

**PUBLIC MEETING INFORMATION
CITY OF CALDWELL**

We invite interested parties to participate in public hearings either electronically or in person. If you have a cough, fever, or are not feeling well, please contact Planning & Zoning staff to arrange participation remotely. The City of Caldwell follows the CDC guidelines to allow for distancing in the public meeting area and provide masks/hand sanitizer on site.

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

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

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

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



**PLANNING AND ZONING COMMISSION
REGULAR MEETING AGENDA
Wednesday, May 13, 2026 @ 6:00 pm
City Hall, Council Chambers, 205 S. 6th Avenue, Caldwell, Idaho**

- I. CALL TO ORDER
- II. ROLL CALL
- III. CONFLICT OF INTEREST DECLARATION (if any).
- IV. SPECIAL PRESENTATIONS.
 1. None
- V. CONSENT CALENDAR: (ALL CONSENT CALENDAR ITEMS ARE ACTION ITEMS)
 1. Approve minutes for the Caldwell Planning and Zoning Commission for the April 8, 2026, hearing.
- VI. REVIEW OF PROCEEDINGS (OPENING STATEMENT)

VII. OLD BUSINESS:

1. None

VIII. NEW BUSINESS:

1. **ACTION ITEM: Public Hearing (Quasi-Judicial) for Case Number ANN25-000003:** Alexander Goncharov, on behalf of Pavel and Nataliya Goncharov, is requesting annexation of parcel R0069800000 with a zoning designation of M-1 with an associated Development Agreement, which is a compatible zoning district based on the Employment Center place-type designation on the Future Land Use Map. The applicant is proposing to maintain the existing large truck repair and storage use (Equipment Repair & Service – Large) on site. The 3.03-acre parcel is addressed as 1419 Andy Ln, and is located on the East side of Andy Ln., approximately 1,800 feet north of the intersection with Aviation Way.
2. **ACTION ITEM: Public Hearing (Quasi-Judicial) for Case Number ANN26-000002:** The applicant, Bret and Julia Jones, are requesting annexation of parcel R0070600000 with a zoning designation of M-1, General Industrial. The parcel is designated as employment center in the Comprehensive Plan Future Land Use Map and M-1 is considered a compatible zoning designation. No development is proposed at this time; however, the property is surrounded on multiple sides by the City limits. The 2.66-acre site is addressed as 1620 Aviation Way and is located on the S west side of Aviation Way, approximately 690 feet north of the intersection with Andy Ln, and 820 feet south of the intersection with Skyway Rd, in Caldwell, Idaho.

IX. 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 Planning and Zoning Commission Meeting is on June 10, 2026. Any person needing special accommodations to participate in the meeting should contact the City Office at 208-455-3021 prior to the meeting. The agenda packet and minutes can be viewed on the City of Caldwell’s website: www.cityofcaldwell.org.
Cualquier persona

Any person needing special accommodation to participate in a public meeting should contact the City Clerk’s Office (cityclerk@cityofcaldwell.org or (208) 455-4656) prior to the meeting.

Cualquier persona que necesite adaptaciones especiales para participar en una reunión pública debe comunicarse con la Oficina de la Secretaria Municipal (cityclerk@cityofcaldwell.org o (208) 455-4656 antes de la reunión.

PLANNING AND ZONING COMMISSION
MEETING MINUTES
Wednesday, April 8, 2026 @ 6:00 pm
City Hall, Council Chambers, 205 S. 6th Ave, Caldwell, Idaho

Chair Harman called the meeting to order at: 6:00pm.

ROLL CALL

Present: Harman Larson Geyer Vance Whitbeck

Absent: Harman Larson Geyer Vance Whitbeck

Quorum Present: Yes No

CONFLICT OF INTEREST DECLARATION (if any).

Chair Harman asked if there were any conflict-of-interest declarations.
There were none.

SPECIAL PRESENTATIONS.

There were none.

CONSENT CALENDAR: (ALL CONSENT CALENDAR ITEMS ARE ACTION ITEMS)

1. Approve minutes for the Caldwell Planning and Zoning Commission for the March 11, 2026, hearing.

MOTION BY: Harman Larson Geyer Vance Whitbeck

SECONDED BY: Harman Larson Geyer Vance Whitbeck

MOTION CARRIED

REVIEW OF PROCEEDINGS (OPENING STATEMENT)

Chair Harman announced two items on the agenda will not be heard tonight.
Deputy Director Morgan Bessaw clarified there will be future workshops to be scheduled at a later date.
Chair Harman opened the public hearing and outlined the public hearing procedures.
Chair Harman proceeded to public hearing items on the agenda.

OLD BUSINESS:

ACTION ITEM: Public Hearing (Quasi-Judicial) Case Number ANN25-000016, SPP25-000018:

The applicant, Mason and Associates Inc, on behalf of August Park LLC. is requesting annexation of parcel R2746000000 with a zoning designation of R-1. Concurrently the applicant is requesting approval of a preliminary plat application for **August Park Subdivision**, a single-family residential subdivision with twenty-four (24) buildable lots and eight (8) common lots. The site is located within the Neighborhood 2 place type within the Future Land Use Map. The approximately 9.40-acre site is located on the west side of S. Florida Ave., approximately 1,080 feet south of the intersection with E. Ustick Rd., in Caldwell, Idaho.

Applicant Presentation:

Applicant, Will Mason, 924 3rd St. So. Nampa, ID, presented the applicant's request by use of a Power Point presentation:

- Comp Plan: Neighborhood 2
- Density is low

Staff Presentation:

City Associate Planner, Morgan Bessaw, 205 S. 6th Ave., Caldwell, Idaho, presented the staff report by use of a Power Point presentation. She noted:

- Subject Location
- Zoning Analysis: 2.56 du/acre
- Surrounding land uses: Residential and Agricultural
- Comp Plan Analysis: R-1
- Subdivision Layout: access off S. Florida
- Condition of approval: applicant provide landscape plan and prelim plat to include eight foot (8') wide pathway
- Project is compliant with code
- Public Comments: Vallivue School District and Idaho Transportation Dept., no comments from public

Commission Questions for Staff:

- Roadways/Traffic
- School growth projection is done by the schools
- Vallivue is the only school district affected by this project
- Safe routes to schools
- Infill project
- One outparcel adjacent but not included in this project
- Density is in lower end of allowable density range
- Public services
- No deviations from subdivision standards
- P&Z decision is not based off of school capacity
- Utility upgrade is not necessary for this project along Florida

Commission Questions for Staff:

- Landscaping: buffering and fencing not required by code
- Schools applicant will talk to the developer

Public Testimony:

Angie Cuellar, 924 3rd St. S, Nampa, ID, signed up in favor of the application but did not wish to speak.

Applicant Rebuttal:

Applicant did not wish to speak

Motion to close public discussion:

MOTION BY: Harman Larson Geyer Vance Whitbeck

SECONDED BY: Harman Larson Geyer Vance Whitbeck

MOTION CARRIED

Evidence List:

Staff Report and presentation documents
Applicant presentation documents
Sign-up sheets

Commission Discussion and Deliberation:

- Lot sizes are larger than what is typically seen
- Fits area nicely
- Thinking of schools is necessary
- Appreciates infill projects
- Landscaping improvements

ORDER OF DECISION:

Based upon the testimony and evidence in record in this matter, and upon the findings of fact and conclusions of law set forth herein, DO HEREBY DETERMINE AND MOVE AS FOLLOWS:

Harman Larson Geyer Vance Whitbeck

MADE A MOTION AS FOLLOWS:

The request for ANN25-16 and SPP25-18 for August Park Subdivision is

- *Recommended for APPROVAL SUBJECT TO THE CONDITIONS OF APPROVAL AS RESENTED or AMENDED;*

THE MOTION WAS SECONDED BY:

Harman Larson Geyer Vance Whitbeck

ROLL CALL VOTE:

Harman	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Larson	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Geyer	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Vance	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
Whitbeck	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No

MOTION CARRIED

ACTION ITEM: Public Hearing (Quasi-Judicial) Case Number ANN25-000010, ANN25-000013, ANN25-000014, SPP25-000014: The applicant, JUB Engineers Inc, on behalf of Idaho Conference of Seventh Day Adventists Inc, is requesting annexation with a development agreement for parcels R3271701300, R3271900000, R3285900000, R3284600000, and R3284601000 with zoning designations of R-3, H-C, and R-2. Concurrently the applicant is proposing **Silverleaf Subdivision**, a mixed-use subdivision on parcels R3285900000, R3284600000, and R3284601000 with 655 single-family residential units, one multi-family lot with up to 336 units to be developed at a future date, and approximately 22.63 acres of commercial development. The sites are located within the Community Center and Neighborhood 2 place types within the Future Land Use Map. The approximately 265-acre development is comprised of six (6) parcels on the north and south sides of Karcher Rd, between S 10th Ave. and S. Indiana Ave, in Caldwell, Idaho.

Applicant Presentation:

Applicant, Mark Tate, 1673 W. Shoreline Dr. Ste. 200, Boise ID, presented the applicant's request by use of a Power Point presentation:

- Introduction of developers
- Introduction to Silverleaf
- Comp Plan
- Zoning Request: H-C, R-3, R-2
- Density: 8.06 du/acre
- Pathways and Trails
- Entryways
- Amenities
- Utilities
- Support the staff report

Staff Presentation:

City Associate Planner, Joe Dodson, 205 S. 6th Ave., Caldwell, Idaho, presented the staff report by use of a Power Point presentation. She noted:

- Subject Location
- Surrounding Land Uses
- Comp Plan Analysis: Neighborhood 2 and Community Center
- Zoning analysis: R-2, R-3, H-C
- Single Family Detached homes
- Will have to apply for a SUP to do the conceptual R-3 builds
- Subdivision layout
- Amenities are not required but are provided
- Review and Analysis
- Public Utility Services
- Unique Circumstances
- Public Comments: Canyon County, Vallivue, COMPASS, Highway District #4, 1 property owner

Commission Questions for Staff:

- Sidewalks and Pathways
- Parking requirements
- Zoning requirements
- Define Community Center
- Neighborhood Meeting Comments
- Commissioner Geyer's last question
- Commissioner Vance's questions
- Karcher Hwy traffic
- Road requirements

Commission Questions for Applicant:

- Annexation needed to make the density
- Neighborhood Meeting Questions
- Height of homes will be single level
- Home values are projected to be \$700k-\$1M
- Property taxes

- 10 phases at 1-2 phases/year
- Location and phase of amenities
- Home designs are in the works

Public Testimony:

John Rogers, 12777 Cultivator St. Caldwell, signed up to speak in favor of the application.

- Gem State Academy
- Supports M3 Company
- Supports application based on Gem State Academy's and 7th Day Adventist's wishes

John Soule', 16115 South Montana Ave., signed up to speak in favor of the application.

- Principal of Gem State Academy
- Involvement in the City of Caldwell
- Supports M3 Company

Rosalie Schank, 14674 Port Royal St., Caldwell, ID, signed up in neutral of the application.

- Traffic
- Stated she wasn't "for" the project.

John Stone, 3105 Jefferson Hwy. Caldwell, ID, signed up in neutral of the application but did not wish to speak.

Joan Crampton, 15386 Blue Pinion Ave. Caldwell, ID , signed up in opposition of the application but did not wish to speak.

Mary P. Blue Pinion Ave, signed up in opposition of the application but did not wish to speak.

Ed Crampton, 15386 Blue Binion Ave signed up in opposition of the application but did not wish to speak.

Mary P. Blue Pinion Ave, signed up in opposition of the application but did not wish to speak.

Layne Hadlock, 16159 S. 10th Ave., Caldwell signed up to speak in opposition of the application

- Supply and demand of homes available
- Lives South of Element Ridge, in the county

Kelly Edginton, 14167 Towers Dr., Caldwell, signed up in opposition of the application but did not wish to speak.

W. Eric Edginton, 1467 Towers Dr. Caldwell, signed up in opposition of the application but did not wish to speak.

Mike Lehman, 14138 Towers Dr. Caldwell signed up in opposition of the application but did not wish to speak.

Susan Lehman, 141338 Towers Dr., Caldwell, signed up to speak in opposition of the application:

- Wildlife
- Water supply to the well
- View

Applicant Rebuttal:

Mark Tate presented the applicant's rebuttal and stated:

- Irrigation / water supply will be continued
- Gem State Academy / 7th Day Adventist church

Motion to close public discussion:

MOTION BY: Harman Larson Geyer Vance Whitbeck

SECONDED BY: Harman Larson Geyer Vance Whitbeck

MOTION CARRIED

Evidence List:

Staff Report and presentation documents

Applicant presentation documents

Sign-up sheets

Commission Discussion and Deliberation:

- Quality of subdivision and homes is appealing
- Timing of project in relation to Karcher Rd.
- Parcel number: Would like to see smaller plot but it would require them to restart the process just for that plat.
- Commercial properties is appealing
- Reservations about congestion / traffic / no conceptual
- Feels it is an incomplete package with the subdivision application
- A condition could be to add building elevations for single family but not multi-family
- Multi-family lot doesn't have a plan yet and will have to go through P&Z and CC
- Supply and demand does stand out
- Vista Dr. will help funnel traffic
- Cirrus Dr. would be the backup road if this project doesn't get approved.
- Everyone accesses each other's subdivisions
- Access from Commercial to Karcher will be controlled by ITD. Right in right out will be required.

ORDER OF DECISION:

Based upon the testimony and evidence in record in this matter, and upon the findings of fact and conclusions of law set forth herein, DO HEREBY DETERMINE AND MOVE AS FOLLOWS:

Harman Larson Geyer Vance Whitbeck

MADE A MOTION AS FOLLOWS:

The request for ANN25-000010, ANN25-000013, ANN25-000014, SPP25-000014, Silverleaf Subdivision

- *Recommended for APPROVAL SUBJECT TO THE CONDITIONS OF APPROVAL AS PRESENTED or AMENDED; condition 8 to be stricken.*

THE MOTION WAS SECONDED BY:

Harman Larson Geyer Vance Whitbeck

ROLL CALL VOTE:

Harman Yes No
Larson Yes No
Geyer Yes No
Vance Yes No
Whitbeck Yes No

MOTION CARRIED

NEW BUSINESS

ACTION ITEM: Public Hearing (Quasi-Judicial) Case Number SPP25-000008, ZON25-000004: The applicant, The Land Architect LLC, on behalf of Patriots Landing LLC, is requesting a rezone of parcels R0266001100, R0266001000, and R02660010A0 from R-1 to R-2. Additionally, the applicant is requesting approval of a preliminary plat for **Patriot’s Landing Subdivision**, a residential subdivision with 12 buildable lots, which will include eleven (11) duplex structures and one (1) detached single family residential unit. The 3.28 acre site is identified as Neighborhood 2 in the Future Land use Map and is located on the Northeast side of Interstate-84, approximately 1,800 feet from the Franklin St. exit.

Staff requested this application be moved to the May 12, 2026, meeting with the Hearing Examiner.

ACTION ITEM: Public Hearing (Quasi-Judicial) or Case Number ANN25-000012, SPP25-000016: The applicant, NV5, on behalf of Endurance Holdings LLC, is requesting annexation of parcel R3523601000 with a zoning designation of R-2. Concurrently the applicant is requesting approval of a preliminary plat application for **Traverse Landing Subdivision**, a single-family residential subdivision with six buildable lots and one common lot. The site is located within the Neighborhood 2 place type within the Future Land Use Map. The approximately 1.07-acre site is located on the north side of Marble Front Rd., approximately 1,040 feet west of the intersection with N. KCID Rd., in Caldwell, Idaho.

Applicant Presentation:

Applicant, Bonnie Layton, 5561 E Hootowl Dr., presented the applicant’s request by use of a Power Point presentation:

- Vicinity
- To be included in Traverse Creek
- Site Plan: 1.07 acres
- Small enough so it won’t include open space
- Was originally an outparcel
- Would be included in phase 4

Staff Presentation:

City Associate Planner, Katie Wright, 205 S. 6th Ave., Caldwell, Idaho, presented the staff report by use of a Power Point presentation. She noted:

- Subject location
- Zoning analysis
- Surrounding Land uses
- Comp plan analysis: Neighborhood 2
- Subdivision layout: 6 lots
- TIS not required
- Review and Analysis

- Utilities are available
- Public Comments: Vallivue, no property owners
- Conclusion

Commission Questions for Staff and Applicant:

- Lots are similar to those in Traverse Landing

Public Testimony:

Jack Sutz, 2521 Fallcrest St., Caldwell, signed up in neutral of the application but did not wish to speak.

Applicant Rebuttal:

Applicant, Bonnie Layton, presented the applicant's stated:

- Approves staff report

Motion to close public discussion:

MOTION BY: Harman Larson Geyer Vance Whitbeck

SECONDED BY: Harman Larson Geyer Vance Whitbeck

MOTION CARRIED

Evidence List:

Staff Report and presentation documents

Applicant presentation documents

Sign-up sheets

Commission Discussion and Deliberation:

ORDER OF DECISION:

Based upon the testimony and evidence in record in this matter, and upon the findings of fact and conclusions of law set forth herein, DO HEREBY DETERMINE AND MOVE AS FOLLOWS:

Harman Larson Geyer Vance Whitbeck

MADE A MOTION AS FOLLOWS:

The request for ANN25-000012, SPP25-000016, Traverse Landing Subdivision is

- *Recommended for APPROVAL SUBJECT TO THE CONDITIONS OF APPROVAL AS PRESENTED*

THE MOTION WAS SECONDED BY:

Harman Larson Geyer Vance Whitbeck

ROLL CALL VOTE:

Harman Yes No

Larson Yes No

Geyer Yes No

Vance Yes No

Whitbeck Yes No

MOTION CARRIED

ACTION ITEM: Public Hearing (Legislative) Case Number ZOA26-000001: The applicant, City of Caldwell, is requesting a **zoning ordinance text amendment**, amending Chapter 10, Article 3, to add a new section 10-03-19 pertaining to adequate public facilities for public school districts, amending section 10-03-04 pertaining to approval criteria for special use permits, amending Chapter 10, Article 13, pertaining to planned unit developments, and amending Chapter 11, Article 1, Section 11-01-03, pertaining to subdivisions ordinance applicability, exceptions to platting, simple lot splits, and preliminary plat approval criteria.

Staff requested this application be moved to a date uncertain.
A voice vote was taken.

MOTION CARRIED

ADJOURNMENT

MOTION BY: Harman Larson Geyer Vance Whitbeck

SECONDED BY: Harman Larson Geyer Vance Whitbeck

to adjourn the meeting.

MOTION CARRIED

Meeting adjourned at: 8:24 pm

APPROVAL OF MINUTES

Respectfully submitted by Sarah Davis, Planning and Zoning, Planning Technician

MINUTES APPROVED AND SIGNED BY CHAIRMAN HARMAN: on the date noted below.

Shawn Harman: Chair

Date

ATTEST: _____
Morgan Bessaw, Deputy Director
Planning and Zoning



COMMUNITY DEVELOPMENT DEPARTMENT
 Planning & Zoning Division
COVER SHEET

Staff Planner: Garline Davis, Assistant Planner

DOCKET NUMBER/CASE NUMBER
ANN25-000003
PUBLIC HEARING DATE
5/13/2026

PROJECT NAME / TITLE
RigCore Truck Center Annexation
PROPERTY /LOCATION
1419 Andy Lane

BRIEF SUMMARY OF APPLICATION REQUESTS:

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

IMPACT ANALYSIS SUMMARY

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

LAND USE SUMMARY		ESTIMATED POPULATION INCREASE	
# Proposed Single Family Units:	N/A	Population = (DU * 3):	N/A
# Proposed Duplex & Multifamily Units:	N/A	Population = (DU * 2):	N/A
Proposed Industrial Acreage:	3.3 acres	TOTAL estimated population increase (based on census data):	N/A
# PROPOSED PHASES FOR DEVELOPMENT		ESTIMATED DEVELOPMENT TIMELINE	
Total # of Phases in Development:	TBD	Approximate timeline for full build-out of development (all phases):	TBD

FIRE SERVICES*

FIRE DEPARTMENT REVIEW STATUS:	The proposed application(s) have been reviewed by the Fire Department and <input checked="" type="checkbox"/> Approved, subject to the conditions within the fire department memorandum <input type="checkbox"/> Denied
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*** See the Fire Department staff report included in the Exhibits of this Staff Report for full analysis, findings, and recommended conditions.**

Fire department t travel response time Goals:	90% within 4 min.
Closest Fire Station (in miles):	2.1
Est. Response Time to Site:	4 minutes
Will this development have other significant impacts on the ability to provide services at <u>full build-out</u> of development:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Will this development necessitate additional fire resources and/or	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

equipment beyond current levels at <u>full build-out</u> of development:	
Will the development pay development impact fees?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Additional Fire Comments:	

POLICE SERVICES

POLICE DEPARTMENT REVIEW STATUS:	The proposed application(s) have been reviewed by the Police Department and <input type="checkbox"/> Yes <input type="checkbox"/> No * The Public Agency Memo (PAM) was sent to the Caldwell Police Department.
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*** See the Police Department data included in the Exhibits of this Staff Report for full analysis and findings.**

Calls for Service in Area (YTD):	No information received from the Caldwell Police Department.
Call Types within Area:	See above
Workload Saturation (%):	See above
Traffic Crash Data:	See Exhibits
Will this development have other significant impacts on the ability to provide services at <u>full build-out</u> of development:	<input type="checkbox"/> Yes <input type="checkbox"/> No
Will this development necessitate additional police resources and/or equipment beyond current levels at <u>full build-out</u> of development:	<input type="checkbox"/> Yes <input type="checkbox"/> No Explain:
Additional Police Comments:	No information received from the Caldwell Police Department.

PUBLIC SCHOOLS

School District	Caldwell
Capacity to Serve <i>(Based on Response from District)</i>	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> School was not specific in their response <input checked="" type="checkbox"/> No response received from District
Schools that will Serve Development Vallivue Map Caldwell Nampa	The district provided no comments on this proposed nonresidential use.

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.

Yes No

Traffic Impact Study Completed?

Yes No Not Required

Are Traffic Improvements Required for Development?

Yes No

Are All Traffic Improvements Listed as Conditions of Approval?

Yes No

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?

Yes No

If not, is staff recommending the development be subject to a Development Agreement?

Yes No

OTHER SUBSTANTIAL ADVERSE AND DEMONSTRABLE IMPACTS



**Caldwell Community Development Department
 Planning and Zoning Division
 STAFF REPORT / RECOMMENDING ORDER
 Public Hearing Item | Planning and Zoning Commission | 5/13/2026**

Staff Planner: Garline Davis

CASE NO(s): ANN25-000003

Project Name: RigCore Truck Center Annexation

HEARING BODY RECOMMENDATION

The Planning and Zoning Commission at the 5/13/2026 public hearing recommended **Choose an item.** of the annexation subject to the conditions listed herein.

APPLICATION SUMMARY & PROPOSED LAND USE REQUESTS

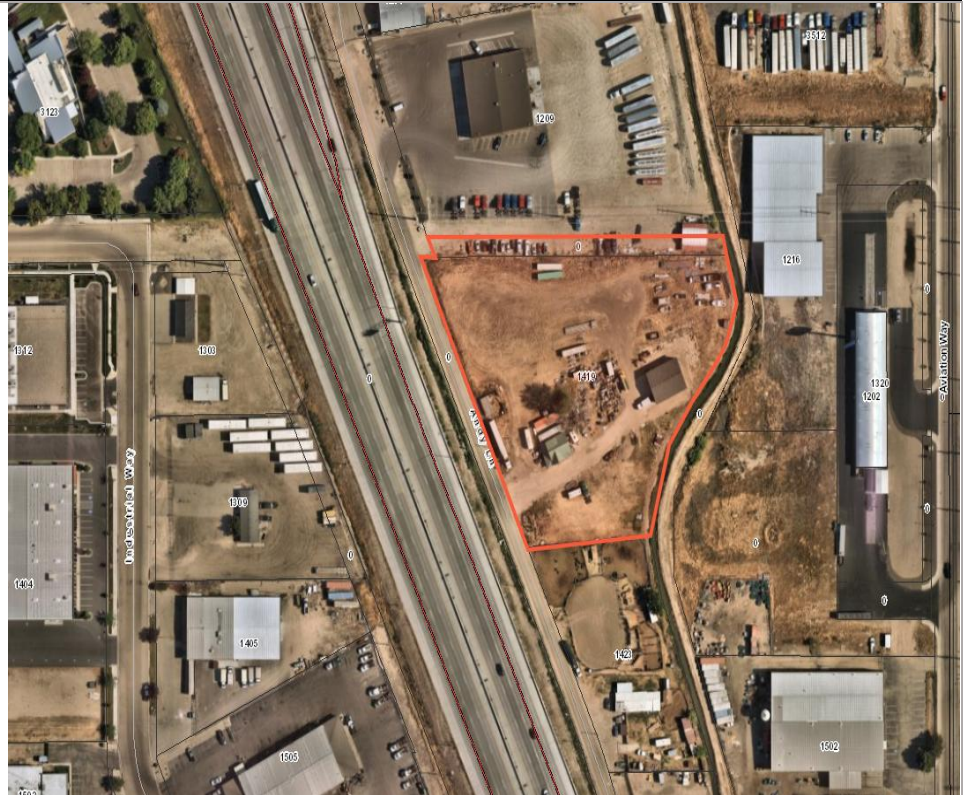
Annexation of approximately 3.3 acres with initial of M-1 (General Industrial) zoning and an associated Development Agreement, to allow continue operation of the existing RigCore Truck Center, LLC business.

Applicant: Alexander Goncharov

Property Owner: Pavel Goncharov

Parcel ID Number(s): R0069800000 and R0069801000

School District: *Caldwell*



Staff Summary of Review: *Staff thoroughly reviewed and analyzed the above-listed applications and finds that all applications and development proposals are:*

- COMPLIANT** with all applicable city codes, regulations, and policies, if all conditions of approval are met.
- NOT COMPLIANT** with all applicable city codes, regulations, and polices.

I. APPLICATION FACTS:

Applicant:	Alexander Goncharov, RigCore Truck Center, LLC.										
Property Owner(s):	Pavel Goncharov										
Application Requests and Development Proposals:	Application for annexation of Parcels R0069800000 and R0069801000 from Canyon County into City of Caldwell with initial M-1 (General Industrial) zoning, to accommodate continued operation and future expansion of RigCore Truck Center, LLC.										
Application Submission:	The applicant, Alexander Goncharov, on behalf of the property owner, Pavel Goncharov, submitted an application on 5/14/2025.										
Proposed Site Location:	The subject site is located on the East side of Andy Ln., approximately 1,800 feet north of the intersection with Aviation Way., described as a portion of 26-4N-3W NE CITY VIEW TRACTS TX 22675 IN LTS 17 & 18										
Parcel Number(s):	R0069800000 and R0069801000										
Property Size:	Approximately 3.3 acres, more or less										
Jurisdiction:	The property is currently located in Canyon County										
Applicable Regulations and Guiding Documents:	Applications were thoroughly analyzed and reviewed for compliance with: <ul style="list-style-type: none">a. City of Caldwell Zoning Ordinance No. 1451, as amendedb. City of Caldwell Subdivision Ordinance, as amendedc. City of Caldwell Comprehensive Plan, as amendedd. Treasure Valley Tree Selection Guidee. Bicycle and Pedestrian Master Planf. Caldwell Transportation Master Plang. Idaho Code										
Public Notifications:	The following noticing was completed in accordance with Caldwell City Code Section 10-03-12: <table><tr><td>Neighborhood Meeting Held</td><td>8/27/2025</td></tr><tr><td>Public Agency Notification Sent (See attached exhibit for list of agencies notified)</td><td>10/22/2025</td></tr><tr><td>(500') Radius Notices Mailed - P&Z Commission Hearing (Min. 15 days prior to hearing)</td><td>4/23/2026</td></tr><tr><td>Legal Ad Published - P&Z Commission Hearing (Min. 15 days prior to hearing)</td><td>4/26/2026</td></tr><tr><td>Physical Site Posted - P&Z Commission Hearing (Min. 10 days prior to hearing)</td><td>4/28/2026</td></tr></table>	Neighborhood Meeting Held	8/27/2025	Public Agency Notification Sent (See attached exhibit for list of agencies notified)	10/22/2025	(500') Radius Notices Mailed - P&Z Commission Hearing (Min. 15 days prior to hearing)	4/23/2026	Legal Ad Published - P&Z Commission Hearing (Min. 15 days prior to hearing)	4/26/2026	Physical Site Posted - P&Z Commission Hearing (Min. 10 days prior to hearing)	4/28/2026
Neighborhood Meeting Held	8/27/2025										
Public Agency Notification Sent (See attached exhibit for list of agencies notified)	10/22/2025										
(500') Radius Notices Mailed - P&Z Commission Hearing (Min. 15 days prior to hearing)	4/23/2026										
Legal Ad Published - P&Z Commission Hearing (Min. 15 days prior to hearing)	4/26/2026										
Physical Site Posted - P&Z Commission Hearing (Min. 10 days prior to hearing)	4/28/2026										

**Applicant Proof of Posting Received - P&Z
Commission Hearing**

4/28/2026

P&Z Commission Public Hearing

5/13/2026

**Political
Subdivisions
Providing
Services:**

Fire: Caldwell Fire
Police: Caldwell Police
School Caldwell
District:
Water Unknown
Services:
Sewer: Septic Tank

Trash: Republic Services

Irrigation Canyon Hill Irrigation District
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. Idaho Department of Transportation – Does not meet thresholds for a Traffic Impact Study nor does it pose any safety concerns.
- b. Canyon County Code Enforcement – Stated that they have no objection to the annexation request but shared a zoning violation for the current use does not comply with Canyon County Zoning codes. **See Exhibit 3 of this report for full comments from Canyon County Code Enforcement.**
- c. City of Caldwell Engineering Department – Provided conditions for approval for the annexation, including specific requirements related to right-of-way dedication, internal circulation, street improvements, and utilities. **See Exhibit 2 of this report for full comments from Engineering.**
- d. City of Caldwell Fire Department – Stated the project can be approved and provided general conditions of approval.
- e. City of Caldwell Mapping Department – Stated the project can be approved with conditions, subject to revision of the legal description and annexation map exhibit. **See Exhibit 2 of this report for full comments from City of Caldwell Mapping Department.**

**Public
Comments
Received:**

No public comments were received at the time of this report.

