	Attached	Detached
			Meandering	Attached	Detached

**UTILITIES, INFRASTRUCTURE, AND PUBLIC SERVICES INFORMATION**

Domestic Water:	Individual Domestic Well – How Many?	
	Centralized Public Water System	
	City Municipal Water System	X
	N/A	
Nearest Water Line Connection: WEST SIDE OF PROPERTY		
Sewer (Wastewater):	Individual Septic	
	City Municipal Sewer	X
	N/A	
	Nearest Sewer Line Connection: WEST SIDE OF PROPERTY	
Irrigation:	Surface	
	Irrigation Well	
	Pressurized	X
	Gravity	
	N/A	
	Nearest Irrigation Connection: WEST SIDE OF PROPERTY	
Irrigation District: CALDWELL MUNICIPAL SYSTEM		



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



**City of Caldwell**  
**Planning and Zoning Department**  
621 Cleveland Blvd., Caldwell, Idaho, 83605  
Phone: (208) 455-3021 | Web: [www.cityofcaldwell.org](http://www.cityofcaldwell.org)

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

Jordan Moorhouse  
Applicant / Applicant's Representative Printed Name

8/21/2025  
Date

  
Applicant / Applicant's Representative Signature



## REZONE CHECKLIST

The following items shall be included in the application submittal. Additional information may be required upon official review of the plans. Please check the box for each item listed below to confirm submission of the item listed.

### SECTION 1: Filing Requirements

---

- All applications, checklists, plans and supporting documents must be submitted through our [Online Permit Center](#).
- Filing fees (see Section 2 below)
- PDF Documents shall be formatted in accordance with Section 5 below.
- All documents shall follow the [naming conventions as shown here](#).

### SECTION 2: Filing Fees

Refer to the Department fee list for most current fees.

---

- Application / Permit fees. Fees will be required to be paid once the application has been submitted and received by the department.

### SECTION 3: Submittal Documents

The items listed below are considered a minimum. Additional information may be necessary for clarification during the review process.

---

- Master Land Use Application.** Copy of a completed and signed master land use application.
- Application Checklist.** Copy of a completed and signed application checklist
- Copy of Deeds or Proof of Ownership.** If the owner is a corporation or LLC, proof of the representative or agent for the LLC or corporation will be required.
- Property Owner Acknowledgement.** Signed [Property Owner Acknowledgement form](#) (if applicable)
- Neighborhood Meeting Information**, including;
  - A copy of the letter sent to all owners, residents and associations within 500' of the property boundary
  - A copy of the 500' mailing list
  - A copy of the sign-in sheet, with your signature for certification



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--	--

SURROUNDING LAND USE AND ZONING INFORMATION			
	Existing Zoning Designation	Existing City Comp Plan Designation	Existing Use of Site
North of Subject Site:	R-1	R-1	RESIDENTIAL NEIGHBORHOOD
South of Subject Site:	A4	C-1	AGRICULTURE / R-1
East of Subject Site:	R-1	R-1	RESIDENTIAL NEIGHBORHOOD
West of Subject Site:	R-1	R-1	RESIDENTIAL NEIGHBORHOOD

EXISTING UTILITIES, INFRASTRUCTURE AND PUBLIC SERVICES INFORMATION	
Type of Site Access:	<input checked="" type="checkbox"/> Street Frontage <input type="checkbox"/> Easement Easement Width: _____ Instrument # _____
Street(s) Providing Access to Site:	<b>SHADOW GLEN DR.</b>
Existing Domestic Water:	<input type="checkbox"/> Individual Domestic Well – How Many?
	<input type="checkbox"/> Centralized Public Water System
	<input checked="" type="checkbox"/> City Municipal Water System
	<input type="checkbox"/> N/A
Nearest Water Line Connection: <b>WEST SIDE OF PROPERTY</b>	
Existing Sewer (Wastewater):	<input type="checkbox"/> Individual Septic
	<input checked="" type="checkbox"/> City Municipal Sewer
	<input type="checkbox"/> N/A
Nearest Sewer Line Connection: <b>WEST SIDE OF PROPERTY</b>	
Existing Irrigation:	<input type="checkbox"/> Surface
	<input type="checkbox"/> Irrigation Well
	<input checked="" type="checkbox"/> Pressurized
	<input type="checkbox"/> Gravity
	<input type="checkbox"/> N/A
	Nearest Irrigation Connection: <b>WEST SIDE OF PROPERTY</b>
Irrigation District: <b>CALDWELL MUNICIPAL SYSTEM</b>	
	<input type="checkbox"/> Caldwell School District



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School Districts Serving this Location:	<input checked="" type="checkbox"/>	Vallivue School District
	<input type="checkbox"/>	Nampa School District

**CRITERIA FOR REZONE REQUEST**

*Please answer all of the questions below.*

Please explain how the proposed zoning map amendment is consistent with the comprehensive plan's land use map, and the plan's established goals, objectives, and policies? Indicate which goals, objectives and policies it meets.

INSTEAD OF THE SPLIT ZONING FOR THIS ~~PARCEL~~ PARCEL WE BELIEVE A ZONING OF C-1 (NEIGHBORHOOD OFFICE) PROVIDES A NEEDED SPACE FOR PROFESSIONAL OFFICE THAT WILL SERVE THE SURROUNDING COMMUNITY.

Please explain how the proposed map amendment is consistent with the purpose statement of the proposed zoning district as specified in Caldwell City Code.



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~~THE~~ THIS PROPOSED CHANGE IS CONSISTANT WITH THE ZONING DISTRICT THAT @ THE CITY OF CALDWELL ~~WAS~~ INITIALLY INDICATED TO THE PREVIOUS DEVELOPER.

Please explain how the intensity of development in the new zoning district will not create significant adverse impacts to surrounding properties or the neighborhood or explain the impacts and how the impacts are proposed to be mitigated.

WE DON'T BELIEVE THE REZONING WILL HAVE AN ADVERSE IMPACT TO THE SURROUNDING PROPERTIES.

Will adequate public facilities exist, or be provided, to serve all uses allowed on this property under the proposed zone? Please explain.



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YES. ALL CODES AND STANDARDS FOR THE PROPOSED ZONE  
WILL BE FOLLOWED ~~PROVIDING A NEED~~ PROVIDING A NEED  
FOR THE COMMUNITY.

## SECTION 5: PDF Formatting Requirements

---

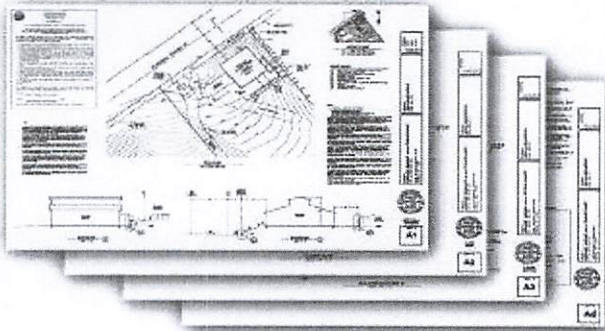
Portable Document Format (PDF) is the industry standard for electronic plans. The City of Caldwell only accepts PDF files for plan review. PDF files must be properly formatted as described below. Please read the instructions carefully. Improperly formatted plans can delay the plan review process for your project.

- Layers:** No multiple layers. Layers must be merged or flattened.
- Format:** Vector-based files are preferred given the ability to scale these files.
- Resolution:** Min. of 300 pixels per inch (PPI)
- Grouping:** Multiple sheet PDF (single file with multiple sheets)



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plans.pdf (multiple sheets)

✓ Correct

**Labeling:** Each sheet of the plans must be labeled with the project name, contractor, and address of the subject site.

## SECTION 6: Applicant Acknowledgement

---

- I acknowledge that all items on the checklist are included in the submittal package and that all documents have been named accordingly and submitted as single-sided, high-resolution pdf documents; and
- I acknowledge that I, the applicant, or my representative is responsible to attend all public hearings; and
- I acknowledge that applications are not deemed complete until the application has been submitted, all fees have been paid, and the application has been deemed accepted after completion of the prescreening process. This could impact neighborhood meeting deadlines and scheduling of public hearing dates.
- I acknowledge that I have read, understand, and am in compliance with all standards, terms, and requirements listed in Caldwell City Code; and
- I certify I am the:



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Property Owner as the Applicant     Property Owner's Agent / Representative

Jordan Moorehouse

Applicant / Applicant's Representative Printed Name

1/8/2026

Date



Applicant / Applicant's Representative Signature

**Application Submittal Cover Sheet**  
**City of Caldwell Planning and Zoning Department**

---

**Project Name: Shadow Glen Commercial**

**Project Address:**

TBD Shadow Glen Dr. Caldwell, ID 83605

**Applicant / Developer:**

McCarter-Moorhouse, LLC.

Jordan Moorhouse

(208) 761-7227

jordan@moorhouserealestate.com

4660 N Penngrove Way. Ste 120

Meridian ID, 83646

**Property Owner (if different):**

Attn: Dave Moorhouse

SM4, LLC

(208) 908-1332

david@mccarter-moorhouse.com

To whom it may concern,

The applicant is proposing to subdivide and rezone an existing commercial lot, approximately 1.52 acres in size, located at TBD Shadow Glen Dr., into four (4) separate commercial lots. The purpose of this subdivision is to create individual parcels to accommodate commercial office development opportunities while maintaining cohesive site access, shared infrastructure, and consistent site design.

The subject property is currently zoned as a split zoning of residential R-1 and L-O (Neighborhood Commercial) and is currently vacant. We would like to rezone all parcels to L-O (Neighborhood Commercial). The property is bordered by Hayden Homes Shadow Glen residential neighborhood to the west and north. The southern adjoining property is roughly 3.3 acres of agriculture land with a single-family dwelling located on the parcel.

Access to the site will be provided via a shared drive running east and west from Shadow Glen Dr., on the west side of the property. A cross-access easement and cross-parking easement will be established across all four lots to ensure internal vehicular and pedestrian circulation.

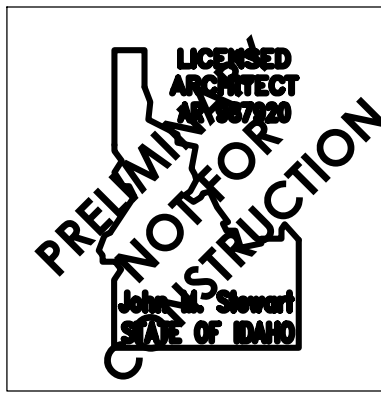
The site currently has access to all needed for public utilities and services. Each newly created lot will have access to these utilities, with easements established as necessary to maintain service continuity across the development.

The proposed subdivision is consistent with the existing zoning and surrounding land uses. The division of this lot will promote commercial development in accordance with the City's Comprehensive Plan, contributing to the economic vitality of the area while preserving access, utility service, and site functionality.

This application respectfully requests approval of the proposed four-lot commercial subdivision. The applicant is committed to working with City staff and other agencies to ensure that the project meets all applicable requirements and contributes positively to the Caldwell community.