**Site / Project
Background
and History:**

Historically, the property was used for residential and livestock purposes. Improvements included a residential structure, a 288 square feet livestock loafing shed, and a 216 square feet general purpose building, all constructed in 1943.

The current owner acquired the property in 2022. According to Canyon County Assessor records, the 2,091 square feet residential detached two-bay shop was constructed in 2023. There is no record of prior development applications or entitlements associated with the subject site within the City of Caldwell.

Site Features:

Floodplain: The property is not within a flood zone.

Mature Trees: A handful of existing trees are located within the existing parcel.

Streams / Creeks: None

Wildlife Habitat: None

Riparian Habitat Area: None

Steep Slopes / Hillside: None

Canals / Ditches / Drains: Canyon Hill Lateral is located along the east property boundary. The project area is under the authority of Pioneer Irrigation District.

Other, Describe: None

Site and Surrounding Zoning Classifications:

Site: Canyon County

North: M-1 (General Industrial) and C-4 (Service Commercial) in the APO-1 overlay zone – City of Caldwell

South: Canyon County and M-1 (General Industrial) in the APO-1 overlay zone – City of Caldwell

East: C-4 (Service Commercial) and M-1 (General Industrial) in the APO-1 overlay zone – City of Caldwell

West: Interstate 84 and M-1 (General Industrial) in the APO-1 overlay zone – City of Caldwell

Site and Surrounding Land Uses (existing):

Site: Residential farmhouse, residential outbuildings, and a two-bay residential garage.

North: Industrial building Truck/Semi Repair.

South: Livestock arena with residential.

East: Vacant land with outdoor storage, indoor sports facility, and a truck wash.

West: Interstate 84 and general industrial uses, vacant building, manufactured building transporter, bathroom remodeler.

Site and Surrounding Comprehensive Plan Land Use Designations:

Site: Employment Center

North: Employment Center; Mixed Use Center

South: Employment Center; Mixed Use Center

East: Employment Center

West: Mixed Use Center

II. STAFF REVIEW AND ANALYSIS – COMPREHENSIVE PLAN MAP

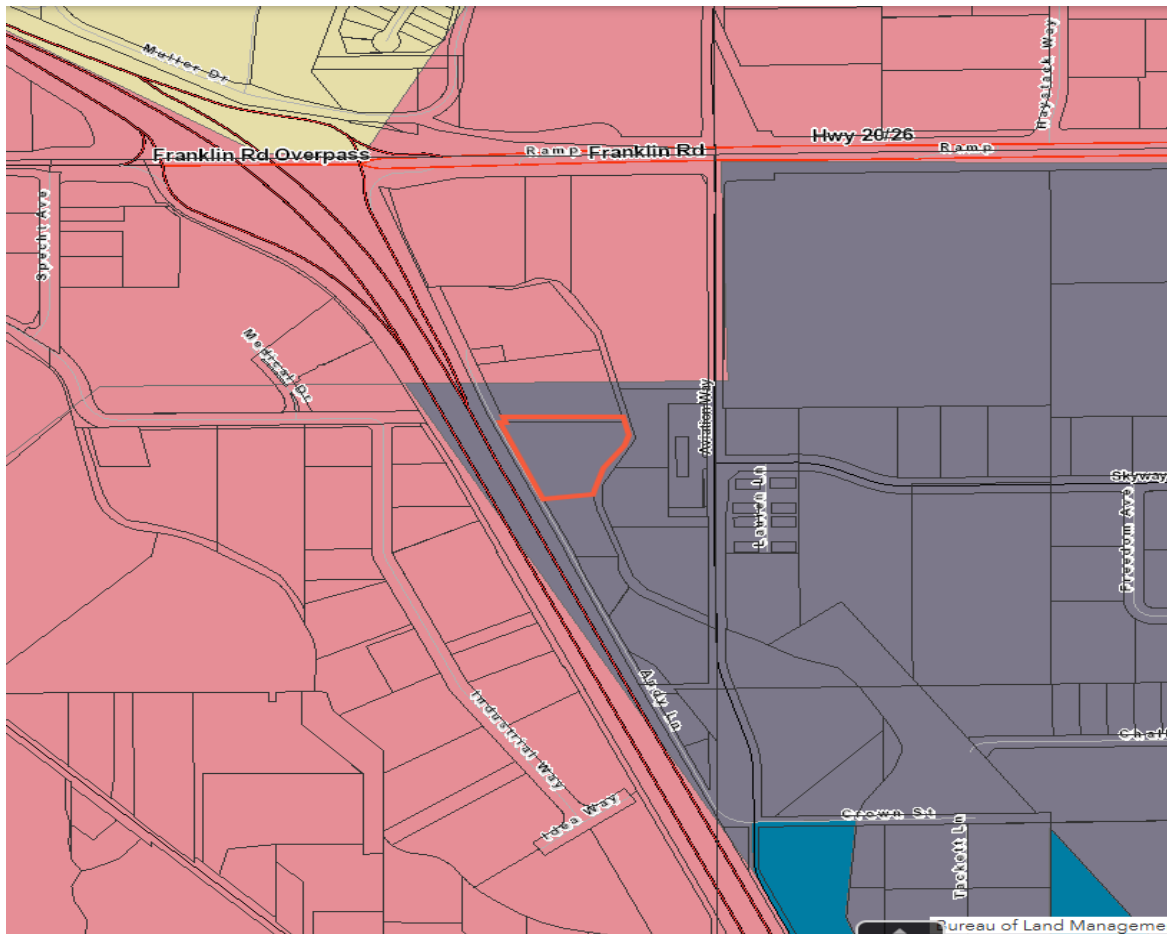


Exhibit (Above): City of Caldwell Comprehensive Plan Map



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 Employment Center. Surrounding parcels are designated as Employment Center and Mixed-Use Center to the North, Employment Center to the East, Mixed-Use Center to the West, and Employment Center and Mixed-Use Center to the South.

The applicant is not requesting any changes to their comprehensive plan map designation as their requested initial zoning, M-1, is consistent with the Employment Center designation.

According to the Comprehensive Plan, the Employment Center place type is intended to provide an employment base for Caldwell's residents. It supports a range of uses Light industrial uses, warehouses, automotive repair, offices and flex office/warehouse.

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:

TABLE 1: CONSISTENT COMPREHENSIVE PLAN GOALS AND POLICIES	
CHAPTER 7: INTENTIONAL AND DISTRICT CENTERS	
<u>Policy 3.5</u>	Support and assist Caldwell’s small business and local entrepreneurs.
<u>Policy 4.1</u>	Promote, retain, and attract businesses in Caldwell’s key job industries that employ the local workforce.
<u>Policy 4.3</u>	Ensure an adequate inventory of commercial and industrial property for new and growing businesses.

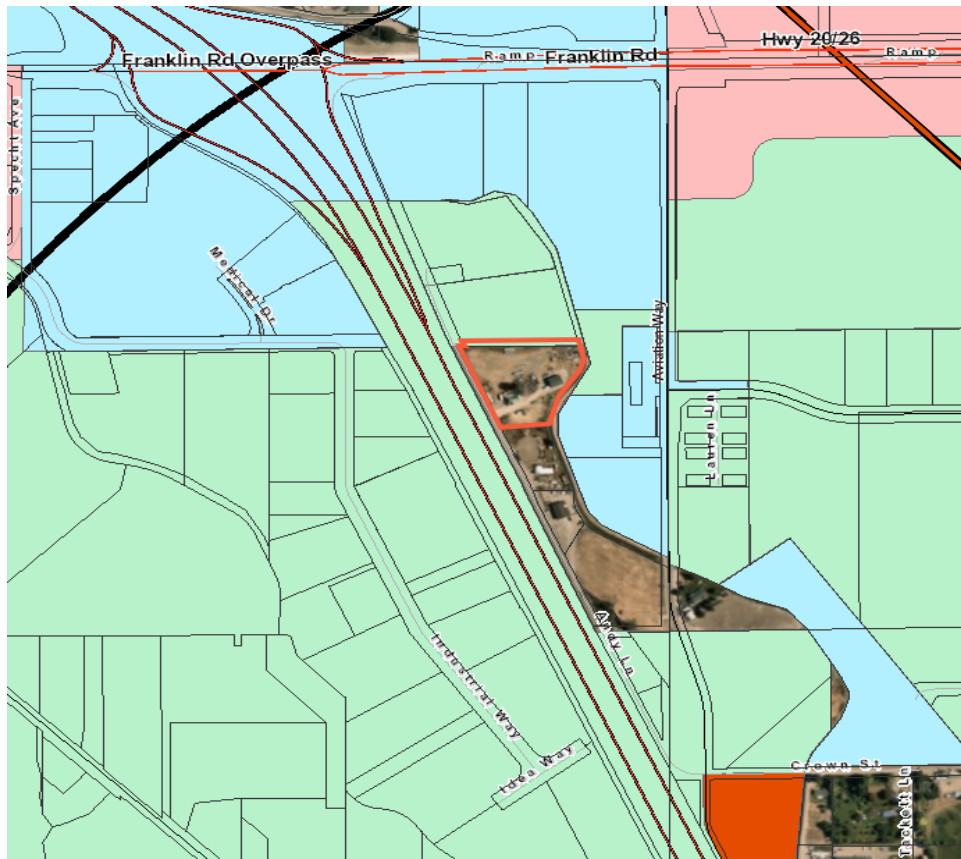
Staff Comments: Staff finds that the proposed annexation and initial M-1 (General Industrial) zoning designation supports the intent of the Employment Center place type by providing land suitable for industrial and employment-focused uses.

The subject site is located within an area largely designated for employment-focused uses, and the proposed zoning is consistent with the surrounding land use pattern. The request is intended to allow continued operation and expansion of the existing RigCore Truck Center, LLC business, which is compatible with the M-1 zoning district and supports the City’s employment base.

Future site expansion and improvements will be subject to applicable City standards and review processes to ensure compliance with development regulations and compatibility with surrounding uses.

Based on the above analysis, staff finds that the request is consistent with the Employment Center designation and applicable Comprehensive Plan goals and policies.

III. STAFF REVIEW AND ANALYSIS – ZONING MAP ANALYSIS



Map Exhibit (Above): City of Caldwell Zoning Map

 R-1-1	Semi-Rural Residential-1	 C-1	Neighborhood Commercial	 IP	Industrial and Business Park
 R-1-2	Semi-Rural Residential-2	 C-2	Community Commercial	 M-1	General Industrial
 R-1	Neighborhood Residential	 C-3	General Commercial	 M-2	Heavy Industrial
 R-2	Community Residential	 C-4	Service Commercial	 AD	Airport District
 R-3	Urban Residential	 C-C	Downtown Central Business		Mixed-Use / Regional Comm.
 R-4	Healthcare District		Downtown City Center		Downtown Transition Neighborhood
	Public District	 C-D	College District		

The subject parcel is currently located within Canyon County. The applicant requests annexation into the City of Caldwell with an M-1 (General Industrial) zoning designation. Upon annexation, any existing structures proposed for commercial or industrial use, including the existing residential structure and detached two-bay garage, will be required to be converted to meet applicable commercial building code standards, including ADA requirements, prior to issuance of a business license.

According to the submitted project narrative, the applicant proposes to convert the existing 2,020-square-foot residential structure into offices and a small retail space.

Pursuant to Caldwell City Code, the intent of Caldwell’s manufacturing and industrial zoning districts is to provide areas for manufacturing and industrial uses that are better suited outside of more densely populated areas due to site requirements, and potential impacts such as noise and traffic. Supporting commercial and office uses

may also be permitted when they are compatible with primary industrial uses. Residential uses are not permitted within the M-1 district.

Staff Comment: Staff finds that the proposed annexation would bring an existing truck, tractor, and motorhome repair use into the City’s jurisdiction. The use is classified as Equipment Repair & Service – Large and is permitted within the M-1 (General Industrial) zoning district; however, the existing site and structures are not fully compliant with current City development and building standards.

As a condition of approval, staff recommends that the applicant bring the site and structures into compliance with applicable City standards, including building and site development requirements, prior to or in conjunction with continued operation or any expansion of the use.

With these conditions, staff finds that the annexation and zoning will bring the property into greater conformance with City regulations while allowing continued operation of a permitted industrial use.

IV. STAFF REVIEW AND ANALYSIS – DEVELOPMENT PLAN

Breakdown of Land Use:

Non-Residential Type	# of Lots	# of Buildings	# of Tenant Spaces
Industrial	1	2	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 **M-1 zone** in accordance with Caldwell City Code, and the dimensions proposed by the subject development:

Minimum Lot Size		
	Required	Existing
Interior Lot Area (sq. ft.)	0	131,986 sq. ft. (3.03 AC) & 11,76.12 sq. ft (0.27 AC)
Minimum Lot Width / Frontage (ft.)	0	413ft & 30.4ft

Setbacks	Required	Existing
Front Yard Setback, Garage; Minimum (ft.)	20	71
Interior Side Yard Setback (ft.) (Minimum)	20	20
Street Side Yard Setback (ft.) (Minimum)	N/A	N/A
Rear Yard Setback (ft.) (Minimum)	20	100+

Scale and Massing	Required	Existing
Maximum Building Height (ft.) *	0	unknown

Staff Comments: Both existing residential structures meet the required setbacks, and the proposed future development/expansion will be reviewed at time of building permit submittal. The proposed future development is not being reviewed with this application.

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, 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:

EQUIPEMNT REPAIR & SERVICE - LARGE		
Off-Street Parking Spaces	Required	Proposed
Off-Street Parking Spaces (Minimum)	1 per 2,000 sq. ft. 2,091 sq. ft. = 1 space	11 spaces
OFFICE SPACE AND RETAIL ACCESSORY TO USE		
Off-Street Parking Spaces	Required	Proposed
Off-Street Parking Spaces (Minimum)	1 per 500 sq. ft. 2,020 sq. ft. = 4 spaces	8
ADA Accessible Parking Spaces	Required	
ADA Accessible Parking Spaces (Minimum)	Shall meet state and federal requirements	
TOTAL VEHICLE PARKING:	5	19
Bicycle Parking	Required	Proposed
1 Space for every 10 vehicle spaces proposed	1	None (to be conditioned)

Staff Comments: *The project was reviewed for compliance with all parking requirements and was determined that one bicycle parking will be added as a condition.*

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 Pioneer Irrigation District 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 is required to retain storm water on site, per City Code.

Schools: The subject site is located within the Caldwell School District.

Police: Emergency police services are provided by the City of Caldwell Police. The nearest police station is approximately two (2) miles away from the furthest point of the subject site.

Fire: Emergency fire services are provided by the City of Caldwell Fire, Rural Station 3 East-ENC. The nearest fire station is Station #3 and is approximately two (2) miles from the subject site.

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 site has frontage along Andy Lane.

Street Classifications: Andy Lane - Local

Proposed Site Access: The current buildings will continue to take access from the existing access point. According to the submitted concept plan, the Applicant also proposes an additional new access point onto Andy Lane. The proposed access will be subject to review and approval by the City Engineering Department during of construction drawings and/or building permit review.

Traffic Impact Study (TIS): A future TIS may be needed for future development of the subject sites. This will be depending upon specific triggers outlined in existing City code that is dependent upon future uses proposed..

Staff Comments: *As submitted, the proposed access points appear to be compliant with all city code requirements for transportation, access, and connectivity.*

Landscaping, Open Space, Pathways, and Amenities:

The Caldwell City Code specifies requirements for landscape street buffers and a land use buffer for the proposed industrial zoning and use.

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

Street Landscape Buffers	Min. Required	Proposed
Andy Lane – Local (413 & 30.4 LF):		
Buffer Width:	10’ wide	10’ wide
Sidewalk:	Yes. Width to be determined by Engineering	-
Berms:	No	No
Class I tree:	One per 25 LF No more than 50% of the trees	To be conditioned
Class II tree:	One per 35 LF	To be conditioned
Shrubs:	One per 4 LF 443/4 = 1,772 shrubs	To be conditioned
Groundcover:	20-50% turf grass Min. 50% shrubs, flowers, and other vegetative groundcover (besides turf)	To be conditioned
Boulders:	N/A	N/A

Buffers Between Land Uses:	Min. Required	Proposed
Industrial to Residential:	30’	Sight obscuring fence due to drainfield area.
Tree Requirement:	Class I & II trees that touch within 5 years of	See above.

	planting (to be depicted on landscape plans)	
Shrub Density:	One per 3 LF = 594 shrubs	See above.
Parking Lot Landscaping:	Min. Required	Proposed
Parking Islands:	Every 12 spaces	Compliance with applicable code will be reviewed at the time of building permit application.
Planter Island Width:	8' width for Class I trees 10' width for Class II trees	See above.
Planter Island Length:	At least equal length to the adjacent parking spaces	See above.
Class 1 or 2 Trees (min. 2" caliper):	Min. of 1 for a single row Min. 2 for a double row	See above.
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.	See above.
Perimeter Parking Lot Landscaping:	Min. Required	Proposed
Minimum Buffer Width:	5'	Compliance with applicable code will be reviewed at the time of building permit application.
Class 1 or 2 Trees (min. 2" caliper):	1 per 40 LF	See above.
Shrubs:	1 per 5 LF	See above.
Other Groundcover Required:	Max. 20% turf; remaining groundcover shall be decorative rock, permabark, rock mulch, or additional shrubs/flowers above code requirements so that the entire buffer area is covered.	See above.

Building Façade Landscaping:	Min. Required	Proposed
Planter Width:	3' wide in all areas that will not impede pedestrian access	Compliance with applicable code will be reviewed at the time of building permit application.
Shrubs:	One (1) three (3) gallon shrub per 3 LF of foundation	See above.

Groundcover:	Additional groundcover plants shall cover the remainder of the landscaped area	See above.
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Staff Comments (Landscaping, Buffers):

According to Caldwell City Code Section 10-02-09-1(2), landscaping is required as part of this annexation. Required elements include a street landscape buffer along Andy Lane, parking lot landscaping, building perimeter landscaping and a land use buffer between industrial and residential uses.

Due to site constraints associated with an existing septic drainfield, installation of the standard land use buffer along the southern boundary is not feasible. In lieu of this requirement, staff requires the installation of a sight obscuring fence to provide screening between the subject site and the adjacent residential use to the south.

Fencing and Screening:

Pursuant to City Code Section 10-12-03-19 (Specific Use Provisions for Equipment Rental, Sales and Services), a sight-obscuring fencing is required to fully screen repair activities from all public right-of-way and adjacent properties. The fence shall be a minimum of six (6) feet and a maximum of eight (8) feet in height and shall comply with the screening standards of Code Section 10-02-09-9.

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

V. STAFF REVIEW AND ANALYSIS – AREAS OF SPECIAL CONCERN

Staff Comments: *Staff has no concerns with this annexation, provided the recommended conditions are placed to bring the property and existing structures into compliance with applicable city regulations.*

PLANNING AND ZONING COMMISSION PUBLIC HEARING

A public hearing on the subject application(s) were held before the Planning and Zoning Commission on 5/13/2026, 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 Planning & Zoning Commission reviewed and considered all records, evidence, testimony, and facts presented when making their recommendation as specified in Section VII below.

VI. AUTHORITY OF LAW

1. The City of Caldwell has provided for the processing of Land Use permits authorized by Chapter 65, Title 67, Idaho Code, pursuant to Chapter 10 Zoning Regulations and Chapter 11 Subdivision Regulations.
2. 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 Planning and Zoning Commission 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.

VII. RECOMMENDATION DECISION

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

Recommendation for Approval

THEREFORE, the Caldwell Planning and Zoning Commission, **hereby recommends approval** of the request for Annexation of Parcel No. R0069800000 into City of Caldwell limits, to include the associated development agreements.

OR

Recommendation for Denial

THEREFORE, the Caldwell Planning and Zoning Commission, hereby **recommends denial** of the request for Annexation of Parcel No. R0069800000 into City of Caldwell limits because....**deciding body must state the reasons for denial**

VIII. CONDITIONS OF APPROVAL:

(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. The applicant shall submit updated site plans, elevations, and a landscape plan, all consistent to applicable City Codes, prior to the City Council public hearing. As part of this annexation, the parcel(s), existing uses and structures must be brought into compliance with all applicable City of Caldwell regulations.
2. The applicant shall submit, prior to the City Council public hearing, an updated legal description and annexation exhibit per the City's Mapping Department request.
3. The applicant shall bring the site into compliance with all applicable City codes regulating weeds and vehicle storage on unimproved surface.

4. The applicant shall improve and pave all vehicular use areas with concrete or asphalt, including parking stalls, drive aisles/lanes, driveways, and driveway approaches, in accordance with City standards.
5. The applicant shall convert the existing detached two-bay residential garage to comply with all applicable commercial building codes and standards.
6. The applicant shall convert the existing residential structure to comply with applicable commercial building codes and standards for use as office and retail space accessory to the business RigCore Trucking.
7. The applicant shall add one (1) bicycle parking space.
8. Prior to issuance of a Certificate of Occupancy or a Business License (permit) the applicant shall install all landscaping and site improvements within four (4) months of City Council approval or meet code 10-3-17 for financial guarantee.

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. 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 12/2/2025 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 5/5/2026 and shown in **Exhibit 2**.
2. Comply with all requirements of the City Mapping Department as specified in their memo / email dated 4/27/2026 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 Maintenance: All landscaping and screening devices shall be maintained in an attractive, live, safe and healthy manner.
3. 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.
4. 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

The recommendation decision listed above is approved and adopted OR denial by the Caldwell Planning and Zoning Commission on this 13th day of May 2026.

EXHIBITS

Exhibit 1: Application Documents

- Checklist
- Application(s)
- Project Narrative
- Vicinity Map
- Annexation Map Exhibit (Not Approved by City of Caldwell Mapping Department)
- Site Plan
- Septic Plan (Existing)
- Sewage Permit (Canyon County)
- Soil Report
- Canyon County Certificate of Occupancy
- Neighborhood Meeting Letter
- Neighborhood Meeting Mailing List
- Neighborhood Meeting Sign-In Sheet

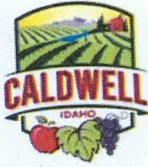
Exhibit 2: City Department Conditions of Approval and Comments

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

Exhibit 3: Agency Notification and Comments

- Copy of Public Agency Notification Sent
- List of Public Agencies Notified
- Agency Comments Received
 - Canyon County Code Enforcement
 - Idaho Department of Transportation

EXHIBIT 1:
APPLICATION DOCUMENTS



ANNEXATION 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



**City of Caldwell
Community Development Department
Planning & Zoning Division**

Phone: (208) 455-3021 | Web: www.cityofcaldwell.org

SURROUNDING LAND USE AND ZONING INFORMATION			
	Existing Zoning Designation	Existing City Comp Plan Designation	Existing Use of Site
North of Subject Site	AG Commercial		
South of Subject Site	AG (Unknown)		
East of Subject Site	AG		
West of Subject Site	AG Commercial		

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:	1419 Andy Lane Caldwell, ID 83605	
Existing Domestic Water:	<input checked="" type="checkbox"/>	Individual Domestic Well – How Many? 1
	<input checked="" type="checkbox"/>	Centralized Public Water System available
	<input type="checkbox"/>	City Municipal Water System
	<input type="checkbox"/>	N/A
Nearest Water Line Connection:		
Existing Sewer (Wastewater):	<input checked="" type="checkbox"/>	Individual Septic
	<input type="checkbox"/>	City Municipal Sewer
	<input type="checkbox"/>	N/A
Nearest Sewer Line Connection:		
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:		
Irrigation District:		
School Districts Serving this Location:	<input checked="" type="checkbox"/>	Caldwell School District
	<input type="checkbox"/>	Vallivue School District
	<input type="checkbox"/>	Nampa School District



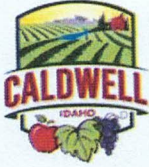
City of Caldwell
Community Development Department
Planning & Zoning Division
 Phone: (208) 455-3021 | Web: www.cityofcaldwell.org

- Legal Description and Exhibit.** 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 stamped and certified by a land surveyor registered to the State of Idaho and shall be accompanied by an exhibit stamped and certified by a land surveyor registered in the State of Idaho.
- Location / Vicinity Map.** Showing the boundaries of the subject property with relation to nearby roadways and landmarks.
- Project Narrative.** A detailed project narrative addressing the following:
 - Description of overall proposed development plan.
 - Description of compliance with the City's Comprehensive Plan and Vision and compliance with zoning ordinances.
 - Description of overall project benefits, the impacts on surrounding properties, and the mitigation of those impacts.
- ? **Conceptual Development Plan** (If the annexation request is not associated with a special use permit, planned unit development or subdivision plat request).

SECTION 4: Project Specific Details

Fill in all the information below that is applicable to the project being proposed.

SUBJECT SITE LAND USE AND ZONING INFORMATION			
	Proposed Zoning Designation	Existing City Comp Plan Designation	Existing Use of Site
(Subject Property)			
Will the Existing Land Use Continue?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
If no, please explain any future development plans:	<p style="font-family: cursive;">Commercial/light industrial C-3 Semi Truck and trailer repair/parking Sale of Truck and trailer related parts.</p>		



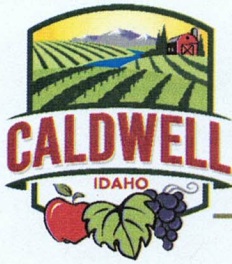
SECTION 6: Applicant Acknowledgement

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

Alexander S Goncharov
Applicant / Applicant's Representative Printed Name

2-11-25
Date

Alex Goncharov
Applicant / Applicant's Representative Signature



City of Caldwell

Planning and Zoning Department

MASTER LAND USE APPLICATION

This Master Land Use Application and specific land use checklists must be completed, with all required supplemental documents provided and fees paid, for an application to be considered complete and accepted. Once accepted, all applications go through a pre-screening prior to being routed for the initial review.

Failure to submit all requested items (in legible form) may delay the processing of your application. Additional information may be required during pre-screening or after the review of your proposal.

Please note that any land use action below marked with an asterisk () shall require public hearing(s).*

APPLICATION REQUESTS

Note: Please check all specific land uses actions below that you are applying for

- | | | |
|---|---|---|
| <input type="checkbox"/> Accessory Dwelling Unit (ADU) | <input type="checkbox"/> Mobile Home Park | <input type="checkbox"/> Subdivision Plats |
| <input type="checkbox"/> Administrative Determination | <input type="checkbox"/> Outdoor Dining Permit | <input type="checkbox"/> *Preliminary Plat |
| <input checked="" type="checkbox"/> *Annexation w/ Zoning | <input type="checkbox"/> Parcel Consolidation | <input type="checkbox"/> Final Plat |
| <input checked="" type="checkbox"/> Business License Permit | <input type="checkbox"/> *Planned Unit Development (PUD) | <input type="checkbox"/> *Short Plat (Regular) |
| <input type="checkbox"/> *Certificate of Appropriateness | <input type="checkbox"/> New | <input type="checkbox"/> *Short Plat (Condo) |
| <input type="checkbox"/> *Comprehensive Plan Map | <input type="checkbox"/> PUD Modification | <input type="checkbox"/> Plat Modification ³ |
| Amendment | <input type="checkbox"/> Public Art / Murals | <input type="checkbox"/> *Replat |
| <input type="checkbox"/> *Deannexation | <input type="checkbox"/> *Rezone (Zoning Map Amendment) | <input type="checkbox"/> Time Extension |
| <input type="checkbox"/> Design Review | <input type="checkbox"/> Signs ¹ | <input type="checkbox"/> Renewal |
| <input type="checkbox"/> *Development Agreement | <input type="checkbox"/> Site Plan / Landscape Plan Review ² | <input type="checkbox"/> Temporary Use Permit |
| <input type="checkbox"/> New | <input type="checkbox"/> *Special Use Permit (SUP) | <input type="checkbox"/> New <input type="checkbox"/> Renewal |
| <input type="checkbox"/> Modification | <input type="checkbox"/> New | <input type="checkbox"/> Mobile Food Unit |
| <input type="checkbox"/> Termination | <input type="checkbox"/> Modification | <input type="checkbox"/> Temporary Use Facility |
| <input type="checkbox"/> Home Occupation Permit | <input type="checkbox"/> Time Extension | <input type="checkbox"/> Transient Merchant Facility |
| <input type="checkbox"/> New | | <input type="checkbox"/> Traffic Impact Study Review |
| <input type="checkbox"/> Renewal | | <input type="checkbox"/> *Variance |
| <input type="checkbox"/> Lot Line Adjustment | | <input type="checkbox"/> *Zoning Text Amendment |
| <input type="checkbox"/> Lot Split | | |
| <input type="checkbox"/> Administrative | | |
| <input type="checkbox"/> Simple | | |

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

²Used when not associated with other land use applications, building permits, or construction drawing submissions.

³Replats are not considered plat modifications.



City of Caldwell

Planning and Zoning Department

MASTER LAND USE APPLICATION

Online Application Submittal Instructions

The City of Caldwell Planning and Zoning Department utilizes an online application portal for submission of all applications, documents, plans, and payment of fees.

Step 1:

- Log in or create an account in Citizenserve ([Citizenserve Users Guide](#))
- Select your permit and/or application type and enter in all required information.

Step 2

- Pay fees online via Citizenserve. You will receive an email from Citizenserve directing you to make a payment once staff have reviewed your application.

Drawing Submittal Instructions:

1. All plan sheets must be uploaded in PDF format only (no CAD, JPEG, TIFF, PNG, etc.)
2. All plan sheets must be to scale.
3. All plan sheets must be uploaded to Citizenserve.
1. All applications, checklists, calculations, reports, drawings, plans, and other supporting documents must be uploaded as single-sided pdf's and must be legible and in a high-definition format.



City of Caldwell

Planning and Zoning Department

MASTER LAND USE APPLICATION

PROJECT and SITE/PROPERTY INFORMATION

Project or Business Name: RigLore Truck Center LLC

Site Address (s):
1419 Andy Ln
Caldwell, ID 83605

Suite #:

Parcel #(s):
R00698

Total Acres: 3.02+

General Location of Site: of Andy Ln across I-84 freeway, behind Blue Bird Truck Wash next to Tripple CCC Truck Shop.

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

- RS-1 RS-2 R-1 R-2 R-3 C-1 C-2 C-3 C-4 C-C
 M-1 M-2 I-P A-D C-D H-D P-D T-N H-C
 County Zone: AG/Agricultural

Overlay Districts:
 (if applicable)

- APO-1 APO-2 HD-1 City Center Indian Creek Corridor
 City Center Local Historic Area None

Is Parcel(s) in Floodplain:

- Yes No

Description of Proposed Project / Request:

Convert property from AG to Commercial to conduct Semi-truck Repair, Parking of Semi-Trucks and Trailers, Sell truck and trailer related parts.



City of Caldwell

Planning and Zoning Department

MASTER LAND USE APPLICATION

APPLICANT INFORMATION:

Name: Alexander S Goncharov
Company Name (if applicable): RigCore Truck Center LLC
 Owner Authorized Agent Purchaser
Mailing Address: 1419 Andy Ln, Caldwell ID 83605
Phone: 253-226-2078
Email: service@rigcoretruckcenter.com

PROPERTY OWNERS' INFORMATION

(If an LLC, please provide documentation of being an authorized signer)

Name: Pavel, Nataliya Goncharov
Mailing Address: 1419 Andy Ln Caldwell, ID 83605
Phone: 253-306-7918
Email: wgoffice@rigcoretruckcenter.com

DESIGNATED CONTACT PERSON

(Who will receive and disseminate all correspondence from the city)

Same as:

Applicant Property Owner Other

Name: Alexander S Goncharov
Company Name (if applicable): RigCore Truck Center LLC
Mailing Address: 1419 Andy Ln, Caldwell ID 83605
Phone: 253-226-2078
Email: service@rigcoretruckcenter.com



City of Caldwell

Planning and Zoning Department

MASTER LAND USE APPLICATION

CONTRACTOR / DEVELOPER INFORMATION

Name: APN Construction LLC ↕
Company Name (if applicable): Nick
Mailing Address: 1807 N Eagle View, Nampa ID 83651
Phone: 253-426-5405
Email: apnconstruction@gmail.com

ARCHITECT INFORMATION

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

ENGINEER INFORMATION

Name: Mike Limakka
Mailing Address: 1014 S. La Pointe Dr, Ste 2 Boise, ID 83706
Phone: 208-322-5250
Email: mike@aoengineering.com

LANDSCAPE ARCHITECT INFORMATION

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



City of Caldwell

Planning and Zoning Department

MASTER LAND USE APPLICATION

ACKNOWLEDGEMENTS

- By signing this application, I authorize employees/agents of the City to enter onto the property that is the subject of this application during regular business hours. The sole purpose of entry is to make an examination of the property that is necessary to process this application.
- I certify that I am the owner of this property or the owner's authorized agent. If acting as an authorized agent, I further certify that I have full power and authority to file this application and to perform, on behalf of the owner, all acts required to enable the jurisdiction to process and review such an application. I will comply with all provisions of the law and ordinance governing this type of application.
- I certify that the information furnished by me as part of this application is true and correct to the best of my knowledge.

I am the: Owner Authorized Agent

Applicant Signature: Alex Goncharov Date: 4-29-25

Printed Name: Alexander S Goncharov

Project Narrative for RigCore Truck Center LLC.

RigCore Truck Center LLC, located at 1419 Andy Ln Caldwell ID 83605, would like annex to City of Caldwell Idaho M-1 zoning from Canyon County Agricultural (AG) zoning to develop the property to proposed civil engineering plan. To be able to park a class 5-8 trucks and trailers on the property and to perform routine and preventative repairs or maintenance on Trucks and Trailers. Occasionally repair class "A" Motorhomes. The plan was developed to convert property to semi-truck repair facility and parking spaces, existing 2020sq ft house on the property convert to offices and small retail space. The two bay shop built in 2024 2,091sq ft located toward the back of the property use for truck and trailer repairs or maintenance. Plan also includes proposed drawings to developing the territory to accommodate the semi-truck and trailer parking, turn around and proper water retention. 25 Feet of land located to the west of the property between Triple CCC and our property is included on the civil drawings proposing second exit/entry for the property.

RigCore Truck Center will hire necessary employees to perform these tasks and related business work. RigCore Truck Center LLC will be offering local jobs and opportunities for the City of Caldwell Community and surrounding territory.



VICINITY MAP
CITY OF CALDWELL, CANYON COUNTY

NARRATIVE:

THE PURPOSE OF THIS ANNEXATION EXHIBIT MAP IS TO DEPICT THE PARCEL TO BE ANNEXED INTO THE CITY OF CALDWELL, IDAHO, AS SHOWN HEREON

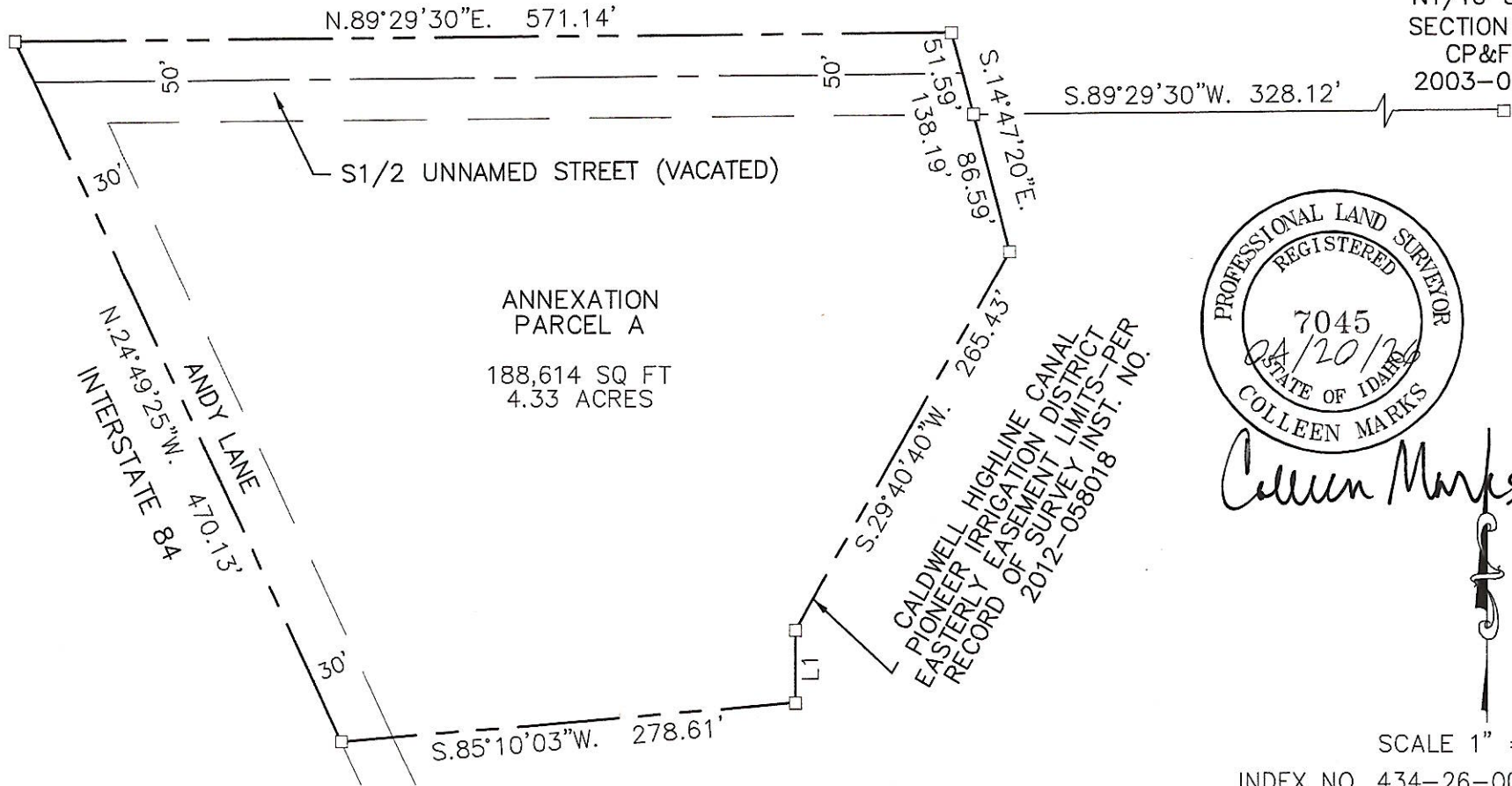
ANNEXATION EXHIBIT

FOR

RIGCORE TRUCK CENTER

A PARCEL OF LAND LYING IN A PORTION OF THE NE1/4 OF SECTION 26, T.4N., R.3W., BOISE MERIDIAN, CANYON COUNTY, IDAHO 2026

N1/16 CORNER SECTION 26/25 CP&F NO. 2003-0411998



ANNEXATION PARCEL A
188,614 SQ FT
4.33 ACRES



Colleen Marks

SCALE 1" = 100'

INDEX NO. 434-26-000-000

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S.00°02'20"E.	44.06'

MARKS LAND SURVEYING, LLC
COLLEEN MARKS, L.S. 7045
2995 N. COLE ROAD, SUITE 240
BOISE, IDAHO 83704
PH: (208) 378-7703

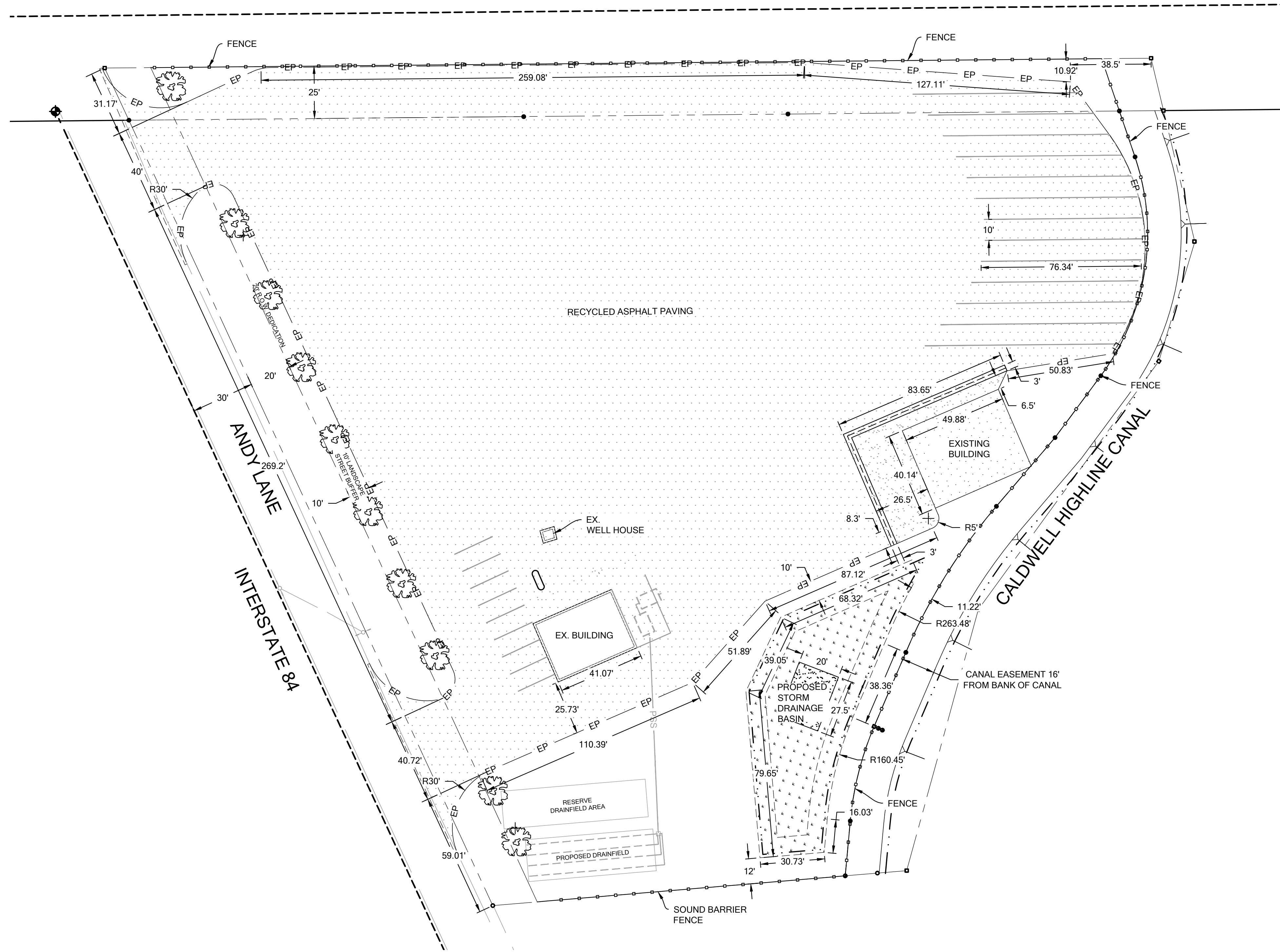
RIGCORE TRUCK CENTER LLC

1419 ANDY LN

CALDWELL, ID



VICINITY MAP
CITY OF CALDWELL, CANYON COUNTY



① SITE PLAN
SCALE: 1" = 30'

LEGEND:

PROPERTY LINE	---
EXIST. CONCRETE	▭
PROP. CONCRETE	▭
EXIST. ASPHALT	▭
PROP. ASPHALT	▭
PROP. GRAVEL	▭
PROP. LANDSCAPING	▭
SEEPAGE BED	▭
EXISTING CONTOUR (1.0' INTERVALS)	---
PROPOSED CONTOUR (0.5' INTERVALS)	---
GRADE BREAK	GB
EXIST. WATER	W
POTABLE WATER	W8
EXIST. SANITARY SEWER	SS
SANITARY SEWER	SS8
EXIST. STORM SEWER	SD
STORM SEWER	SD8
FIRE WATER	FIRE8
PRES. IRRIGATION	PI8
GRAV. IRRIGATION	GI
GAS	G
UG POWER	UGP
TELECOM.	T
PRESSURED SAN. SEWER	PSS
⊙ VALVE	⊙ SS MANHOLE
⊕ WATER SERVICE	⊕ CLEANOUT
⊕ FIRE HYDRANT	⊕ SD MANHOLE
⊕ THRUST BLOCK	⊕ CATCH BASIN
⊕ FIRE DEPT. CON.	⊕ SAND & GREASE
⊕ POST IND. VALVE	

ABBREVIATIONS:

AC ASPHALT	IE INVERT ELEV.
BW BOTTOM OF WALL	LG LIP OF GUTTER
CR CROWN	LP LOW POINT
EX EXISTING	MX MATCH EXISTING
FF FINISHED FLOOR	RIM RIM ELEVATION
FG FINISHED GRADE	TC TOP OF CURB
FL FLOW LINE	TS TOP OF SLAB
GB GRADE BREAK	TW TOP OF WALL
HP HIGH POINT	

OWNER:

PAVEL S GONCHAROV
OWNER ADDRESS
OWNER ADDRESS
253-226-2078
service@aaatruckrepairllc.com

CIVIL ENGINEER:

ALPHA OMEGA ENGINEERING
1014 S. LA POINTE DRIVE, SUITE 2
BOISE, ID 83706
CONTACT: MIKE LIIMAKKA, P.E.
(208) 322-5250
MIKE@AOENGINEERING.COM

SURVEYOR:

MARKS LAND SURVEYING, LLC
2995 N. COLE ROAD STE. 240
BOISE, ID 83704
CONTACT: COLLEEN MARKS, LS
PHONE: 208-378-7703
EMAIL
PROVIDED TOPOGRAPHIC SURVEY,
DATED 3/22/23

LEGAL DESCRIPTION:

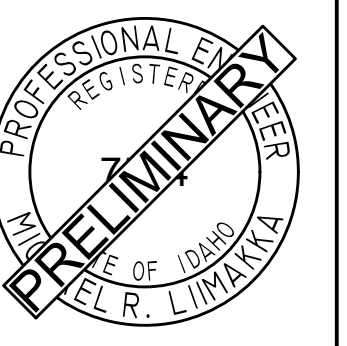
26-4N-3W NE CITY VIEW TRACTS LT 17
LS TX 1; LT 18 LS ROW

BENCHMARK:

CP#107 - FOUND BRASS CAP ROW
ELEVATION: 2421.090

ELEVATION DATUM:

ALL SURVEY DATA AND PROPOSED
ELEVATIONS ARE BASED ON NAVD 88
BENCHMARK DATUM.
ADD 2400 TO ALL ELEVATIONS SHOWN
IN TWO DIGIT FORMAT.



RigCore Truck Center LLC

1419 Andy Lane, Caldwell, ID

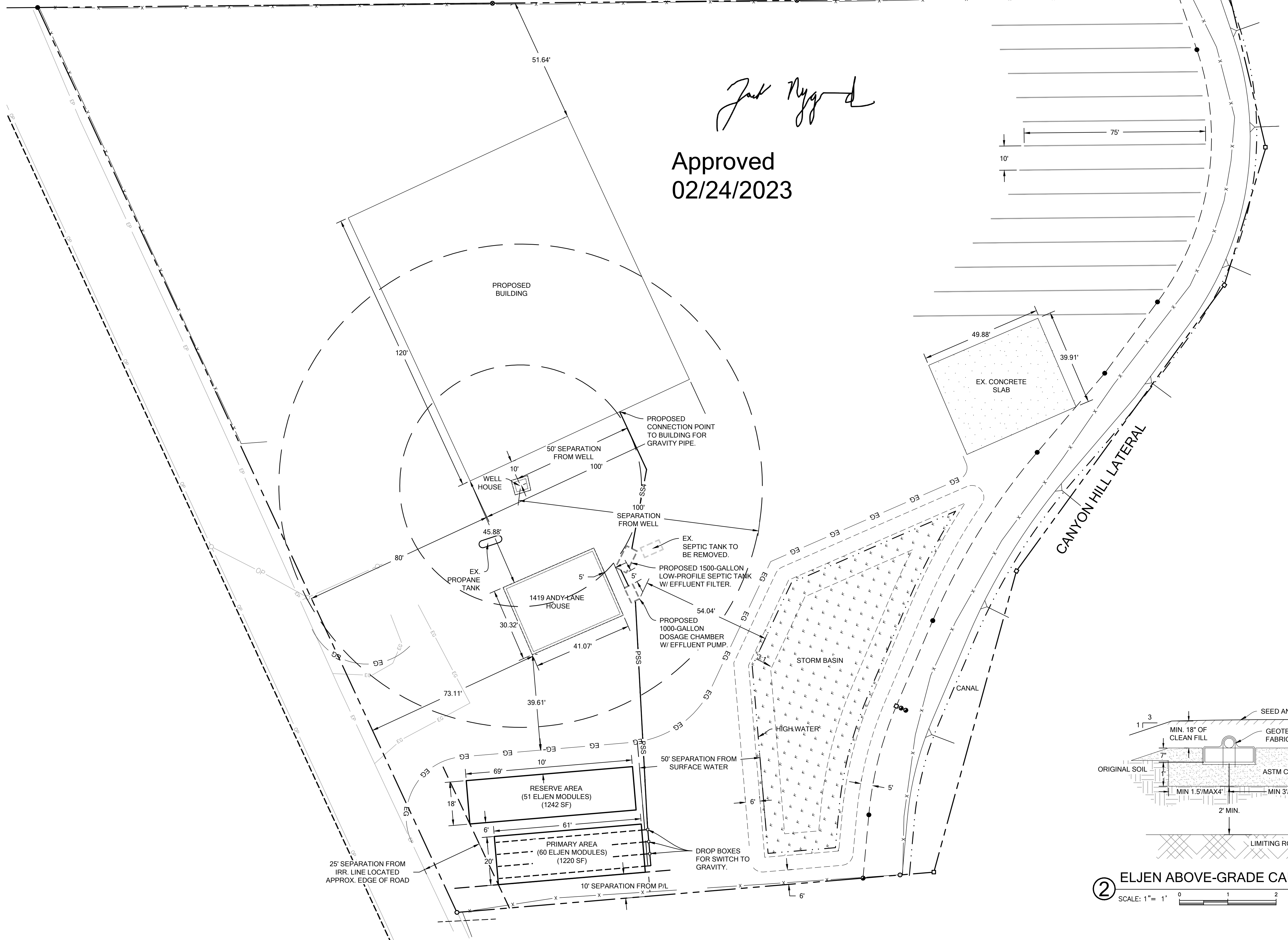
REVISIONS		
NO.	DATE	DESCRIPTION

PROJECT #: 22014
DATE: 6/02/2022
DRAWN BY: JAS

SHEET TITLE:
PROPOSED SITE

SHEET NO.:
CO.0

REVIEW SET - NOT FOR CONSTRUCTION - 04/18/26

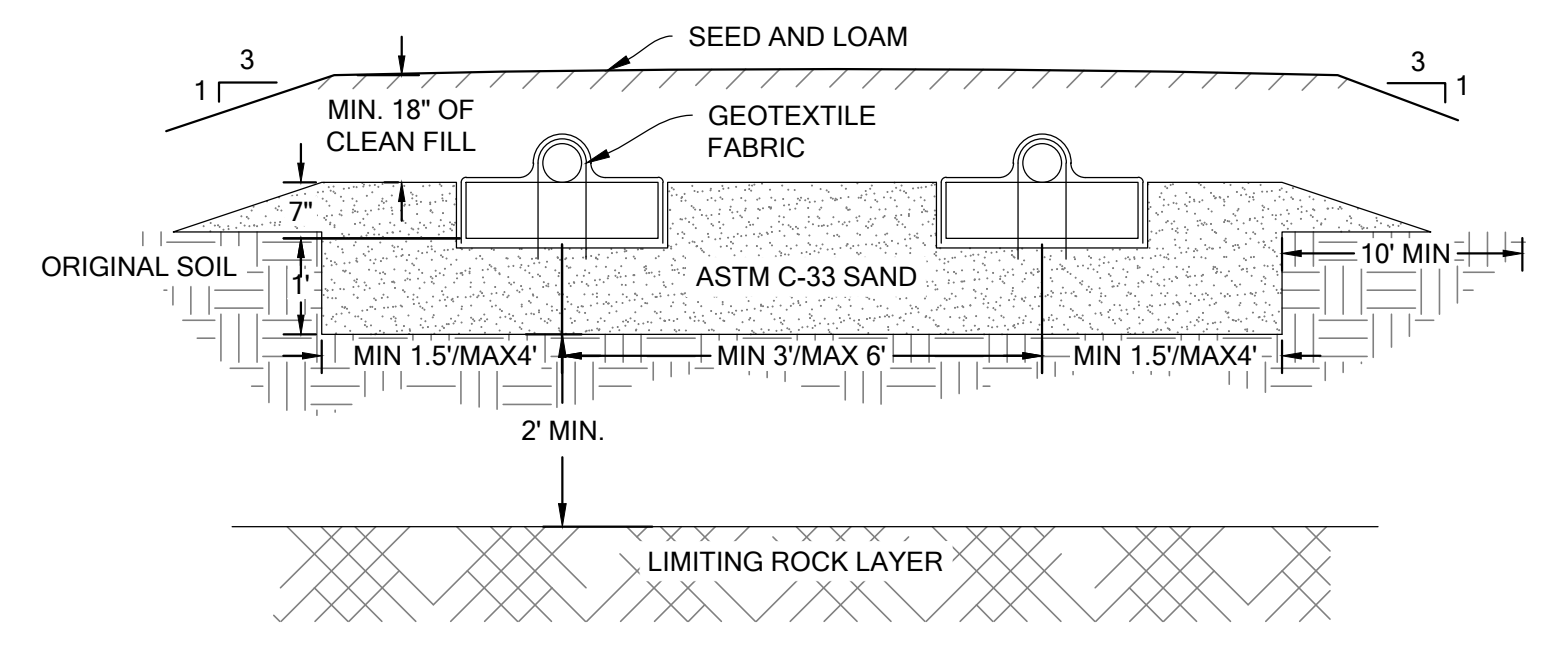


Jack Nygard

Approved
02/24/2023

LEGEND:

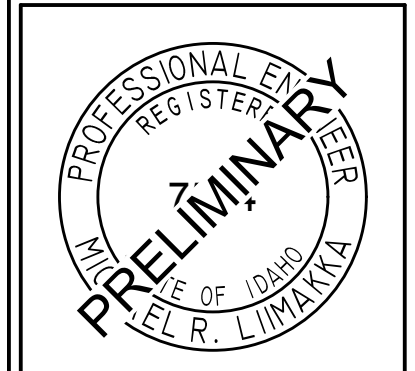
PROPERTY LINE	---
EXIST. CONCRETE	▨
PROP. CONCRETE	▨
EXIST. ASPHALT	▨
PROP. ASPHALT	▨
PROP. GRAVEL	EG EG
PROP. LANDSCAPING	▨
SEEPAGE BED	▨
EXISTING CONTOUR (1.0' INTERVALS)	--- 2525 ---
PROPOSED CONTOUR (0.5' INTERVALS)	--- 2525 ---
GRADE BREAK	GB
EXIST. WATER	W
POTABLE WATER	W8
EXIST. SANITARY SEWER	SS
SANITARY SEWER	SS8
EXIST. STORM SEWER	SD
STORM SEWER	SD8
FIRE WATER	FIRE8
PRES. IRRIGATION	PI8
GRAV. IRRIGATION	GI
GAS	G
UG POWER	UGP
TELECOM.	T
PRESSURED SAN. SEWER	PSS



② ELJEN ABOVE-GRADE CAPPING FILL BED SECTION
SCALE: 1" = 2'

① PRELIMINARY SEPTIC PLAN
SCALE: 1" = 20'

Drawings not to be reproduced without written permission from Alpha Omega Engineering LLC.



AAA Truck Repair LLC
1419 Andy Lane, Caldwell, ID

REVISIONS		
NO.	DATE	DESCRIPTION

PROJECT #: 22014
DATE: 6/02/2022
DRAWN BY: JAS

SHEET TITLE:
SEPTIC PLAN

SHEET NO.:
C2.0

New Individual Sewage Permit

Subsurface Sewage Disposal



Southwest District Health

13307 Miami Ln
Caldwell ID 83607
United States

Permit #: 013717

Date: 02/24/2023

Parcel #: R00698

Applicants Name: ALEXANDER S GONCHAROV

Land Owner Name: PAVEL S GONCHAROV

Property Address: 1419 ANDY LN
CALDWELL ID 83605

Legal Description

Township: 4N Range: 3W Section: 26

Subdivision:

Lot: Block: Size (acres):

Type of Installation:

Individual System Permit - New

Complex

Type of System: Other

Additional System Type:

Optional System Type:

Water Supply:

Private

Water Source:

Well

Conditions of Approval

- Install between test hole 1 and test hole 2
Install per approved Eljen GSF Module Plans
Minimum effective area is 1,185 square feet
Install system no deeper than 14"
- Absorption bed authorized due to limited space.
- If soil conditions differ from test hole when installing tank/drainfield, contact SWDH before installation.
- Pump start up inspection required.
- Call SWDH for trench inspection before gravel or sand is placed into the trench(s).
- Confirm all surrounding well locations.
- Modifications to an approved plot plan must be submitted prior to septic system installation.
- Effluent flows must be equalized with use of distribution box or "Hard-T"
- Capping fill cover must be 3:1 slope from edge of system.
- Follow install per approved proposed plot plan

Unless otherwise stated within this permit, all requirements of IDAPA 58.01.03 shall be met upon system installation.