Sincerely  
Jordan Moorhouse  
Applicant Representative





A SCHEMATIC SITE PLAN FOR  
**SHADOW GLEN DEVEL.**

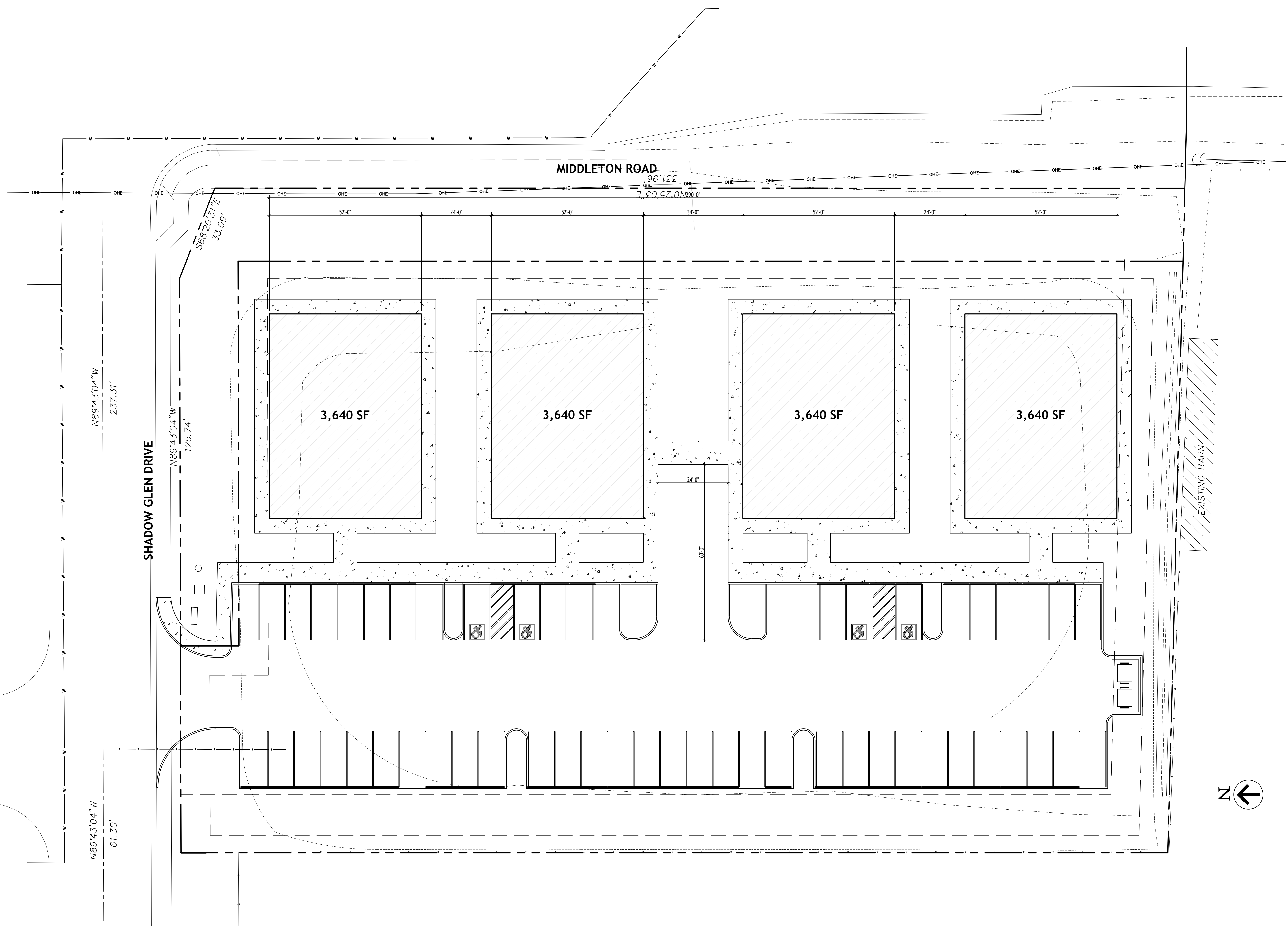
DATE	REVISION

JOB NO.: 25-004

DATE: 04.18.25

SITE PLAN

SHEET NO.:  
**AS101**





**PLANT SCHEDULE**

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY
<b>TREES</b>					
	APC	Acer platanoides 'Columnar Broad' / Parkway Maple 45'h x 25' w . Class II	B&B	2"	4
	ACK	Acer platanoides 'Crimson King' / Crimson King Norway Maple 35'h x 30'w, Class II	B&B	2"	3
	AGA	Amelanchier x grandiflora 'Autumn Brilliance' / 'Autumn Brilliance' Serviceberry 20'h x 20'w, Class I	B&B	2"	4
	CBF	Carpinus betulus 'Franz Fontaine' / Franz Fontaine Hornbeam 35'h x 15' w . Class II	B&B	2"	6
	CPP	Celtis occidentalis 'Prairie Pride' / Prairie Pride Hackberry 50'h x 35' w . Class II	B&B	2"	6
	ET	Existing Tree To be trimmed and remain in place	Existing		2
	POB	Picea omorika 'Bruns' / Bruns Spruce 30'h x 10' w	B&B	2"	4
	PFV	Pinus flexilis 'Vanderwolf's Pyramid' / Vanderwolf's Pyramid Pine 25'h x 12' w	B&B	2"	9
	TAB	Tilia americana 'Boulevard' / Boulevard American Linden 50'h x 25' w . Class II	B&B	2"	6
<b>SHRUBS</b>					
	CAK	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass 5'h x 3'w	2 gal		36
	HSB	Helictotrichon sempervirens 'Blue Oats' / Blue Oat Grass 3' h x 3'w	2 gal		22
	JHW	Juniperus horizontalis 'Wiltonii' / Blue Rug Juniper 6'h x 8' w	5 gal		40
	JSM	Juniperus scopulorum 'Medora' / Medora Juniper 10'h x 3' w	5 gal		21
	PAK	Pennisetum alopecuroides 'Karlay Rose' / Karley Rose Fountain Grass 42" h x 42" w	2 gal		16
	PDH	Penstemon digitalis 'Husker Red' / Husker Red Beardtongue 30" h x 18" w	1 gal		26
	PAJ	Perovskia atriplicifolia 'Blue Jean Baby' / Blue Jean Baby Russian Sage 30" h x 36" w	2 gal		16
	PX	Philadelphus x virginialis / Mock Orange 7' h x 6' w	5 gal		19
	PMM	Pinus mugo 'Mops' / Mops Mugo Pine 4'h x 4'w	5 gal		6
	RAG	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac 18" h x 6' w, Drought Tolerant	5 gal		20
	R3	Rosa x 'Noatraum' TM / Flower Carpet Pink Rose	2 gal		18
	SMN	Salvia x 'May Night' / May Night Sage 2'h x 2'w	1 gal		63
	SSB	Schizachyrium scoparium 'The Blues' / The Blues Little Bluestem 3' h x 3' w	2 gal		46
	SA	Sedum x 'Autumn Joy' / Autumn Joy Sedum	2 gal		29
	SDW	Spiraea douglasii / Western Spirea 5'h x 5'w	5 gal		12

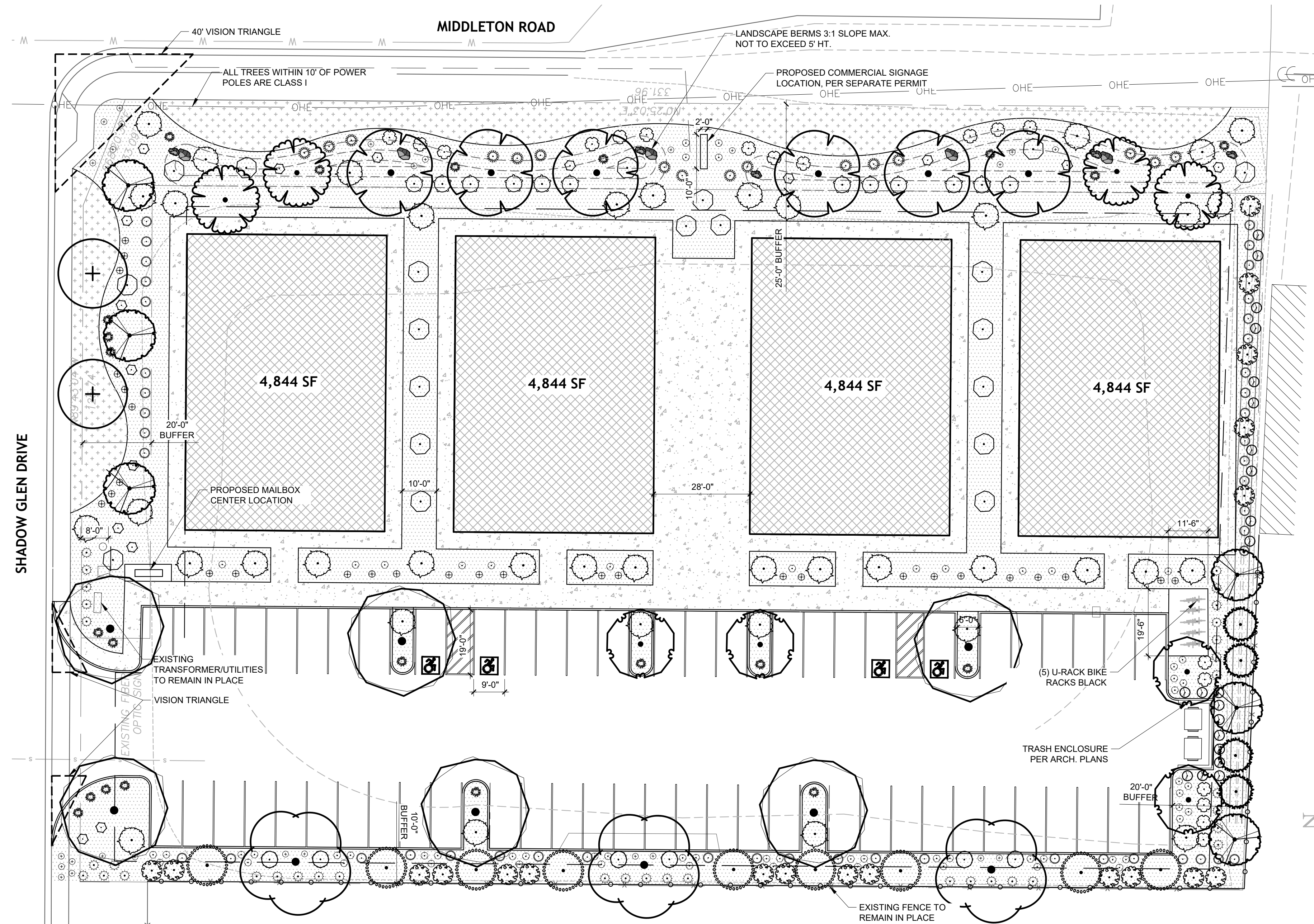
**LANDSCAPE MATERIALS AND NOTES LEGEND:**



**NOTES:**

- BACKFILL WITH NATIVE SOIL AND AMENDMENTS.
- ALL LANDSCAPE EDGING TO BE BLACK METAL EDGING OR ALT. SHOVEL CUT.
- MULCH ALL PLANTING AREAS AT 2-3" DEPTH OVER FILTER FABRIC, 2" SMALL TAN ROCK MULCH OR APPROVED EQUAL BY OWNER.
- ALL LANDSCAPE TO HAVE AN AUTOMATED IRRIGATION SYSTEM WITH IN GROUND PRESSURE REDUCING VALVES AND SMART CONTROLLER.
- PROVIDE DRIP SYSTEM AT PLANTING BEDS AND ROTARY SPRAYS AT LAWN AREAS. ALL IRRIGATION TO BE HIDDEN UNDER MULCH OR UNDERGROUND.
- DRAWING IS DIAGRAMMATIC. VERIFY ALL LOCATIONS IN FIELD PRIOR TO PLANTING.
- VERIFY ALL UNDERGROUND UTILITIES PRIOR TO COMMENCING WORK.
- DRAINAGE BY OTHERS. DRAINAGE SHALL BE RETAINED ON SITE (EXCEPT DRIVEWAYS MAY DISCHARGE TO STREET).
- NO EXISTING TREES OR STRUCTURES ON SITE, NO MITIGATION REQUIRED.
- ALL TREES AND PLANTS INSTALLED ARE TO BE FREE FROM DISEASE AND NON-TOXIC, NON-POISONOUS, OR OTHERWISE A NOT A NUISANCE.
- ALL LANDSCAPING WITHIN RIGHT OF WAYS OR IRRIGATION, UTILITY, AND/OR DRAINAGE EASEMENTS TO BE MAINTAINED AND FREE OF NOXIOUS WEEDS.

**LANDSCAPE PLAN:**



**LANDSCAPE REQUIREMENTS:**

CODE REQUIREMENTS PER CALDWELL, ID 2025

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

STREET NAME - LENGTH (LF)	TREES REQ'D / TREES PROV'D	SHRUBS REQ'D / SHRUBS PROV'D
MIDDLETON RD - 330'	10 / 10	83 / 83
SHADOW GLEN DR - 188' (MINUS CURB CUTS)	6 / 6	47 / 47

- PARKING LOT LANDSCAPING REQUIREMENTS:**
- LINEAR GROUPS OF PARKING SPACES SHALL NOT EXCEED 12 IN A ROW WITHOUT A PLANTER ISLAND.
  - SINGLE ROW ISLANDS SHALL BE A MINIMUM OF 60 SQ.FT.
  - DOUBLE ROW ISLANDS SHALL BE A MINIMUM OF 120 SQ.FT.
  - ISLANDS SHALL CONTAIN A MINIMUM OF (1) CLASS I OR 2 TREE WITH LOW SHRUBS.

PARKING LOT ISLANDS	TREES REQUIRED	TREES PROVIDED
SINGLE - 10	10	10**
** UTILITIES AND CIRCULATION MAY IMPEDE PLACEMENT		
** ADDITIONAL TREES ADDED TO BUFFER AREAS FOR ALTERNATIVE COMPLIANCE		

- BIKE PARKING REQUIREMENTS:**
- COMMERCIAL, 15% OF NUMBER OF AUTOMOBILE SPACES.

COMMERCIAL	BIKE SPACES REQUIRED	BIKE SPACES PROVIDED
58 PARKING SPACES	9	10

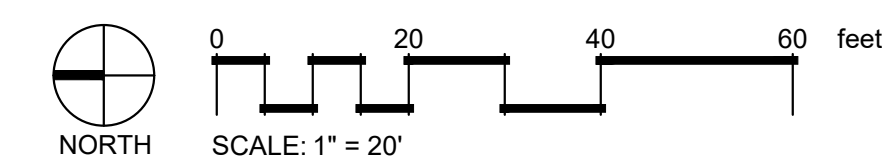
- BUFFER BETWEEN LAND USES:**
- MINIMUM 20' BUFFER BETWEEN RESIDENTIAL AND COMMERCIAL.
  - (1) TREE SPACED AT 35' INTERVALS, 40% EVERGREEN AND 60% DECIDUOUS, THAT TOUCH WITHIN 5 YRS OF PLANTING.
  - (1) SHRUB SPACED AT 3 LF

BUFFER - LENGTH (LF)	TREES REQ'D / TREES PROV'D	SHRUBS REQ'D / SHRUBS PROV'D
WEST BUFFER - 330'	10/12*	110/110
SOUTH BUFFER - 226'	7/7	75/75
* ADDED DUE TO ALT. COMPLIANCE		

- TREE MITIGATION:**
- NO EXISTING TREES ON SITE, NO MITIGATION REQUIRED

**MINIMUM PLANT SIZES:**

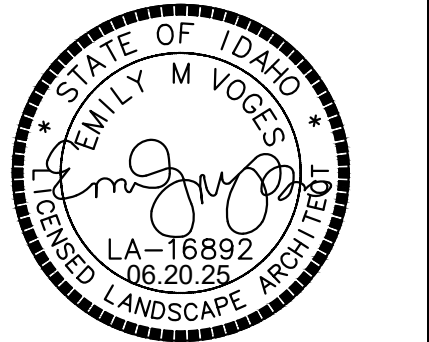
PLANT TYPE:	MINIMUM SIZE
EVERGREEN TREES:	6' HT. MIN.
ORNAMENTAL TREES:	2" CALIPER MIN.
SHADE TREES:	2" CALIPER MIN.
SHRUBS/PERENNIALS:	10' SPREAD MIN. DEPENDING ON PLANT SPECIES



EMILY VOGES  
Landscape Architect  
emily.voges@gmail.com  
818.983.5347

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COPYRIGHT 2025



SHADOW GLEN  
DEVELOPMENT  
CALDWELL, ID 83686

Revision No:      Date:      Desc:

Date:      06.20.2025

Drawn By:      EV

Drawing Title:

LANDSCAPE  
SITE PLAN

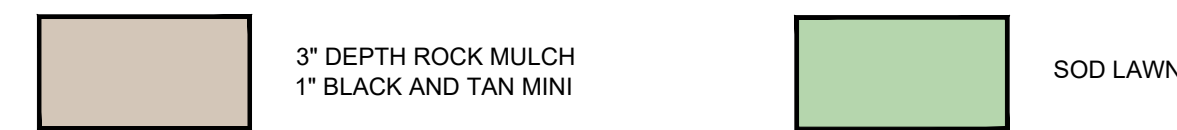
Drawing No:

L-1.0

**PLANT SCHEDULE**

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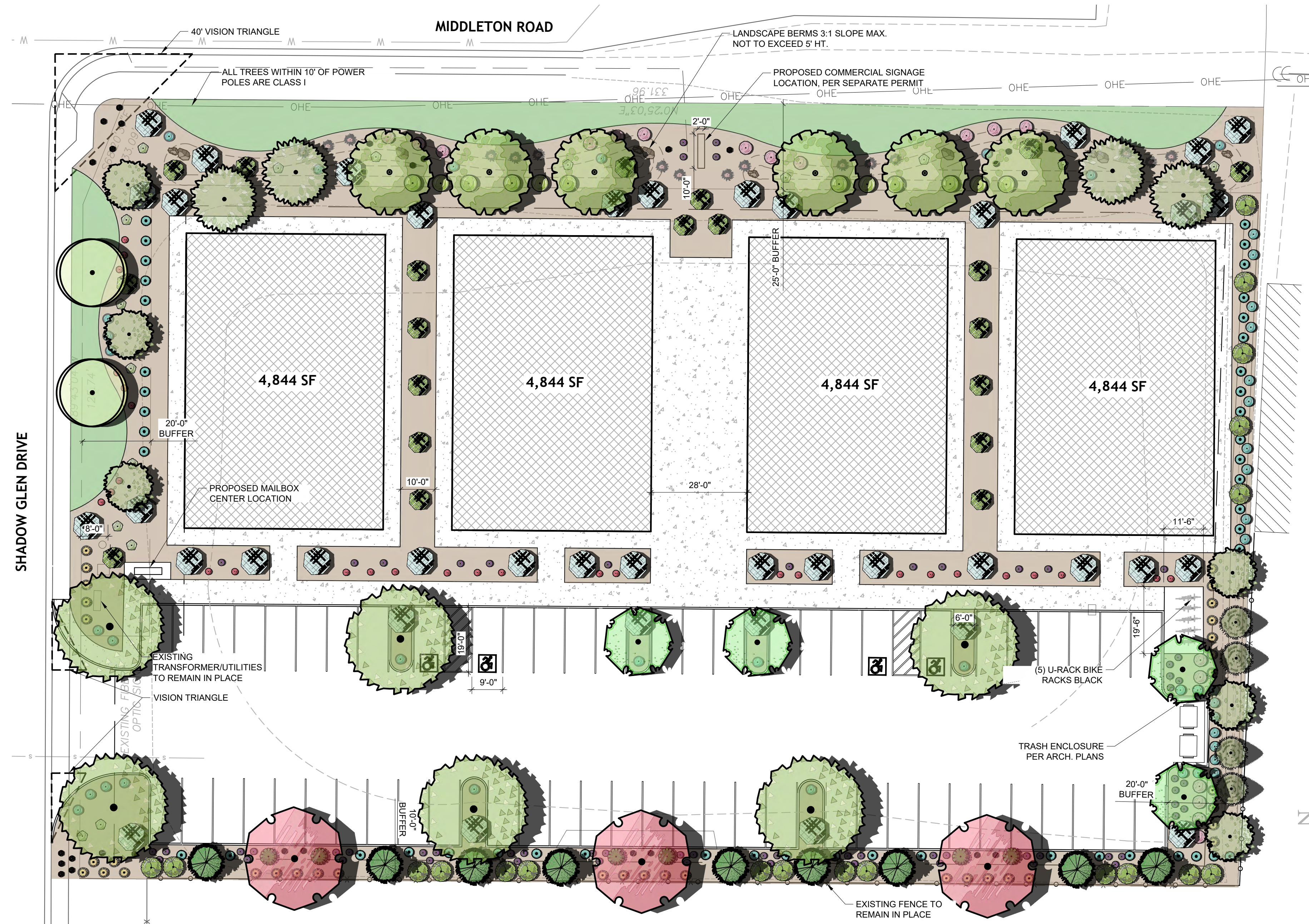
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- ISLANDS SHALL CONTAIN A MINIMUM OF (1) CLASS I OR 2 TREE WITH LOW SHRUBS.

PARKING LOT ISLANDS	TREES REQUIRED	TREES PROVIDED
SINGLE - 10	10	10**
** UTILITIES AND CIRCULATION MAY IMPEDE PLACEMENT		
** ADDITIONAL TREES ADDED TO BUFFER AREAS FOR ALTERNATIVE COMPLIANCE		

**BIKE PARKING REQUIREMENTS:**

- COMMERCIAL, 15% OF NUMBER OF AUTOMOBILE SPACES.

COMMERCIAL	BIKE SPACES REQUIRED	BIKE SPACES PROVIDED
58 PARKING SPACES	9	10

**BUFFER BETWEEN LAND USES:**

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

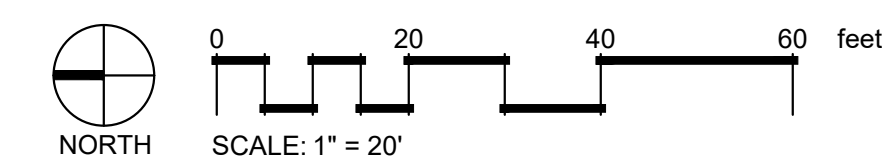
BUFFER - LENGTH (LF)	TREES REQ'D / TREES PROV'D	SHRUBS REQ'D / SHRUBS PROV'D
WEST BUFFER - 330'	10/12*	110/110
SOUTH BUFFER - 226'	7/7	75/75
* ADDED DUE TO ALT. COMPLIANCE		

**TREE MITIGATION:**

- NO EXISTING TREES ON SITE, NO MITIGATION REQUIRED

**MINIMUM PLANT SIZES:**

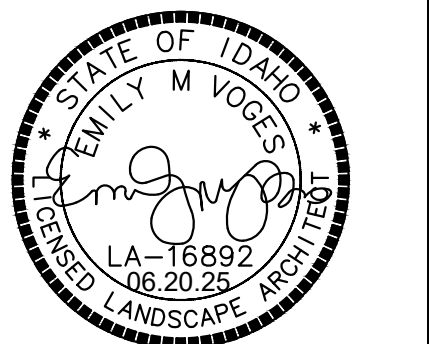
PLANT TYPE:	MINIMUM SIZE
EVERGREEN TREES:	6' HT. MIN.
ORNAMENTAL TREES:	2" CALIPER MIN.
SHADE TREES:	2" CALIPER MIN.
SHRUBS/PERENNIALS:	10' SPREAD MIN. DEPENDING ON PLANT SPECIES



EMILY VOGES  
Landscape Architect  
emily.voges@gmail.com  
818.983.5347

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SHADOW GLEN  
DEVELOPMENT  
CALDWELL, ID 83686

Revision No:      Date:      Desc:

Date:      06.20.2025

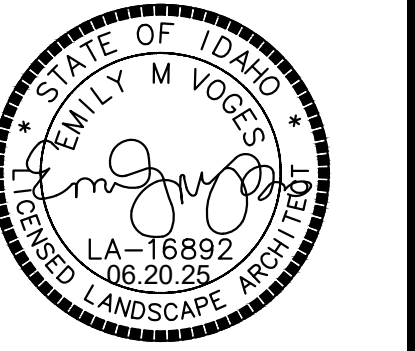
Drawn By:      EV

Drawing Title:

LANDSCAPE  
SITE PLAN  
RENDER

Drawing No:

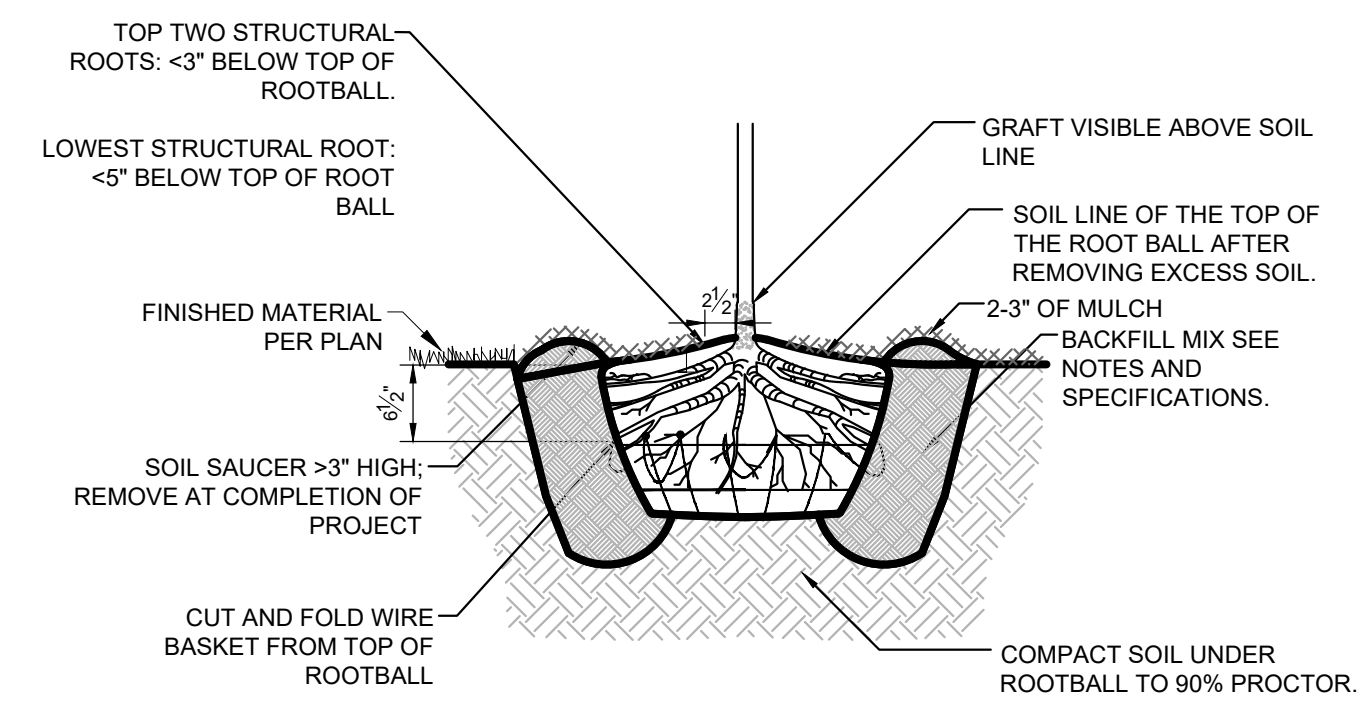
L-1.1



SHADOW GLEN  
DEVELOPMENT  
CALDWELL, ID 83686

NOTES:

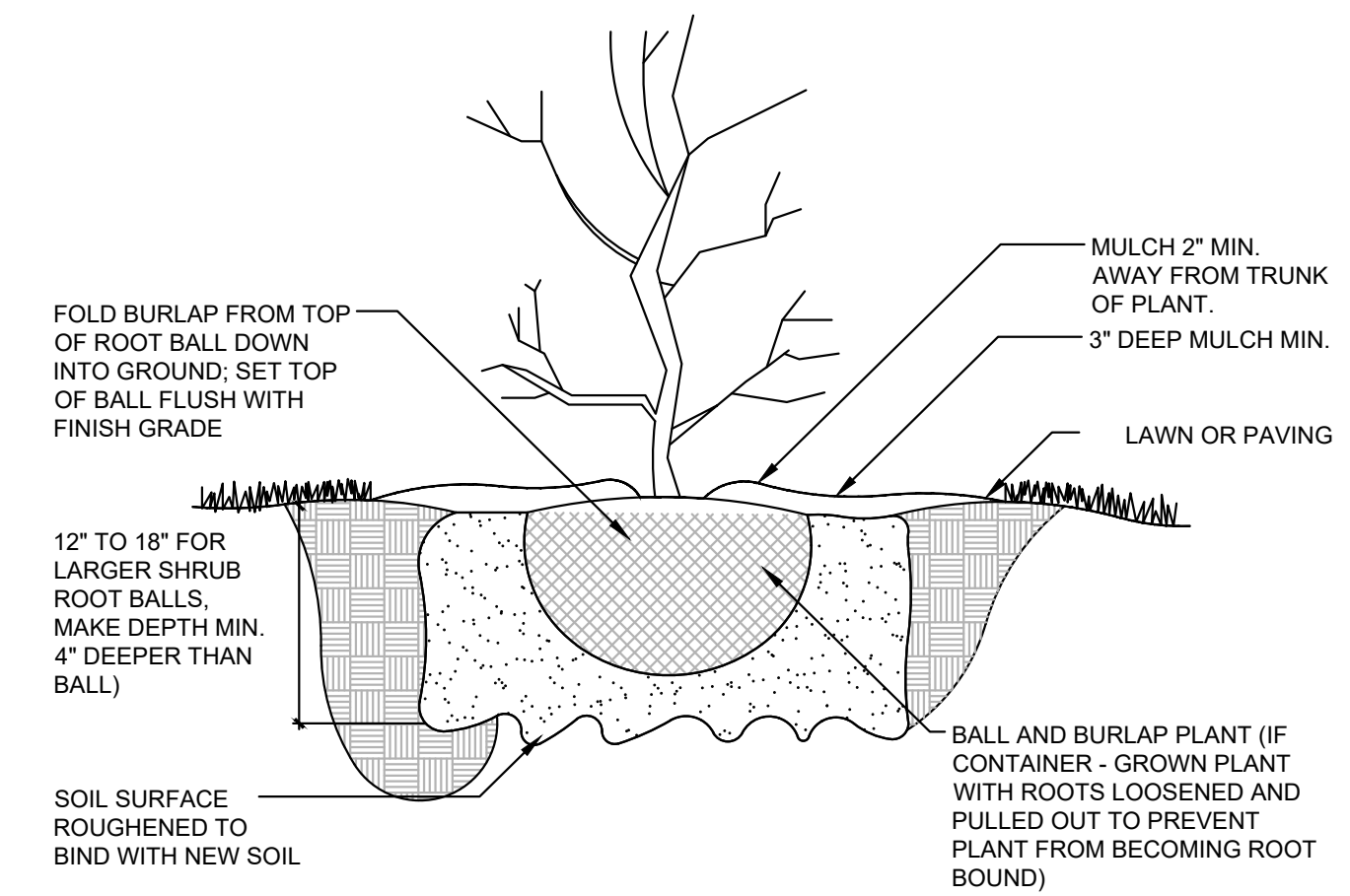
- DO NOT DAMAGE OR CUT LEADER
- DO NOT DISTURB ROOT OR DAMAGE ROOT BALL WHEN INSTALLING TREE OR TREE STAKES.
- TREE STAKING SHALL BE AT THE DISCRETION OF CONTRACTOR. HOWEVER ANY TREES DISTURBED FROM PLUMB DURING THE PLANT WARRANTY PERIOD WILL BE REPAIRED OR REPLACED AT CONTRACTOR'S EXPENSE.
- WATER PLANTS THOROUGHLY IMMEDIATELY AFTER INSTALLATION.
- REMOVE ALL BURLAP, TWINE, ROPE, OR MATERIAL FROM THE TOP 1/4 OF THE ROOTBALL.
- 4' DIAMETER PLANTER BED/MULCH RING AROUND THE TRUNK OF THE TREE. 3" OF MULCH MIN. DO NOT PLACE MULCH WITHIN 2" OF TRUNK OF TREE.



1 BALL AND BURLAP TREE PLANTING  
3/4" = 1'-0"

NOTE:  
REMOVE ALL TAGS, TWINE OR OTHER NON BIODEGRADABLE MATERIALS ATTACHED TO PLANT OR ROOT MASS.

BACKFILL SHALL BE 100% TOPSOIL. WATER SETTLE ALL PLANTINGS TO ENSURE PLANT ROOTBALL MAINTAINS 1/2" HEIGHT ABOVE EXISTING SOILS WHEN COMPLETE.