Number of Bedrooms: N/A Bedroom(s)

Design Flow: 711 Gallons Per Day

Soil Type (USDA)/ Loading Rate (Gal/ Sq. Ft./ Day): B-2 / 0.45 Adjusted Loading Rate:

The minimum septic tank capacity is: 1500 Gallons

The minimum effective drainfield absorption area is: 1580 Square Feet

The drainfield can be no closer to permanent/ intermittent surface water than: 200 Feet

Note: Final approval of this permit requires inspection of the uncovered system.

All plans, specifications, and conditions contained in the approved permit application are hereby incorporated into, and are enforceable as part of the permit. The permit will expire (2) years from date of issuance. The permit may be renewed if the renewal is applied for on or before the expiration date.

Permit Approved By:

Jack Nygaard

02/24/2023

Permit Issue Date:



United States
Department of
Agriculture

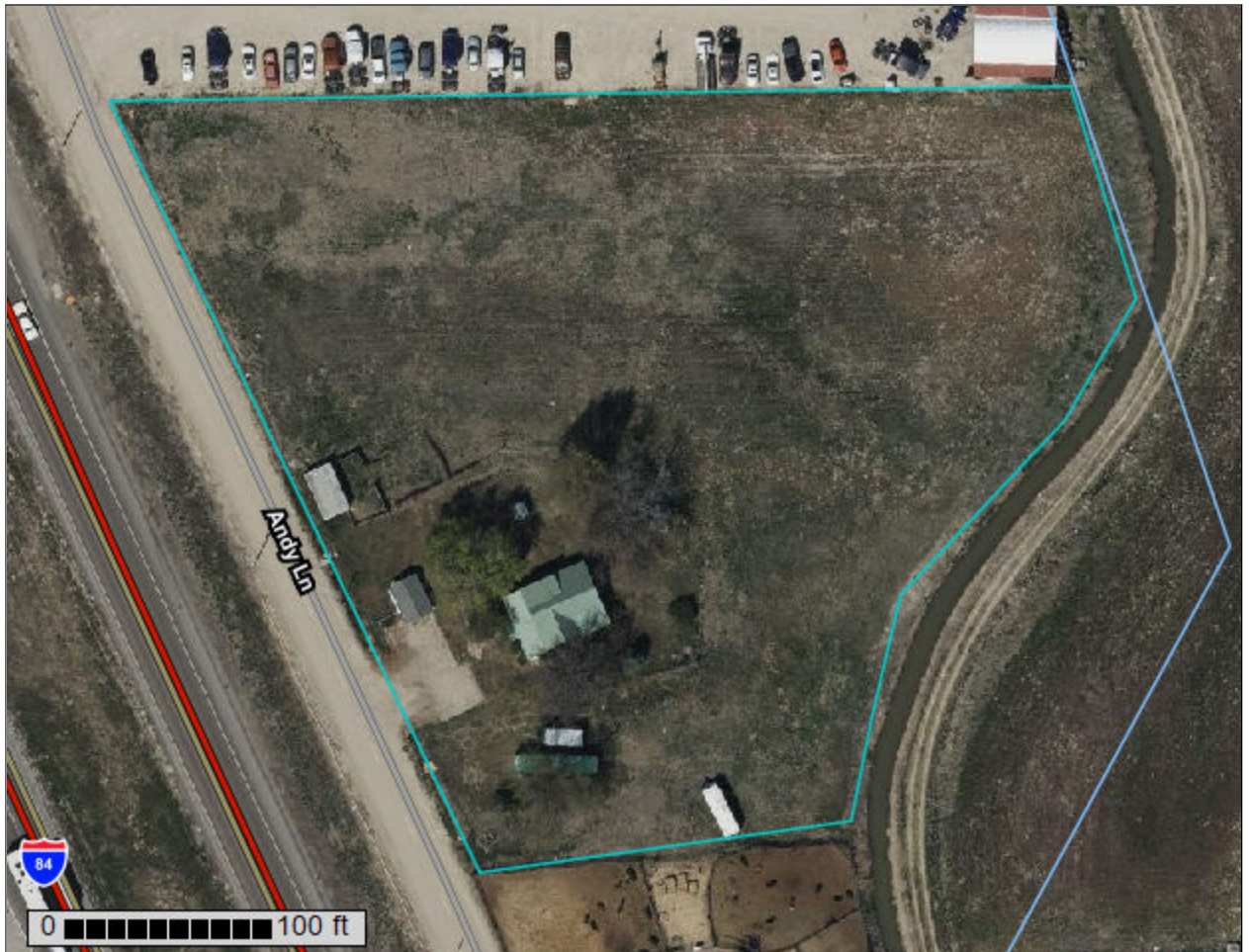
NRCS

Natural
Resources
Conservation
Service

A product of the National
Cooperative Soil Survey,
a joint effort of the United
States Department of
Agriculture and other
Federal agencies, State
agencies including the
Agricultural Experiment
Stations, and local
participants

Custom Soil Resource Report for Canyon Area, Idaho

AAA Trucking



Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (<http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/>) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (<https://offices.sc.egov.usda.gov/locator/app?agency=nrcs>) or your NRCS State Soil Scientist (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

The U.S. Department of Agriculture (USDA) prohibits discrimination in all its programs and activities on the basis of race, color, national origin, age, disability, and where applicable, sex, marital status, familial status, parental status, religion, sexual orientation, genetic information, political beliefs, reprisal, or because all or a part of an individual's income is derived from any public assistance program. (Not all prohibited bases apply to all programs.) Persons with disabilities who require

alternative means for communication of program information (Braille, large print, audiotape, etc.) should contact USDA's TARGET Center at (202) 720-2600 (voice and TDD). To file a complaint of discrimination, write to USDA, Director, Office of Civil Rights, 1400 Independence Avenue, S.W., Washington, D.C. 20250-9410 or call (800) 795-3272 (voice) or (202) 720-6382 (TDD). USDA is an equal opportunity provider and employer.

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Map Unit Legend.....	11
Map Unit Descriptions.....	11
Canyon Area, Idaho.....	13
PpA—Power-Purdam silt loams, 0 to 1 percent slopes.....	13
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How Soil Surveys Are Made

Soil surveys are made to provide information about the soils and miscellaneous areas in a specific area. They include a description of the soils and miscellaneous areas and their location on the landscape and tables that show soil properties and limitations affecting various uses. Soil scientists observed the steepness, length, and shape of the slopes; the general pattern of drainage; the kinds of crops and native plants; and the kinds of bedrock. They observed and described many soil profiles. A soil profile is the sequence of natural layers, or horizons, in a soil. The profile extends from the surface down into the unconsolidated material in which the soil formed or from the surface down to bedrock. The unconsolidated material is devoid of roots and other living organisms and has not been changed by other biological activity.

Currently, soils are mapped according to the boundaries of major land resource areas (MLRAs). MLRAs are geographically associated land resource units that share common characteristics related to physiography, geology, climate, water resources, soils, biological resources, and land uses (USDA, 2006). Soil survey areas typically consist of parts of one or more MLRA.

The soils and miscellaneous areas in a survey area occur in an orderly pattern that is related to the geology, landforms, relief, climate, and natural vegetation of the area. Each kind of soil and miscellaneous area is associated with a particular kind of landform or with a segment of the landform. By observing the soils and miscellaneous areas in the survey area and relating their position to specific segments of the landform, a soil scientist develops a concept, or model, of how they were formed. Thus, during mapping, this model enables the soil scientist to predict with a considerable degree of accuracy the kind of soil or miscellaneous area at a specific location on the landscape.

Commonly, individual soils on the landscape merge into one another as their characteristics gradually change. To construct an accurate soil map, however, soil scientists must determine the boundaries between the soils. They can observe only a limited number of soil profiles. Nevertheless, these observations, supplemented by an understanding of the soil-vegetation-landscape relationship, are sufficient to verify predictions of the kinds of soil in an area and to determine the boundaries.

Soil scientists recorded the characteristics of the soil profiles that they studied. They noted soil color, texture, size and shape of soil aggregates, kind and amount of rock fragments, distribution of plant roots, reaction, and other features that enable them to identify soils. After describing the soils in the survey area and determining their properties, the soil scientists assigned the soils to taxonomic classes (units). Taxonomic classes are concepts. Each taxonomic class has a set of soil characteristics with precisely defined limits. The classes are used as a basis for comparison to classify soils systematically. Soil taxonomy, the system of taxonomic classification used in the United States, is based mainly on the kind and character of soil properties and the arrangement of horizons within the profile. After the soil

Custom Soil Resource Report

scientists classified and named the soils in the survey area, they compared the individual soils with similar soils in the same taxonomic class in other areas so that they could confirm data and assemble additional data based on experience and research.

The objective of soil mapping is not to delineate pure map unit components; the objective is to separate the landscape into landforms or landform segments that have similar use and management requirements. Each map unit is defined by a unique combination of soil components and/or miscellaneous areas in predictable proportions. Some components may be highly contrasting to the other components of the map unit. The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The delineation of such landforms and landform segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Soil scientists make many field observations in the process of producing a soil map. The frequency of observation is dependent upon several factors, including scale of mapping, intensity of mapping, design of map units, complexity of the landscape, and experience of the soil scientist. Observations are made to test and refine the soil-landscape model and predictions and to verify the classification of the soils at specific locations. Once the soil-landscape model is refined, a significantly smaller number of measurements of individual soil properties are made and recorded. These measurements may include field measurements, such as those for color, depth to bedrock, and texture, and laboratory measurements, such as those for content of sand, silt, clay, salt, and other components. Properties of each soil typically vary from one point to another across the landscape.

Observations for map unit components are aggregated to develop ranges of characteristics for the components. The aggregated values are presented. Direct measurements do not exist for every property presented for every map unit component. Values for some properties are estimated from combinations of other properties.

While a soil survey is in progress, samples of some of the soils in the area generally are collected for laboratory analyses and for engineering tests. Soil scientists interpret the data from these analyses and tests as well as the field-observed characteristics and the soil properties to determine the expected behavior of the soils under different uses. Interpretations for all of the soils are field tested through observation of the soils in different uses and under different levels of management. Some interpretations are modified to fit local conditions, and some new interpretations are developed to meet local needs. Data are assembled from other sources, such as research information, production records, and field experience of specialists. For example, data on crop yields under defined levels of management are assembled from farm records and from field or plot experiments on the same kinds of soil.

Predictions about soil behavior are based not only on soil properties but also on such variables as climate and biological activity. Soil conditions are predictable over long periods of time, but they are not predictable from year to year. For example, soil scientists can predict with a fairly high degree of accuracy that a given soil will have a high water table within certain depths in most years, but they cannot predict that a high water table will always be at a specific level in the soil on a specific date.

After soil scientists located and identified the significant natural bodies of soil in the survey area, they drew the boundaries of these bodies on aerial photographs and

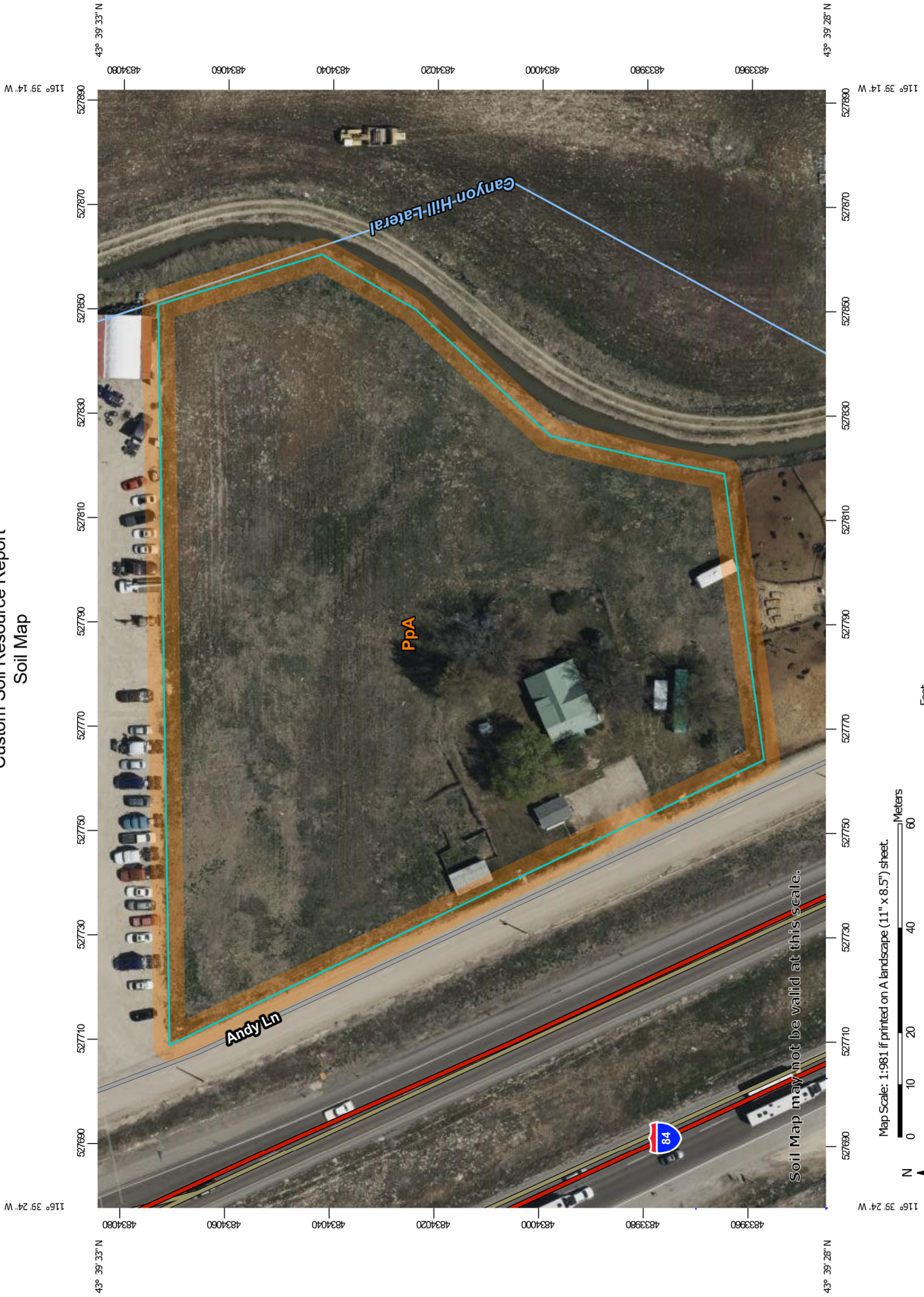
Custom Soil Resource Report

identified each as a specific map unit. Aerial photographs show trees, buildings, fields, roads, and rivers, all of which help in locating boundaries accurately.

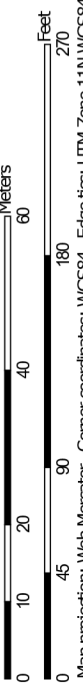
Soil Map

The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

Custom Soil Resource Report Soil Map







































Map Scale: 1:981 if printed on A landscape (11" x 8.5") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 11N WGS84

MAP LEGEND

- Area of Interest (AOI)**
-  Area of Interest (AOI)
- Soils**
-  Soil Map Unit Polygons
-  Soil Map Unit Lines
-  Soil Map Unit Points
- Special Point Features**
-  Blowout
-  Borrow Pit
-  Clay Spot
-  Closed Depression
-  Gravel Pit
-  Gravelly Spot
-  Landfill
-  Lava Flow
-  Marsh or swamp
-  Mine or Quarry
-  Miscellaneous Water
-  Perennial Water
-  Rock Outcrop
-  Saline Spot
-  Sandy Spot
-  Severely Eroded Spot
-  Sinkhole
-  Slide or Slip
-  Sodic Spot
-  Spoil Area
-  Stony Spot
-  Very Stony Spot
-  Wet Spot
-  Other
-  Special Line Features
- Water Features**
-  Streams and Canals
- Transportation**
-  Rails
-  Interstate Highways
-  US Routes
-  Major Roads
-  Local Roads
- Background**
-  Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
 Web Soil Survey URL:
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Canyon Area, Idaho
 Survey Area Data: Version 18, Sep 9, 2021

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Apr 19, 2021—Apr 21, 2021

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
PpA	Power-Purdam silt loams, 0 to 1 percent slopes	2.9	100.0%
Totals for Area of Interest		2.9	100.0%

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Custom Soil Resource Report

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Canyon Area, Idaho

PpA—Power-Purdam silt loams, 0 to 1 percent slopes

Map Unit Setting

National map unit symbol: 2q3p
Elevation: 2,000 to 5,000 feet
Mean annual precipitation: 8 to 12 inches
Mean annual air temperature: 45 to 52 degrees F
Frost-free period: 100 to 170 days
Farmland classification: Prime farmland if irrigated

Map Unit Composition

Power and similar soils: 65 percent
Purdam and similar soils: 25 percent
Minor components: 10 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Power

Setting

Landform: Stream terraces
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Mixed alluvium and/or loess

Typical profile

Ap - 0 to 9 inches: silt loam
Btk - 9 to 17 inches: silt loam
Bk - 17 to 60 inches: silt loam

Properties and qualities

Slope: 0 to 1 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately high (0.20 to 0.60 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 30 percent
Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)
Available water supply, 0 to 60 inches: High (about 10.6 inches)

Interpretive groups

Land capability classification (irrigated): 2e
Land capability classification (nonirrigated): 6c
Hydrologic Soil Group: C
Ecological site: R011XY001ID - LOAMY 8-12 - Provisional
Hydric soil rating: No

Description of Purdam

Setting

Landform: Stream terraces
Down-slope shape: Linear

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Across-slope shape: Linear

Parent material: Mixed alluvium and/or lacustrine deposits and/or loess

Typical profile

Ap - 0 to 10 inches: silt loam

Btk - 10 to 13 inches: silty clay loam

Bk - 13 to 24 inches: silt loam

Bkqm - 24 to 38 inches: cemented material

2C - 38 to 60 inches: stratified very gravelly sand to loam

Properties and qualities

Slope: 0 to 1 percent

Depth to restrictive feature: 20 to 40 inches to duripan

Drainage class: Well drained

Capacity of the most limiting layer to transmit water (Ksat): Very low to moderately low (0.00 to 0.06 in/hr)

Depth to water table: More than 80 inches

Frequency of flooding: None

Frequency of ponding: None

Calcium carbonate, maximum content: 30 percent

Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)

Available water supply, 0 to 60 inches: Low (about 4.7 inches)

Interpretive groups

Land capability classification (irrigated): 3s

Land capability classification (nonirrigated): 6c

Hydrologic Soil Group: C

Ecological site: R011XY001ID - LOAMY 8-12 - Provisional

Hydric soil rating: No

Minor Components

Sebree

Percent of map unit: 5 percent

Hydric soil rating: No

Potratz

Percent of map unit: 5 percent

Hydric soil rating: No

References

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- American Society for Testing and Materials (ASTM). 2005. Standard classification of soils for engineering purposes. ASTM Standard D2487-00.
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- Soil Survey Staff. 2010. Keys to soil taxonomy. 11th edition. U.S. Department of Agriculture, Natural Resources Conservation Service. http://www.nrcs.usda.gov/wps/portal/nrcs/detail/national/soils/?cid=nrcs142p2_053580
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- United States Department of Agriculture, Natural Resources Conservation Service. National forestry manual. http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/home/?cid=nrcs142p2_053374
- United States Department of Agriculture, Natural Resources Conservation Service. National range and pasture handbook. <http://www.nrcs.usda.gov/wps/portal/nrcs/detail/national/landuse/rangepasture/?cid=stelprdb1043084>

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United States Department of Agriculture, Natural Resources Conservation Service. National soil survey handbook, title 430-VI. http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/scientists/?cid=nrcs142p2_054242

United States Department of Agriculture, Natural Resources Conservation Service. 2006. Land resource regions and major land resource areas of the United States, the Caribbean, and the Pacific Basin. U.S. Department of Agriculture Handbook 296. http://www.nrcs.usda.gov/wps/portal/nrcs/detail/national/soils/?cid=nrcs142p2_053624

United States Department of Agriculture, Soil Conservation Service. 1961. Land capability classification. U.S. Department of Agriculture Handbook 210. http://www.nrcs.usda.gov/Internet/FSE_DOCUMENTS/nrcs142p2_052290.pdf



Permanent Certificate of Completion

Development Services Department
111 North 11th Ave., Suite 310
Caldwell, ID 83605
Office Phone: (208) 454-7458

Completion Date:
5/15/2024

Tracking Number: BP2022-1047

Owner: GONCHAROV PAVEL @@ 1419 ANDY LN CALDWELL ID 83605,	Parcel : 00698000 0 1419 ANDY LN Caldwell ID
Project Info: 1419 ANDY LN Caldwell ID Proj. Value: \$40,899.96 Item No: 328 Sheds, Barns, Storage Proj. Type: New OCC Type: Shop OCC Group: S-1 OCC Load:	Sec: 26 Twn: 4N Range: 3W Qtr: NE Sub: CITY VIEW TRACTS Lot(s): 17 Block: CNST Type: VB Zoning: A Code Edition: 2018 IBC Auto Sprinkler: No

Description: New 41X51 Shop. Personal use, storage only. Not to be used for business.

Standard Zoning / Building Condition(s)

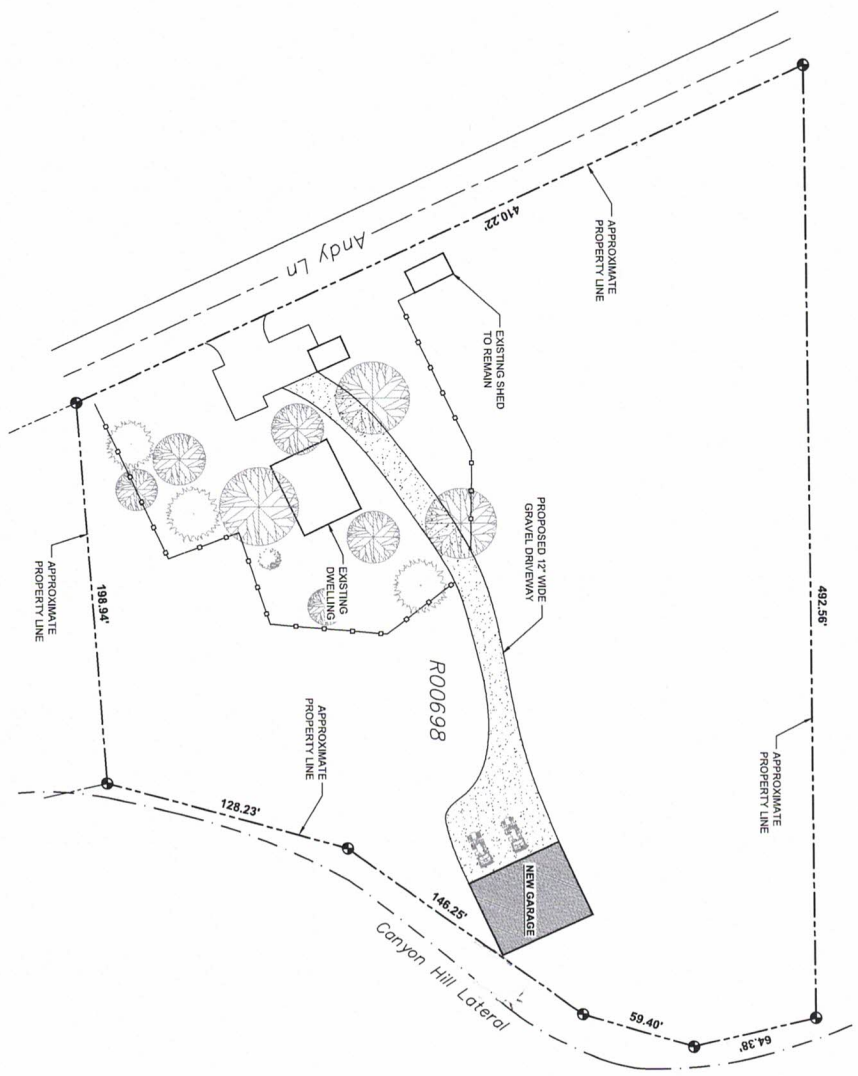
- Approved set of plans must be on-site for inspector or inspection will fail and a possible \$50 fee will be charged for a re-inspection.
- Personal use only. Not to be used as a residence or used for a commercial or industrial activity.
- Property owner is responsible for identification of all property boundaries to measure setbacks from. Property owners shall not build any structure on/in an easement and it shall be the owner's responsibility to locate those easements. Structures must be at least seventy (70) feet from a section line or quarter-section line, unless approved otherwise by the highway district having jurisdiction. Front Setbacks shall be measured from either the front property line, road right of way line, or road easement line, whichever is greatest.
- This structure is to be used for storage only and is not to be used as a residence. If used as a residence Zoning Ordinance enforcement action may be pursued.

This structure, or portion thereof, has been inspected for compliance with the Canyon County Building Code Ordinance for building construction and use. This structure, or portion thereof, has been inspected for compliance with the Canyon County Zoning Ordinance for land use. The issuance of a Certificate of Completion shall not be construed as an approval of a violation of the provisions of this code or of other ordinances of this jurisdiction.

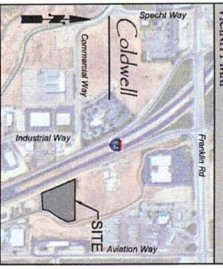
Building Official/Inspector:  Date: May 15, 2024

Andy Ln. Garage

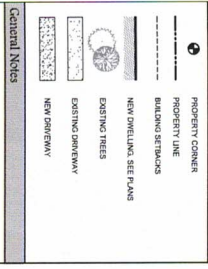
NEW GARAGE



Site Plan



- General Notes**
1. As shown and per all requirements with 2019 IRC and 2019 NBC.
 2. All exterior work to be done in accordance with 2019 IRC and 2019 NBC.
 3. All exterior work to be done in accordance with 2019 IRC and 2019 NBC.
 4. All exterior work to be done in accordance with 2019 IRC and 2019 NBC.
 5. All exterior work to be done in accordance with 2019 IRC and 2019 NBC.
 6. All exterior work to be done in accordance with 2019 IRC and 2019 NBC.



Building Scope & Project Narrative

WOOD FRAMED DETACHED GARAGE 12' x 41'

CONVENTIONAL WOOD FRAMED

NEW AREA

PROJECT ADDRESS

1413 Andy Ln, Colwell, Idaho 83605

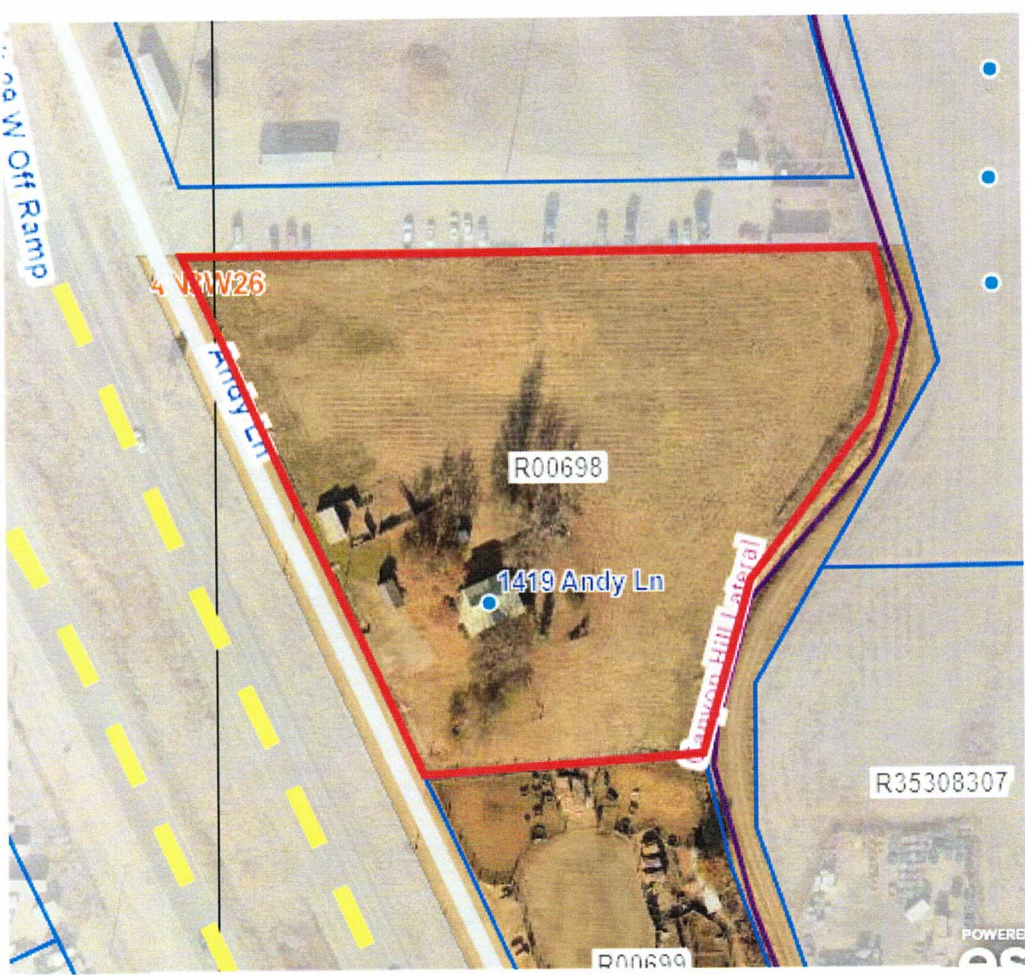
PROJECT NUMBER: 2021

YEAR: 2021

SECTION: 22-103

DATE: 04-04-22

Owner	Colwell Construction 1413 Andy Ln, Colwell, Idaho 83605 Phone: 208-426-5400 Email: info@colwellconstruction.com	Designer	d'arch Residential Design Kara, Idaho 83605 Phone: 208-426-5400 Email: kara@darchresidential.com
Sheet Schedule	AO.0 COVER SHEET & SITE PLAN AO.1 FOUNDATION ELEVATION AO.2 FOUNDATION PLAN AO.3 FLOOR PLAN AO.4 EXTERIOR ELEVATION AO.5 EXTERIOR FINISH PLAN AO.6 DETAILS		



R00698

PARCEL INFORMATION REPORT

3/16/2022 3:56:11 PM

PARCEL NUMBER: R00698

OWNER NAME: GONCHAROV PAVEL @@

CO-OWNER: SLUCHYCH NATALIYA @@

MAILING ADDRESS: 1419 ANDY LN CALDWELL ID 83605

SITE ADDRESS: 1419 ANDY LN

TAX CODE: 2190000

TWP: 4N

RNG: 3W

SECTION: 26

QUARTER: NE

ACRES: 3.02

HOME OWNERS EXEMPTION: Y

AG-EXEMPT:

DRAIN DISTRICT: NOT In Drain Dist

ZONING DESCRIPTION: AG / AGRICULTURAL

HIGHWAY DISTRICT: CANYON HWY

FIRE DISTRICT: CALDWELL RURAL FIRE

SCHOOL DISTRICT: CALDWELL SCHOOL

IMPACT AREA: CALDWELL

FUTURE LAND USE: Res

IRRIGATION DISTRICT: CANYON HILL IRRIGATION DISTRICT . 208-442-6989

FEMA FLOOD ZONE: X

208-459-8542

FEMA FLOODWAY: NOT In FLOODWAY

FIRM PANEL NUMBER: 16027C0242F

WETLAND: NOT In WETLAND

NITRATE PRIORITY: NO Nitrate Prio

PRINCIPAL ARTERIAL: NOT In Principal Art

COLLECTOR: NOT In COLLECTOR

INSTRUMENT NO. : 2020067363

SCENIC BYWAY: NOT In Scenic Byway

LEGAL DESCRIPTION: 26-4N-3W NE CITY VIEW TRACTS LT 17 LS TX 1; LT 18 LS ROW

PLATTED SUBDIVISION: CITY VIEW TRACTS

SMALL CITY ZONING:

SMALL CITY ZONING TYPE:

DISCLAIMER:

1. FEMA FLOOD ZONE REFERS TO THE DESIGNATED FEMA FLOOD AREAS. POSSIBLY ONE (1) OF SEVERAL ZONES - SEE FIRM PANEL NUMBER.
2. THIS FORM DOES NOT CALCULATE DATA FOR PARCELS INSIDE CITY LIMITS SO WATCH YOURSELVES.
3. WETLANDS CLASSIFICATION WILL POPULATE IF "ANY" PORTION OF SAID PARCEL CONTAINS A DELINEATED WETLAND.
4. COLLECTORS AND ARTERIALS ARE BASED ON THE SHERIFFS CENTERLINE WITH AN ADDITIONAL 100 FOOT BUFFER.

CANYON COUNTY ASSUMES NO LIABILITY FOR DIRECT, INDIRECT, SPECIAL, OR CONSEQUENTIAL DAMAGES RESULTING FROM THE USE OR MISUSE OF THIS PARCEL INFORMATION TOOL OR ANY OF THE INFORMATION CONTAINED HEREIN.



NEIGHBORHOOD MEETING LETTER TEMPLATE

8/12/2025

RigCore Truck Center LLC
1419 Andy Ln
Caldwell, Idaho 83605

RE: Annexation to Caldwell City, Property Development for RigCore Truck Center LLC Repair facility at 1419 Andy Ln Caldwell, Idaho 83605

To whom it may concern,

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

Meeting Date: 08/27/2025

Meeting Time: 6:00 pm

Meeting Location: La Quinta Inn by Wyndham Caldwell: 901 Specht Avenue Caldwell, ID 83605

Project Summary: This project consist of a request for annexation of 3.02 acres of land into the city of Caldwell with M-1 zonnig and special use permit for development of semi-truck and trailer repair facility and parking.

If you would like to contact us ahead of the meeting, please feel free to reach us at 253-226-2078 or service@rigcoretruckcenter.com.

We look forward to hearing from you.

Thank you,

Alexander S Goncharov

1	R35308308	HESS PROPERTIES LLC	23536 CANYON LN	CALDWELL	ID	83607
2	R00692	1111 CALDWELL LLC	PO BOX 905	KUNA	ID	83634
3	R02800713	CALDWELL LAND AND CATTLE COMPANY LLC	1910 S 5500 W	SALT LAKE CITY	UT	84104-4488
4	R02800712	PETERSON PROPERTY HOLDINGS LLC	1405 INDUSTRIAL WAY	CALDWELL	ID	83605
5	R35305	GB CALDWELL LLC	277 STEWART RD SW	PACIFIC	WA	98047
6	R35369997	S AND B PROPERTY MANAGEMENT LLC	1502 AVIATION WAY	CALDWELL	ID	83605
7	R00703	WEATHERTIGHT ROOFING INC	1429 ANDY LN	CALDWELL	ID	83605
8	R02800601	BCP PORTFOLIO II LLC	22551 SAN VICENTE AVE	SAN JOSE	CA	95120
9	R02800711	GAMARILLO LLC	11826 LAWRENCE DR	CALDWELL	ID	83607
10	R02800713A	LITHIA REAL ESTATE INC	150 N BARTLETT ST	MEDFORD	OR	97501
11	R35369995	TAYLOR REED AND JACQUELINE TRUST	49210 WAGNER RD	CALDWELL	ID	83607
12	R00692010	DS PROPERTIES LLC	5009 CLEARFIELD ST	CALDWELL	ID	83605
13	R00691100	ST ALPHONSUS RMC INC	9123 MEDICAL DR	CALDWELL	ID	83605
14	R02800749	HULME LEOTA M	45813 BROADSIDE LN	CALDWELL	ID	83607
15	R00706	JONES BRET	628 S BONNEVILLE DR	NAMPA	ID	83686
16	R35308300	CFJ PROPERTIES	PO BOX 54470	LEXINGTON	KY	40555
17	R02800600	DOYLE DEVELOPMENT LLC	19595 APRICOT LN	CALDWELL	ID	83607
18	R00699	HENSEN KEVIN	1423 ANDY LN	CALDWELL	ID	83605
19	R35305012B	IDAHO POWER COMPANY	1221 W IDAHO ST	BOISE	ID	83702
20		TRIPPLE C	1209 ANDY LN	CALDWELL	ID	83605
21	R35308303	CS REAL ESTATE LLC	3801 S CALEB WAY	MERIDIAN	ID	83642
22	R35305100	SKYWAY INDUSTRIAL CONDOS LLC	PO BOX 19039	GOLDEN	CO	80402
23	35308305 0	GOSHAWK CAPITAL LLC				
23	35308305 0	AVIATION WAY LLC	19210 WAGNER RD	CALDWELL	ID	83607
24	67126100 0	BLUEBIRD TRUCK WASH LLC	350 N 9TH ST STE 200	BOISE	ID	83702
25	35305103 0	LAUREN LANE LLC	PO BOX 6251	KETCHUM	ID	83340
26	02800710 0	STEELSKY HOLDINGS LLC	9631 W POPPY ST	BOISE	ID	83704

00692011 0	1111 CALDWELL LLC		PO BOX 905	KUNA, ID, 83634
35308307A0	AVIATION-WAY LLC		19210 WAGNER RD	CALDWELL, ID, 83607
02800601 0	BCP PORTFOLIO II LLC		22551 SAN VICENTE AVE	SAN JOSE, CA, 95120
67126100 0	BLUEBIRD TRUCK-WASH LLC		350 N 9TH ST STE 200	BOISE, ID, 83702
02800713 0	CALDWELL LAND AND CATTLE COMPANY LLC		1910 S 5500 W	SALT LAKE CITY, UT, 84104-4488
02800711 0	CAMARILLO LLC		11826 LAWRENCE DR	CALDWELL, ID, 83607
35308300 0	CFJ PROPERTIES	PILOT TRAVEL	PO BOX 54470	LEXINGTON, KY, 40555
35308307 0	CS REAL ESTATE LLC		3301 S CALEB WAY	MERIDIAN, ID, 83642
02800600 0	BOYLE DEVELOPMENT LLC		19595 APRICOT LN	CALDWELL, ID, 83607
00692010 0	DS PROPERTIES LLC		5009 CLEARFIELD ST	CALDWELL, ID, 83605
35305000 0	GB CALDWELL LLC		277 STEWART RD SW	PACIFIC, WA, 98047
00698000 0	GONCHAROV PAVEL S		1419 ANDY LN	CALDWELL, ID, 83605
35305105 0	GOSHAWK CAPITAL LLC		PO BOX 19039	GOLDEN, CO, 80402
00699000 0	HENSEN KEVIN		1423 ANDY LN	CALDWELL, ID, 83605
35308308 0	HESS PROPERTIES LLC		23536 CANYON LN	CALDWELL, ID, 83607
35305012B0	IDAHO POWER COMPANY		1221 W IDAHO ST	BOISE, ID, 83702
00706000 0	JONES BRET		628 S BONNEVILLE DR	NAMPA, ID, 83686
35305103 0	LAUREN LANE LLC		PO BOX 6251	KETCHUM, ID, 83340
02800713A0	LITHIA REAL ESTATE INC		150 N BARTLETT ST	MEDFORD, OR, 97501
02800712 0	PETERSON PROPERTY HOLDINGS LLC		1405 INDUSTRIAL WAY	CALDWELL, ID, 83605
00691100 0	ST ALPHONSUS RMG INC		3123 MEDICAL DR	CALDWELL, ID, 83605
02800710 0	STEELSKY HOLDINGS LLC		9631 W POPPY ST	BOISE, ID, 83704
00703000 0	WEATHERTIGHT ROOFING INC		1429 ANDY LN	CALDWELL, ID, 83605

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

Start Time of Neighborhood Meeting: 6:00 pm

End Time of Neighborhood Meeting: 7:05 pm

Those in attendance please print your name and address.

If no one attended, Applicant please write across this form "No one attended".

- | <u>PRINTED NAME</u> | <u>ADDRESS, CITY, STATE, ZIP</u> |
|-------------------------------|--|
| 1. <u>Alexander Goncharov</u> | <u>1419 Andy Ln Caldwell, ID 83605</u> |
| 2. <u>no others.</u> | |
| 3. _____ | |
| 4. _____ | |
| 5. _____ | |
| 6. _____ | |
| 7. _____ | |
| 8. _____ | |
| 9. _____ | |
| 10. _____ | |
| 11. _____ | |
| 12. _____ | |
| 13. _____ | |
| 14. _____ | |
| 15. _____ | |
| 16. _____ | |

NEIGHBORHOOD MEETING CERTIFICATION:

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

Description of the proposed project: To annex current 1419 Andy Ln
Caldwell, ID 83605 from AG to M-1 Caldwell zoning
and apply for special use permit

Date of Round Table meeting: NA

Notice sent to neighbors on: 8-12-25

Date & time of the neighborhood meeting: August 27th, 2025

Location of the neighborhood meeting: La Quinta Inn by Wyndham
Caldwell 900 Specht Ave Caldwell, ID 83605

Developer/Applicant:

Name: Alexander S Goncharov

Address, City, State, Zip: 10733 Cocon St Nampa, ID 83607

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

DEVELOPER/APPLICANT SIGNATURE Alex Goncharov

DATE 8-27-25

EXHIBIT 2:
CITY DEPARTMENT COMMENTS AND CONDITIONS OF APPROVAL

Memorandum

To: Garlene Davis, Planner I
From: Steven Pendleton, Land Development Manager
Hallie Hart, City Engineer
Re: ANN25-000003 (RigCore Truck Center LLC)
Date: March 20, 2026

The Engineering Department provides the following comments on a request by Alexander Goncharov, on behalf of Pavel and Nataliya Goncharov, is requesting annexation with a zoning designation of M-1, which is a compatible zoning district based on the Employment Center place-type designation on the Future Land Use Map. The applicant is proposing to maintain the existing large truck repair and storage use (Equipment Repair & Service – Large) on site. The 3.03 acre parcel is addressed as 1419 Andy Ln, and is located on the East side of Andy Ln., approximately 1,800 feet north of the intersection with Aviation Way.

Development Plans

1. Development Plans – Prior to commencing construction and applying for building permits, plans must be prepared by the developer's engineer and approved by the City Engineering Department which shall include the following items:
 - a. Street section and alignment (including curb and gutter);
 - b. Sidewalk (sidewalk width based on street classification);
 - c. Sanitary sewer (per City and DEQ requirements);
 - d. Potable water (per City and DEQ requirements);
 - e. Stormwater facilities (per City requirements/storm water manual);
 - f. Street lighting (per City standards);
 - g. Street signage (per City and MUTCD requirements);
 - h. Vertical Datum based on NAVD 88 Datum.

General

1. This project shall comply with all current city codes, standards, policies, and procedures.
2. All street, sewer, water, 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.
3. Construction of facilities to be dedicated and/or within public right-of-way shall be performed by an appropriately licensed public works contractor and shall be inspected by and constructed to City of Caldwell specifications.
4. Prior to commencement of construction in any dedicated right-of-way, or construction of any improvement intended for dedication to the City or connected to a City facility, the City Engineering staff is to be notified. This preferably will take place in a pre-construction conference scheduled by the engineer of record in which all appropriate personnel and utilities are present. Appropriate City personnel are to be notified in advance of all testing (including compaction, pressure and coliform, etc.) and given opportunity to be present during conduct of the testing. The engineer of record or his designated representative is to witness all tests (not covered by City inspectors) and a log of inspection visits and testing results is to be kept by the engineer of record or his representative.
5. 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.
6. The engineer of record shall be held responsible to ensure that development improvements are in substantial compliance with said engineer's design. Following the construction of the subdivision improvements, the developers engineer shall provide the City of Caldwell Engineering Department with electronic (.dwg) format record drawings spatially referenced to the Idaho State Plane Coordinate System-West Zone, North America Datum (NAD) 83. Vertical control shall be referenced to the North America Datum (NAVD) 88 for future reference and to establish that the engineer of record has caused construction to occur in substantial compliance with the design of said engineer of record.

Rights-of-Way

1. Andy Ln. is classified as a local street the applicant shall dedicate as public right-of-way a minimum fifty (50) foot full width right-of-way to be constructed (per City Standard R-810 E) less 3' of right-of-way to be determined at time of civil plan review.
2. Applicant shall dedicate to the City of Caldwell any required right-of-way along Andy Ln. within 30 days of written request from the City of Caldwell.

Street

1. Full frontage half street improvements shall be completed to Andy Ln. adjacent to the proposed project including 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 interior circulation routes proposed within this development shall be a minimum of 26' in width measured from face of curb to face of curb.
3. All private internal circulation routes shall fully comply with City of Caldwell standards and be approved by the Caldwell Fire Marshall.

Water

1. Applicant shall connect to city domestic water when the city sees it necessary to do so. Per City Code.



Date 12/02/2025

City of Caldwell, Planning & Zoning Department
Parcel: R00698
Re: Case Number: ANN25-000003

The Caldwell City Fire Department has reviewed and can approve the City Annexation application subject to compliance with the 2018 International Fire Code.

Details:

National Standards for Travel Time (90% of time) for first arriving unit:	4 minutes
Nearest Fire Station:	3
Closest fire station (in miles) to site:	2.1
Approximate response time to site:	4 Min.
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? <i>If yes, please explain under "Adverse Impact Comments, Recommendations, and Fiscal Impact".</i> • Our department is currently operating with high resource utilization, and continued growth is contributing to increased service demand. Aligning staffing and resources with that demand will help maintain our current level of service.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

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

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

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

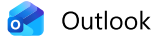
City Annexation Approval

Prior to the development of the site, applicants must submit all required applications and documentation via the citizen service portal for review and approval. [Citizenserve Online Portal](#)

The application can be found at [Permits/Inspections | Caldwell, ID](#)

Regards,

Alan Perry
Deputy Chief
Fire Marshal
Caldwell Rural Fire Protection District
Aperry@cityofcaldwell.org



RE: ANN25-000003 - RigCore Truck Center Annexation

From Dave Marston <dmarston@cityofcaldwell.org>

Date Mon 2026-04-27 11:35 AM

To Garline Davis <gdavis@cityofcaldwell.org>

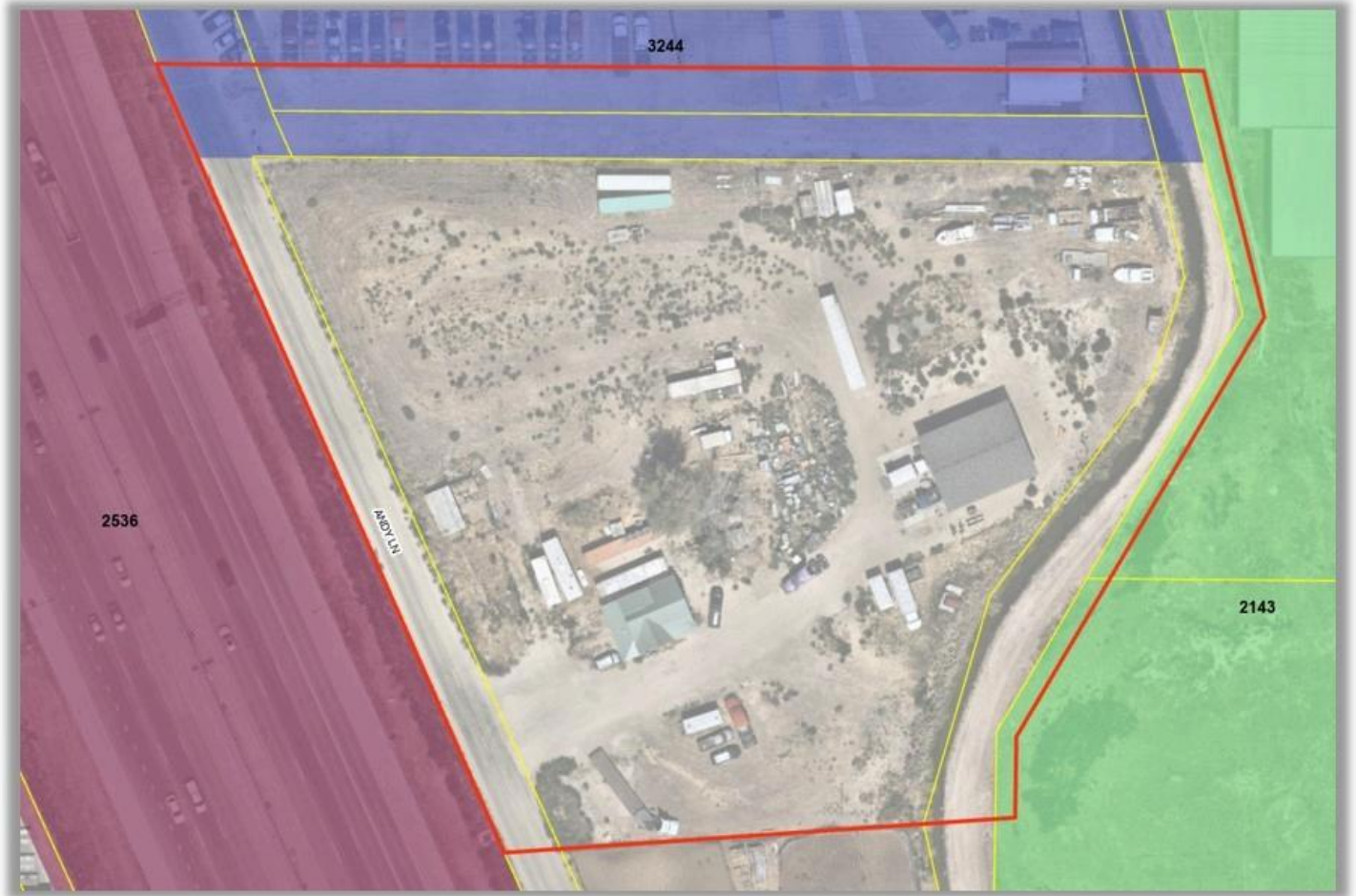
Cc Sarah Davis <sdavis@cityofcaldwell.org>

5 attachments (2 MB)

RecordofSurvey_RigCore_V2.pdf; LegalDescription_RigCore_V2.pdf; Ord_2143.pdf; Ord_2536.pdf; Ord_3244.pdf;

Garline,

Based on my review the proposed legal description overlaps previous annexation ordinances 2143 & 3244. Ordinances attached for reference.



Thank you.



MAPPING

Dave Marston

Mapping Superintendent

205 S. 6th Ave • 83605

www.cityofcaldwell.org • (208) 455-4676

From: Garline Davis <gdavis@cityofcaldwell.org>
Sent: Thursday, April 23, 2026 10:47 AM
To: Dave Marston <dmarston@cityofcaldwell.org>
Cc: Sarah Davis <sdavis@cityofcaldwell.org>
Subject: ANN25-000003 - RigCore Truck Center Annexation

Hello Dave,

The applicant submitted updated ROS and Legal Description in response to your comments on this annexation application. Can you please review it for accuracy?

Thank you,



PLANNING & ZONING DIVISION

Garline Davis

Planner I

205 S 6th Ave • Caldwell, ID 83605

www.cityofcaldwell.org • (208) 455-4604

Memorandum

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

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

Re: ANN25-000003- Rigcore Truck Center

Date: November 18, 2025.

The Mapping Department provides the following comments on a request by Alexander Goncharov, on behalf of Pavel and Nataliya Goncharov, is requesting annexation with a zoning designation of M-1, which is a compatible zoning district based on the Employment Center place-type designation on the Future Land Use Map. The applicant is proposing to maintain the existing large truck repair and storage use (Equipment Repair & Service – Large) on site. The 3.03 acre parcel is addressed as 1419 Andy Ln, and is located on the East side of Andy Ln., approximately 1,800 feet north of the intersection with Aviation Way.

Address Number

1. Upon Annexation this address will need to be changed, due to this address currently being out of alignment with the city grid.
2. Please contact the Mapping Department prior to permitting.

EXHIBIT 3:

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

INSERT COPY OF AGENCY NOTIFICATION LETTER SENT

OUTSIDE AGENCY WRITTEN TESTIMONY

Outside Agency Response Deadlines:

11/17/2025



CITY OF CALDWELL

PLANNING AND ZONING DEPARTMENT

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

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

PUBLIC AGENCY NOTIFICATION – RESPONSE REQUESTED

Transmittal Date: 10/22/2025

1ST HEARING DATE: 12/10/2025 **HEARING BODY:** Planning and Zoning Commission

2nd HEARING DATE: 1/5/2026 **HEARING BODY:** City Council

Application Case No(s): ANN25-000003

Project Name: RigCore Truck Center LLC

Site Address: 1419 Andy Ln.

Site Parcel ID: R0069800000

Site Location: East side of Andy Ln., approximately 1,800 feet north of the intersection with Aviation Way.

Applicant: Alexander Goncharov, RigCore Truck Center LLC
1419 Andy Ln., Caldwell, ID 83605
253-226-2078, service@rigcoretruckcenter.com

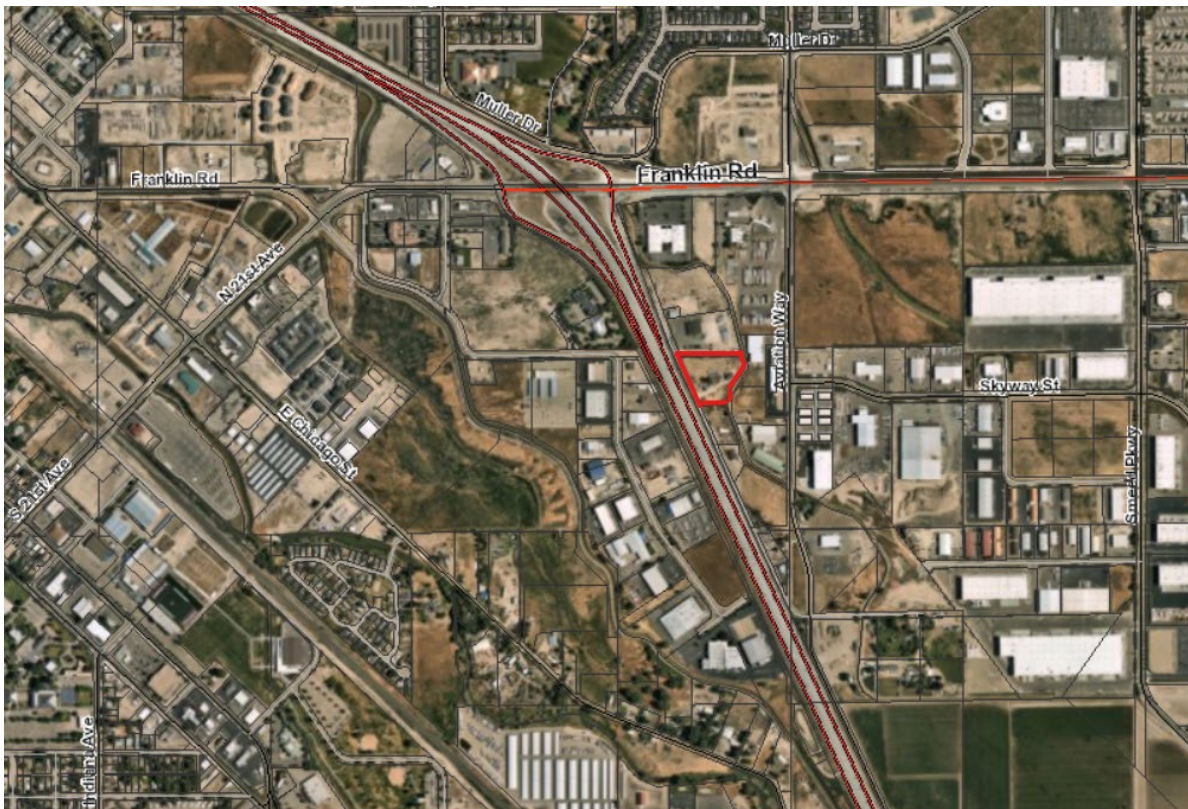
Property Owner: Pavel and Nataliya Goncharov
1419 Andy Ln., Caldwell, ID 83605

Agent Name: 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: Alexander Goncharov, on behalf of Pavel and Nataliya Goncharov, is requesting annexation with a zoning designation of M-1, which is a compatible zoning district based on the Employment Center place-type designation on the Future Land Use Map. The applicant is proposing to maintain the existing large truck repair and storage use (Equipment Repair & Service – Large) on site. The 3.03 acre parcel is addressed as 1419 Andy Ln, and is located on the East side of Andy Ln., approximately 1,800 feet north of the intersection with Aviation Way.



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: Morgan Bessaw, Deputy Director at mbessaw@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	

INSERT AGENCY COMMENTS



Development Services Department

Canyon County, 111 North 11th Avenue, #310, Caldwell, ID 83605

Code Enforcement (208) 402-4165 ▪ CodeEnforcement@canyoncounty.id.gov ▪ www.canyoncounty.id.gov

ANN25-000003
RigCore Truck Center
1419 Andy Lane
R00698

Attention Morgan Bessaw:

In response to the public agency memo dated October 22, 2025; please be advised that Canyon County Code Enforcement has a case regarding the above-referenced address for operating a trucking-repair business within the AG (Agriculture) zone, which requires a comprehensive plan amendment and rezone within Canyon County jurisdiction.

The subject property is surrounded by Caldwell City Limits to the north, east and west. As such, Canyon County has encouraged the property owner to annex into the City of Caldwell (see attached).

As a result of the above-referenced application (ANN25-000003) submitted to the City, Canyon County has **no objection** to the request.

Respectfully,

Katie Phillips
Canyon County Code Enforcement
Katie.phillips@canyoncounty.id.gov

cc: Case File CDEF2023-0034

Planning • Zoning • Building • Code Enforcement

Dedicated to providing quality, efficient and equitable service to the citizens of Canyon County by planning for orderly growth and development through consistent administration and enforcement of County Ordinances.



Development Services Department

Canyon County, 111 North 11th Avenue, Suite 310, Caldwell, ID 83605

(208) 454 7458 ▪ (208) 454 6633 Fax ▪ DSDInfo@canyoncounty.id.gov ▪ www.canyoncounty.id.gov

REMINDER NOTICE

December 11, 2025

Sent US First Class Mail

Pavel S. Goncharov and Nataliya P. Sluchych
1419 Andy Lane
Caldwell, ID 83605

Dear Property Owner:

As you are aware, our office has been investigating violations of the Zoning Ordinance on your property located at 1419 Andy Ln., Caldwell, ID; also identified as Assessor Parcel Number R00698. This property is located in an area of Canyon County that is zoned 'AG' (Agricultural).