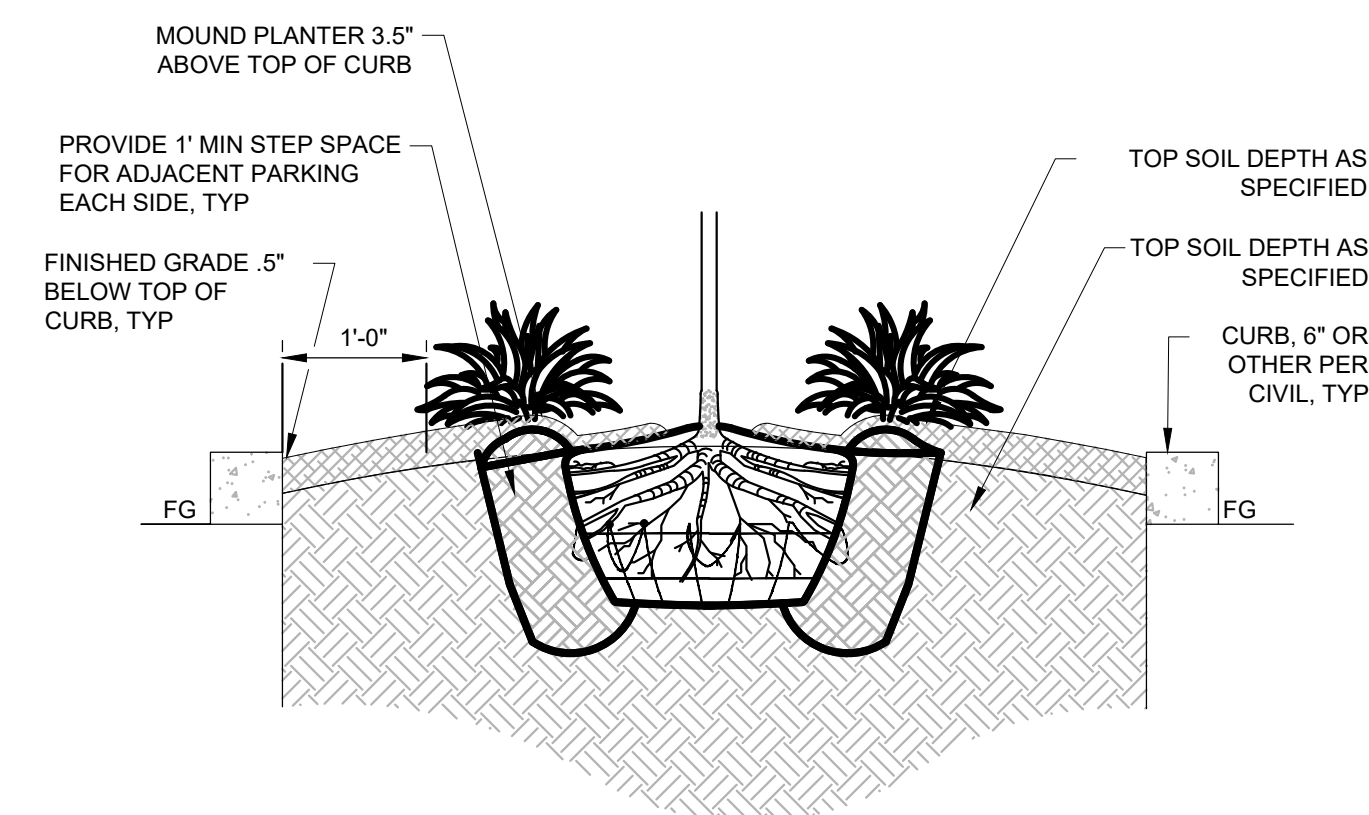


2 SHRUB PLANTING  
1" = 1'-0"

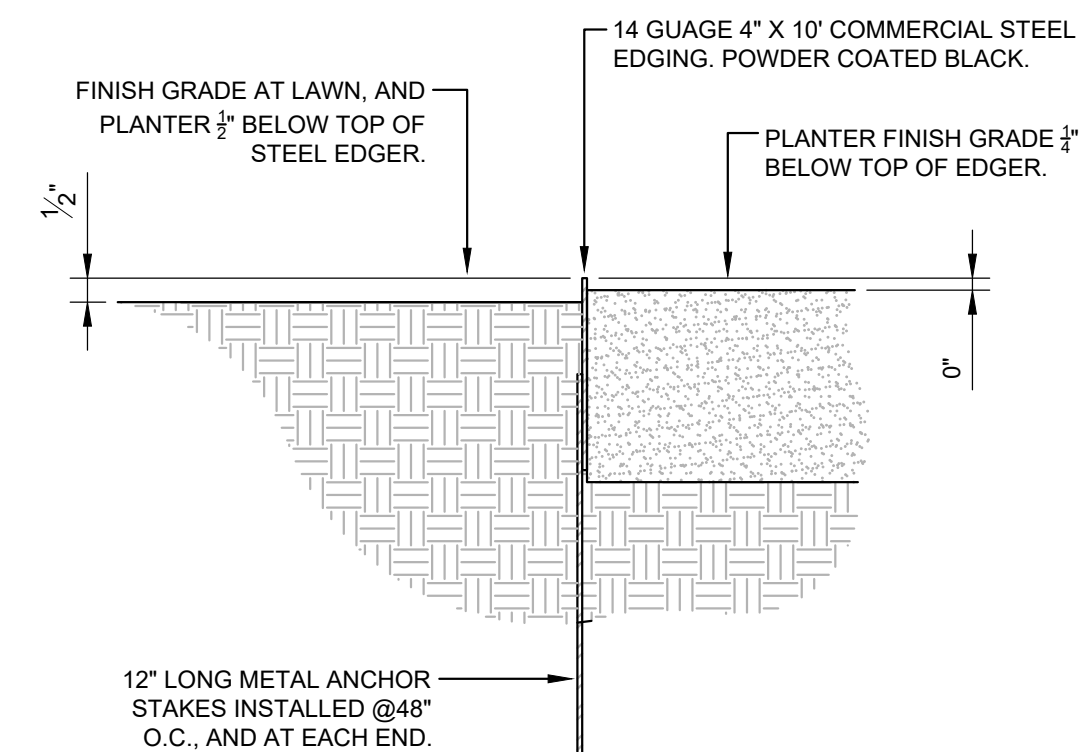
329333.16-01

NOTE:

- \*CURB & ADJACENT PAVEMENT PER CIVIL OR HARDSCAPE PLANS
- \*TREE & SHRUB TO BE INSTALLED PER RESPECTIVE DETAILS
- \*PLANTS & MULCH PER PLAN



3 PLANTER ISLAND DETAIL  
3/4" = 1'-0"



4 STEEL LANDSCAPE EDGING  
3" = 1'-0"

329413.23-02

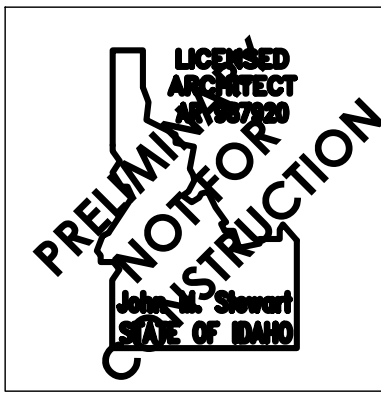
Revision No:	Date:	Desc:
Date:	06.20.2025	
Drawn By:	EV	

Drawing Title:

LANDSCAPE  
DETAILS

Drawing No:

L-2.0



A SCHEMATIC SITE PLAN FOR  
**SHADOW GLEN DEVEL.**

DATE	REVISION
---	---

JOB NO.: 25-004

DATE: 04.18.25

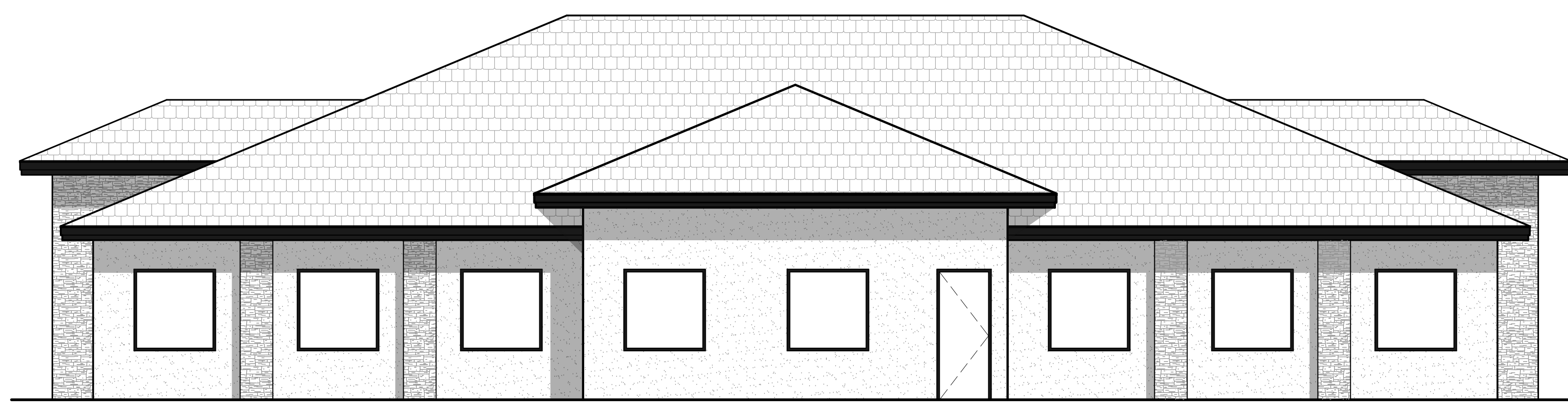
EXTERIOR ELEVATIONS

SHEET NO.:

**A-201**



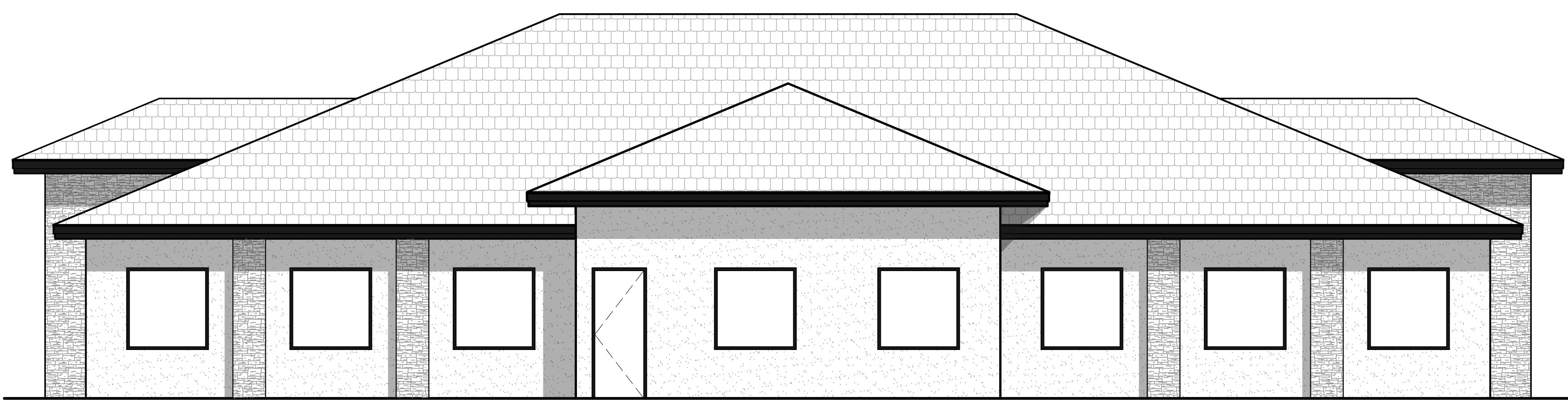
1 FRONT ELEVATION  
SCALE: 3/16" = 1'-0"



2 SIDE ELEVATION  
SCALE: 3/16" = 1'-0"



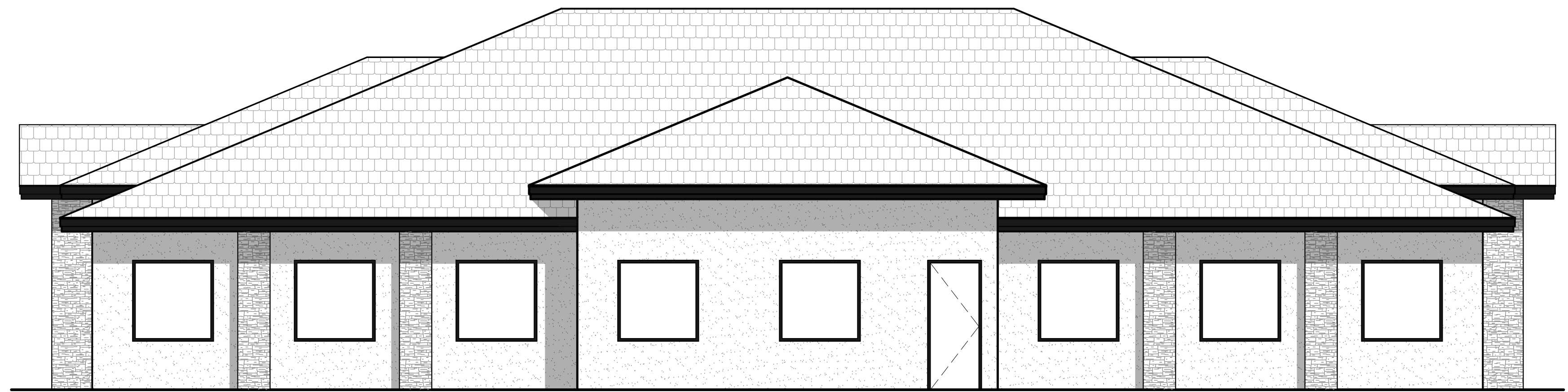
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SCALE: 3/16" = 1'-0"



4 SIDE ELEVATION  
SCALE: 3/16" = 1'-0"



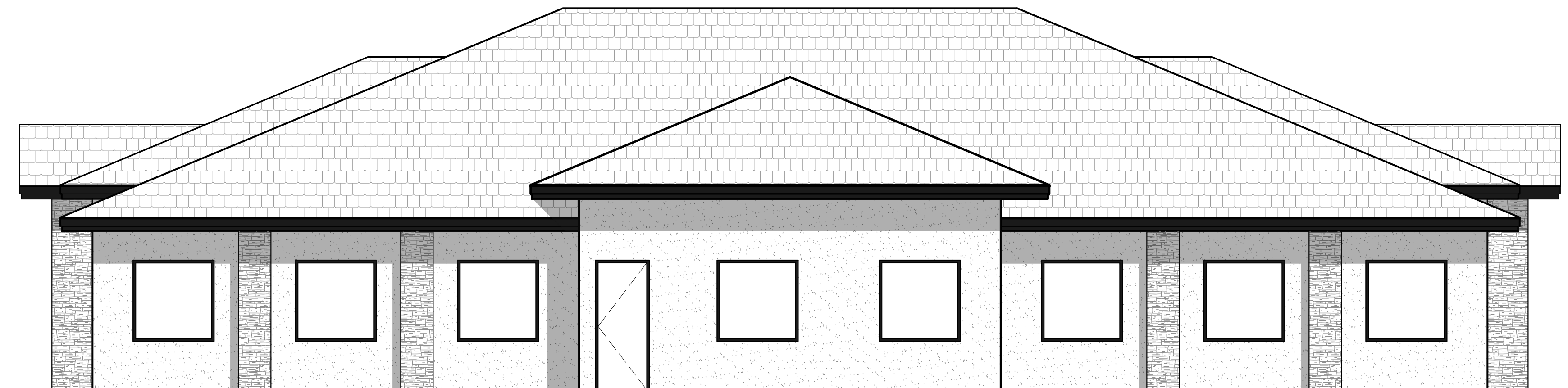
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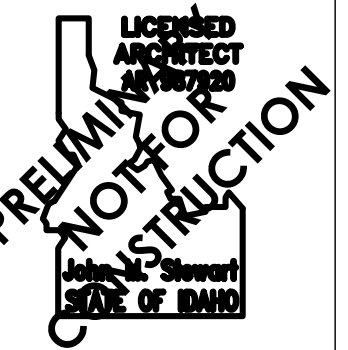
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3 REAR ELEVATION  
SCALE: 3/16" = 1'-0"