Our records indicate that you applied for annexation into the City of Caldwell (ANN25-000003) on April 29, 2025 (or 225 days ago). This letter serves as a friendly reminder to **complete the annexation process into the CITY.**

The property is still located within Canyon County limits and the current use appears to be trucking repair which **does not comply** with Canyon County Zoning §07-10-27 « *Transit or trucking terminal and/or service facility* », which is only permitted in the C-2, M-1, M-2 and MU-A zones.

Please COMPLETE the annexation of your property into the City of Caldwell no later than March 31, 2026. If the property remains in Canyon County jurisdiction after that date, Canyon County enforcement will have to proceed. I am hopeful such action will not be necessary.

If you have any questions, please feel free to email me at the address below. To view the Canyon County Code, please visit our website at <http://www.canyoncounty.id.gov>.

Respectfully,

Katie Phillips
Code Enforcement Officer
katie.phillips@canyoncounty.id.gov

cc: Case File CDEF2023-0034

From: [D3 Development Services](#)
To: [Morgan Bessaw](#)
Subject: RE: Request for Agency Comments - RigCore Truck Center
Date: Monday, October 27, 2025 10:32:10 AM
Attachments: [image001.png](#)

Hello,

After careful review of the transmittal submitted to ITD on October 21, 2025 regarding, RigCore Truck Center, 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

Thank you

Mila Kinakh

D3 Planning and Development

From: Morgan Bessaw <mbessaw@cityofcaldwell.org>
Sent: Tuesday, October 21, 2025 4:25 PM
To: Alan Perry <aperry@cityofcaldwell.org>; Angelica Gomez <agomez@cityofcaldwell.org>; Anita Means (Caldwell Transportation Co) <anita@ctcbus.com>; Bill Pastoor <wpastoor@republicservices.com>; Black Canyon Irrigation Dist. (bcid@blackcanyonirrigation.com) <bcid@blackcanyonirrigation.com>; Boise Project Board of Control (tritthaler@boiseproject.org) <tritthaler@boiseproject.org>; Boise River Food Control Dist. #10 (projectmgr@boiseriver.org) <projectmgr@boiseriver.org>; 'brandon.flack@idfg.idaho.gov' <brandon.flack@idfg.idaho.gov>; Brett Clark <bclark@cityofcaldwell.org>; Brian Courtright <bcourtright@republicservices.com>; Brown Bus Company (brent.carpenter@brownbuscompany.com) <brent.carpenter@brownbuscompany.com>; Bruce Smith <smithbr9@republicservices.com>; Bureau of Land Management (jsullivan@blm.org) <jsullivan@blm.org>; Bureau of Land Management 2 (jcartwright@blm.org) <jcartwright@blm.org>; Caldwell Lateral Irrigation (amandacild@qwestoffice.net) <amandacild@qwestoffice.net>; Caldwell School District #132 (Nfrench@caldwellschools.org) <Nfrench@caldwellschools.org>; Canyon County Development Services - Jennifer Almeida (jennifer.almeida@canyoncounty.id.gov) <jennifer.almeida@canyoncounty.id.gov>; Canyon County Plat Room - DeAnn France (deann.gerthung@canyoncounty.id.gov) <deann.gerthung@canyoncounty.id.gov>; Canyon Hill Irrigation District (office@idcpas.com) <office@idcpas.com>; Chris Hopper HD4 <chopper@hwydistrict4.org>; Christin Wendelsdorf <Christine.Wendelsdorf@canyoncounty.id.gov>; College of Idaho (rerne@collegeofidaho.edu) <rerne@collegeofidaho.edu>; Corps of Engineers (greg.j.martinez@usace.army.mil) <greg.j.martinez@usace.army.mil>; Damon Rice <drice@cityofcaldwell.org>; Dave Marston <dmarston@cityofcaldwell.org>; Deer Flats <deerflat@fws.gov>; Department of Lands (IDL_jurisdictional@idl.idaho.gov) <IDL_jurisdictional@idl.idaho.gov>; Doug Critchfield <critchfieldd@cityofnampa.us>; Erika Olvera (eolvera@nmid.org) <eolvera@nmid.org>; Farmer's Co-Op Ditch Co (fcid1875@gmail.com) <fcid1875@gmail.com>; Genna Ashlet - Boise Project Board of Control <gashley@boiseproject.org>;

'gis@compassidaho.org' <gis@compassidaho.org>; Golden Gate Irrigation Districts - Ripley Doorn (lbuckner@rdcpa.com) <lbuckner@rdcpa.com>; HD4 - Lenny Ricco <lriggio@hwydistrict4.org>; Idaho Power (easements@idahopower.com) <easements@idahopower.com>; D3 Development Services <D3Development.Services@itd.idaho.gov>; Jene Price <jprice@cityofcaldwell.org>; Kayla Valle <kvalle@cityofcaldwell.org>; Kirk (kirk@pioneerirrigation.com) <kirk@pioneerirrigation.com>; Konrad McDannel <KMcDanner@republicservices.com>; Laura Wilder (wilders04@msn.com) <wilders04@msn.com>; Lorina Herb <lherb@cityofcaldwell.org>; Lynn Troxel - Notus Parma HD <lynntroxel@nphd.net>; Monica Taylor, Intermountain Gas <monica.taylor@intgas.com>; 'mpaquin@usbr.gov' <mpaquin@usbr.gov>; Nampa Highway District #1 (eddy@nampahighway1.com) <eddy@nampahighway1.com>; Ofelia Morales <omorales@cityofcaldwell.org>; Oscar Klaas <oklaas@cityofcaldwell.org>; 'pzall@cityofnampa.us' <pzall@cityofnampa.us>; Rex Ingram <ringram@cityofcaldwell.org>; Riverside Irrigation District (rid1896@gmail.com) <rid1896@gmail.com>; Rob Oates (KEUL) <roates@cityofcaldwell.org>; Robb MacDonald <rmacdonald@cityofcaldwell.org>; Robins, Angel <ARobins@idahopower.com>; 'Rodney Ashby' <ashbyr@cityofnampa.us>; Ruben Salas <rsalas@republicservices.com>; Southwest District Health 2 (Mitch.Kiester@phd3.idaho.gov) <Mitch.Kiester@phd3.idaho.gov>; Steve Pendleton <spendleton@cityofcaldwell.org>; Steven Jenkins <sjenkins@cityofcaldwell.org>; Tammie Halcomb <tammie@fareidaho.org>; Tiffany DeFrance <tdefrance@cityofcaldwell.org>; Trevor Farris <tfarris@cityofcaldwell.org>; USPS Caldwell (MIKE.Y.BROWNFIELD@USPS.GOV) <MIKE.Y.BROWNFIELD@USPS.GOV>; Valley Regional Transit - Stephen Hunt (development@valleyregionaltransit.org) <development@valleyregionaltransit.org>; Vallivue School Dist. <jenny.titus@vallivue.org>; Vallivue School District <joseph.palmer@vallivue.org>; 'watkinsk@cityofnampa.us' <watkinsk@cityofnampa.us>; 'westerninfo@idwr.idaho.gov' <westerninfo@idwr.idaho.gov>; Wilder Irrigation District - Dianne Paulsen (wilderirrigation2@hotmail.com) <wilderirrigation2@hotmail.com>; Wilder Irrigation District (wilderirrigation1@hotmail.com) <wilderirrigation1@hotmail.com>
Subject: Request for Agency Comments - RigCore Truck Center

CAUTION: This email originated outside the State of Idaho network. Verify links and attachments BEFORE you click or open, even if you recognize and/or trust the sender. Contact your agency service desk with any concerns.

Dear Outside Agencies and Internal City Departments:

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.

Internal City Departments:

Deadline dates for conditional and/or final staff reports are specified in the attached notification and have been put into the Citizenserve database under each department

review task.

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.

Thank you,



LEGAL AND CONFIDENTIALITY NOTICE:

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COMMUNITY DEVELOPMENT DEPARTMENT
 Planning & Zoning Division
COVER SHEET

Staff Planner: Garline Davis, Assistant Planner

DOCKET NUMBER/CASE NUMBER
ANN26-000002
PUBLIC HEARING DATE
5/13/2026

PROJECT NAME / TITLE
1620 Aviation Way Annexation
PROPERTY /LOCATION
1620 Aviation Way

BRIEF SUMMARY OF APPLICATION REQUESTS:

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

IMPACT ANALYSIS SUMMARY

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

LAND USE SUMMARY		ESTIMATED POPULATION INCREASE	
# Proposed Single Family Units:	n/a	Population = (DU * 3):	n/a
# Proposed Duplex & Multifamily Units:	n/a	Population = (DU * 2):	n/a
Proposed Industrial Acreage:	2.66 acres	TOTAL estimated population increase (based on census data):	n/a
# PROPOSED PHASES FOR DEVELOPMENT		ESTIMATED DEVELOPMENT TIMELINE	
Total # of Phases in Development:	TBD	Approximate timeline for full build-out of development (all phases):	TBD

FIRE SERVICES*

FIRE DEPARTMENT REVIEW STATUS:	The proposed application(s) have been reviewed by the Fire Department and <input checked="" type="checkbox"/> Approved, subject to the conditions within the fire department memorandum <input type="checkbox"/> Denied
---------------------------------------	---

*** See the Fire Department staff report included in the Exhibits of this Staff Report for full analysis, findings, and recommended conditions.**

Fire department t travel response time Goals:	90% within 4 min.
Closest Fire Station (in miles):	1.9
Est. Response Time to Site:	3 minutes
Will this development have other significant impacts on the ability to provide services at <u>full build-out</u> of development:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Will this development necessitate additional fire resources and/or	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

equipment beyond current levels at <u>full build-out</u> of development:	
Will the development pay development impact fees?	<input type="checkbox"/> Yes <input type="checkbox"/> No
Additional Fire Comments:	

POLICE SERVICES

POLICE DEPARTMENT REVIEW STATUS:	<p>The proposed application(s) have been reviewed by the Police Department and</p> <p><input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>The Public Agency Memo (PAM) was sent to the Caldwell Police Department.</p>
* See the Police Department data included in the Exhibits of this Staff Report for full analysis and findings.	
Calls for Service in Area (YTD):	No information received from the Caldwell Police Department.
Call Types within Area:	See above
Workload Saturation (%):	See above
Traffic Crash Data:	See Exhibits
Will this development have other significant impacts on the ability to provide services at <u>full build-out</u> of development:	<input type="checkbox"/> Yes <input type="checkbox"/> No
Will this development necessitate additional police resources and/or equipment beyond current levels at <u>full build-out</u> of development:	<input type="checkbox"/> Yes <input type="checkbox"/> No Explain:
Additional Police Comments:	No information received from the Caldwell Police Department.

PUBLIC SCHOOLS

School District	Caldwell
Capacity to Serve <i>(Based on Response from District)</i>	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> School was not specific in their response <input checked="" type="checkbox"/> No response received from District
Schools that will Serve Development Vallivue Map Caldwell Nampa	The district provided no comments on this proposed nonresidential use.

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.

Yes No

Traffic Impact Study Completed?

Yes No Not Required

Are Traffic Improvements Required for Development?

Yes No

Are All Traffic Improvements Listed as Conditions of Approval?

Deferral Agreement for Street Frontage Improvement No

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?

Yes No

If not, is staff recommending the development be subject to a Development Agreement?

Yes No

OTHER SUBSTANTIAL ADVERSE AND DEMONSTRABLE IMPACTS



**Caldwell Community Development Department
 Planning and Zoning Division
 STAFF REPORT / RECOMMENDING ORDER
 Public Hearing Item | Planning and Zoning Commission | 5/13/2026**

Staff Planner: Garline Davis

CASE NO(s): ANN26-000002

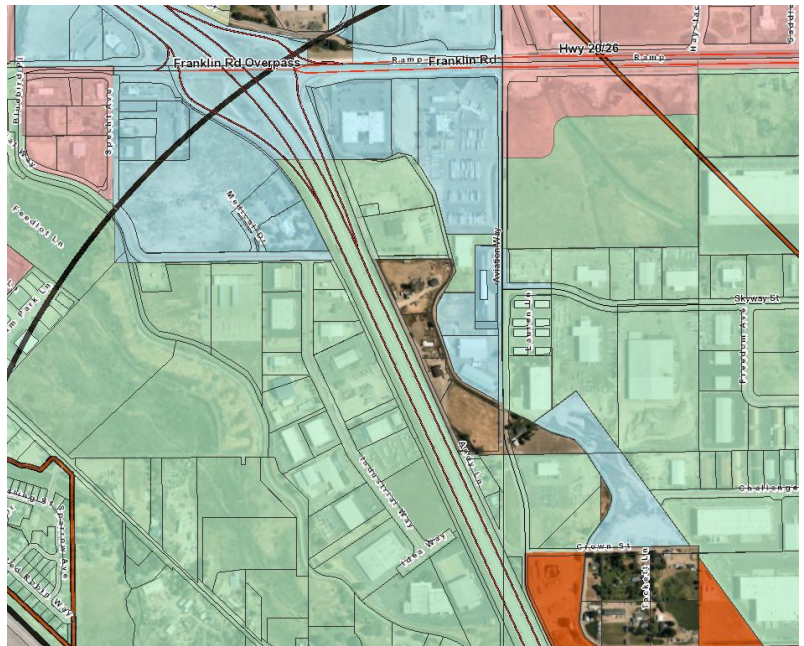
Project Name: 1620 Aviation Way Annexation

HEARING BODY RECOMMENDATION

The Planning and Zoning Commission **at the Click or tap to enter a date. public** hearing **recommended Choose an item.** of the annexation and zoning map amendment subject to the conditions listed herein.

APPLICATION SUMMARY & PROPOSED LAND USE REQUESTS

- Annexation of approximately 2.66 acres with initial of M-1 (General Industrial) zoning designation.



Applicant: Julia Jones

Property Owner: Bret Jones

Parcel ID Number(s): R0070600000

School District: *Caldwell*

Staff Summary of Review:

Staff thoroughly reviewed and analyzed the above-listed applications and finds that all applications and development proposals are:

- COMPLIANT** with all applicable city codes, regulations, and policies, if all conditions of approval are met.
- NOT COMPLIANT** with all applicable city codes, regulations, and policies.

I. APPLICATION FACTS:

Applicant:	Julia Jones										
Property Owner(s):	Bret Jones										
Application Requests and Development Proposals:	Application for annexation of Parcel R0070600000 and subsequent initial zoning of M-1 (General Industrial).										
Application Submission:	The applicant, Julia Jones, on behalf of the property owner, Bret Jones, submitted an application on 2/6/2026										
Proposed Site Location:	The subject site is located approximately one-half mile south of the I-84 interchange at Exit 29 (Franklin Rd) and is addressed as 1620 Aviation Way. The parcel is legally described as a portion of 26-4N-3W NE CITY VIEW TRACTS TX 23231 IN LTS 26 & 27.										
Parcel Number(s):	R0070600000										
Property Size:	Approximately 2.66 acres, more or less										
Jurisdiction:	The property is currently located in Canyon County and within the City of Caldwell impact area.										
Applicable Regulations and Guiding Documents:	Applications were thoroughly analyzed and reviewed for compliance with: <ul style="list-style-type: none">a. City of Caldwell Zoning Ordinance No. 1451, as amendedb. City of Caldwell Subdivision Ordinance, as amendedc. City of Caldwell Comprehensive Plan, as amendedd. Treasure Valley Tree Selection Guidee. Bicycle and Pedestrian Master Planf. Caldwell Transportation Master Plang. Idaho Code										
Public Notifications:	The following noticing was completed in accordance with Caldwell City Code Section 10-03-12: <table><tr><td>Neighborhood Meeting Held</td><td>2/6/2026</td></tr><tr><td>Public Agency Notification Sent (See attached exhibit for list of agencies notified)</td><td>3/27/2026</td></tr><tr><td>(500') Radius Notices Mailed - P&Z Commission Hearing (Min. 15 days prior to hearing)</td><td>4/23/2026</td></tr><tr><td>Legal Ad Published - P&Z Commission Hearing (Min. 15 days prior to hearing)</td><td>4/26/2026</td></tr><tr><td>Physical Site Posted - P&Z Commission Hearing (Min. 10 days prior to hearing)</td><td>4/25/2026</td></tr></table>	Neighborhood Meeting Held	2/6/2026	Public Agency Notification Sent (See attached exhibit for list of agencies notified)	3/27/2026	(500') Radius Notices Mailed - P&Z Commission Hearing (Min. 15 days prior to hearing)	4/23/2026	Legal Ad Published - P&Z Commission Hearing (Min. 15 days prior to hearing)	4/26/2026	Physical Site Posted - P&Z Commission Hearing (Min. 10 days prior to hearing)	4/25/2026
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Physical Site Posted - P&Z Commission Hearing (Min. 10 days prior to hearing)	4/25/2026										

**Applicant Proof of Posting Received - P&Z
Commission Hearing**

4/29/2026

P&Z Commission Public Hearing

5/13/2026

**Political
Subdivisions
Providing
Services:**

Fire: Caldwell Fire
Police: Caldwell Police
School District: Caldwell
Water Services: Unknown

Sewer: Unknown

Trash: Republic Services

Irrigation District: Canyon Hill 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. Nampa Highway District #1 – No comment on the proposal.
- b. Idaho Transportation Department – No comment or concern on the proposal.
- c. City of Caldwell Engineering Department – Reported no concerns with the proposal at the time of this report. As a condition of approval, the property owner shall enter into a deferral agreement for the completion of all frontage improvements adjacent to Aviation Way and Andy Lane in compliance with applicable City of Caldwell standards. **See Exhibit 2 of this report for full comments from Engineering.**
- 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 the Fire Department.**

**Public
Comments
Received:**

No public comments were received at the time of this report.

**Site / Project
Background
and History:**

The subject site is currently located within Canyon County and outside the incorporated limits of the City of Caldwell. As such, it has been subject to Canyon County land use and development regulations. There are no known prior land use applications or entitlements associated with the parcel within the city.

An off-site sewer application (CD22-000049) associated with the parcel was submitted in 2022 and remains incomplete, pending applicant resubmittal since February 2023, with no subsequent action.

The site is currently undeveloped. The proposed annexation would bring the parcel under City jurisdiction for future land use and development review.

Floodplain: The property is not within a flood zone.

Site Features:	<i>Mature Trees:</i>	None
	<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>	The Canyon Hill/500 Lateral is located on the northeastern boundary of site.
	<i>Other, Describe:</i>	

Site and Surrounding Zoning Classifications:	<i>Site:</i>	Agricultural – Canyon County with APO-1 Overlay
	<i>North:</i>	Agricultural – Canyon County; C-4 (Service Commercial); M1 (General Industrial), APO-1 Overlay
	<i>South:</i>	A-D (Airport District); M1 (General Industrial); APO-1 Overlay
	<i>East:</i>	Agricultural – Canyon County; C-4 (Service Commercial); M1 (General Industrial), APO-1 Overlay
	<i>West:</i>	M1 (General Industrial), APO-1 Overlay

Site and Surrounding Land Uses (existing):	<i>Site:</i>	Vacant
	<i>North:</i>	Industrial, Commercial & Civic Uses.
	<i>South:</i>	Industrial & Residential Uses, Vacant.
	<i>East:</i>	Industrial & Residential Uses, Vacant
	<i>West:</i>	Industrial & Commercial Uses.

Site and Surrounding Comprehensive Plan Land Use Designations:	<i>Site:</i>	Employment Center
	<i>North:</i>	Employment Center; Mixed Use Center
	<i>South:</i>	Employment Center; Mixed Use Center; Special Purpose
	<i>East:</i>	Employment Center
	<i>West:</i>	Mixed Use Center

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

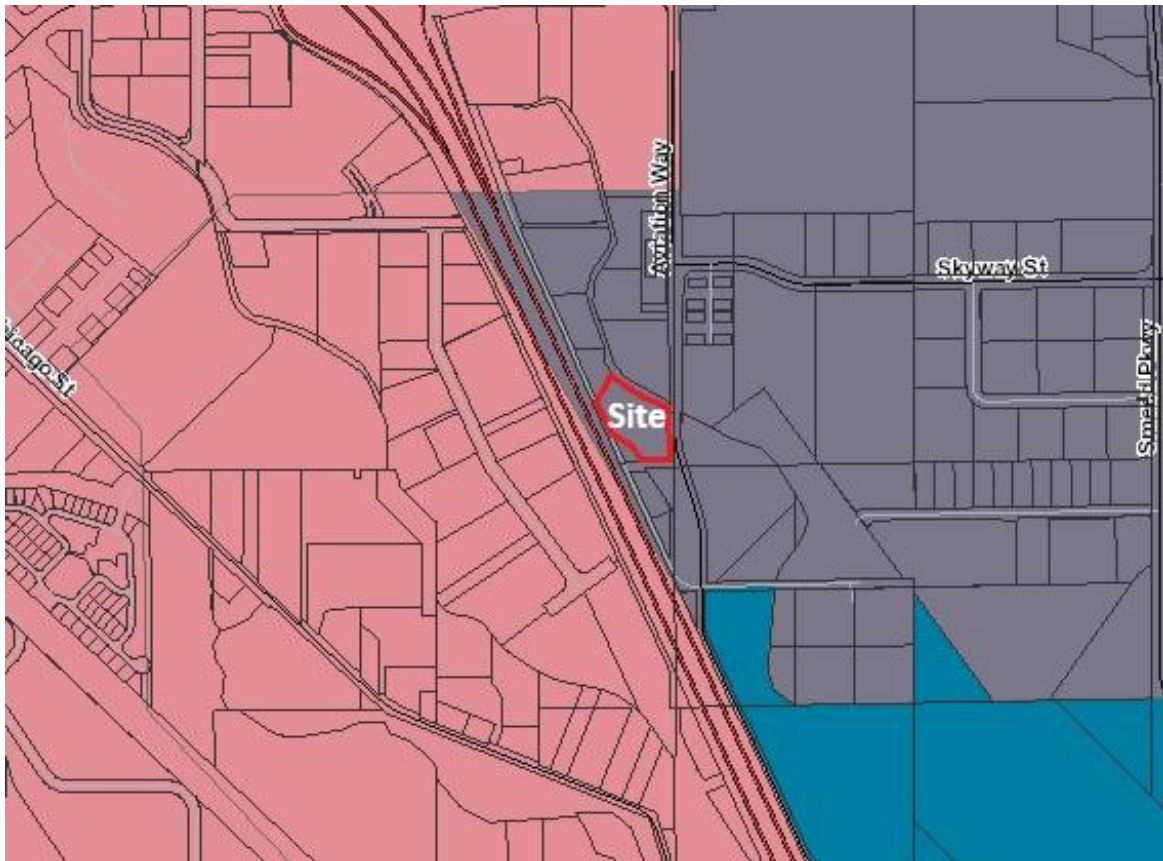
Within a one-mile radius of the subject site, the following entitlements have been approved and are actively being built or have the ability to be built in the future.



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

<u>Map Key</u>	<u>Description</u>
1	North Ranch Business Park Subdivision
2	Home Depot Short Plat
3	Lexington Sky Apartments SUP
4	Barnwood Subdivision (Industrial)
5	Feedlot RV Storage SUP
6	Cloud Gate Industrial Park Condo Short Plat

II. STAFF REVIEW AND ANALYSIS – COMPREHENSIVE PLAN MAP ANALYSIS



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 Employment Center. Surrounding parcels are designated as Employment Center and Mixed-Use Center to the North, Employment Center to the East, Mixed-Use Center to the West, and Employment Center, Mixed Use Center and Special Purpose to the South.

The applicant is not requesting any changes to their comprehensive plan map designation as their requested initial zoning, M-1, is consistent with the Employment Center designation.

According to the Comprehensive Plan, the Employment Center place type is intended to provide an employment base for Caldwell's residents. It supports a range of uses including light industrial, and flex office/warehouse. Heavy industrial uses may also be found but are typically located in more isolated areas, away from residential and higher-density zones, to minimize potential hazards.

Staff Comment: Staff finds the overall proposed annexation and initial zoning district are 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:

TABLE 1: CONSISTENT COMPREHENSIVE PLAN GOALS AND POLICIES	
CHAPTER 7: INTENTIONAL AND DISTICT CENTERS	
<u>Policy 4.1</u>	Promote, retain, and attract businesses in Caldwell’s key job industries that employ the local workforce.
<u>Policy 4.3</u>	Ensure an adequate inventory of commercial and industrial property for new and growing businesses.

Staff Comment: Staff finds that the proposed annexation and initial M-1 (General Industrial) zoning designation supports the intent of the Employment Center place type by providing land suitable for a range of employment-generating uses, including industrial, warehousing, and supporting commercial activities.

The subject site is located within an area largely designated for employment-focused uses, and the proposed zoning is consistent with the surrounding land use pattern. At this time, no specific development is proposed; therefore, any future development will be subject to applicable City Standards and review processes to ensure compatibility with surrounding uses and compliance with Comprehensive Plan policies.

Based on the above analysis, staff finds that the request is consistent with the intent of the Employment Center designation and the applicable Comprehensive Plan goals and policies.

III. STAFF REVIEW AND ANALYSIS – ZONING MAP



Map Exhibit (Above): City of Caldwell Zoning Map

R-S-1 Semi-Rural Residential-1	C-1 Neighborhood Commercial	IP Industrial and Business Park
R-S-2 Semi-Rural Residential-2	C-2 Community Commercial	M-1 General Industrial
R-1 Neighborhood Residential	C-3 General Commercial	M-2 Heavy Industrial
R-2 Community Residential	C-4 Service Commercial	A-D Airport District
R-3 Urban Residential	C-C Downtown Central Business	M-R Mixed-Use / Regional Comm.
H-O Healthcare District	D Downtown City Center	T-N Downtown Transition Neighborhood
P Public District	C-D College District	

The subject parcel is currently located within Canyon County. The applicant is requesting annexation into the City of Caldwell with an M-1 (General Industrial) zoning designation. Pursuant to Caldwell City Code, the M-1 zoning district is intended to accommodate a range of industrial uses, including manufacturing, warehousing, processing, as well as supporting commercial uses that operate in conjunction with industrial development. The Caldwell City Code requires that industrial activities within the M-1 zone be conducted in a manner that create off-site impacts such as fumes, odor, dust, smoke or gas.

Staff Comment: No development is proposed at this time. Approval of the annexation and zoning designation does not constitute approval of any specific use or site development. Future development and land uses shall be subject to review for compliance with applicable City of Caldwell codes, including use-specific standards, site development requirements, and any required discretionary approvals.

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

No development is proposed in conjunction with the annexation.

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 **M-1 zone** in accordance with Caldwell City Code, and the dimensions proposed by the subject development:

Minimum Lot Size	Required	Proposed
Interior Lot Area (sq. ft.)	0	115,869.6 sq. ft. (2.66 ac)
Minimum Lot Width / Frontage (ft.)	0	188

Setbacks	Required	Proposed
Front Yard Setback, Garage; Minimum (ft.)	20	TBD with development
Front Yard Setback, Living Area; Minimum (ft.)	n/a	n/a
Interior Side Yard Setback (ft.) (Minimum)	20	TBD with development
Street Side Yard Setback (ft.) (Minimum)	20	TBD with development
Rear Yard Setback (ft.) (Minimum)	10	TBD with development
Alley (Garage/Parking) Setbacks: Minimum (ft.)	5	TBD with development

Scale and Massing	Required	Proposed
Maximum Building Height (ft.) *	0*	TBD with development
Residential Density Range in Gross units /acre	n/a	n/a

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

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:

INDUSTRIAL		
Off-Street Parking Spaces	Required	Proposed
Off-Street Parking Spaces (Minimum)	Based on uses – unknown at this time	Based on uses – unknown at this time
Off-Street Parking Spaces (Maximum)	Based on uses – unknown at this time	
ADA Accessible Parking Spaces	Required	Proposed
ADA Accessible Parking Spaces (Minimum)	Shall meet state and federal requirements	Based on uses – unknown at this time
Bicycle Parking Spaces	Required	Proposed
Bicycle Parking Spaces	Unknown at this time	Unknown at this time

Commercial / Industrial Loading Spaces	Required	Proposed
Required # of Loading Spaces	Unknown at this time	Unknown at this time
Required Size (Feet)	12 x 50	n/a
Minimum Clearance (Feet)	14'	n/a

Staff Comments: *No development is proposed in conjunction with the annexation. Any future development or land use will be reviewed for compliance with all parking requirements.*

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 Canyon Hill Irrigation District 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 is required to retain storm water on site, per City Code.
- Schools:* The subject site is located within the Caldwell School District.
- Police:* Emergency police services are provided by the City of Caldwell Police. The nearest police station is approximately 2 miles away from the site.
- Fire:* Emergency fire services are provided by the City of Caldwell Fire. The nearest fire station is Station #3 and is approximately 1.9 miles from the site.

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 site has frontage on Andy Lane and Aviation Way.
- Street Classifications:* Andy Lane – Local Street; Aviation Way – Minor Arterial
- Proposed Site Access:* No proposed access point at this time.
- Traffic Impact Study (TIS):* A future TIS may be needed for future development of the subject sites. This will be depending upon specific triggers outlined in existing City code that is dependent upon future uses proposed.