4 SIDE ELEVATION  
SCALE: 3/16" = 1'-0"



A SCHEMATIC SITE PLAN FOR  
**SHADOW GLEN DEVEL.**

DATE	REVISION
---	---

JOB NO.:  
25-004

DATE:  
04.18.25

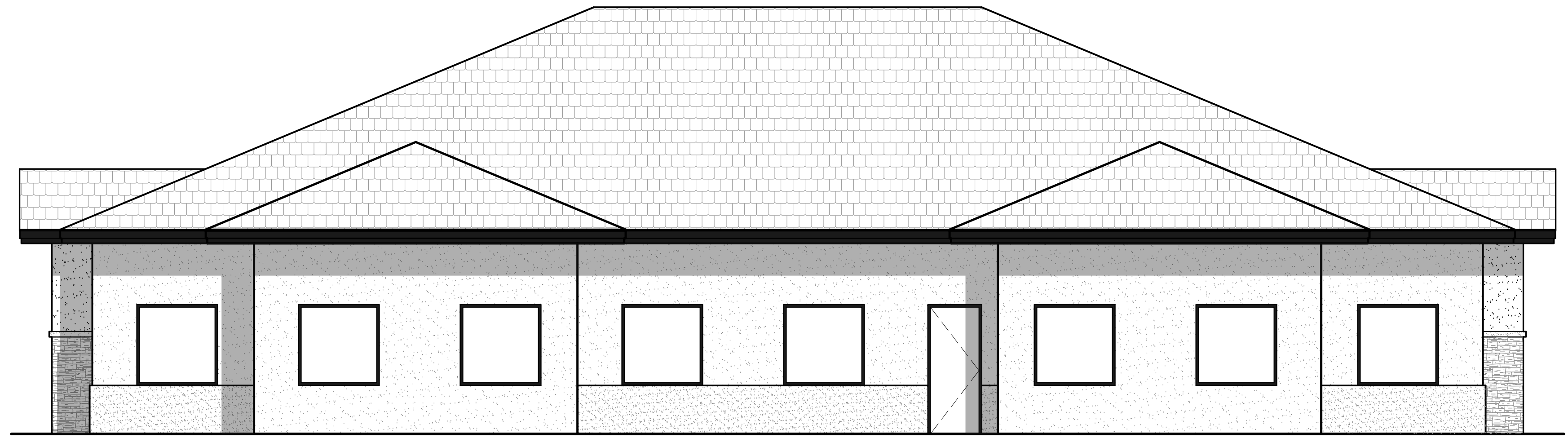
EXTERIOR  
ELEVATIONS

SHEET NO.:

**A-202**



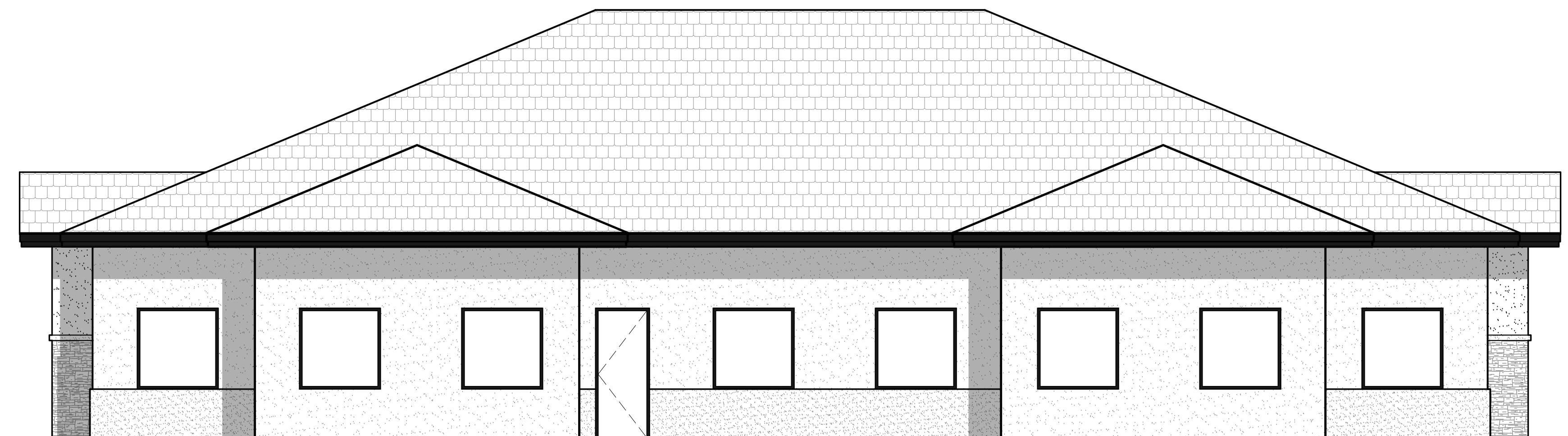
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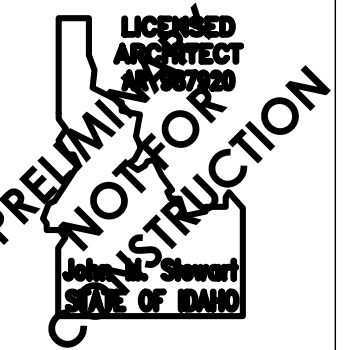
2 SIDE ELEVATION  
SCALE: 3/16" = 1'-0"



3 REAR ELEVATION  
SCALE: 3/16" = 1'-0"



4 SIDE ELEVATION  
SCALE: 3/16" = 1'-0"



A SCHEMATIC SITE PLAN FOR  
**SHADOW GLEN DEVEL.**

DATE	REVISION

JOB NO.: 25-004

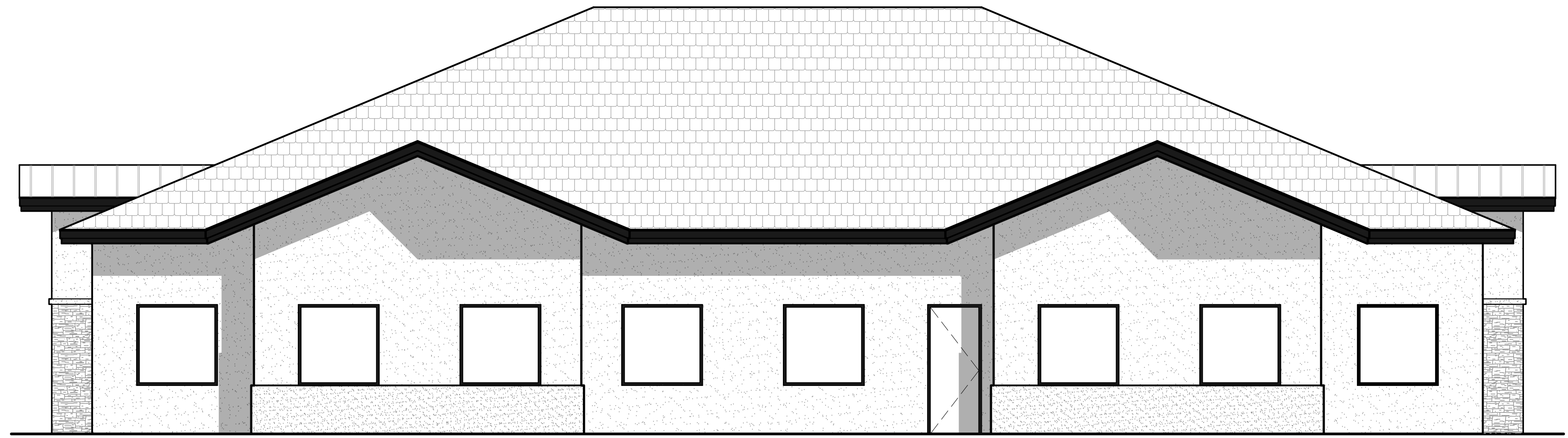
DATE: 04.18.25

EXTERIOR ELEVATIONS

SHEET NO.:



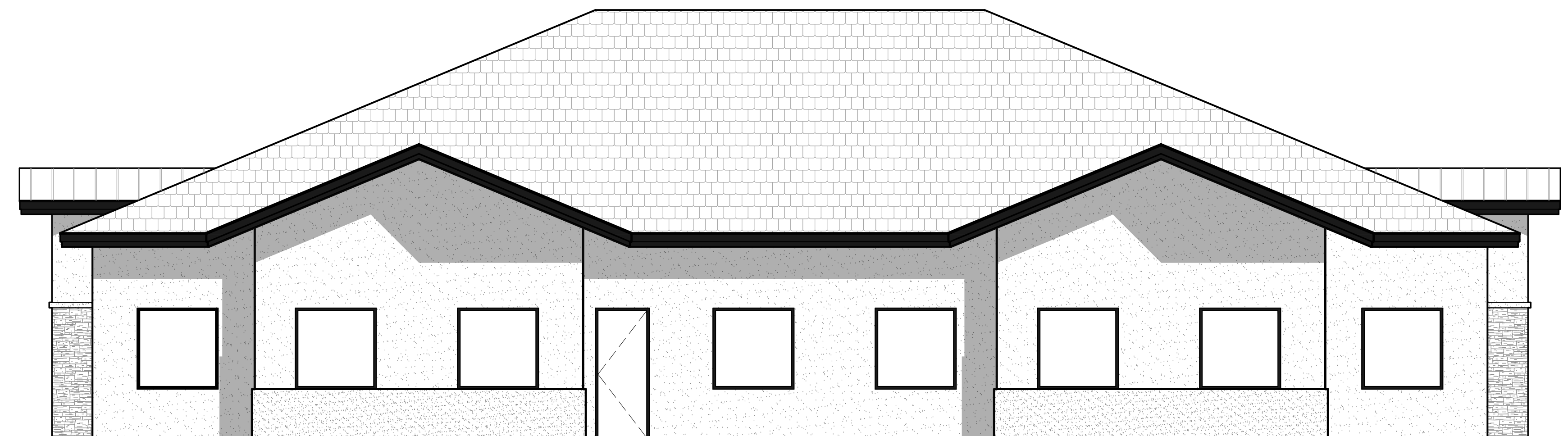
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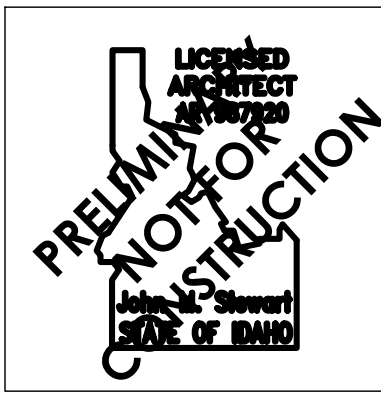
2 SIDE ELEVATION  
SCALE: 3/16" = 1'-0"



3 REAR ELEVATION  
SCALE: 3/16" = 1'-0"



4 SIDE ELEVATION  
SCALE: 3/16" = 1'-0"



A SCHEMATIC SITE PLAN FOR  
**SHADOW GLEN DEVEL.**

DATE	REVISION
---	---

JOB NO.: 25-004

DATE: 04.18.25

EXTERIOR ELEVATIONS

SHEET NO.:















Professional Engineers, Land Surveyors and Planners

924 3<sup>rd</sup> St. So. Suite B, Nampa, ID 83651  
Ph (208) 454-0256

November 25th, 2025

Dear Property Owner and Neighbor,

You are invited to participate in a neighborhood meeting. The meeting will take place on December 11th, 2025, at 5:30pm. The location of the meeting will be on site at Lot 2 Block 6 Shadow Glen Subdivision.

The desire is to rezone and create a plat consisting of (4) lots that will support professional office buildings at this location.

Thank you,

Steve Petersen  
Mason & Associates, Inc.



ParcelId	OwnerNameLabelFormat	SiteAddr	SiteCity
R3430410500	Heather & Richard Boone	19203 Piaggio Ave	Caldwell
R3430410600	Ian & Kim Horner	19191 Piaggio Ave	Caldwell
R3430410700	Anthony Herrera	19183 Piaggio Ave	Caldwell
R3430410800	Scott Hale & Andrea Gonzales	19167 Piaggio Ave	Caldwell
R3430410900	Colt & Stacie Downing	19155 Piaggio Ave	Caldwell
R3430411000	Mark & Margaret Zemak	19143 Piaggio Ave	Caldwell
R3430412700	John & Laura Maldonado	10928 Super Cub Dr	Caldwell
R3430412800	Ervin & Lyndsay Smith	10940 Super Cub Dr	Caldwell
R3430412900	Diana Avila	10941 Super Cub Dr	Caldwell
R3430413000	Adrian Crain	10929 Super Cub Dr	Caldwell
R3430413100	Merrissa Engelhart	10917 Super Cub Dr	Caldwell
R3430413500	Ben & Sandee Soza	19131 Piaggio Ave	Caldwell
R3430413600	Ivette Obledo & Gonzalo Gama	19117 Piaggio Ave	Caldwell
R3430413700	Jameson Vnuk	19103 Piaggio Ave	Caldwell
R3430413800	Gregorio Madrigal & Jose Lopez-Ventura	19089 Piaggio Ave	Caldwell
R3430413900	Jessica Magana & Carlos Angel	19075 Piaggio Ave	Caldwell
R3430414000	Meagan Ries	19061 Piaggio Ave	Caldwell
R3430414100	Mason Creek Development LLC	19047 Piaggio Ave	Caldwell
R3430414200	Juan Jaime & Heriberta Torres	10949 Beechcraft St	Caldwell
R3430414300	Alexander & Gabrielle Gray	10937 Beechcraft St	Caldwell
R3430414400	Adrian & Terrie Zayas	10923 Beechcraft St	Caldwell
R3430417300	Hernandez 2017 Family Trust	10918 Sky Dive St	Caldwell
R3430417400	Olivia & Elsa Delgado	10930 Sky Dive St	Caldwell
R3430417500	Bhavna And Ashish Kasturia Family Trust	10942 Sky Dive St	Caldwell
R3430417900	Katie & Mark Blagden	10916 Beechcraft St	Caldwell
R3430418000	Ashlynn & Benjamin Holtom	10938 Beechcraft St	Caldwell
R3430418100	Michael & Tudora Biggs	10940 Beechcraft St	Caldwell
R3430418200	Ian & Deborah Mossman	10941 Sky Dive St	Caldwell
R3430418300	Adam & Carissa McKinney	10929 Sky Dive St	Caldwell
R3430418400	Phillip & Susan Gavurnik	10917 Sky Dive St	Caldwell
R3431800000	Kirk & Shelby Hansen	11034 Linden Rd	Caldwell
R3431917400	Constantine Brzostowski	19049 Farmville Pl	Caldwell
R3431917500	Gigi Watts	19033 Farmville Pl	Caldwell
R3431917600	Kristin & Paige Rose	19017 Farmville Pl	Caldwell
R3431917700	Craig Allen	19020 Farmville Pl	Caldwell
R3431917800	Angel & Marlen Villatoro	19038 Farmville Pl	Caldwell
R3431917900	Megan Johnson	19054 Farmville Pl	Caldwell
R3431918000	Spencer Frazier	19068 Farmville Ave	Caldwell
R3431918100	Neff M Rev Living Trust	19082 Farmville Ave	Caldwell
R3431918200	19096 Farmville Ave LLC	19096 Farmville Ave	Caldwell
R3431920400	Theadora & David Van Atta	11152 Nora Dr	Caldwell
R3431920500	Jalen & Kenneth Thompson	11140 Nora Dr	Caldwell
R3431920600	Ray & Melissa Miller	11139 Shadow Glen Dr	Caldwell

R3431920800	Alfredo Guzman And Angela Flores Guzman Trust	19080 Kosma Pl	Caldwell
R3431920900	Milo & Dorothy Hardenbrook	19092 Kosma Pl	Caldwell
R3431921000	Tyler Austin & Jordyn Hanson	19104 Kosma Pl	Caldwell
R3431921100	Eric Gross	11106 Shadow Glen Dr	Caldwell
R3431921200	Guillermo Ayala & Enedina Zuniga	11120 Shadow Glen Dr	Caldwell
R3431921300	Colin & Nykol Zimmermann	11134 Shadow Glen Dr	Caldwell
R3431925800	Robert & Betty Pate	11152 Shadow Glen Dr	Caldwell
R3433000000	Travis Watson	11105 Linden Rd	Caldwell
R3433001000	Misael Arredondo	11076 Linden Rd	Caldwell
R3433100000	Ida Uta Investors LLC	18963 Middleton Rd	Nampa

SiteState	SiteZIP	OwnerAddr	OwnerCityNm	OwnerState	OwnerZIP
ID	83605	19203 Piaggio Ave	Caldwell	ID	83605
ID	83605	19191 Piaggio Ave	Caldwell	ID	83605
ID	83605	19183 Piaggio Ave	Caldwell	ID	83605
ID	83605	19167 Piaggio Ave	Caldwell	ID	83605
ID	83605	19155 Piaggio Ave	Caldwell	ID	83605
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ID	83605	11245 Aspen Hill Dr	Caldwell	ID	83605
ID	83605	10940 Super Cub Dr	Caldwell	ID	83605
ID	83605	10941 Super Cub Dr	Caldwell	ID	83605
ID	83605	10929 Super Cub Dr	Caldwell	ID	83605
ID	83605	10917 Super Cub Dr	Caldwell	ID	83605
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ID	83605	19103 Piaggio Ave	Caldwell	ID	83605
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ID	83605	19061 Piaggio Ave	Caldwell	ID	83605
ID	83605	701 S Allen St Ste 104	Meridian	ID	83642
ID	83605	10949 Beechcraft St	Caldwell	ID	83605
ID	83605	10937 Beechcraft St	Caldwell	ID	83605
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ID	83605	10918 Sky Dive St	Caldwell	ID	83605
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ID	83605	274 Surfbird Is	Foster City	CA	94404
ID	83605	10916 Beechcraft St	Caldwell	ID	83605
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ID	83605	10917 Sky Dive St	Caldwell	ID	83605
ID	83605	18092 Lantana Ave	Nampa	ID	83687
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ID	83605	11139 Shadow Glen Dr	Caldwell	ID	83605

ID	83605	19080 Kosma Pl	Caldwell	ID	83605
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ID	83605	19104 Kosma Pl	Caldwell	ID	83605
ID	83605	11106 Shadow Glen Dr	Caldwell	ID	83605
ID	83605	11120 Shadow Glen Dr	Caldwell	ID	83605
ID	83605	11134 Shadow Glen Dr	Caldwell	ID	83605
ID	83605	11152 Shadow Glen Dr	Caldwell	ID	83605
ID	83687	695 E Linkersham Dr	Meridian	ID	83642
ID	83687	307 E Denver St	Caldwell	ID	83605
ID	83687	PO Box 3064	Nampa	ID	83653

**EXHIBIT 2:  
CITY DEPARTMENT COMMENTS AND CONDITIONS OF APPROVAL**

**To:** April Cabello, Planner II  
Caldwell P & Z Department

**From:** Steven Pendleton, Land Development Manager  
Hallie Hart, City Engineer

**Re:** SPP25-000010 – Shadow Glen Commercial

**Date:** February 25, 2026

---

The Engineering Department provides the following comments on a request by Jordan Moorhouse, on behalf of SM4 LLC., is requesting approval of a preliminary plat application for Shadow Glen Commercial Subdivision, a commercial subdivision with four buildable lots. The parcel (R3431920700) is zoned C-1 and is in compliance with the Comprehensive Plan Future land Use Map. The 1.52 acre parcel is located on the west side of Middleton Rd., approximately 260 feet north of the intersection with Linden Rd., in Caldwell, Idaho.

### **Development Plans**

1. Development Plans – Prior to commencing construction and applying for building permits, plans must be prepared by the developer's engineer and approved by the City Engineering Department which shall include the following items:
  - a. Street section and alignment (including curb and gutter); Street sections and ROW widths depicted in the Preliminary Plat are not approved and may not supersede City Standards.
  - b. Sidewalk (sidewalk width based on street classification);
  - c. Sanitary sewer (per City and DEQ requirements);
  - d. Potable water (per City and DEQ requirements);
  - e. Pressure Irrigation (per CMID requirements);
  - f. Stormwater facilities (per City requirements/storm water manual);
  - g. Street lighting (per City standards);
  - h. Street signage (per City and MUTCD requirements);
  - i. Vertical Datum based on NAVD 88 Datum.

## **General**

1. Applicant shall follow the requirements and processes of the subdivision ordinance for the development of this project. For the purposes of this project, all conditions outlined in the subdivision ordinance pertaining to receiving the City Engineers signature on, or the recordation of, a final plat shall be applied to the submission of building permits.
2. The proportionate share of frontage improvements along classified roadways adjacent to the preliminary plat shall be completed prior to the signature of the final plat for each phase development regardless of the location of the phase being developed or bonding. To be determined at the time of civil construction drawing approval.
3. Easements for public utilities outside of the public right-of-way shall be as listed below. Easements will be required to be larger if deemed necessary by the City Engineer in order to facilitate future maintenance operations of utilities.
  - a. 10 feet wide minimum.
  - b. Domestic water only, 15 feet wide minimum
  - c. Sanitary sewer only, 20 feet wide minimum
  - d. Sewer and water combined; 30 feet wide minimum
4. Appropriate easements for emergency access, transmission lines and/or other utilities shall be clearly indicated, with recorded instrument numbers provided for said easements, on the construction drawings.
5. All utilities on and within the boundaries of the subdivision shall be located and/or relocated underground.
6. All public streets, sewer, water, pressure irrigation fire protection, and street light facilities must be dedicated to the City. Some conveyance facilities for stormwater drainage may be eligible for dedication to the City.
7. Construction of facilities to be dedicated and/or within public right-of-way shall be performed by an appropriately licensed Idaho Public Works Contractor and shall be inspected by and constructed to City of Caldwell Specifications.
8. Prior to commencement of construction in any dedicated right-of-way, or construction of any improvement intended for dedication to the City or connected to a City facility, the City Engineering staff is to be notified. This will take place in a pre-construction conference scheduled by the Engineer of Record in which all appropriate personnel and utilities are present. Appropriate City personnel are to be notified in advance of all testing (including compaction, pressure and coliform, etc.) and given opportunity to be present during conduct of the testing. The Engineer of Record or his designated representative is to witness all tests (not covered by City inspectors) and a log of inspection visits and testing results is to be kept by the engineer of record or his representative.
9. The developer is to employ a responsible design professional, preferably the Engineer of Record, to oversee and inspect construction, to perform and/or observe all requisite testing of

completed facilities, and to certify that improvements have been constructed according to approved plans and in compliance with applicable City, State, and Federal standards.

10. The Engineer of Record shall be held responsible to ensure that improvements are in compliance with said engineer's design. Following the construction of the improvements, the developers engineer shall provide the City of Caldwell Engineering Department with electronic (.dwg) format record drawings spatially referenced to the Idaho State Plane Coordinate System-West Zone, North America Datum (NAD) 83. Vertical control shall be referenced to the North America Datum (NAVD) 88 for future reference and to establish that the Engineer of Record has witnessed construction occurred in substantial compliance with the design of said Engineer of Record.
11. Any note, item or drawing element on the plats, construction drawings, engineering drawings and/or design drawings related to the property inconsistent with City Codes, Policies and/or Ordinances shall not be construed as approved unless specifically addressed within the Staff Report and granted by City Council.
12. Requirements stated within this Staff Report are to supersede any notes on or within the City Council approved Preliminary Plat.

### **Rights-of-Way**

1. Middleton Rd. 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 Middleton Rd. alignment (per City Standard Detail R-810 A).
  - a. Applicant shall dedicate necessary right-of-way on Middleton Rd. for the construction of the proposed roundabout at the intersection of Middleton Rd. and Linden Rd.
2. Applicant shall dedicate to the City of Caldwell any required right-of-way along all classified roadways within 30 days of written request from the City of Caldwell.

### **Street**

1. Full half street frontage improvements shall be completed to all classified roads adjacent to the proposed project including (Middleton 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.
2. All private driveways, alleys or internal circulation routes shall fully comply with City of Caldwell standards and be approved by the Caldwell Fire Marshall.
3. No lot/building shall have direct access to/from Middleton Rd.

4. Applicant shall meet all emergency access requirements for each phase of development to be determined by the Fire Dept. at the time of civil plan review.
5. Applicant shall coordinate with the United States Postal System to determine a cluster mailbox unit locations. Said locations shall be interior to the site and shall be located in a manner that will not impact, or cause queuing onto Middleton 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.***

### **Water**

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

### **Sanitary Sewer**

1. It shall be the responsibility of the applicant’s engineer to verify that connection to existing sewer mainlines will not exceed the functional capacity of said mainlines. Provision for connectivity by future developments shall be met in accordance with current City standards.
2. The location of sewer service, including sizing of mains, providing of easements, frontage construction, and offsite construction are to be decided during review of improvement plans.
3. The Developer will be required (where applicable) to extend all sewer and water mainlines to the center of adjacent roadways for connectivity by future developments. Locations of said extensions will be decided during the review of the improvement plans.

4. Each buildable lot shall be supplied with a sewer service. If buildings are constructed to include individual units that could feasibly or will be sold separately, each unit shall be serviced separately
5. Any easements for sewer lines not in the right-of-way should be at a width sufficient to construct same and not less than 20 feet in width. Easements for adjacent sewer and water lines 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 15<sup>th</sup>. Submittal of plans after this date may result in Applicant not receiving plan approval in time to complete out-of-season work.

### **Storm Drain**

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

### **Plat**

1. Prior to approval of the final plat, subdivision facilities must be completed or an appropriate construction security provided. There may be temporary restrictions to the obtaining of building permits, even with acceptable construction security, depending on fire protection, emergency service requirements, and City approval of the sanitary sewer system. A 20% temporary restriction to obtaining of building permits will be enforced until all facility construction has been completed, inspected and certified by the Applicants engineer including all punch list items.

2. A note shall be added to the final plat stating that no lot shall have direct access to/from Middleton Rd.
3. Upon recordation of the plat, the Engineering Department is to be provided with a PDF copy of the recorded final plat.
4. An electronic (dwg.) copy of the Final Plat suitable for mapping and addressing purposes will be required with Final Plat application submittal.



Date 03/02/2026

Caldwell City – Planning and Zoning

Re: Case Number: SPP25-000010, Shadow Glen Commercial Subdivision,

Dear, Planning & Zoning

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

### **Caldwell Fire Department Details**

Nearest Fire Station:

Station 13 11925 Skyway St. Caldwell

Distance: 1.4 miles

Estimated response time: 3 minutes

<b>Distance from Station</b>	<b>Service Expectation</b>	<b>Staffing &amp; Apparatus</b>	<b>Typical Response Time Goal</b>
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.



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**Conditions:**

2. 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).
3. Roadway serving a fire hydrant shall be a minimum of 26-feet in width. (IFC D103.1)
4. Fire apparatus access roads shall extend to within 150 feet of all portions of the exterior walls of the first story of a building measured by an approved route around the exterior of the building or facility. (IFC 503.1.1)
5. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet and an unobstructed vertical clearance of not less than 13 feet 6 inches. (IFC 503.2.1)
6. The minimum outside turning radius of a fire apparatus access road shall be 48 feet. The minimum inside turning radius shall be 28 feet. (IFC 503.2.4)
7. Fire apparatus access roads shall have an approved driving surface of asphalt, concrete or other approved driving surface and can support the imposed load of fire apparatus weighing at least 80,000 pounds. Please provide documentation the road surface meets this standard. (IFC D102.1)
8. Fire apparatus access roads shall not exceed 10 percent in grade. (IFC D103.2)
9. An automatic fire sprinkler system installed per NFPA 13R may be required dependent on occupancy and use classification.
10. 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.

**11. 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.

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,

Alan Perry  
Deputy Chief  
Fire Marshal  
Caldwell Rural Fire Protection District  
[Aperry@cityofcaldwell.org](mailto:Aperry@cityofcaldwell.org)

## Memorandum

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**To:** April Cabello, Planner II  
Caldwell P & Z Department

**From:** Trevor Farris, GIS Technician  
Dave Marston, Mapping Superintendent

**Re:** SPP25-000010 Shadow Glen Commercial

**Date:** November 26, 2025.

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The Mapping Department provides the following comments on a request by Jordan Moorhouse, on behalf of SM4 LLC., is requesting approval of a preliminary plat application for Shadow Glen Commercial Subdivision, a commercial subdivision with four buildable lots. The parcel (R3431920700) is zoned C-1 and is in compliance with the Comprehensive Plan Future land Use Map. The 1.52 acre parcel is located on the west side of Middleton Rd., approximately 260 feet north of the intersection with Linden Rd., in Caldwell, Idaho.

### **Address Number**

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

### **Street Names**

1. Existing street names, approved.

### **Subdivision / Development Name**

1. Approved.

TO: CALDWELL POLICE DEPARTMENT AND FIRE DEPARTMENT

FROM: CALDWELL PLANNING AND ZONING

DATE: 2/23/2026

**DUE**  
**DATE: 3/10/2026**

## **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:** Shadow Glen Commercial

**REQUEST SUMMARY:** The applicant, Jordan Moorhouse, on behalf of SM4 LLC., is requesting approval of a preliminary plat application for Shadow Glen Commercial Subdivision, a commercial subdivision with four buildable lots. The parcel (R3431920700) is zoned C-1 and is in compliance with the Comprehensive Plan Future land Use Map. The 1.52 acre parcel is located on the west side of Middleton Rd., approximately 260 feet north of the intersection with Linden Rd., in Caldwell, Idaho.