Staff Comments: *At the time of future site development, proposed access points will be subject to review for compliance with all applicable city code requirements for transportation, access, and connectivity.*

Landscaping, Open Space, Pathways, and Amenities:

The Caldwell City Code specifies requirements for landscape street buffers, open space, land use buffers, and private and public pathways.

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

Street Landscape Buffers	Min. Required	Proposed
Aviation Way – Arterial:		
Buffer Width:	25' wide	Future development required to construct code compliant landscaping and buffers
Sidewalk:	7' attached or 5' detached	See above
Class I tree:	One per 25 LF No more than 50% of the trees	See above
Class II tree:	One per 35 LF	See above
Shrubs:	One per 4 LF XXX'/4 = XX shrubs	See above
Groundcover:	20-50% turf grass Min. 50% shrubs, flowers, and other vegetative groundcover (besides turf)	See above

Andy Lane – Local:	Min. Required	Proposed
Buffer Width:	10' wide	Future development required to construct code compliant landscaping and buffers
Sidewalk:	5' detached or 7' attached	See above
Class I tree:	One per 25 LF No more than 50% of the trees	See above
Class II tree:	One per 35 LF	See above
Shrubs:	One per 4 LF XXX'/4 = XX shrubs	See above
Groundcover:	20-50% turf grass Min. 50% shrubs, flowers, and other vegetative groundcover (besides turf)	See above

Open Space:	Min. Required	Proposed
Qualifying Open Space (Minimum):	n/a at this time	n/a at this time

Buffers Between Land Uses:	Min. Required	Proposed
	TBD	TBD

Parking Lot Landscaping:	Min. Required	Proposed
Parking Islands:	Every 12 spaces	Required to comply at the time of future development
Planter Island Width:	8' width for Class I trees 10' width for Class II trees	See above
Planter Island Length:	At least equal length to the adjacent parking spaces	See above
Class 1 or 2 Trees (min. 2" caliper):	Min. of 1 for a single row Min. 2 for a double row	See above
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	See above

	grass shall never exceed more than 50% of the planter area. Compliance with 10-02-09-8 is required.	
Perimeter Parking Lot Landscaping:		
Minimum Buffer Width:	5'	Required to comply at the time of future development
Class 1 or 2 Trees (min. 2" caliper):	1 per 40 LF	See above
Shrubs:	1 per 5 LF	See above
Other Groundcover Required:	Max. 20% turf; remaining groundcover shall be decorative rock, permabark, rock mulch, or additional shrubs/flowers above code requirements so that the entire buffer area is covered.	See above

Building Façade Landscaping:	Min. Required	Proposed
Planter Width:	3' wide in all areas that will not impede pedestrian access	Required to comply at the time of future development
Shrubs:	One (1) three (3) gallon shrub per 3 LF of foundation	See above
Groundcover:	Additional groundcover plants shall cover the remainder of the landscaped area	See above

Pathways:	Required
(Public Pathways):	No
Irrigation/Drain Pathways:	No
Regional Pathway (10' multi-use):	
Wayfinding and Directional Signage:	No
Fencing (Both Sides of Pathway):	No
(Other Pathways):	
Neighborhood Pathways (5'):	No
Community Pathways (8'):	No

Staff Comments (Landscaping, Buffers, & Common Open Space):

No development is proposed in conjunction with the annexation. Any future development or land use will be reviewed for compliance with all applicable requirements.

V. STAFF REVIEW AND ANALYSIS – AREAS OF SPECIAL CONCERN

Insert any comments or circumstances of special concern here related to the approval of the applications

Staff Comments: *Staff has concerns with the proposal at the time of this report.*

PLANNING AND ZONING COMMISSION PUBLIC HEARING

A public hearing on the subject application(s) were held before the Planning and Zoning Commission on 5/13/2026, 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 Planning & Zoning Commission reviewed and considered all records, evidence, testimony, and facts presented when making their recommendation as specified in Section VII below.

VI. AUTHORITY OF LAW

1. The City of Caldwell has provided for the processing of Land Use permits authorized by Chapter 65, Title 67, Idaho Code, pursuant to Chapter 10 Zoning Regulations and Chapter 11 Subdivision Regulations.
2. 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 Choose an item. 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.

VII. RECOMMENDATION DECISION

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

Recommendation for Approval

THEREFORE, the Caldwell Planning and Zoning Commission, hereby **recommends approval** of the request for Annexation of an approximately 2.66 acres parcel.

OR

Recommendation for Denial

THEREFORE, the Caldwell Planning and Zoning Commission, hereby **recommends denial** of the request for Annexation of an approximately 2.66 acres parcel because....**deciding body must state the reasons for denial**

VIII. CONDITIONS OF APPROVAL:

(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. All new developments shall comply with all applicable regulations of Caldwell City Code.
2. ??????????

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. 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 3/31/2026 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 5/6/2026 and shown in **Exhibit 2**.
2. Comply with all requirements of the City Mapping Department as specified in their email dated 4/30/2026 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 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.
3. 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.
4. 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

The recommendation decision listed above is approved and adopted by the Caldwell Planning and Zoning Commission on this **13th day of May 2026**.

ATTEST:

Choose an item.

Choose an item.
City of Caldwell



EXHIBITS

Exhibit 1: Application Documents

- Checklist
- Application(s)
- Project Narrative
- Vicinity Map(s)
- Annexation Exhibit Map
- 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

Exhibit 3: Agency Notification and Comments

- Copy of Public Agency Notification Sent
- List of Public Agencies Notified
- Agency Comments Received
 - Idaho Department of Transportation
 - Nampa Highway District #1

**EXHIBIT 1:
APPLICATION DOCUMENTS**



City of Caldwell
Community Development Department
Planning & Zoning Division

Phone: (208) 455-3021 | Web: www.cityofcaldwell.org

Annexation (with initial zoning)

CCC Chapter 10, Article 3, Section 10-03-01

***PURPOSE:** Annexation is a legal process by which some property located in an unincorporated area (Canyon County) may become part of the incorporated area (City of Caldwell). Annexations may be initiated by the City with property in the City Impact Area or by individuals with property in the City Planning Boundaries. An annexation requested by an individual is a quasi-judicial matter requiring public hearings and public hearing notification in accordance with the Idaho Land Use Planning Act and Caldwell City Code.*

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.

I. Filing and Submittal Standards

- All applications, checklists, plans and supporting documents must be submitted electronically through our [Online Permit Center](#).
- Upload all documents and drawings per required checklist, as high-resolution PDFs and formatted in accordance with this checklist.
- Each checklist item **MUST** be named according to the naming convention listed below. The naming convention shall start with the document name as shown in the table below, followed by an underscore, and then the project name.
- Resubmittals must use the EXACT same file name as the original and contain a versioning number at the end (V2, V3, V4, etc.)
- All applicable fees be required to be paid once the application has been submitted and received by the department. Some applications may require fees to be paid at time of actual submittal.

II. Submittal Documents

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

✓	Submittal Item Description	Document Naming Convention
<input type="checkbox"/>	Master Land Use Application. Copy of a completed and signed Master Land Use Application.	Application_ProjectName
<input type="checkbox"/>	Annexation Checklist. Copy of a completed and signed Annexation checklist.	ANNChecklist_ProjectName
<input type="checkbox"/>	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.	Deeds_ProjectName
<input type="checkbox"/>	Property Owner Acknowledgement. Signed Property Owner Acknowledgement form (if applicable).	OwnerAck_ProjectName



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Planning & Zoning Division

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<input type="checkbox"/>	Neighborhood Meeting Information , including; <ul style="list-style-type: none"> <input type="checkbox"/> A copy of the letter sent to all owners, residents, and associations within 500' of the property boundary. <input type="checkbox"/> A copy of the 500' mailing list <input type="checkbox"/> A copy of the sign-in sheet, with your signature for certification 	NeighborhoodMtg_ProjectName
<input type="checkbox"/>	Legal Description. <ul style="list-style-type: none"> • Attach a metes and bounds legal description of the property including <u>all adjacent rights of ways</u>. • All legal descriptions shall be stamped and certified by a land surveyor registered to the State of Idaho and shall be accompanied by an exhibit stamped. 	Legals_ProjectName
<input type="checkbox"/>	Annexation Exhibit Map. An exhibit map, stamped and signed by the land surveyor outlining the area being annexed, to include the adjacent rights of ways.	
<input type="checkbox"/>	Site Plan (to scale). Site plan, drawn to scale, showing: <ul style="list-style-type: none"> <input type="checkbox"/> Location of all property lines and dimensions <input type="checkbox"/> All streets with street names <input type="checkbox"/> All existing and proposed buildings and structures <input type="checkbox"/> All setbacks to the property lines and between buildings <input type="checkbox"/> All utilities <input type="checkbox"/> All easements 	SitePlan_ProjectName
<input type="checkbox"/>	Vicinity Map. Showing the boundaries of the subject property with relation to nearby roadways and landmarks.	VicinityMap_ProjectName
<input type="checkbox"/>	Project Narrative. A detailed project narrative addressing the following: <ul style="list-style-type: none"> • Description of overall proposed development plan • Description of compliance with the City's Comprehensive Plan and Vision and compliance with zoning ordinances. • Description of overall project benefits, the impacts on surrounding properties, and the mitigation of those impacts. • List of all proposed land uses 	Narrative_ProjectName
<input type="checkbox"/>	Conceptual Development Plan. <i>If the annexation is not associated with a special use permit, planned unit development or subdivision plat, please submit a concept future development plan.</i>	ConceptPlan_ProjectName



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Planning & Zoning Division

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III. Project Specifics

Fill in all the information below that is applicable to the proposed project.

Will the Existing Land Use on the Property Continue: Yes No

Explain any Future Development Plans:

Existing City or County Zoning Designation of Property Surrounding Subject Parcel(s):

North of the Site:	<input type="text"/>
South of the Site:	<input type="text"/>
East of the Site:	<input type="text"/>
West of the Site:	<input type="text"/>

Type of Access to Subject Parcel(s)

Street Frontage Easement
If easement, list easement width and Instrument # below:

Easement Width	Instrument #
<input type="text"/>	<input type="text"/>

Name of Streets Providing Access:

Existing Domestic Water:

- Individual Domestic Well
- Centralized Public Water System
- City Municipal Water System
- Not Applicable



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Community Development Department
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Nearest Water Line Connection:

Existing Sewer:

Individual Septic City Municipal Sewer Not Applicable

Nearest Sewer Connection:

Existing Irrigation:

Surface
 Irrigation Well
 Pressurized
 Gravity
 Not Applicable

Nearest Irrigation Connection:

Irrigation District:

School District Serving this Location:

Caldwell SD Nampa SD Vallivue SD



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Planning & Zoning Division

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IV. PDF Formatting Requirements

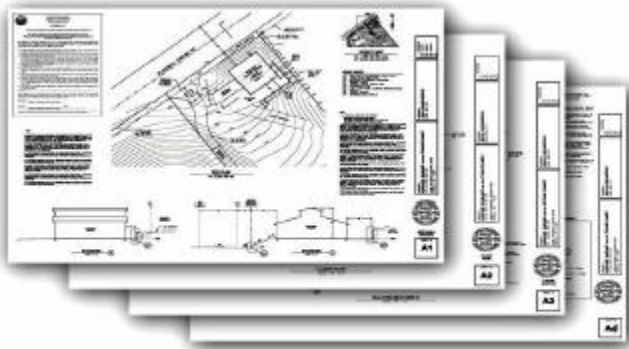
Portable Document Format (PDF) is the industry standard for electronic plans. The City of Caldwell only accepts PDF files for plan review. PDF files must be properly formatted as described below. Please read the instructions carefully. Improperly formatted plans can delay the plan review process for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



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.



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Planning & Zoning Division

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V. 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 for attending 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 pre-screening process. This could impact scheduling of public hearing dates; and
- I acknowledge that I have read, understand, and am in compliance with all standards, terms, and requirements listed in Caldwell City Code; and
- I acknowledge that the decision to grant or deny a owner-consented annexation is at the sole discretion of the City Council, and that any decision but City Council does not require council to articulate or provide findings justifying its decision as owner-consented annexation are not subject to judicial review in accordance with Idaho Code 50-222.
- I certify I am the:
 - Property Owner as the Applicant
 - Property Owner's Agent / Representative

Applicant / Applicant's Representative Printed Name

Date

Applicant / Applicant's Representative Signature



COMMUNITY DEVELOPMENT DEPARTMENT

Planning & Zoning Division

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

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

Master Land Use Application

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

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

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

APPLICATION LEGEND:

* = Public hearing(s) required

** = May require public hearing

*** = City Council consent agenda

All others are considered Administrative Staff Level Reviews

I. Application Requests (check all that apply)

- | | | |
|---|--|--|
| <input type="checkbox"/> Admin Director Determination | <input type="checkbox"/> Lot Split (Administrative) | <input type="checkbox"/> Subdivision (Prelim) Plat* |
| <input type="checkbox"/> Administrative Development Review ² | <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 ¹ | |
| <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:

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

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

II. General Project / Site Information

Project or Development Name: <i>(for business licensing, use business name)</i>						
Site Address(s): <i>Upload separate attached sheet if more than six (6) site addresses</i>						
Suite #s:						
Parcel #s:						
Total Acres:						
Prior Use of Property:						
Proposed Use of Property:						
Current Zoning of Subject Parcel(s): <i>(check all that apply)</i>	<input type="checkbox"/> RS-1	<input 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 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				<div style="border: 1px solid black; width: 80px; height: 20px; margin: 0 auto;"></div>

Proposed Zoning of Subject Parcel(s): <i>(check all that apply)</i>	<input type="checkbox"/> No Change	<input 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): <i>(check all that apply)</i>	<input 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): <i>(check all that apply)</i>	<input type="checkbox"/> Neighborhood 1	<input type="checkbox"/> Downtown
	<input 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:

Mailing Address:

Phone:

Email:

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

Name:

Company Name:

(if applicable)

Mailing Address:

Phone:

Email:

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

Name:

Company Name:

(if applicable)

Mailing Address:

Phone:

Email:

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

Name:

Company Name:
(if applicable)

Mailing Address:

Phone: Email:

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

Name:

Company Name:
(if applicable)

Mailing Address:

Phone: Email:

IX. Applicant Acknowledgement

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

I certify that I am the:

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

Applicant / Applicant's Representative Printed Name

Date

Applicant / Applicant's Representative Signature

Project Narrative 1620 Aviation Way

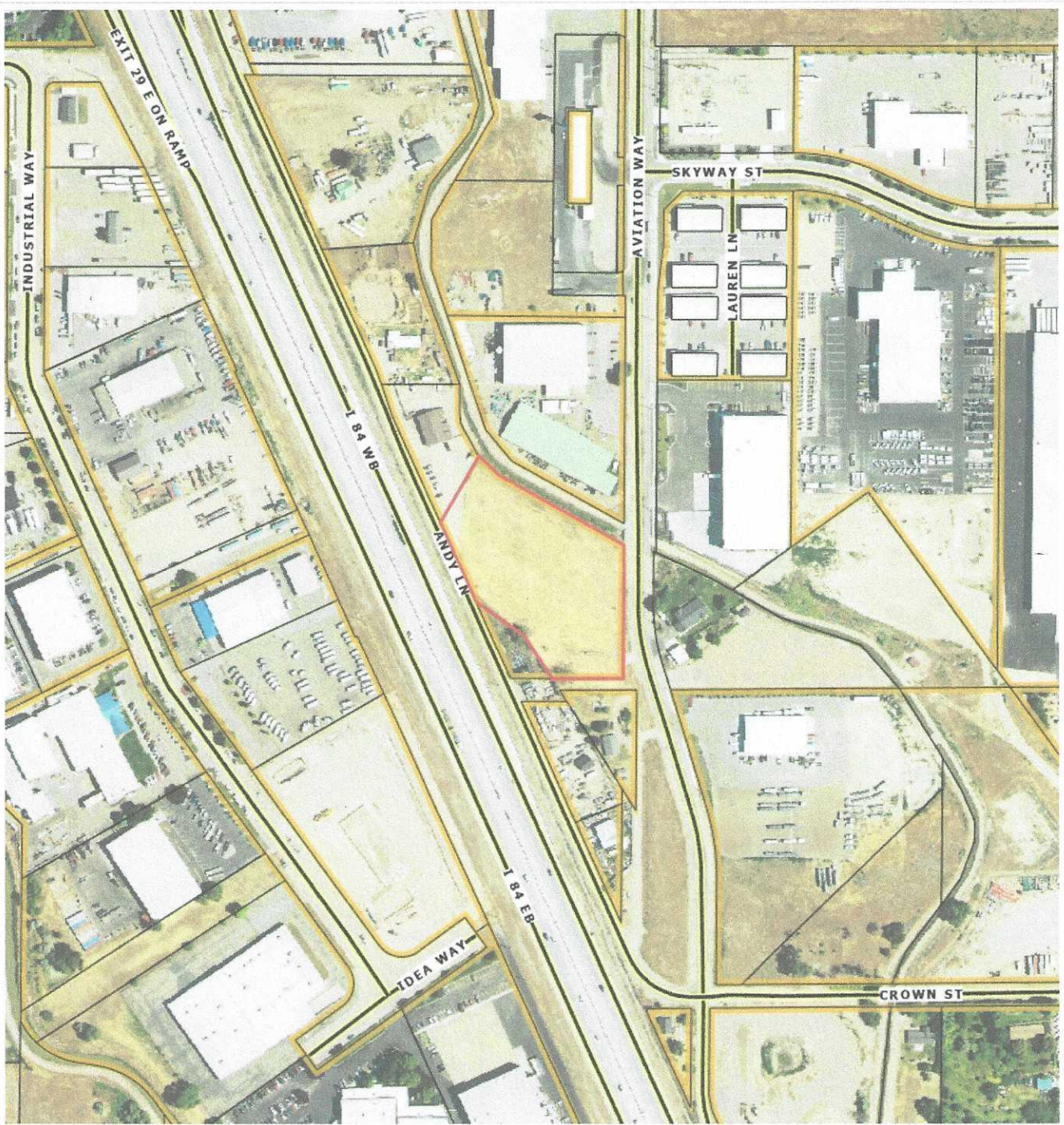
The owner, Bret Jones, is requesting to annex 2.66 acres at 1620 Aviation Way into the City of Caldwell, along with a zoning designation of M-1 light Industrial. Several interested buyers have backed away from purchasing the property due to the time and expense required to obtain entitlements.

The owner hopes that the annexation will help facilitate the sale of his property.

Thank you,

Bret Jones

Aerial Map



TitleOne
a title & escrow co.

Parcel ID: R007060000

Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.

Street Map

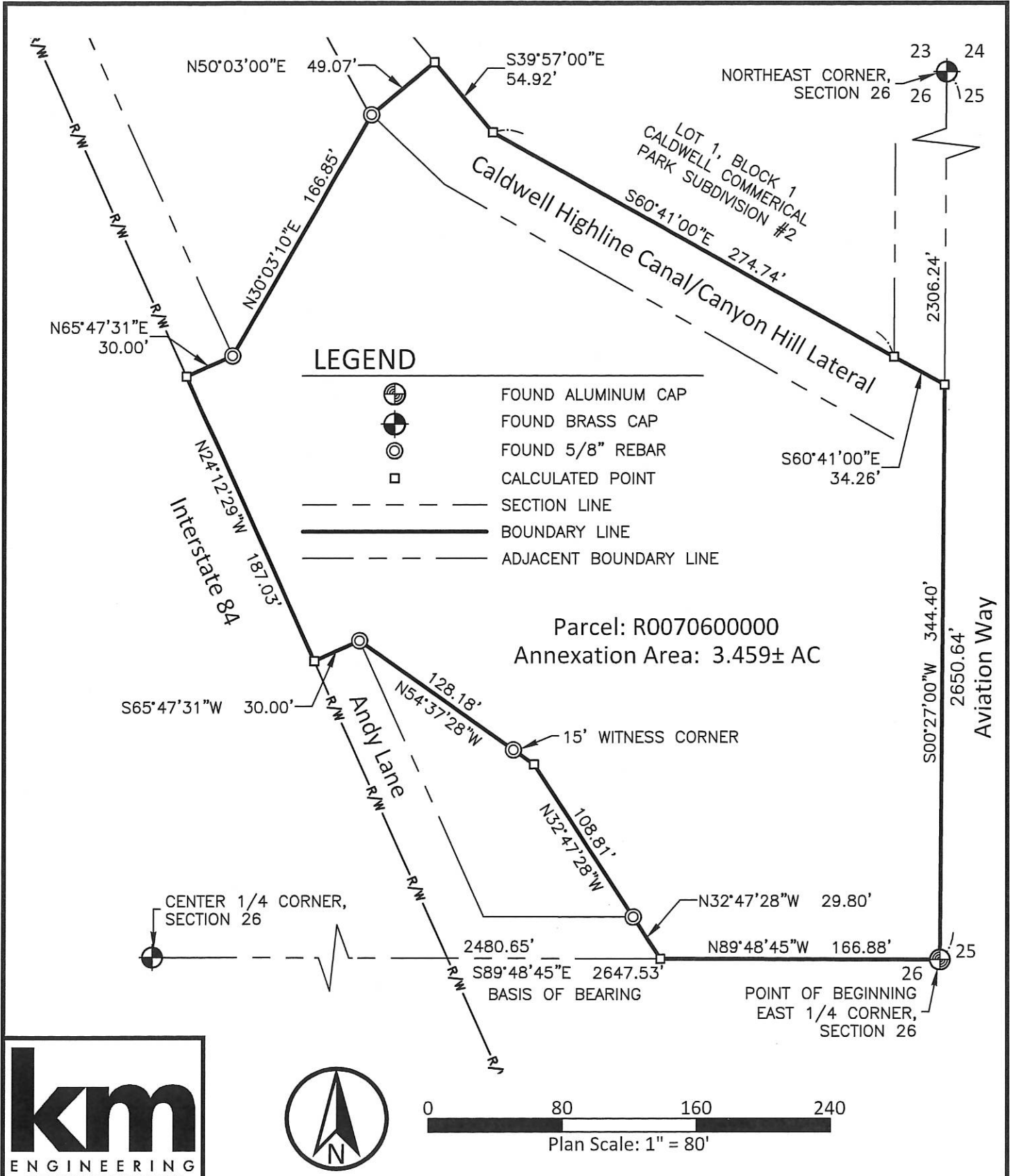


TitleOne
a title & escrow co.

Parcel ID: R007060000

Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.

P:\22-052\CAD\SURVEY\EXHIBITS\22-052 ANNEXATION.DWG, NICHOLAI BENNETT, 4/28/2026, DWG TO PDF.PC3, 08.5X11 P [PDF]

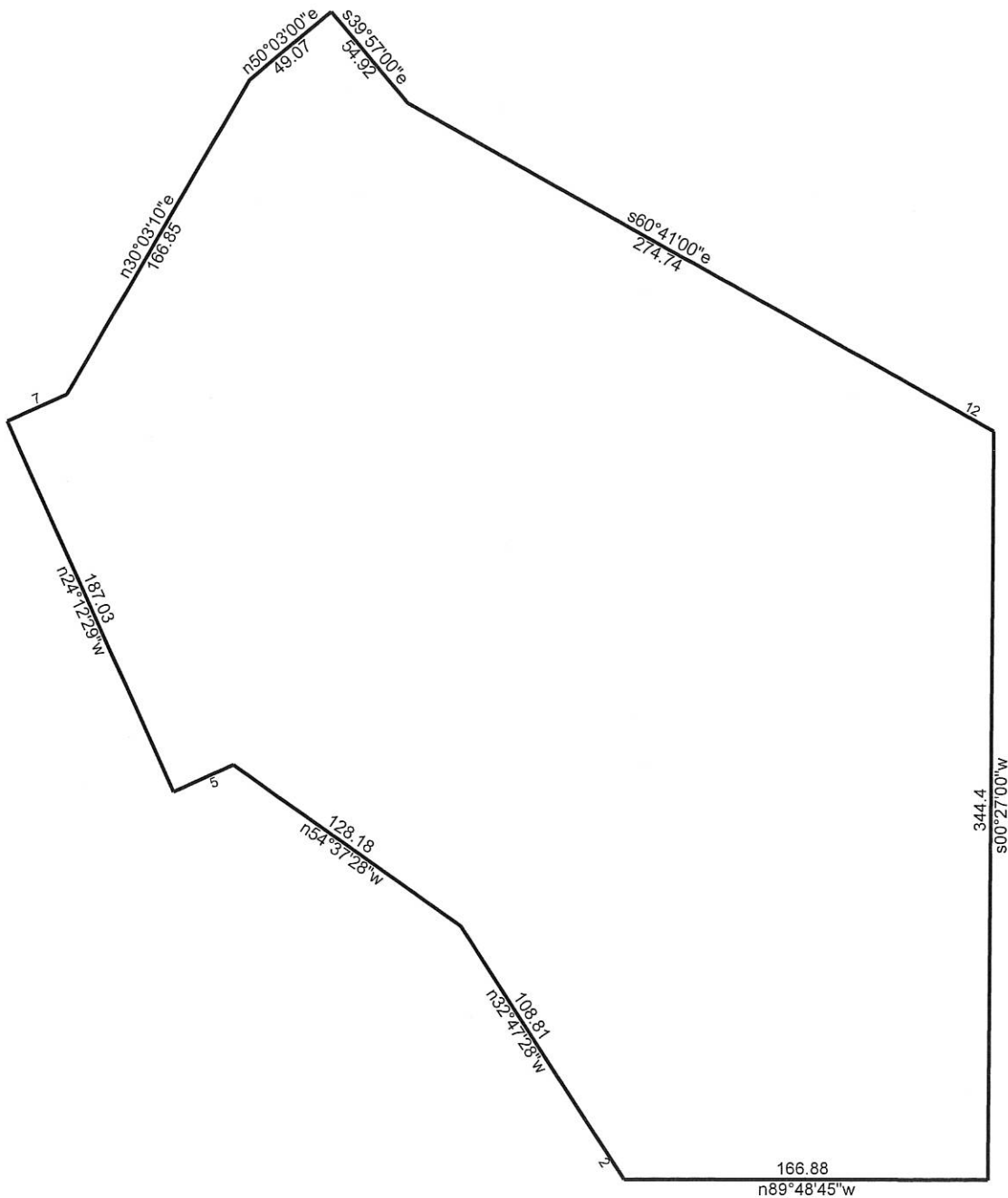


km
ENGINEERING
 5725 NORTH DISCOVERY WAY
 BOISE, IDAHO 83713
 PHONE (208) 639-6939
 kmengllp.com

DATE:	April, 2026
PROJECT:	22-052
SHEET:	1 OF 1

Exhibit B
Annexation

Portion of Lot 26, all of Lot 27, and a portion of right-of-way of City View Tracts, and a portion of the SE 1/4 of the NE 1/4, Sec. 26, T.4N., R.3W., B.M., Canyon County, ID



4/28/2026

Scale: 1 inch= 80 feet

File:

Tract 1: 3.4586 Acres (150658 Sq. Feet), Closure: n80.0448w 0.01 ft. (1/218787), Perimeter=1605 ft.

01 n89.4845w 166.88
02 n32.4728w 29.8
03 n32.4728w 108.81
04 n54.3728w 128.18
05 s65.4731w 30
06 n24.1229w 187.03
07 n65.4731e 30
08 n30.0310e 166.85
09 n50.0300e 49.07

10 s39.5700e 54.92
11 s60.4100e 274.74
12 s60.4100e 34.26
13 s00.2700w 344.4

NOTICE OF NEIGHBORHOOD MEETING

1/21/20/26

Bret Jones

1620 Aviation Way

Caldwell, Idaho 83605

RE: Proposed Annexation & Zoning Request

Dear Property Owner,

You are invited to a neighborhood meeting to discuss the proposed voluntary annexation and zoning near your property. The purpose of this meeting is to discuss the project, address any questions, and hear your feedback and suggestions.

Meeting Details: The property owner is requesting annexation of 2.66 acres at 1620 Aviation Way into the City of Caldwell and a zoning designation of M-1 (Light Industrial) upon annexation.

Meeting Date: Friday, February 6, 2026

Time: 2 PM

Location: Caldwell Public Library 1010 Dearborn St. Caldwell, ID 83605/ Idaho Room

If you would like to contact us ahead of time, please reach out to Julia.jones1205@gmail.com or call 208-899-2114.

We look forward to hearing from you.