**Population Impact:**

# of new residential units:	0
Projected population created by development: <i>(# of SF units X 3) and (# of MF units X 2)</i>	0
Proposed commercial acreage:	1.52

## 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)	Nearby adjacent reporting districts have an average of 155.75 calls for service each year to date. The nearby RD's (1H, 1I, 2E, 2K) have a combined total of 623 reactive CFS from January 1 <sup>st</sup> to March 13 <sup>th</sup> , 2026.																																																																		
Call types within this area	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th colspan="3" style="text-align: center; padding: 2px;"><b>Top 20 Reactive Calls for Service in the Area</b></th> </tr> <tr> <th style="width: 70%; padding: 2px;">Nature</th> <th style="width: 10%; padding: 2px;">#</th> <th style="width: 20%; padding: 2px;">%</th> </tr> </thead> <tbody> <tr><td style="padding: 2px;">Follow Up</td><td style="text-align: center; padding: 2px;">20</td><td style="text-align: right; padding: 2px;">6.85%</td></tr> <tr><td style="padding: 2px;">Abandoned Vehicle</td><td style="text-align: center; padding: 2px;">14</td><td style="text-align: right; padding: 2px;">4.79%</td></tr> <tr><td style="padding: 2px;">Suspicious</td><td style="text-align: center; padding: 2px;">13</td><td style="text-align: right; padding: 2px;">4.45%</td></tr> <tr><td style="padding: 2px;">Attempt to Locate</td><td style="text-align: center; padding: 2px;">11</td><td style="text-align: right; padding: 2px;">3.77%</td></tr> <tr><td style="padding: 2px;">Citizen Assistance</td><td style="text-align: center; padding: 2px;">10</td><td style="text-align: right; padding: 2px;">3.42%</td></tr> <tr><td style="padding: 2px;">Parking Problem</td><td style="text-align: center; padding: 2px;">9</td><td style="text-align: right; padding: 2px;">3.08%</td></tr> <tr><td style="padding: 2px;">Vehicle Accident</td><td style="text-align: center; padding: 2px;">9</td><td style="text-align: right; padding: 2px;">3.08%</td></tr> <tr><td style="padding: 2px;">Welfare Check</td><td style="text-align: center; padding: 2px;">8</td><td style="text-align: right; padding: 2px;">2.74%</td></tr> <tr><td style="padding: 2px;">Disturbance</td><td style="text-align: center; padding: 2px;">8</td><td style="text-align: right; padding: 2px;">2.74%</td></tr> <tr><td style="padding: 2px;">Juvenile Problem</td><td style="text-align: center; padding: 2px;">8</td><td style="text-align: right; padding: 2px;">2.74%</td></tr> <tr><td style="padding: 2px;">Animal Control Barking Dog</td><td style="text-align: center; padding: 2px;">7</td><td style="text-align: right; padding: 2px;">2.40%</td></tr> <tr><td style="padding: 2px;">Agency Assist</td><td style="text-align: center; padding: 2px;">7</td><td style="text-align: right; padding: 2px;">2.40%</td></tr> <tr><td style="padding: 2px;">911 Cell Open Line</td><td style="text-align: center; padding: 2px;">7</td><td style="text-align: right; padding: 2px;">2.40%</td></tr> <tr><td style="padding: 2px;">Alarm-Commercial</td><td style="text-align: center; padding: 2px;">7</td><td style="text-align: right; padding: 2px;">2.40%</td></tr> <tr><td style="padding: 2px;">Animal Control Animal at Large</td><td style="text-align: center; padding: 2px;">7</td><td style="text-align: right; padding: 2px;">2.40%</td></tr> <tr><td style="padding: 2px;">911 Disconnected Call - Cell</td><td style="text-align: center; padding: 2px;">7</td><td style="text-align: right; padding: 2px;">2.40%</td></tr> <tr><td style="padding: 2px;">Noise Complaint</td><td style="text-align: center; padding: 2px;">6</td><td style="text-align: right; padding: 2px;">2.05%</td></tr> <tr><td style="padding: 2px;">Reckless Driver</td><td style="text-align: center; padding: 2px;">6</td><td style="text-align: right; padding: 2px;">2.05%</td></tr> <tr><td style="padding: 2px;">Alarm-Residential</td><td style="text-align: center; padding: 2px;">6</td><td style="text-align: right; padding: 2px;">2.05%</td></tr> <tr><td style="padding: 2px;">Area Check</td><td style="text-align: center; padding: 2px;">5</td><td style="text-align: right; padding: 2px;">1.71%</td></tr> </tbody> </table>	<b>Top 20 Reactive Calls for Service in the Area</b>			Nature	#	%	Follow Up	20	6.85%	Abandoned Vehicle	14	4.79%	Suspicious	13	4.45%	Attempt to Locate	11	3.77%	Citizen Assistance	10	3.42%	Parking Problem	9	3.08%	Vehicle Accident	9	3.08%	Welfare Check	8	2.74%	Disturbance	8	2.74%	Juvenile Problem	8	2.74%	Animal Control Barking Dog	7	2.40%	Agency Assist	7	2.40%	911 Cell Open Line	7	2.40%	Alarm-Commercial	7	2.40%	Animal Control Animal at Large	7	2.40%	911 Disconnected Call - Cell	7	2.40%	Noise Complaint	6	2.05%	Reckless Driver	6	2.05%	Alarm-Residential	6	2.05%	Area Check	5	1.71%
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Workload saturation in area (%)	Reporting districts 1H, 1I, 2E, 2K account for 427 (year to date) reactive CFS compared to a total of 4,824 total YTD. These RD's account for 3.23% of all reactive CFS YTD.																																																																		
Will this development have other significant impacts on the ability to provide services?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No																																																																		

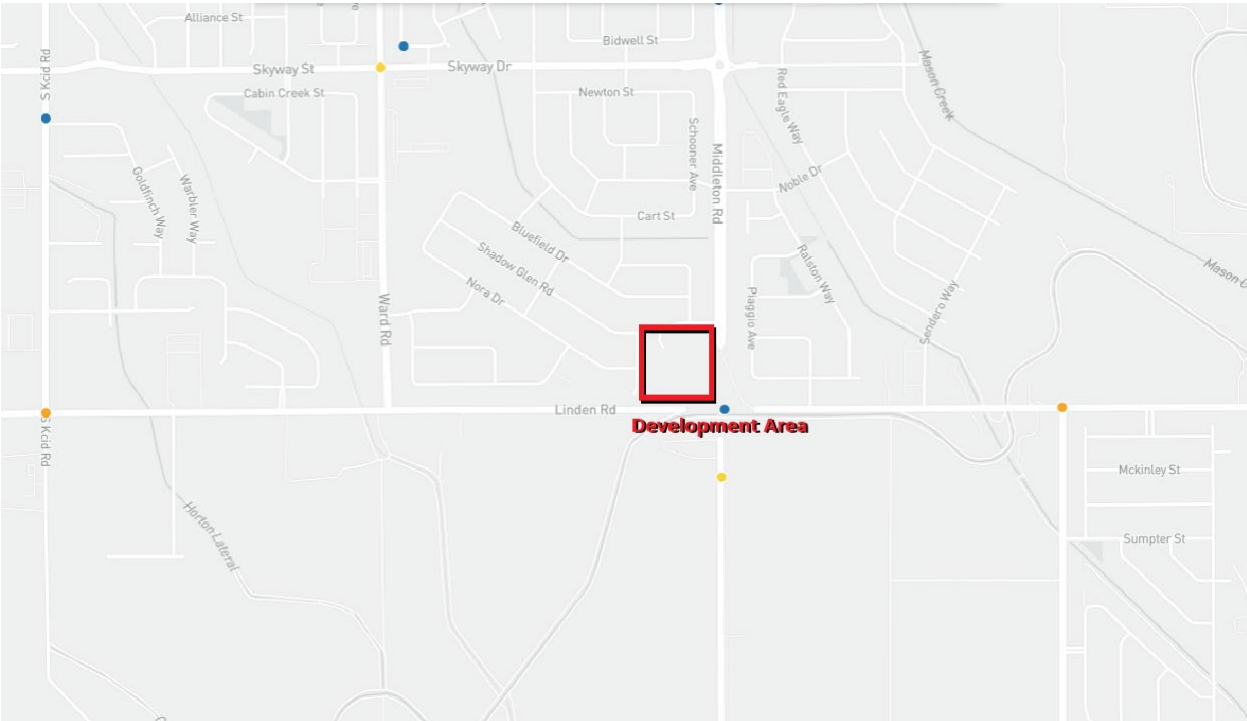
Will this development necessitate additional police resources and/or equipment beyond current levels?

*If yes, please explain under “Adverse Impact Comments, Recommendations, and Fiscal Impact”.*

Yes  No

**Traffic Crash Data for Area:**

*Provide comments below for crash data in area surrounding development.*

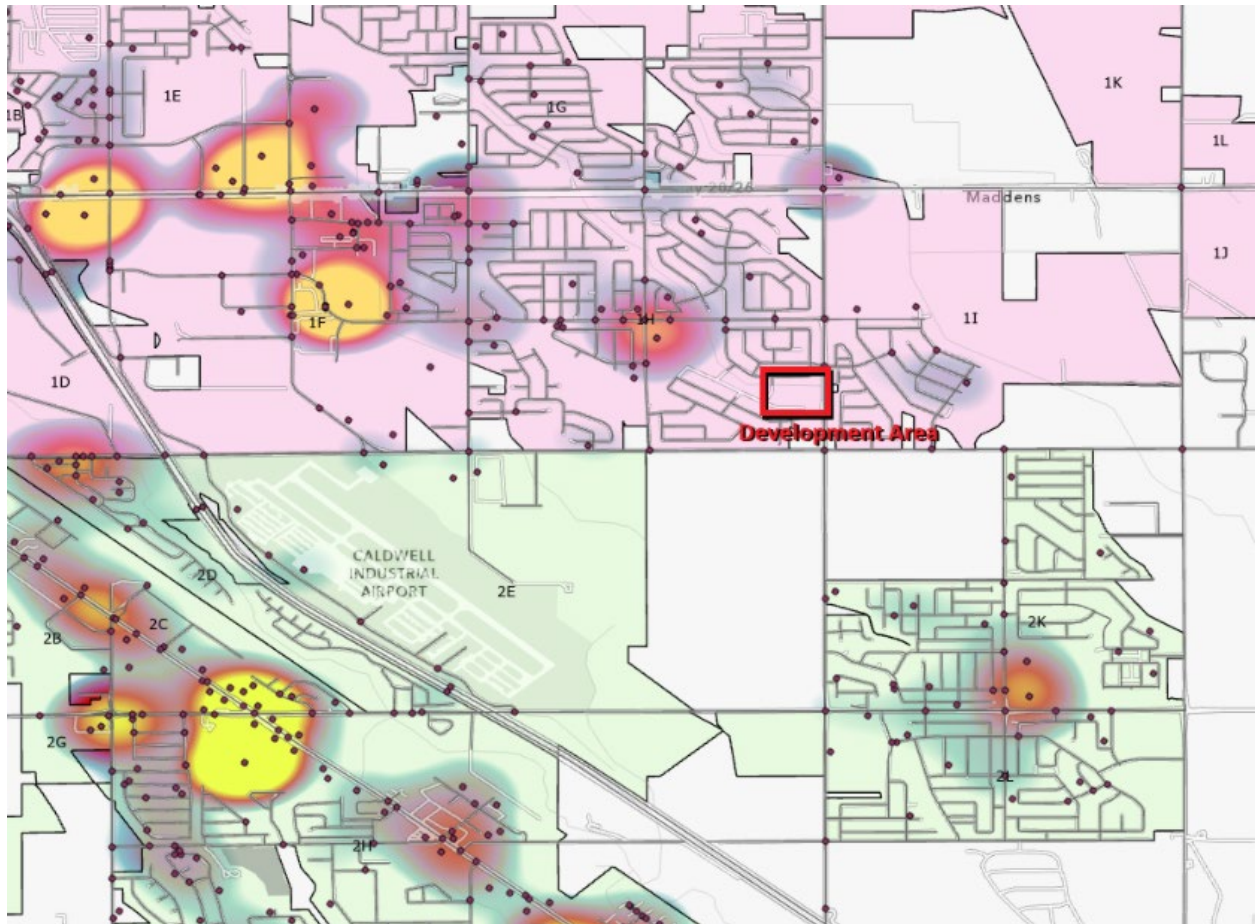


The area surrounding the new commercial development has seen YTD (from January 1<sup>st</sup> to March 13<sup>th</sup>)

- 8 Vehicle Crashes Total:
- 5 of which were Intersection related
- 3 of which had possible injuries
- 2 of which had suspected minor injuries

**Hot Spot Mapping (if applicable):**

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



Each small red dot represents a reactive call for service, the darker areas represent a higher density of calls for service, and the bright yellow areas represent the highest density.

**Adverse Impact Comments, Recommendations and Fiscal Impact:**

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

The additional demands placed on the police department from this commercial development highly depend on the nature of the vendors that would inhabit the locations. Generally, commercial locations generate very few calls for service one their own, with the exception of Banks, Gas Station, Vape Shops, and Liquor Stores to name the statistically highest offenders of commercial locations that are of this size.

**FIRE DEPARTMENT ANALYSIS AND SERVICE IMPACT:**

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

**Emergency Response Time Analysis and Service Impact:**

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

Standards for Travel Time (90% of time) for first arriving unit:	4 minutes
Closest fire station (in miles) to site:	
Approximate response time to site:	
Adequate fire flow capacity to serve proposed development?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Will this development have other significant impacts on the ability to provide services?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Will this development necessitate additional fire resources and/or equipment beyond current levels?	<input type="checkbox"/> Yes <input type="checkbox"/> 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.*

# Shadow Glen Crash Study

Created on March 13, 2026

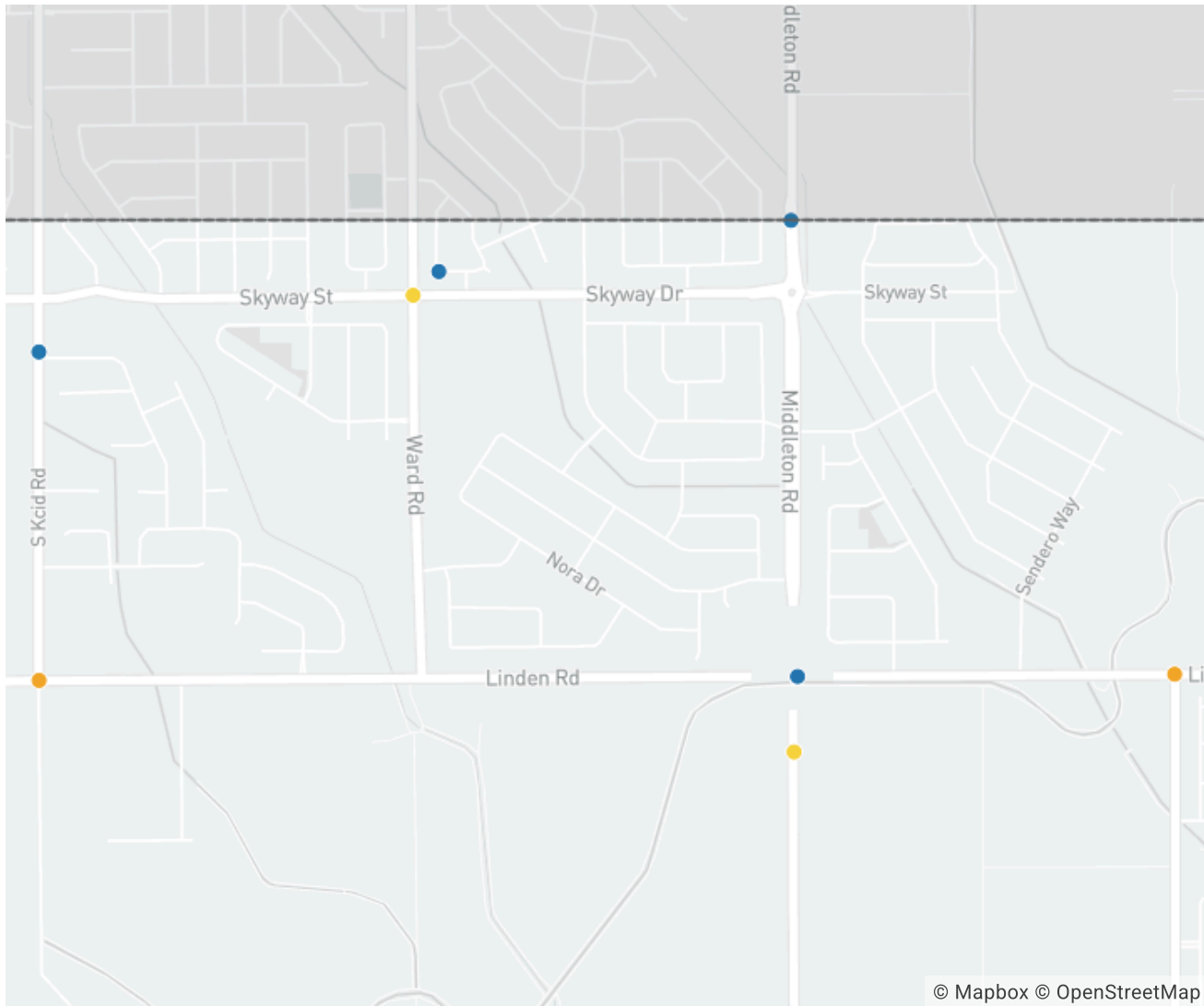
Created by Marlon Leslie

Data extents: January 1, 2026 to March 13, 2026



## Applied Filters

Shape: Polygon



© Mapbox © OpenStreetMap

<b>Total Crashes</b>	<b>8</b>	<b>Fatal Crashes</b>	<b>0</b>
----------------------	----------	----------------------	----------

ITD Crash Summary		Crash
Total Crashes	8	100.00%
Intersection Related	5	62.50%
Distracted Driver Related	2	25.00%

Fixed Object	2	25.00%
Alcohol Related	1	12.50%
Impaired Driver Related	1	12.50%
Motorcycle Related	1	12.50%
Work Zone Related	1	12.50%
+ 5 more	0	0%

Date & Time (Year)	Crash	
2026	8	100.00%
+ 18 more	0	0%

Crash Severity (# of Crashes)	Crash	
(O) Property Damage Report	4	50.00%
(B) Suspected Minor/Visible Injury	2	25.00%
(C) Possible Injury/Complaint	2	25.00%
+ 2 more	0	0%

Injury Name	Person	
No Apparent Injury	12	70.59%
Possible Injury	3	17.65%
Suspected Minor Injury	2	11.76%
+ 3 more	0	0%

Intersection Related	Crash	
Yes	5	62.50%
No	3	37.50%
N/	0	0.00%

Date & Time (Day of Week)	Crash	
Monday	1	12.50%
Tuesday	1	12.50%
Wednesday	3	37.50%
Thursday	1	12.50%
Saturday	1	12.50%
Sunday	1	12.50%
Friday	0	0.00%

County	Crash	
Canyon	8	100.00%

+ 43 more 0 0%

Operator Action	Unit
Going Straight	6 40.00%
Negotiating Curve	2 13.33%
Turning Left	2 13.33%
Backing	1 6.67%
Merging	1 6.67%
Parked Vehicle	1 6.67%
Stopped in Traffic	1 6.67%
Turning Right	1 6.67%
+ 48 more	0 0%

Unit Type	Unit
Car	7 46.67%
Pickup	3 20.00%
SUV/Crossover	3 20.00%
Motorcycle	1 6.67%
Van - 1 to 8 seats	1 6.67%
+ 25 more	0 0%

Urban / Rural	Crash
Urban	8 100.00%
Rural	0 0.00%

Contributing Circumstances (All)	Crash
None	7 87.50%
Inattention	2 25.00%
Alcohol Impaired	1 12.50%
Drove Left of Center	1 12.50%
Failed to Obey Stop Sign	1 12.50%
Failed to Yield	1 12.50%
Following Too Close	1 12.50%
Improper Backing	1 12.50%
+ 33 more	2 25%

Most Harmful Event	Crash
Angle Turning	2 25.00%
Head-On Turning	1 12.50%

Overturn	1	12.50%
Parked Car	1	12.50%
Rear-End	1	12.50%
Side Swipe Opposite	1	12.50%
Side Swipe Same	1	12.50%
+ 57 more	0	0%

**EXHIBIT 3:**  
**COPY OF AGENCY NOTIFICATION LETTER SENT, LIST OF AGENCIES**  
**NOTIFIED, AND AGENCY COMMENTS**

# OUTSIDE AGENCY WRITTEN TESTIMONY

Outside Agency Response Deadlines:

3/12/2026



## CITY OF CALDWELL

### PLANNING AND ZONING DEPARTMENT

205 S 6<sup>th</sup> Avenue, Caldwell, ID 83605 | Office: 208-455-3021

<https://www.cityofcaldwell.org/departments/planning-and-zoning>

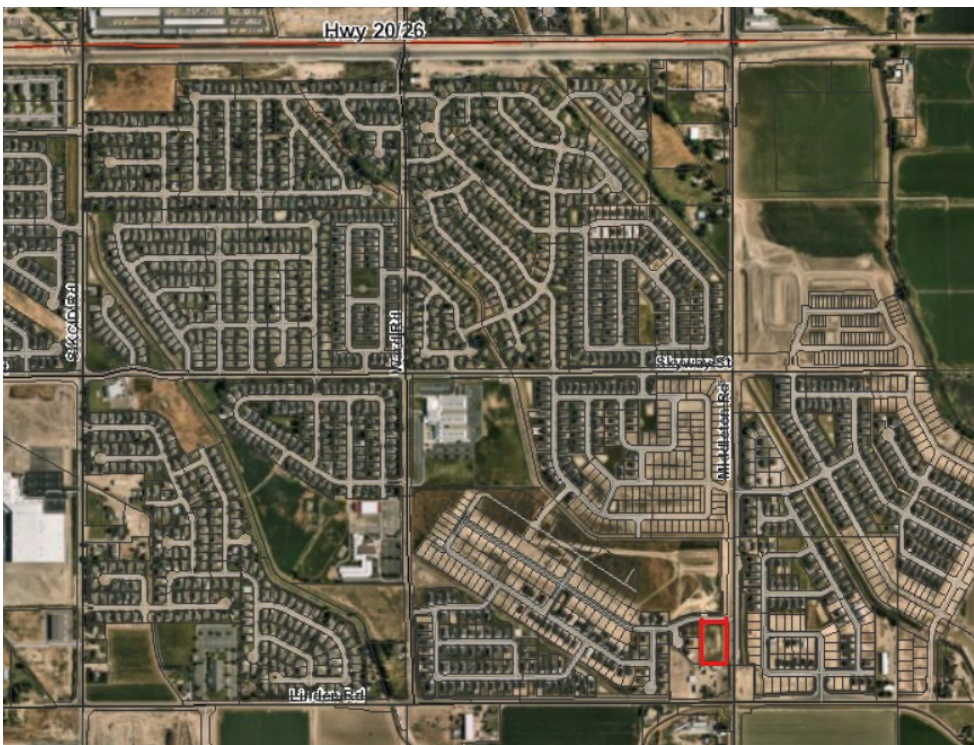
## PUBLIC AGENCY NOTIFICATION – RESPONSE REQUESTED

<b>Transmittal Date:</b>	11/7/2025		
<b>1<sup>ST</sup> HEARING DATE:</b>	3/24/2026	<b>HEARING BODY:</b>	Hearing Examiner
<b>2<sup>ND</sup> HEARING DATE:</b>	4/20/2026	<b>HEARING BODY:</b>	City Council
<b>Application Case No(s):</b>	SPP25-000010, ZON26-000002		
<b>Project Name:</b>	Shadow Glen Commercial		
<b>Site Address:</b>	0 Shadow Glen Dr.		
<b>Site Parcel ID:</b>	R3431920700		
<b>Site Location:</b>	West side of Middleton Rd., approximately 260 feet north of the intersection with Linden Rd.		
<b>Applicant:</b>	Jordan Moorhouse 4660 N. Penngrove Way Ste, 120, Meridian, ID 83646 <a href="mailto:jordan@moorhouse realestate.com">jordan@moorhouse realestate.com</a> , 208-761-7227		
<b>Property Owner:</b>	SM4, LLC. 3536 W. Ryder Cup Dr., Meridian, ID 83646		
<b>Agent Name:</b>	Same as applicant		

You are hereby notified, pursuant to the Local Land Use Planning Act, Idaho Code 67-6509, that the City of Caldwell has accepted the following application(s).

You are invited to provide written testimony by the date specified below to ensure planners can consider the information as they develop their staff report and recommended findings. All items received by the deadline will be placed in the hearing packet, allowing the hearing body adequate time to review the submitted information.

**REQUEST SUMMARY:** The applicant, Jordan Moorhouse, on behalf of SM4 LLC., is requesting approval of a rezone for a portion of parcel R34319020700 from R-1 to C-1. The parcel currently has a split zone and the applicant would like to ensure the entire parcel is zoned C-1 as was intended when the lot was designated a commercial lot within the original Shadow Glen Subdivision. Concurrently, the applicant is requesting approval of a preliminary plat application for Shadow Glen Commercial Subdivision, a commercial subdivision with four buildable lots. The 1.52 acre parcel is located on the west side of Middleton Rd., approximately 260 feet north of the intersection with Linden Rd., in Caldwell, Idaho.



**APPLICATION PACKET:** The complete application packet can be found on the City of Caldwell website under “Planning and Zoning Department/Current Case Files” or by [clicking here](#).

**OUTSIDE AGENCY COMMENTS:** Your agency’s comments are an important part of our decision-making process. When submitting comments, please reference Case No. listed above in responses and/or correspondence regarding this case. Comments received by the deadline date will be added to the Staff Report and to the hearing body’s packet. Comments may be submitted by mail or email as follows:

Mail: Caldwell Planning and Zoning Department, P.O. Box 1179, Caldwell, ID 83605  
Email: April Cabello, Planner II at [acabello@cityofcaldwell.org](mailto:acabello@cityofcaldwell.org)

**Please Note:** We will assume that your agency has no objections or concerns if we do not receive written testimony or comments within the requested timeframe.

## PUBLIC AGENCY NOTIFICATION LIST

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

City of Caldwell Engineering Department	Caldwell Transportation
City of Caldwell Engineering Inspections	Brown Bus Company
City of Caldwell Fire Chief	Canyon Highway District #4
City of Caldwell Fire Marshall	Nampa Highway District #1
City of Caldwell Building Department	Idaho Transportation Department
City of Caldwell Police Chief	Valley Regional Transit
City of Caldwell Lieutenant Wright	Canyon County Development Services
City of Caldwell Mapping Department	Canyon County Plat Room
City of Caldwell Code Compliance Division	City of Nampa Planning and Zoning
City of Caldwell Economic Development	Boise Project Board of Control
City of Caldwell Airport	Southwest District Health
City of Caldwell Water Department	Idaho Power
Vallivue School District #139	Intermountain Gas
Caldwell School District #132	DTG Maps ( only for final plats)
Pioneer Irrigation District	Boise River Flood Control Dist. #10
Riverside Irrigation District	Bureau of Land Management
Canyon Hill Irrigation	Bureau of Reclamation - Snake River Area Office
Franklin Ditch Co.	Corps of Engineers
Nampa-Meridian Irrigation Dist.	Idaho Fish and Game
Black Canyon Irrigation District	Department of Water Resources
Golden Gate Irrigation	College of Idaho
Caldwell Lateral Irrigation	Department of Lands
Wilder Irrigation District	USPS Caldwell
Compass Idaho	Union Pacific Railroad
Hilty, Bower, Haws & Seable	

## April Cabello

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**Subject:** FW: Revised Request for Agency Comments - Shadow Glen Commercial

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**From:** D3 Development Services <D3Development.Services@itd.idaho.gov>  
**Sent:** Monday, March 2, 2026 8:44 AM  
**To:** April Cabello <acabello@cityofcaldwell.org>  
**Subject:** RE: Revised Request for Agency Comments - Shadow Glen Commercial

Hello,

After careful review of the transmittal submitted to ITD on February 25, 2026, regarding, Shadow Glen Commercial, the Department has no comments or concerns to make at this time. This application does not meet thresholds for a Traffic Impact Study, nor does it pose any safety concerns. If you have any questions, please contact Kendra Conder at 208-334-8377 /[Kendra.Conder@itd.idaho.gov](mailto:Kendra.Conder@itd.idaho.gov)

Thank you

*Mila Kinakh*

D3 Planning and Development

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**From:** Morgan Bessaw <[mbessaw@cityofcaldwell.org](mailto:mbessaw@cityofcaldwell.org)>  
**Sent:** Wednesday, February 25, 2026 12:52 PM  
**Subject:** Revised Request for Agency Comments - Shadow Glen Commercial

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Dear Outside Agencies and Internal City Departments:

You have previously received a request for comment on this preliminary plat. However, since that time the applicant has added a rezone application to the preliminary plat application so it is being re-noticed. Any comments already received will continue to be included in the packet, if you have no additional or revised comments you do not need to respond to this email again.

You are hereby being notified, pursuant to the Local Land Use Planning Act, Idaho Code 67-6509.

### Outside Agencies:

Outside agencies are invited to provide written testimony and/or comments by the date specified within the attached notification. The deadline for written testimony is to ensure planners can consider the information as they develop their staff report and recommended findings. All items received by the deadline will be placed in the hearing packet, allowing the hearing body adequate time to review the submitted information.

### Additional Information:

If you would like additional information, please contact the planner listed within the notification or visit the website link for review of the full application submission packet.