Thank you,

Julia Jones

NEIGHBORHOOD MEETING CERTIFICATION:

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

Description of the proposed project: Annexation and Light Industrial zoning designation (M1)

Date of Round Table meeting: _____

Notice sent to neighbors on: Wednesday January 21, 2026

Date & time of the neighborhood meeting: Feb 6th 2pm 2026

Location of the neighborhood meeting: Caldwell Public Library
1010 Dearborn St. Caldwell, ID 83605

Developer/Applicant:

Name: Bret Jones

Address, City, State, Zip: 628 S. Bonneville Dr. Nampa, ID 83686

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

DEVELOPER/APPLICANT SIGNATURE Bret Jones

DATE Feb 6 2026

*Dr. Phil
2017.07.11
09.26.17
10:17 AM*

PIN	OwnerName	InCareOf	Address	City	State	ZipCode
R35308307A	AVIATION WAY LLC ✓		19210 WAGNER RD	CALDWELL	ID	83607
R35308303	CS REAL ESTATE LLC ✓		3901 S CALEB WAY	MERIDIAN	ID	83642
R02800713A	LITHIA REAL ESTATE INC ✓		150 N BARTLETT ST	MEDFORD	OR	97501
R02800551	LITHIA REAL ESTATE INC @ @ ✓		150 N BARTLETT ST	MEDFORD	OR	97501
R00703010	ZUKIN JR CORP DBA ✓		PO BOX 331	THE DALLES	OR	97058
R02800551A	LITHIA REAL ESTATE INC @ @ ✓		150 N BARTLETT ST	MEDFORD	OR	97501
R00707	POWERS RACHEL M ✓		1706 AVIATION WAY	CALDWELL	ID	83605
R02800552	SUNDOWNER INC ✓		PO BOX 1055	CALDWELL	ID	83605
R00709	MEYER JEFF ✓		1715 ANDY LN	CALDWELL	ID	83605
R35305011	CALDWELL CITY OF ✓		PO BOX 1179	CALDWELL	ID	83605
R35308305	AVIATION WAY LLC ✓		19210 WAGNER RD	CALDWELL	ID	83607
R02800713	CALDWELL LAND AND CATTLE COMPANY LLC ✓		1910 S 5500 W	SALT LAKE CITY	UT	84104-4488
R35306	PHILLIPS JOHN AND MARIA FAMILY TRUST ✓		1611 AVIATION WAY	CALDWELL	ID	83605
R00709010	MEYER JEFFREY PAUL ✓		1715 ANDY LN	CALDWELL	ID	83605
R00699	HENSEN KEVIN ✓		1423 ANDY LN	CALDWELL	ID	83605
R00703	WEATHERTIGHT ROOFING INC ✓		1429 ANDY LN	CALDWELL	ID	83605
R00706	JONES BRET ✓		628 S BONNEVILLE DR	NAMPA	ID	83686
R00698	GONCHAROV PAVEL S ✓		1419 ANDY LN	CALDWELL	ID	83605
R35305012C	ENTERPRISES RODERICK ✓		PO BOX 186	MIDVALE	UT	84047
R14895147	POINDEXTER PROPERTIES LLC ✓	J B POINDEXTER AND CO INC =	600 TRAVIS ST STE 400	HOUSTON	TX	77002
R35308307	CS REAL ESTATE LLC ✓		3301 S CALEB WAY	MERIDIAN	ID	83642
R35305100	GOSHAWK CAPITAL LLC ✓		PO BOX 19039	GOLDEN	CO	80402
R25344010	KAG LEASING INC ✓		4366 MT PLEASANT ST NW	NORTH CANTON	OH	44720
R35308306	AVIATION WAY LLC ✓		19210 WAGNER RD	CALDWELL	ID	83607
R35305105	GOSHAWK CAPITAL LLC ✓		PO BOX 19039	GOLDEN	CO	80402
R35305107	EXODUS EIGHT SIX LLC ✓		6700 N LINDER RD STE 156-235	MERIDIAN	ID	83646
R35305108	DRAGON SKYWAY LLC ✓		PO BOX 749	STAR	ID	83669

CANYON COUNTY LISTING - "R00706" - 500.0 feet

01-16-2026

PROPERTY LISTING DISCLAIMER

This information should be used for informational use only and does not constitute a legal document for the description of these properties. Every effort has been made to insure the accuracy of these data & is subject to change without notice; however, the Assessor's Office assumes no liability nor do we imply any particular level of accuracy. The Canyon County Assessor's Office disclaims any responsibility or liability for any direct or indirect damages resulting from the use of these property listings.

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

Start Time of Neighborhood Meeting: 2pm

End Time of Neighborhood Meeting: 2:30 pm

Those in attendance please print your name and address.

If no one attended, Applicant please write across this form "No one attended".

PRINTED NAME

ADDRESS, CITY, STATE, ZIP

1. ~ No one attended ~
2. _____
3. _____
4. _____
5. _____
6. _____
7. _____
8. _____
9. _____
10. _____
11. _____
12. _____
13. _____
14. _____
15. _____
16. _____

EXHIBIT 2:
CITY DEPARTMENT COMMENTS AND CONDITIONS OF APPROVAL

Memorandum

To: Garlene Davis, Planner I

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

Re: ANN26-000002 1620 Aviation Way Annexation

Date: May 6, 2026

The Engineering Department provides the following comments on a request by Bret and Julia Jones, are requesting annexation of parcel R0070600000 with a zoning designation of M-1, General Industrial. The parcel is designated as employment center in the Comprehensive Plan Future Land Use Map and M-1 is considered a compatible zoning designation. No development is proposed at this time, however, the property is surrounded on multiple sides by the City limits. The 2.66 acre site is addressed as 1620 Aviation Way, and is located on the S west side of Aviation Way, Approximately 690 feet north of the intersection with Andy Ln, and 820 feet south of the Intersection with Skyway Rd, in Caldwell, Idaho.

Engineering has no issue with this request, however the applicant shall sign a deferral agreement for the completion of all frontage improvements adjacent to Aviation Way and Andy Lane in compliance with current City of Caldwell standards to be completed at a time determined by the city.



Date 03/31/2026

City of Caldwell, Planning & Zoning Department
 Parcel: R0070600000
 Re: Case Number: ANN26-000002

The Caldwell City Fire Department has reviewed and can approve the City Annexation application subject to compliance with the 2018 International Fire Code.

Details:

Station 13 11925 Skyway St. Caldwell

National Standards for Travel Time (90% of time) for first arriving unit:	4 minutes
Nearest Fire Station:	Station 3
Closest fire station (in miles) to site:	1.9 Miles
Approximate response time to site:	3 Minutes
Will this development have other significant impacts on the ability to provide services?	No
Will this development necessitate additional fire resources and/or equipment beyond current levels? <i>If yes, please explain under "Adverse Impact Comments, Recommendations, and Fiscal Impact".</i> • Ongoing population increases will directly affect service levels until CFD can enhance and expand its operational capabilities.	No

Distance from Station	Service Expectation	Staffing & Apparatus	Typical Response Time Goal
-----------------------	---------------------	----------------------	----------------------------



0–1 mile	Immediate—high-priority	First-due company (engine)	≤4min travel, ≤5min total
1–2 miles	Very rapid—high-priority	First-due company, backup	≤4min travel, ≤5min total
2–3 miles	Rapid—standard coverage	First-due w/ backup	≤6min travel, ≤9min total (full alarm)
3–4 miles	Slower—moderate	Closest available, limited	6–8min travel
4–5 miles	Extended	Closest company, delayed	>8min travel, variable

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

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

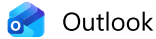
City Annexation Approval

Prior to the development of the site, applicants must submit all required applications and documentation via the citizen service portal for review and approval. [Citizenserve Online Portal](#)

The application can be found at [Permits/Inspections | Caldwell, ID](#)

Regards,

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



RE: B&O 1620 Aviation way

From Dave Marston <dmarston@cityofcaldwell.org>
Date Thu 2026-04-30 4:31 PM
To Garline Davis <gdavis@cityofcaldwell.org>
Cc Sarah Fultz <sdavis@cityofcaldwell.org>

3 attachments (578 KB)
Ord 3740 (1620 Aviation Way ANNEXATION).docx; 260430 Annexation 22-052.pdf; Summary 3740 (1620 Aviation Way ANNEXATION).docx;

Garline,
Please use the attached versions of the ordinance with updated L&E (PLS stamp date of 4/30/26) and summary for the above annexation.
Thank you.



MAPPING

Dave Marston

Mapping Superintendent

205 S. 6th Ave • 83605

www.cityofcaldwell.org • (208) 455-4676

From: Garline Davis <gdavis@cityofcaldwell.org>
Sent: Thursday, April 30, 2026 2:58 PM
To: Dave Marston <dmarston@cityofcaldwell.org>
Cc: Sarah Fultz <sdavis@cityofcaldwell.org>
Subject: Re: B&O 1620 Aviation way

Hi Dave,
Updated annexation exhibit and legal description were uploaded. I have attached them here for your convenience.
Thanks!



PLANNING & ZONING DIVISION

Garline Davis

Planner I

205 S 6th Ave • Caldwell, ID 83605

www.cityofcaldwell.org • (208) 455-4604

From: Dave Marston <dmarston@cityofcaldwell.org>
Sent: Tuesday, April 28, 2026 11:30 AM
To: 'Bill Hynson' <bhynson@kmengllp.com>
Cc: Mike Bultman <MBultman@kmengllp.com>; Garline Davis <gdavis@cityofcaldwell.org>; Sarah Davis <sdavis@cityofcaldwell.org>; Kelly Kehrler <kelly@kmengllp.com>
Subject: RE: B&O 1620 Aviation way

See attached.

Thank you!



MAPPING

Dave Marston

Mapping Superintendent

205 S. 6th Ave • 83605

www.cityofcaldwell.org • (208) 455-4676

From: Bill Hynson <bhynson@kmengllp.com>
Sent: Tuesday, April 28, 2026 10:47 AM
To: Dave Marston <dmarston@cityofcaldwell.org>
Cc: Mike Bultman <MBultman@kmengllp.com>; Garline Davis <gdavis@cityofcaldwell.org>; Sarah Davis <sdavis@cityofcaldwell.org>; Kelly Kehrler <kelly@kmengllp.com>
Subject: RE: B&O 1620 Aviation way

Hey Dave,

I can include that requested area as well.

Would you happen to have access to the Instrument or Instrument Number for Ordinance 2143 (show in green) to the North of this property?

Bill Hynson, P.L.S. (ID, WA, UT)
Project Surveyor
KM ENGINEERING
5725 North Discovery Way | Boise, ID 83713
208.639.6939

From: Dave Marston <dmarston@cityofcaldwell.org>
Sent: Tuesday, April 28, 2026 10:34 AM
To: Bill Hynson <bhynson@kmengllp.com>
Cc: Mike Bultman <MBultman@kmengllp.com>; Garline Davis <gdavis@cityofcaldwell.org>; Sarah Davis <sdavis@cityofcaldwell.org>; Kelly Kehrler <kelly@kmengllp.com>
Subject: RE: B&O 1620 Aviation way

Bill,

Not previously mentioned, but can you please expand further to include the ROW to the south as indicated by the red section below?



Thank you!



MAPPING

Dave Marston

Mapping Superintendent

205 S. 6th Ave • 83605

www.cityofcaldwell.org • (208) 455-4676

From: Dave Marston

Sent: Tuesday, April 28, 2026 10:26 AM

To: 'Bill Hynson' <bhynson@kmengllp.com>

Cc: Mike Bultman <MBultman@kmengllp.com>; Garline Davis <gdavis@cityofcaldwell.org>; Sarah Davis <sdavis@cityofcaldwell.org>; Kelly Kehrler <kelly@kmengllp.com>

Subject: RE: B&O 1620 Aviation way

Bill,

Agreed, please use the section line for the easterly boundary.

Thank you.



MAPPING

Dave Marston

Mapping Superintendent

205 S. 6th Ave • 83605

www.cityofcaldwell.org • (208) 455-4676

From: Bill Hynson <bhynson@kmengllp.com>

Sent: Tuesday, April 28, 2026 10:20 AM

To: Garline Davis <gdavis@cityofcaldwell.org>; Sarah Davis <sdavis@cityofcaldwell.org>; Dave Marston <dmarston@cityofcaldwell.org>; Kelly Kehrler <kelly@kmengllp.com>

Cc: Mike Bultman <MBultman@kmengllp.com>

Subject: FW: B&O 1620 Aviation way

Good Morning Dave,

We received a request for an annexation legal for the property at 1620 Aviation Way, as noted in the emails below.

Per the request below, the annexation legal/exhibit should include the adjacent ROW for Andy Lane up to the I-84 ROW, the adjacent ROW to the centerline of Aviation Way, and the area to the northeast up to the northeasterly edge of the Canyon Hill / 500 Lateral ROW.

One requested change I would suggest is that the annexation legal go to the Section line along the easterly boundary, instead of following the centerline of Aviation Way for its entirety. The reasoning for this suggestion is that the centerline of Aviation Way begins to divert away from the Section line near the Southeast corner adjacent to the property. We have not found any formal legal descriptions for the centerline of Aviation Way, so calculating a true, repeatable position of that road centerline is less likely. The Section line does follow the centerline for a reasonable distance before diverting, but more importantly it would make the future annexation seamless for the parcel located on the East side of the road (1611 Aviation Way).

Please let me know your thoughts.

Thank you,

Bill Hynson, P.L.S. (ID, WA, UT)

Project Surveyor

KM ENGINEERING

5725 North Discovery Way | Boise, ID 83713

208.639.6939

From: Garline Davis <gdavis@cityofcaldwell.org>

To: Julia Jones <inspiredlife10@yahoo.com>

Cc: Sarah Davis <sdavis@cityofcaldwell.org>

Sent: Monday, April 27, 2026 at 11:04:39 AM MDT

Subject: Fw: RE: B&O 1620 Aviation way

Good morning Julia,

The City Mapping Department has reviewed the annexation map and legal description and has requested revisions to both. The survey map will need to be updated to address Mapping's comments. Please resubmit the updated map and legals for review.

Thank you,

Garline

From: Dave Marston

Sent: Monday, February 23, 2026 12:30 PM

To: Sarah Davis

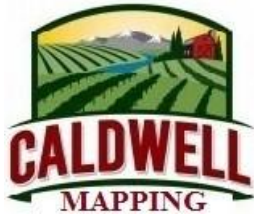
Subject: Fw: RE: B&O 1620 Aviation way

Sarah,

The legal and exhibit will need to be modified to include the adjacent ROW for Andy Lane up to the I-84 ROW, the adjacent ROW to the centerline of Aviation Way, and the area to the northeast up to the northeasterly edge of the Canyon Hill / 500 Lateral ROW. I have included the adjacent annexation ordinances identified in the image below:



Thank you.



Dave Marston

Mapping Superintendent

205 S 6th Ave – Caldwell, ID 83605

www.cityofcaldwell.org – (208) 455-4676

From: Sarah Davis <sdavis@cityofcaldwell.org>
Sent: Wednesday, February 18, 2026 10:09 AM
To: Dave Marston <dmarston@cityofcaldwell.org>
Subject: B&O 1620 Aviation way

Hi Dave,
Please see the attached rough drafts for Bill 6, Ordinance 3740 for 1620 Aviation Way. Due March 4.
Thanks!
Sarah



**COMMUNITY DEVELOPMENT
 Planning & Zoning Division**

Sarah Davis
 Planning Tech

205 S 6th Ave • Caldwell, Idaho 83605
www.cityofcaldwell.org • (208) 455-4635

****If you receive a bill or invoice from an email address from someone other than name@cityofcaldwell.org, please *do not* pay it. This is a scam! The city of Caldwell does not receive wire transfers as a form of payment.****

PLANNING & ZONING DIVISION

Garline Davis

Planner I

[205 S 6th Ave • Caldwell, ID 83605](http://www.cityofcaldwell.org)
www.cityofcaldwell.org • (208) 455-4604

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LEGAL AND CONFIDENTIALITY NOTICE:

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This email has been scanned for spam and viruses by Proofpoint Essentials. Click [here](#) to report this email as spam.

EXHIBIT 3:

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

INSERT COPY OF AGENCY NOTIFICATION LETTER SENT

OUTSIDE AGENCY WRITTEN TESTIMONY

Outside Agency Response Deadlines:

4/20/2026



CITY OF CALDWELL

PLANNING AND ZONING DEPARTMENT

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

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

PUBLIC AGENCY NOTIFICATION – RESPONSE REQUESTED

Transmittal Date: 3/27/2026

1ST HEARING DATE: 5/13/2026	HEARING BODY: Planning and Zoning Commission
---	---

2ND HEARING DATE: 6/15/2026	HEARING BODY: City Council
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Application Case No(s): ANN26-000002

Project Name: 1620 Aviation Way Annexation

Site Address: 1620 Aviation Way

Site Parcel ID: R0070600000

Site Location: The west side of Aviation Way, approximately 690 feet north of the intersection with Andy Ln, and 820 feet south of the intersection with Skyway Rd.

Applicant: Bret and Julia Jones
628 S. Bonneville Dr., Nampa, ID 83686
208-899-2114, Julia.jones1205@gmail.com

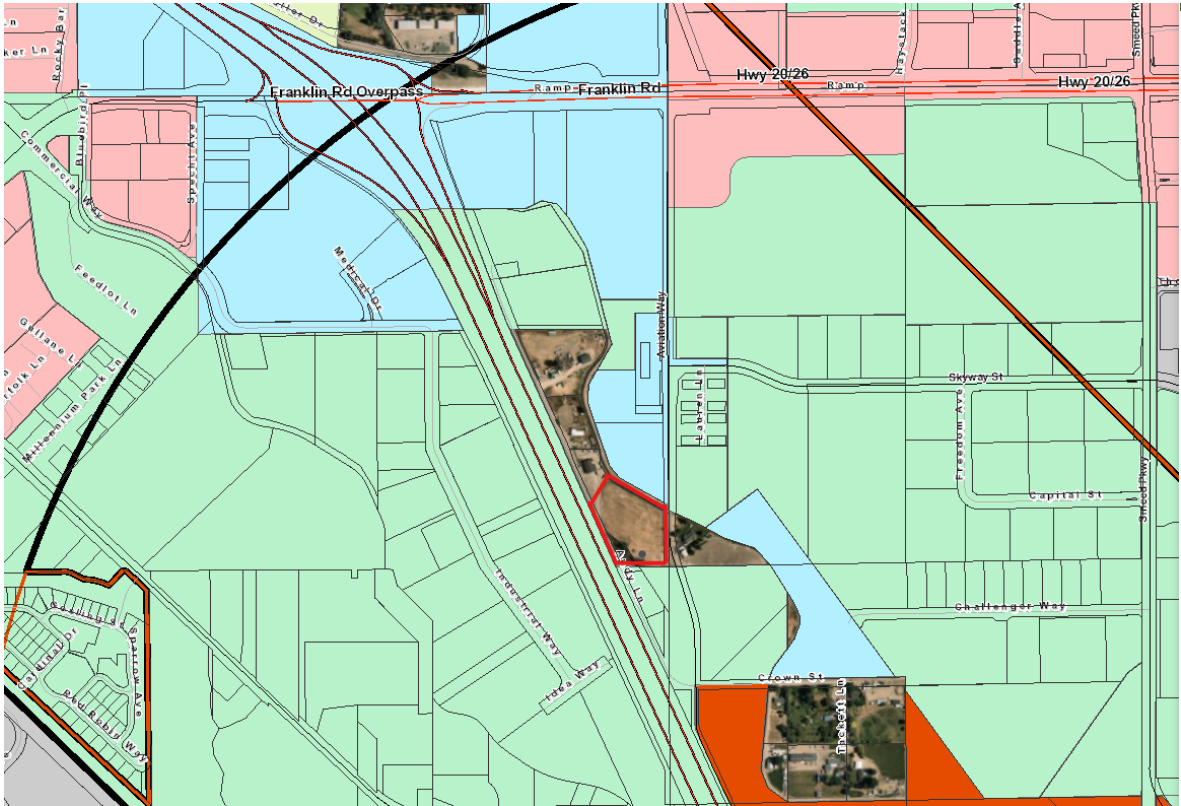
Property Owner: Same as applicant

Agent Name: 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, Bret and Julia Jones, are requesting annexation of parcel R0070600000 with a zoning designation of M-1, General Industrial. The parcel is designated as employment center in the Comprehensive Plan Future Land Use Map and M-1 is considered a compatible zoning designation. No development is proposed at this time, however, the property is surrounded on multiple sides by the City limits. The 2.66 acre site is addressed as 1620 Aviation Way, and is located on the S west side of Aviation Way, approximately 690 feet north of the intersection with Andy Ln, and 820 feet south of the intersection with Skyway Rd, in Caldwell, Idaho.



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: Garline Davis, Planner I at gdavis@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	

INSERT AGENCY COMMENTS



Outlook

RE: Request for Agency Comments - 1620 Aviation Annexation

From D3 Development Services <D3Development.Services@itd.idaho.gov>

Date Tue 2026-03-31 11:31 AM

To gdavis@cityofcaldwell.org <gdavis@cityofcaldwell.org>

Hello,

After careful review of the transmittal submitted to ITD on March 27, 2026, regarding, 1620 Aviation Way, Caldwell - Jones, 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

From: Morgan Bessaw <mbessaw@cityofcaldwell.org>

Sent: Friday, March 27, 2026 8:11 PM

To: Alan Perry <aperry@cityofcaldwell.org>; Angelica Gomez <agomez@cityofcaldwell.org>; Anita Means (Caldwell Transportation Co) <anita@ctcbus.com>; Bill Pastoor <wpastoor@republicservices.com>; Black Canyon Irrigation Dist. (bcid@blackcanyonirrigation.com) <bcid@blackcanyonirrigation.com>; Black Canyon Irrigation District <developmentreview@blackcanyonirrigation.com>; Boise Project Board of Control (tritthaler@boiseproject.org) <tritthaler@boiseproject.org>; Boise River Food Control Dist. #10 (projectmgr@boiseriver.org) <projectmgr@boiseriver.org>; 'brandon.flack@idfg.idaho.gov' <brandon.flack@idfg.idaho.gov>; Brian Courtright <bcourtright@republicservices.com>; Brown Bus Company (brent.carpenter@brownbuscompany.com) <brent.carpenter@brownbuscompany.com>; Bureau of Land Management (jsullivan@blm.org) <jsullivan@blm.org>; Bureau of Land Management 2 (jcartwright@blm.org) <jcartwright@blm.org>; Bureau of Reclamation <borsha-msforealty@usbr.gov>; Cache Olson <colson@cityofcaldwell.org>; Caldwell Lateral Irrigation (amandacild@qwestoffice.net) <amandacild@qwestoffice.net>; Caldwell School District #132 (Nfrench@caldwellschools.org) <Nfrench@caldwellschools.org>; Canyon County Development Services - Jennifer Almeida (jennifer.almeida@canyoncounty.id.gov) <jennifer.almeida@canyoncounty.id.gov>; Canyon County Plat Room - DeAnn France (deann.gerthung@canyoncounty.id.gov) <deann.gerthung@canyoncounty.id.gov>; Canyon Hill Irrigation <canyonhillirrigation@gmail.com>; Chris Hopper HD4 <chopper@hwydistrict4.org>; Christin Wendelsdorf <Christine.Wendelsdorf@canyoncounty.id.gov>; College of Idaho (rerne@collegeofidaho.edu) <rerne@collegeofidaho.edu>; Corps of Engineers (greg.j.martinez@usace.army.mil) <greg.j.martinez@usace.army.mil>; Damon Rice <drice@cityofcaldwell.org>; Dave Marston <dmarston@cityofcaldwell.org>; Deer Flats <deerflat@fws.gov>; Department of Lands (IDL_jurisdictional@idl.idaho.gov) <IDL_jurisdictional@idl.idaho.gov>; Doug Critchfield <critchfieldd@cityofnampa.us>; Erika Olvera (eolvera@nmid.org) <eolvera@nmid.org>; Farmer's Co-Op Ditch Co (fcdc1875@gmail.com) <fcdc1875@gmail.com>; Genna Ashlet - Boise Project Board of Control <gashley@boiseproject.org>; 'gis@compassidaho.org' <gis@compassidaho.org>; Golden Gate Irrigation Districts - Ripley Doorn (lbuckner@rdcpa.com) <lbuckner@rdcpa.com>; HD4 - Lenny Ricco <lriccio@hwydistrict4.org>; Idaho Dept of Water Resources <file@idwr.idaho.gov>; Idaho Power (easements@idahopower.com) <easements@idahopower.com>; D3

Development Services <D3Development.Services@itd.idaho.gov>; Jene Price <jprice@cityofcaldwell.org>; Kayla Valle <kvalle@cityofcaldwell.org>; Kirk (kirk@pioneerirrigation.com) <kirk@pioneerirrigation.com>; Konrad McDannel <KMcDanner@republicservices.com>; Laura Wilder (wilders04@msn.com) <wilders04@msn.com>; Lorina Herb <lherb@cityofcaldwell.org>; Lynn Troxel - Notus Parma HD <lynntroxel@nphd.net>; Marlon Leslie <mleslie@cityofcaldwell.org>; Michael Comeskey (nmid@nmid.org) <nmid@nmid.org>; Monica Taylor, Intermountain Gas <monica.taylor@intgas.com>; Nampa Highway District #1 (eddy@nampahighway1.com) <eddy@nampahighway1.com>; Ofelia Morales <omorales@cityofcaldwell.org>; Oscar Klaas <oklaas@cityofcaldwell.org>; 'pzall@cityofnampa.us' <pzall@cityofnampa.us>; Randall, Reece C <rccrandall@usbr.gov>; Republic Services <gallen3@republicservices.com>; Rex Ingram <ringram@cityofcaldwell.org>; Riverside Irrigation District (rid1896@gmail.com) <rid1896@gmail.com>; Rob Oates (KEUL) <roates@cityofcaldwell.org>; Robb MacDonald <rmacdonald@cityofcaldwell.org>; Robins, Angel <ARobins@idahopower.com>; 'Rodney Ashby' <ashbyr@cityofnampa.us>; Ruben Salas <rsalas@republicservices.com>; Southwest District Health 2 (Mitch.Kiester@phd3.idaho.gov) <Mitch.Kiester@phd3.idaho.gov>; Steve Pendleton <spendleton@cityofcaldwell.org>; Tammie Halcomb <tammie@fareidaho.org>; Tiffany DeFrance <tdefrance@cityofcaldwell.org>; Trevor Farris <tfarris@cityofcaldwell.org>; USPS Caldwell (MIKE.Y.BROWNFIELD@USPS.GOV) <MIKE.Y.BROWNFIELD@USPS.GOV>; Valley Regional Transit - Stephen Hunt (development@valleyregionaltransit.org) <development@valleyregionaltransit.org>; Vallivue School Dist. <jenny.titus@vallivue.org>; 'watkinsk@cityofnampa.us' <watkinsk@cityofnampa.us>; Wilder Irrigation District - Dianne Paulsen (wilderirrigation2@hotmail.com) <wilderirrigation2@hotmail.com>; Wilder Irrigation District (wilderirrigation1@hotmail.com) <wilderirrigation1@hotmail.com>
Subject: Request for Agency Comments - 1620 Aviation Annexation

CAUTION: This email originated outside the State of Idaho network. Verify links and attachments BEFORE you click or open, even if you recognize and/or trust the sender. Contact your agency service desk with any concerns.

Dear Outside Agencies and Internal City Departments:

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.

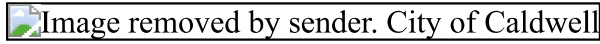
Internal City Departments:

Deadline dates for conditional and/or final staff reports are specified in the attached notification and have been put into the Citizenserve database under each department review task.

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.

Thank you,



COMMUNITY DEVELOPMENT

Morgan Bessaw

Deputy Director

205 S. 6th Ave. •

www.cityofcaldwell.org • 2084554594

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Outlook

FW: Request for Agency Comments - 1620 Aviation Annexation

From Morgan Bessaw <mbessaw@cityofcaldwell.org>

Date Tue 2026-03-31 9:16 AM

To Garline Davis <gdavis@cityofcaldwell.org>

See below.



COMMUNITY DEVELOPMENT

Morgan Bessaw

Deputy Director

205 S. 6th Ave. •

www.cityofcaldwell.org • 2084554594

From: Eddy Thiel <eddy@nampahighway1.com>
Sent: Monday, March 30, 2026 7:32 AM
To: Morgan Bessaw <mbessaw@cityofcaldwell.org>
Subject: RE: Request for Agency Comments - 1620 Aviation Annexation

Good Morning Morgan,

Nampa Highway District #1 has no comment.

Thank you,

Eddy

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

From: Morgan Bessaw <mbessaw@cityofcaldwell.org>
Sent: Friday, March 27, 2026 8:11 PM
To: Alan Perry <aperry@cityofcaldwell.org>; Angelica Gomez <agomez@cityofcaldwell.org>; Anita Means (Caldwell Transportation Co) <anita@ctcbus.com>; Bill Pastoor <wpastoor@republicservices.com>; Black Canyon Irrigation Dist. (bcid@blackcanyonirrigation.com) <bcid@blackcanyonirrigation.com>; Black Canyon Irrigation District <developmentreview@blackcanyonirrigation.com>; Boise Project Board of Control (tritthaler@boiseproject.org) <tritthaler@boiseproject.org>; Boise River Food Control Dist. #10 (projectmgr@boiseriver.org) <projectmgr@boiseriver.org>;

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Subject: Request for Agency Comments - 1620 Aviation Annexation

WARNING: This email originated outside our organization. **DO NOT CLICK** links or attachments, and **DO NOT RESPOND**, unless you recognize the sender and know the content is safe.

Dear Outside Agencies and Internal City Departments:

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.

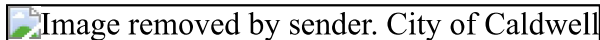
Internal City Departments:

Deadline dates for conditional and/or final staff reports are specified in the attached notification and have been put into the Citizenserve database under each department review task.

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.

Thank you,



COMMUNITY DEVELOPMENT

Morgan Bessaw

Deputy Director

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